



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

Monday, May 20, 2013

12:00 PM – Special Meeting/Closed Session
5:30 PM – Regular Meeting

AGENDA

Linda Budge, Mayor

Dan Skoglund, Vice Mayor

Robert J. McGarvey, Council Member

David Sander, Council Member

Donald Terry, Council Member

Regular City Council meeting dates are scheduled on the 1st and 3rd Monday's of each month, unless when Monday is a holiday.
If Monday is a holiday, the meeting will be scheduled for the following Tuesday. Dates are subject to change.

City Council Regular Mtg

CANCELLED MTG

City Council Special Mtg

CANCELLED MTG

CITY HALL CLOSED

2013

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CITY HALL CLOSURE DATES

Tue, Jan 1 - New Year's Day
Mon, Jan 21 - Martin Luther King Jr. Day
Mon, Feb 18 - President's Day
Mon, May 27 - Memorial Day
Thu, Jul 4 - Independence Day
Mon, Sep 2 - Labor Day
Mon, Nov 11 - Veterans Day
Thu, Nov 28 - Thanksgiving Day
Fri, Nov 29 - Day After Thanksgiving Day
Tue, Dec 24 - Christmas Eve
Wed, Dec 25 - Christmas Day
Thurs, Dec 26 - Tues, Dec 31 Winter Break

2014 - Proposed

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Tue, Nov 11 - Veteran's Day
Thu, Nov 27 - Thanksgiving Day
Fri, Nov 28 - Day After Thanksgiving Day
Wed, Dec 24 - Christmas Eve
Thu, Dec 25 - Christmas Day
Fri, Dec 26 - Day After Christmas Day
Tue, Dec 31 - New Year's Eve

2015 - Proposed

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

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

Monday, May 20, 2013

**12:00 PM – Special Meeting
American River Community Room North**

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

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEMS

3.1 **Subject:** City Council Budget Workshop

3.2 **Subject:** Closed Session

CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.

Agency negotiators: Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, Adam Lindgren, and John Samuelson.

Negotiating parties: Stonecreek Industrial LLC
Under negotiation: Price and terms of payment.

INITIATION OF LITIGATION: Pursuant to paragraph (4) of subdivision (d) of Section 54956.9 (one (1) potential case).

4. OPEN SESSION - REPORT FROM CLOSED SESSION

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

5. ADJOURNMENT OF STUDY SESSION

Mayor Budge will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

6. 5:30 PM - REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

7. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

8. PLEDGE OF ALLEGIANCE

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

9. INVOCATION

Jeff Koons from First Covenant Church will give the invocation.

10. PRESENTATIONS

NONE.

11. PUBLIC COMMENT

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

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

12. COUNCIL REPORTS

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Meeting Minutes of May 6, 2013 Regular Meeting and May 14, 2013 Special Meeting.
Recommendation: Adopt Minutes.
- 13.2 **Subject:** Quarterly Treasurer's Report.
Recommendation: This report is informational only. It is recommended that the report be received and filed.
Result of Recommended Action: This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.
Staff Report: Donna Silva, Finance Director.
Advances Goal: 5.
- 13.3 **Subject:** Second Reading of Ordinance 11-2013, Rescinding Ordinance 24-2006 Establishing a Special Tax for Police Protection for the Montelena Subdivision.
Recommendation: Waive the second reading and adopt Ordinance No. 11-2013.
Result of Recommended Action: Adoption of Ordinance No. 11-2013 will rescind Ordinance 24-2006 establishing a special tax for Police Protection for the Montelena subdivision (Zone 30). The Special Police Tax has been replaced with Community Facilities District (CFD) 2013-2 (Police Services) that was formed in February 2013. This action is required in accordance with Section 6.4.4 of the Montelena Development Agreement.
Staff Report: Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.
- 13.4 **Subject:** Second Reading of Ordinance No.12-2013, Amending Section 9.36.061, Titled "Animals," of Chapter 9.36, Titled "Park Regulations," of its Municipal Code.
Recommendation: Waive the second reading and adopt Ordinance No. 12-2013.
Result of Recommended Action: Adoption of Ordinance No. 12-2013 would amend the Rancho Cordova Municipal Code to eliminate the prohibition of dogs, cats and other animals in the vicinity of and on a bicycle trail. The requirement that these animals are kept on leash will be maintained and leash lengths will be allowed up to eight feet.
Staff Report: Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1 and 3.
- 13.5 **Subject:** Resolution Awarding a Surface Treatment Services Agreement with Central Valley Engineering and Asphalt, Inc.
Recommendation: Adopt Resolution No. 53-2013.
Result of Recommended Action: Adoption of the resolution will allow the City to award a three year surface treatment services agreement to the lowest responsive bidder, Central Valley Engineering and Asphalt, Inc. in an amount not to exceed \$1,209,975.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goal: 5.
- 13.6 **Subject:** Resolution Awarding Construction Contract to Civil Engineering Construction Inc. for the North Mather Blvd. Extension Project.
Recommendation: Adopt Resolution No. 52-2013.
Result of Recommended Action: Adoption of a resolution will allow the City to award

a construction contract in an amount of \$326,720 to Civil Engineering Construction Inc., the lowest responsive bidder, who will perform work on the North Mather Blvd. Extension project. The North Mather Blvd. Extension project will connect the existing North Mather Blvd. in Villages of Zinfandel to Mather Blvd. This project helps the City improve circulation and connectivity between communities.

Staff Report: Cyrus Abhar, Public Works Department.

Advances Goals: 2 and 5.

- 13.7 **Subject:** Resolution Awarding Construction Contract to Tim Paxin's Pacific Excavation, Inc. for the Mills Middle School Traffic Signal and Striping Improvements.

Recommendation: Adopt Resolution 55-2013.

Result of Recommended Action: Adoption of a resolution will award a construction contract in the amount of \$252,081 to Tim Paxin's Pacific Excavation, Inc., the lowest responsive bidder, who would perform work on the Mills Middle School Traffic Signal and Striping Improvements project.

Staff Report: Cyrus Abhar, Public Works Department.

Advances Goals: 2 and 5.

- 13.8 **Subject:** Approval of Lease Agreement between the County of Sacramento and City of Rancho Cordova, Allowing the City to Lease Real Property Located at 3611 Bleckely Street for Mather Veterans Village Housing Development.

Recommendation: Approve Resolution 51-2013.

Result of Recommended Action: Adoption of this resolution will provide the City Manger authorization to execute a lease agreement between the County of Sacramento and City of Rancho Cordova, allowing the City to lease approximately 3.69 acres located at 3611 Bleckely Street for the Mather Veterans Village housing development.

Staff Report: Reed Flory, Housing Division.

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

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** An Ordinance Amending Title 6 and Title 23 of the Municipal Code.

Recommendation: Waive first reading and introduce Ordinance 13-2013.

Result of Recommended Action: Adopting this Ordinance will improve and simplify the municipal code by repairing typographical errors, erroneous reference links, and addressing minor content issues (i.e. adding graphics to illustrate existing standards) in Title 6 and Title 23.

Staff Report: Jessica Jordan, Senior Planner.

Advances Goals: 1 and 2.

- 14.2 **Subject:** Amendment of the City Zoning Code for the Mather Field Special Planning Area.

Recommendation: Introduce and waive first reading of Ordinance 14-2013 amending Title 23.1000.030 C6 entitled "Mather Field Special Planning Area" to insert the term "permanent supportive housing" to the list of permitted uses in the "Campus District" of the "Human Services Subarea".

Result of Recommended Action: This action will permit the City and the developer, Mercy Housing, to proceed with plans and submittals necessary to build and operate up to 160 residential units/beds for disabled, homeless veterans within a project called "Mather Veterans' Village."

Staff Report: Reed Flory, Housing Services Administrator and William Campbell,

Principal Planner.
Advances Goal: 5.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** Capital Village Panera Bread Design Review Amendment and Conditional Use Permit; Project No. DD7909 – Located at 3289 Zinfandel Drive.
Recommendation: Determine that the project is consistent with the Capital Village, Mitigated Negative Declaration and Adopt Resolution No. 54-2013, approving the Design Review and Conditional Use Permit for Capital Village Panera Bread, subject to the Conditions of Approval and as depicted in the project plan submittals.
Result of Recommended Action: Adoption of this resolution will allow construction of a new 4,200 square foot Panera Bread restaurant with a drive-thru on the northeast corner of Zinfandel Drive and International Drive within the Capital Village commercial area. The new building and pad will modify the existing parking lot, landscaping, trash enclosure and other site improvements to accommodate the new building configuration and drive-thru stacking lane. The application also includes signage details that will modify the sign criteria document approved for the project.
Staff Report: Jeffrey S. Beiswenger, AICP, Senior Planner.
Advances Goals: 1, 2, and 6.

16. REGULAR CALENDAR ITEMS

NONE.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. CITY MANAGER'S REPORT

19. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS	
Tuesday, May 28, 2013	City Council Special Meeting – Work Session CANCELLED
Monday, June 3, 2013	City Council Special Meeting (12:00 PM-IF NEEDED) and Regular Meeting (5:30 PM)
Monday, June 11, 2013	City Council Special Meeting – Work Session (5:30 PM) - Folsom Boulevard Specific Plan Amendments – Outreach and Next Steps - Charter City Discussion
Monday, June 17, 2013	City Council Regular Meeting (5:30 PM)
Tuesday, June 25, 2013	City Council Special Meeting – Work Session CANCELLED
Monday, July 1, 2013	City Council Special Meeting (4:00 PM) and Regular Meeting (5:30 PM)

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Department	(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, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, May 20, 2013 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, May 17, 2013 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 Friday, May 17, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA, CALIFORNIA

Proposed Budget

Fiscal Years 2013–2015



**CITY OF Rancho
Cordova**
Incorporated July 1, 2003





Proposed Budget

Fiscal Years 2013—2015

CITY OF RANCHO CORDOVA CALIFORNIA

PROPOSED BUDGET

FISCAL YEARS 2013—2015

CITY COUNCIL

Linda Budge, Mayor

Dan Skoglund, Vice Mayor

Robert J. McGarvey, Council Member

Donald Terry, Council Member

David M. Sander, Council Member

CITY MANAGER

Ted A. Gaebler

MANAGEMENT TEAM

Joe Chinn, Assistant City Manager

Rosanne Richeal, Chief of Police

Adam Lindgren, City Attorney

Mindy Cuppy, City Clerk

Curt Haven, Economic Development Director

Micah Runner, Economic Development Manager

Stacy Leitner, Executive Assistant

Donna Silva, Finance Director

Stacey Peterson, Human Resources Manager

Jay Hadley, Information Technology Manager

Kerry Simpson, Neighborhood Services Manager

Paul Junker, Planning Director

Troy Holt, Public Information and Legislative Affairs Manager

Cyrus Abhar, Public Works Director/Chief Building Official

Albert Stricker, Public Works/Senior Engineer

Stephanie Snyder, Senior Management Analyst

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City Manager's Budget Message 2013-15



To all Rancho Cordovans:

There are things people rarely think about -- smooth streets to drive on, a streetlight to find their way through the dark, a nice sidewalk for their children to walk on, and a bike trail just down the road. These are some of the essential services we in Rancho Cordova City Hall provide to our 67,000 residents and 50,000 employees who work in our City.



Rancho Cordova was built on the ambitions of residents, business leaders, and partners. Every day, we strive toward fulfilling the promises of cityhood that began in 2003. Our community vision of a city having local control of its resources has been realized. Our citizens make their own decisions, guided by knowledgeable leadership. We are now celebrating our 10th Anniversary in 2013!

Fiscal responsibility is an essential component of our City's success, without which our services would crumble. That is why I am proud to present the City's first two-year budget for 2013-15. Our decision to move towards a biennial budget cycle will allow Rancho Cordova to engage in longer-range financial planning for the needs of residents. This budget document is a roadmap to guide you through our behind-the-scenes process. It showcases programs that residents, employees, and tourists rely on each day. Here are some of the budget highlights:

Fostering a Great Place to Live: Our Accomplishments in 2012-13

What are the needs of our residents? What are the hopes and dreams for our City's future? What can we do to improve the quality of life for those who live, work, and play here?

Each year, we approach these questions by asking residents to provide feedback via public forums and resident satisfaction surveys. Our departments then develop lists of targeted projects in preparation for the budget. Those projects are based on the desires, hopes, and needs of residents, business leaders, and partners.

Economic development and beautification projects took the lead this past Fiscal Year (2012-13):

- The City worked with corporate representatives to bring new businesses to Rancho Cordova including Walgreens, Marshalls, Panda Express, The Habit Burger, Warehouse Markets, Anytime Fitness, Soho Sushi, and Al Dente Pasta. These businesses provide shopping and dining options to residents and visitors alike. Taxes collected from businesses in the community (\$11.4 million in revenues in Fiscal Year 2011-12) help make it possible for the City to sustain a healthy budget, while providing for the community's needs.
- Los Rios Community College District purchased acreage at the intersection of Folsom Boulevard and Mather Field Road to build a 75,000-square-foot branch of Folsom Lake College. Construction is scheduled to begin by the end of 2013, removing blighted properties including the First Value Inn and providing additional higher education opportunities.
- The City, in partnership with the Building Industry Association, reduced impact fees charged to developers. The fee reduction is designed to stimulate new development and economic growth, while maintaining a high level of infrastructure and services to businesses and residents.
- The City's Neighborhood Services Division hired two new Code Enforcement officers, who will provide extra help to reduce blight throughout our community and improve the standards of commercial and residential buildings.



Neighborhood Services staff ensures our residential and commercial buildings are kept up to standard, reducing blight and unsafe living standards in the community.

Leveraging Resources

We act as brokers, facilitators, catalysts, and educators to leverage the power, passion, and resources of the private sector, the non-profit sector, other government sectors, and our citizens.

We leverage the “outside money” that gets spent within the community. Each year, we pursue grant funding, in addition to local dollars, to pay for needed community services and infrastructure improvements. **In Fiscal Year 2011-12, we received over \$8.5 million in grant money (10%).** Seeking outside funding ensures that revenues come from a variety of sources, providing an income base that can withstand changing economic climates. In 2012-13, we received grants for:

- Installation of a new sidewalk along Zinfandel Drive, from Folsom Boulevard to Beclan Drive, making it easier and safer to walk to parks, schools, shopping, and public transportation. The walkway was funded by a grant from the Congestion Mitigation and Air Quality program, which promotes traffic reduction by expanding alternate modes of travel.

- The Folsom Boulevard Beautification and Enhancement Project, a multi-year effort, was completed in 2013. The project was funded with \$12.3 million in federal and state grants for the 2nd and 3rd project phases. Improvements included pedestrian and traffic signals, median landscaping, bicycle lanes, drainage improvements, and sidewalk installations.
- We were awarded \$560,195 in Community Development Block Grant funding in 2012-13 to help pay for needed programs and services, such as the Respite C.L.U.B., which provides stimulating day care activities including singing and dancing to seniors with severe memory loss.
- We leveraged the passion of our citizens through the creation of a civic engagement program to improve the quality of life in our neighborhoods. **If there were no limits, what would your ideal community be like?** This is one of the first questions asked of residents involved in the civic engagement process. A grant from the Davenport Institute of Pepperdine University provided the resources to create the program. The pilot neighborhood, Cordova Meadows, created a wall mural on the side of a neighborhood school, and the residents continue to collaborate on beautification projects. The City's goal is to reach each neighborhood in the next few years.

Striving to be a Benchmark for other Cities

Government is often perceived as bureaucratic and inefficient. Traditional government is slow to get the job done. Rancho Cordova is different. Our entrepreneurial spirit fosters partnerships and resource-sharing. Our staff members are leaders in City Hall, and volunteers in the community. We are building a modern paradigm of successful government with fresh perspectives and creative ideas. One new contributor to the fresh perspective is recently elected Council Member Donald Terry. For the first time in eight-and-a-half years, a new citizen has joined our City Council, coinciding with the elevation of Ken Cooley to the California State Assembly.



Folsom Boulevard Beautification 2012



Respite C.L.U.B. receives funding from the Community Development Block Grant



Cordova Meadows Mural, painted by the "Keep Cordova Meadows Beautiful" neighborhood group

Partnering

We cultivate close relationships with our partner agencies to develop an overall picture of the ambitions and desires of Rancho Cordova. We use an award-winning “four-legged chair” approach involving City Hall, Rancho Cordova Chamber of Commerce, Cordova Community Council, and Rancho Cordova Travel and Tourism Corporation. In a unique approach, all four partnering organizations are under the same roof in City Hall. The cooperation among these organizations has allowed the growth of new opportunities for businesses, community events, and tourism.

For example, the Rancho Cordova Travel and Tourism Corporation opened the Rancho Cordova Events Center this year on Mercantile Drive near Trade Center Drive. The 72,000-square-foot facility has drawn national sports teams and tourism to Rancho Cordova with the goal of promoting youth and adult sports, corporate and community events, and partnerships with regional organizations.

New Opportunities

The approach continues to expand as our successes lead to additional partnerships with other agencies. This year, we have been joined in City Hall by the Cordova Recreation and Park District and Assemblyman Ken Cooley. This growth allows citizens new opportunities to visit one location for many services. City Hall is a focal point in Rancho Cordova. It has become a “hub” for citizens, not only to visit the City and its partners, but also for community meetings, art shows, and cultural activities.

10 Years of Healthy Budgeting

We are honored to have received the Distinguished Budget Presentation Award since Fiscal Year 2010-11 by the Government Finance Officers Association. This award reflects our commitment to meeting the highest principles of governmental budgeting. We hold ourselves to these standards and aspire to create budget documents that communicate with you, our citizens.

Efficient financial management has further contributed to Rancho Cordova’s recognition as an innovative City. Departmental budgets are reviewed regularly to verify expenditures in comparison to revenue, and adjustments are recommended as needed to ensure final numbers are balanced. Since incorporation, we have successfully balanced the budget each year. Saved dollars are invested in future budget years and help fund new City projects.



City employees celebrate “Great Places to Work” award

One of the primary goals when balancing our budget is to protect and honor our workplace culture. The City was named one of the best 25 small and medium workplaces in the United States by Great Place to Work. Rancho Cordova is the first local government agency to appear on the list that recognizes companies with exceptional workplace cultures. By encouraging the growth and development of our employees, we ensure that the City continues to produce the knowledgeable leadership our residents desired at incorporation. This investment has also translated into employees dedicating countless volunteer hours to support local organizations

including Project 680, Cordova Community Food Locker, and America Cancer Society's Relay for Life.

Looking Ahead

"Leaders keep their eyes on the horizon, not just on the bottom line." – Warren G. Bennis

City Council members recently sat down together to discuss a future vision for the City. They identified long-range goals, such as the importance of continuing to leverage City resources to attract a wide array of private investments. New development projects are on the horizon, including the creation of recreational, sports, and entertainment opportunities.

In addition, Council members continue to advocate for civic engagement, with the goal that City staff will reach residents in each neighborhood in the City. We hope that residents will feel more connected, empowered, and will work with us to make change happen.



City Council 2013, who will help lead the way to a healthy future in Rancho Cordova

City Council members are also prioritizing the expansion of the CordoVan shuttle service, attracting health-related facilities and businesses to the City, and developing a long-term concept for the City's boundaries. Your City Council members hope to make Rancho Cordova one of the top ranked California Cities on Money Magazine's "Best Places to Live" list by 2023, a lofty goal to make Rancho Cordova a better place to live.

The Budget

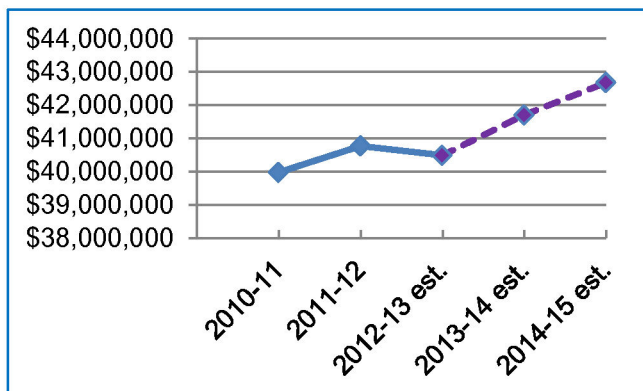
In November 2012, voters passed Measure L, which will require the City's two cardrooms to pay taxes on gaming revenues beginning in January 2014. Tax revenues remain our largest revenue source, with sales tax revenues rising slightly from 2011 to 2012. Even though our housing market remains strained, foreclosures have significantly declined from the past two years. In addition, commercial real estate vacancy rates are beginning to decrease and the City's unemployment rate is falling. The City continues to push for economic development within its boundaries, in the effort of striving for a business-friendly environment.

The General Fund, which is the largest of the City's operating funds, showed an increase in revenues by 3% in Fiscal Year 2012-13, a small but positive improvement over the previous year. The City projects increases in General Fund revenues in future years, coinciding with a slowly improving economy.

Of course, balancing the budget each year does not come without challenges. The cost of providing public safety to the community is increasing, and the City must honor its obligation to share a portion of its property tax revenue with Sacramento County, due to an agreement that was reached between the County and City at incorporation. Despite challenges, property tax revenues appear to be increasing slowly, another positive sign that the economy at large is beginning to improve.

General Fund Revenues (Actual and Projected)

Fiscal Year	Total Revenues (in millions)
2010-11	\$39,981,071
2011-12	\$40,775,576
2012-13 est.	\$40,493,100
2013-14 budget	\$41,595,100
2014-15 budget	\$42,806,600



Budget Process Evolves

The City transitioned to a two-year budget cycle to allow for improved long-range financial planning. Performance measurements have been added to departmental budgets as a mechanism to track major projects and increase productivity over time through yearly benchmarks. Narratives were reduced in length to isolate priority projects for our citizens. A new section was added to track City metrics that have been identified as priorities by our community, including median income and property values.

Thank You

I have a great appreciation for the collaboration and effort that goes into creating this budget. Primary responsibility for ensuring this document gets presented on time and within balance rests with our Finance Director Donna Silva and Senior Accountant Liisa Behrends. They are supported by a great staff whose efforts help ensure we have a strong, transparent, and accountable fiscal structure.

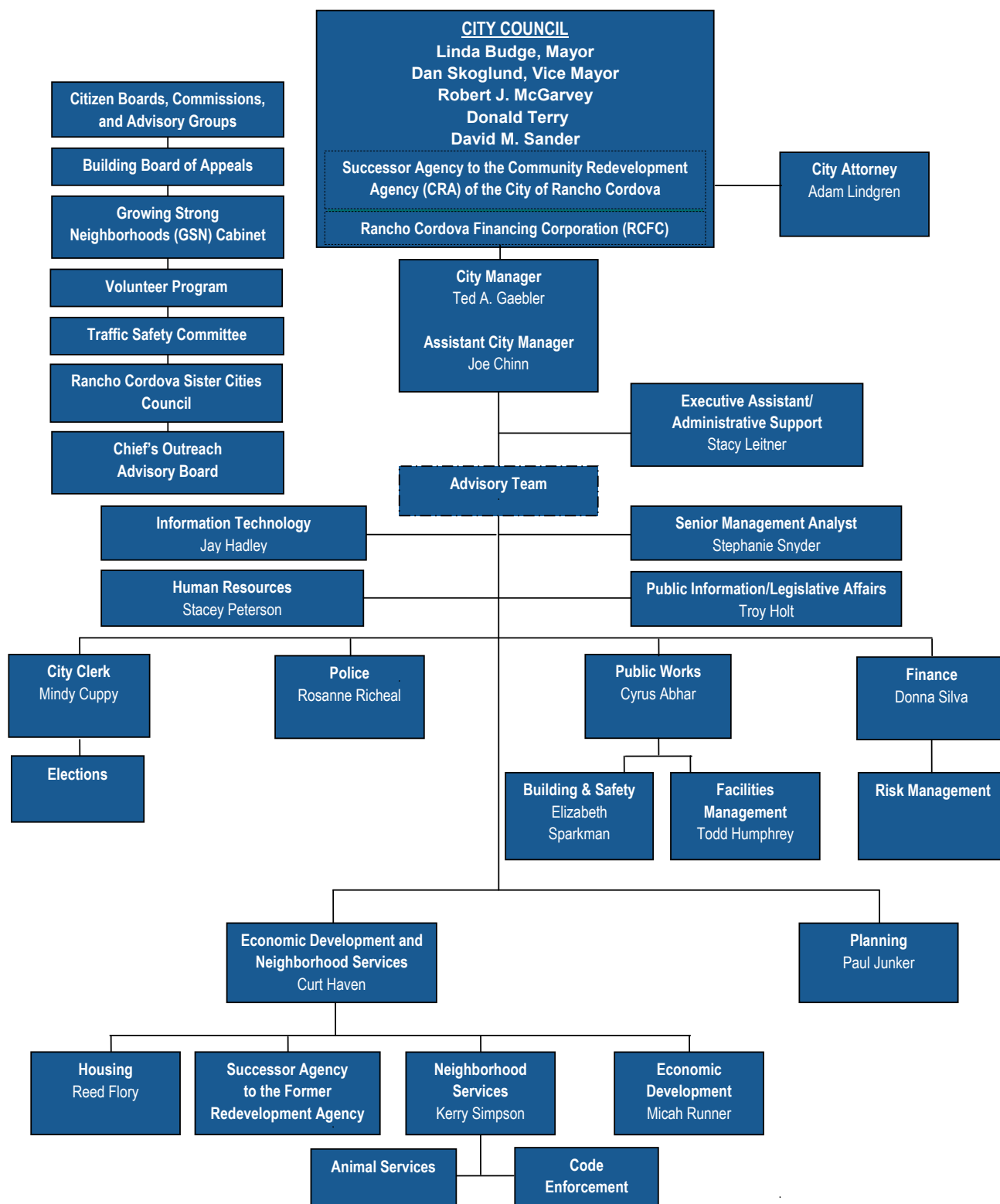
I also want to recognize our Advisory Team members: Assistant City Manager Joe Chinn, Public Works Director Cyrus Abhar, and City Clerk Mindy Cuppy. Efforts from our Human Resources Manager Stacey Peterson, and Administrative Assistant Stacy Delaney were equally critical to the production of this budget. Communications and Legislative Affairs Manager Troy Holt, Administrative Assistant Ashley Downton, and Housing Services Assistant Dana Grossi assisted with the budget message. Finally, I applaud all of our staff who too often go unrecognized for their help in preparing each department's budget. I thank them all for their dedication to sound fiscal management.



Ted Gaebler, City Manager

Ted Gaebler, City Manager
City of Rancho Cordova

ORGANIZATION CHART – CITY OF RANCHO CORDOVA



CITYWIDE GOALS

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 financial management
6. Drive diverse economic opportunities

GFOA BUDGET AWARD



The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of Rancho Cordova, California for its annual budget for the fiscal year beginning July 1, 2012. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

This award is valid for one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

Community Profile



Home to...

Sacramento Children's Museum,
California Capital Airshow and
many fun community amenities.

Incorporation

July 1, 2003

Government

Rancho Cordova is a general law city operating under the council-manager form of government.

Location

98 miles northeast of San Francisco, 89 miles southwest of South Lake Tahoe, on the Highway 50 corridor between the Cities of Sacramento and Folsom. It is bordered by the American River to the north.

County

Rancho Cordova is Sacramento County's newest city.

Area

Rancho Cordova is 34.8 square miles.

Elevation

Rancho Cordova sits around 118 feet above sea level.



Community Profile

Population

According to the California State Department of Finance, the City of Rancho Cordova has a population of 66,927. The community has grown 24.6% since 2000.¹

Diversity

Rancho Cordova experienced the most dramatic increase in diversity (out of all California cities), according to a 2002 study by the Public Policy Institute of California. The four major non-English languages spoken in Rancho Cordova are Spanish, Ukrainian, Russian, and Armenian.

Education

Rancho Cordova students are served by four school districts, with the majority of schools in the Folsom Cordova Unified School District. Two elementary schools and one high school in the Sacramento Unified School District serve students in the western portion of Rancho Cordova, and students in the recently developed Anatolia area are served by the Elk Grove Unified School District. A small number of students attend schools in the San Juan Unified School District.

Approximately 85% of residents 25 years or older

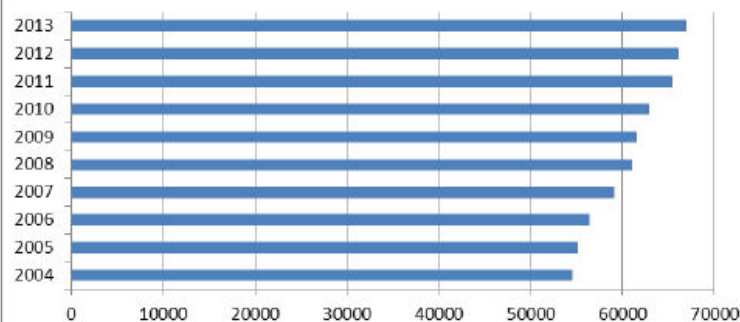
¹ Source: California Department of Finance.
<http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>

Future Population

Rancho Cordova's growth rate from 2012 to 2013 is 1.4%. Current estimates indicate Rancho Cordova's population will surpass 120,000 around 2035.²

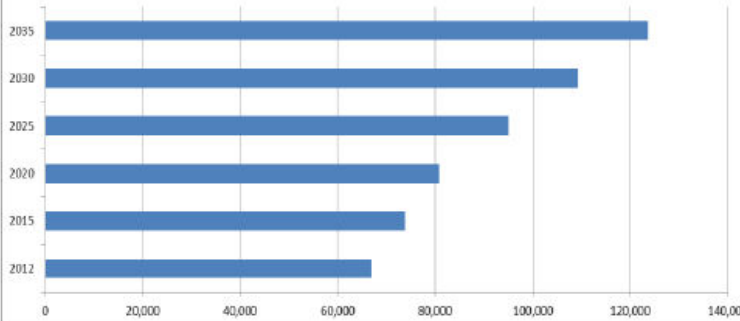


Past and Current Population



The average persons per household in Rancho Cordova is 2.78.
Source: CA Department of Finance

Estimated Future Population



have a high school education and 24% of residents hold some type of college or post-secondary school degree.³

Household Income

The average Rancho Cordova household income is \$53,878.⁴

² Source: 2035 Sacramento Area Council of Governments MTP.

³ Source: US Census Bureau, American Fact Finder. 2007-2011 American Community Survey 5-Year Estimates for Rancho Cordova city, Sacramento County and state of California.
<http://factfinder2.census.gov>

⁴ Source: US Census Bureau, 2010 Census for Rancho Cordova city.
<http://factfinder2.census.gov>

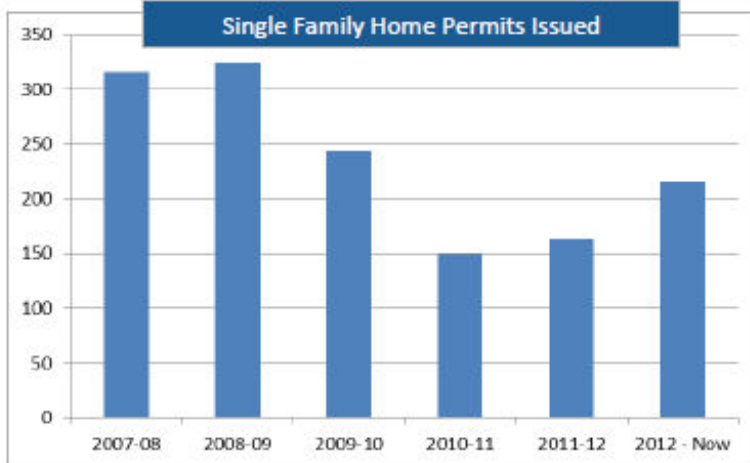
Community Profile

Housing and Residential Development

Building Permits

Rancho Cordova saw a rapid increase in single family home production during the first few years of incorporation. The number of single family home permits decreased each year following the nationwide slowdown in the housing market. However, Rancho Cordova experienced an increase in single family home permits this year.

Though the City's housing market remains strained, foreclosures have declined significantly and real estate vacancy rates are beginning to decrease.



Year	Single Family Home Permits Issued
July 2007 – June 2008	316
July 2008 – June 2009	324
July 2009 – June 2010	244
July 2010 – June 2011	149
July 2011 – June 2012	164
July 2012 – March 31, 2013	216



Total Housing Units

According to a 2013 estimate, there are 25,992 total households with 16,631 single family units.⁵

Single Family Residential Forecast

As of June 30, 2012, there was an inventory of 1,256 approved single family

lots awaiting construction. The lots are in the Anatolia III, Sunridge Park, and North Douglas areas. Additionally, there are 4,995 acres of vacant land at various stages of the planning process for future development.

Industrial Development

Developed Industrial Space
As of December 2012, Rancho Cordova had a total of 18,226,063 square feet of developed industrial and warehouse space. The majority of industrial space is located in the Sunrise/ Highway 50 area.⁶



Commercial Development

The City of Rancho Cordova had a total of 288 commercial permits from July 2011 to June 2012 at a value of \$47,273,169. Of the 288 permits, three were new commercial building permits and 116 were tenant improvement/alteration permits.

Active Business Licenses

The City of Rancho Cordova had a total of 2,851 active business licenses as of April 2013.

⁵ Source: California Department of Finance.
<http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>

⁶ Source: Colliers International 4th Quarter 2012 Industrial Report.

Community Profile

Economy and Jobs

State Economy and Budget

The State's unemployment rate is 9.6% as of February 2013. The number of jobs increased by 2.2% – a gain of 367,700 jobs – decreasing the unemployment rate by 1.2% since February 2012.



The California state budget for 2013-14, submitted in January, “proposes a multiyear plan that is balanced, maintains a \$1 billion reserve, and pays down budgetary debt from past years.” For the first time in a decade, the budget is predicted to remain balanced.

This is a change from the \$12 billion in annual budget gaps experienced in 2011, resulting from the elimination of \$20 billion in annual shortfalls during the last two budget cycles and passage of Governor Brown's Proposition 30 tax initiative. However, the narrow margin of balance is volatile and future budget planning has been enacted to ensure deficits do not return. Current predictions show the State's “Wall of Debt” to be less than \$5 billion by the 2016-17 budget.⁷

⁷ Source: 2013-14 California Budget, Governor's Proposed Budget Summary. www.ebudget.ca.gov.

Jobs

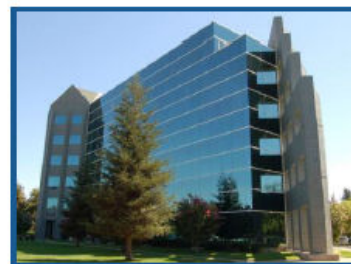
The unemployment rate in the Sacramento Region is 10.6% as of February 2013, slightly higher than the State's unemployment rate of 9.6%. The gap between the annual rate of change in the total labor force and employed residents is getting smaller, indicating improving economic health in the Sacramento Region. The six-county Sacramento Region gained 13,300 jobs in the 12 months ending February 2013 – decreasing the unemployment rate by 1.5%.⁸

Three out of the five largest sectors in the Sacramento Region – trade, transportation, and utilities, professional and business services, and educational and health services – experienced the greatest job growth between February 2012 and 2013. Despite a period of job growth, the government sector continues to experience the highest job losses.

Forecasts show steady job growth for the Sacramento Region for the remainder of 2013. State job growth remains steady and national growth is stable, and should contribute towards improving conditions in the region. Regional unemployment rates are anticipated to decline to ranges that haven't been experienced since 2009. As such, gaps

⁸ Source: Center for Strategic Economic Research, Quarterly Economic Report. Q4 2012.

between the region, state, and national unemployment rates continue to close.⁹



Rancho Cordova

The City of Rancho Cordova is fortunate to have a strong and diverse employment base. There are approximately 50,000 employees in the various business parks located throughout the city, and this large employment base will continue to drive both residential and commercial growth within the city. Rancho Cordova attracts businesses and economic development into the area based on attributes of:

- Location at the center of the region
- Affordable and seismically-stable land
- Large business park environment
- Strong workforce
- Access to infrastructure and air cargo services
- Diverse business community with industries ranging from office professional to heavy industry.

⁹ Source: Center for Strategic Economic Research, Quarterly Economic Report. Q4 2012.

Community Profile

The largest industries in Rancho Cordova are professional and business services, financial activities, and wholesale and retail trade.

Top 20 Employers in Rancho Cordova

<u>Company</u>	<u>Employees</u>	<u>Industry</u>
State of California	3,000	Government
Health Net Inc.	2,500	Health Insurance
Veterans Affairs Medical Center	2,300	Medical Services
Vision Service Plan (VSP)	1,900	Health Insurance
Aerojet/GenCorp	1,600	Manufacturing
Sutter Health	1,400	Healthcare Services
Delta Dental	1,300	Health Insurance
Verizon Wireless	1,000	Telecommunications
Franklin Templeton Investor	1,000	Financial Services
Bank of America	800	Commercial Bank
Dignity Healthcare	700	Healthcare Services
Volcano Corporation	600	Health Equipment Manufacturing
BloodSource	500	Laboratory/Blood Bank
Progressive Insurance	450	Insurance Agent/Broker
Sprint Communications	350	Telecommunications
Cisco Systems	350	Software Development
Teledyne	350	Electronic Equipment Manufacturing
Motion Control Engineering	300	Elevator Manufacturing
Core Logic	200	Data and Technology Services
Pearson School	200	Software Development

Transportation and Land Use

Rancho Cordova is very fortunate to have excellent transportation access along its major thoroughfares. Highway 50 provides good regional access for auto and freight service and Sacramento Regional Transit provides alternative travel options on the light rail Gold Line and several bus routes. The Rancho CordoVan also provides a transit connection to business and residential

communities on the south side of Highway 50, and recently expanded that service to the Anatolia



neighborhood. The City's bicycle system is also expanding to provide complete routes and better

connections to the American River Parkway trail system.

The City's Public Works department plans for future development assuring that advantageous travel services are provided as the city grows. Public Works also revitalizes existing roads and bikeways and assures that the transportation system is maintained in a good state of repair.

Community Profile



The City's 2011 Bicycle and Pedestrian Master Plans, 2006 Transit Master Plan and Neighborhood Traffic Management Plan, and 2005 Americans with Disabilities Transition Plan combine with the City's General Plan to provide a foundation for transportation infrastructure and services to meet the needs of existing city residents and to provide attractive options for new residents and businesses.

The Region

The Sacramento Valley Region consists of six contiguous counties, centered around Sacramento County. The area saw rapid growth in housing and jobs prior to the great recession, as both businesses and residents left the high-priced San Francisco Bay Area in search of more affordable

land and housing options. Increased growth brought both prosperity and greater strain on infrastructure, agriculture and the environment in the region. Organizations such as the Sacramento Area Council of Governments (SACOG) and non-profit group Valley Vision exist to create and implement guiding policies and goals region-wide to ensure responsible growth.



The City of Rancho Cordova is an active participant in regional organizations and maintains a commitment to continue to provide regional leadership.

The City is served by a number of different regional organizations, including:

- Sacramento Municipal Utility District: electricity
- Golden State Water Company, California American Water, Southern California Water, Sacramento City Water and Sacramento County Water: water
- Sacramento Regional Sanitation District: sewer
- Allied Waste: garbage and recycling
- Wells Sweeping: street sweeping
- Cordova Recreation and Park District: parks, open space and recreation
- Folsom Cordova Unified School District, Elk Grove Unified School District, Sacramento City Unified School District and San Juan Unified School District: school districts
- Sacramento Regional Transit: transportation
- Sacramento Metropolitan Fire District: fire protection



A lone kayaker at sunset on the American River, northern border of Rancho Cordova.

FINANCIAL MANAGEMENT POLICIES

General Policies

- All current operating expenditures will be paid for with current revenues.
- Budgetary emphasis will focus on providing high quality municipal services, recognizing the fundamental importance to the citizens of public safety, and properly maintained infrastructure.
- The budget will strive to provide sufficient funding for adequate maintenance and orderly replacement of capital facilities and equipment.
- The budget will reflect a higher priority for maintenance of existing facilities than for acquisition of new facilities.
- Future maintenance needs for all new capital facilities will be identified with the inclusion of the capital project.
- Strong customer service and productivity improvements with a focus on cost savings remain important budgetary goals.

Revenue Policies

- A diversified and stable revenue system will be maintained to shelter the City from short-run fluctuations in any single revenue source.
- Revenues will be conservatively estimated.
- Intergovernmental assistance in the form of grants and loans will be used to finance only:
 - Those capital improvements which can be maintained and operated over time; or
 - Operating programs that can either be sustained over time or have a limited horizon.
- In general, one-time revenues will be used only to support capital or other non-recurring expenditures. One-time revenues may be used for operating programs only after an examination determines if they are subsidizing an imbalance between operating revenues and expenditures; and then only if a long-term forecast shows that the operating deficit will not continue.
- Development process costs and related administrative expenses will be completely offset by development fees.
- The City will identify basic tax-provided services and will establish user fees and charges for services provided in excess of basic services and/or to non-taxpaying users.

Reserve Policies

- A minimum fund balance reserve in the General Fund will be maintained at all times. The minimal, optimal level required for this reserve will be 20% of the General Fund operating budget. The reserve will be drawn down as a funding source of last resort and used only after other reserve accounts have been accessed.

- The actual and final General Fund surplus will first be used to fully fund the required General Fund reserve. At the City Managers discretion, 75% of any remaining General Fund surplus will be automatically appropriated as a transfer out of the General Fund, 50% to the Capital Facilities Internal Service Reserve Fund and 25% to the Infrastructure Internal Service Reserve Fund. This will ensure that reserves for technology enhancements, infrastructure, equipment, and facilities are funded each year a surplus exists.
- The unappropriated fund balance in the General Fund will be maintained at a level sufficient to provide adequate working capital and to accommodate required adjustments to other reserve accounts, including the reserves for advances to other funds, deposits, and prepaid items.
- Funding levels of General Fund reserves will be reviewed during periods of economic stagnation to avoid reductions in operating service levels.
- Appropriations or use of funds from any designated reserves will require City Council action.

Cash Management

- Investments and cash management will be the responsibility of the Finance Director.
- In accordance with Section 53646 of the Government Code, the City Council will review and update annually an investment policy. The primary purpose of this policy is to set forth the City's investment philosophy and objectives. The City's investment objectives are, in order of priority: safety; compliance with federal, state and local laws; liquidity; and yield. The policy also specifically outlines authorized investments, the maximum maturities allowed for each investment instrument, and the criteria used to determine qualified depositories and/or dealers.
- The City invests all idle cash as determined by analysis of anticipated cash flow needs. Specific emphasis will be placed on future cash requirements when selecting maturity dates to avoid forced liquidations and the potential corresponding loss of investment earnings.
- In order to maximize yields from the overall portfolio, the City will consolidate cash balances from all funds for investment purposes, and will allocate investment earnings to each fund that has a positive cash balance.
- The City will maintain the investment portfolio under the "Prudent Person Standard." The "Prudent Person Standard" is as follows: investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived. The investment officer, acting in accordance with written procedures and the investment policy and exercising due diligence, shall be relieved of personal responsibility for the credit risk of an individual security or market price changes, provided deviations from expectations are reported within 30 days and appropriate action is taken to control adverse developments.
- To protect against potential losses by collapse of individual securities and/or dealers, and to enhance access to securities, interest payments and maturity proceeds, all securities owned by the City will be held in safekeeping by a third party bank trust department, acting as the City's agent.
- The Finance Director will generate a quarterly report to the City Council in accordance with all state laws and City investment policy requirements.

Debt Policy

- It is the intent of the City of Rancho Cordova to issue debt in a manner that adheres to state and federal laws, existing bond covenants, and prudent financial management.
- The General Fund currently does not have any general obligation bonds and does not anticipate issuing such debt.
- When the City finances capital projects by issuing bonds, it will pay back the bonds within a period that is consistent with the useful life of the project.
- The City will not use long-term debt financing for any recurring purpose such as current operating and maintenance expenditures. Short-term debt instruments such as revenue tax or bond anticipation notes shall be excluded from this limitation.
- The City will generally conduct debt financing on a competitive basis. However, negotiated issues may be used due to market volatility or the use of an unusual or complex financing or security structure.
- The City will refinance debt if the net results yields total savings of 5% or more.
- The City will diligently monitor its compliance with bond covenants and ensure its adherence to federal arbitrage regulations.
- The City will operate under the provisions of Proposition 13, the California Constitutional Amendment that limits the incurrence of “general obligation” debt. To incur this debt, the City must receive a two-thirds (2/3) vote of the voters at a general election.

Cost Allocation

- The City has established internal service funds. Currently, these funds are utilized to accumulate resources for specified needs and to fund those needs as they arise. In the future, the internal service funds may be used to charge the departments for those resources accounted for in the internal service funds.

Risk Management

- The City is self-insured for the first \$100,000 on each general liability claim and has no deductible on worker’s compensation.
- Third party coverage is currently maintained for general liability claims greater than \$100,000 up to a limit of \$15 million. For worker’s compensation claims the limit is \$200 million.
- The City maintains a comprehensive risk assessment program and annual hazard survey to identify areas that may pose liability issues.
- The City has a policy of vigorously defending claims filed against the City of Rancho Cordova and continues to maintain an excellent loss history.

Annual Audit

- Sound accounting practices suggest that an annual audit is a prudent business decision.

- The City requires an annual audit by a qualified independent accountant of the books of account, financial records, inventories and reports of all City officers and employees involved in the handling of financial matters.
- The independent auditing firm will be selected by the City based on a competitive proposal process. It is the policy of the City that the most qualified firm is selected and therefore the “lowest cost” approach is not the defining method of selecting an auditing firm.
- The City shall retain new independent auditors at least every five years.

ACCOUNTING STRUCTURE AND PRINCIPLES

City Government Reporting Entities and Services

The budget includes all of the funds and account groups of the City of Rancho Cordova. The City provides the following municipal services directly:

- Building Permit/Plan Approval
- Community Development
- Emergency Services
- Engineering
- Planning and Zoning
- Public Safety (Parks and Recreation and Fire being provided by a Special District)
- Street Maintenance
- Neighborhood Services
- Economic Development

Accounting System and Budgetary Control

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition; and the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a specific control feature should not exceed the benefits likely to be derived and the evaluation of costs and benefits require estimates and judgments by management.

All evaluations of the City's internal control will continue to occur within the above framework. The City's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

Basis of Accounting

The budgets of all governmental and fiduciary funds type are prepared on a modified accrual basis. Under the modified accrual basis, revenue is recognized when susceptible to accrual (e.g., when it becomes both measurable and available). "Measurable" means the amount can be determined and "available" means collectible within the current period or soon enough thereafter to pay current liabilities. This is generally within sixty (60) days after the end of the fiscal year. Expenditures are recognized when the related fund liability is incurred.

The budgets of the proprietary funds (enterprise and internal service funds) are prepared on an accrual basis. Under this method, revenue is recognized when earned and expenses are recognized at the time the liability is incurred. Under this method, depreciation for fixed assets is budgeted.

GASB 34

Beginning with the fiscal year ending on June 30, 2004, the City implemented the provisions of GASB 34 with the publication of our Comprehensive Annual Financial Report (CAFR). The CAFR presents the status of the City's finances on the basis of Generally Accepted Accounting Principles (GAAP). In most cases, this conforms to the way the City prepares its budget with the following exceptions:

- Compensated absences liabilities that are expected to be liquidated with expendable available financial resources are accrued as earned by employees (GAAP) as opposed to being expended when paid (budget).
- Principal payments on long-term debt within the Enterprise Funds are applied to the outstanding liability on a GAAP basis as opposed to being expended on a budget basis.
- Capital outlays within the Enterprise and Internal Service Funds are recorded as assets on a GAAP basis and expended on a budget basis.
- Inventory is recorded as an expenditure at the time it is used.

The CAFR shows fund expenditures and revenues on both a GAAP basis and budget basis for comparison purposes.

BUDGET POLICIES AND PROCEDURES

Policy

The City Manager shall submit a proposed biennial budget to the City Council every other year by May 31. The proposed budget is submitted balanced either through the matching of ongoing revenues with proposed expenditures or the use of existing reserves.

Budget Basis

The budgets of general government type funds (for example, the General Fund itself, and Gas Tax Funds) are prepared on a modified accrual basis. Briefly, this means that obligations of the City are budgeted as expenses, but revenues are recognized only when measurable and available.

The Comprehensive Annual Financial Report (CAFR) shows the status of the City's finances on the basis of Generally Accepted Accounting Principles (GAAP). In most cases, this conforms to the way the City prepares the budget. One exception is the treatment of compensated absences. Compensated absences, including accrued but unused Universal Time Off (UTO) are treated slightly different in the budget than in the CAFR.

Responsibility

The departments are responsible for preparing their budgets in accordance with the guidelines provided by the City Manager and Finance Director. The Finance Department provides revenue cost experience data to assist the City departments. The Finance Department prepares all non-departmental revenue, revenue and debt service, and reserve estimates.

Operating Budget

Ongoing operating costs should be supported by ongoing, stable revenue sources. This protects the City from fluctuating service levels and avoids crises when one-time revenues are reduced or removed. Listed below are some corollaries to this policy:

- Fund balances or contingency accounts should be used only for one-time expenditures, such as capital equipment and capital improvements.
- Ongoing maintenance costs, such as street resurfacing and trail maintenance, should be financed through recurring operating revenues rather than through bond issuance.
- In addition, at least \$1 million of transportation related funding should annually fund the annual overlay and slurry program.
- Fluctuating federal grants should not be used to fund ongoing programs.

Budget Preparation

During the budget preparation phase, the City Manager's Office, in conjunction with the Finance Department, analyzes new positions, and operating and capital budget requests. This information is then compiled and the City Manager, Assistant City Manager and the Finance Director hold meetings with each department to review their estimated expenditures for the current fiscal year and the proposed baseline requests and enhancements for the proposed budget year. At the completion of these meetings, the

Finance Director again compiles all the financial data and presents the proposed budget to the City Manager for review.

Budget Adoption

The City Manager presents the budget to the City Council via publicly noticed study sessions. Public hearings are held and after modifications and revisions, the budget is adopted by resolution (the “adopted budget”).

Budget Implementation

A budgetary control system is maintained to ensure compliance with the budget. The Finance Department is responsible for setting up the budget for tracking purposes and is charged with ensuring fund availability during the year to cover expenditures and appropriations. Reports comparing the budget with actual revenues and expenditures are generated and sent to departments on a monthly basis.

Budget Review

Each year the City presents “The Annual Corporate Report”, a day-long event focusing on the economy and City finances. The morning segment is held by the Rancho Cordova Chamber of Commerce and focuses on the national, state and local economy. The afternoon session, back at City Hall, focuses on City finances. Specifically we look at the results from the prior year, report on current year budget to actual, and we present a review of the second year of the adopted budget (the upcoming year). Additionally we present and examine our three-year forecast and discuss any Council priorities and how they can be incorporated into the budget. Any revisions necessary for the second year of the budget are highlighted and discussed.

Budget revisions, if necessary, are generally presented to the Council for consideration by June 30 of each fiscal year.

Budget Revision

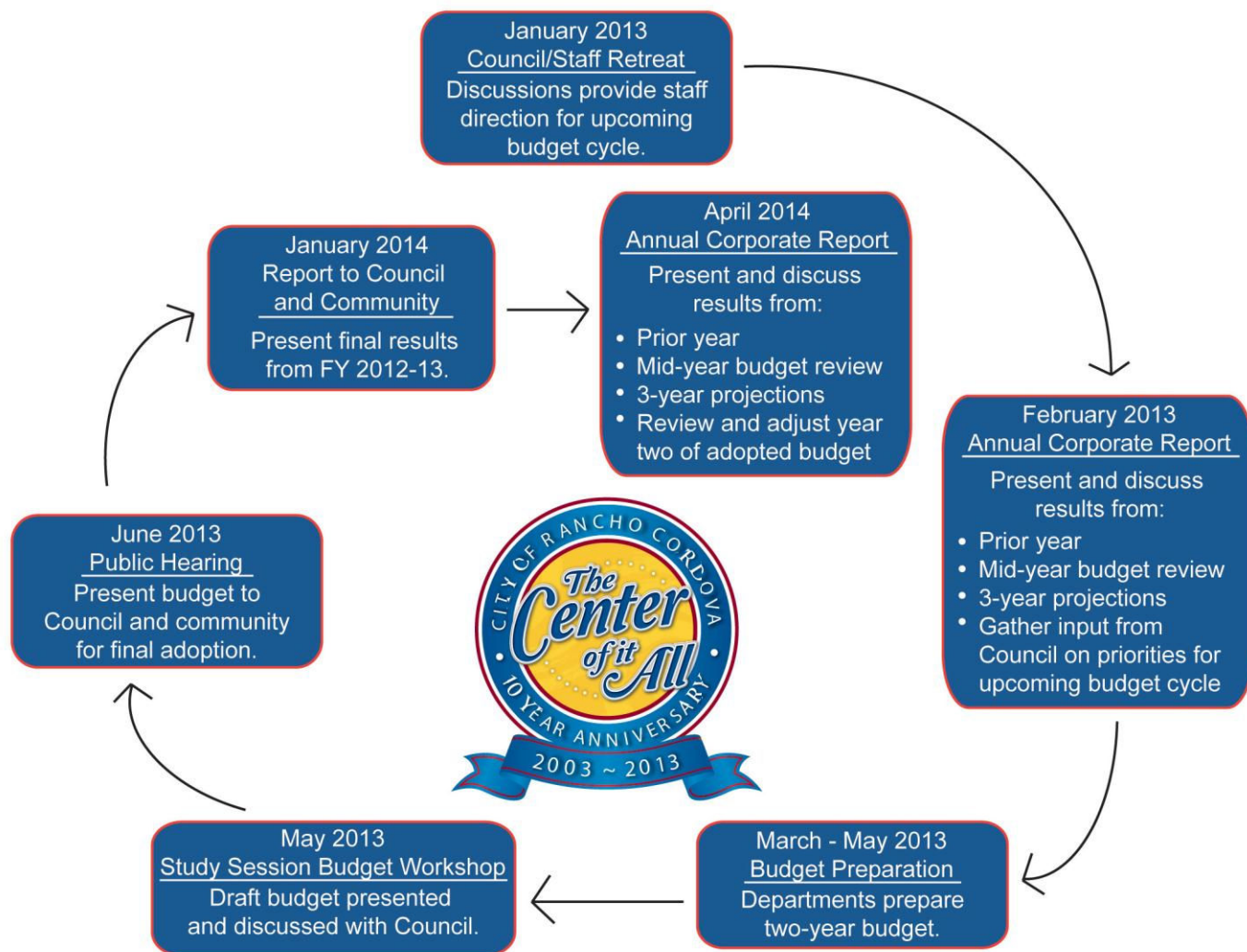
Actual expenditures may not exceed budgeted appropriations at the fund level. The City Manager or his/her designee is authorized to transfer budgeted amounts at the department and category level. The City has the following programs accounted for through its governmental funds: Legislative, General Government, Public Safety, Community Development, Public Works and Non-Departmental. Use of unappropriated reserves must be specifically approved by the City Council.

FY 2013-15 BUDGET SCHEDULE

The Budget Preparation Process

The budget process is the formal method through which the City establishes its goals, priorities and desired service levels for the upcoming fiscal period, and identifies the resources necessary to achieve them. This document marks our first two-year budget cycle. We are making the switch to a two-year cycle in order to increase efficiency and demonstrate and encourage long range thinking. The chart below summarizes the process for FY 2013-15.

Budget Process Flowchart FY 2013-15



FUND DESCRIPTIONS

The City of Rancho Cordova uses fund accounting to track revenues and expenditures.

Governmental Funds

Governmental funds typically include those activities which are financed through the use of tax-supported activities. The major categories within this fund type are the General Fund, Special Revenue Funds and Debt Service Funds. This category also includes Capital Project Funds and Permanent Funds. Permanent funds are not budgeted in the City.

General Fund. This fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. All general operating revenues not restricted as to use are recorded in this fund. Please see page 43 for further analysis of the General Fund.

Special Revenue Funds. These Funds are used to account for activities supported by the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes. Please see page 103 for a description of each fund and its respective budget.

Capital Projects Fund. This Fund is used to account for the accumulation of resources and payment of expenses related to specific capital projects (other than those financed by proprietary funds). The budget for this fund can be found on page 131.

Debt Service Fund. This Fund is used to account for the accumulation of resources and payment of long-term debt principal and interest. The budget for this fund can be found on page 135.

Proprietary Funds

Proprietary Funds include Enterprise Funds and Internal Service Funds.

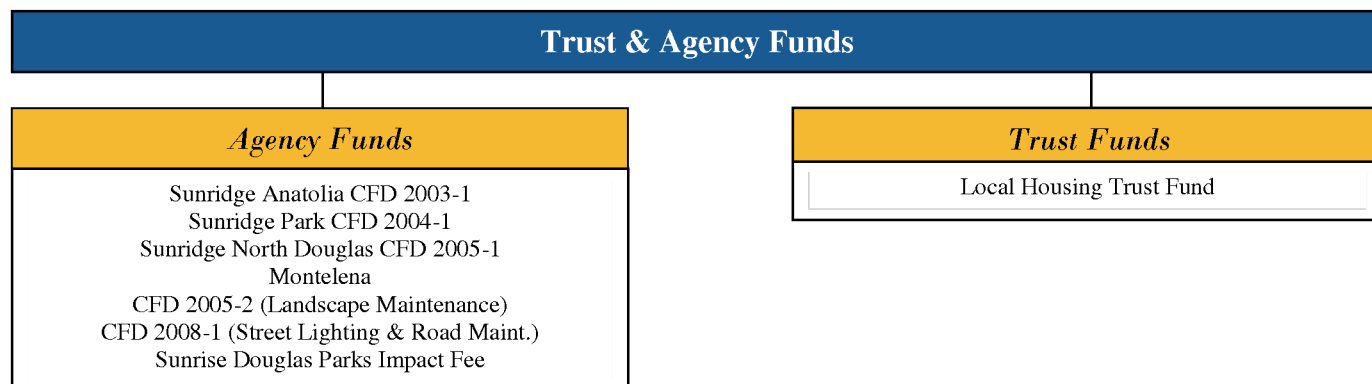
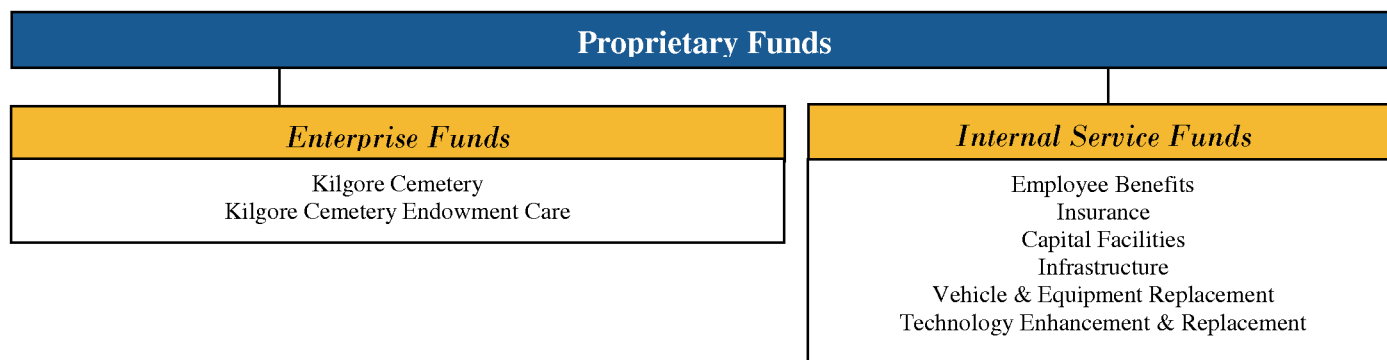
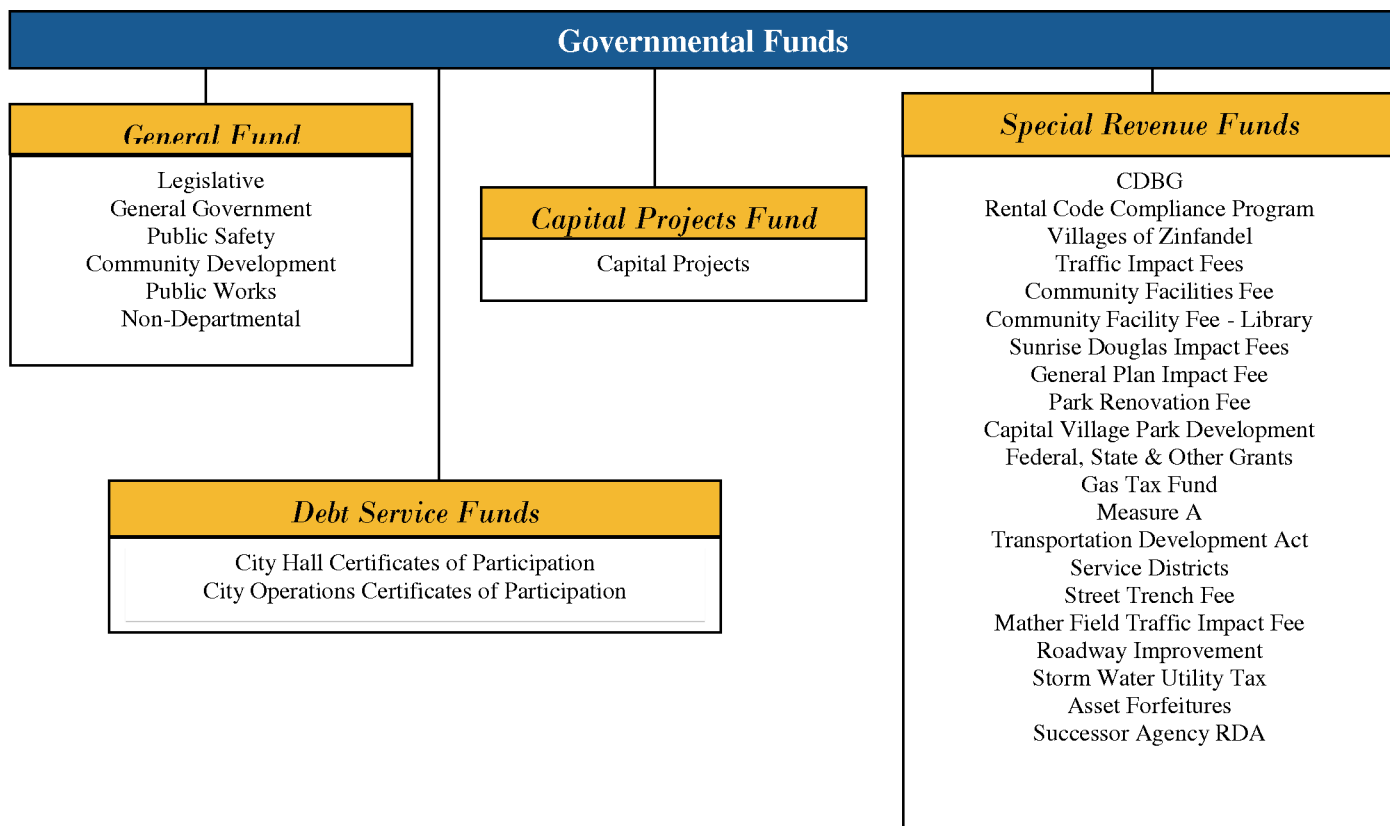
Enterprise Funds. These Funds may be used to report any activity for which a fee is charged to external users for goods or services. The Kilgore Cemetery is our only Enterprise Fund and it can be found on page 137.

Internal Service Funds. These Funds may be used to account for the services that are provided to all departments and are currently used to accumulate reserves to fund future acquisition and expenses. The City maintains five (5) Internal Service Funds, found on page 141.

Trust and Agency Funds

Trust and Agency funds are typically used when a government is a temporary custodian of assets and is required by GAAP to account for debt service transactions involving special assessment debt in which the government is not obligated in any manner. Please see page 155 for the Trust and Agency Funds budgets.

DIAGRAM OF FUNDS USED IN THE CITY



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BUDGET SUMMARY

The annual budget for the City of Rancho Cordova is divided into five (5) major components, which include all of the appropriations for the City. Those divisions are:

- Salaries and Benefits (Personnel).
- Operating Expenses: day-to-day expenses associated with operating a multi-million dollar corporation. Included in this section are the large contracts that the City has with Pacific Municipal Consultants (Planning), County of Sacramento (Police) and Meyers Nave (Legal).
- Capital Outlay: finances the infrastructure projects that are proposed in this budget.
- Debt Service: provides the resources to pay for the ongoing debt service of the City. In FY 2013-15 those debts include Community Facilities District (CFD) debt and the debt service on City Hall as well as the Kilgore properties.
- Transfers In/Out to Other Funds: provides a means of moving funds between the various funds to finance the ongoing operations of the City. This is a self-balancing component in that transfers out always equal transfers in on an entity wide basis.

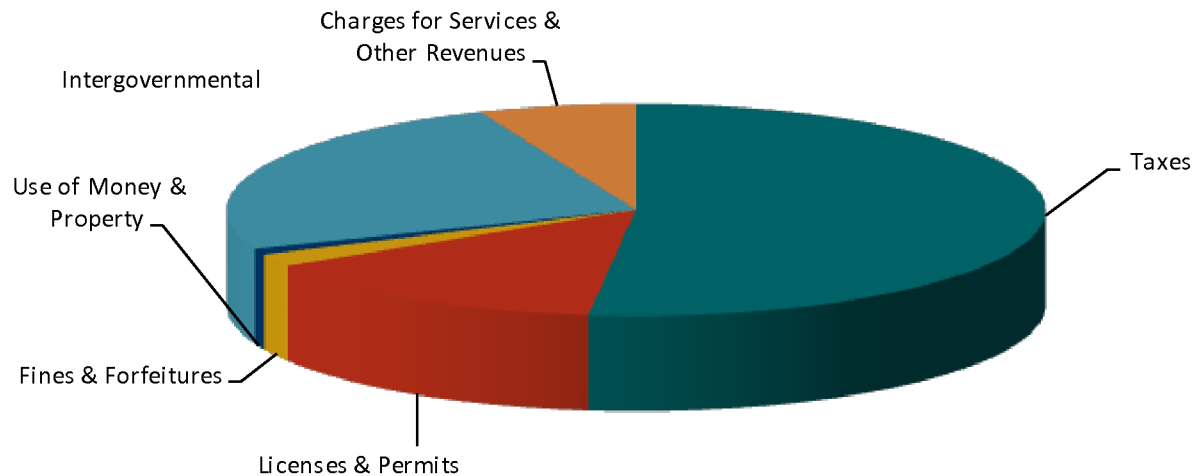
FY 2013-14 ESTIMATED SOURCES & USES OF FUNDS - SUMMARY

	General Fund	Special Revenue	Capital Projects	Debt Service	Enterprise	Internal Service	Successor Agency	Agency	Total City Funds
Est. Beginning Fund Balance	\$ 26,640,284	\$ 56,829,298	\$ (1,006,989)	\$ 1,864,337	\$ (188,220)	\$ 3,135,773	\$ (6,041,899)	\$ 25,211,354	\$ 106,443,939
Revenues:									
Taxes	\$ 31,665,200	\$ 2,068,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,852,000	\$ 39,585,200
Licenses & Permits	4,172,400	4,705,700	-	-	7,500	-	-	2,019,900	10,905,500
Fines & Forfeitures	1,474,400	-	-	-	-	-	-	-	1,474,400
Use of Money & Property	703,300	-	-	-	-	-	-	-	703,300
Intergovernmental	394,600	18,501,200	25,000	-	-	-	-	-	18,920,800
Charges for Services & Other Revenues	2,942,300	1,809,700	-	-	-	-	-	-	4,752,000
Total Revenues	\$ 41,352,200	\$ 27,084,600	\$ 25,000	\$ -	\$ 7,500	\$ -	\$ -	\$ 7,871,900	\$ 76,341,200
Other Sources:									
Transfers In	\$ 242,900	\$ 350,000	\$ 33,015,800	\$ 1,948,200	\$ -	\$ 14,000	\$ -	\$ -	\$ 35,570,900
Proceeds from Debt	-	-	-	-	-	-	-	-	-
Total Other Sources	\$ 242,900	\$ 350,000	\$ 33,015,800	\$ 1,948,200	\$ -	\$ 14,000	\$ -	\$ -	\$ 35,570,900
Total Revenues & Other Sources	\$ 41,595,100	\$ 27,434,600	\$ 33,040,800	\$ 1,948,200	\$ 7,500	\$ 14,000	\$ -	\$ 7,871,900	\$ 111,912,100
Expenditures:									
Salaries	\$ 4,926,200	\$ 2,258,000	\$ 550,000	\$ -	\$ -	\$ -	\$ 102,300	\$ 135,100	\$ 7,971,600
Benefits	2,425,000	-	-	-	-	-	43,400	-	2,468,400
Operations	25,060,100	7,172,700	12,637,500	5,700	73,900	55,000	97,800	135,600	45,238,300
Capital Outlay	214,600	1,644,000	19,997,300	-	-	1,100,000	-	1,484,000	24,439,900
Capital Improvements	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 32,625,900	\$ 11,074,700	\$ 33,184,800	\$ 5,700	\$ 73,900	\$ 1,155,000	\$ 243,500	\$ 1,754,700	\$ 80,118,200
Other Uses:									
Transfers Out	\$ 1,332,200	\$ 34,122,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,700	\$ 35,570,900
Revenue Neutrality	7,500,000	-	-	-	-	-	-	-	7,500,000
Principal & Interest	14,400	-	-	1,942,500	-	-	18,900	4,831,900	6,807,700
Total Other Uses	\$ 8,846,600	\$ 34,122,000	\$ -	\$ 1,942,500	\$ -	\$ -	\$ 18,900	\$ 4,948,600	\$ 49,878,600
Total Expenditures & Other Uses	\$ 41,472,500	\$ 45,196,700	\$ 33,184,800	\$ 1,948,200	\$ 73,900	\$ 1,155,000	\$ 262,400	\$ 6,703,300	\$ 129,996,800
Difference	\$ 122,600	\$ (17,762,100)	\$ (144,000)	\$ -	\$ (66,400)	\$ (1,141,000)	\$ (262,400)	\$ 1,168,600	\$ (18,084,700)
Est. Ending Fund Balance	\$ 26,762,884	\$ 39,067,198	\$ (1,150,989)	\$ 1,864,337	\$ (254,620)	\$ 1,994,773	\$ (6,304,299)	\$ 26,379,954	\$ 88,359,240

WHERE THE MONEY COMES FROM

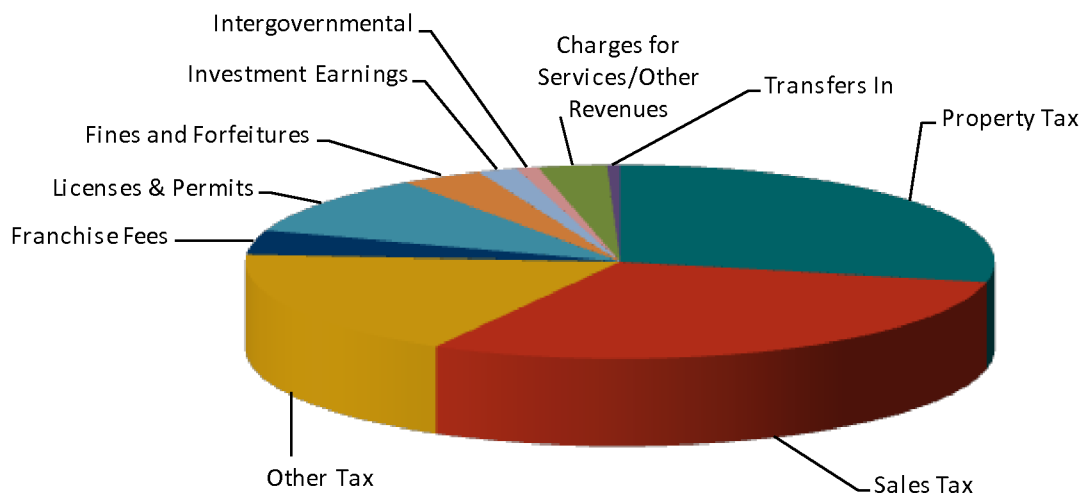
ALL CITY FUNDS \$76,341,200

FY 2013-14 All City Revenues (without Transfers In)



GENERAL FUND \$41,595,100

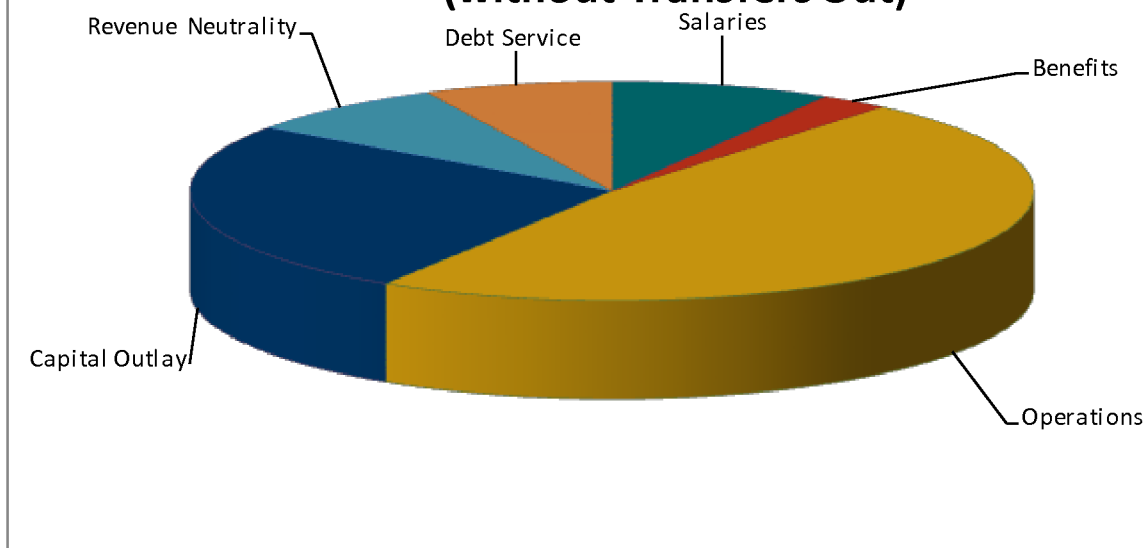
FY 2013-14 General Fund Revenues



WHERE THE MONEY GOES

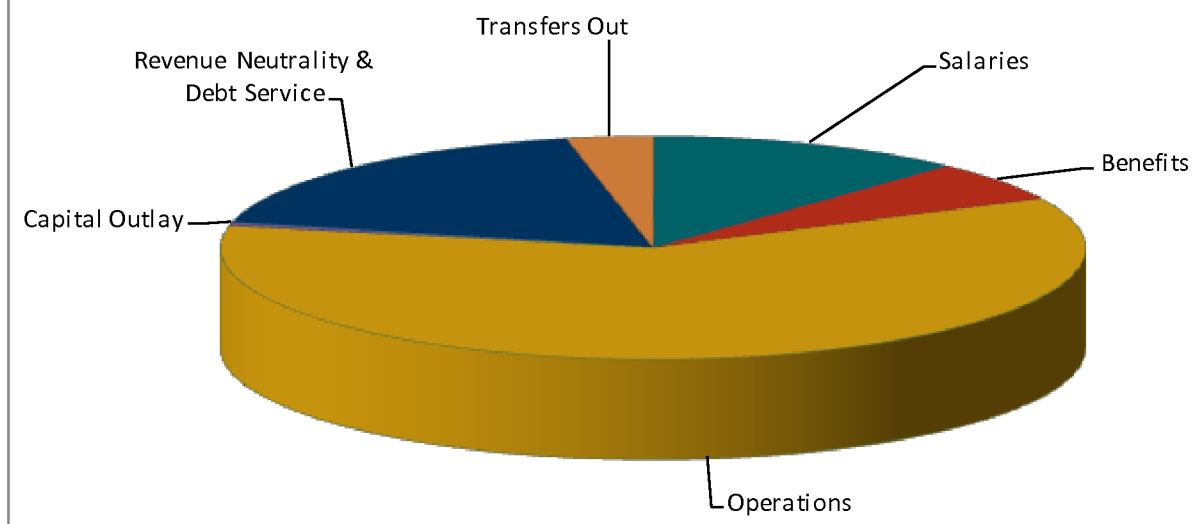
ALL CITY FUNDS \$94,608,300

**FY 2013-14 All City Expenditures
(without Transfers Out)**



GENERAL FUND \$41,472,500

FY 2013-14 General Fund Expenditures by Type



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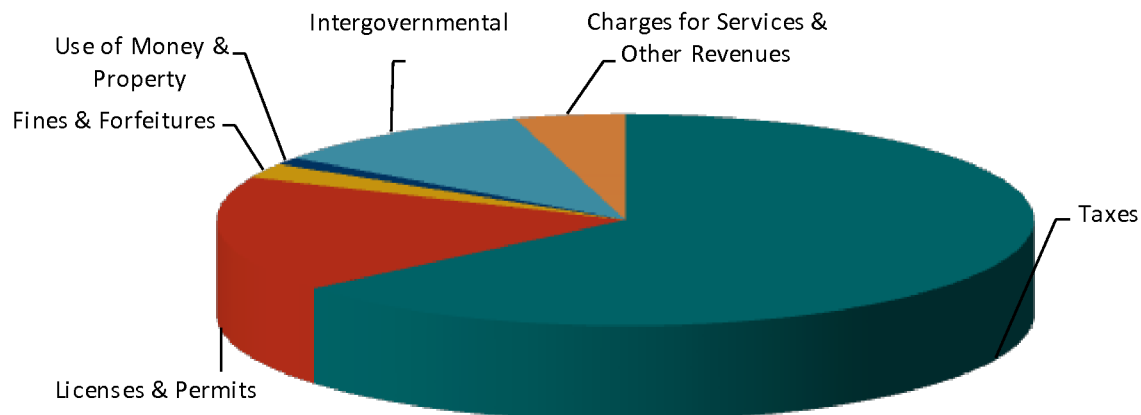
FY 2014-15 ESTIMATED SOURCES & USES OF FUNDS - SUMMARY

	General Fund	Special Revenue	Capital Projects	Debt Service	Enterprise	Internal Service	Successor Agency	Agency	Total City Funds
Est. Beginning Fund Balance	\$ 26,762,884	\$ 39,067,198	\$ (1,150,989)	\$ 1,864,337	\$ (254,620)	\$ 1,994,773	\$ (6,304,299)	\$ 26,379,954	\$ 88,359,239
Revenues:									
Taxes	\$ 32,819,600	\$ 1,798,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,815,500	\$ 40,433,100
Licenses & Permits	4,434,400	4,842,100	-	-	7,500	-	-	2,019,900	11,303,900
Fines & Forfeitures	1439,200	-	-	-	-	-	-	-	1,439,200
Use of Money & Property	718,200	-	-	-	-	-	-	-	718,200
Intergovernmental	381,200	6,370,100	-	-	-	-	-	-	6,751,300
Charges for Services & Other Revenues	2,774,700	-	-	-	-	-	-	-	2,774,700
Total Revenues	\$ 42,567,300	\$ 13,010,200	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ 7,835,400	\$ 63,420,400
Other Sources:									
Transfers In	\$ 239,300	\$ 500,400	\$ 6,115,300	\$ 1,948,100	\$ -	\$ 14,000	\$ 118,304	\$ -	\$ 8,935,404
Proceeds from Debt	-	-	-	-	-	-	-	-	-
Total Other Sources	\$ 239,300	\$ 500,400	\$ 6,115,300	\$ 1,948,100	\$ -	\$ 14,000	\$ 118,304	\$ -	\$ 8,935,404
Total Revenues & Other Sources	\$ 42,806,600	\$ 13,510,600	\$ 6,115,300	\$ 1,948,100	\$ 7,500	\$ 14,000	\$ 118,304	\$ 7,835,400	\$ 72,355,804
Expenditures:									
Salaries	\$ 5,131,700	\$ 1,777,000	\$ 575,000	\$ -	\$ -	\$ -	\$ 103,800	\$ 41,000	\$ 7,628,500
Benefits	2,503,000	-	-	-	-	-	44,900	-	2,547,900
Operations	25,446,500	3,671,100	2,225,500	6,200	74,200	273,000	70,500	124,600	31,891,600
Capital Outlay	213,000	1218,000	3,314,800	-	-	-	-	1,245,000	5,990,800
Capital Improvements	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 33,294,200	\$ 6,666,100	\$ 6,115,300	\$ 6,200	\$ 74,200	\$ 273,000	\$ 219,200	\$ 1410,600	\$ 48,058,800
Other Uses:									
Transfers Out	\$ 1,484,300	\$ 7,213,800	\$ -	\$ -	\$ -	\$ -	\$ 118,304	\$ 119,000	\$ 8,935,404
Revenue Neutrality	7,910,000	-	-	-	-	-	-	-	7,910,000
Principal & Interest	13,800	152,000	-	1,941,900	-	-	18,900	4,450,100	6,576,700
Total Other Uses	\$ 9,408,100	\$ 7,365,800	\$ -	\$ 1,941,900	\$ -	\$ -	\$ 137,204	\$ 4,569,100	\$ 23,422,104
Total Expenditures & Other Uses	\$ 42,702,300	\$ 14,031,900	\$ 6,115,300	\$ 1,948,100	\$ 74,200	\$ 273,000	\$ 356,404	\$ 5,979,700	\$ 71,480,904
Difference	\$ 104,300	\$ (521,300)	\$ -	\$ -	\$ (66,700)	\$ (259,000)	\$ (238,100)	\$ 1,855,700	\$ 874,900
Est. Ending Fund Balance	\$ 26,867,183	\$ 38,545,898	\$ (1,150,989)	\$ 1,864,337	\$ (321,320)	\$ 1,735,773	\$ (6,542,399)	\$ 28,235,654	\$ 89,234,139

WHERE THE MONEY COMES FROM

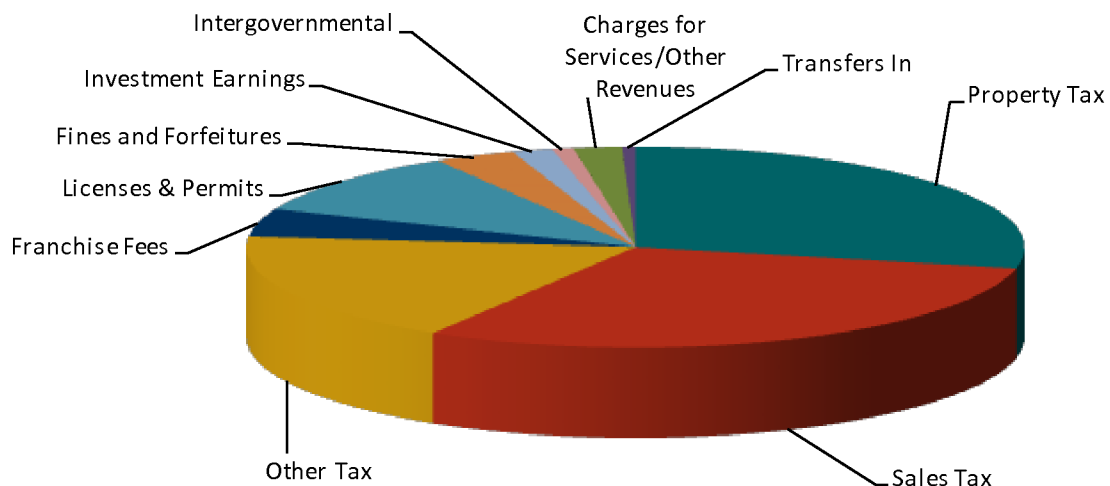
ALL CITY FUNDS \$63,420,400

FY 2014-15 All City Revenues (without Transfers In)



GENERAL FUND \$42,806,600

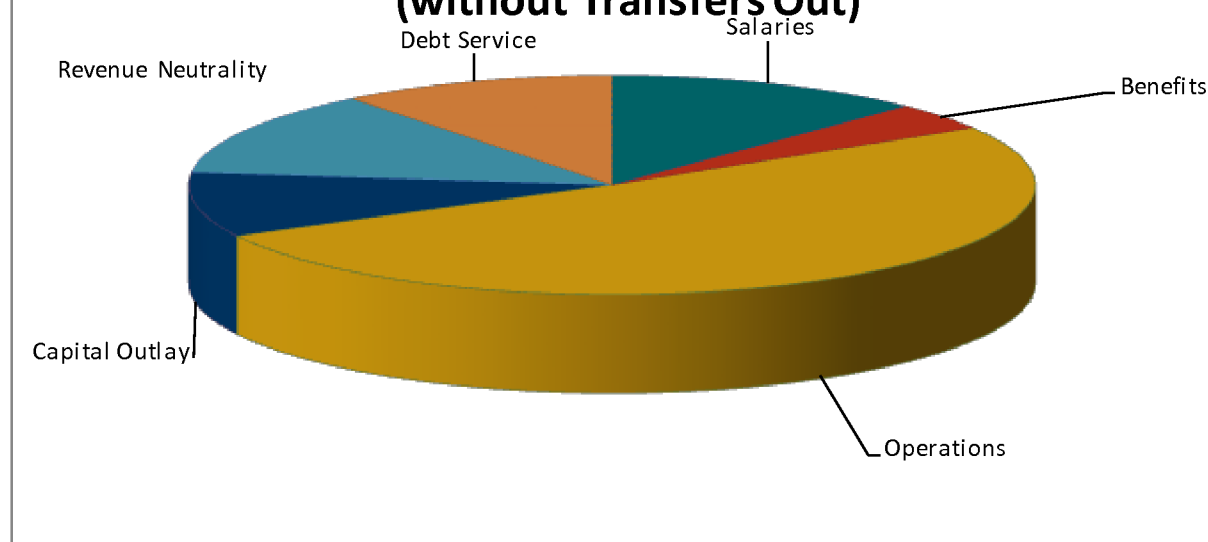
FY 2014-15 General Fund Revenues



WHERE THE MONEY GOES

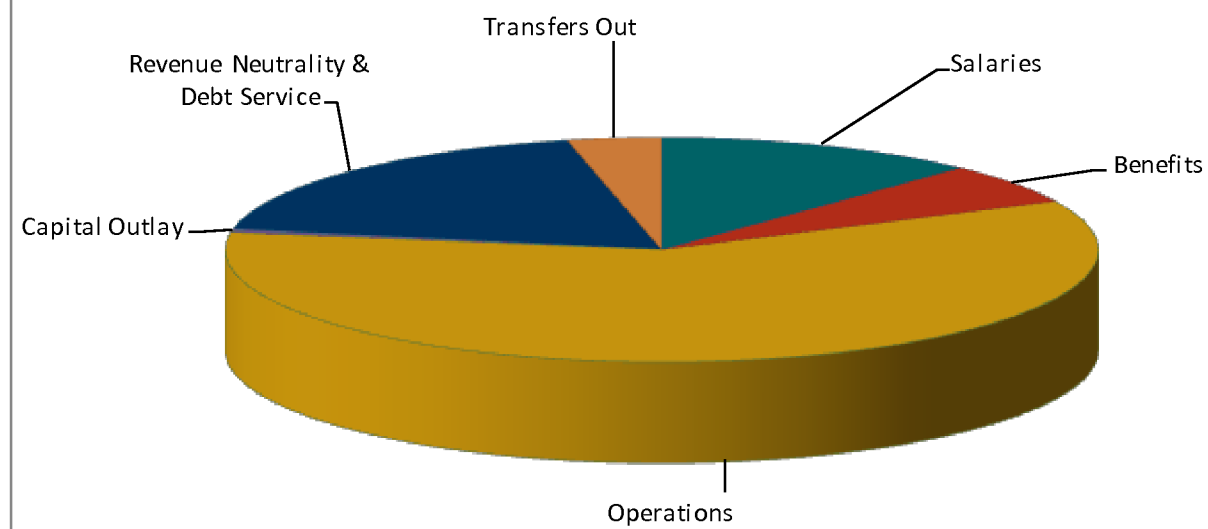
ALL CITY FUNDS \$62,779,900

FY 2014-15 All City Expenditures (without Transfers Out)



GENERAL FUND \$42,702,300

FY 2014-15 General Fund Expenditures by Type



FY 2011-12 SOURCES & USES OF FUNDS - DETAIL

Fund Description	Beginning Balance July 1, 2011	FY 2011-12 Revenues	FY 2011-12 Estimated Expenditures	FY 2011-12 Transfers In/(Out) Net	Ending Fund Balance June 30, 2012
General Fund	\$ 25,775,079	\$ 40,600,048	\$ 37,803,379	\$ (2,322,364)	\$ 26,249,384
Special Revenue Funds:					
Rental Code Compliance	-	85,401	-	(77,000)	8,401
Community Facilities Fees	2,791,008	709,885	-	(1,241,516)	2,259,377
General Plan Impact Fee	(1,562,053)	60,267	27,128	-	(1,528,914)
Environmental Mitigation	43	-	-	(43)	-
Very Low Income Housing	101,819	106,101	35,308	(75,482)	97,130
Park Renovation Fund	1,354,647	144,730	675,000	(2,628)	821,749
Sunrise-Douglas Impact Fee	15,675,113	2,656,250	273,595	(799,307)	17,258,461
Traffic Mitigation Impact Fee	20,432,111	2,246,720	173,130	(1,765,730)	20,739,971
Villages of Zinfandel Impact Fee	468,116	43,974	90	(8,076)	503,924
Trench Cut Fee	242,553	32,439	-	-	274,992
Mather Field Traffic Impact Fee	47,195	840	-	(35,080)	12,955
Capital Village Park Development Fee	43,788	354	-	-	44,142
Federal Grants	(710,604)	5,484,932	2,958,510	(4,616,168)	(2,800,350)
State Grants	553,690	2,247,880	322,667	(2,672,043)	(193,140)
CDBG	(26,968)	763,219	364,671	(381,894)	(10,314)
Gas Tax	4,281,550	1,876,421	1,101,257	(1,593,007)	3,463,707
Measure A	1,150,079	4,340,306	1,145,206	(2,274,548)	2,070,631
Prop 42	26,391	-	-	(26,391)	-
Transportation Development Act	307,371	42,932	-	-	350,303
Transit Related Services (Zone 1)	251,140	91,266	63,119	-	279,287
Transit Related Services (Zone 2)	1,837,780	410,957	72,689	(8,000)	2,168,048
Transit Related Services (Zone 3)	320,480	124,461	31,806	-	413,135
Landscape & Lighting 2005-1	501,858	53,311	125,160	-	430,009
Road Maintenance Fund	1,533,458	409,074	94,712	-	1,847,820
Storm Water Utility Tax	(301,283)	2,278,439	207,099	(105,423)	1,664,634
Asset Forfeiture	31,274	1,233	-	-	32,507
Roadway Improvement	5,348,539	207,678	-	38,811	5,595,028
Total Special Revenue Funds	54,699,094	24,419,070	7,671,147	(15,643,525)	55,803,492
Capital Projects Fund	47,733	95,866	15,987,273	14,820,685	(1,022,989)
Debt Service Funds:					
City Hall COP	1,334,192	410	1,334,880	1,334,745	1,334,467
City Operations Facility COP	581,019	1,617	616,711	563,948	529,873
Total Debt Service Funds	1,915,211	2,027	1,951,591	1,898,693	1,864,340
Enterprise Funds:					
Kilgore Cemetery	(67,918)	11,507	63,809	-	(120,220)
Total Enterprise Funds	(67,918)	11,507	63,809	-	(120,220)
Internal Service Funds:					
Employee Benefits	3,405	27	-	-	3,432
Insurance	501,876	4,039	8,145	-	497,770
Capital Facilities	1,315,131	9,683	179,439	946,547	2,091,922
Infrastructure	1,129,555	6,406	935,467	536,352	736,846
Vehicle & Equipment Replacement Fund	377,201	3,041	-	-	380,242
Technology Enhancement & Repl. Fund	259,251	2,127	31,184	-	230,194
Total Internal Service Funds	3,586,418	25,323	1,154,235	1,482,899	3,940,405
Successor RDA	2,137,886	57,156	5,973,453	(236,388)	(4,014,799)
Agency Funds:					
CFD 2003-1 Sunridge Anatolia	7,932,400	4,248,567	4,032,292	-	8,148,675
CFD 2004-1 Sunridge Park	10,936,020	1,398,331	1,572,514	-	10,761,837
CFD 2005-1 Sunridge North Douglas	44,840	362	-	-	45,202
Montelena	10,054	889	-	-	10,943
Citywide Landscape Maint. CFD	17,082	40,133	36,963	-	20,252
Road Maintenance CFD	30,471	38,672	10,994	-	58,149
Sunrise Douglas Parks Impact Fee	6,357,760	988,207	131,171	-	7,214,796
Total Agency Funds	25,328,627	6,715,161	5,783,934	-	26,259,854
Total - All City Funds	\$ 113,422,131	\$ 71,926,158	\$ 76,388,821	\$ -	\$ 108,959,468

FY 2012-13 ESTIMATED SOURCES & USES OF FUNDS - DETAIL

Fund Description	Beginning Balance July 1, 2012	FY 2012-13 Estimated Revenues	FY 2012-13 Estimated Expenditures	FY 2012-13 Transfers In/(Out) Net	Estimated Fund Balance June 30, 2013
General Fund	\$ 26,249,384	\$ 40,095,900	\$ 38,532,500	\$ (1,172,500)	\$ 26,640,284
Special Revenue Funds:					
Rental Code Compliance	8,401	100,000	-	(97,500)	10,901
Community Facilities Fees	1,656,602	764,598	2,100	(1,007,400)	1,411,700
CFF Library	602,775	30,000	3,500	2,128,400	2,757,675
General Plan Impact Fee	(1,528,914)	80,000	15,000	-	(1,463,914)
Very Low Income Housing	97,130	16,400	113,530	-	-
Park Renovation Fund	821,749	210,000	455,000	(3,700)	573,049
Sunrise-Douglas Impact Fee	17,258,461	2,621,941	656,300	(3,125,100)	16,099,002
Traffic Mitigation Impact Fee	20,739,971	1,677,400	350,300	(2,400,000)	19,667,071
Villages of Zinfandel Impact Fee	503,924	17,997	3,000	(218,300)	300,621
Trench Cut Fee	274,992	45,000	-	-	319,992
Mather Field Traffic Impact Fee	12,955	-	-	-	12,955
Capital Village Park Development Fee	44,142	-	-	-	44,142
Federal Grants	(2,800,350)	5,200,000	160,000	(5,040,000)	(2,800,350)
State Grants	(193,140)	3,106,000	547,600	(2,558,400)	(193,140)
Other Grants	-	50,000	-	(50,000)	-
CDBG	(10,314)	934,200	743,600	(190,600)	(10,314)
Gas Tax	3,463,707	1,751,500	686,400	(320,000)	4,208,807
Measure A	2,070,631	4,102,700	2,428,100	(3,181,700)	563,531
Transportation Development Act	350,303	39,900	-	-	390,203
Transit Related Services (Zone 1)	279,287	89,400	92,800	-	275,887
Transit Related Services (Zone 2)	2,168,048	394,400	238,200	-	2,324,248
Transit Related Services (Zone 3)	413,135	120,100	65,400	-	467,835
Landscape & Lighting 2005-1	430,009	49,700	160,100	-	319,609
Road Maintenance Fund	1,847,820	395,700	103,000	-	2,140,520
Storm Water Utility Tax	1,664,634	2,375,000	322,000	(50,000)	3,667,634
Rancho Cordova Lighting District	-	540,000	414,800	-	125,200
Asset Forfeiture	32,507	1,000	-	-	33,507
Roadway Improvement	5,595,028	150,000	400,000	240,000	5,585,028
CFD 2013-2 Police Services	-	7,000	9,100	-	(2,100)
Total Special Revenue Funds	55,803,492	24,869,936	7,969,830	(15,874,300)	56,829,298
Capital Projects Fund	(1,022,989)	290,000	15,635,700	15,361,700	(1,006,989)
Debt Service Funds:					
City Hall COP	1,334,467	-	1,328,700	1,328,700	1,334,467
City Operations Facility COP	529,873	-	617,100	617,100	529,873
Total Debt Service Funds	1,864,340	-	1,945,800	1,945,800	1,864,340
Enterprise Funds:					
Kilgore Cemetery	(120,220)	7,500	75,500	-	(188,220)
Total Enterprise Funds	(120,220)	7,500	75,500	-	(188,220)
Internal Service Funds:					
Employee Benefits	3,432	17	3,449	-	-
Insurance	497,770	-	25,000	25,000	497,770
Capital Facilities	2,091,922	-	335,000	-	1,756,922
Infrastructure	736,846	-	250,500	-	486,346
Vehicle & Equipment Replacement Fund	380,242	-	95,000	-	285,242
Technology Enhancement & Repl. Fund	230,194	1,600	122,300	-	109,494
Total Internal Service Funds	3,940,405	1,617	831,249	25,000	3,135,773
Successor RDA	(4,014,799)	54,000	2,081,100	-	(6,041,899)
Agency Funds:					
Local Housing Trust Fund	-	20,000	217,000	-	(197,000)
CFD 2003-1 Sunridge Anatolia	8,148,675	4,205,800	4,670,800	(210,300)	7,473,375
CFD 2004-1 Sunridge Park	10,761,837	1,307,900	2,383,500	(75,400)	9,610,837
CFD 2005-1 Sunridge North Douglas	45,202	-	-	-	45,202
Montelena	10,943	-	-	-	10,943
Citywide Landscape Maint. CFD	20,252	40,000	38,400	-	21,852
Road Maintenance CFD	58,149	44,800	27,900	-	75,049
Sunrise Douglas Parks Impact Fee	7,214,796	1,000,000	43,700	-	8,171,096
Total Agency Funds	26,259,854	6,618,500	7,381,300	(285,700)	25,211,354
Total - All City Funds	\$ 108,959,468	\$ 71,937,453	\$ 74,452,979	\$ -	\$ 106,443,942

FY 2013-14 ESTIMATED SOURCES & USES OF FUNDS - DETAIL

Fund Description	Estimated Beginning Balance July 1, 2013	FY 2013-14 Budgeted Revenues	FY 2013-14 Budgeted Expenditures	FY 2013-14 Budgeted Transfers In/(Out) Net	Estimated Fund Balance June 30, 2014
General Fund	\$ 26,640,284	\$ 41,352,200	\$ 40,140,300	\$ (1,089,300)	\$ 26,762,884
Special Revenue Funds:					
Rental Code Compliance	10,901	85,000	-	(94,000)	1,901
Community Facilities Fees	1,411,700	733,700	-	(1,007,500)	1,137,900
CFF Library	2,757,675	80,900	-	-	2,838,575
General Plan Impact Fee	(1,463,914)	64,200	78,000	-	(1,477,714)
Park Renovation Fund	573,049	234,000	-	(4,700)	802,349
Sunrise-Douglas Impact Fee	16,099,002	2,583,400	1,285,600	(4,864,000)	12,532,802
Traffic Mitigation Impact Fee	19,667,071	787,800	1,266,000	(6,799,500)	12,389,371
Villages of Zinfandel Impact Fee	300,621	3,600	2,500	(170,700)	131,021
Trench Cut Fee	319,992	38,000	-	-	357,992
Mather Field Traffic Impact Fee	12,955	-	-	-	12,955
Capital Village Park Development Fee	44,142	-	-	-	44,142
Federal Grants	(2,800,350)	9,333,300	402,600	(8,930,700)	(2,800,350)
State Grants	(193,140)	1,942,000	1,671,800	(270,200)	(193,140)
Other Grants	-	78,700	-	(78,700)	-
CDBG	(10,314)	531,000	431,000	(100,000)	(10,314)
Gas Tax	4,208,807	1,882,500	356,500	(5,728,600)	6,207
Measure A	563,531	4,689,100	1,896,900	(3,104,000)	251,731
Transportation Development Act	390,203	44,600	-	-	434,803
Transit Related Services (Zone 1)	275,887	100,000	117,300	-	258,587
Transit Related Services (Zone 2)	2,324,248	406,000	282,700	-	2,447,548
Transit Related Services (Zone 3)	467,835	120,000	91,400	-	496,435
Landscape & Lighting 2005-1	319,609	91,000	127,900	-	282,709
Road Maintenance Fund	2,140,520	395,000	86,600	-	2,448,920
Storm Water Utility Tax	3,667,634	600,000	600,000	(2,337,600)	1,330,034
Rancho Cordova Lighting District	125,200	2,165,700	2,175,900	-	115,000
Asset Forfeiture	33,507	-	-	-	33,507
Roadway Improvement	5,585,028	95,100	200,000	(281,800)	5,198,328
CFD 2013-2 Police Services	(2,100)	-	2,000	-	(4,100)
Total Special Revenue Funds	56,829,298	27,084,600	11,074,700	(33,772,000)	39,067,198
Capital Projects Fund	(1,006,989)	25,000	33,184,800	33,015,800	(1,150,989)
Debt Service Funds:					
City Hall COP	1,334,467	-	1,334,100	1,334,100	1,334,467
City Operations Facility COP	529,873	-	614,100	614,100	529,873
Total Debt Service Funds	1,864,340	-	1,948,200	1,948,200	1,864,340
Enterprise Funds:					
Kilgore Cemetery	(188,220)	7,500	73,900	-	(254,620)
Total Enterprise Funds	(188,220)	7,500	73,900	-	(254,620)
Internal Service Funds:					
Insurance	497,770	-	25,000	-	472,770
Capital Facilities	1,756,922	-	581,000	-	1,175,922
Infrastructure	486,346	-	474,000	-	12,346
Vehicle & Equipment Replacement Fund	285,242	-	75,000	14,000	224,242
Technology Enhancement & Repl. Fund	109,494	-	-	-	109,494
Total Internal Service Funds	3,135,773	-	1,155,000	14,000	1,994,773
Successor RDA	(6,041,899)	-	262,400	-	(6,304,299)
Agency Funds:					
Local Housing Trust Fund	(197,000)	225,000	955,000	-	(927,000)
CFD 2003-1 Sunridge Anatolia	7,473,375	4,289,900	4,239,900	(50,000)	7,473,375
CFD 2004-1 Sunridge Park	9,610,837	1,334,100	1,267,400	(66,700)	9,610,837
CFD 2005-1 Sunridge North Douglas	45,202	-	-	-	45,202
Montelena	10,943	-	-	-	10,943
Citywide Landscape Maint. CFD	21,852	40,000	53,400	-	8,452
Road Maintenance CFD	75,049	38,000	64,900	-	48,149
Sunrise Douglas Parks Impact Fee	8,171,096	1,944,900	6,000	-	10,109,996
Total Agency Funds	25,211,354	7,871,900	6,586,600	(116,700)	26,379,954
Total - All City Funds	\$ 106,443,942	\$ 76,341,200	\$ 94,425,900	\$ -	\$ 88,359,242

FY 2014-15 ESTIMATED SOURCES & USES OF FUNDS - DETAIL

Fund Description	Estimated Beginning Balance July 1, 2014	FY 2014-15 Budgeted Revenues	FY 2014-15 Budgeted Expenditures	FY 2014-15 Budgeted Transfers In/(Out) Net	Estimated Fund Balance June 30, 2015
General Fund	\$ 26,762,884	\$ 42,567,300	\$ 41,218,000	\$ (1,245,000)	\$ 26,867,183
Special Revenue Funds:					
Rental Code Compliance	1,901	85,000	-	(85,000)	1,901
Community Facilities Fees	1,137,900	805,800	-	(1,008,400)	935,300
CFF Library	2,838,575	82,600	-	-	2,921,175
General Plan Impact Fee	(1,477,714)	69,300	35,000	-	(1,443,414)
Park Renovation Fund	802,349	257,000	-	(5,100)	1,054,249
Sunrise-Douglas Impact Fee	12,532,802	2,609,100	835,000	(2,397,000)	11,909,902
Traffic Mitigation Impact Fee	12,389,371	795,700	495,000	(472,000)	12,218,071
Villages of Zinfandel Impact Fee	131,021	3,600	-	-	134,621
Trench Cut Fee	357,992	38,000	-	-	395,992
Mather Field Traffic Impact Fee	12,955	-	-	-	12,955
Capital Village Park Development Fee	44,142	-	-	-	44,142
Federal Grants	(2,800,350)	580,000	-	(580,000)	(2,800,350)
State Grants	(193,140)	1,336,000	1,336,000	-	(193,140)
CDBG	(10,314)	531,000	431,000	(100,000)	(10,314)
Gas Tax	6,207	1,902,000	206,200	(826,000)	876,007
Measure A	251,731	1,976,100	1,616,300	(322,300)	289,231
Transportation Development Act	434,803	45,000	-	-	479,803
Transit Related Services (Zone 1)	258,587	103,000	101,700	-	259,887
Transit Related Services (Zone 2)	2,447,548	418,000	273,800	-	2,591,748
Transit Related Services (Zone 3)	496,435	123,000	89,900	-	529,535
Landscape & Lighting 2005-1	282,709	91,000	124,900	-	248,809
Road Maintenance Fund	2,448,920	407,000	206,100	-	2,649,820
Storm Water Utility Tax	1,330,034	300,000	300,000	(1,318,000)	12,034
Rancho Cordova Lighting District	115,000	356,000	365,200	-	105,800
Asset Forfeiture	33,507	-	-	-	33,507
Roadway Improvement	5,198,328	96,000	400,000	400,400	5,294,728
CFD 2013-2 Police Services	(4,100)	-	2,000	-	(6,100)
Total Special Revenue Funds	39,067,198	13,010,200	6,818,100	(6,713,400)	38,545,898
Capital Projects Fund	(1,150,989)	-	6,115,300	6,115,300	(1,150,989)
Debt Service Funds:					
City Hall COP	1,334,467	-	1,334,400	1,334,400	1,334,467
City Operations Facility COP	529,873	-	613,700	613,700	529,873
Total Debt Service Funds	1,864,340	-	1,948,100	1,948,100	1,864,340
Enterprise Funds:					
Kilgore Cemetery	(254,620)	7,500	74,200	-	(321,320)
Total Enterprise Funds	(254,620)	7,500	74,200	-	(321,320)
Internal Service Funds:					
Insurance	472,770	-	25,000	-	447,770
Capital Facilities	1,175,922	-	248,000	-	927,922
Infrastructure	12,346	-	-	-	12,346
Vehicle & Equipment Replacement Fund	224,242	-	-	14,000	238,242
Technology Enhancement & Repl. Fund	109,494	-	-	-	109,494
Total Internal Service Funds	1,994,773	-	273,000	14,000	1,735,773
Successor RDA	(6,304,299)	-	238,100	-	(6,542,399)
Agency Funds:					
Local Housing Trust Fund	(927,000)	75,000	888,000	-	(1,740,000)
CFD 2003-1 Sunridge Anatolia	7,473,375	4,375,700	3,586,400	(51,000)	8,211,675
CFD 2004-1 Sunridge Park	9,610,837	1,360,800	1,292,800	(68,000)	9,610,837
CFD 2005-1 Sunridge North Douglas	45,202	-	-	-	45,202
Montelena	10,943	-	-	-	10,943
Citywide Landscape Maint. CFD	8,452	40,000	48,400	-	52
Road Maintenance CFD	48,149	39,000	39,100	-	48,049
Sunrise Douglas Parks Impact Fee	10,109,996	1,944,900	6,000	-	12,048,896
Total Agency Funds	26,379,954	7,835,400	5,860,700	(119,000)	28,235,654
Total - All City Funds	\$ 88,359,242	\$ 63,420,400	\$ 62,545,500	\$ -	\$ 89,234,141

MAJOR REVENUES

In order to assist in understanding the fiscal trends facing the City of Rancho Cordova, and the assumptions utilized in preparing this budget, the following discussions of Major Revenues are presented. The discussion is limited to those revenues that are ongoing or recurring in nature and are generally used to fund ongoing operations. These particular revenues are recorded in the City's General Fund. The City receives significant revenues from other sources as well, including the Gas Tax, Measure A, and a variety of Federal and State Grants. However, these revenues are generally used to fund capital improvements rather than operations and therefore are not discussed in this section. Information on these revenues is available in their respective fund sections of this document.

Property Tax

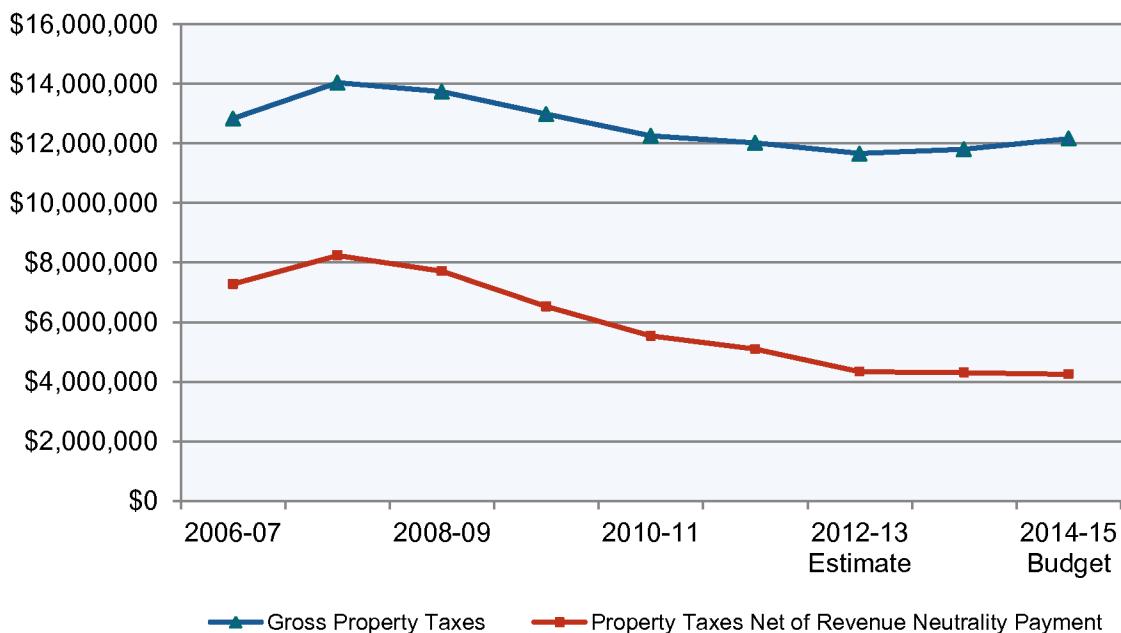
Property Tax, the City's largest source of revenue, is imposed upon all real property (land and buildings) and personal property (movable property). The tax is based upon the assessed valuation of the property, as determined by the County Assessor. The tax rate is limited to 1% of the assessed value plus rates imposed to fund indebtedness approved by the voters.

The City of Rancho Cordova and County of Sacramento entered into a revenue neutrality agreement pursuant to Government Code Section 56845 as a means of mitigating the financial impacts of the incorporation of the City in 2003 on the County's general fund. In accordance with the terms of the agreement a certain portion of the City's property taxes are shared with the County through fiscal year 2027-28. The fixed schedule increases 2% to 4% each year.

After five consecutive years of decline we are anticipating a slight increase in property tax revenues for fiscal year 2013-14, continuing through the fiscal year 2014-15. The overall economy continues its modest growth and the residential real estate market is gaining strength. The commercial market has not yet recovered so gains in residential valuations are tempered by continued downward adjustments in the assessed valuation of commercial properties. The City continues to face declining assessed valuation combined with automatic increases in the revenue neutrality payment to the County. This creates significant downward pressure on our ability to fund services, as Property Taxes are our largest revenue source. Based on information from the County Assessor's Office, we are expecting a 1.25% increase in assessed valuation for fiscal year 2013-14 and a 3% increase in fiscal year 2014-15 which yields an increase in revenues of approximately \$145,800 and \$354,400 respectively. Due to prior year declines in property tax revenue, Sales Tax revenue is now the largest source of revenue for the City's General Fund.

The chart and table below show Property Tax Revenues at their full amount and net of the revenue neutrality payment to the City.

Property Tax Revenue



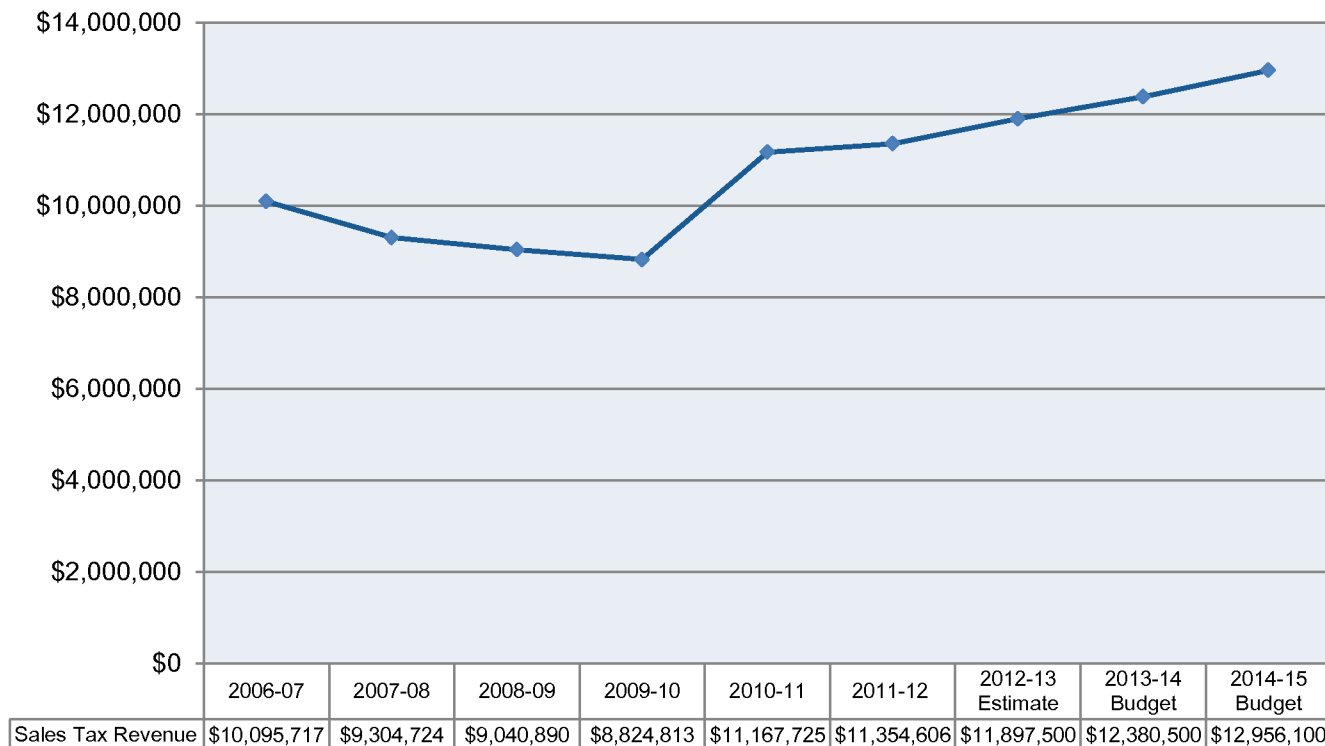
Fiscal Year	Gross Property Taxes	Property Taxes Net of Revenue Neutrality Payment
2006-07	\$12,834,826	\$7,280,334
2007-08	\$14,043,341	\$8,246,453
2008-09	\$13,746,790	\$7,716,976
2009-10	\$12,988,381	\$6,528,155
2010-11	\$12,255,995	\$5,541,380
2011-12	\$12,027,442	\$5,103,558
2012-13 Estimate	\$11,666,000	\$4,342,600
2013-14 Budget	\$11,811,800	\$4,311,800
2014-15 Budget	\$12,166,200	\$4,256,200

Sales Tax

Sales tax is imposed on the transfer of tangible personal property in California, with some exceptions, including food. One percent of the sale price is collected by the State Board of Equalization and then allocated back to cities and counties based on a point-of-sale formula. The use tax compliments the sales tax (at the same rate) and is imposed for transactions in which sales taxes are not collected, usually on a self-reporting and self-remitting basis.

Due to the dramatic decline in the assessed valuation of real estate, sales tax is now our largest source of revenue, a position that has historically belonged to property taxes.

Sales Tax Revenue

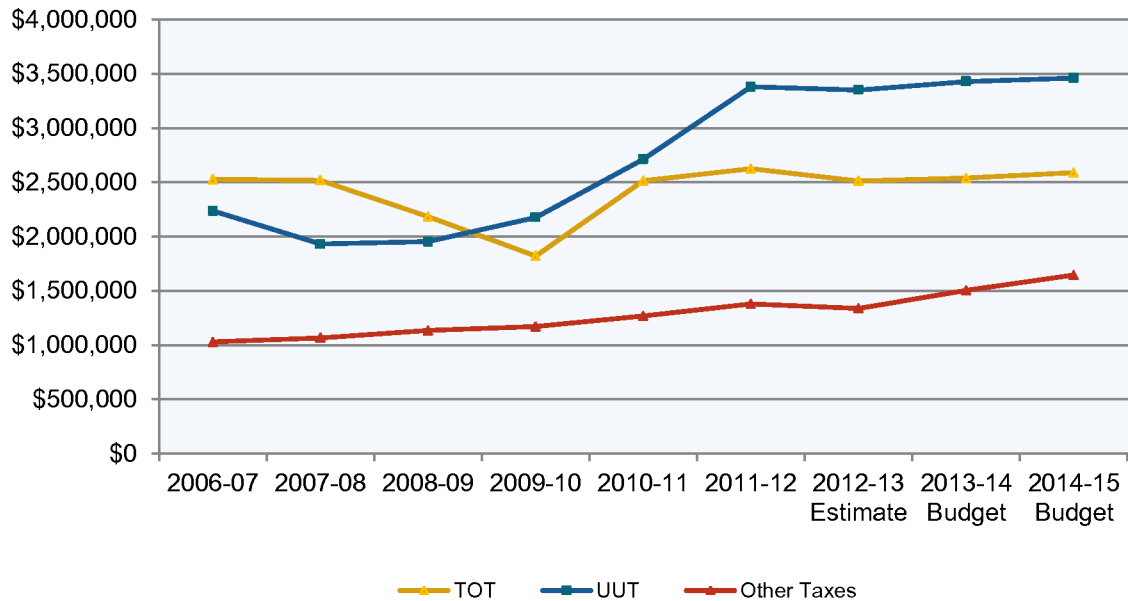


Prior to the great recession, our peak sales tax year was fiscal year 2006-07. By the end of fiscal year 2009-10, we had experienced a decline of 13% or \$1.2 million. Sales Tax revenues increased starting with fiscal year 2010-11 due to the annexation of a sales tax rich area, effective July 1, 2010. Under the terms of this annexation, the City is able to recoup its cost of providing services to the area and 25% of the revenues in excess of cost. The figures shown and depicted above are net of this revenue sharing with the County. Sales Taxes are expected to increase from the current year by approximately 4% and we expect that trend to continue for the next few years as the economy slowly improves.

Other Taxes

Other taxes consist primarily of the Transient Occupancy Tax (TOT) and the Utility Users Tax (UUT).

Other Taxes



Fiscal Year	TOT	UUT	Other Taxes
2006-07	\$2,528,209	\$2,236,886	\$1,028,478
2007-08	\$2,518,771	\$1,930,878	\$1,066,154
2008-09	\$2,183,506	\$1,953,249	\$1,134,897
2009-10	\$1,821,607	\$2,177,275	\$1,170,055
2010-11	\$2,514,866	\$2,712,564	\$1,268,416
2011-12	\$2,625,755	\$3,380,600	\$1,378,276
2012-13 Estimate	\$2,512,500	\$3,351,000	\$1,336,800
2013-14 Budget	\$2,539,000	\$3,430,000	\$1,503,900
2014-15 Budget	\$2,589,700	\$3,462,000	\$1,645,600

A 12% tax is assessed upon all hotel guests, for stays of less than 30 days, for the privilege of occupancy in any hotel in the City of Rancho Cordova. There are currently 16 hotels in the City of Rancho Cordova, 5 of which are in the annexation area. The TOT from the hotels in the annexation area are subject to sharing with the County. The City retains 25% of the TOT from those hotels, after recouping our cost of providing services to the annexation area.

There are several conflicting forces affecting the year over year change in TOT revenues. From fiscal year 2006-07 through 2009-10, TOT revenues fell as a result of the Great Recession. In fiscal year 2010-11, the revenues increased due to the annexation of an area with five hotels, including a large Marriott Hotel. In fiscal year 2012-13 the chart above illustrates a projected decline in revenues. We are actually expecting a slight increase but due to changes in the methodology used to share revenues from the annexation with the County, it appears as a decline. Over the past few years, the City has assisted with the closure of two blighted hotels. While the redevelopment of blighted properties is a major

accomplishment, these hotels were paying TOT and their closure has resulted in less TOT revenues. The industry is expecting small but consistent growth into and past fiscal year 2013-14 and our budget reflects that assumption. The recently formed Rancho Cordova Travel and Tourism Improvement District has opened a sports tournament facility designed to bring weekend customers to our local hotels. If successful, our actual revenues may exceed our budget.

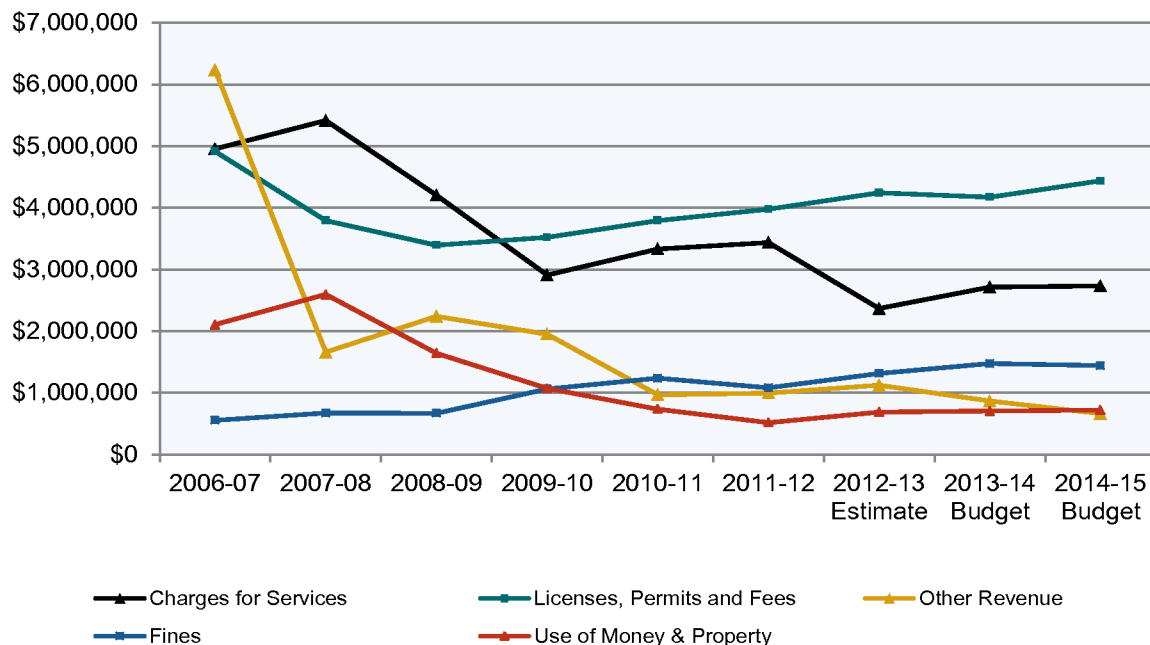
A UUT of 2.5% is assessed on users of gas, electricity, communications, cable and sewer. This revenue source remained stable through the recession. On November 2, 2010, the voters of Rancho Cordova approved Measure E, a ballot measure which both protected our existing tax and expanded it to include modern communication technologies such as cell phones. As a result, our revenues from the UUT increased dramatically in fiscal year 2011-12. We are expecting this growth to continue at a slower pace through fiscal year 2014-15.

Other taxes include homeowners subvention, police tax, property transfer taxes and the newly voter approved cardroom tax. As shown by the red line in the chart below, these revenues have remained steady through the recession. The increases projected for fiscal years 2013-14 and 2014-15 are due to the implementation of the cardroom tax on January 1, 2014.

Other Revenues

Other revenues include charges for services, licenses, permits and fees, other revenue, fines, and use of money and property (lease income and investment and/or interest income).

Other Revenues



	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13 Estimate	2013-14 Budget	2014-15 Budget
Charges for Services	\$4,955,221	\$5,415,270	\$4,204,001	\$2,908,646	\$3,331,235	\$3,437,102	\$2,366,700	\$2,714,300	\$2,734,200
Licenses, Permits and Fees	\$4,911,840	\$3,791,783	\$3,393,123	\$3,519,270	\$3,791,920	\$3,975,946	\$4,240,000	\$4,172,400	\$4,434,400
Other Revenue	\$6,234,766	\$1,658,918	\$2,239,124	\$1,949,469	\$968,891	\$996,220	\$1,121,400	\$865,500	\$661,000
Fines	\$554,146	\$671,907	\$668,109	\$1,063,016	\$1,235,159	\$1,082,819	\$1,314,300	\$1,474,400	\$1,439,200
Use of Money & Property	\$2,103,892	\$2,593,488	\$1,641,311	\$1,068,991	\$734,300	\$516,809	\$686,900	\$703,300	\$718,200

The largest component of charges for services is cost recovery work on development projects. This revenue source is driven by the expenses incurred in processing development projects and has seen a dramatic decline as a result of the Great Recession. We are expecting an uptick in this category as the housing market begins a modest recovery. Since this revenue source moves with expenses, it doesn't generally have a large impact on the City's fiscal condition.

Licenses, permits and fees include charges for building permits, business licenses, animal licenses, etc. Again, the bursting of the housing bubble has caused a dramatic decline in the number of building permits issued. Outside of building permits, all other revenues in this category have remained relatively stable. We are expecting modest growth in building permits over the next two years.

Other revenues contain a myriad of small revenues, not large enough to warrant their own category. The large amount in fiscal year 2006-07 was a result of the renegotiation of the revenue neutrality agreement with the County, which resulted in the refund of prior year overpayments.

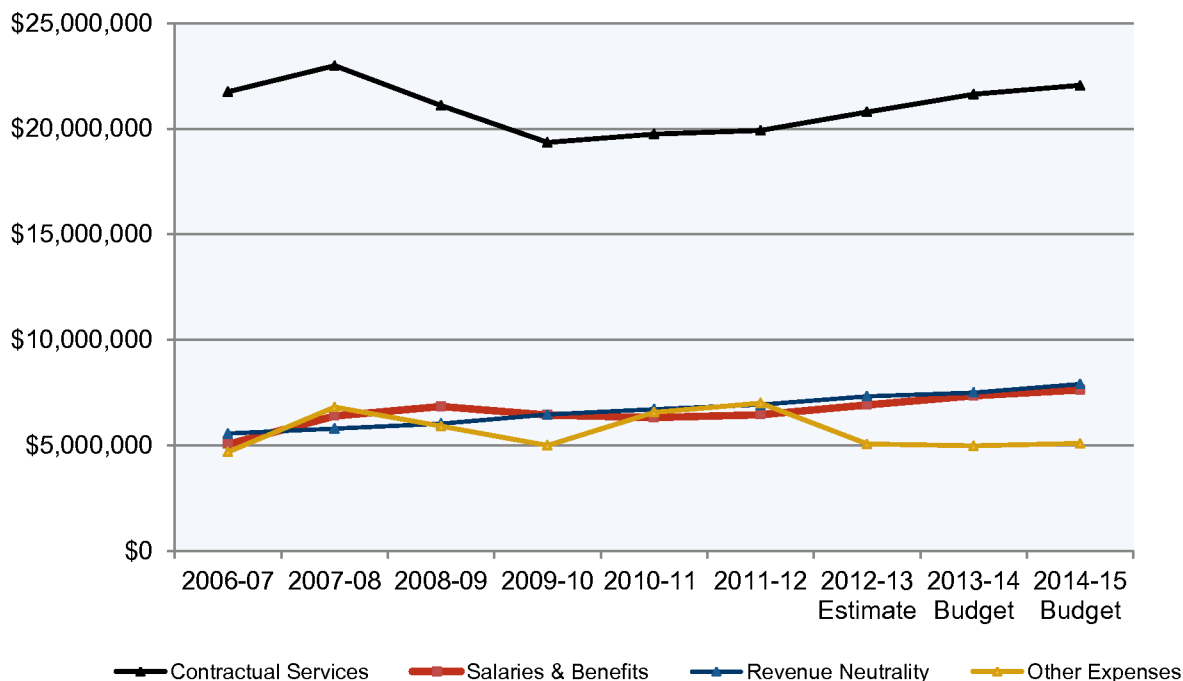
Fine revenue continues to increase as the City places an ever increasing focus on code enforcement in our housing stock and neighborhoods.

Use of money and property includes rent income, interest income, and other investment income. This category has been in a continual decline through the recession and we don't expect significant increases until interest rates start to rise.

MAJOR EXPENSES

The largest expenditure category in the General Fund is contractual services. One of the ways in which the City maintains the ability to quickly respond to changing economic conditions is its heavy reliance on contract staff instead of direct employees. The use of contract staff affords us the ability to quickly ramp up or down, as needed. The largest component of contractual services is public safety. The City contracts with the County of Sacramento Sheriff's Department to staff our Police Department. We are currently dealing with rising costs of public safety personnel and while we recently renegotiated the contract to increase the City's ability to retain high performing officers and reduce non-personnel costs, further talks may be necessary to control rising personnel costs. As the black line below illustrates, our contractual services declined as we responded to the recession and is now slowly increasing, mostly due to the increased cost of public safety.

General Fund Expenditures



	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13 Estimate	2013-14 Budget	2014-15 Budget
Contractual Services	\$21,766,629	\$22,997,001	\$21,106,592	\$19,359,379	\$19,754,204	\$19,921,829	\$20,800,700	\$21,642,700	\$22,065,300
Salaries & Benefits	\$5,054,435	\$6,392,287	\$6,842,011	\$6,441,340	\$6,311,306	\$6,450,650	\$6,915,100	\$7,351,200	\$7,634,700
Revenue Neutrality	\$5,554,492	\$5,796,888	\$6,029,814	\$6,460,226	\$6,714,615	\$6,923,884	\$7,323,400	\$7,500,000	\$7,910,000
Other Expenses	\$4,690,500	\$6,809,110	\$5,909,588	\$4,994,096	\$6,572,178	\$7,004,908	\$4,977,000	\$4,978,600	\$5,092,300

Our next highest expense category is salaries and benefits. Controlling salaries and benefits costs, while still remaining an attractive employer is a challenge facing all government entities. The City has implemented a combination of short term and long term solutions to control this cost through the recession and into the future. We implemented ten furlough days in fiscal year 2010-11, reduced them to five days for fiscal year 2011-12 and eliminated them for fiscal year 2012-13 and beyond. We have phased in increases to the portion of the employee retirement contribution paid by the employee. As of fiscal year 2012-13 our employees pay 100% of the employee retirement contribution.

Whenever a new city in California incorporates, it is required to share a portion of its property tax revenue with the county. The purpose of the requirement is to protect counties when cities incorporate and counties lose revenues from high tax areas. The payment is commonly referred to as "Revenue Neutrality." The City of Rancho Cordova's Revenue Neutrality payment increases by 2% to 4% each year until the final payment is made in fiscal year 2027-2028.

Other expenses include a myriad of expenses that are individually immaterial to the financial condition of the City. As a whole they are budgeted to decrease by 1.7% in fiscal year 2013-14 from the previous year and increase by 2.2% in fiscal year 2014-15.

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GENERAL FUND

The General Fund is the largest of the City's operating funds, accounting for all financial resources except those required to be accounted for in another fund. Its revenues and expenditures are outlined in this section.

PROPOSED FISCAL YEAR 2013-15 BUDGET GENERAL FUND

	FY 13/14	FY 14/15
Beginning Fund Balance (est)	\$ 26,640,284	\$ 26,762,884
Revenues:		
Taxes	31,665,200	32,819,600
Licenses & Permits	4,172,400	4,434,400
Fines & Forfeitures	1,474,400	1,439,200
Use of Money & Property	703,300	718,200
Intergovernmental	394,600	381,200
Charges for Services & Other Revenues	2,942,300	2,774,700
Total Revenues	41,352,200	42,567,300
Other Sources:		
Transfers In	242,900	239,300
Proceeds from Debt	-	-
Total Other Sources	242,900	239,300
Total Revenues & Other Sources	\$ 41,595,100	\$ 42,806,600
Expenditures:		
Salaries	4,926,200	5,131,700
Benefits	2,425,000	2,503,000
Operations	25,060,100	25,446,500
Capital Outlay	214,600	213,000
Capital Improvements	-	-
Total Expenditures	32,625,900	33,294,200
Other Uses:		
Transfers Out	1,332,200	1,484,300
Revenue Neutrality	7,500,000	7,910,000
Principal & Interest	14,400	13,800
Total Other Uses	8,846,600	9,408,100
Total Expenditures & Other Uses	\$ 41,472,500	\$ 42,702,300
Surplus/(Deficit)	122,600	104,300
Fund Balance (est)	\$ 26,762,884	\$ 26,867,183

GENERAL FUND SUMMARY

	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	FY 2013 Budget	FY 2013 Estimated Actual	FY 2014 Proposed Budget	FY 2015 Proposed Budget
Beginning Fund Balance	\$26,401,113	\$25,146,311	\$25,775,079	\$26,249,384	\$26,249,384	\$26,640,284	\$26,762,884
Revenues:							
Property Taxes							
Property Taxes - Secured - Current	7,367,601	7,042,851	6,712,499	6,262,000	6,906,000	6,992,300	7,202,100
Property Taxes - Unsecured - Current	351,141	308,117	317,094	247,000	-	-	-
Property Taxes - Supplemental	60,464	21,777	5,182	10,000	-	-	-
Property Taxes - Secured/Unsecured - Prior	327,900	216,036	153,938	137,000	-	-	-
Property Taxes - Motor Vehicle In-Lieu	4,881,275	4,667,214	4,838,729	4,646,000	4,760,000	4,819,500	4,964,100
Total Property Taxes	12,988,381	12,255,995	12,027,442	11,302,000	11,666,000	11,811,800	12,166,200
Other Taxes							
Sales Tax In-Lieu Annexation Area	-	-	818,492	-	712,000	823,000	892,000
Sales Tax In-Lieu	1,997,612	2,230,770	2,822,749	3,598,000	2,981,500	3,127,000	3,255,500
Sales Tax	6,827,201	7,986,734	7,085,928	7,164,000	7,335,000	7,582,000	7,961,000
Sales Tax Annexation Area	-	1,749,623	2,844,333	2,825,000	3,293,000	3,568,000	3,746,500
Sales Tax Annexation Area Sharing	-	(799,402)	(2,216,896)	(2,011,000)	(2,424,000)	(2,719,500)	(2,898,900)
Transient Occupancy Tax	1,821,607	1,853,247	2,013,786	2,040,000	2,065,000	2,060,000	2,101,200
Transient Occupancy Tax Annexation Area	-	1,490,016	1,674,931	1,730,000	1,790,000	1,916,000	1,954,000
Transient Occupancy Tax Annex Area Sharing	-	(828,398)	(1,062,962)	(1,290,000)	(1,342,500)	(1,437,000)	(1,465,500)
Utility Users Taxes	2,177,275	2,623,314	3,329,396	3,544,000	3,300,000	3,378,000	3,410,000
Utility Users Taxes Annexation Area	-	204,000	204,816	206,000	206,000	208,000	210,000
Utility Users Taxes Annex Area Sharing	-	(114,750)	(153,612)	(155,000)	(155,000)	(156,000)	(158,000)
Homeowners' Subventions	112,617	110,269	109,264	110,000	110,000	110,000	110,000
Police Tax	911,883	984,173	1,051,840	1,076,800	1,076,800	1,171,900	1,230,600
Property Transfer	145,555	173,973	217,172	150,000	150,000	180,000	200,000
Other Taxes	-	-	-	110,000	-	42,000	105,000
Total Other Taxes	13,993,749	17,663,571	18,739,237	19,097,800	19,097,800	19,853,400	20,653,400
Franchise Fees							
Metro Cable Franchise Fee	485,079	515,948	503,061	475,000	475,000	475,000	475,000
Residential Waste Franchise Fee	461,448	460,469	476,048	434,000	434,000	444,000	444,000
Commercial Waste Franchise Fee	285,441	491,638	423,699	890,000	890,000	627,000	827,000
PG&E Franchise Fee	60,544	67,208	90,389	83,000	83,000	83,000	83,000
Other Franchise Fee	67,157	74,069	87,606	70,000	70,000	85,000	85,000
Total Franchise Fees	1,359,669	1,609,331	1,580,803	1,952,000	1,952,000	1,714,000	1,914,000
Licenses, Permits and Fees							
Animal Licenses	60,402	74,705	60,572	50,000	50,000	60,000	60,000
Alarm Permits	37,300	36,244	34,953	35,000	35,000	32,500	32,500
General Business License	136,029	224,199	238,907	230,000	250,000	265,000	270,000
Special Business License	26,325	32,895	32,684	31,000	32,000	34,000	35,000
Employee Permits	17,680	25,344	22,413	22,000	20,000	20,000	20,000
Tobacco License	-	10,824	9,463	7,000	10,000	10,000	10,000
Rental Housing Bus. License	-	52,643	147,542	140,000	140,000	140,000	140,000
Licenses - Other	6,880	38,300	4,180	9,000	9,000	9,000	9,000
Building Permits	1,134,847	746,450	780,556	600,000	800,000	1,000,000	1,000,000
Commercial Building Permits	451,554	648,838	736,127	650,000	600,000	600,000	650,000
Engineering Permits	700	-	-	-	-	-	-
Other Permits	15,751	21,044	16,863	58,600	18,600	17,900	17,900
Planning Fees	8,260	13,934	21,591	10,200	22,400	20,900	20,900
City Hall Rental Fees	51,464	60,313	68,574	60,000	60,000	60,000	65,000
Street Sweeping Fees	189,711	178,097	180,638	185,000	185,000	183,000	183,000
Passports	12,287	13,255	-	-	-	-	-
Other Fees	10,411	5,504	40,080	133,400	56,000	6,100	7,100
Total Licenses, Permits and Fees	2,159,601	2,182,589	2,395,143	2,221,200	2,288,000	2,458,400	2,520,400

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GENERAL FUND SUMMARY (CONT.)

	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	FY 2013 Budget	FY 2013 Estimated Actual	FY 2014 Proposed Budget	FY 2015 Proposed Budget
Fines and Forfeitures							
Traffic Citations	314,704	323,824	317,853	444,000	385,000	675,200	640,000
Criminal Fines	1,088	1,152	2,317	1,500	5,500	1,200	1,200
Parking Fines	201,595	231,104	202,325	157,000	170,000	175,000	175,000
False Alarm Fines	40,235	52,899	34,413	60,000	60,000	58,000	58,000
Code Enforcement Fines	168,002	302,409	258,222	370,000	447,200	300,000	300,000
Other Fines	337,392	323,772	267,689	249,000	246,600	265,000	265,000
Total Fines and Forfeitures	1,063,016	1,235,159	1,082,819	1,281,500	1,314,300	1,474,400	1,439,200
Use of Property							
Real Property Leases	610,558	393,225	431,717	486,400	489,000	602,100	614,200
LAIF Investment Earnings	23,721	21,120	9,243	5,000	5,000	4,500	5,000
CAMP Investment Earnings	154,753	114,929	63,660	60,000	45,000	48,000	50,000
MBIA Investment Earnings	112,969	81,895	40,039	50,000	35,000	38,000	40,000
Other Investment Earnings	166,990	514,199	81,344	86,000	112,900	10,700	9,000
Gain on Sale of Investments	-	(391,068)	(109,194)	-	-	-	-
Total Use of Money & Property	1,068,991	734,300	516,809	687,400	686,900	703,300	718,200
Intergovernmental							
Sacramento County Intergovernmental	170,018	7,466	-	431,000	433,000	230,600	232,200
Intergovernmental Other Receipts	-	418	-	45,200	-	55,000	55,000
Mandated Cost Recovery	26,639	16,407	13,291	-	18,500	21,000	21,000
MVLF Direct Payments	203,927	156,739	174,221	30,000	33,900	33,000	33,000
MVLF Bump	509,673	-	-	-	-	-	-
Grants	-	193,193	249,908	-	80,000	-	-
Pass Throughs	1,050	142	44,655	-	50,000	40,000	40,000
Other Intergovernmental Receipts	-	-	-	-	55,000	15,000	-
Total Intergovernmental	911,307	374,365	482,075	506,200	670,400	394,600	381,200
Charges for Services							
Legal Cost Recovery	264,990	313,036	308,867	297,100	145,700	180,600	203,900
Planning Cost Recovery	719,275	1,222,139	526,132	645,200	456,900	340,400	411,500
Workers' Compensation Cost Recovery	14,090	-	-	-	-	-	-
Administrative Cost Recovery	-	-	44,895	-	15,000	51,500	-
Public Works Cost Recovery	271,874	216,065	169,475	190,000	225,000	210,000	210,000
Other Cost Recovery	2,311	102,138	52,825	376,100	370,800	450,700	452,700
Cost Recovery Labor	240,981	251,413	175,406	272,100	272,100	441,900	416,900
Overhead	1,190,929	978,331	1,942,289	752,500	678,200	831,200	831,200
Police - DUI	-	-	-	-	-	-	-
Police Reports	13,230	14,735	15,510	15,000	12,000	12,000	12,000
Police - Restitution	-	-	-	-	-	-	-
Police - Towing Administration	68,251	99,629	108,172	100,000	95,000	100,000	100,000
Police - Towing Rotational	122,373	133,715	93,405	91,200	96,000	96,000	96,000
Other Charges for Services	391	34	126	-	-	-	-
Pass Through - Tickets	(48)	-	-	-	-	-	-
Total Charges for Services	2,908,645	3,331,235	3,437,102	2,739,200	2,366,700	2,714,300	2,734,200
Other Revenue							
Miscellaneous Revenue Other	291,672	364,978	338,600	52,900	53,800	78,000	40,500
Donations	80	196	18	-	-	-	-
Gain on Disposal of Assets	-	-	-	-	-	150,000	-
Debt Proceeds	-	55,365	-	-	-	-	-
Total Other Revenues	291,752	420,539	338,618	52,900	53,800	228,000	40,500
Transfers In	746,412	173,986	175,528	419,700	397,200	242,900	239,300
Total Revenues & Other Sources	37,491,522	39,981,071	40,775,576	40,259,900	40,493,100	41,595,100	42,806,600

GENERAL FUND SUMMARY (CONT.)

	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	FY 2013 Budget	FY 2013 Estimated Actual	FY 2014 Proposed Budget	FY 2015 Proposed Budget
Expenditures:							
Legislative:							
City Council	303,255	296,068	331,080	322,200	313,200	328,700	332,300
Boards & Commissions	238,598	272,369	250,000	250,900	250,900	251,700	251,200
City Attorney	781,307	739,505	969,227	672,800	733,700	603,000	594,000
City Clerk	364,755	347,762	288,464	290,600	285,800	297,600	308,500
Elections	2,458	34,216	116	32,200	28,600	2,800	33,100
Total Legislative	1,690,372	1,689,920	1,838,887	1,568,700	1,612,200	1,483,800	1,519,100
General Government:							
City Manager	988,940	896,711	1,010,863	924,900	948,000	985,300	958,500
Administrative Support	386,324	323,883	362,021	368,900	366,200	381,300	386,300
Communications	318,211	326,273	366,277	464,100	531,000	581,600	437,700
Human Resources	393,166	434,469	449,042	470,000	491,600	496,400	526,100
Finance	1,162,785	1,052,542	1,095,104	1,135,900	1,177,600	1,167,800	1,260,700
Information Technology	798,952	737,685	823,464	830,600	821,800	1,085,800	1,089,200
Risk Management	208,513	190,928	185,074	206,300	182,500	191,600	201,200
Total General Government	4,256,891	3,962,491	4,291,845	4,400,700	4,518,700	4,889,800	4,859,700
Public Safety:							
Police	15,108,810	15,184,269	15,514,247	16,487,500	16,206,500	16,891,500	17,452,300
Community Prosecutor	-	-	-	-	-	57,500	57,500
Total Public Safety	15,108,810	15,184,269	15,514,247	16,487,500	16,206,500	16,949,000	17,509,800
Community Development:							
Planning	1,403,239	1,803,598	1,210,244	1,302,600	1,201,000	1,243,500	1,245,400
Building & Safety	1,170,730	1,048,289	1,154,989	1,053,100	1,092,000	1,282,500	1,291,500
Facilities Management	1,294,837	1,301,975	1,165,744	1,238,000	1,391,800	1,349,600	1,375,000
Economic Development	363,059	329,620	434,176	526,800	621,000	456,800	417,200
Housing	23,391	28,006	145,090	173,200	178,500	188,300	214,600
Animal Services	534,584	459,783	476,623	511,700	512,600	512,000	531,000
Code Enforcement	498,875	416,299	442,678	955,400	793,600	919,200	962,900
Total Community Development	5,288,715	5,387,569	5,029,544	5,760,800	5,790,500	5,951,900	6,037,600
Public Works	2,347,854	2,237,832	3,193,026	2,502,600	2,555,000	2,823,900	2,811,500
Non-Departmental	601,472	1,140,608	617,785	775,600	512,500	527,500	556,500
Total Expenditures	29,294,115	29,602,689	30,485,334	31,495,900	31,195,400	32,625,900	33,294,200
Other Uses:							
Transfers Out	1,500,701	3,034,999	2,497,892	1,483,700	1,569,700	1,332,200	1,484,300
Debt Service	-	-	12,671	13,700	13,700	14,400	13,800
Revenue Neutrality Payment	6,460,226	6,714,615	6,923,884	7,264,000	7,323,400	7,500,000	7,910,000
Total Other Sources	7,960,927	9,749,614	9,434,447	8,761,400	8,906,800	8,846,600	9,408,100
Total Expenditures & Other Uses	37,255,041	39,352,303	39,919,781	40,257,300	40,102,200	41,472,500	42,702,300
Extraordinary Item	-	-	381,490	-	-	-	-
Total Uses	37,255,041	39,352,303	40,301,271	40,257,300	40,102,200	41,472,500	42,702,300
Surplus/(Deficit)	\$ 236,482	\$ 628,768	\$ 474,305	\$ 2,600	\$ 390,900	\$ 122,600	\$ 104,300

LEGISLATIVE SUMMARY

DESCRIPTION

Through the Legislative function, the Mayor and City Council govern the City of Rancho Cordova by enacting and enforcing all laws and regulations concerning municipal affairs, subject to limitations and restrictions of the State constitution. The Council is supported by the City Attorney and the City Clerk and the following Boards and Commissions: Neighborhood Traffic Safety Committee, Building Board of Appeals, and Rancho Cordova Sister Cities Council.

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 1,413,013	\$ 1,363,274	\$ 1,529,859	\$ 1,269,600	\$ 1,464,700	\$ 1,303,100	\$ 1,312,600
Licenses, Permits & Fees	12,297	13,400	80	100	-	100	100
Chrgs for Services & Other Rev	265,062	313,247	308,948	299,000	147,500	180,600	206,400
Total Sources	1,690,372	1,689,921	1,838,887	1,568,700	1,612,200	1,483,800	1,519,100
Use of Funds:							
Salaries	234,127	234,990	206,393	212,700	208,800	209,400	214,300
Benefits	160,783	151,557	123,419	133,200	121,600	150,600	156,700
Operations	1,295,463	1,303,374	1,501,150	1,222,800	1,281,800	1,123,800	1,148,100
Capital Outlay	-	-	7,925	-	-	-	-
Total Uses	\$ 1,690,372	\$ 1,689,921	\$ 1,838,887	\$ 1,568,700	\$ 1,612,200	\$ 1,483,800	\$ 1,519,100

CITY COUNCIL

DESCRIPTION

The City Council consists of five representatives elected at large to four-year overlapping terms. Council Members must be residents of the City. The positions of Mayor and Vice Mayor are chosen by the City Council through policy direction determined by the City Council. The Mayor conducts the Council meetings and represents the City on ceremonial occasions.

The Council is the policy and legislative body of the City and formulates policies in response to the needs, values, and interest of the citizens of Rancho Cordova.

The Council hires the City Manager and City Attorney and makes appointments to boards and commissions. The Council acts to influence local, regional, and state policies favorable to the City of Rancho Cordova through various action groups and organizations, including actively pursuing leadership roles in regional, state and national level advocacy and policy organizations.

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 303,255	\$ 296,068	\$ 331,080	\$ 322,200	\$ 313,200	\$ 328,700	\$ 332,300
Total Sources	303,255	296,068	331,080	322,200	313,200	328,700	332,300
Use of Funds:							
Salaries	30,000	30,000	30,000	30,000	30,800	30,000	30,000
Benefits	44,916	48,359	59,243	61,400	51,300	73,200	76,800
Operations	228,339	217,709	241,837	230,800	231,100	225,500	225,500
Total Uses	\$ 303,255	\$ 296,068	\$ 331,080	\$ 322,200	\$ 313,200	\$ 328,700	\$ 332,300

BOARDS AND COMMISSIONS

DESCRIPTION

Boards and Commissions provide advice to the City Council.

In order to streamline the development process now all land use projects come directly to the City Council. Two citizen committees continue to provide input on important issues when needed. The Neighborhood Traffic Safety (NTS) Committee prioritizes requests from residents for traffic calming measures installed on their streets. The Building Board of Appeals decides on appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of technical codes, including administrative citations issued for code enforcement violations.

This budget also includes funding for support to two non-profit organizations that extend the ability of the City to enhance capacity-building in the community. The non-profit Cordova Community Council provides community events and related volunteer management and fundraising. This budget anticipates an additional three-year grant renewal at the same level of \$250,000 a year.

Additionally, the budget includes some support for the Rancho Cordova Sister Cities Council (RCSCC), a non-profit organization comprised of volunteers from the community dedicated to the value of people-to-people diplomacy and cultural, educational, and business exchanges. Our first sister city Turrialba, Costa Rica was formally recognized in a signing ceremony in conjunction with the City's fifth (5th) anniversary celebration on July 1, 2008.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
2	Implement renewed three-year grant agreement with the Cordova Community Council for FY 2013-14 through 2016-17	\$250,000	\$250,000	
TOTAL DIRECT COSTS		\$250,000	\$250,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 238,598	\$ 272,369	\$ 250,000	\$ 250,900	\$ 250,900	\$ 251,700	\$ 251,200
Total Sources	238,598	272,369	250,000	250,900	250,900	251,700	251,200
Use of Funds:							
Salaries	12,600	11,400	-	-	-	-	-
Operations	225,998	260,969	250,000	250,900	250,900	1,700	1,200
Special Projects						250,000	250,000
Total Uses	\$ 238,598	\$ 272,369	\$ 250,000	\$ 250,900	\$ 250,900	\$ 251,700	\$ 251,200

CITY ATTORNEY

DESCRIPTION

The City Attorney's Office serves as general counsel to the City and the agencies and commissions it forms. The City Attorney's Office provides legal counsel, advice, negotiation support, and litigation. The office works on a day-to-day basis with the City Manager and City departments to facilitate compliance with critical laws, and to carry out the Council's goals and policy direction.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Percent of all contracts reviewed and revised within three business days	n/a	n/a	n/a	90%	90%	90%
Success rate in all litigation, including City initiated litigation	100%	100%	75%	100%	66%	66%
Creating major innovative or region-leading ordinance, legal service, or legal approach	2; Foreclosed property maintenance and vicious dog/pet overpopulation	1; Cardroom tax	2; Marijuana cultivation and tax	1; Community Prosecutor	1; Off-site signs	1

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Worked with Economic Development Department staff and management staff to outline, draft, and negotiate the finance agreement for the new entertainment center by which the City will partner with the developer in financing the project by a combination of land transfer and economic support.
- Navigated complex new legal requirements to “wind-down” the City’s Redevelopment Agency to successfully sell a former redevelopment property to Los Rios Community College District for a college campus, and protect former redevelopment dollars for local projects.
- Led the development of a new Community Prosecution Program that has the potential to address the most significant enforcement gaps in code enforcement and neighborhood services, including panhandling, graffiti and other violations of the Municipal Code.
- Wrote agreements and tax ordinances to generate new City revenues, including: (1) an annual tax on cardrooms; and (2) revenue agreement for digital freeway signs.

- Wrote ordinances to improve code enforcement and Growing Strong Neighborhoods program, including: (1) weapons policy for animal service officers (pending final authority from the Police Chief); (2) graffiti abatement; and (3) rental housing inspection.
- Continued to successfully protect the City from marijuana dispensaries by writing a moratorium on the establishment and operation of medical marijuana dispensaries, and successfully defended it in a lawsuit filed by a marijuana business.
- Crafted agreements and legal documents that will provide affordable housing and needed services to low-income veterans and residents at the Horizons senior housing project and Mather Veterans' Village projects.
- Negotiated and wrote franchise agreements and ordinance changes to improve City solid waste and water services, and provide franchise revenues to the City.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
2	Complete approvals for one or more major project (Westborough, Rio del Oro, The Ranch and/or The Arboretum)	\$75,000	\$75,000	X
5	Legal review of environmental documents and approval for the Rancho Cordova Parkway Interchange Project; possible preparation for settlement negotiations to prevent litigation	\$40,000	TBD	X
5	Analyze, advocate and litigate for repayment of substantial sums owed to the City from the Former Redevelopment Agency (Rancho Cordova v. Matosantos)	\$40,000	\$40,000	X
6	Prepare additional contracts and legal documents for entertainment center	\$25,000	\$20,000	X
2	Complete a comprehensive sign code update; 1 st Amendment issues	\$25,000	\$25,000	X
5	Legal review and preparation of approval documents for the Folsom Boulevard Specific Plan to streamline regulations and to reflect current economic conditions	\$24,000		X
4	Legal advice for Sphere of Influence (SOI) expansion directed by Council	\$10,000	\$20,000	X
TOTAL DIRECT COSTS		\$239,000	\$180,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 516,317	\$ 426,469	\$ 660,360	\$ 375,700	\$ 588,000	\$ 422,400	\$ 390,100
Chrgs for Services & Other Rev	264,990	313,036	308,867	297,100	145,700	180,600	203,900
Total Sources	781,307	739,505	969,227	672,800	733,700	603,000	594,000
Use of Funds:							
Operations	781,307	739,505	969,227	672,800	733,700	364,000	414,000
Special Projects						239,000	180,000
Total Uses	\$ 781,307	\$ 739,505	\$ 969,227	\$ 672,800	\$ 733,700	\$ 603,000	\$ 594,000

CITY CLERK

DESCRIPTION

The City Clerk's Office strives for exceptional responsiveness to the citizens of Rancho Cordova, our policy makers, colleagues, and fellow staff. Our forward thinking focus provides the framework for an open and neutral approach to conducting City Council meetings, recording and maintaining accurate City history, conducting impartial elections, making City business transparent and accessible, and efficient processing of administrative duties in accordance with applicable laws and regulations. We are committed to continually expanding our knowledge to better support the community we serve. We pride ourselves in being an innovative team with remarkable customer service.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Percentage of documents successfully retrieved during records retention audit	n/a	n/a	n/a	n/a	90%	95%
Percentage of public records requests processed within legal deadlines	n/a	n/a	n/a	100%	100%	100%
Percentage of City Council minutes approved without amendment	100%	100%	100%	100%	100%	100%

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or are anticipated to be completed by the end of the fiscal year.

- Served as leaders in our community and our professional organizations by significant contributions at the state and regional level in the City Clerk Association of California (CCAC).
- Migrated the majority of management and the City Council away from paper agenda packets to electronic agenda packets.
- Continued to move records into our Electronic Document Management System (EDMS) so they can be searchable online.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
5	Create electronic system for ensuring current certificates of insurance are maintained for all active contracts	\$5,000		
5	Ensure past council meetings and documents are listed in our agenda management system, Sire	Staff Time		
5	Assist other departments in utilizing EDMS	Staff Time		
TOTAL DIRECT COSTS		\$5,000	\$0	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 352,386	\$ 334,252	\$ 288,303	\$ 290,500	\$ 285,700	\$ 297,500	\$ 308,400
Licenses, Permits & Fees	12,297	13,400	80	100	-	100	100
Chrgs for Services & Other Rev	73	111	81	-	100	-	-
Total Sources	364,755	347,763	288,464	290,600	285,800	297,600	308,500
Use of Funds:							
Salaries	191,527	193,590	176,393	182,700	178,000	179,400	184,300
Benefits	115,866	103,198	64,176	71,800	70,300	77,400	79,900
Operations	57,362	50,975	39,970	36,100	37,500	35,800	44,300
Special Projects						5,000	
Capital Outlay	-	-	7,925	-	-	-	-
Total Uses	\$ 364,755	\$ 347,763	\$ 288,464	\$ 290,600	\$ 285,800	\$ 297,600	\$ 308,500

ELECTIONS

DESCRIPTION

The City Clerk is responsible for the overall administration of all municipal elections and serves as the Elections Official and has the statutory responsibility to administer council candidate elections, process initiatives, referendums, and recall petitions filed by the electorate in accordance with provisions of the California Elections Code.

The citizens of Rancho Cordova elect their City Council Members every two years in even-numbered years. Full Council Member terms are four years in duration with terms staggered so that two Council Member seats are voted on during an election year and three seats are voted on two years later. The electorate has opted to have five directly-elected Council Members at large.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Voter turnout	58.9%	n/a	71.39%	n/a	74.4%	n/a

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Assisted in the provision of educational materials to ensure that our citizens were aware of candidates and measures on the November 2012 ballot.
- Coordinated the November 2012 election for City Council Candidates and Measure L.
- Created a well-defined, easy to maneuver and transparent process for City Council candidates. Streamlined education and access to information for candidates.
- Created a comprehensive orientation program for new City Council members to ensure that we can quickly and efficiently educate them on current policy, procedure and culture.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
5	Coordinate the November 2014 election		\$30,000	
TOTAL DIRECT COSTS		\$0	\$30,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 2,458	\$ 34,116	\$ 116	\$ 30,300	\$ 26,900	\$ 2,800	\$ 30,600
Chrgs for Services & Other Rev	-	100	-	1,900	1,700	-	2,500
Total Sources	2,458	34,216	116	32,200	28,600	2,800	33,100
Use of Funds:							
Operations	2,458	34,216	116	32,200	28,600	2,800	3,100
Special Projects							30,000
Total Uses	\$ 2,458	\$ 34,216	\$ 116	\$ 32,200	\$ 28,600	\$ 2,800	\$ 33,100

GENERAL GOVERNMENT SUMMARY

DESCRIPTION

Through the General Government function, the City Manager implements the policies that are set by the City Council. Additionally, the City Manager acts as the Chief Executive/Administrative Officer of the City and is responsible for the day-to-day administration of the City's business. The General Government function also includes Public Information and Legislative Affairs, Human Resources, Administrative Support, Finance, Information Technology, and Risk Management.

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 3,679,284	\$ 3,270,036	\$ 3,552,527	\$ 3,648,500	\$ 3,731,800	\$ 4,246,500	\$ 4,207,500
Licenses, Permits & Fees	186,914	384,205	455,189	439,000	461,000	478,000	484,000
Use of Money & Property	-	-	7	-	1,900	-	-
Intergovernmental	-	-	50	45,200	55,000	55,000	55,000
Chrgs for Services & Other Rev	-	305,445	294,115	6,000	7,000	8,000	8,000
Total Revenues	3,866,198	3,959,686	4,301,888	4,138,700	4,256,700	4,787,500	4,754,500
Other Sources:							
Transfers In	390,693	2,803	2,628	275,700	275,700	116,700	119,000
Total Other Sources	390,693	2,803	2,628	275,700	275,700	116,700	119,000
Total Sources	4,256,891	3,962,489	4,304,516	4,414,400	4,532,400	4,904,200	4,873,500
Use of Funds:							
Salaries	1,976,587	1,877,005	2,088,963	2,110,500	2,139,600	2,181,600	2,221,300
Benefits	867,423	784,281	744,844	846,100	841,400	856,200	877,700
Operations	1,255,289	1,150,863	1,326,766	1,437,900	1,511,500	1,759,500	1,642,700
Capital Outlay	157,592	150,340	131,272	6,200	26,200	92,500	118,000
Total Expenditures	4,256,891	3,962,489	4,291,845	4,400,700	4,518,700	4,889,800	4,859,700
Other Uses:							
Principal & Interest	-	-	12,671	13,700	13,700	14,400	13,800
Total Other Uses	-	-	12,671	13,700	13,700	14,400	13,800
Total Uses	\$ 4,256,891	\$ 3,962,489	\$ 4,304,516	\$ 4,414,400	\$ 4,532,400	\$ 4,904,200	\$ 4,873,500

CITY MANAGER

DESCRIPTION

The City Manager's role is to leverage available resources, whether fiscal, social, or political, towards uses with maximum benefit to the community. In doing so, he or she spurs the organization to accomplish Council goals and citizen satisfaction by providing strong administrative leadership and fostering successful working relationships between the City Council, the public and the staff. The strength and breadth of the City Manager's leadership is often described as coming more from the role as a broker, facilitator, catalyst or educator rather than from the specific delivery of services. The City Manager and staff pursue excellence and professionalism both internally among City departments and externally with partners, aiming for a robustly healthy, sustainable and livable community.

In that quest, the City's Chief Executive Officer and staff work purposefully with community partners thought of as "legs" on a stool or table, requiring all to be secure and strong. In some respects, the City Manager sets the table, no matter how many public agencies, non-profits, or other organizations and individuals comprise the legs of the table.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Biennial survey of residents resulting in percentage satisfied with quality of life in Rancho Cordova	81%	n/a	83%	n/a	85%	n/a

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Continued innovative strategies to improve Rancho Cordova's image, including supporting community events, the Sacramento Children's Museum, receiving City awards, etc.
- Actively supported the interdisciplinary work of the Growing Strong Neighborhoods (GSN) Initiative and team, particularly communications, community outreach and civic engagement.
- Leveraged community assets by continuing to collaboratively assist community partners such as Cordova Recreation and Park District (CRPD), school districts, and community-based organizations.
- Continued to safeguard the public's funds by monitoring and maintaining a balanced budget.
- Completed the process of reviewing City development impact fees and infrastructure standards with the development community, which resulted in significantly lower fees while still providing for high quality infrastructure and facilities.

- Partnered with Los Rios Community College District to bring a community college to Folsom Boulevard in the next few years.
- Ensured City Hall complex is now fully leased with a mix of public sector, private sector and not-for-profit organizations, adding CRPD and Rancho Cordova Travel and Tourism Corporation this fiscal year.
- Explored options for adjusting the revenue neutrality payment schedule with the County of Sacramento.
- Provided leadership for a community-based grants group collaboratively focused on capturing grant funding for Rancho Cordova organizations as well as brokering grant information within the Sacramento region.
- Complete renegotiation of contract for police services.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
1	Complete a biennial resident satisfaction survey	\$35,000		
4	Explore next steps in defining the City's future sphere of influence for annexation	Staff Time		
1	Define criteria used to secure placement on Money Magazines "Best Places to Live In" list by 2023	Staff Time		
1	Act as a host community for two International Fellows through the International City/County Management Association (ICMA)	\$5,000		
TOTAL DIRECT COSTS		\$40,000	\$0	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 988,940	\$ 886,019	\$ 1,003,254	\$ 924,900	\$ 946,100	\$ 985,300	\$ 958,500
Use of Money & Property	-	-	-	-	1,900	-	-
Chrgs for Services & Other Rev	-	10,690	7,609	-	-	-	-
Total Sources	988,940	896,709	1,010,863	924,900	948,000	985,300	958,500
Use of Funds:							
Salaries	558,654	522,066	577,529	543,500	547,600	555,600	560,000
Benefits	207,898	177,654	183,243	190,500	193,300	200,600	206,100
Operations	222,388	196,989	250,091	190,900	207,100	189,100	192,400
Special Projects						40,000	
Total Uses	\$ 988,940	\$ 896,709	\$ 1,010,863	\$ 924,900	\$ 948,000	\$ 985,300	\$ 958,500

ADMINISTRATIVE SUPPORT

DESCRIPTION

The Administrative Support Division is made up of an award-winning customer service specialist, master jugglers, gatekeepers, travel coordinators, software savvy gurus, dedicated interns, and friendly faces. Our job is to provide high-level administrative and clerical assistance to the City Manager's Office, City Council, and several City departments (Finance, Information Technology, and Human Resources).

Each day is unique and fun! A special focus for this veteran team is the coordination and utilization of resources to accomplish daily, weekly, monthly, and annual tasks. Responsibilities of this division include: leadership, meeting preparation and coordination, planning and prioritizing, problem solving, travel arrangements, conference registration and coordination, minute-taking, follow-up, reception coverage, and excellent internal and external customer service. We make it our business to take care of the minutia so that our managers have the freedom to concentrate on the organization's top priorities.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Provide Comcate reports/updates to the City Council via the Friday memo	n/a	n/a	n/a	n/a	Quarterly	Quarterly
Internal customer satisfaction	n/a	n/a	n/a	n/a	85%	85%

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Delivered four presentations about the important roles that administrative professionals play in today's 21st century workplace.
- Partnered with all city departments to add file names and file locations in the footer to all regularly used city documents.
- All members of the Administrative Support Division served on the Technology Tribe or served as champions in partnership with the Technology Tribe for technologies such as Comcate, Social Media, and TrackIT. We used, promoted, and reported back to the management team and/or the City Council on various technologies.
- Organized the first floor Supply/Copy Room so that it mirrored the second floor Supply/Copy Room providing all employees easy access to office supplies needed to complete projects in an efficient and timely manner.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
1	Secure leadership positions within the International Association of Administrative Professionals at the state and local level	Staff Time/\$2,000	Staff Time/\$2,000	
1	Explore opportunities with Los Rios Community College to begin an internship program with the City of Rancho Cordova	Staff Time		
1, 3	Partner with Information Technology and the Communications Departments to add and staff a "Live Help" feature to our City website	Staff Time		
1	Integrate a professional development training series into the existing comprehensive training program for the interns, temporary support staff, and internal staff to further increase their administrative, professional, and communication skills	Staff Time		X
1	Create a "How to Guide" for new employees with instructions on office procedures, office equipment, internal forms and community resources	Staff Time		
1	Write and publish two articles in two different professional publications related to the profession of administrative professionals	Staff Time	Staff Time	
TOTAL DIRECT COSTS		\$2,000	\$2,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 386,324	\$ 323,885	\$ 361,252	\$ 368,900	\$ 366,200	\$ 381,300	\$ 386,300
Chrgs for Services & Other Rev	-	-	769	-	-	-	-
Total Sources	386,324	323,885	362,021	368,900	366,200	381,300	386,300
Use of Funds:							
Salaries	229,781	200,034	242,262	236,600	242,000	249,000	253,700
Benefits	129,007	103,500	97,547	105,700	104,800	106,900	107,200
Operations	27,537	20,351	22,212	26,600	19,400	23,400	23,400
Special Projects						2,000	2,000
Total Uses	\$ 386,324	\$ 323,885	\$ 362,021	\$ 368,900	\$ 366,200	\$ 381,300	\$ 386,300

PUBLIC INFORMATION AND LEGISLATIVE AFFAIRS

DESCRIPTION

The Public Information and Legislative Affairs Department, within the City Manager's Office, builds community pride by communicating the many activities, services and accomplishments of the City of Rancho Cordova, its elected officials, staff and community leaders. The department also leads efforts to build and maintain relationships with local, state, and federal representatives and agencies, and advocacy for both funding pursuits and legislative issues.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Average number of positive stories produced or facilitated per week	n/a	7	7.6	7.7	7.8	8
Number of legislative/advocacy contacts with local, state, and federal agencies to advance Rancho Cordova's platform and projects	n/a	n/a	60	72	84	84
Number of followers on social media sites	n/a	n/a	n/a	1,620 Facebook 348 Twitter	1,885 Facebook 613 Twitter	2,155 Facebook 883 Twitter

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Redesigned the City website for a more attractive, dynamic and user-friendly site.
- Ensured high visibility for the efforts of the Growing Strong Neighborhoods initiative.
- Participated in the Cap-to-Cap federal advocacy program through the Sacramento Metro Chamber of Commerce.
- Worked with various partner agencies in projects for the benefit of the Rancho Cordova community (e.g., the California Capital Airshow).
- Prepared and recommended the FY 2012-13 legislative platform and project list for federal advocacy to the City Council.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
1	Manage the tenth (10 th) anniversary celebration	\$93,800		X
1	Complete citywide branding effort and begin implementation	\$65,900	\$5,000	X
1	Purchase ¼ page advertisements in the Grapevine each week	\$26,000	\$26,000	
1	Media training for City Council and staff		\$10,000	
1	City website redesign		\$10,000	
TOTAL DIRECT COSTS		\$185,700	\$51,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 318,211	\$ 326,272	\$ 365,867	\$ 464,100	\$ 531,000	\$ 581,600	\$ 437,700
Chrgs for Services & Other Rev	-	-	410	-	-	-	-
Total Sources	318,211	326,272	366,277	464,100	531,000	581,600	437,700
Use of Funds:							
Salaries	80,432	100,161	109,889	106,000	106,000	124,700	128,200
Benefits	39,368	42,670	50,021	53,800	55,200	52,300	54,800
Operations	198,412	183,441	206,367	304,300	369,800	218,900	203,700
Special Projects						185,700	51,000
Total Uses	\$ 318,211	\$ 326,272	\$ 366,277	\$ 464,100	\$ 531,000	\$ 581,600	\$ 437,700

HUMAN RESOURCES

DESCRIPTION

The Human Resources Department plays a major role in creating a collaborative team of City employees, interns, and contract staff that provide high quality service to the community. The department takes great pride in helping recruit employees who are up to the challenge of creating something different, who think beyond the traditional boundaries of “how it’s always been done,” who want to make a difference, to be creative, and to have fun while they do it.

Through award winning human resources programs, we strive to orient, retain and engage the City's talented workforce so staff can focus on key City initiatives and community needs. We seek to sustain employee trust and motivation through effective communications, fair policies, professional development opportunities, staff recognition, accurate and timely payroll, and competitive benefits. To inspire camaraderie, respect and high productivity, Human Resources maintains a work culture nationally recognized for being a Great Place to Work®.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Customer satisfaction	92%	-	97%	-	>95%	-
Workers compensation claims	1	2	1	0	1	1
Workers compensation cost of claims	\$243	\$1,222	\$340	\$0	<\$1,000	<\$1,000
Retention percentage	97%	93%	97%	98%	>95%	>95%
Interns utilized	13	16	17	14	14	14



PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Attained national recognition in Fortune Magazine as a Great Place to Work!
- Implemented a comprehensive online performance management system.

- Revised CalPERS benefits to require employees to pay the full member contribution prior to pension reform legislation.
- Implemented a comprehensive Injury and Illness Prevention program.
- Completed a Total Compensation Study to assess where we stand in our market.
- Established a comprehensive records retention policy.
- Successfully responded to a CalPERS audit.
- Conducted an audit of personnel records.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
5	Promote broad skills and leadership development by contracting with experts for in house training	\$10,000		
5	Implement electronic files in SIRE	\$5,500		
5	Provide coaching and programs to advance organizational development that increase productivity		\$10,000	
5	Review compensation models to determine if a different model would be more effective		\$1,500/Staff Time	
1	Generate at least one positive story that highlights the productive results of our City team	Staff Time	Staff Time	
5	Train City employees on creating SMART goals in support of the City's 10-year vision	Staff Time		
5	Develop and implement a workforce planning process to incorporate with our succession planning	Staff Time		X
5	Evaluate technologies to allow employees to input benefit changes and master data updates		Staff Time	
TOTAL DIRECT COSTS		\$15,500	\$11,500	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 393,166	\$ 434,467	\$ 448,819	\$ 470,000	\$ 491,600	\$ 496,400	\$ 526,100
Chrgs for Services & Other Rev	-	-	223	-	-	-	-
Total Sources	393,166	434,467	449,042	470,000	491,600	496,400	526,100
Use of Funds:							
Salaries	243,518	249,044	272,642	262,500	275,400	270,800	274,800
Benefits	100,982	104,687	98,845	103,800	106,300	110,400	113,700
Operations	48,666	80,736	77,555	103,700	109,900	99,700	126,100
Special Projects						15,500	11,500
Total Uses	\$ 393,166	\$ 434,467	\$ 449,042	\$ 470,000	\$ 491,600	\$ 496,400	\$ 526,100

FINANCE

DESCRIPTION

The Finance Department is responsible for the fiscal affairs of the City. This includes cash and debt management, implementing policies for the procurement of goods and services, collecting and disbursing money, recording all transactions, preparing and maintaining the budget and general ledger, long range fiscal planning, and safeguarding the financial assets and financial records of the City. In addition to providing fiscal management, the department administers the Business License Program.

As the steward of public funds we serve the citizens and businesses within the City of Rancho Cordova, and other members of the public interested or vested in our financial success. We also are an internal service provider to the other City Departments. We use a fun and collaborative approach to fulfill our responsibilities and are proud of the fiscal results we have achieved for the City.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Manage General Fund to ensure operating surplus achieved	\$236,482	\$628,768	\$474,305	\$500,000	\$122,600	\$104,300
Overall internal customer satisfaction rating	n/a	n/a	79%	82%	82%	82%
General Fund revenue budget to actual variance	3.1%	1.8%	2.9%	.5%	<3%	<3%
Number of findings from annual audit of federal grants	2	1	2	0	0	0

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Obtained voter approval for a Cardroom Tax Ordinance that should generate in excess of \$100,000 per year for the General Fund.
- Retooled the Annual Citizens' Financial Report as a four page insert in the City Views newsletter.
- Implemented updated Capital Facilities Nexus Study thereby lowering the Capital Facilities Impact fee.
- Worked to finalize plans and agreements to build a state of the art entertainment center in Rancho Cordova.
- Completed a project accounting systems needs assessment.
- Conducted an audit of the utility providers to ensure that all utility providers are correctly assessing and remitting our Utility Users' Tax.

- Revised Finance Department records retention policy.
- Managed the refinance of the bonds in Community Facilities District 2003-1, yielding a district savings of \$2,464,055.
- Determine if an adjustment to the Rental Code Compliance Fee is necessary to ensure the Rental Housing Inspection Program is adequately funded.
- Implement system modifications to create the permit for Unattended Donation Boxes, as required by council ordinance

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
5	Implement electronic filing of financial records, as prescribed by the Records Retention Policy.	\$10,000	\$10,000	X
5	Retain consultant to conduct master fee study and bring recommendations to City Council for fee adjustments		\$45,000	
5	Complete research on alternative project accounting systems to determine if a new system could better meet our needs.	Staff Time		
5	Utilize the Franchise Tax Board ("FTB") City Business Tax Program to identify those businesses in Rancho Cordova that are not currently licensed.	Staff Time		X
TOTAL DIRECT COSTS		\$10,000	\$55,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 711,370	\$ 370,779	\$ 352,126	\$ 415,200	\$ 433,900	\$ 565,100	\$ 649,700
Licenses, Permits & Fees	186,914	384,205	455,189	439,000	461,000	478,000	484,000
Use of Money & Property	-	-	7	-	-	-	-
Intergovernmental	-	-	50	-	-	-	-
Chrgs for Services & Other Rev	-	294,755	285,104	6,000	7,000	8,000	8,000
Total Revenues	898,285	1,049,739	1,092,476	860,200	901,900	1,051,100	1,141,700
Other Sources:							
Transfers In	264,500	2,803	2,628	275,700	275,700	116,700	119,000
Total Other Sources	264,500	2,803	2,628	275,700	275,700	116,700	119,000
Total Sources	1,162,785	1,052,542	1,095,104	1,135,900	1,177,600	1,167,800	1,260,700
Use of Funds:							
Salaries	681,843	628,073	681,911	701,800	716,400	721,100	737,300
Benefits	323,479	283,300	245,690	288,000	289,600	292,100	298,700
Operations	157,463	141,169	167,503	146,100	171,600	144,600	169,700
Special Projects						10,000	55,000
Total Uses	\$ 1,162,785	\$ 1,052,542	\$ 1,095,104	\$ 1,135,900	\$ 1,177,600	\$ 1,167,800	\$ 1,260,700

INFORMATION TECHNOLOGY

DESCRIPTION

Information Technology (IT) is responsible for providing strategic technology direction, IT operational policies and standards and coordinating major City-wide initiatives including: IT project management, training, implementation of City-wide technologies and applications, and maintaining the City's public and internal GIS systems. Additionally, IT manages and supports all computer and network equipment, applications, telecommunications, and data security.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Help desk ticket response:	n/a	n/a	n/a	n/a		
- Extreme priority (30 min.)					100%	100%
- High priority (4 hours)					100%	100%
- All other priorities (24 hours)					100%	100%
Time to ticket resolution	n/a	n/a	n/a	n/a	24 Hours	24 Hours
Network uptime	n/a	n/a	n/a	99.99%	99.99%	99.99%

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Implemented a mobile Device Management system and a Bring Your Own Device Policy to allow staff to use a variety of Mobile devices to access City systems.
- Installed and distributed the Microsoft Office 2010 and testing 2013 for deployment.
- Implemented agreement to sell IT services to CRPD.
- Built and released new City Hall Intranet on March 1, 2013.
- Implemented an Electronic Plan Review system allowing plans to be submitted electronically to the City for review and approval.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
5	Complete Hansen 8 Upgrade (ISF) to create process efficiencies across multiple departments	\$300,000 *		X
5	Build new interface to Hansen 8 system for field building inspectors	\$50,000		X
5	Replace core network switches	\$20,000		
5	Contribute funds to regional 6" aerial photography effort for GIS	\$15,000		
5	Build public portal into records system to allow Building counter customer access to public documents	\$10,000		
5	Purchase and install new web filter	\$5,000		
5	Replace and enhance security DVR & camera's at City Hall		\$30,000	
5	Purchase and install interactive LCD displays in conference rooms		\$25,000	
5	Install LCD project monitor in Building Department		\$10,000	
5	Purchase and install field data collection devices for Public Works		\$10,000	
5	Evaluate and potentially replace printers in City Hall		\$5,000	
5	Upgrade printers in Animal Services and Code Enforcement vehicles		\$5,000	
TOTAL DIRECT COSTS		\$400,00	\$85,000	
Less Projects funded outside of General Fund (*)		(300,000)	\$0	
TOTAL DIRECT COSTS IN GENERAL FUND		\$100,000	\$85,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 672,760	\$ 737,686	\$ 836,135	\$ 799,100	\$ 780,500	\$ 1,045,200	\$ 1,048,000
Intergovernmental	-	-	-	45,200	55,000	55,000	55,000
Total Revenues	672,760	737,686	836,135	844,300	835,500	1,100,200	1,103,000
Other Sources:							
Transfers In	126,193	-	-	-	-	-	-
Total Other Sources	126,193	-	-	-	-	-	-
Total Sources	798,952	737,686	836,135	844,300	835,500	1,100,200	1,103,000
Use of Funds:							
Salaries	182,360	177,627	204,730	260,100	252,200	260,400	267,300
Benefits	66,689	72,470	69,498	104,300	92,200	93,900	97,200
Operations	392,311	337,249	417,964	460,000	451,200	539,000	521,700
Special Projects						100,000	85,000
Capital Outlay	157,592	150,340	131,272	6,200	26,200	92,500	118,000
Total Expenditures	798,952	737,686	823,464	830,600	821,800	1,085,800	1,089,200
Other Uses:							
Principal & Interest	-	-	12,671	13,700	13,700	14,400	13,800
Total Other Uses	-	-	12,671	13,700	13,700	14,400	13,800
Total Uses	\$ 798,952	\$ 737,686	\$ 836,135	\$ 844,300	\$ 835,500	\$ 1,100,200	\$ 1,103,000

RISK MANAGEMENT

DESCRIPTION

The objective of Risk Management is to minimize harm to the physical, human, and fiscal resources of the City while minimizing the total cost of risk to the City of Rancho Cordova.

Risk Management provides management and advice regarding all insurance operations for the City including review of insurance contract language to ensure the best liability protection for the city, coordination of information flow between the insurance providers and City personnel, advice on loss control and oversight on all open liability claims which are filed against the City.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Change in insurance premium costs	6.3%	-8.4%	-3.1%	-1.4%	5%	< 5%

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
1	Serve on the CSAC Excess Insurance Authority Primary General Liability Committee	Staff Time		
5	Implement Subrogation Program to receive reimbursements for maintenance and repair costs caused from vehicle accidents and graffiti incidents	Staff Time		
TOTAL DIRECT COSTS		\$0	\$0	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 208,513	\$ 190,928	\$ 185,074	\$ 206,300	\$ 182,500	\$ 191,600	\$ 201,200
Total Sources	208,513	190,928	185,074	206,300	182,500	191,600	201,200
Use of Funds:							
Operations	208,513	190,928	185,074	206,300	182,500	191,600	201,200
Total Uses	\$ 208,513	\$ 190,928	\$ 185,074	\$ 206,300	\$ 182,500	\$ 191,600	\$ 201,200

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PUBLIC SAFETY SUMMARY

DESCRIPTION

The Public Safety function is comprised of the budgets for the Rancho Cordova Police Department and the Community Prosecutor.

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 12,709,029	\$ 12,680,890	\$ 13,131,286	\$ 14,094,000	\$ 13,795,500	\$ 14,229,400	\$ 14,766,700
Taxes	911,883	984,173	1,051,840	1,076,800	1,076,800	1,171,900	1,230,600
Licenses, Permits & Fees	37,300	36,244	34,953	35,000	35,000	32,500	32,500
Fines & Forfeitures	880,071	896,267	801,172	887,500	855,500	1,159,400	1,124,200
Use of Money & Property	14,134	30,098	19,240	-	-	-	-
Intergovernmental	196,657	212,765	259,869	148,000	240,700	147,800	147,800
Chrgs for Services & Other Rev	218,064	248,079	215,887	206,200	203,000	208,000	208,000
Total Revenues	14,967,137	15,088,516	15,514,247	16,447,500	16,206,500	16,949,000	17,509,800
Other Sources:							
Transfers In	141,672	95,752	-	40,000	-	-	-
Total Other Sources	141,672	95,752	-	40,000	-	-	-
Total Sources	15,108,810	15,184,268	15,514,247	16,487,500	16,206,500	16,949,000	17,509,800
Use of Funds:							
Operations	15,108,810	15,184,268	15,514,247	16,487,500	16,206,500	16,949,000	17,509,800
Total Uses	\$ 15,108,810	\$ 15,184,268	\$ 15,514,247	\$ 16,487,500	\$ 16,206,500	\$ 16,949,000	\$ 17,509,800

POLICE DEPARTMENT

DESCRIPTION

The Rancho Cordova Police Department (RCPD) appreciates the support and mutual respect of the diverse community it serves. The general objectives of the Police Department are to promote and maintain order, public safety, and emergency services within the City through the most effective use of Department and community resources. RCPD is committed to making a difference by providing quality service to its citizens, nurturing an atmosphere of respect for all, maintaining a professional demeanor, and fostering a spirit of teamwork with the wide spectrum of public/ private agencies and the community.

METRICS

Metric	Description	FY 09-10 **	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Folsom Blvd public safety	* Part 1 violent crimes	90	82	71	67	66	62
	*Part 1 property crimes	189	168	162	215	211	200
	Calls for service	4,259	6,518	6,439	6,360	6,233	5,921
Lower crime to increase positive citywide image	*Part 1 violent crimes	383	390	341	381	373	355
	*Part 1 property crimes	2,122	2,020	2,022	2,176	2,132	2,026
	Citywide calls for service	29,640	37,882	38,961	38,652	37,879	35,985
Reduce traffic accidents	Fatal traffic and injury collisions	669	798	785	636	623	592

*Part 1 crimes include homicide, rape, robbery, aggravated assault, burglary, theft, motor vehicle theft and arson. Violent crimes are counted by the number of victims during an incident rather than number of incidents occurred.

** On January 31, 2010, the Sacramento County Sheriff's Department began using a different Computer Automated Dispatch (CAD) system. The change in systems is probably the biggest reason for the discrepancy in numbers of calls for service from fiscal year 2009/10 to 2010/11. However, other factors may be affecting the statistics. During that time, the police department made a concerted effort to get residents and business owners to report crimes that otherwise went unreported.

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Increased our volunteer pool to better accommodate the service center demands and improve customer service to the community.

- Completed an agreement to utilize the “A Child Is Missing Alert Program” (ACIM) as a no cost service that facilitates the safe recovery of missing children, the elderly (Alzheimer's/dementia), the disabled, and college students missing on campus.
- Formed a partnership with the Anatolia community for the use of a clubhouse office; this allows on-duty officers to utilize the location for daily functions and increase law enforcement presence to the community.
- Evaluated alternative staffing models. Determined current model yields greatest effectiveness with current staffing levels.
- Assigned patrol officers to pair up with specific schools in support of school safety through the Adopt-a-School Program; officers will drop by and make contact during their regular shift, as they are available.
- Enhanced Neighborhood Watch by encouraging businesses to sign up for ‘Business Watch’ and attend meetings for education and crime prevention techniques.
- Implemented Red Light Camera Program at two intersections.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
2	Utilize volunteer reserve police officers, in conjunction with existing patrol officers, to form a dedicated partnership with Folsom Boulevard business owners	Staff Time	Staff Time	
2	Secure federal grant funding for additional School Resource Officers (SRO's)	Staff Time	Staff Time	
5	Utilize Community Service Officer II's (CSO II) to assist the crime prevention officer with implementing crime prevention techniques	Staff Time	Staff Time	
TOTAL DIRECT COSTS		\$0	\$0	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 12,709,029	\$ 12,680,890	\$ 13,131,286	\$ 14,094,000	\$ 13,795,500	\$ 14,171,900	\$ 14,709,200
Taxes	911,883	984,173	1,051,840	1,076,800	1,076,800	1,171,900	1,230,600
Licenses, Permits & Fees	37,300	36,244	34,953	35,000	35,000	32,500	32,500
Fines & Forfeitures	880,071	896,267	801,172	887,500	855,500	1,159,400	1,124,200
Use of Money & Property	14,134	30,098	19,240	-	-	-	-
Intergovernmental	196,657	212,765	259,869	148,000	240,700	147,800	147,800
Chrgs for Services & Other Rev	218,064	248,079	215,887	206,200	203,000	208,000	208,000
Total Revenues	14,967,137	15,088,516	15,514,247	16,447,500	16,206,500	16,891,500	17,452,300
Other Sources:							
Transfers In	141,672	95,752	-	40,000	-	-	-
Total Other Sources	141,672	95,752	-	40,000	-	-	-
Total Sources	15,108,810	15,184,268	15,514,247	16,487,500	16,206,500	16,891,500	17,452,300
Use of Funds:							
Operations	15,108,810	15,184,268	15,514,247	16,487,500	16,206,500	16,891,500	17,452,300
Total Uses	\$ 15,108,810	\$ 15,184,268	\$ 15,514,247	\$ 16,487,500	\$ 16,206,500	\$ 16,891,500	\$ 17,452,300

COMMUNITY PROSECUTOR

DESCRIPTION

The Community Prosecutor prosecutes certain violations of the City's Municipal Code and acts as a liaison between the City and the court system. The Community Prosecutor is responsible for representing and ensuring the City's best interests in criminal actions as well as special prosecutions. This individual works closely with City staff, including Code Enforcement staff and the Police Department—Patrol, Detectives, Traffic, Probation officers, and Problem Oriented Policing (POP) officers. The Community Prosecutor Department provides a platform for an innovative approach to criminal code enforcement in the City, and it may be expanded in the future to include a pre-file misdemeanor diversion program and a neighborhood accountability board.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Cases processed	n/a	n/a	n/a	n/a	30	30

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
1	Implement program with City of Sacramento City Attorney's office acting as Community Prosecutor	\$32,500	\$32,500	
1	Implement diversion in lieu of prosecution program	\$20,000	\$20,000	
TOTAL DIRECT COSTS		\$52,500	\$52,500	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ 57,500
Total Sources	-	-	-	-	-	57,500	57,500
Use of Funds:							
Operations	-	-	-	-	-	5,000	5,000
Special Projects						52,500	52,500
Total Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ 57,500

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COMMUNITY DEVELOPMENT SUMMARY

DESCRIPTION

The Community Development function includes:

- Planning
- Building and Safety
- Facilities Management
- Economic & Neighborhood Development Department (with divisions of Economic Development, Housing, and Neighborhood Services)

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 1,509,360	\$ 1,765,523	\$ 1,879,697	\$ 2,548,100	\$ 2,482,800	\$ 2,509,300	\$ 2,719,700
Licenses, Permits & Fees	1,725,056	1,558,875	1,713,348	1,386,100	1,546,000	1,753,800	1,809,800
Fines & Forfeitures	182,945	338,893	281,747	394,000	457,200	315,000	315,000
Use of Money & Property	610,558	393,224	431,710	566,400	594,000	602,100	614,200
Intergovernmental	1,050	142	(10)	80,000	80,000	97,800	84,400
Chrgs for Services & Other Rev	1,093,282	1,267,484	646,052	706,200	533,000	593,900	423,500
Total Revenues	5,122,252	5,324,141	4,952,544	5,680,800	5,693,000	5,871,900	5,966,600
Other Sources:							
Transfers In	166,463	63,432	77,000	80,000	97,500	94,000	85,000
Total Other Sources	166,463	63,432	77,000	80,000	97,500	94,000	85,000
Total Sources	5,288,715	5,387,573	5,029,544	5,760,800	5,790,500	5,965,900	6,051,600
Use of Funds:							
Salaries	1,169,114	1,109,532	1,292,117	1,690,900	1,637,500	1,596,300	1,736,700
Benefits	724,911	640,748	599,328	771,400	730,700	766,900	791,700
Operations	3,022,689	3,408,736	3,138,099	3,270,000	3,197,700	3,466,600	3,414,200
Capital Outlay	372,001	228,557	-	28,500	224,600	122,100	95,000
Total Expenditures	5,288,715	5,387,573	5,029,544	5,760,800	5,790,500	5,951,900	6,037,600
Other Uses:							
Transfers Out	-	-	-	-	-	14,000	14,000
Total Other Uses	-	-	-	-	-	14,000	14,000
Total Uses	\$ 5,288,715	\$ 5,387,573	\$ 5,029,544	\$ 5,760,800	\$ 5,790,500	\$ 5,965,900	\$ 6,051,600

PLANNING

DESCRIPTION

The Planning Department's primary responsibilities are to ensure a well-planned, attractive and sustainable community and to help provide a positive image that promotes community investment and enhancement. The Planning Department assists the City with adopting and implementing clear policies, standards and guidelines that guide land use related activities of our residents and business community. Through the implementation of these policies and guidelines, the Department supports the balanced and thoughtful integration of commercial development, employment uses, residential uses and public spaces to create a vibrant Destination City that promotes bicycle, pedestrian and transit circulation and protects the environment and our natural resources and wildlife.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Customer rating counter staff as "excellent"	n/a	n/a	n/a	n/a	95%	95%
Administrative project reviews completed within 60 days of submittal	n/a	n/a	n/a	100%	95%	95%

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Initiated a Civic Engagement program that establishes local neighborhood coalitions that promote the care and improvement of individual neighborhoods.
- Amended Special Planning Area documents inherited from the County to reflect City policies and regulations.
- Established a new City Volunteer Program to grow a more robust program for volunteers within City Hall and the community.
- Obtained planning files from Sacramento County for projects and properties that were subject to County approvals prior to City incorporation
- Defined a Council expectation for balancing residential and employment land uses east of Sunrise Boulevard.
- Coordinated with SACOG on regional planning issues, including the Regional Housing Needs Allocations (RHNA) and other regional planning efforts that affect the City.
- Complete project review and environmental review of the Suncreek Specific Plan.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
2	Adopt the South Sacramento Habitat Conservation Plan, a regional plan to balance development and natural resource preservation	\$262,000	\$220,000	X
2	Amend the Folsom Boulevard Specific Plan to streamline regulations and to reflect current economic conditions	\$78,000		
2	Complete approvals for one or more major project (Westborough, Rio del Oro, The Ranch and/or The Arboretum)	\$75,000	\$75,000	X
2	Complete a Comprehensive Sign Code Update	\$26,900		X
2	Amend Special Planning Area documents adopted by Sacramento County prior to incorporation to reflect City goals, policies and standards	\$22,500		X
5	Incorporate County files into City's records system	\$16,500		X
4	Conduct Sphere of Influence (SOI) expansion as directed by Council	\$14,500		X
2	Implement City/BIA Development Cost Savings	\$13,000		
TOTAL DIRECT COSTS		\$508,400	\$295,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 668,986	\$ 580,591	\$ 666,280	\$ 635,300	\$ 718,100	\$ 879,300	\$ 810,100
Licenses, Permits & Fees	14,978	24,069	23,519	22,100	26,000	23,800	23,800
Chrgs for Services & Other Rev	719,275	1,198,939	520,445	645,200	456,900	340,400	411,500
Total Sources	1,403,239	1,803,599	1,210,244	1,302,600	1,201,000	1,243,500	1,245,400
Use of Funds:							
Salaries	-	-	-	-	21,300	66,700	70,400
Benefits	-	-	-	-	12,800	25,400	26,300
Operations	1,403,239	1,803,599	1,210,244	1,302,600	1,166,900	643,000	853,700
Special Projects						508,400	295,000
Total Uses	\$ 1,403,239	\$ 1,803,599	\$ 1,210,244	\$ 1,302,600	\$ 1,201,000	\$ 1,243,500	\$ 1,245,400

BUILDING AND SAFETY

DESCRIPTION

The Building and Safety Division ensures that building construction within the City of Rancho Cordova meets state and local standards for safety, accessibility, green building, energy conservation and storm water pollution prevention.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
External customer satisfaction rating	n/a	n/a	n/a	90%	85%	90%
Violations addressed or closed	40%	58%	86%	85%	85%	90%
First review of building plans completed within 10 business days	n/a	n/a	79%	85%	85%	90%

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Launched electronic plan review service in order to improve efficiency, reduce the waste associated with traditional review processes, and significantly decrease the processing time for our residents and customers.
- Completed a fee booklet for customers to learn about our development processes and how our fees are calculated.
- Completed and implemented a Long Term Accessibility Program which allows business owners to “phase” disabled access requirements over a period of time.
- Completed all backlog of scanning and indexing for building permit records.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
1, 2, 5	Facilitate two informational forums / Q&A sessions for hot topic items per year	\$500	\$500	
5	Research and pursue new and innovative options to streamline some of our basic permit processing procedures	Staff Time	Staff Time	
5	Work with outside agencies to further simplify some of our informational handouts	Staff Time	Staff Time	
5	Automate the customer satisfaction survey	Staff Time	Staff Time	X
5	Assist IT with the Hansen upgrade in order to allow customers to apply and pay for permits online, check their permit status, and schedule inspections	Staff Time	Staff Time	X
TOTAL DIRECT COSTS		\$500	\$500	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses, Permits & Fees	1,594,927	1,395,788	1,516,683	1,250,000	1,406,000	1,606,000	1,657,000
Intergovernmental	1,050	142	(10)	-	-	-	-
Chrgs for Services & Other Rev	28,602	5,196	7,775	-	-	-	-
Total Sources	1,624,578	1,401,126	1,524,448	1,250,000	1,406,000	1,606,000	1,657,000
Use of Funds:							
Salaries	428,884	471,460	439,827	456,400	460,900	460,800	471,800
Benefits	167,643	157,691	147,648	144,500	146,300	149,100	153,800
Operations	574,203	419,139	567,514	452,200	484,800	672,100	665,400
Special Projects						500	500
Total Uses	\$ 1,170,730	\$ 1,048,290	\$ 1,154,989	\$ 1,053,100	\$ 1,092,000	\$ 1,282,500	\$ 1,291,500

FACILITIES MANAGEMENT

DESCRIPTION

Facilities Management strives to provide a safe, healthy and productive working environment and ensure all facilities and their operation comply with current laws and regulations. Facilities Management is responsible for all electrical, mechanical, structural, construction, construction management, landscape, custodial and related repairs and maintenance to all City facilities and properties. The buildings served by Facilities Management include all buildings on the City Hall property, the Kilgore property, the Kilgore Cemetery, and the Gold Tailings property for a total of 133,350 square feet. Facilities Management coordinates and manages all rental space on city properties, generating additional revenue and supports external City sponsored community events.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Customer satisfaction	n/a	n/a	n/a	98%	90%	90%
Work orders completed on time	n/a	n/a	n/a	78%	80%	80%
Energy Star score – portfolio average	n/a	n/a	n/a	73/100	85/100	85/100

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Established energy star accounts for properties located at 2701 Prospect Park Drive, 2880 Gold Tailings and 2897 Kilgore Road to monitor and track energy consumption as required by the energy commission and AB-1103 beginning in July 2012. Will continue to track data.
- Upgraded parking lot lights with induction bulbs to reduce energy consumption and operating cost for 2701 Prospect Park Drive, 2897 Kilgore Road, 2880 Gold Tailings and a small portion of 2729 Prospect Park Drive.
- Analyzed current room rental policies and rates. Compared rates and policies to other like public and private venues. Revised our subsidized discounted rates to allow for a more equal rating structure to all public customers.
- Completed tenant improvements for Suite 220 at Rancho Cordova City Hall for our future tenants: CRPD.
- Design and draft an evacuation plan for the Sacramento Children's Museum and the McKesson building. Install evacuation maps throughout the building.
- Schedule and coordinate the seal coating and striping 144,467 square feet of parking lot at Rancho Cordova City Hall that will include current ADA requirements as part of our comprehensive maintenance plan.

- Install new Uninterrupted Power Supply (UPS) unit in the server room at City Hall that will backup power for IT infrastructure.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
5	Replace backup generator at 2897 Kilgore Road, Police Station	\$251,000 *		X
2	Replace eaves and dry rot under soffit at 2897 Kilgore Rd. Police Station	\$45,000		
5	Complete upgrade of City Hall parking lot lighting with efficient inductive lights	\$28,000		
2	ADA improvements at City Hall	\$20,000	\$50,000	
5	Irrigation Clock Upgrade for 2729 Prospect Park Drive and 2701 Prospect Park Drive	\$7,000		
2	HVAC Splits for Common Electrical Room Cooling- 1 st and 2 nd floor of City Hall		\$22,500	
TOTAL DIRECT COSTS		\$351,000	\$72,500	
Less Projects funded outside of General Fund (*)		(251,000)	\$0	
TOTAL DIRECT COSTS IN GENERAL FUND		\$100,000	\$72,500	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 231,239	\$ 848,045	\$ 662,999	\$ 611,600	\$ 762,800	\$ 589,700	\$ 611,400
Licenses, Permits & Fees	51,464	60,713	68,574	60,000	60,000	60,000	65,000
Use of Money & Property	610,558	393,224	431,710	486,400	489,000	602,100	614,200
Intergovernmental	-	-	-	80,000	80,000	97,800	84,400
Chrgs for Services & Other Rev	310,123	-	2,461	-	-	-	-
Total Revenues	1,203,384	1,301,982	1,165,744	1,238,000	1,391,800	1,349,600	1,375,000
Other Sources:							
Transfers In	91,453	-	-	-	-	-	-
Total Other Sources	91,453	-	-	-	-	-	-
Total Sources	1,294,837	1,301,982	1,165,744	1,238,000	1,391,800	1,349,600	1,375,000
Use of Funds:							
Salaries	252,364	229,186	266,888	284,200	289,800	287,000	293,300
Benefits	77,159	91,929	91,630	125,600	120,300	120,700	123,800
Operations	593,313	752,310	807,226	799,700	778,100	819,800	862,900
Capital Outlay	372,001	228,557	-	28,500	203,600	22,100	22,500
Special Projects						100,000	72,500
Total Uses	\$ 1,294,837	\$ 1,301,982	\$ 1,165,744	\$ 1,238,000	\$ 1,391,800	\$ 1,349,600	\$ 1,375,000

ECONOMIC DEVELOPMENT

DESCRIPTION

The Economic Development Division provides leadership on developing and implementing key programs that fuel the local economy and improve the quality of life for City residents. Our activities are guided by six targeted focus areas, established at the 2012 City Council retreat. The six key focus areas are: Folsom Boulevard revitalization, business retention and expansion, retail recruitment, business development and innovation, marketing and image, and toolbox development.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Rancho Cordova's percentage of total jobs in Sacramento County	7.8%	7.3%	7.5%	7.9%	8%	8.1%
Folsom Blvd. property value change vs. average property value change on Fulton Ave., Florin Rd., and Franklin Blvd.	n/a	n/a	n/a	3% more growth than competitive set	1% more growth than competitive set	1% more growth than competitive set
Retail Sales per capita (September 2012 report)	\$131	\$174	\$184	\$185	\$190	\$190
Number of businesses in Rancho Cordova	1,977	1,944	1,933	1,945	1,960	1,980

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Negotiated the development of a new entertainment facility within the City of Rancho Cordova.
- Add a Targeted Employment Area (TEA) to the enterprise zone area benefits which will allow more Rancho Cordova residents to be hired by companies within the enterprise zone.
- Assisted with the opening of The Rancho Cordova Events Center, Walgreens, Marshalls, Panda Express, and The Habit.
- Conducted approximately twelve executive level business visits, six of which with some combination of the Mayor, City Manager and Assistant City Manager.
- Developed marketing and messaging effort focused on specific strengths of the City of Rancho Cordova with the Rancho Cordova Chamber of Commerce, Cordova Community Council and the Rancho Cordova Travel and Tourism Committee – “The Center of it All.”

- Served as Chair for the regional Metropulse program and served on the steering committee for the Next Economy initiative.
- Utilized the Community Development Block Grant program to fund improvements at regional assets such as Soil Born Farms.
- Host an “innovation summit” in order to brand Rancho Cordova as the innovation hub of the region.
- Explore requiring large construction contractors (contracts over \$5 million) to self-report sales taxes to keep those revenues in the City of Rancho Cordova.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
6	Lead the innovation initiative	\$15,000	\$30,000	
1	Greening Folsom Boulevard project	\$25,000	\$25,000	
1	Search engine optimization project	\$20,000		
6	Develop a comprehensive City investment and incentive strategy	Staff Time		
6	Attract new retail stores to Rancho Cordova	Staff Time	Staff Time	
1	Incorporate brand into Economic Development marketing	\$15,000	\$50,000	
6	Hospital development strategy	\$25,000		
6	Brewery recruitment project	\$10,000		
6	Conduct outreach and hold election for a Property Based Improvement District (PBID)	\$40,000		
6	Economic Development strategic plan		\$20,000	
TOTAL DIRECT COSTS		\$150,000	\$125,000	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 362,319	\$ 321,908	\$ 399,535	\$ 526,800	\$ 621,200	\$ 416,800	\$ 417,200
Licenses, Permits & Fees	50	-	-	-	-	-	-
Chrgs for Services & Other Rev	690	7,710	35,275	-	-	40,000	-
Total Sources	363,059	329,618	434,810	526,800	621,200	456,800	417,200
Use of Funds:							
Salaries	183,013	184,129	182,381	263,800	286,600	164,900	168,300
Benefits	75,519	83,112	61,666	115,000	114,000	60,900	61,400
Operations	104,527	62,377	190,763	148,000	199,600	81,000	62,500
Special Projects						150,000	125,000
Capital Outlay	-	-	-	-	21,000	-	-
Total Uses	\$ 363,059	\$ 329,618	\$ 434,810	\$ 526,800	\$ 621,200	\$ 456,800	\$ 417,200

HOUSING

DESCRIPTION

The Housing Division has primary responsibility for the maintenance and implementation of the Housing Element of the City's General Plan. Major responsibilities include the preservation, improvement and expansion of housing opportunities for those who reside and work in this City, as well as responding to the challenge of our special needs populations such as the elderly, disabled, and homeless. The Housing Division works to identify and solve local housing and neighborhood issues while maintaining a responsible regional commitment to house those expected to reside in this city.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Percent of department costs funded by grants	n/a	n/a	n/a	95%	95%	95%
Persons served by block grant monies	n/a	n/a	n/a	560	560	560
Affordable rental unit vacancy rate	n/a	n/a	n/a	5%	5%	5%

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Awarded a \$2 million Local Housing Trust Fund grant and a \$720,000 CalHome grant.
- Achieved 100% occupancy at the newly constructed Crossings at New Rancho affordable housing complex.
- Mather Veterans' Village design review package expected to be approved. Expect property to transfer from the Federal Government to the County and ultimately to the City by June 30, 2013. Expect a Development Agreement between City and developer to be approved and a tax credit application to be completed by June 30.
- Submitted tax credit application for Horizons senior housing project.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
2	Construct Horizons senior housing project	\$1,720,000 *		
2	Complete pre-development activities for the Mather Veterans' Village project and submit tax credit application	\$90,000 *		
2	Mather Mills redevelopment feasibility analysis and preliminary land assemblage	\$40,000		
2	Coordinate synergies between school district and the after school programs at each of the four affordable housing projects in the City	\$10,000		
2	Construct Mather Veterans' Village disabled veteran's housing project		\$1,736,000 *	
5	Apply for grants to upgrade public housing units	Staff Time		
5	Update the Very Low Income Housing Trust Fee	Staff Time	Staff Time	
TOTAL DIRECT COSTS		\$1,860,000	\$1,736,000	
* Less projects funded outside of the General Fund		(1,810,000)	(1,736,000)	
TOTAL DIRECT COSTS IN GENERAL FUND		\$50,000	\$0	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 3,368	\$ -	\$ 38,670	\$ 44,200	\$ 9,500	\$ -	\$ 214,600
Licenses, Permits & Fees	-	-	40,000	-	-	-	-
Use of Money & Property	-	-	-	80,000	105,000	-	-
Chrgs for Services & Other Rev	20,024	40,000	66,420	49,000	64,000	201,500	-
Total Revenues	23,391	40,000	145,090	173,200	178,500	201,500	214,600
Total Sources	23,391	40,000	145,090	173,200	178,500	201,500	214,600
Use of Funds:							
Salaries	(34,249)	(44,575)	78,253	61,800	64,300	27,000	110,200
Benefits	56,487	68,968	63,574	69,900	71,200	94,200	97,300
Operations	1,154	3,613	3,263	41,500	43,000	17,100	7,100
Special Projects						50,000	-
Total Uses	\$ 23,391	\$ 28,006	\$ 145,090	\$ 173,200	\$ 178,500	\$ 188,300	\$ 214,600

NEIGHBORHOOD SERVICES

DESCRIPTION

Animal Services

Animal Services program (the other “partner” in the Neighborhood Services Division) ensures protection, promotion, and respect for the well-being of animals in our community. The Animal Services program continues to promote responsible pet ownership by providing the best possible professional services and ensures that residents are educated on the City’s pet licensing and vaccinations requirements. Issuing pet licenses, investigating animal cruelty cases, and reuniting pets with their owners are some of the services Animal Services provide. Staff also promotes responsible pet ownership and the reductions in pet overpopulation by encouraging residents to utilize low cost spay/neuter clinics provided in the region by such organizations as the Sacramento Society of Prevention and Cruelty to Animals (SSPCA).

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Pet licenses issued	n/a	2,515	2,609	1,617	2,500	2,500
Number of licenses issued for non-spayed/neutered pets	n/a	170	83	61	30	15
Total number of animal services violations	n/a	5,436	3,936	1,846	2,400	2,500

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Hosted one free rabies clinic September 29, 2012.
- Participated in the rental housing training program to encourage property owners/managers to establish guidelines for renting to people with pets.
- Proactively contacted large complex owners with spay/neuter and licensing information.
- Participated in joint grant from Pet Smart for pit bull spay/neuter.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
2	Host free rabies clinic for "World Rabies Day"	Staff Time	Staff Time	
2	Participate in the rental housing training program to encourage property owners to establish guidelines for renting to people with pets	Staff Time	Staff Time	
3	Proactively contact large complex owners with spay/neuter and licensing information. Animal Services staff will highlight the benefits of ensuring residents vaccinate and alter their pets	Staff Time	Staff Time	
Total Direct Costs		\$0	\$0	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 459,924	\$ 348,397	\$ 392,604	\$ 437,700	\$ 452,600	\$ 451,000	\$ 470,000
Licenses, Permits & Fees	59,637	74,705	60,572	50,000	50,000	60,000	60,000
Fines & Forfeitures	14,943	36,484	23,425	24,000	10,000	15,000	15,000
Chrgs for Services & Other Rev	80	196	22	-	-	-	-
Total Sources	534,584	459,782	476,623	511,700	512,600	526,000	545,000
Use of Funds:							
Salaries	137,017	81,962	103,466	156,000	160,000	158,700	167,300
Benefits	116,135	84,901	90,373	60,800	59,800	62,100	65,200
Operations	281,433	292,919	282,784	294,900	292,800	291,200	298,500
Total Expenditures	534,584	459,782	476,623	511,700	512,600	512,000	531,000
Other Uses:							
Transfers Out	-	-	-	-	-	14,000	14,000
Total Other Uses	-	-	-	-	-	14,000	14,000
Total Uses	\$ 534,584	\$ 459,782	\$ 476,623	\$ 511,700	\$ 512,600	\$ 526,000	\$ 545,000

DESCRIPTION

Code Enforcement

The City believes that a successful community (in terms of "quality of life") is one in which the residents take an active part and enter into collaborative efforts with their city's programs. Code Enforcement staff enforce State laws and other codes on behalf of many other City departments. These codes address zoning, housing standards, blight, abandoned buildings, and foreclosures. In addition, the program focuses on public education pertaining to the City's efforts to Growing Strong Neighborhoods and other proactive enforcement programs on a regular basis. The major issues addressed by this program are: a) ensuring safe housing; and, b) eliminating nuisances that either present a danger to the community, or are sources of significant blight. Code Enforcement partners with the Rancho Cordova Police Department and Sacramento County Probation Department to proactively deal with properties that are causing problems in the community in an effort to reduce crime and increase property values.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Number of rental units inspected	n/a	1,030	1,200	1,500	2,000	2,000
Number of code violations worked per year	n/a	9,257	11,304	13,581	14,000	14,000
Number of code violations closed in fiscal year	n/a	8,594	10,218	7,220	7,500	7,500

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Participated in over 20 community outreach meetings and events, such as: Kid's Day, Christmas in Cordova, Rancho Cordova Police Department zone meetings, Neighborhood Watch, Police Activity League events and local school presentations.
- Organized and participated in two neighborhood cleanups in conjunction with neighborhood associations. Cleanups were held in October 2012 and March 2013.
- Implemented CityZen program focusing on the South White Rock Neighborhood for a three to six month period. Reminded residents of City standards, while ensuring all criminal issues were reported to the appropriate departments.
- With Geographic Information Systems (GIS) assistance, produced an updated "Focus on 50" list locating new areas of crime using empirical data. Collaborated with County of Sacramento Probation Department and Rancho Cordova Police Department to reduce blight and crime from these new target areas as part of the Growing Strong Neighborhoods program.
- Inspected a combination of over 1,500 apartment, duplexes, and single family rental units as part of the Rental Housing Inspection Program.
- Inspected and inventoried all public housing units within Rancho Cordova in conjunction with the City of Rancho Cordova Housing Division.
- Participated in the Pepperdine Grant Civic Engagement training and assisted the Cordova Meadows Neighborhood in completing the first mural project.
- Utilized the services of at least 10 volunteers throughout the year as part of the overall volunteer program.

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
1	Participate in at least 20 community outreach meetings and events	Staff Time	Staff Time	
1	Organize and participate in two neighborhood cleanups in conjunction with neighborhood associations	Staff Time	Staff Time	
2	Concentrate on problem properties that are identified on the Focus on 50 list	Staff Time	Staff Time	
2	Inspect 2,000 rental units each year as part of the Rental Housing Inspection Program	Staff Time	Staff Time	
3	Participate in Pepperdine Grant Civic Engagement training and assist in two neighborhood focus groups	Staff Time	Staff Time	
3	Utilize the services of at least 10 volunteers throughout the year as part of the overall volunteer program	Staff Time	Staff Time	
TOTAL DIRECT COSTS		\$0	\$0	

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ 237,373	\$ 31,412	\$ 89,997	\$ 489,400	\$ 232,900	\$ 509,200	\$ 561,900
Licenses, Permits & Fees	4,000	3,600	4,000	4,000	4,000	4,000	4,000
Fines & Forfeitures	168,002	302,409	258,322	370,000	447,200	300,000	300,000
Chrgs for Services & Other Rev	14,489	15,443	13,295	12,000	12,000	12,000	12,000
Total Revenues	423,865	352,864	365,614	875,400	696,100	825,200	877,900
Other Sources:							
Transfers In	75,010	63,432	77,000	80,000	97,500	94,000	85,000
Total Other Sources	75,010	63,432	77,000	80,000	97,500	94,000	85,000
Total Sources	498,875	416,296	442,614	955,400	793,600	919,200	962,900
Use of Funds:							
Salaries	202,086	187,370	222,002	468,700	354,800	431,200	455,400
Benefits	231,968	154,147	144,437	255,600	206,300	254,500	263,900
Operations	64,821	74,779	76,175	231,100	232,500	233,500	243,600
Total Uses	\$ 498,875	\$ 416,296	\$ 442,614	\$ 955,400	\$ 793,600	\$ 919,200	\$ 962,900

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PUBLIC WORKS

DESCRIPTION

The Public Works Department provides services to safeguard public health, safety and welfare, and ensure a higher quality of life for our citizens through Capital Improvement Plan (CIP) project development, implementation, construction management and inspection, road maintenance, traffic safety, drainage services, solid waste management, plan review and development services, infrastructure financing, and special projects.

METRICS

Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13 est.	FY 13-14 target	FY 14-15 target
Recycling diversion rate for residential and commercial properties	65%	67%	67%	67%	67%	68%
Increase average pavement condition index (PCI) throughout the City (base: 61 in 2006)	n/a	n/a	n/a	n/a	63	64
Respond to customer inquiries and service requests within 1 business day; resolve Comcate cases in 5 business days	n/a	n/a	n/a	n/a	85%	90%

PRIOR PERIOD COMPLETED PROJECTS

The projects listed below were either completed in the prior year, or were anticipated to be completed by the end of the fiscal year.

- Completed the Phase II Folsom Boulevard Enhancements which provided aesthetic and safety improvements along Folsom Boulevard between Mather Field Road and Sunrise Boulevard. (CP07-2033)
- Completed the Phase III Folsom Boulevard Enhancements which provided aesthetic and safety improvements along Folsom Boulevard between Rod Beaudry and Mather Field Road. (CP10-2088)
- Installed sidewalk improvements on Zinfandel Boulevard between Folsom Boulevard and Beclan Drive and base repairs on Folsom Boulevard. (CP12-2104)
- Constructed about 1,850 linear feet of sidewalk on the north side of White Rock Road including crosswalks at Capital Center Drive and Quality Drive. (CP12-2103)
- Constructed median curb on Zinfandel Drive from Folsom Boulevard to Alicante Way and sidewalk improvements on Zinfandel Drive from Folsom Boulevard to Chassella Way. (CP12-2115)
- Completed construction of a pedestrian and bicycle trail connection to the Folsom South Canal at Douglas Road. (CP09-2078)

- Continued to pursue additional Local, State, and Federal funding opportunities that resulted in new grant awards of \$2.27 Million.
- Improved bicycle safety by installing traffic signal detection devices for bicycle riders at six intersections throughout the City. (CP12-2108)
- Second phase of traffic calming improvements including Bott dots striping on Dolcetto, a raised crosswalk on Dawes Street, and two speed feedback signs on Chase Drive. (CP10-2098)
- Rehabilitated sidewalks and sidewalk ramps at various locations in the City. (CP12-2109)
- Awarded contract for construction of Air Park Drive-Femoyer Street, to widen Femoyer Street to four lanes and construct the roadway extension from Air Park Drive to International Drive (County Project). (CP06-2021)
- Improve bicycle safety by installing striping and signage designating specific lanes as Class II bike lanes throughout the City. (CP12-2107)
- Install Sidewalk on Sunrise Boulevard from Bridge Street to Gold Country Boulevard. (CP13-2127)

CURRENT PERIOD PROJECTS (2013-15)

The projects listed below represent the most significant projects that the department anticipates beginning or completing during the budget cycle, above and beyond its standard operating duties and functions.

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
1	Complete road rehabilitation on Sunrise Boulevard from Coloma Road to 750 feet north of Trinity River (CP12-2105)	\$ 3M *		
2	Resurface all residential roads in zones RC05 which includes the Sun River neighborhood and portions of the Mills Ranch neighborhood (2014 Street Rehab Project CP13-2118)	\$ 2.2M *		
1	Complete Phase IV Folsom Boulevard Enhancements to provide aesthetic and safety improvements along Folsom Boulevard between Bradshaw Road and Sunrise Boulevard (CP14-2129)	\$1.6M *		
5	Install a new traffic signal and turn pockets at the intersection of Douglas Road and Grant Line Road (CP13-2124)	\$860,000 *		
5	Install improvements to coordinate traffic signals on Coloma Road from Folsom Boulevard to Sunrise Boulevard (CP13-2123)	\$852,000 *		
2	Install new traffic signal at the intersection of Aramon Drive (Studarus Drive) and Coloma Road (CP13-2122)	\$467,000 *		
5	Complete construction of the North Mather Boulevard connection to Mather Road (CP06-2027)	\$320,000*		

Citywide Goal #	Description	FY 13-14 Cost	FY 14-15 Cost	Carried Over From Prior Year
2	Construct pedestrian and bicycle facilities on the west side of Mather Field Road from Folsom Boulevard to Croydon Way (CP13-2128)	\$265,000 *		
5	Complete construction of Air Park Drive-Femoyer Road, to widen Femoyer Street to four lanes and construct the roadway extension from Air Park Drive to International Drive (CP06-2021)	\$212,000 *	\$212,000 *	
2	Complete street improvements on the north side of Old Placerville Road between Granby Drive and Bradview Drive (CP13-2117)	\$161,000 *		
5	Circulate the environmental document, and evaluate the design schedule for the Rancho Cordova Parkway Interchange Project (CP05-2003)	\$100,000 *	\$100,000 *	X
2	Complete signal modification and pedestrian improvements at Mills Middle School (CP13-2120)	\$72,000 *		X
5	Conduct audits of County Zone 11A Storm Drain Fees and solid waste	\$60,000	\$10,000	
2	Resurface all residential roads in zones RC06 and RC09 which includes the Walnutwood and South White Rock Neighborhoods (2015 Street Rehab Project CP13-2134)	\$40,000 *	\$3.06M *	
5	Scanning of select project records with state/federal funding	\$20,000	\$20,000	
5	Enter into an agreement with County for the widening of Sunrise Boulevard and Intersection Improvements at Jackson Highway (CP11-2100)	Staff time		
5	Complete construction of Douglas Road, Phase I, from Rancho Cordova Parkway to Borderlands Drive allowing one eastbound lane, one westbound lane and a two-way left turn lane (CP06-2024)	Developer Credits & staff time *		X
5	Execute an agreement with the County of Sacramento for transition of storm water maintenance services	Staff time		X
TOTAL DIRECT COSTS		\$10,229,000	\$3,402,000	
* Less Projects funded outside of General Fund		(10,149,000)	(3,372,000)	
TOTAL DIRECT COSTS IN GENERAL FUND		\$80,000	\$30,000	

For a complete capital project list and project details please refer to the five year Capital Improvement Plan (CIP).

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -
Licenses, Permits & Fees	1,012,080	1,216,041	1,178,926	1,590,000	1,590,000	1,350,000	1,550,000
Use of Money & Property	144	88	411	-	-	-	-
Chrgs for Services & Other Rev	1,614,133	1,448,345	2,222,815	1,504,700	1,449,000	1,883,800	1,858,800
Total Sources	2,626,357	2,664,474	3,402,152	3,094,700	3,055,000	3,233,800	3,408,800
Use of Funds:							
Salaries	717,719	594,668	916,872	662,300	689,800	938,900	959,400
Benefits	589,735	579,589	480,920	522,600	528,200	623,800	646,600
Operations	1,040,400	1,063,576	1,774,574	1,317,700	1,337,000	1,181,200	1,175,500
Special Projects						80,000	30,000
Capital Outlay	-	-	20,660	-	-	-	-
Total Expenditures	2,347,854	2,237,833	3,193,026	2,502,600	2,555,000	2,823,900	2,811,500
Other Uses:							
Transfers Out	-	163,353	115,194	500,000	500,000	350,000	500,400
Total Other Uses	-	163,353	115,194	500,000	500,000	350,000	500,400
Total Uses	\$ 2,347,854	\$ 2,401,186	\$ 3,308,220	\$ 3,002,600	\$ 3,055,000	\$ 3,173,900	\$ 3,311,900

NON DEPARTMENTAL

This activity accounts for the costs of support services needed to run the general City Hall operations. It also accounts for the cost of various items which are not directly attributable to a specific department.

PROPOSED FISCAL YEARS 2013-15 BUDGET

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Budget	FY 2014-15 Budget
Source of Funds:							
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes	26,070,246	28,935,391	29,714,839	29,323,000	29,687,000	30,451,300	31,484,000
Licenses, Permits & Fees	545,623	583,156	593,450	723,000	608,000	558,000	558,000
Fines & Forfeitures	-	-	(100)	-	1,600	-	-
Use of Money & Property	444,155	310,890	65,441	121,000	91,000	101,200	104,000
Intergovernmental	713,601	161,458	222,166	233,000	294,700	94,000	94,000
Chrgs for Services & Other Rev	9,856	169,263	87,902	70,000	81,000	68,000	70,000
Total Revenues	27,783,481	30,160,158	30,683,698	30,470,000	30,763,300	31,272,500	32,310,000
Other Sources:							
Transfers In	47,584	12,000	95,900	24,000	24,000	32,200	35,300
Total Other Sources	47,584	12,000	95,900	24,000	24,000	32,200	35,300
Total Sources	27,831,065	30,172,158	30,779,598	30,494,000	30,787,300	31,304,700	32,345,300
Use of Funds:							
Benefits	942	338,932	(2,198)	30,000	17,500	27,500	30,300
Operations	600,530	801,677	619,983	745,600	495,000	500,000	526,200
Total Expenditures	601,472	1,140,609	617,785	775,600	512,500	527,500	556,500
Other Uses:							
Transfers Out	1,500,701	2,871,646	2,382,698	983,700	1,069,700	968,200	969,900
Revenue Neutrality	6,460,226	6,714,615	6,923,884	7,264,000	7,323,400	7,500,000	7,910,000
Total Other Uses	7,960,927	9,586,261	9,306,582	8,247,700	8,393,100	8,468,200	8,879,900
Extraordinary Item			381,490				
Total Uses	\$ 8,562,399	\$ 10,726,870	\$ 10,305,857	\$ 9,023,300	\$ 8,905,600	\$ 8,995,700	\$ 9,436,400

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SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for activities supported by specific taxes or other designated revenue sources. These funds are generally required by statute, charter or ordinance to finance specific government functions and include:

Housing Special Revenue Funds

- CDBG
- Rental Code Compliance Program

Special Revenue Impact Fee Funds

- Villages of Zinfandel Impact Fees
- Traffic Mitigation Fees
- Community Facilities Fee
- Community Facilities Fee - Library
- Sunrise Douglas Impact Fees
- General Plan Impact Fee
- Park Renovation Fees
- Capital Village Park Development Fee

Grant Funds

- Federal Grants
- State Grants
- Other Grants

State & County Subvention Funds

- Gas Tax
- Measure A
- Transportation Development Act

Assessment Districts, Special Tax Districts and Landscaping & Lighting Districts

- Landscape & lighting District No. 2005-1
- Transit Related Services Special Tax
- Transit Related Services Benefit District
- Road Maintenance Assessment District
- Rancho Cordova Lighting District 2012-1
- CFD 2013-2 Police Services

Other Special Revenue Funds

- Street Trench Cut Fees
- Mather Field Traffic Impact Fee
- Roadway Improvement
- Storm Water Utility Tax
- Asset Forfeiture

PROPOSED FISCAL YEAR 2013-14 BUDGET SPECIAL REVENUE FUNDS

	Housing Special Revenue Funds	Impact Fee Funds	Grant Funds	State & County Subvention Funds	Assessment District, Special Tax District & Landscaping & Lighting District Funds	Other Special Revenue Funds	Total Special Revenue Funds
Begin Fund Balance - 6/30/13 (est)	\$ 587	\$ 39,389,346	\$ (2,993,490)	\$ 5,162,541	\$ 5,651,199	\$ 9,619,116	\$ 56,829,297
Revenues:							
Taxes	-	-	-	-	1,468,000	600,000	2,068,000
Licenses & Permits	85,000	4,487,600	-	-	-	133,100	4,705,700
Fines & Forfeitures	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	531,000	-	11,354,000	6,616,200	-	-	18,501,200
Charges for Services & Other Rev	-	-	-	-	1,809,700	-	1,809,700
Total Revenues	616,000	4,487,600	11,354,000	6,616,200	3,277,700	733,100	27,084,600
Other Sources:							
Transfers In	-	-	-	-	-	350,000	350,000
Proceeds from Debt	-	-	-	-	-	-	-
Total Other Sources	-	-	-	-	-	350,000	350,000
Total Revenues & Other Sources	\$ 616,000	\$ 4,487,600	\$ 11,354,000	\$ 6,616,200	\$ 3,277,700	\$ 1,083,100	\$ 27,434,600
Expenditures:							
Salaries	261,200	973,100	-	537,900	185,800	300,000	2,258,000
Benefits	-	-	-	-	-	-	-
Operations	169,800	1,009,000	1,080,400	1,715,500	2,698,000	500,000	7,172,700
Capital Outlay	-	650,000	994,000	-	-	-	1,644,000
Capital Improvements	-	-	-	-	-	-	-
Total Expenditures	431,000	2,632,100	2,074,400	2,253,400	2,883,800	800,000	11,074,700
Other Uses:							
Transfers Out	194,000	12,846,400	9,279,600	8,832,600	-	2,969,400	34,122,000
Revenue Neutrality	-	-	-	-	-	-	-
Principal & Interest	-	-	-	-	-	-	-
Total Other Uses	194,000	12,846,400	9,279,600	8,832,600	-	2,969,400	34,122,000
Total Expenditures & Other Uses	625,000	15,478,500	11,354,000	11,086,000	2,883,800	3,769,400	45,196,700
Surplus/(Deficit)	(9,000)	(10,990,900)	-	(4,469,800)	393,900	(2,686,300)	(17,762,100)
End Fund Balance - 6/30/14 (est)	\$ (8,413)	\$ 28,398,446	\$ (2,993,490)	\$ 692,741	\$ 6,045,099	\$ 6,932,816	\$ 39,067,197

PROPOSED FISCAL YEAR 2014-15 BUDGET SPECIAL REVENUE FUNDS

	Housing Special Revenue Funds	Impact Fee Funds	Grant Funds	State & County Subvention Funds	Assessment District, Special Tax District & Landscaping & Lighting District Funds	Other Special Revenue Funds	Total Special Revenue Funds
Begin Fund Balance - 6/30/14 (est)	\$ (8,413)	\$ 28,398,446	\$ (2,993,490)	\$ 692,741	\$ 6,045,099	\$ 6,932,816	\$ 39,067,197
Revenues:							
Taxes	-	-	-	-	1,498,000	300,000	1,798,000
Licenses & Permits	85,000	4,623,100	-	-	-	134,000	4,842,100
Fines & Forfeitures	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	531,000	-	1,916,000	3,923,100	-	-	6,370,100
Charges for Services & Other Rev	-	-	-	-	-	-	-
Total Revenues	616,000	4,623,100	1,916,000	3,923,100	1,498,000	434,000	13,010,200
Other Sources:							
Transfers In	-	-	-	-	-	500,400	500,400
Proceeds from Debt	-	-	-	-	-	-	-
Total Other Sources	-	-	-	-	-	500,400	500,400
Total Revenues & Other Sources	\$ 616,000	\$ 4,623,100	\$ 1,916,000	\$ 3,923,100	\$ 1,498,000	\$ 934,400	\$ 13,510,600
Expenditures:							
Salaries	261,200	660,000	-	412,600	143,200	300,000	1,777,000
Benefits	-	-	-	-	-	-	-
Operations	169,800	355,000	468,000	1,409,900	868,400	400,000	3,671,100
Capital Outlay	-	350,000	868,000	-	-	-	1,218,000
Capital Improvements	-	-	-	-	-	-	-
Total Expenditures	431,000	1,365,000	1,336,000	1,822,500	1,011,600	700,000	6,666,100
Other Uses:							
Transfers Out	185,000	3,882,500	580,000	1,148,300	-	1,418,000	7,213,800
Revenue Neutrality	-	-	-	-	152,000	-	152,000
Principal & Interest	-	-	-	-	-	-	-
Total Other Uses	185,000	3,882,500	580,000	1,148,300	152,000	1,418,000	7,365,800
Total Expenditures & Other Uses	616,000	5,247,500	1,916,000	2,970,800	1,163,600	2,118,000	14,031,900
Surplus/(Deficit)	-	(624,400)	-	952,300	334,400	(1,183,600)	(521,300)
End Fund Balance - 6/30/15 (est)	\$ (8,413)	\$ 27,774,046	\$ (2,993,490)	\$ 1,645,041	\$ 6,379,499	\$ 5,749,216	\$ 38,545,897

HOUSING SPECIAL REVENUE FUNDS

CDBG Fund

Community Development Block Grant (CDBG) funds represent annual federal grants received under the Housing and Community Development Act of 1974. Funds may be used to respond to a variety of neighborhood, economic development and community facilities and service needs primarily to benefit low and moderate-income persons.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ (214,853)	\$ (24,098)	\$ (26,968)	\$ (10,314)	\$ (10,314)	\$ (10,314)	\$ (10,314)
Source of Funds:							
Fines & Forfeitures	65,919	-	-	-	-	-	-
Intergovernmental	709,258	715,745	763,219	803,000	934,200	531,000	531,000
Total Revenues	775,177	715,745	763,219	803,000	934,200	531,000	531,000
Other Sources:							
Transfers In	7,091	-	-	-	-	-	-
Total Other Sources	7,091	-	-	-	-	-	-
Total Sources	782,268	715,745	763,219	803,000	934,200	531,000	531,000
Use of Funds:							
Salaries	258,966	249,522	238,378	256,800	254,000	261,200	261,200
Operations	312,924	344,024	126,293	460,600	489,600	169,800	169,800
Capital Outlay	19,623	10,000	-	-	-	-	-
Total Expenditures	591,513	603,546	364,671	717,400	743,600	431,000	431,000
Other Uses:							
Transfers Out	-	115,069	381,894	85,600	190,600	100,000	100,000
Total Other Uses	-	115,069	381,894	85,600	190,600	100,000	100,000
Total Uses	591,513	718,615	746,565	803,000	934,200	531,000	531,000
Ending Fund Balance (est)	\$ (24,098)	\$ (26,968)	\$ (10,314)	\$ (10,314)	\$ (10,314)	\$ (10,314)	\$ (10,314)

Rental Code Compliance Program Fund

The City of Rancho Cordova assesses a \$10 per door fee on all rental properties in the City. The primary goal of the program is to improve the quality of rental housing and the quality of life in the City of Rancho Cordova. This revenue is legally required to be received into its own fund. These monies are used to fund the Rental Inspection Program via a transfer out to Code Enforcement in the General Fund.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ 8,401	\$ 8,401	\$ 10,901	\$ 1,901
Source of Funds:							
Licenses, Permits & Fees	74,275	62,950	85,024	80,000	100,000	85,000	85,000
Use of Money & Property	735	482	377	-	-	-	-
Total Sources	75,010	63,432	85,401	80,000	100,000	85,000	85,000
Use of Funds:							
Other Uses:							
Transfers Out	75,010	63,432	77,000	80,000	97,500	94,000	85,000
Total Uses	75,010	63,432	77,000	80,000	97,500	94,000	85,000
Ending Fund Balance (est)	\$ -	\$ -	\$ 8,401	\$ 8,401	\$ 10,901	\$ 1,901	\$ 1,901

SPECIAL REVENUE IMPACT FEE FUNDS

Villages of Zinfandel Impact Fees

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

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 443,471	\$ 458,757	\$ 468,116	\$ 503,924	\$ 503,924	\$ 300,621	\$ 131,021
Source of Funds:							
Licenses, Permits & Fees	9,851	11,231	39,918	7,900	17,997	3,600	3,600
Use of Money & Property	6,309	8,202	4,056	-	-	-	-
Total Sources	16,159	19,433	43,974	7,900	17,997	3,600	3,600
Use of Funds:							
Salaries	-	-	-	3,000	3,000	2,500	-
Operations	-	38	90	-	-	-	-
Total Expenditures	-	38	90	3,000	3,000	2,500	-
Other Uses:							
Transfers Out	873	10,036	8,076	175,000	218,300	170,700	-
Total Other Uses	873	10,036	8,076	175,000	218,300	170,700	-
Total Uses	873	10,074	8,166	178,000	221,300	173,200	-
Ending Fund Balance (est)	\$ 458,757	\$ 468,116	\$ 503,924	\$ 333,824	\$ 300,621	\$ 131,021	\$ 134,621

Traffic Mitigation Impact Fee

This development impact fee is a citywide fee imposed on new development in the City to cover the fair share cost of traffic impacts resulting from new development. The funds collected will be used for construction of the transportation improvements listed in the Transportation CIP Development Impact Fee Program.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 20,090,578	\$ 19,549,074	\$ 20,432,111	\$ 20,739,971	\$ 20,739,971	\$ 19,667,071	\$ 12,389,371
Source of Funds:							
Licenses, Permits & Fees	1,553,875	724,474	2,082,034	1,672,700	1,677,400	787,800	795,700
Use of Money & Property	289,143	350,975	164,686	-	-	-	-
Charges for Services & Other Rev	-	520,000	-	-	-	-	-
Total Revenues	1,843,018	1,595,449	2,246,720	1,672,700	1,677,400	787,800	795,700
Other Sources:							
Transfers In	-	109,685	-	-	-	-	-
Total Other Sources	-	109,685	-	-	-	-	-
Total Sources	1,843,018	1,705,134	2,246,720	1,672,700	1,677,400	787,800	795,700
Use of Funds:							
Salaries	17,456	441,929	146,263	700,000	200,000	655,000	245,000
Operations	34,049	108,620	26,867	781,300	150,300	611,000	250,000
Total Expenditures	51,505	550,549	173,130	1,481,300	350,300	1,266,000	495,000
Other Uses:							
Transfers Out	2,333,018	1,422,657	1,765,730	6,889,900	2,400,000	6,799,500	472,000
Total Other Uses	2,333,018	1,422,657	1,765,730	6,889,900	2,400,000	6,799,500	472,000
Total Uses	2,384,522	1,973,206	1,938,860	8,371,200	2,750,300	8,065,500	967,000
Ending Fund Balance (est)	\$ 19,549,074	\$ 19,281,002	\$ 20,739,971	\$ 14,041,471	\$ 19,667,071	\$ 12,389,371	\$ 12,218,071

Community Facilities Fee

This fee was established by the City to cover the future costs of providing municipal facilities required to serve an increased population as a result of new development. These facilities include a city hall, police facilities, a community center, a corporation yard, a city museum, and a parking structure.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 5,949,974	\$ 6,407,830	\$ 2,791,008	\$ 1,656,602	\$ 1,656,602	\$ 1,411,700	\$ 1,137,900
Source of Funds:							
Licenses, Permits & Fees	824,654	553,909	677,034	793,800	764,598	733,700	805,800
Use of Money & Property	75,571	86,203	32,851	-	-	-	-
Total Revenues	900,225	640,112	709,885	793,800	764,598	733,700	805,800
Other Sources:							
Transfers In	-	-	521,140	-	6,133,300	-	-
Total Other Sources	-	-	521,140	-	6,133,300	-	-
Total Sources	900,225	640,112	1,231,025	793,800	6,897,898	733,700	805,800
Use of Funds:							
Salaries	46,071	-	-	-	-	-	-
Operations	27,522	6,341	-	-	2,100	-	-
Capital Outlay	546,097	-	-	-	-	-	-
Total Expenditures	619,691	6,341	-	-	2,100	-	-
Other Uses:							
Transfers Out	1,313,963	4,250,593	1,762,656	1,007,400	7,140,700	1,007,500	1,008,400
Total Other Uses	1,313,963	4,250,593	1,762,656	1,007,400	7,140,700	1,007,500	1,008,400
Total Uses	1,933,653	4,256,934	1,762,656	1,007,400	7,142,800	1,007,500	1,008,400
Ending Fund Balance (est)	\$ 4,916,546	\$ 2,791,008	\$ 2,259,377	\$ 1,443,002	\$ 1,411,700	\$ 1,137,900	\$ 935,300

Community Facilities Fee – Library

This fee was established by the City to cover the cost of library facilities required to serve an increased population as a result of new development. In 2013, the Villages of Zinfandel Library Impact Fee was combined into this fund substantially increasing the beginning fund balance.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 535,330	\$ 575,143	\$ 588,140	\$ 602,775	\$ 602,775	\$ 2,757,675	\$ 2,838,575
Source of Funds:							
Licenses, Permits & Fees	32,154	3,645	9,844	45,000	30,000	80,900	82,600
Use of Money & Property	7,659	9,352	4,791	-	-	-	-
Total Revenues	39,813	12,997	14,635	45,000	30,000	80,900	82,600
Other Sources:							
Transfers In	-	-	-	-	2,128,400	-	-
Total Other Sources	-	-	-	-	2,128,400	-	-
Total Sources	39,813	12,997	14,635	45,000	2,158,400	80,900	82,600
Use of Funds:							
Salaries	-	-	-	-	1,500	-	-
Operations	-	-	-	-	2,000	-	-
Total Uses	-	-	-	-	3,500	-	-
Ending Fund Balance (est)	\$ 575,143	\$ 588,140	\$ 602,775	\$ 647,775	\$ 2,757,675	\$ 2,838,575	\$ 2,921,175

Sunrise Douglas Impact Fees

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

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 14,702,078	\$ 13,510,507	\$ 15,675,113	\$ 17,258,461	\$ 17,258,461	\$ 16,099,002	\$ 12,532,802
Source of Funds:							
Licenses, Permits & Fees	2,970,836	2,439,352	2,539,431	2,693,800	2,621,941	2,583,400	2,609,100
Use of Money & Property	207,003	238,621	116,819	-	-	-	-
Total Sources	3,177,840	2,677,973	2,656,250	2,693,800	2,621,941	2,583,400	2,609,100
Use of Funds:							
Salaries	208,901	171,554	121,203	300,000	301,300	315,600	415,000
Operations	10,000	11,334	90	297,200	110,000	320,000	70,000
Capital Outlay	1,072,898	281,965	152,302	320,000	245,000	650,000	350,000
Total Expenditures	1,291,799	464,853	273,595	917,200	656,300	1,285,600	835,000
Other Uses:							
Transfers Out	3,077,612	2,557,704	799,307	650,400	3,125,100	4,864,000	2,397,000
Total Other Uses	3,077,612	2,557,704	799,307	650,400	3,125,100	4,864,000	2,397,000
Total Uses	4,369,411	3,022,557	1,072,902	1,567,600	3,781,400	6,149,600	3,232,000
Ending Fund Balance (est)	\$ 13,510,507	\$ 13,165,923	\$ 17,258,461	\$ 18,384,661	\$ 16,099,002	\$ 12,532,802	\$ 11,909,902

General Plan Impact Fee

This fee is imposed on all new development to defray the costs of completing the City's first General Plan and pay for the maintenance of that plan over the next ten years. The General Plan Impact Fee reflects the actual cost of the General Plan and implementing studies.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ (1,471,218)	\$ (1,525,969)	\$ (1,562,053)	\$ (1,528,914)	\$ (1,528,914)	\$ (1,463,914)	\$ (1,477,714)
Source of Funds:							
Licenses, Permits & Fees	56,396	49,013	60,267	60,000	80,000	64,200	69,300
Total Sources	56,396	49,013	60,267	60,000	80,000	64,200	69,300
Use of Funds:							
Operations	111,148	85,097	27,128	62,500	15,000	78,000	35,000
Total Uses	111,148	85,097	27,128	62,500	15,000	78,000	35,000
Ending Fund Balance (est)	\$ (1,525,969)	\$ (1,562,053)	\$ (1,528,914)	\$ (1,531,414)	\$ (1,463,914)	\$ (1,477,714)	\$ (1,443,414)

Park Renovation Fee

Unlike the Park Development Impact Fee which is collected to fund park construction in new development areas, the Park Renovation Impact Fee is charged to new development through “development agreements” to be used to fund improvements to parks in existing City areas. The fee ranges from \$842 to \$1,000 per residential parcel.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 2,029,126	\$ 1,980,036	\$ 1,354,647	\$ 821,749	\$ 821,749	\$ 573,049	\$ 802,349
Source of Funds:							
Licenses, Permits & Fees	182,842	135,043	136,355	183,000	210,000	234,000	257,000
Use of Money & Property	27,757	32,406	8,375	-	-	-	-
Total Sources	210,600	167,449	144,730	183,000	210,000	234,000	257,000
Use of Funds:							
Operations	234,865	790,038	675,000	486,200	455,000	-	-
Total Expenditures	234,865	790,038	675,000	486,200	455,000	-	-
Other Uses:							
Transfers Out	24,825	2,800	2,628	3,700	3,700	4,700	5,100
Total Other Uses	24,825	2,800	2,628	3,700	3,700	4,700	5,100
Total Uses	259,690	792,838	677,628	489,900	458,700	4,700	5,100
Ending Fund Balance (est)	\$ 1,980,036	\$ 1,354,647	\$ 821,749	\$ 514,849	\$ 573,049	\$ 802,349	\$ 1,054,249

Capital Village Park Development Fee

The Capital Village Park Development Impact Fee is collected to fund park construction in the Capital Village area.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 36,819	\$ 37,332	\$ 43,788	\$ 44,142	\$ 44,142	\$ 44,142	\$ 44,142
Source of Funds:							
Licenses, Permits & Fees	366,129	-	-	-	-	-	-
Use of Money & Property	513	6,456	354	-	-	-	-
Total Sources	366,642	6,456	354	-	-	-	-
Use of Funds:							
Capital Outlay	366,129	-	-	-	-	-	-
Total Uses	366,129	-	-	-	-	-	-
Ending Fund Balance (est)	\$ 37,332	\$ 43,788	\$ 44,142	\$ 44,142	\$ 44,142	\$ 44,142	\$ 44,142

FEDERAL, STATE AND OTHER GRANTS

Federal Transportation Capital Grants

On July 6, 2012, President Obama signed the new federal surface transportation law, Moving Ahead for Progress in the 21st Century (MAP-21). MAP-21 provides funding for federal fiscal year 2013 and 2014. MAP-21 is transforming the policy and programmatic framework for investments to guide the system's growth and development, MAP-21 creates a streamlined and performance-based surface transportation program and builds on many of the highway, transit, bike, and pedestrian programs and policies established in 1991.

State Transportation Improvement Program (STIP) and Other Transportation Capital Grants

This program, adopted by the California Transportation Commission (CTC), is the programming tool for state approved capital improvements. Seventy-five percent of the funding goes to the local regions as a competitive process for local projects. Twenty-five percent of the statewide funding goes to Caltrans for projects of inter-regional significance.

Federal Appropriations

Staff supported City Council Members during meetings in Washington, DC to secure funding for Rancho Cordova projects. Appropriations funding was eliminated by the House of Representatives in 2012, but Council Members and staff were able to make progress on key competitive funding opportunities including a TIGER (infrastructure) grant application for White Rock Road and a COPS (public safety) grant application. We are again submitting an application for TIGER V (infrastructure) for an additional \$10.4 million for White Rock Road.

Highway Safety Improvement Program (HSIP) Funding

Public Works staff secured \$2,000,000 in Highway Safety Improvement Program (HSIP) funding in the last funding round. The projects awarded funding are Aramon Drive/Studarus Drive and Coloma Road traffic signal, signal interconnect on Coloma Road, and Douglas Road and Grant Line Road traffic signal. City staff will be submitting applications for a total of \$3,000,000 in additional funding in July 2013.

SACOG Funding

The SACOG funding cycle for Surface Transportation Improvement Programs (FSTIP and STIP) and funding occurs every other year. The Public Works grant team is currently working on applications and project selection. The next cycle will be awarded in fall 2013 and will be brought back to council as a budget amendment if funding is received for FY13/14 or FY14/15.

Selective Traffic Enforcement and Multilingual Child Passenger Safety Program

This program is to reduce the number of collisions and injuries related to speed and to increase seat belt and car seat compliance in multilingual communities.

COPS

The Citizens' Option for Public Safety Program (COPS) provides monies to local law enforcement entities to provide enhanced public safety services.

Brownsfield Assessment Cooperative Agreement

This agreement provides federal funding to conduct community wide assessments at potential Brownsfield sites contaminated with petroleum and hazardous substances. Funds will also be used for public outreach and community involvement/public participation processes.

California Gang Reduction, Intervention and Prevention Program

This program is to provide monies to cities for gang prevention, intervention and/or suppression activities. The monies are to be used for developing programs in the following focus areas: reentry, education, job training and skills development, family and community services and/or suppression activities.

Distracted Driving High Visibility Enforcement Demonstration Project

This program is to provide monies from the National Highway Safety Administration to local law enforcement agencies to enforce distracted driving violations. This program will prevent fatalities and injuries associated with distracted driving specifically caused by the use of hand-held cell phones and texting while driving.

Sobriety Checkpoint Grant Program

To provide monies to reduce the number of victims killed and injured in alcohol-involved crashes.

Federal Grants

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ (335,727)	\$ (329,653)	\$ (710,604)	\$ (2,800,350)	\$ (2,800,350)	\$ (2,800,350)	\$ (2,800,350)
Source of Funds:							
Intergovernmental	3,810,546	7,678,849	5,484,932	7,579,000	5,200,000	9,333,300	580,000
Total Sources	3,810,546	7,678,849	5,484,932	7,579,000	5,200,000	9,333,300	580,000
Use of Funds:							
Salaries	36,713	84,894	36,688	20,000	20,000	-	-
Operations	122,293	272,571	452,655	140,000	140,000	402,600	-
Capital Outlay	56,049	2,131,612	2,469,167	-	-	-	-
Total Expenditures	215,055	2,489,077	2,958,510	160,000	160,000	402,600	-
Other Uses:							
Transfers Out	3,589,418	5,570,723	4,616,168	7,419,000	5,040,000	8,930,700	580,000
Total Other Uses	3,589,418	5,570,723	4,616,168	7,419,000	5,040,000	8,930,700	580,000
Total Uses	3,804,472	8,059,800	7,574,678	7,579,000	5,200,000	9,333,300	580,000
Ending Fund Balance (est)	\$ (329,653)	\$ (710,604)	\$ (2,800,350)	\$ (2,800,350)	\$ (2,800,350)	\$ (2,800,350)	\$ (2,800,350)

State Grants

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 374,973	\$ 423,859	\$ 553,690	\$ (193,140)	\$ (193,140)	\$ (193,140)	\$ (193,140)
Source of Funds:							
Use of Money & Property	172	330	137	-	-	-	-
Intergovernmental	350,254	394,351	2,246,029	547,600	3,106,000	1,942,000	1,336,000
Charges for Services & Other Rev	-	-	1,714	-	-	-	-
Total Revenues	350,427	394,681	2,247,880	547,600	3,106,000	1,942,000	1,336,000
Other Sources:							
Transfers In	61,869	-	-	-	-	-	-
Total Other Sources	61,869	-	-	-	-	-	-
Total Sources	412,296	394,681	2,247,880	547,600	3,106,000	1,942,000	1,336,000
Use of Funds:							
Salaries	528	802	16,168	-	-	-	-
Operations	91,124	231,402	194,426	522,600	522,600	677,800	468,000
Capital Outlay	-	-	112,073	25,000	25,000	994,000	868,000
Total Expenditures	91,652	232,204	322,667	547,600	547,600	1,671,800	1,336,000
Other Uses:							
Transfers Out	271,758	32,646	2,672,043	-	2,558,400	270,200	-
Total Other Uses	271,758	32,646	2,672,043	-	2,558,400	270,200	-
Total Uses	363,411	264,850	2,994,710	547,600	3,106,000	1,942,000	1,336,000
Ending Fund Balance (est)	\$ 423,859	\$ 553,690	\$ (193,140)	\$ (193,140)	\$ (193,140)	\$ (193,140)	\$ (193,140)

Other Grants

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 61,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds:							
Intergovernmental	-	-	-	100,000	50,000	78,700	-
Total Sources	-	-	-	100,000	50,000	78,700	-
Use of Funds:							
Other Uses:							
Transfers Out	61,869	-	-	100,000	50,000	78,700	-
Total Uses	61,869	-	-	100,000	50,000	78,700	-
Ending Fund Balance (est)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

STATE & COUNTY SUBVENTION FUNDS

The State of California shares a portion of its various tax revenues with California cities and towns. This funding is divided amongst the local government by various formulas, generally population. State subventions enable local governments to continue to provide basic services, such as public safety and roads without burdening the residents with additional local taxes.

Gas Tax

The Gas Tax has had modifications as a result of several bills passed by the Legislature which contained the provisions for a swap of state sales taxes on gasoline for a gasoline excise tax. The bills were signed into law by the Governor and became effective July 1, 2010. The law repeals the state sales tax on gasoline, increases the excise tax on gasoline by 17.3 cents and adds an annual index that is intended to ensure the new excise tax keeps pace with the revenues expected from the sales tax on gas. Additionally the law increases the sales tax on diesel by 1.75 percent and allocates 75 percent to local transit agencies and 25 percent to state transit programs. The excise tax on diesel is reduced from 18 cents to 13.6 cents. Sale tax revenues from diesel must go to transit funding.

Beginning in FY 2011-12 and for subsequent years, the revenues would be allocated as follows:

1. Transportation debt service (State Bonds);
2. Remainder allocated:
 - a. 44% State Transportation Improvement Program (STIP);
 - b. 12% State Highway Operation and Protection Program (SHOPP), and state's highway safety improvement program;
 - c. 44% evenly split between cities and counties using current HUTA formulas.

The law includes expressed legislative intent to fully replace the local streets and road funds cities and counties would have received under Proposition 42 state sales tax on gasoline with allocations from the new higher motor vehicle excise tax (HUTA) rate. The Legislature has also passed and the Governor signed into law a "clean up bill" that clarified the intent and replacement of Proposition 42 and resolved issues caused by Proposition 22 and 26.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 3,793,077	\$ 3,751,382	\$ 4,281,550	\$ 3,463,707	\$ 3,463,707	\$ 4,208,807	\$ 6,207
Source of Funds:							
Use of Money & Property	58,592	68,000	32,900	-	-	-	-
Intergovernmental	1,035,212	1,601,920	1,843,521	1,758,100	1,751,500	1,882,500	1,902,000
Total Sources	1,093,804	1,669,920	1,876,421	1,758,100	1,751,500	1,882,500	1,902,000
Use of Funds:							
Salaries	7,500	7,481	46,880	77,500	20,000	356,500	206,200
Operations	-	-	1,054,377	-	666,400	-	-
Total Expenditures	7,500	7,481	1,101,257	77,500	686,400	356,500	206,200
Other Uses:							
Transfers Out	1,127,999	1,132,271	1,593,007	4,567,400	320,000	5,728,600	826,000
Total Other Uses	1,127,999	1,132,271	1,593,007	4,567,400	320,000	5,728,600	826,000
Total Uses	1,135,499	1,139,752	2,694,264	4,644,900	1,006,400	6,085,100	1,032,200
Ending Fund Balance (est)	\$ 3,751,382	\$ 4,281,550	\$ 3,463,707	\$ 576,907	\$ 4,208,807	\$ 6,207	\$ 876,007

Measure A

Measure A is a voter approved, 1/2% sales tax in Sacramento County to be levied over a 30-year period (2009-2039). The proceeds of the tax are used to fund a comprehensive program of roadway, street safety, streetscaping, pedestrian and bicycle facility improvements.

Measure A revenues are earmarked for the following types of improvements: highway, street, and road construction; highway, street, and road maintenance; bus and light rail capital and operations; improved transportation services for elderly and disabled persons; and transportation-related air quality programs. Measure A construction revenues are typically used to fund transportation and traffic safety improvements. Measure A maintenance revenues are used to fund ongoing operation and maintenance of the City's transportation system. Public Works intends to expend the remainder of this funding next year.

Measure A Construction

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ (453,709)	\$ -	\$ (1)	\$ -	\$ -	\$ -	\$ -
Source of Funds:							
Intergovernmental	1,126,601	426,493	451,468	431,700	431,700	392,900	-
Total Sources	1,126,601	426,493	451,468	431,700	431,700	392,900	-
Use of Funds:							
Salaries	-	126,843	5,309	-	-	-	-
Operations	-	162,935	-	-	-	-	-
Total Expenditures	-	289,778	5,309	-	-	-	-
Other Uses:							
Transfers Out	672,892	136,716	446,158	431,700	431,700	392,900	-
Total Other Uses	672,892	136,716	446,158	431,700	431,700	392,900	-
Total Uses	672,892	426,494	451,467	431,700	431,700	392,900	-
Ending Fund Balance (est)	\$ -	\$ (1)	\$ -	\$ -	\$ -	\$ -	\$ -

Measure A Continued

New Measure A Maintenance

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ -	\$ 784,381	\$ 1,108,150	\$ 1,373,066	\$ 1,373,066	\$ 422,866	\$ 111,066
Source of Funds:							
Use of Money & Property	-	17,142	11,273	-	-	-	-
Intergovernmental	1,102,034	1,143,375	1,324,756	1,338,000	1,338,000	1,455,100	1,498,800
Charges for Services & Other Rev	-	2,232	-	-	-	-	-
Total Sources	1,102,034	1,162,749	1,336,029	1,338,000	1,338,000	1,455,100	1,498,800
Use of Funds:							
Salaries	-	-	713	4,300	4,300	51,400	51,400
Operations	317,653	830,557	1,070,400	1,283,900	2,283,900	1,715,500	1,409,900
Total Expenditures	317,653	830,557	1,071,113	1,288,200	2,288,200	1,766,900	1,461,300
Other Uses:							
Transfers Out	-	8,423	-	1,000,000	-	-	-
Total Other Uses	-	8,423	-	1,000,000	-	-	-
Total Uses	317,653	838,980	1,071,113	2,288,200	2,288,200	1,766,900	1,461,300
Ending Fund Balance (est)	\$ 784,381	\$ 1,108,150	\$ 1,373,066	\$ 422,866	\$ 422,866	\$ 111,066	\$ 148,566

New Measure A Construction

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 12,430	\$ 392,864	\$ 41,930	\$ 697,565	\$ 697,565	\$ 140,665	\$ 140,665
Source of Funds:							
Licenses, Permits & Fees	-	472,917	-	-	-	-	-
Use of Money & Property	953	151	-	-	-	-	-
Intergovernmental	2,182,341	1,834,252	2,552,809	307,700	2,333,000	2,841,100	477,300
Total Revenues	2,183,294	2,307,320	2,552,809	307,700	2,333,000	2,841,100	477,300
Other Sources:							
Transfers In	-	-	472,917	-	-	-	-
Total Other Sources	-	-	472,917	-	-	-	-
Total Sources	2,183,294	2,307,320	3,025,726	307,700	2,333,000	2,841,100	477,300
Use of Funds:							
Salaries	-	10,222	60,598	119,900	119,900	130,000	155,000
Operations	-	-	8,186	100,000	20,000	-	-
Total Expenditures	-	10,222	68,784	219,900	139,900	130,000	155,000
Other Uses:							
Transfers Out	1,802,861	2,648,032	2,301,307	187,700	2,750,000	2,711,100	322,300
Total Other Uses	1,802,861	2,648,032	2,301,307	187,700	2,750,000	2,711,100	322,300
Total Uses	1,802,861	2,658,254	2,370,091	407,600	2,889,900	2,841,100	477,300
Ending Fund Balance (est)	\$ 392,864	\$ 41,930	\$ 697,565	\$ 597,665	\$ 140,665	\$ 140,665	\$ 140,665

Transportation Development Act

The Transportation Development Act (TDA), administered by the California Department of Transportation provides two major sources for the funding of public transportation in California through regional planning and programming agencies such as the Sacramento Area Council of Governments (SACOG). The first, the county Local Transportation Fund (LTF), has been in existence since 1972. The second, the State Transit Assistance (STA) fund, came into being in 1979. The TDA creates in each county an LTF for the transportation purposes specified in the Act. Revenues to the LTF are derived from 1/4¢ of the retail sales tax collected statewide. The 1/4¢ is returned by the State Board of Equalization to each county according to the amount of tax collected in that county.

Nearly all of Rancho Cordova's TDA funds (both LTF and STA) are allocated by SACOG to Sacramento Regional Transit. There is, however, a countywide set aside of 2% of available funds to be allocated for pedestrian and bicycle facilities anywhere in the county. These funds are distributed to each jurisdiction based on a fair share formula.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 240,073	\$ 272,624	\$ 307,371	\$ 350,303	\$ 350,303	\$ 390,203	\$ 434,803
Source of Funds:							
Intergovernmental	32,551	34,747	42,932	39,900	39,900	44,600	45,000
Total Sources	32,551	34,747	42,932	39,900	39,900	44,600	45,000
Use of Funds:							
Total Uses	-	-	-	-	-	-	-
Ending Fund Balance (est)	\$ 272,624	\$ 307,371	\$ 350,303	\$ 390,203	\$ 390,203	\$ 434,803	\$ 479,803

ASSESSMENT DISTRICTS, SPECIAL TAX DISTRICTS AND LANDSCAPING AND LIGHTING DISTRICTS

Assessment Districts, Special Districts and Landscaping and Lighting Districts are formed under the California General Government Code, in compliance with California State Constitution Articles XIII A and XIII D. The City of Rancho Cordova established these districts to finance public services by levying an assessment or special tax which appears on the property tax bill of the parcels receiving benefit. There are five services related assessment and special districts in the City of Rancho Cordova, as outlined below.

Landscaping & Lighting District No. 2005-1

This district was formed in 2005 for the purpose of providing ongoing maintenance and local landscaping improvements within the District, previously funded in whole or in part by the County of Sacramento as part of the Sacramento Landscape District (SLMD), now the responsibility of the City. The improvements include streetscape and parkway landscaping, and do not currently include street lighting. The District was formed with four benefit Zones encompassing all lots and parcels of land within the boundaries of the City that were included in Zone 4 and Zone 5 of the SLMD in fiscal year 2004-05. The District area is approximately 512 acres, centrally located within the City, generally south of Highway 50 and north of the City limits as identified in the District Boundary Maps.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 511,954	\$ 516,178	\$ 501,858	\$ 430,009	\$ 430,009	\$ 319,609	\$ 282,709
Source of Funds:							
Taxes	84,563	82,892	49,560	49,700	49,700	91,000	91,000
Use of Money & Property	7,219	8,478	3,751	-	-	-	-
Total Sources	91,782	91,370	53,311	49,700	49,700	91,000	91,000
Use of Funds:							
Salaries	12,024	23,148	19,152	18,800	18,800	23,200	23,200
Operations	53,439	76,997	106,008	141,300	141,300	104,700	101,700
Total Expenditures	65,463	100,145	125,160	160,100	160,100	127,900	124,900
Other Uses:							
Transfers Out	22,096	5,545	-	-	-	-	-
Total Other Uses	22,096	5,545	-	-	-	-	-
Total Uses	87,558	105,690	125,160	160,100	160,100	127,900	124,900
Ending Fund Balance (est)	\$ 516,178	\$ 501,858	\$ 430,009	\$ 319,609	\$ 319,609	\$ 282,709	\$ 248,809

Transit Related Services Special Tax

On January 17, 2006, the City Council Ordinance No. 31-2005 establishing a special tax for the Capital Village subdivision, (Tax Zone 3), establishing a special tax for transit related services within the boundaries of Zone 3. The special tax is levied on new development in the City to mitigate the impacts of new development on transit and other related services. The services to be funded include: transit shuttle, "Guaranteed Ride Home Program", transit subsidies, education programs and infrastructure support. Additional tax Zones 5, 7, 9, and 10 have been annexed to the district. As additional development occurs, additional separate Zones will be created to fund transit related services.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 98,896	\$ 202,774	\$ 320,480	\$ 413,135	\$ 413,135	\$ 467,835	\$ 496,435
Source of Funds:							
Taxes	109,053	119,609	120,100	120,100	120,100	120,000	123,000
Use of Money & Property	1,902	2,582	2,861	-	-	-	-
Charges for Services & Other Rev	-	-	1,500	-	-	-	-
Total Sources	110,955	122,191	124,461	120,100	120,100	120,000	123,000
Use of Funds:							
Salaries	2,822	353	25,034	15,000	15,000	20,000	20,000
Operations	3,255	4,132	6,772	50,400	50,400	71,400	69,900
Total Expenditures	6,077	4,485	31,806	65,400	65,400	91,400	89,900
Other Uses:							
Transfers Out	1,000	-	-	-	-	-	-
Total Other Uses	1,000	-	-	-	-	-	-
Total Uses	7,077	4,485	31,806	65,400	65,400	91,400	89,900
Ending Fund Balance (est)	\$ 202,774	\$ 320,480	\$ 413,135	\$ 467,835	\$ 467,835	\$ 496,435	\$ 529,535

Transit Related Services Benefit District (formerly CSA 10) Zone 1

The Transit Related Services Benefit District assessments fund transit related services benefitting the Zinfandel and Sunridge Specific Plan areas (Benefit Zones 1 and 2). The Transit Related Services Benefit District (former County Service Area 10) was detached from the County of Sacramento by the City of Rancho Cordova to administer beginning the 2008/09 tax year. The services to be funded include: transit shuttle, "Guaranteed Ride Home Program", transit subsidies, education programs and infrastructure support. The district boundary is irregularly shaped and includes the Villages of Zinfandel, Sunridge and Mather Field.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 133,010	\$ 226,366	\$ 251,140	\$ 279,287	\$ 279,287	\$ 275,887	\$ 258,587
Source of Funds:							
Taxes	87,330	88,740	89,191	89,400	89,400	100,000	103,000
Use of Money & Property	2,850	3,579	2,075	-	-	-	-
Total Revenues	90,180	92,319	91,266	89,400	89,400	100,000	103,000
Other Sources:							
Transfers In	51,492	-	-	-	-	-	-
Total Other Sources	51,492	-	-	-	-	-	-
Total Sources	141,672	92,319	91,266	89,400	89,400	100,000	103,000
Use of Funds:							
Salaries	45,810	41,625	41,146	14,800	14,800	31,100	12,000
Operations	35,008	25,920	21,973	78,000	78,000	86,200	89,700
Total Expenditures	80,818	67,545	63,119	92,800	92,800	117,300	101,700
Other Uses:							
Transfers Out	(32,503)	-	-	-	-	-	-
Total Other Uses	(32,503)	-	-	-	-	-	-
Total Uses	48,316	67,545	63,119	92,800	92,800	117,300	101,700
Ending Fund Balance (est)	\$ 226,366	\$ 251,140	\$ 279,287	\$ 275,887	\$ 275,887	\$ 258,587	\$ 259,887

Transit Related Services Benefit District (formerly CSA 10) Zone 2

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 1,121,462	\$ 1,472,790	\$ 1,837,780	\$ 2,168,048	\$ 2,168,048	\$ 2,324,248	\$ 2,447,548
Source of Funds:							
Taxes	384,597	389,847	395,134	394,400	394,400	406,000	418,000
Use of Money & Property	17,416	22,795	15,823	-	-	-	-
Total Sources	402,013	412,642	410,957	394,400	394,400	406,000	418,000
Use of Funds:							
Salaries	3,057	5,930	31,791	19,800	19,800	42,500	20,000
Operations	46,628	41,722	40,898	218,400	218,400	240,200	253,800
Total Expenditures	49,686	47,652	72,689	238,200	238,200	282,700	273,800
Other Uses:							
Transfers Out	1,000	-	8,000	-	-	-	-
Total Other Uses	1,000	-	8,000	-	-	-	-
Total Uses	50,686	47,652	80,689	238,200	238,200	282,700	273,800
Ending Fund Balance (est)	\$ 1,472,790	\$ 1,837,780	\$ 2,168,048	\$ 2,324,248	\$ 2,324,248	\$ 2,447,548	\$ 2,591,748

Road Maintenance Assessment District

The Road Maintenance Assessment District was formed in June 2006 to create a financial mechanism to provide street and lighting operations and road maintenance for public improvements created as a result of new development. The funds are used to pay for routine maintenance and operations costs as well as to build a reserve to periodically replace slurry seal and eventual overlay and replacement costs. As additional development occurs, it will either be annexed to the district or a separate Zone will be created to fund services. Current new development subdivisions included in the district are Capital Village, Sundance and Anthology at Anatolia.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 750,950	\$ 1,192,674	\$ 1,533,458	\$ 1,847,820	\$ 1,847,820	\$ 2,140,520	\$ 2,448,920
Source of Funds:							
Taxes	478,780	374,092	395,676	395,700	395,700	395,000	407,000
Use of Money & Property	12,760	17,477	13,398	-	-	-	-
Total Sources	491,540	391,569	409,074	395,700	395,700	395,000	407,000
Use of Funds:							
Salaries	9,654	12,297	18,606	20,300	20,300	18,000	18,000
Operations	39,162	38,488	76,106	82,700	82,700	68,600	188,100
Total Expenditures	48,815	50,785	94,712	103,000	103,000	86,600	206,100
Other Uses:							
Transfers Out	1,000	-	-	-	-	-	-
Total Other Uses	1,000	-	-	-	-	-	-
Total Uses	49,815	50,785	94,712	103,000	103,000	86,600	206,100
Ending Fund Balance (est)	\$ 1,192,674	\$ 1,533,458	\$ 1,847,820	\$ 2,140,520	\$ 2,140,520	\$ 2,448,920	\$ 2,649,820

Rancho Cordova Lighting District 2012-1

The district was formed in 2012 for the purpose of providing a funding mechanism for the operations, improvements, and maintenance of street lights and safety lights within the City of Rancho Cordova, which were previously funded in whole or in part by the County of Sacramento as part of County Service Area No. 1 (CSA-1). The improvements include street light poles and fixtures, electrical conduit and pullboxes, and service cans.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,200	\$ 115,000
Source of Funds:							
Taxes	-	-	-	315,000	315,000	356,000	356,000
Intergovernmental	-	-	-	-	225,000	-	-
Charges for Services & Other Rev	-	-	-	-	-	1,809,700	-
Total Sources	-	-	-	315,000	540,000	2,165,700	356,000
Use of Funds:							
Salaries	-	-	-	-	-	51,000	50,000
Operations	-	-	-	315,000	414,800	2,124,900	163,200
Total Expenditures	-	-	-	315,000	414,800	2,175,900	213,200
Other Uses:							
Principal & Interest	-	-	-	-	-	-	152,000
Total Other Uses	-	-	-	-	-	-	152,000
Total Uses	-	-	-	315,000	414,800	2,175,900	365,200
Ending Fund Balance (est)	\$ -	\$ -	\$ -	\$ -	\$ 125,200	\$ 115,000	\$ 105,800

CFD 2013-2 Police Services

The Mello-Roos Community Facilities Act of 1982 allows for the levy of a special tax to generate funding for a broad range of facilities and eligible services, such as police protection. In February 2013, the City Council approved the formation of the new citywide Community Facilities District (CFD) for police services. The new Police Services CFD is a mechanism for developers to use to meet conditions of approval for their projects as they relate to funding police services. All new development projects will be required to annex into the Police Services CFD.

The revenues collected from the CFD are to be used solely for the purpose of obtaining, furnishing, operating and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as deemed necessary for the benefit of residents in the CFD. Parcels located within the boundaries of the Police Services CFD will not be subject to the special police tax assessed to parcels outside the boundaries of the CFD.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,100)	\$ (4,100)
Source of Funds:							
Charges for Services & Other Rev	-	-	-	-	7,000	-	-
Total Sources	-	-	-	-	7,000	-	-
Use of Funds:							
Operations	-	-	-	-	9,100	2,000	2,000
Total Uses	-	-	-	-	9,100	2,000	2,000
Ending Fund Balance (est)	\$ -	\$ -	\$ -	\$ -	\$ (2,100)	\$ (4,100)	\$ (6,100)

OTHER SPECIAL REVENUE FUNDS

Street Trench Fee

The City has an established Street Trench Fee and associated fund for the purpose of collecting a trench restoration fee at the time a permit is issued for work that causes excavation of a paved City street. Funds may be expended for the resurfacing, maintenance, administration, and protection of City streets where excavation has occurred. Currently there are no expenditures planned. It is the City's intention to save funds until there is enough to match other funds for projects associated with the fee.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 124,782	\$ 189,446	\$ 242,553	\$ 274,992	\$ 274,992	\$ 319,992	\$ 357,992
Source of Funds:							
Licenses, Permits & Fees	64,333	51,423	30,492	54,500	45,000	38,000	38,000
Use of Money & Property	330	1,684	1,947	-	-	-	-
Total Sources	64,664	53,107	32,439	54,500	45,000	38,000	38,000
Use of Funds:							
Total Uses	-	-	-	-	-	-	-
Ending Fund Balance (est)	\$ 189,446	\$ 242,553	\$ 274,992	\$ 329,492	\$ 319,992	\$ 357,992	\$ 395,992

Mather Field Traffic Impact Fee

Specific plan development impact fees are imposed on development in the Mather Commerce Center, which is part of the overall Mather Field Specific Plan Area administered by the County of Sacramento. The Mather fees include additional fees for roadway improvements located in the City of Rancho Cordova. The City has completed the negotiations and the transfer of fee fund balances from the County of Sacramento.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ (152,866)	\$ 1,003,882	\$ 47,195	\$ 12,955	\$ 12,955	\$ 12,955	\$ 12,955
Source of Funds:							
Fines & Forfeitures	-	-	-	-	-	-	-
Use of Money & Property	15,046	12,788	840	-	-	-	-
Intergovernmental	2,000,000	-	-	-	-	-	-
Total Sources	2,015,046	12,788	840	-	-	-	-
Use of Funds:							
Other Uses:							
Transfers Out	858,298	969,475	35,080	-	-	-	-
Total Uses	858,298	969,475	35,080	-	-	-	-
Ending Fund Balance (est)	\$ 1,003,882	\$ 47,195	\$ 12,955	\$ 12,955	\$ 12,955	\$ 12,955	\$ 12,955

Roadway Improvement Fund

The Public Works Department has obtained certain additional contributions related to supplemental roadway fees. The negotiations are non-nexus based and are not directly associated with the existing traffic fees collected in the Special Revenues Funds. These funds may be used at the City's discretion for a variety of roadway improvement projects included in the City's Capital Improvement Program.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 6,341,117	\$ 5,165,154	\$ 5,348,539	\$ 5,595,028	\$ 5,595,028	\$ 5,585,028	\$ 5,198,328
Source of Funds:							
Licenses, Permits & Fees	81,213	83,567	163,149	494,200	150,000	95,100	96,000
Use of Money & Property	89,741	96,795	44,529	-	-	-	-
Total Revenues	170,954	180,362	207,678	494,200	150,000	95,100	96,000
Other Sources:							
Transfers In	-	100,001	115,194	500,000	500,000	350,000	500,400
Total Other Sources	-	100,001	115,194	500,000	500,000	350,000	500,400
Total Sources	170,954	280,363	322,872	994,200	650,000	445,100	596,400
Use of Funds:							
Operations	-	-	-	400,000	400,000	200,000	400,000
Total Expenditures	-	-	-	400,000	400,000	200,000	400,000
Other Uses:							
Transfers Out	1,346,917	96,978	76,383	260,000	260,000	631,800	100,000
Total Other Uses	1,346,917	96,978	76,383	260,000	260,000	631,800	100,000
Total Uses	1,346,917	96,978	76,383	660,000	660,000	831,800	500,000
Ending Fund Balance (est)	\$ 5,165,154	\$ 5,348,539	\$ 5,595,028	\$ 5,929,228	\$ 5,585,028	\$ 5,198,328	\$ 5,294,728

Storm Water Utility Tax

The Public Works Department has negotiated the annual transfer of funds in the amount of \$300,000 to the City from utility taxes collected by the County of Sacramento for storm water utility within the City. Additional funds have been received for specific capital improvement projects. These funds may be used at the City's discretion for any drainage related expenses. The Public Works department will be working on the detachment from the County in the next fiscal year.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 329,020	\$ (14,782)	\$ (301,283)	\$ 1,664,634	\$ 1,664,634	\$ 3,667,634	\$ 1,330,034
Source of Funds:							
Taxes	-	-	2,270,267	300,000	2,375,000	600,000	300,000
Use of Money & Property	4,022	2,493	8,172	-	-	-	-
Total Sources	4,022	2,493	2,278,439	300,000	2,375,000	600,000	300,000
Use of Funds:							
Salaries	158,722	226,689	193,645	300,000	300,000	300,000	300,000
Operations	28,178	22,177	13,454	271,700	22,000	300,000	-
Capital Outlay	-	40,128	-	699,000	-	-	-
Total Expenditures	186,899	288,994	207,099	1,270,700	322,000	600,000	300,000
Other Uses:							
Transfers Out	160,924	-	105,423	50,000	50,000	2,337,600	1,318,000
Total Other Uses	160,924	-	105,423	50,000	50,000	2,337,600	1,318,000
Total Uses	347,824	288,994	312,522	1,320,700	372,000	2,937,600	1,618,000
Ending Fund Balance (est)	\$ (14,782)	\$ (301,283)	\$ 1,664,634	\$ 643,934	\$ 3,667,634	\$ 1,330,034	\$ 12,034

Asset Forfeiture Fund

Assets seized in the course of arrests or investigations are turned over to the District Attorney until case resolution. The District Attorney apportions the assets to the applicable jurisdictions and the funds are used to purchase public safety equipment and supplies.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 21,906	\$ 29,092	\$ 31,274	\$ 32,507	\$ 32,507	\$ 33,507	\$ 33,507
Source of Funds:							
Fines & Forfeitures	6,973	1,684	975	-	1,000	-	-
Use of Money & Property	357	499	258	-	-	-	-
Total Sources	7,330	2,182	1,233	-	1,000	-	-
Use of Funds:							
Operations	144	-	-	-	-	-	-
Total Uses	144	-	-	-	-	-	-
Ending Fund Balance (est)	\$ 29,092	\$ 31,274	\$ 32,507	\$ 32,507	\$ 33,507	\$ 33,507	\$ 33,507

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CAPITAL PROJECT FUNDS

The Capital Projects fund will be used to account for the financial resources available for the acquisition or construction of major capital facilities and infrastructure.

PROPOSED FISCAL YEAR 2013-15 BUDGET CIP

	13/14	14/15
Beginning Fund Balance (est)	\$ (1,006,989)	\$ (1,150,989)
Revenues:		
Taxes	-	-
Licenses & Permits	-	-
Fines & Forfeitures	-	-
Use of Money & Property	-	-
Intergovernmental	25,000	-
Charges for Services & Other Revenues	-	-
Total Revenues	25,000	-
Other Sources:		
Transfers In	33,015,800	6,115,300
Proceeds from Debt	-	-
Total Other Sources	33,015,800	6,115,300
Total Revenues & Other Sources	\$ 33,040,800	\$ 6,115,300
Expenditures:		
Salaries	550,000	575,000
Benefits	-	-
Operations	12,637,500	2,225,500
Capital Outlay	19,997,300	3,314,800
Capital Improvements	-	-
Total Expenditures	33,184,800	6,115,300
Other Uses:		
Transfers Out	-	-
Revenue Neutrality	-	-
Principal & Interest	-	-
Total Other Uses	-	-
Total Expenditures & Other Uses	33,184,800	6,115,300
Surplus/(Deficit)	(144,000)	-
Fund Balance (est)	\$ (1,150,989)	\$ (1,150,989)

Capital Projects Fund

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 257,764	\$ 2,159,350	\$ 47,732	\$(1,022,990)	\$(1,022,990)	\$(1,006,990)	\$(1,150,990)
Source of Funds:							
Taxes	-						
Licenses, Permits & Fees	-						
Fines & Forfeitures	-						
Use of Money & Property		2,945	2,569				
Intergovernmental			49,947	290,000	290,000	25,000	-
Charges for Services & Other Revenues	156,172	177,342	43,350				
Total Revenues	156,172	180,287	95,866	290,000	290,000	25,000	-
Other Sources:							
Transfers In:							
General Fund	53,271	88,082			86,000		
Gas Tax	1,128,192	1,132,271	1,593,007	4,567,400	320,000	5,728,600	826,000
Measure A	2,714,940	2,784,747	2,747,465	1,619,400	3,181,700	3,104,000	322,300
Proposition 42		577,858	26,391				
Traffic Impact Fees	2,326,818	1,312,972	1,292,814	6,889,900	2,400,000	6,799,500	472,000
SD Traffic Mitigation Fees	3,077,612	2,557,704	799,306	650,400	1,200,000	4,864,000	2,397,000
VOZ Traffic Mitigation Fees	873	10,035	8,076	175,000	15,000	170,700	
Community Facilities Fee	77,263	3,249,322	233,645				
City Operations COP's		790,341	51,919				
Federal Grants	4,240,066	5,474,969	4,920,072	7,379,000	5,040,000	8,930,700	580,000
State Grants	312,941	28,064	2,673,878		2,558,400	270,200	
Other Grants				100,000	50,000	78,700	
CDBG	360,000	115,069	381,894	85,600	190,600	100,000	100,000
Capital Facilities ISF	4,117	702,090	1,553				
Infrastructure ISF		62,352	(305,739)				
Technology ISF		228,550					
Special Districts	21,596	5,545					
Transit Related Service Area - Zone 2			8,000				
Roadway Improvement Fund	1,346,917	96,978	76,383	260,000	260,000	631,800	100,000
Storm Water Utility Tax	157,583		105,423	50,000	50,000	2,337,600	1,318,000
Mather Field Impact Fee	858,298	969,475	35,080				
VLIHF	768,319	(77,453)	75,483				
CFD 2004-1 Sunridge Park				2,299,000	10,000		
Redevelopment Agency	1,599	85,823	233,627				
Redevelopment Agency Low/Mod	897,631	98,141	2,760				
Sub-total Transfers In	18,348,036	20,292,935	14,961,037	24,075,700	15,361,700	33,015,800	6,115,300
Proceeds from Debt							
Total Other Sources	18,348,036	20,292,935	14,961,037	24,075,700	15,361,700	33,015,800	6,115,300
Total Sources	18,504,208	20,473,222	15,056,903	24,365,700	15,651,700	33,040,800	6,115,300
Use of Funds:							
Salaries	1,285,544	461,470	1,449,360	567,400	567,400	550,000	575,000
Operations	3,981,355	2,881,041	1,961,434	4,060,100	2,560,100	12,637,500	2,225,500
Capital Improvements	10,101,113	14,211,589	12,576,479	19,808,200	12,508,200	19,997,300	3,314,800
Total Expenditures	15,368,012	17,554,100	15,987,273	24,435,700	15,635,700	33,184,800	6,115,300
Other Uses:							
Transfers Out	(231,679)	1,370,441	140,352	-	-	-	-
Total Other Uses	(231,679)	1,370,441	140,352	-	-	-	-
Total Uses	15,136,333	18,924,541	16,127,625	24,435,700	15,635,700	33,184,800	6,115,300
Ending Fund Balance (est)	\$ 3,625,639	\$ 3,708,031	\$(1,022,990)	\$(1,092,990)	\$(1,006,990)	\$(1,150,990)	\$(1,150,990)

The City will be working on the Capital Improvement Projects listed on the next pages. Below is a description of the major projects scheduled for this budget year.

White Rock Road Improvements, Sunrise Boulevard to International Drive (CP07-2055)

This project will construct improvement to the existing six lane road from Sunrise Boulevard to Luyung Drive and reconstruct White Rock Road from Luyung Drive to approximately the future intersection of White Rock Road and International Drive to a four lane roadway with a 14 foot landscape median.

Sunrise Boulevard, Douglas Road to Kiefer Boulevard (CP06-2028)

Developer project which will be reimbursed through credit agreements.

ROW Program / Contingency (CP06-2048)

These funds are reserved for construction overruns, right-of-way acquisition, and federal and state grant match requirements on other Capital Improvement Projects within this document.

2012 Sunrise Boulevard Street Rehabilitation Project (CP12-2105)

Road rehabilitation project of a shared facility. The city will provide the improvements from Coloma Road to 750 linear feet north of Trinity River on both sides of Sunrise Boulevard. The county will provide the improvements from the City's project to the American River Bridge on both sides of Sunrise Boulevard.

2015 Street Rehabilitation Project (CP 13-2134)

Road rehabilitation project for neighborhood areas RC09 and RC06.

2014 Street Rehabilitation Project (CP 13-2118)

Road rehabilitation project for neighborhood area RC05.

2012 Street Rehabilitation Project (CP 12-2104)

Road rehabilitation project on International Drive, Zinfandel Drive, and Folsom Boulevard.

Folsom Boulevard Enhancements Phase IV (CP14-2129)

This project will provide for improved aesthetics and safety along Folsom Boulevard between Bradshaw Road and Sunrise. The proposed enhancements include the installation of landscaped medians, construction of sidewalks, landscaping, streetscape improvements at intersections, and installation of street lights and undergrounding some utility lines. City staff will be working with the Council to refine the scope Phase IV.

Rancho Cordova Parkway Interchange (CP05-2003)

The project proposes to construct a new interchange at U.S. Highway 50, auxiliary lanes on U.S. Highway 50 between Sunrise Boulevard and Hazel Avenue, and a four lane arterial connection to U.S. Highway 50 of Rancho Cordova Parkway to White Rock Road.

Douglas Road & Grant Line Road Traffic Signal (CP13-2124)

The project will install a new traffic signal at the intersection of Douglas Road and Grant Line Road. This project will also include widening of Douglas Road and Grant Line Road to accommodate left and right turn pockets and bicycle lanes.

The FY 2013-15 projects that will be funded are as follows:

		FY 2013-14 Budget	FY 2014-15 Budget
CP07-2055	White Rock Road Improvements, Sunrise Boulevard to International Dr	\$ 6,870,200	\$ 250,000
CP06-2028	Sunrise Boulevard, Douglas Road to Kiefer Boulevard	3,417,700	-
CP06-2048	ROW Program / Contingency	2,363,000	1,000,000
CP12-2105	2012 Sunrise Boulevard Street Rehabilitation Project	3,094,900	-
CP13-2134	2015 Street Rehabilitation Project	2,274,000	826,000
CP13-2118	2014 Street Rehabilitation Project	2,200,000	-
CP12-2104	2012 Street Rehabilitation Project	1,694,800	-
CP14-2129	Folsom Boulevard Enhancements Phase IV	1,674,000	-
CP05-2003	Rancho Cordova Parkway Interchange	1,215,300	-
CP13-2124	Douglas Road & Grant Line Road Traffic Signal	1,040,400	-
CP13-2123	Signal Interconnect on Coloma Road	934,600	-
CP06-2021	Femoyer Street (Air Park Drive), Mather Boulevard to International Dr	823,800	-
CP10-2082	Safety, Streetscaping, Pedestrian and Bicycle Facilities Program	670,200	47,400
CP07-2033	Folsom Boulevard Enhancements Phase II	656,100	-
CP13-2122	Aramon Drive/Studarus Drive and Coloma Road Traffic Signal	532,200	-
CP06-2027	North Mather Boulevard, Mather Field Plaza to Zinfandel Drive	408,200	-
CP10-2088	Folsom Boulevard Enhancements Phase III	286,100	-
CP11-2096	Finger Annexation Road Rehabilitation	383,500	418,000
CP13-2120	Mills Middle School Signal Mod and Pedestrian Improvements	343,100	-
CP13-2128	Mather Field Road Pedestrian Safety Improvements	310,000	-
CP07-2035	Rancho Cordova Parkway, Douglas Road to Kiefer Boulevard	308,400	2,397,000
CP13-2125	Police Station Generator	257,800	-
CP10-2081	Traffic Control and Safety Program	249,600	149,900
CP12-2107	Class II & III Bicycle System Expansion	209,700	-
CP07-2036	Kiefer Boulevard, Sunrise Boulevard to Jaeger Road	195,000	-
CP08-2060	Anatolia III Major Roads Intersection	172,900	-
CP12-2108	Bicycle Traffic Signal Detection	150,200	-
CP13-2126	2014 Sidewalk Improvement Project	150,000	-
CP12-2103	White Rock Road Sidewalk Improvements	136,300	-
CP11-2100	Sunrise Boulevard Widening and Intersection Improvements	131,100	-
CP12-2115	Zinfandel Drive and Folsom Blvd Intersection Improvements	124,800	-
CP13-2119	2013 NTMP Project	124,000	-
CP13-2117	2012 Old Placerville Complete Streets	120,600	-
CP10-2084	Pedestrian, ADA and Safety Improvements Mather Field Road	113,300	697,000
CP13-2127	Sunrise Boulevard Sidewalk Bridge Street to Gold Country Blvd	107,500	-
CP08-2063	Americanos Boulevard Douglas Road to Chrysanthy Boulevard	106,300	-
CP13-2110	2013 Sidewalk Improvement Project	51,000	-
CP10-2098	2010 NTMP Project	50,700	-
CP13-2111	Douglas Road, Sunrise Boulevard to West City Boundary	50,000	-
CP14-2132	Zinfandel Complex Phase I Feasibility Study	50,000	100,000
CP14-2133	2015 Sidewalk Improvement Project	50,000	100,000
CP07-2038	Sunrise Boulevard, Kiefer Boulevard to State Route 16	36,800	-
CP14-2131	Traffic Signal Battery Backup Installations	35,000	-
CP14-2130	ITS Infrastructure Evaluation	30,000	-
CP07-2032	Douglas Road, Americanos Boulevard to Grant Line Road	24,300	-
CP06-2024	Douglas Road, Rancho Cordova Parkway to Americanos Boulevard	10,400	-
CP13-2116	Traffic Management Center	10,000	-
CP09-2074	Kiefer Boulevard, Sunrise Boulevard to Jaeger Road Phase 2	9,900	-
CP06-2022	Chrysanthy Boulevard, Sunrise Boulevard to Jaeger Road	7,900	-
CP09-2067	Villages of Zinfandel Traffic Signals	3,800	5,000
CP12-2109	2012 ADA Sidewalk Improvement Project	2,000	-
CP06-2050	Rancho Cordova Parkway (Douglas Road to White Rock Road)	1,500	-
CP09-2069	International Drive, Sunrise Boulevard to Rancho Cordova Parkway Loop	900	-
CP15-2135	2014/2015 NTMP Project	-	125,000
		<u>\$ 34,273,800</u>	<u>\$ 6,115,300</u>
Less Projects to be accounted for outside of the CIP Fund		<u>(1,089,000)</u>	
		<u>\$ 33,184,800</u>	

DEBT SERVICE FUNDS

The debt service fund is used to account for the accumulation of resources and payment of long-term debt principal and interest. The City is currently repaying two Certificates of Participation for the acquisition of City Hall and the Rancho Cordova Police Building.

PROPOSED FISCAL YEAR 2013-15 BUDGET DEBT SERVICE

	13/14	14/15
Beginning Fund Balance - 6/30/12 (est)	\$ 1,864,337	\$ 1,864,337
Revenues:		
Taxes	-	-
Licenses & Permits	-	-
Fines & Forfeitures	-	-
Use of Money & Property	-	-
Intergovernmental	-	-
Charges for Services & Other Revenues	-	-
Total Revenues	-	-
Other Sources:		
Transfers In	1,948,200	1,948,100
Proceeds from Debt	-	-
Total Other Sources	1,948,200	1,948,100
Total Revenues & Other Sources	\$ 1,948,200	\$ 1,948,100
Expenditures:		
Salaries	-	-
Benefits	-	-
Operations	5,700	6,200
Capital Outlay	-	-
Capital Improvements	-	-
Total Expenditures	5,700	6,200
Other Uses:		
Transfers Out	-	-
Revenue Neutrality	-	-
Principal & Interest	1,942,500	1,941,900
Total Other Uses	1,942,500	1,941,900
Total Expenditures & Other Uses	1,948,200	1,948,100
Surplus/(Deficit)	-	-
Fund Balance - 6/30/13 (est)	\$ 1,864,337	\$ 1,864,337

City Hall Facility Certificates of Participation

On August 1, 2005, \$20,835,000 of Certificates of Participation (COP's) were issued by the City of Rancho Cordova Financing Corporation to finance the acquisition and improvement of the 2701 – 2729 Prospect Park Drive campus. The original debt was restructured and refunded in January 2007. The new debt is comprised of \$12.1 million Series A and \$8.3 million Series B (taxable) Certificates of Participation.

Debt service payments are due on August 1 and February 1 of each year. To provide for repayment of the certificates, the City entered into an agreement to lease the facilities from the Corporation, requiring the City to make rental payments to the Corporation equal to the debt principal and interest payments. The Community Facilities Fees are used to fund a portion of this payment with the remainder coming from the General Fund. A debt service schedule is included in the "supporting schedules" section of this document.

City Operations Facility Certificates of Participation

The City of Rancho Cordova Financing Corporation issued \$6.8 million in COP's in August 2006. These funds provided resources to purchase the Kilgore site, now home to the City's Police Department. This site includes developable vacant land, a 30,000 square foot office building and a historic cemetery (Kilgore Family Cemetery). The purchase price for this acquisition was \$6,000,000 with the cemetery and approximately 13 3/4 acres of vacant land donated as part of the acquisition.

The debt service is due September 1 and March 1 of each year. To provide for repayment of the certificates, the City entered into an agreement to lease the facilities from the Corporation, requiring the City to make rental payments to the Corporation equal to the debt principal and interest payments. The Community Facilities Fee and the General Fund are the source for repayment of this bond. A debt service schedule is included in the "supporting schedules" section of this document.

Debt Service Fund

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 2,697,672	\$ 2,703,705	\$ 1,915,210	\$ 1,864,337	\$ 1,864,337	\$ 1,864,337	\$ 1,864,337
Source of Funds:							
Use of Money & Property	3,892	3,187	2,026	-	-	-	-
Charges for Services & Other Rev	350	-	-	-	-	-	-
Total Revenues	4,242	3,187	2,026	-	-	-	-
Other Sources:							
Transfers In	1,955,253	1,949,987	1,950,611	1,945,800	1,945,800	1,948,200	1,948,100
Total Other Sources	1,955,253	1,949,987	1,950,611	1,945,800	1,945,800	1,948,200	1,948,100
Total Sources	1,959,495	1,953,174	1,952,637	1,945,800	1,945,800	1,948,200	1,948,100
Use of Funds:							
Operations	10,200	5,450	4,950	5,200	5,200	5,700	6,200
Total Expenditures	10,200	5,450	4,950	5,200	5,200	5,700	6,200
Other Uses:							
Transfers Out	350	790,341	51,919	-	-	-	-
Principal & Interest	1,942,911	1,945,878	1,946,641	1,940,600	1,940,600	1,942,500	1,941,900
Total Other Uses	1,943,261	2,736,219	1,998,560	1,940,600	1,940,600	1,942,500	1,941,900
Total Uses	1,953,461	2,741,669	2,003,510	1,945,800	1,945,800	1,948,200	1,948,100
Ending Fund Balance (est)	\$ 2,703,705	\$ 1,915,210	\$ 1,864,337	\$ 1,864,337	\$ 1,864,337	\$ 1,864,337	\$ 1,864,337

ENTERPRISE FUNDS

The Kilgore Cemetery Enterprise Fund receives revenues from the sale of burial rights and burial services at the cemetery. In addition, the Endowment Care Fund receives endowment funds paid by all cemetery customers.

PROPOSED FISCAL YEAR 2013-14 BUDGET ENTERPRISE FUNDS

	Kilgore Cemetery	Kilgore Cemetery Endowment Care Fund	Total Enterprise Funds
Beginning Fund Balance - 6/30/13 (est)	\$ (203,868)	\$ 15,649	(188,220)
Revenues:			
Taxes	-	-	-
Licenses & Permits	6,000	1,500	7,500
Fines & Forfeitures	-	-	-
Use of Money & Property	-	-	-
Intergovernmental	-	-	-
Charges for Services & Other Revenues	-	-	-
Total Revenues	6,000	1,500	7,500
Other Sources:			
Transfers In	-	-	-
Proceeds from Debt	-	-	-
Total Other Sources	-	-	-
Total Revenues & Other Sources	\$ 6,000	\$ 1,500	\$ 7,500
Expenditures:			
Salaries	-	-	-
Benefits	-	-	-
Operations	73,900	-	73,900
Capital Outlay	-	-	-
Capital Improvements	-	-	-
Total Expenditures	73,900	-	73,900
Other Uses:			
Transfers Out	-	-	-
Revenue Neutrality	-	-	-
Principal & Interest	-	-	-
Total Other Uses	-	-	-
Total Expenditures & Other Uses	73,900	-	73,900
Surplus/(Deficit)	(67,900)	1,500	(66,400)
Fund Balance - 6/30/14 (est)	\$ (271,768)	\$ 17,149	\$ (254,620)

PROPOSED FISCAL YEAR 2014-15 BUDGET ENTERPRISE FUNDS

	Kilgore Cemetery	Kilgore Cemetery Endowment Care Fund	Total Enterprise Funds
Beginning Fund Balance - 6/30/14 (est)	\$ (271,768)	\$ 17,149	(254,620)
Revenues:			
Taxes	-	-	-
Licenses & Permits	6,000	1,500	7,500
Fines & Forfeitures	-	-	-
Use of Money & Property	-	-	-
Intergovernmental	-	-	-
Charges for Services & Other Revenues	-	-	-
Total Revenues	6,000	1,500	7,500
Other Sources:			
Transfers In	-	-	-
Proceeds from Debt	-	-	-
Total Other Sources	-	-	-
Total Revenues & Other Sources	\$ 6,000	\$ 1,500	\$ 7,500
Expenditures:			
Salaries	-	-	-
Benefits	-	-	-
Operations	74,200	-	74,200
Capital Outlay	-	-	-
Capital Improvements	-	-	-
Total Expenditures	74,200	-	74,200
Other Uses:			
Transfers Out	-	-	-
Revenue Neutrality	-	-	-
Principal & Interest	-	-	-
Total Other Uses	-	-	-
Total Expenditures & Other Uses	74,200	-	74,200
Surplus/(Deficit)	(68,200)	1,500	(66,700)
Fund Balance - 6/30/15 (est)	\$ (339,968)	\$ 18,649	\$ (321,320)

Kilgore Cemetery

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 78,506	\$ (4,898)	\$ (79,959)	\$ (134,368)	\$ (134,368)	\$ (203,868)	\$ (271,768)
Source of Funds:							
Licenses, Permits & Fees	6,500	5,850	9,400	6,000	6,000	6,000	6,000
Use of Money & Property	-	7	-	-	-	-	-
Total Sources	6,500	5,858	9,400	6,000	6,000	6,000	6,000
Use of Funds:							
Salaries	18,401	15,450	-	-	-	-	-
Operations	71,503	65,469	63,809	68,600	75,500	73,900	74,200
Total Uses	89,904	80,919	63,809	68,600	75,500	73,900	74,200
Ending Fund Balance (est)	\$ (4,898)	\$ (79,959)	\$ (134,368)	\$ (196,968)	\$ (203,868)	\$ (271,768)	\$ (339,968)

Kilgore Cemetery Endowment Care Fund

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 9,223	\$ 10,870	\$ 12,042	\$ 14,149	\$ 14,149	\$ 15,649	\$ 17,149
Source of Funds:							
Licenses, Permits & Fees	1,500	1,000	2,000	1,500	1,500	1,500	1,500
Use of Money & Property	147	173	107	-	-	-	-
Total Sources	1,647	1,172	2,107	1,500	1,500	1,500	1,500
Use of Funds:							
Total Uses	-	-	-	-	-	-	-
Ending Fund Balance (est)	\$ 10,870	\$ 12,042	\$ 14,149	\$ 15,649	\$ 15,649	\$ 17,149	\$ 18,649

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INTERNAL SERVICE FUNDS

These funds were established to finance and account for services and commodities furnished by a designated department of the City to other departments of the City. These services and commodities are only supplied within the City structure and are not furnished to the general public. These funds are currently used to accumulate resources for specific needs and to fund those needs as they arise. The funds that the City maintains include:

- Insurance Fund
- Capital Facilities Fund
- Infrastructure Fund
- Vehicle & Equipment Replacement Fund
- Technology Enhancement & Replacement Fund

PROPOSED FISCAL YEAR 2013-14 BUDGET INTERNAL SERVICE FUNDS

	Insurance Fund	Capital Facilities	Infrastructure	Vehicle & Equipment Replacement	Technology Enhancement & Replacement	Total Internal Service Funds
Begin Available Fund Bal - 6/30/13 (est)	\$ 497,770	\$ 1,756,922	\$ 486,346	\$ 285,242	\$ 109,494	\$ 3,135,773
Revenues:						
Taxes	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-
Fines & Forfeitures	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for Services & Other Rev	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-
Other Sources:						
Transfers In	-	-	-	14,000	-	14,000
Proceeds from Debt	-	-	-	-	-	-
Total Other Sources	-	-	-	14,000	-	14,000
Total Revenues & Other Sources	\$ -	\$ -	\$ -	\$ 14,000	\$ -	\$ 14,000
Expenditures:						
Salaries	-	-	-	-	-	-
Benefits	-	-	-	-	-	-
Operations	25,000	30,000	-	-	-	55,000
Capital Outlay	-	551,000	474,000	75,000	-	1,100,000
Capital Improvements	-	-	-	-	-	-
Total Expenditures	25,000	581,000	474,000	75,000	-	1,155,000
Other Uses:						
Transfers Out	-	-	-	-	-	-
Revenue Neutrality	-	-	-	-	-	-
Principal & Interest	-	-	-	-	-	-
Total Other Uses	-	-	-	-	-	-
Total Expenditures & Other Uses	25,000	581,000	474,000	75,000	-	1,155,000
Surplus/(Deficit)	(25,000)	(581,000)	(474,000)	(61,000)	-	(1,141,000)
End Available Fund Bal - 6/30/14 (est)	\$ 472,770	\$ 1,175,922	\$ 12,346	\$ 224,242	\$ 109,494	\$ 1,994,773

PROPOSED FISCAL YEAR 2014-15 BUDGET INTERNAL SERVICE FUNDS

	Insurance Fund	Capital Facilities	Infrastructure	Vehicle & Equipment Replacement	Technology Enhancement & Replacement	Total Internal Service Funds
Begin Available Fund Bal - 6/30/14 (est)	\$ 472,770	\$ 1,175,922	\$ 12,346	\$ 224,242	\$ 109,494	\$ 1,994,773
Revenues:						
Taxes	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-
Fines & Forfeitures	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for Services & Other Rev	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-
Other Sources:						
Transfers In	-	-	-	14,000	-	14,000
Proceeds from Debt	-	-	-	-	-	-
Total Other Sources	-	-	-	14,000	-	14,000
Total Revenues & Other Sources	\$ -	\$ -	\$ -	\$ 14,000	\$ -	\$ 14,000
Expenditures:						
Salaries	-	-	-	-	-	-
Benefits	-	-	-	-	-	-
Operations	25,000	248,000	-	-	-	273,000
Capital Outlay	-	-	-	-	-	-
Capital Improvements	-	-	-	-	-	-
Total Expenditures	25,000	248,000	-	-	-	273,000
Other Uses:						
Transfers Out	-	-	-	-	-	-
Revenue Neutrality	-	-	-	-	-	-
Principal & Interest	-	-	-	-	-	-
Total Other Uses	-	-	-	-	-	-
Total Expenditures & Other Uses	25,000	248,000	-	-	-	273,000
Surplus/(Deficit)	(25,000)	(248,000)	-	14,000	-	(259,000)
End Available Fund Bal - 6/30/15 (est)	\$ 447,770	\$ 927,922	\$ 12,346	\$ 238,242	\$ 109,494	\$ 1,735,773

Insurance Fund

The Insurance Fund accounts for the accumulation of resources to provide for long-term financing of potential litigation, insurance costs and claims, and the payment of losses up to the City's self-insured retention limit. The major insurance programs in the fund are worker's compensation, property, and liability coverage.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 523,747	\$ 509,951	\$ 501,876	\$ 497,770	\$ 497,770	\$ 497,770	\$ 472,770
Source of Funds:							
Use of Money & Property	7,164	8,052	4,039	-	-	-	-
Total Revenues	7,164	8,052	4,039	-	-	-	-
Other Sources:							
Transfers In	-	-	-	25,000	25,000	-	-
Total Other Sources	-	-	-	25,000	25,000	-	-
Total Sources	7,164	8,052	4,039	25,000	25,000	-	-
Use of Funds:							
Operations	20,961	16,127	8,145	25,000	25,000	25,000	25,000
Total Uses	20,961	16,127	8,145	25,000	25,000	25,000	25,000
Ending Fund Balance (est)	\$ 509,951	\$ 501,876	\$ 497,770	\$ 497,770	\$ 497,770	\$ 472,770	\$ 447,770

Capital Facilities Fund

The Capital Facilities Fund is used to account for accumulation of resources and the acquisition, maintenance and remodeling of city owned buildings and facilities, and other capital assets as necessary.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 633,993	\$ 751,054	\$ 1,315,131	\$ 2,091,922	\$ 2,091,922	\$ 1,756,922	\$ 1,175,922
Source of Funds:							
Use of Money & Property	5,181	8,667	9,683	-	-	-	-
Total Revenues	5,181	8,667	9,683	-	-	-	-
Other Sources:							
Transfers In	472,780	1,959,391	948,100	-	-	-	-
Total Other Sources	472,780	1,959,391	948,100	-	-	-	-
Total Sources	477,961	1,968,058	957,783	-	-	-	-
Use of Funds:							
Operations	6,480	-	33,238	30,000	30,000	30,000	248,000
Capital Outlay	350,303	-	-	760,000	305,000	551,000	-
Total Expenditures	356,783	-	33,238	790,000	335,000	581,000	248,000
Other Uses:							
Transfers Out	4,117	702,090	1,553	-	-	-	-
Total Other Uses	4,117	702,090	1,553	-	-	-	-
Total Uses	360,900	702,090	34,791	790,000	335,000	581,000	248,000
Ending Balance (est)	751,054	2,017,022	2,238,123	1,301,922	1,756,922	1,175,922	927,922
Less: Invested in Capital Assets	-	(701,891)	(146,201)				
Ending Fund Balance (est)	\$ 751,054	\$ 1,315,131	\$ 2,091,922	\$ 1,301,922	\$ 1,756,922	\$ 1,175,922	\$ 927,922

Infrastructure Fund

The Infrastructure Fund is used to accumulate and account for funds to pay the ongoing maintenance of infrastructure facilities, such as roads, sidewalks and intersection improvements.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 316,997	\$ 556,849	\$ 1,129,555	\$ 736,846	\$ 736,846	\$ 486,346	\$ 12,346
Source of Funds:							
Use of Money & Property	3,462	6,359	6,406	-	-	-	-
Total Revenues	3,462	6,359	6,406	-	-	-	-
Other Sources:							
Transfers In	236,390	628,699	536,352	-	-	-	-
Total Other Sources	236,390	628,699	536,352	-	-	-	-
Total Sources	239,852	635,058	542,758	-	-	-	-
Use of Funds:							
Operations	-	-	334,688	-	50,500	-	-
Capital Outlay	-	-	-	323,000	200,000	474,000	-
Total Expenditures	-	-	334,688	323,000	250,500	474,000	-
Other Uses:							
Transfers Out	-	62,352	-	-	-	-	-
Total Other Uses	-	62,352	-	-	-	-	-
Total Uses	-	62,352	334,688	323,000	250,500	474,000	-
Ending Balance (est)	556,849	1,129,555	1,337,625	413,846	486,346	12,346	12,346
Less: Invested in Capital Assets	-	-	(600,779)				
Ending Fund Balance (est)	\$ 556,849	\$ 1,129,555	\$ 736,846	\$ 413,846	\$ 486,346	\$ 12,346	\$ 12,346

Vehicle & Equipment Replacement Fund

The Vehicle & Equipment Replacement Fund accumulates funds to pay for the replacement of vehicles and equipment used by all City departments.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 365,863	\$ 370,944	\$ 377,201	\$ 380,242	\$ 380,242	\$ 285,242	\$ 224,242
Source of Funds:							
Use of Money & Property	5,081	6,257	3,041	-	-	-	-
Total Revenues	5,081	6,257	3,041	-	-	-	-
Other Sources:							
Transfers In	-	-	-	-	-	14,000	14,000
Total Other Sources	-	-	-	-	-	14,000	14,000
Total Sources	5,081	6,257	3,041	-	-	14,000	14,000
Use of Funds:							
Capital Outlay	-	-	-	95,000	95,000	75,000	-
Total Uses	-	-	-	95,000	95,000	75,000	-
Ending Balance (est)	370,944	377,201	380,242	285,242	285,242	224,242	238,242
Less: Invested in Capital Assets	-	-	-				
Ending Fund Balance (est)	\$ 370,944	\$ 377,201	\$ 380,242	\$ 285,242	\$ 285,242	\$ 224,242	\$ 238,242

Technology Enhancement & Replacement Fund

The Technology Enhancement & Replacement Fund may be used to account for the purchase and replacement of critical desktop, software and infrastructure.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 596,778	\$ 478,885	\$ 259,251	\$ 230,194	\$ 230,194	\$ 109,494	\$ 109,494
Source of Funds:							
Use of Money & Property	8,300	8,916	2,127	-	1,600	-	-
Total Revenues	8,300	8,916	2,127	-	1,600	-	-
Other Sources:							
Transfers In	-	228,551	-	-	-	-	-
Total Other Sources	-	228,551	-	-	-	-	-
Total Sources	8,300	237,467	2,127	-	1,600	-	-
Use of Funds:							
Operations	-	-	56,636	53,200	53,200	-	-
Capital Outlay	-	-	-	188,800	69,100	-	-
Total Expenditures	-	-	56,636	242,000	122,300	-	-
Other Uses:							
Transfers Out	126,193	228,551	-	-	-	-	-
Total Other Uses	126,193	228,551	-	-	-	-	-
Total Uses	126,193	228,551	56,636	242,000	122,300	-	-
Ending Balance (est)	478,885	487,801	204,742	(11,806)	109,494	109,494	109,494
Less: Invested in Capital Assets	-	(228,550)	25,452				
Ending Fund Balance (est)	\$ 478,885	\$ 259,251	\$ 230,194	\$ (11,806)	\$ 109,494	\$ 109,494	\$ 109,494

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SUCCESSOR AGENCY

On June 29, 2011, Governor Jerry Brown signed into law ABx1 26, the Assembly Bill that dissolved redevelopment agencies and created a mechanism to wind down all redevelopment activity, including the sale of redevelopment assets and the re-allocation of redevelopment funds. This legislation was challenged in the Supreme Court of the State of California in August of 2011, and was put under judicial stay while the Supreme Court decided its constitutionality. On December 29, 2011, the California Supreme Court issued its decision on ABx1 26, declaring it constitutional and upholding it as law. The court also re-started the timeline for RDA dissolution, and the transfer of assets to the Successor Agency, which had been stalled during the judicial stay period. On June 27, 2012, Governor Jerry Brown signed into law AB 1484, the Assembly Bill that modified ABx1 26 and added additional statutory reporting requirements for Successor Agencies.

On January 10, 2012, the City Council of the City of Rancho Cordova adopted a resolution stating that the City, as a jurisdiction with a Community Redevelopment Agency, had decided to perform the duties of the Successor Agency, as identified in ABx1 26, to wind-down framework under which Successor Agencies will fulfill their obligations to pay off the existing debt and dispose of the assets of the defunct RDA. The Successor Agency is responsible for reporting to the statutorily established Oversight Board for all activities.

PROPOSED FISCAL YEAR 2013-14 BUDGET SUCCESSOR RDA FUNDS

	Administration	Redevelopment Obligation Retirement Fund	Total Redevelopment Agency Funds
Beginning Fund Balance - 6/30/13 (est)	\$ (6,160,203)	\$ 118,304	\$ (6,041,899)
Revenues:			
Taxes	-	-	-
Licenses & Permits	-	-	-
Fines & Forfeitures	-	-	-
Use of Money & Property	-	-	-
Intergovernmental	-	-	-
Charges for Services & Other Revenues	-	-	-
Total Revenues	-	-	-
Other Sources:			
Transfers In	-	-	-
Proceeds from Debt	-	-	-
Total Other Sources	-	-	-
Total Revenues & Other Sources	\$ -	\$ -	\$ -
Expenditures:			
Salaries	102,300	-	102,300
Benefits	43,400	-	43,400
Operations	97,800	-	97,800
Capital Outlay	-	-	-
Capital Improvements	-	-	-
Total Expenditures	243,500	-	243,500
Other Uses:			
Transfers Out	-	-	-
Revenue Neutrality	-	-	-
Principal & Interest	18,900	-	18,900
Total Other Uses	18,900	-	18,900
Total Expenditures & Other Uses	262,400	-	262,400
Surplus/(Deficit)	(262,400)	-	(262,400)
Ending Fund Balance - 6/30/14 (est)	\$ (6,422,603)	\$ 118,304	\$ (6,304,299)

PROPOSED FISCAL YEAR 2014-2015 BUDGET SUCCESSOR RDA FUNDS

	Administration	Redevelopment Obligation Retirement Fund	Total Redevelopment Agency Funds
Beginning Fund Balance - 6/30/14 (est)	\$ (6,422,603)	\$ 118,304	\$ (6,304,299)
Revenues:			
Taxes	-	-	-
Licenses & Permits	-	-	-
Fines & Forfeitures	-	-	-
Use of Money & Property	-	-	-
Intergovernmental	-	-	-
Charges for Services & Other Revenues	-	-	-
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
Other Sources:			
Transfers In	118,304	-	118,304
Proceeds from Debt	-	-	-
Total Other Sources	<u>118,304</u>	<u>-</u>	<u>118,304</u>
Total Revenues & Other Sources	<u>\$ 118,304</u>	<u>\$ -</u>	<u>\$ 118,304</u>
Expenditures:			
Salaries	103,800	-	103,800
Benefits	44,900	-	44,900
Operations	70,500	-	70,500
Capital Outlay	-	-	-
Capital Improvements	-	-	-
Total Expenditures	<u>219,200</u>	<u>-</u>	<u>219,200</u>
Other Uses:			
Transfers Out	-	118,304	118,304
Revenue Neutrality	-	-	-
Principal & Interest	18,900	-	18,900
Total Other Uses	<u>18,900</u>	<u>118,304</u>	<u>137,204</u>
Total Expenditures & Other Uses	<u>238,100</u>	<u>118,304</u>	<u>356,404</u>
Surplus/(Deficit)	<u>(119,796)</u>	<u>(118,304)</u>	<u>(238,100)</u>
Ending Fund Balance - 6/30/15 (est)	<u>\$ (6,542,399)</u>	<u>\$ -</u>	<u>\$ (6,542,399)</u>

Redevelopment Administration

On December 29, 2011, the California Supreme Court upheld ABx1 26 which dissolved all California Redevelopment Agencies effective February 1, 2012. Prior to dissolution this fund was used to receive tax increment funds for administration and major capital project cost of the Redevelopment Agency (Agency). Effective February 1, 2012 this fund was transferred to the successor agency to the former Redevelopment Agency and is to be used to wind down the affairs of the Agency.

The successor agency is only allowed to pay enforceable obligations of the former Redevelopment Agency, as defined in ABx1 26, in accordance with a bi-annual Retirement Obligation Payment Schedule (ROPS) which is prepared and approved by the successor agency, oversight board, Sacramento County Auditor Controllers Office, State Controller's Office and the State Department of Finance.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ (1,342,047)	\$ (1,062,182)	\$ 380,426	\$ (4,393,103)	\$ (4,393,103)	\$ (6,160,203)	\$ (6,422,603)
Source of Funds:							
Use of Money & Property	4,072	2,363	52,322	54,000	54,000	-	-
Total Revenues	4,072	2,363	52,322	54,000	54,000	-	-
Other Sources:							
Transfers In	1,547,973	2,402,118	28,386	-	160,000	-	118,304
Total Other Sources	1,547,973	2,402,118	28,386	-	160,000	-	118,304
Total Sources	1,552,045	2,404,481	80,708	54,000	214,000	-	118,304
Use of Funds:							
Salaries	139,758	140,460	142,736	123,200	123,200	102,300	103,800
Benefits	65,193	66,863	64,756	58,300	58,300	43,400	44,900
Operations	799,519	281,189	1,304,230	184,900	1,211,100	97,800	70,500
Capital Outlay	3,815	-	2,361,882	-	-	-	-
Total Expenditures	1,008,285	488,512	3,873,604	366,400	1,392,600	243,500	219,200
Other Uses:							
Transfers Out	263,894	473,361	262,850	-	-	-	-
Principal & Interest	-	-	76,003	588,500	588,500	18,900	18,900
Total Other Uses	263,894	473,361	338,853	588,500	588,500	18,900	18,900
Extraordinary Item			641,780				
Total Uses	1,272,180	961,873	4,854,237	954,900	1,981,100	262,400	238,100
Ending Fund Balance (est)	\$ (1,062,182)	\$ 380,426	\$ (4,393,103)	\$ (5,294,003)	\$ (6,160,203)	\$ (6,422,603)	\$ (6,542,399)

Redevelopment Obligation Retirement Fund

The Redevelopment Obligation Retirement Fund (RORF) was created in accordance with the ABx1 26 to account for all future tax increment received to pay for enforceable obligation of the former Agency.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ 378,304	\$ 378,304	\$ 118,304	\$ 118,304
Source of Funds:							
Use of Money & Property	-	-	2,115	-	-	-	-
Total Revenues	-	-	2,115	-	-	-	-
Other Sources:							
Transfers In	-	-	(1)	-	-	-	-
Total Other Sources	-	-	(1)	-	-	-	-
Total Sources	-	-	2,114	-	-	-	-
Use of Funds:							
Other Uses:							
Transfers Out	-	-	-	-	160,000	-	118,304
Total Other Uses	-	-	-	-	160,000	-	118,304
Extraordinary Item			(376,190)		100,000		
Total Uses	-	-	(376,190)	-	260,000	-	118,304
Ending Fund Balance (est)	\$ -	\$ -	\$ 378,304	\$ 378,304	\$ 118,304	\$ 118,304	\$ -

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TRUST AND AGENCY FUNDS

Trust and Agency Funds are used to account for assets held by the City in a trustee capacity or as an agent for individuals, other governments and/or other funds. Trust and Agency Funds are custodial in nature (assets equal liabilities) and do not measure results of operations.

These funds are:

- Local Housing Trust Fund
- Mello-Roos Community Facilities Districts:
 - Sunridge Anatolia CFD No. 2003-1
 - Sunridge Park CFD No. 2004-1
 - Sunridge North Douglas CFD 2005-1
 - Montelena
 - CFD No. 2005-2 (Landscape Maintenance)
 - CFD 2008-1 (Street Lighting and Road Maintenance)
- Sunrise Douglas Park Impact Fee

PROPOSED FISCAL YEAR 2013-14 BUDGET AGENCY FUNDS

	Local Housing Trust Fund	Sunride Anatolia CFD 2003-1	Sunridge Park CFD 2004-1	Sunridge North Douglas CFD 2005-1	Montelena
Begin Fund Balance - 6/30/13 (est)	\$ (197,000)	\$ 7,473,375	\$ 9,610,837	\$ 45,202	\$ 10,943
Revenues:					
Taxes	150,000	4,289,900	1,334,100	-	-
Licenses & Permits	75,000	-	-	-	-
Fines & Forfeitures	-	-	-	-	-
Use of Money & Property	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges for Services & Other Rev	-	-	-	-	-
Total Revenues	225,000	4,289,900	1,334,100	-	-
Other Sources:					
Transfers In	-	-	-	-	-
Proceeds from Debt	-	-	-	-	-
Total Other Sources	-	-	-	-	-
Total Revenues & Other Sources	\$ 225,000	\$ 4,289,900	\$ 1,334,100	\$ -	\$ -
Expenditures:					
Salaries	95,000	-	-	-	-
Benefits	-	-	-	-	-
Operations	-	28,800	22,600	-	-
Capital Outlay	860,000	251,900	372,100	-	-
Capital Improvements	-	-	-	-	-
Total Expenditures	955,000	280,700	394,700	-	-
Other Uses:					
Transfers Out	-	50,000	66,700	-	-
Revenue Neutrality	-	-	-	-	-
Principal & Interest	-	3,959,200	872,700	-	-
Total Other Uses	-	4,009,200	939,400	-	-
Total Expenditures & Other Uses	955,000	4,289,900	1,334,100	-	-
Surplus/(Deficit)	(730,000)	-	-	-	-
End Fund Balance - 6/30/14 (est)	\$ (927,000)	\$ 7,473,375	\$ 9,610,837	\$ 45,202	\$ 10,943

PROPOSED FISCAL YEAR 2013-14 BUDGET AGENCY FUNDS

	Citywide Landscape Maintenance	Road Maintenance CFD	Sunrise Douglas Parks Impact	Total Agency Funds
Begin Fund Balance - 6/30/13 (est)	\$ 21,852	\$ 75,049	\$ 8,171,096	\$ 25,211,354
Revenues:				
Taxes	40,000	38,000	-	5,852,000
Licenses & Permits	-	-	1,944,900	2,019,900
Fines & Forfeitures	-	-	-	-
Use of Money & Property	-	-	-	-
Intergovernmental	-	-	-	-
Charges for Services & Other Rev	-	-	-	-
Total Revenues	40,000	38,000	1,944,900	7,871,900
Other Sources:				
Transfers In	-	-	-	-
Proceeds from Debt	-	-	-	-
Total Other Sources	-	-	-	-
Total Revenues & Other Sources	\$ 40,000	\$ 38,000	\$ 1,944,900	\$ 7,871,900
Expenditures:				
Salaries	12,000	22,100	6,000	135,100
Benefits	-	-	-	-
Operations	41,400	42,800	-	135,600
Capital Outlay	-	-	-	1,484,000
Capital Improvements	-	-	-	-
Total Expenditures	53,400	64,900	6,000	1,754,700
Other Uses:				
Transfers Out	-	-	-	116,700
Revenue Neutrality	-	-	-	-
Principal & Interest	-	-	-	4,831,900
Total Other Uses	-	-	-	4,948,600
Total Expenditures & Other Uses	53,400	64,900	6,000	6,703,300
Surplus/(Deficit)	(13,400)	(26,900)	1,938,900	1,168,600
End Fund Balance - 6/30/14 (est)	\$ 8,452	\$ 48,149	\$ 10,109,996	\$ 26,379,954

PROPOSED FISCAL YEAR 2014-15 BUDGET AGENCY FUNDS

	Local Housing Trust Fund	Sunride Anatolia CFD 2003-1	Sunridge Park CFD 2004-1	Sunridge North Douglas CFD 2005-1	Montelena
Begin Fund Balance - 6/30/14 (est)	\$ (927,000)	\$ 7,473,375	\$ 9,610,837	\$ 45,202	\$ 10,943
Revenues:					
Taxes	-	4,375,700	1,360,800	-	-
Licenses & Permits	75,000	-	-	-	-
Fines & Forfeitures	-	-	-	-	-
Use of Money & Property	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges for Services & Other Rev	-	-	-	-	-
Total Revenues	75,000	4,375,700	1,360,800	-	-
Other Sources:					
Transfers In	-	-	-	-	-
Proceeds from Debt	-	-	-	-	-
Total Other Sources	-	-	-	-	-
Total Revenues & Other Sources	\$ 75,000	\$ 4,375,700	\$ 1,360,800	\$ -	\$ -
Expenditures:					
Salaries	20,000	-	-	-	-
Benefits	-	-	-	-	-
Operations	-	29,200	22,900	-	-
Capital Outlay	868,000	-	377,000	-	-
Capital Improvements	-	-	-	-	-
Total Expenditures	888,000	29,200	399,900	-	-
Other Uses:					
Transfers Out	-	51,000	68,000	-	-
Revenue Neutrality	-	-	-	-	-
Principal & Interest	-	3,557,200	892,900	-	-
Total Other Uses	-	3,608,200	960,900	-	-
Total Expenditures & Other Uses	888,000	3,637,400	1,360,800	-	-
Surplus/(Deficit)	(813,000)	738,300	-	-	-
End Fund Balance - 6/30/15 (est)	\$ (1,740,000)	\$ 8,211,675	\$ 9,610,837	\$ 45,202	\$ 10,943

PROPOSED FISCAL YEAR 2014-15 BUDGET AGENCY FUNDS

	Citywide Landscape Maintenance CFD	Road Maintenance CFD	Sunrise Douglas Parks Impact Fee	Total Agency Funds
Begin Fund Balance - 6/30/14 (est)	\$ 8,452	\$ 48,149	\$ 10,109,996	\$ 26,379,954
Revenues:				
Taxes	40,000	39,000	-	5,815,500
Licenses & Permits	-	-	1,944,900	2,019,900
Fines & Forfeitures	-	-	-	-
Use of Money & Property	-	-	-	-
Intergovernmental	-	-	-	-
Charges for Services & Other Rev	-	-	-	-
Total Revenues	40,000	39,000	1,944,900	7,835,400
Other Sources:				
Transfers In	-	-	-	-
Proceeds from Debt	-	-	-	-
Total Other Sources	-	-	-	-
Total Revenues & Other Sources	\$ 40,000	\$ 39,000	\$ 1,944,900	\$ 7,835,400
Expenditures:				
Salaries	12,000	3,000	6,000	41,000
Benefits	-	-	-	-
Operations	36,400	36,100	-	124,600
Capital Outlay	-	-	-	1,245,000
Capital Improvements	-	-	-	-
Total Expenditures	48,400	39,100	6,000	1,410,600
Other Uses:				
Transfers Out	-	-	-	119,000
Revenue Neutrality	-	-	-	-
Principal & Interest	-	-	-	4,450,100
Total Other Uses	-	-	-	4,569,100
Total Expenditures & Other Uses	48,400	39,100	6,000	5,979,700
Surplus/(Deficit)	(8,400)	(100)	1,938,900	1,855,700
End Fund Balance - 6/30/15 (est)	\$ 52	\$ 48,049	\$ 12,048,896	\$ 28,235,654

Local Housing Trust Fund

This trust was formed in 2012 for the purpose of collecting the Housing Trust Development Impact Fee. The fee is intended to offset a portion of the cost of the increased burden of providing housing for very low income households necessitated by construction of new non-residential buildings.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (197,000)	\$ (927,000)
Source of Funds:							
Taxes	-	-	-	-	-	150,000	-
Licenses, Permits & Fees	-	-	-	200,000	20,000	75,000	75,000
Total Sources	-	-	-	200,000	20,000	225,000	75,000
Use of Funds:							
Salaries	-	-	-	-	40,000	95,000	20,000
Operations	-	-	-	-	20,200	-	-
Capital Outlay	-	-	-	92,800	156,800	860,000	868,000
Total Uses	-	-	-	92,800	217,000	955,000	888,000
Ending Fund Balance (est)	\$ -	\$ -	\$ -	\$ 107,200	\$ (197,000)	\$ (927,000)	\$ (1,740,000)

Mello-Roos Community Facilities District

Mello-Roos CFD's are formed to finance the construction and acquisition of authorized capital facilities (infrastructure) and/or to finance public services, including street improvements, wastewater system improvements, water system improvements, drainage system improvements, and other public facility improvements. Special taxes are levied which appear on the property tax bill of the parcels included in the CFD. These special taxes are used to pay debt service on bonds issued by the CFD (for infrastructure CFD's) and to pay for annual maintenance of public improvements within the CFD (services CFD's). There are several Mello-Roos Community Facilities Districts CFD's in the City of Rancho Cordova.

Sunridge Anatolia CFD No. 2003-1

The Sunridge Anatolia CFD No. 2003-1 consists of approximately 654 acres located in the southwestern part of the City. Development is planned for approximately 3,111 single family residences, a multi-family residential component encompassing 12.01 acres, a commercial component comprising five separate sites totaling 46.10 acres, and a recreation center of approximately 3.83 acres. On August 4, 2003, the City Council established the City of Rancho Cordova Sunridge Anatolia Community Facilities No. 2003-1 and authorized bonded indebtedness of \$75,000,000. The land owners at the time of formation then voted to authorize the levy of a Mello-Roos special tax on properties within the CFD. Three series of bonds have been sold to date, for a total principal amount of \$58,770,000. On October 6, 2003, December 5, 2005, and August 6, 2007, the Council adopted Resolutions approving the issuance of Series 2003, Series 2005 and Series 2007 Special Tax Bonds.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 9,300,039	\$ 8,072,701	\$ 7,932,400	\$ 8,148,675	\$ 8,148,675	\$ 7,473,375	\$ 7,473,375
Source of Funds:							
Taxes	4,016,363	4,053,411	4,134,851	4,205,800	4,205,800	4,289,900	4,375,700
Fines & Forfeitures	9,547	332	-	-	-	-	-
Use of Money & Property	203,321	(283,965)	113,716	-	-	-	-
Intergovernmental	778,458	-	-	-	-	-	-
Charges for Services & Other Rev	1,800	(150)	-	-	-	-	-
Total Sources	5,009,489	3,769,628	4,248,567	4,205,800	4,205,800	4,289,900	4,375,700
Use of Funds:							
Operations	28,432	22,360	224,166	33,100	30,400	28,800	29,200
Capital Outlay	2,652,340	465,401	319,802	406,400	406,400	251,900	-
Total Expenditures	2,680,772	487,761	543,968	439,500	436,800	280,700	29,200
Other Uses:							
Transfers Out	198,200	-	-	210,300	210,300	50,000	51,000
Debt Service	-	-	-	-	678,000	-	-
Principal & Interest	3,357,855	3,422,168	3,488,324	3,556,000	3,556,000	3,959,200	3,557,200
Total Other Uses	3,556,055	3,422,168	3,488,324	3,766,300	4,444,300	4,009,200	3,608,200
Total Uses	6,236,827	3,909,929	4,032,292	4,205,800	4,881,100	4,289,900	3,637,400
Ending Fund Balance (est)	\$ 8,072,701	\$ 7,932,400	\$ 8,148,675	\$ 8,148,675	\$ 7,473,375	\$ 7,473,375	\$ 8,211,675

Sunridge Park CFD 2004-1

The Sunridge Park CFD No. 2004-1 consists of approximately 325 acres located in the southwestern part of the City. Development is planned for approximately 1,319 single family residential lots, as well as a number of parks, a new elementary school and various facilities for public utilities. On July 19, 2004, the City Council established the City of Rancho Cordova Sunridge Park Community Facilities No. 2004-1 and authorized total bonded indebtedness of \$42,000,000. The land owners at the time of formation then voted to authorize the levy of a Mello-Roos special tax on properties within the CFD. On April 2, 2007, Council voted to reduce the authorized bonded indebtedness to \$34,200,000 and add a Services Special Tax component to fund the additional cost of police services to benefit the residents in the CFD. In September 2007, special tax bonds in the principal amount of \$13,485,000 were issued on behalf of the CFD.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 11,225,102	\$ 11,449,549	\$ 10,936,020	\$ 10,761,837	\$ 10,761,837	\$ 9,610,837	\$ 9,610,837
Source of Funds:							
Taxes	1,235,433	1,245,898	1,271,295	1,307,900	1,307,900	1,334,100	1,360,800
Use of Money & Property	153,317	(528,604)	127,036	-	-	-	-
Total Revenues	1,388,750	717,294	1,398,331	1,307,900	1,307,900	1,334,100	1,360,800
Other Sources:							
Transfers In	(283,170)	-	-	-	-	-	-
Total Other Sources	(283,170)	-	-	-	-	-	-
Total Sources	1,105,579	717,294	1,398,331	1,307,900	1,307,900	1,334,100	1,360,800
Use of Funds:							
Operations	7,890	11,013	77,510	27,200	27,200	22,600	22,900
Capital Outlay	-	393,736	650,877	359,000	1,500,000	372,100	377,000
Capital Improvements							
Total Expenditures	7,890	404,749	728,387	386,200	1,527,200	394,700	399,900
Other Uses:							
Transfers Out	61,000	-	-	2,364,400	75,400	66,700	68,000
Principal & Interest	812,243	826,074	844,127	856,300	856,300	872,700	892,900
Total Other Uses	873,243	826,074	844,127	3,220,700	931,700	939,400	960,900
Total Uses	881,132	1,230,823	1,572,514	3,606,900	2,458,900	1,334,100	1,360,800
Ending Fund Balance (est)	\$ 11,449,549	\$ 10,936,020	\$ 10,761,837	\$ 8,462,837	\$ 9,610,837	\$ 9,610,837	\$ 9,610,837

Sunridge North Douglas CFD 2005-1

On October 17, 2005, the City Council established the City of Rancho Cordova North Douglas CFD 2005-1 and authorized total bonded indebtedness of \$20,000,000. The land owners at the time of formation then voted to authorize the levy of a Mello-Roos special tax on properties within the CFD. The City has not yet issued bonds.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 43,696	\$ 44,088	\$ 44,840	\$ 45,202	\$ 45,202	\$ 45,202	\$ 45,202
Source of Funds:							
Use of Money & Property	607	460	362	-	-	-	-
Total Sources	607	752	362	-	-	-	-
Use of Funds:							
Operations	216	-	-	-	-	-	-
Total Uses	216	-	-	-	-	-	-
Ending Fund Balance (est)	\$ 44,088	\$ 44,840	\$ 45,202	\$ 45,202	\$ 45,202	\$ 45,202	\$ 45,202

Montelena

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 6,720	\$ 8,211	\$ 10,054	\$ 10,943	\$ 10,943	\$ 10,943	\$ 10,943
Source of Funds:							
Use of Money & Property	1,491	1,132	889	-	-	-	-
Total Revenues	1,491	1,132	889	-	-	-	-
Other Sources:							
Transfers In	-	711	-	-	-	-	-
Total Other Sources	-	711	-	-	-	-	-
Total Sources	1,491	1,843	889	-	-	-	-
Use of Funds:							
Total Uses	-	-	-	-	-	-	-
Ending Fund Balance (est)	\$ 8,211	\$ 10,054	\$ 10,943	\$ 10,943	\$ 10,943	\$ 10,943	\$ 10,943

CFD No. 2005-2 (Landscape Maintenance)

The City of Rancho Cordova CFD No. 2005-1 encompasses approximately 117 acres located in the development known as Capital Village. On December 19, 2005, the City Council passed Resolution No. 154-2005, establishing the CFD. The special tax funds authorized services to maintain public landscape areas, including litter removal, irrigation, pruning, weed control and soundwall repairs. A total of 562 single family detached units and 265 single family attached units are planned for development in the current CFD boundary. However, the City plans to annex other development areas into the CFD, and therefore the CFD's boundaries will grow as future annexations occur.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 12,325	\$ 15,963	\$ 17,082	\$ 20,252	\$ 20,252	\$ 21,852	\$ 8,452
Source of Funds:							
Taxes	32,624	38,663	40,030	40,000	40,000	40,000	40,000
Use of Money & Property	170	124	103	-	-	-	-
Total Sources	32,794	38,787	40,133	40,000	40,000	40,000	40,000
Use of Funds:							
Salaries	3,275	7,856	5,321	14,000	14,000	12,000	12,000
Operations	25,381	29,812	31,642	24,400	24,400	41,400	36,400
Total Expenditures	28,656	37,668	36,963	38,400	38,400	53,400	48,400
Other Uses:							
Transfers Out	500	-	-	-	-	-	-
Total Other Uses	500	-	-	-	-	-	-
Total Uses	29,156	37,668	36,963	38,400	38,400	53,400	48,400
Ending Fund Balance (est)	\$ 15,963	\$ 17,082	\$ 20,252	\$ 21,852	\$ 21,852	\$ 8,452	\$ 52

CFD 2008-1 (Street Lighting and Road Maintenance)

On October 6, 2008, the City Council established the Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) to levy a special tax to pay for street lighting and road maintenance services for projects approved for development in the developing infill areas of the City.

Each of the projects included in the CFD future annexation area has a condition of approval which requires that the property owner participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including streets, bridges/culverts, traffic signals, traffic signs, striping and legends, its operations, and street lights. This condition will be satisfied by the annexing into the CFD.

CFD No. 2008-1 initially includes projects generally known as the Environmental Management Department Office Building, the Ed Fund Office Building, the BloodSource Laboratory Building, the Mather Office Campus, and the Aerotec Court project, plus annexed projects including 10655 Coloma Road and 3581 Mather Field Road, and will continue to expand in the future areas as other projects in need of maintenance of public improvements annex to the district. The initial levy period for projects, which have been annexed into the CFD, was FY 2009-10.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ (36,552)	\$ 17,751	\$ 30,471	\$ 58,149	\$ 58,149	\$ 75,049	\$ 48,149
Source of Funds:							
Taxes	32,611	36,533	38,352	38,300	38,300	38,000	39,000
Use of Money & Property	82	94	320	-	-	-	-
Charges for Services & Other Rev	13,900	-	-	-	6,500	-	-
Total Sources	46,593	36,627	38,672	38,300	44,800	38,000	39,000
Use of Funds:							
Salaries	(12,662)	21,160	8,218	10,000	10,000	22,100	3,000
Operations	3,952	2,747	2,776	17,900	17,900	42,800	36,100
Total Expenditures	(8,710)	23,907	10,994	27,900	27,900	64,900	39,100
Other Uses:							
Transfers Out	1,000	-	-	-	-	-	-
Total Other Uses	1,000	-	-	-	-	-	-
Total Uses	(7,710)	23,907	10,994	27,900	27,900	64,900	39,100
Ending Fund Balance (est)	\$ 17,751	\$ 30,471	\$ 58,149	\$ 68,549	\$ 75,049	\$ 48,149	\$ 48,049

Sunrise Douglas Park Impact Fee

Sunrise Douglas Park Impact Fees are collected by the City on behalf of the CRPD or its successor agency solely to pay for the cost of applicable park and recreational facilities.

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Budget	FY 2012-13 Forecast	FY 2013-14 Proposed Budget	FY 2014-15 Proposed Budget
Beginning Fund Balance	\$ 6,147,387	\$ 6,856,915	\$ 6,357,760	\$ 7,214,796	\$ 7,214,796	\$ 8,171,096	\$ 10,109,996
Source of Funds:							
Licenses, Permits & Fees	809,552	739,233	933,483	559,000	1,000,000	1,944,900	1,944,900
Use of Money & Property	90,341	70,277	54,724	-	-	-	-
Total Revenues	899,893	809,510	988,207	559,000	1,000,000	1,944,900	1,944,900
Other Sources:							
Transfers In	-	40,743	-	-	-	-	-
Proceeds from Debt							
Total Other Sources	-	40,743	-	-	-	-	-
Total Sources	899,893	850,253	988,207	559,000	1,000,000	1,944,900	1,944,900
Use of Funds:							
Salaries	-	11,283	1,208	8,700	8,700	6,000	6,000
Operations	-	1,212,930	124,818	-	35,000	-	-
Capital Outlay	190,365	125,195	5,145	-	-	-	-
Capital Improvements							
Total Uses	190,365	1,349,408	131,171	8,700	43,700	6,000	6,000
Ending Fund Balance (est)	\$ 6,856,915	\$ 6,357,760	\$ 7,214,796	\$ 7,765,096	\$ 8,171,096	\$ 10,109,996	\$ 12,048,896

DEBT SCHEDULES

Outstanding Debt Issues

General Obligation Bonds

None

Revenue Bonds

None

Certificates of Participation

- 2007 Refunding Certificates of Participation Series A and B (nontaxable) – City Hall Facility Acquisition Project
- 2005 Certificates of Participation Series A and B (nontaxable) – City Operations Facility Acquisition Project

Special Assessment Bonds

- Sunridge Anatolia Community Facilities District No. 2003-1 (Series 2005)
- Sunridge Anatolia Community Facilities District No. 2003-1 (Series 2007)
- Sunridge Anatolia Community Facilities District No. 2003-1 (Series 2012)
- Sunridge Park Area Community Facilities District No. 2004-1 (Series 2007)

Tax Allocation Bonds

None

Notes Payable

The City has not issued any notes.

Proposition 13, and subsequent constitutional amendments, severely limits the type of debt the City can issue. General obligation debt requires two-thirds voter approval to increase taxes, which support this type of debt. Other debt options available to the City include those listed above. Debt issues such as revenue bonds, certificates of participation and notes do not require voter approval if there is a dedicated source for repayment.

LONG-TERM DEBT DETAIL

2007 CERTIFICATES OF PARTICIPATION

CITY HALL FACILITY ACQUISITION PROJECT

Series A

Fiscal Year	Principal	Interest	Fiscal Year Total
2014	\$ -	\$ 534,725	\$ 534,725
2015	-	534,725	534,725
2016	-	534,725	534,725
2017	-	534,725	534,725
2018	-	534,725	534,725
2019	-	534,725	534,725
2020	-	534,725	534,725
2021	-	534,725	534,725
2022	-	534,725	534,725
2023	-	534,725	534,725
2024	730,000	534,725	1,264,725
2025	830,000	503,700	1,333,700
2026	860,000	468,425	1,328,425
2027	900,000	430,800	1,330,800
2028	940,000	391,425	1,331,425
2029	980,000	350,300	1,330,300
2030	1,020,000	307,425	1,327,425
2031	1,070,000	262,800	1,332,800
2032	1,115,000	214,650	1,329,650
2033	1,165,000	164,475	1,329,475
2034	1,215,000	112,050	1,327,050
2035	1,275,000	57,375	1,332,375
balance due	12,100,000	9,145,400	21,245,400
paid from 2008-2013	-	3,209,835	3,209,835
Total	\$ 12,100,000	\$ 12,355,235	\$ 24,455,235

Series B

Fiscal Year	Principal	Interest	Fiscal Year Total
2014	\$ 460,000	\$ 336,080	\$ 796,080
2015	485,000	311,010	796,010
2016	515,000	284,578	799,578
2017	535,000	256,510	791,510
2018	570,000	226,283	796,283
2019	605,000	194,078	799,078
2020	635,000	159,895	794,895
2021	670,000	124,018	794,018
2022	710,000	86,163	796,163
2023	750,000	46,048	796,048
2024	65,000	3,673	68,673
balance due	6,000,000	2,028,333	8,028,333
paid from 2008-2013	2,300,000	2,476,379	4,776,379
Total	\$ 8,300,000	\$ 4,504,712	\$ 12,804,712

LONG-TERM DEBT DETAIL

2005 CERTIFICATES OF PARTICIPATION

CITY OPERATIONS FACILITY ACQUISITION PROJECT

Series A

Fiscal Year	Principal	Interest	Fiscal Year Total
2014	\$ 90,000	\$ 141,856	\$ 231,856
2015	90,000	138,571	228,571
2016	95,000	135,078	230,078
2017	100,000	131,249	231,249
2018	100,000	127,249	227,249
2019	105,000	123,083	228,083
2020	110,000	118,649	228,649
2021	115,000	113,936	228,936
2022	120,000	108,913	228,913
2023	125,000	103,614	228,614
2024	130,000	98,035	228,035
2025	135,000	92,138	227,138
2026	145,000	85,838	230,838
2027	150,000	79,200	229,200
2028	155,000	72,338	227,338
2029	165,000	65,138	230,138
2030	170,000	57,600	227,600
2031	180,000	49,725	229,725
2032	185,000	41,513	226,513
2033	195,000	32,963	227,963
2034	205,000	23,963	228,963
2035	210,000	14,625	224,625
2036	220,000	4,950	224,950
balance due	3,295,000	1,960,219	5,255,219
paid from 2006-2013	400,000	1,153,756	1,553,756
Total	\$ 3,695,000	\$ 3,113,976	\$ 6,808,976

Series B

Fiscal Year	Principal	Interest	Fiscal Year Total
2014	\$ 335,000	\$ 44,625	\$ 379,625
2015	355,000	27,375	382,375
2016	370,000	9,250	379,250
balance due	1,060,000	81,250	1,141,250
paid from 2006-2013	1,950,000	815,029	2,765,029
Total	\$ 3,010,000	\$ 896,279	\$ 3,906,279

**LONG-TERM DEBT DETAIL
SUNRIDGE ANATOLIA COMMUNITY FACILITIES DISTRICT
NO. 2003-1 (SERIES 2005)**

Fiscal Year	Principal	Interest	Fiscal Year Total
2014	\$ 210,000	\$ 759,806	\$ 969,806
2015	230,000	749,906	979,906
2016	250,000	738,856	988,856
2017	270,000	726,231	996,231
2018	290,000	712,231	1,002,231
2019	315,000	697,106	1,012,106
2020	335,000	680,856	1,015,856
2021	365,000	663,356	1,028,356
2022	390,000	643,994	1,033,994
2023	420,000	622,731	1,042,731
2024	450,000	599,894	1,049,894
2025	485,000	575,350	1,060,350
2026	515,000	549,100	1,064,100
2027	550,000	520,800	1,070,800
2028	590,000	490,163	1,080,163
2029	635,000	457,241	1,092,241
2030	675,000	422,034	1,097,034
balance due	6,975,000	10,609,656	17,584,656
paid from 2006-2013	325,000	5,178,669	5,503,669
Total	\$ 7,300,000	\$ 15,788,325	\$ 23,088,325

**LONG-TERM DEBT DETAIL
SUNRIDGE ANATOLIA COMMUNITY FACILITIES DISTRICT
NO. 2003-1 (SERIES 2007)**

Fiscal Year	Principal	Interest	Fiscal Year Total
2014	\$ 195,000	\$ 1,058,775	\$ 1,253,775
2015	225,000	1,049,325	1,274,325
2016	255,000	1,038,525	1,293,525
2017	285,000	1,025,663	1,310,663
2018	325,000	1,010,413	1,335,413
2019	360,000	993,288	1,353,288
2020	405,000	974,163	1,379,163
2021	445,000	952,913	1,397,913
2022	490,000	929,538	1,419,538
2023	535,000	903,913	1,438,913
2024	585,000	875,181	1,460,181
2025	640,000	843,025	1,483,025
2026	700,000	807,850	1,507,850
2027	765,000	769,394	1,534,394
2028	830,000	727,525	1,557,525
2029	900,000	681,550	1,581,550
2030	975,000	631,159	1,606,159
2031	1,055,000	302,478	1,357,478
balance due	9,970,000	15,574,675	25,544,675
paid from 2008-2013	525,000	6,008,140	6,533,140
Total	\$ 10,495,000	\$ 21,582,815	\$ 32,077,815

**LONG-TERM DEBT DETAIL
SUNRIDGE ANATOLIA COMMUNITY FACILITIES DISTRICT
NO. 2003-1 (SERIES 2012)**

Fiscal Year	Principal	Principal	Fiscal Year Total
2014	\$ 595,000	\$ 1,140,656	\$ 1,735,656
2015	170,000	1,133,006	\$ 1,303,006
2016	205,000	1,129,256	1,334,256
2017	255,000	1,124,178	1,379,178
2018	300,000	1,117,213	1,417,213
2019	350,000	1,108,025	1,458,025
2020	400,000	1,096,525	1,496,525
2021	455,000	1,082,597	1,537,597
2022	515,000	1,065,584	1,580,584
2023	575,000	1,041,875	1,616,875
2024	650,000	1,011,250	1,661,250
2025	730,000	976,750	1,706,750
2026	815,000	938,125	1,753,125
2027	905,000	895,125	1,800,125
2028	1,000,000	847,500	1,847,500
2029	1,095,000	795,125	1,890,125
2030	1,205,000	737,625	1,942,625
2031	1,315,000	674,625	1,989,625
2032	1,435,000	605,875	2,040,875
2033	1,560,000	531,000	2,091,000
2034	1,690,000	449,750	2,139,750
2035	1,815,000	362,125	2,177,125
2036	1,965,000	267,625	2,232,625
2037	2,120,000	165,500	2,285,500
2038	2,250,000	56,250	2,306,250
balance due	24,370,000	20,353,166	44,723,166
paid in 2012	-	229,321	229,321
Total	\$ 24,370,000	\$ 20,582,487	\$ 44,952,487

**LONG-TERM DEBT DETAIL
SUNRIDGE ANATOLIA COMMUNITY FACILITIES DISTRICT
NO. 2004-1 (SERIES 2007)**

Fiscal Year	Principal	Interest	Fiscal Year Total
2014	\$ 90,000	\$ 782,693	\$ 872,693
2015	115,000	777,880	892,880
2016	135,000	771,909	906,909
2017	155,000	764,891	919,891
2018	180,000	756,613	936,613
2019	205,000	746,885	951,885
2020	235,000	735,636	970,636
2021	265,000	722,658	987,658
2022	295,000	707,884	1,002,884
2023	330,000	691,198	1,021,198
2024	365,000	672,474	1,037,474
2025	405,000	651,481	1,056,481
2026	445,000	628,106	1,073,106
2027	490,000	600,863	1,090,863
2028	540,000	569,319	1,109,319
2029	595,000	534,559	1,129,559
2030	650,000	496,431	1,146,431
2031	710,000	238,263	948,263
balance due	6,205,000	11,849,740	18,054,740
paid from 2008-2013	210,000	4,322,603	4,532,603
Total	\$ 6,415,000	\$ 16,172,342	\$ 22,587,342

TRANSFERS IN AND TRANSFERS OUT FY 2013-14

Transfers in and out represent accounting methods move resources (usually cash) from one fund to another. The majority of transfers in the City relate to Capital Improvement projects, which receive funds from a variety of sources to provide funding for the overall project. Transfers in represent funds being brought into the fund, whereas transfers out represent funds being taken from that fund.

TRANSFERS IN

General Fund

Community Facilities Impact Fee	\$ 27,500
CFD's	116,700
Rental Code Compliance Program	94,000
Park Renovation	4,700
Total General fund	\$ 242,900

Special Revenue Funds

Roadway Improvement Fund	\$ 350,000
Total Special Revenue Funds	\$ 350,000

Debt Service Funds

City Hall COP's	\$ 1,334,100
City Operations COP's	614,100
Total Debt Service	\$ 1,948,200

Internal Service Funds

Vehicle & Equip Replacement	\$ 14,000
Total Internal Service	\$ 14,000

Capital Projects Funds

CDBG	\$ 100,000
PW Federal Grants	8,930,700
PW State Grants	270,200
PW Other Grants (to CIP)	78,700
Traffic Mitigation	6,795,700
Traffic Mitigation Administrative	3,800
Gas Tax	5,728,600
Measure A	3,104,000
Storm Water Utility Tax	2,337,600
Roadway Improvement Fund	631,800
Sunridge Douglas Traffic Mitigation	4,864,000
VOZ Traffic Mitigation	170,700
Total Capital Projects	\$ 33,015,800

TOTAL TRANSFERS IN

\$ 35,570,900

TRANSFERS OUT

General Fund

Roadway Improvement Fund	\$ 350,000
Vehicle & Equip Replacement	14,000
City Hall Certificates of Participation	500,300
City Ops Certificates of Participation	467,900
Total General Fund	\$ 1,332,200

Grants

Public Works State Grants (to CIP)	\$ 270,200
Public Works Federal Grants (to CIP)	8,930,700
Public Works Other Grants (to CIP)	78,700
CDBG (to CIP)	100,000
Total Grants	\$ 9,379,600

Community Facilities Districts (CFD's)

CFD 2003-1 Sunridge Anatolia (to GF)	\$ 50,000
CFD 2004-1 Sunridge Park (to GF)	66,700
Total Community Facilities Districts	\$ 116,700

Special Revenue Funds

Rental Code Compliance Program (to GF)	\$ 94,000
Community Facilities Impact Fee (to Debt)	980,000
Community Facilities Impact Fee (to GF)	27,500
Gas Tax (to CIP)	5,728,600
Sunrise Douglas Traffic Mitigation (to CIP)	4,864,000
Measure A (to CIP)	3,104,000
Park Renovation Impact Fees (to GF)	4,700
Traffic Mitigation (to CIP)	6,795,700
Traffic Mitigation Administrative (to CIP)	3,800
Storm Water Utility Tax (to CIP)	2,337,600
Roadway Improvement Fund (to CIP)	631,800
VOZ Traffic Mitigation (to CIP)	170,700
Total Special Revenues	\$ 24,742,400

TOTAL TRANSFERS OUT

\$ 35,570,900

TRANSFERS IN AND TRANSFERS OUT FY 2014-15

TRANSFERS IN			
General Fund		Capital Projects Funds	
Community Facilities Impact Fee	\$ 30,200	CDBG	\$ 100,000
CFD's	119,000	PW Federal Grants	580,000
Rental Code Compliance Program	85,000	Traffic Mitigation	467,000
Park Renovation	5,100	Traffic Mitigation Administrative	5,000
Total General fund	\$ 239,300	Gas Tax	826,000
		Measure A	322,300
Special Revenue Funds		Storm Water Utility Tax	1,318,000
Roadway Improvement Fund	\$ 500,400	Roadway Improvement Fund	100,000
Total Special Revenue Funds	\$ 500,400	Sunridge Douglas Traffic Mitigation	2,397,000
		Total Capital Projects	\$ 6,115,300
Debt Service Funds		Internal Service Funds	
City Hall COP's	\$ 1,334,400	Vehicle & Equip Replacement	\$ 14,000
City Operations COP's	613,700	Total Internal Service Funds	\$ 14,000
Total Debt Service	\$ 1,948,100		
Successor Agency to the RDA			
Administration	\$ 118,304		
Total Successor Agency	\$ 118,304	TOTAL TRANSFERS IN	\$ 8,935,404
TRANSFERS OUT			
General Fund		Special Revenue Funds	
Roadway Improvement Fund	\$ 500,400	Rental Code Compliance Program (to GF)	\$ 85,000
Vehicle & Equip Replacement	14,000	Community Facilities Impact Fee (to Debt)	978,200
City Hall Certificates of Participation	500,400	Community Facilities Impact Fee (to GF)	30,200
City Ops Certificates of Participation	469,500	Gas Tax (to CIP)	826,000
Total General Fund	\$ 1,484,300	Sunrise Douglas Traffic Mitigation (to CIP)	2,397,000
		Measure A (to CIP)	322,300
Grants		Park Renovation Impact Fees (to GF)	5,100
Public Works Federal Grants (to CIP)	\$ 580,000	Traffic Mitigation (to CIP)	467,000
CDBG (to CIP)	100,000	Traffic Mitigation Administrative (to CIP)	5,000
Total Grants	\$ 680,000	Storm Water Utility Tax (to CIP)	1,318,000
		Roadway Improvement Fund (to CIP)	100,000
Community Facilities Districts (CFD's)		Total Special Revenues	\$ 6,533,800
CFD 2003-1 Sunridge Anatolia (to GF)	\$ 51,000		
CFD 2004-1 Sunridge Park (to GF)	68,000	Successor Agency to the RDA	
Total Community Facilities Districts	\$ 119,000	RORF (to Admin)	\$ 118,304
		Total Successor Agency	\$ 118,304
		TOTAL TRANSFERS OUT	\$ 8,935,404

POSITION SUMMARY

REGULAR CITY POSITION SUMMARY								
Department	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Actual	FY 2013-14 Add / Deletes	FY 2013-14 Proposed	FY 2014-15 Add / Deletes	FY 2014-15 Proposed
Administrative Support	5.0	4.0	4.0	4.0	0.0	4.0	0.0	4.0
Building and Safety	7.0	6.0	6.0	5.0	0.0	5.0	0.0	5.0
City Clerk	4.0	3.0	3.0	2.0	0.0	2.0	0.0	2.0
City Manager	4.0	3.0	3.0	3.0	0.0	3.0	0.0	3.0
Economic Development / Successor Agency	4.0	4.0	4.0	3.0	-0.5	2.5	0.0	2.5
Facilities Management	3.0	3.0	4.0	4.0	0.0	4.0	0.0	4.0
Finance	9.0	8.0	9.0	9.0	0.0	9.0	0.0	9.0
Housing Services	2.0	3.0	2.0	2.0	1.0	3.0	0.0	3.0
Human Resources	3.0	3.0	3.0	3.0	0.0	3.0	0.0	3.0
Information Technology	2.0	2.0	2.0	3.0	0.0	3.0	0.0	3.0
Neighborhood Services (Code Enforcement & Animal Services)	10.0	7.0	7.0	11.0	0.0	11.0	0.0	11.0
Planning	0.0	0.0	0.0	0.0	1.0	1.0	0.0	1.0
Public Information	1.0	1.0	2.0	2.0	-0.5	1.5	0.0	1.5
Public Works	17.0	17.6	15.0	14.0	2.6	16.6	0.0	16.6
Total	71.0	64.6	64.0	65.0	3.6	68.6	0.0	68.6
CONTRACT POSITION SUMMARY								
Department	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Actual	FY 2013-14 Add / Deletes	FY 2013-14 Proposed	FY 2014-15 Add / Deletes	FY 2014-15 Proposed
Building and Safety	2.30	2.30	2.30	2.60	0.50	3.10	0.20	3.30
City Attorney	2.00	2.00	2.00	2.00	0.00	2.00		2.00
City Manager	0.80	0.70	0.70	0.70	-0.40	0.30		0.30
Information Technology	1.00	1.00	1.50	1.50	0.00	1.50		1.50
Neighborhood Services	0.00	0.00	2.00	2.00	0.00	2.00		2.00
Planning	7.50	7.50	6.50	4.50	0.75	5.25		5.25
Police	73.00	71.60	71.60	69.60	-2.00	67.60		67.60
Public Information	0.00	0.00	0.00	0.00	0.40	0.40		0.40
Public Works	3.80	4.80	5.70	6.60	1.00	7.60		7.60
Total	90.40	89.90	92.30	89.50	0.25	89.75	0.20	89.95
Total Regular City and Contract Positions	161.40	154.50	156.30	154.50	3.85	158.35	0.20	158.55

FULL-TIME ALLOCATION–CITY EMPLOYEES

REGULAR CITY POSITIONS								
DETAILED SCHEDULE OF CHANGES								
	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Actual	FY 2013-14 Add / Deletes	FY 2013-14 Proposed	FY 2014-15 Add / Deletes	FY 2014-15 Proposed
Administrative Support								
Executive Assistant to City Manager	1.0	1.0	1.0	1.0		1.0		1.0
Administrative Assistant (Mid FY 09-10 moved from Building & Safety)	1.0	2.0	2.0	2.0		2.0		2.0
Administrative Secretary (Mid FY 09-10 moved to Building & Safety)	1.0	0.0	0.0	0.0		0.0		0.0
Customer Service Specialist	2.0	1.0	1.0	1.0		1.0		1.0
Total	5.0	4.0	4.0	4.0	0.0	4.0	0.0	4.0
Building and Safety								
Chief Building Official	0.0	0.0	0.0	0.0		0.0		0.0
Special Project Manager	1.0	0.0	0.0	0.0		0.0		0.0
Principal Building Inspector (Mid FY 11-12 re-title from Supv Bldg Inspector)	1.0	1.0	1.0	1.0		1.0		1.0
Building Inspector II	1.0	1.0	1.0	0.0		0.0		0.0
Building Permit Services Supervisor	1.0	1.0	1.0	1.0		1.0		1.0
Principal Building Permit Technician (FY 06-07 reclass from Bldg Permit Tech)	0.0	0.0	0.0	0.0		0.0		0.0
Building Permit Technician II (Mid FY 10-11 re-title from Bldg Permit Technician)	1.0	1.0	1.0	2.0		2.0		2.0
Building Permit Tech I (FY10-11 reclass from Customer Service Specialist)	1.0	1.0	1.0	0.0		0.0		0.0
Administrative Assistant (FY 10-11 reclass from Admin Secretary)	1.0	0.0	1.0	1.0		1.0		1.0
Administrative Secretary	0.0	1.0	0.0	0.0		0.0		0.0
Total	7.0	6.0	6.0	5.0	0.0	5.0	0.0	5.0
City Clerk								
City Clerk	1.0	1.0	1.0	1.0		1.0		1.0
Assistant City Clerk	0.0	0.0	0.0	0.0		0.0		0.0
Deputy City Clerk (FY 12-13 reclass from Admin Secretary)	1.0	1.0	0.0	0.0		1.0		1.0
Administrative Secretary (FY 09-10 reclass from Records Coordinator)	1.0	1.0	2.0	1.0		0.0		0.0
Customer Service Specialist	1.0	0.0	0.0	0.0		0.0		0.0
Total	4.0	3.0	3.0	2.0	0.0	2.0	0.0	2.0

FULL-TIME ALLOCATION—CITY EMPLOYEES (CONT.)

DETAILED SCHEDULE OF CHANGES		FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Actual	FY 2013-14 Add / Deletes	FY 2013-14 Proposed	FY 2014-15 Add / Deletes	FY 2014-15 Proposed
City Manager									
	City Manager	1.0	1.0	1.0	1.0		1.0		1.0
	Assistant City Manager	1.0	1.0	1.0	1.0		1.0		1.0
	Senior Management Analyst	1.0	1.0	1.0	1.0		1.0		1.0
	Management Analyst II	0.0	0.0	0.0	0.0		0.0		0.0
	Management Analyst I (Mid FY 07-08 reclass from Mgmt Assistant)	1.0	0.0	0.0	0.0		0.0		0.0
	Total	4.0	3.0	3.0	3.0	0.0	3.0	0.0	3.0
Economic Development/Successor Agency (Mid FY 11-12 Redevelopment name change to Successor Agency)									
	Economic Development Director	1.0	1.0	1.0	1.0		1.0		1.0
	Economic Development Project Manager (FY 13-14 reclass from Sr. Mgmt Analyst; Mid FY 07-08 reclass from Mgmt Analyst II)	1.0	1.0	1.0	1.0		1.0		1.0
	Management Analyst (FY 11-12 reclass from Management Technician)	1.0	1.0	1.0	0.0		0.0		0.0
	Redevelopment Management Analyst	0.0	0.0	0.0	0.0		0.0		0.0
	Administrative Assistant (FY 12-13 reclass from Admin Secretary)	1.0	1.0	1.0	0.0	0.5	0.5		0.5
	Administrative Secretary (Mid FY 11-12 reclass from Administrative Assistant)	0.0	0.0	0.0	1.0	-1.0	0.0		0.0
	Total	4.0	4.0	4.0	3.0	-0.5	2.5	0.0	2.5
Facilities Management									
	Facilities Services Manager	1.0	1.0	1.0	1.0		1.0		1.0
	Facilities Maintenance Worker	1.0	1.0	1.0	1.0		1.0		1.0
	Facilities Services Rep (FY 10-11 reclass from Customer Service Specialist)	1.0	1.0	1.0	1.0		1.0		1.0
	Facilities Services Worker (Mid FY 11-12 re-title from Facilities Attendant)	0.0	0.0	1.0	1.0		1.0		1.0
	Total	3.0	3.0	4.0	4.0	0.0	4.0	0.0	4.0
Finance									
	Finance Director (FY 07-08 re-title from Chief Finance Officer)	1.0	1.0	1.0	1.0		1.0		1.0
	Finance Manager	0.0	0.0	0.0	0.0		0.0		0.0
	Senior Accountant	2.0	2.0	2.0	2.0		2.0		2.0
	Senior Finance Analyst (Mid FY 07-08 reclass from Finance Analyst II)	1.0	1.0	1.0	1.0		1.0		1.0
	Accountant	2.0	2.0	2.0	1.0		1.0		1.0
	Senior Accounting Technician	1.0	1.0	1.0	2.0		2.0		2.0
	Accounting Technician	2.0	1.0	1.0	1.0	1.0	2.0		2.0
	Accounting Technician (Limited-term)	0.0	0.0	1.0	1.0	-1.0	0.0		0.0
	Customer Service Specialist	0.0	0.0	0.0	0.0		0.0		0.0
	Total	9.0	8.0	9.0	9.0	0.0	9.0	0.0	9.0

FULL-TIME ALLOCATION—CITY EMPLOYEES (CONT.)

DETAILED SCHEDULE OF CHANGES								
	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Actual	FY 2013-14 Add / Deletes	FY 2013-14 Proposed	FY 2014-15 Add / Deletes	FY 2014-15 Proposed
Housing Services								
Housing Administrator	1.0	1.0	1.0	1.0		1.0		1.0
Management Analyst I (CDBG & Grant Specialist)	0.0	0.0	0.0	0.0		0.0		0.0
Code Enforcement Officer	0.0	1.0	0.0	0.0		0.0		0.0
Housing and Neighborhood Development Specialist (Reclass FY 12-13 from Housing Svc Asst; Mid FY 11-12 reclass to Housing Services Assist; FY 10-11 reclass to Mgmt Tech; Mid FY 09-10 Housing Serv Asst reclass from Admin Sec)	1.0	1.0	1.0	1.0	1.0	1.0		1.0
Housing Services Assistant (Limited-term)	0.0	0.0	0.0	0.0		1.0		1.0
Total	2.0	3.0	2.0	2.0	1.0	3.0	0.0	3.0
Human Resources								
Human Resources Manager	1.0	1.0	1.0	1.0		1.0		1.0
Human Resources Analyst	1.0	1.0	1.0	1.0		1.0		1.0
Human Resources Technician	1.0	1.0	1.0	1.0		1.0		1.0
Total	3.0	3.0	3.0	3.0	0.0	3.0	0.0	3.0
Information Technology								
Information Technology Manager	1.0	1.0	1.0	1.0		1.0		1.0
Database Administrator / GIS Analyst	0.0	0.0	0.0	0.0		0.0		0.0
Information Technology Analyst (FY 11-12 reclass from IT Technician)	0.0	0.0	1.0	1.0		1.0		1.0
Information Technology Technician	1.0	1.0	0.0	1.0		1.0		1.0
Total	2.0	2.0	2.0	3.0	0.0	3.0	0.0	3.0
Neighborhood Services								
Neighborhood Services Manager (Mid FY 07-08 reclass from Neighborhood Services Supervisor)	1.0	1.0	1.0	1.0		1.0		1.0
Code Enforcement Officer	6.0	3.5	4.0	4.0	2.0	6.0		6.0
Code Enforcement Officer (Limited-term)	0.0	0.0	0.0	4.0	-3.0	1.0		1.0
Code Enforcement Officer / Animal Services Officer	0.0	0.5	0.0	0.0		0.0		0.0
Community Services Liaison	0.0	0.0	0.0	0.0		0.0		0.0
Customer Service Representative (FY 12/13 reclass from Code Enforcement Officer)	0.0	0.0	0.0	0.0	1.0	1.0		1.0
Accounting Technician (Mid FY 08-09 reclass from Cstmr Svc Specialist)	1.0	1.0	1.0	1.0		1.0		1.0
Animal Services Officer	2.0	1.0	1.0	1.0		1.0		1.0
Total	10.0	7.0	7.0	11.0	0.0	11.0	0.0	11.0

FULL-TIME ALLOCATION—CITY EMPLOYEES (CONT.)

DETAILED SCHEDULE OF CHANGES		FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Actual	FY 2013-14 Add / Deletes	FY 2013-14 Proposed	FY 2014-15 Add / Deletes	FY 2014-15 Proposed
Planning									
Management Technician		0.0	0.0	0.0	0.0	1.0	1.0		1.0
Total		0.0	0.0	0.0	0.0	1.0	1.0	0.0	1.0
Public Information									
Public Information and Legislative Affairs Manager (Mid FY 10-11 reclass from Public Relations & Communications Manager)		1.0	1.0	1.0	1.0		1.0		1.0
Public Information Coordinator		0.0	0.0	0.0	0.0		0.0		0.0
Communications Advisory Aide (Limited-term)		0.0	0.0	1.0	1.0	-1.0	0.0		0.0
Administrative Assistant (FY 12-13 moved from Economic Dev)		0.0	0.0	0.0	0.0	0.5	0.5		0.5
Total		1.0	1.0	2.0	2.0	-0.5	1.5	0.0	1.5
Public Works									
Public Works Director / Chief Building Official (Mid FY 09-10 re-title from Public Works Director)		1.0	1.0	1.0	1.0		1.0		1.0
Senior Civil Engineer		5.0	5.0	4.0	4.0	1.0	5.0		5.0
Associate Civil Engineer		1.0	1.0	1.0	1.0		1.0		1.0
Assistant Civil Engineer		1.0	1.0	1.0	1.0		1.0		1.0
Assistant Land Surveyor		1.0	1.0	1.0	1.0		1.0		1.0
Street Operations and Maintenance Manager		1.0	1.0	1.0	1.0		1.0		1.0
Integrated Waste Manager		1.0	1.0	1.0	0.0		0.0		0.0
Management Analyst II		2.0	2.0	2.0	1.0		1.0		1.0
Management Analyst I (Mid FY 11-12 reclass from Management Analyst II)		0.0	0.0	0.0	1.0		1.0		1.0
Management Technician		0.0	0.0	0.0	0.0	1.0	1.0		1.0
Streets Maintenance Worker (FY 09-10 re-title from PW Maintenance Worker)		1.0	1.0	0.0	0.0		0.0		0.0
Senior Engineering Technician		0.0	0.0	0.0	0.0		0.0		0.0
Engineering Technician		1.0	1.0	1.0	1.0		1.0		1.0
Accounting Technician		1.0	1.0	1.0	1.0		1.0		1.0
Administrative Assistant		1.0	1.0	1.0	1.0		1.0		1.0
Special Project Manager (Limited-term)		0.0	0.6	0.0	0.0		0.0		0.0
Customer Service Specialist		0.0	0.0	0.0	0.0	0.6	0.6		0.6
Total		17.0	17.6	15.0	14.0	2.6	16.6	0.0	16.6
TOTAL		71.0	64.6	64.0	65.0	3.6	68.6	0.0	68.6

FULL-TIME ALLOCATION-CONTRACT EMPLOYEES

CONTRACT POSITIONS								
DEATAILED SCHEDULE OF CHANGES								
	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Actual	FY 2013-14 Add / Deletes	FY 2013-14 Proposed	FY 2014-15 Add / Deletes	FY 2014-15 Proposed
Building and Safety								
Building Inspector II	0.75	1.80	1.00	1.50	0.50	2.00		2.00
Plans Examiner	0.75	0.00	0.80	0.80		0.80	0.20	1.00
Principal Engineer	0.00	0.00	0.00	0.00		0.00		0.00
Permit Technician	0.80	0.50	0.50	0.30		0.30		0.30
Total	2.30	2.30	2.30	2.60	0.50	3.10	0.20	3.30
City Attorney								
City Attorney	1.00	1.00	1.00	1.00		1.00		1.00
Deputy City Attorney	1.00	1.00	1.00	1.00		1.00		1.00
Assistant City Attorney	0.00	0.00	0.00	0.00		0.00		0.00
Total	2.00	2.00	2.00	2.00	0.00	2.00	0.00	2.00
City Manager								
PR Consultant	0.40	0.40	0.40	0.40	-0.40	0.00		0.00
Administrative Consultant	0.30	0.30	0.30	0.30		0.30		0.30
Management Consultant	0.10	0.00	0.00	0.00		0.00		0.00
Total	0.80	0.70	0.70	0.70	(0.40)	0.30	0.00	0.30
Information Technology								
GIS Manager	0.50	0.50	0.50	0.50		0.50		0.50
Project Manager	0.50	0.50	1.00	1.00		1.00		1.00
Total	1.00	1.00	1.50	1.50	0.00	1.50	0.00	1.50
Neighborhood Services								
Probation Officers	0.00	0.00	2.00	2.00		2.00		2.00
Total	0.00	0.00	2.00	2.00	0.00	2.00	0.00	2.00

FULL-TIME ALLOCATION-CONTRACT EMPLOYEES (CONT.)

DETAILED SCHEDULE OF CHANGES

	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual	FY 2012-13 Proposed	FY 2013-14 Add / Deletes	FY 2013-14 Proposed	FY 2014-15 Add / Deletes	FY 2014-15 Proposed
Planning								
Planning Director	1.00	1.00	1.00	1.00		1.00		1.00
Principal Planner	1.00	1.00	1.00	0.50	0.50	1.00		1.00
Senior Planner	1.00	1.00	0.50	0.50	0.25	0.75		0.75
Associate Planner	1.50	1.50	1.50	0.50		0.50		0.50
Assistant Planner	1.00	1.00	1.00	1.00		1.00		1.00
Planning Technician	1.00	1.00	1.00	0.00	0.00	0.00		0.00
Planning Clerk / Admin	1.00	1.00	0.50	1.00		1.00		1.00
Total	7.50	7.50	6.50	4.50	0.75	5.25	0.00	5.25
Police								
Sworn Officers								
Captain	0.60	0.60	0.60	0.60		0.60		0.60
Lieutenant ~ Asst. Chief	0.60	0.60	0.60	0.60		0.60		0.60
Lieutenant	2.40	1.80	1.80	1.80		1.80		1.80
Sergeant	8.80	8.80	9.80	9.80		9.80		9.80
Deputy Sheriff	48.40	45.80	44.80	44.80	-1.00	43.80		43.80
Total	60.80	57.60	57.60	57.60	-1.00	56.60	0.00	56.60
Non-Sworn Positions								
Sheriff's Record Officer II	1.20	1.20	1.20	1.20		1.20		1.20
Sheriff's Record Officer I	4.80	3.20	3.20	3.80		3.80		3.80
Security Officer	1.20	0.60	0.60	0.00		0.00		0.00
Communit Service Specialist III	0.00	0.00	0.00	0.00		0.00		0.00
Communit Service Specialist II	4.00	0.00	0.00	0.00		0.00		0.00
Communit Service Specialist I	0.00	0.00	0.00	0.00		0.00		0.00
Community Services Officer II	0.00	6.00	6.00	4.00	-1.00	3.00		3.00
Community Services Officer I	0.00	2.00	2.00	2.00		2.00		2.00
Senior Office Assistant	0.00	0.00	0.00	0.00		0.00		0.00
Senior Office Assistant (Confidential)	1.00	1.00	1.00	1.00		1.00		1.00
Total	12.20	14.00	14.00	12.00	-1.00	11.00	0.00	11.00
Sworn and Non-Sworn Position Totals	73.00	71.60	71.60	69.60	(2.00)	67.60	0.00	67.60

FULL-TIME ALLOCATION-CONTRACT EMPLOYEES (CONT.)

DETAILED SCHEDULE OF CHANGES		FY	FY	FY	FY	FY	FY	FY
		2009-10	2010-11	2011-12	2012-13	2013-14	2013-14	2014-15
		Actual	Actual	Actual	Proposed	Add / Deletes	Proposed	Add / Deletes
Public Information								
PR Consultant		0.00	0.00	0.00	0.00	0.40	0.40	0.40
Total		0.00	0.00	0.00	0.00	0.40	0.40	0.00
Public Works								
GIS Analyst		0.80	0.80	0.60	0.60		0.60	0.60
Grant Writer		0.00	0.00	0.10	0.00		0.00	0.00
Maintenance Worker II		0.00	0.00	1.00	1.00		1.00	1.00
Maintenance Worker I		0.00	1.00	1.00	2.00		2.00	2.00
Maintenance Customer Services Representative		0.00	0.00	0.00	0.00	1.00	1.00	1.00
Solid Waste Manager/Assistant for Recycle Grant		1.00	1.00	1.00	1.00		1.00	1.00
PW Inspector/Resident Engineer		2.00	2.00	2.00	2.00		2.00	2.00
Total		3.80	4.80	5.70	6.60	1.00	7.60	0.00
TOTAL		90.40	89.90	92.30	89.50	0.25	89.75	0.20

FISCAL YEAR 2013-15 POSITION AND SALARY RANGE

Classification Title	Salary Range #	Number of Positions - FTE	Temporary (Budgeted to 1,000 hour limit)
Accountant	297	1.0	
Accounting Technician	239	4.0	
Administrative Assistant	246	5.0	
Administrative Secretary	218	0.0	
Animal Services Officer	240	1.0	1
Assistant City Manager	475	1.0	
Assistant Civil Engineer	327	1.0	
Assistant Land Surveyor	327	1.0	
Associate Civil Engineer	355	1.0	
Building Permit Services Supervisor	297	1.0	
Building Permit Technician II	251	2.0	
City Clerk	372	1.0	
City Manager	527	1.0	
Code Enforcement Officer / Code Enforcement Officer - Limited-term	272	6.0 / 1.0	
Customer Services Specialist	192	1.0	
Customer Service Representative	164	1.6	
Deputy City Clerk	218	1.0	
Economic Development Director	411	1.0	
Economic Development Project Manager	358	1.0	
Engineering Technician	264	1.0	
Executive Assistant to the City Manager	308	1.0	
Facilities Attendant	79	0.0	5
Facilities Maintenance Worker	240	1.0	
Facilities Services Manager	347	1.0	
Facilities Services Representative	218	1.0	
Facilities Services Worker	107	1.0	
Finance Director	439	1.0	
Graduate Intern	132	0.0	2
Housing and Neighborhood Development Specialist	264	1.0	
Housing Services Administrator	353	1.0	
Housing Services Assistant - Limited-term	224	1.0	
Human Resources Analyst I	308	1.0	
Human Resources Manager	392	1.0	
Human Resources Technician	264	1.0	
Information Technology Analyst	308	1.0	
Information Technology Manager	388	1.0	
Information Technology Technician	270	1.0	
Management Analyst I	297	1.0	
Management Analyst II	325	1.0	
Management Technician	264	2.0	
Neighborhood Services Manager	372	1.0	
Office Aide	34	0.0	2
Principal Building Inspector	331	1.0	
Public Information and Legislative Affairs Manager	353	1.0	
Public Works Director/Chief Building Official	447	1.0	
Senior Accountant	325	2.0	
Senior Accounting Technician	258	2.0	
Senior Civil Engineer	380	5.0	
Senior Finance Analyst	325	1.0	
Senior Management Analyst	353	1.0	
Street Operations and Maintenance Manager	361	1.0	
Student Engineer	123	0.0	

Note 1: The salary range table was approved in accordance with authority granted in Council Resolution 20-2004.

Note 2: The City Manager is authorized to make title, salary range, and classification changes during the fiscal year.

SALARY SCHEDULE

City of Rancho Cordova Salary Schedule Effective July 1, 2013

Resolution # 103-2012 Revised Attachment A

Classification	Status	Salary Range #	Step A Hourly	Step A Monthly	Step A1 Hourly	Step A1 Monthly	Step B Hourly	Step B Monthly	Step B1 Hourly	Step B1 Monthly	Step C Hourly	Step C Monthly	Step C1 Hourly	Step C1 Monthly	Step D Hourly	Step D Monthly	Step D1 Hourly	Step D1 Monthly	Step E Hourly	Step E Monthly
Accountant	Exempt	297	\$ 29.69	\$ 5,146.43	\$ 30.44	\$ 5,276.39	\$ 31.21	\$ 5,409.62	\$ 32.00	\$ 5,546.22	\$ 32.81	\$ 5,686.27	\$ 33.63	\$ 5,829.85	\$ 34.48	\$ 5,977.07	\$ 35.35	\$ 6,127.99	\$ 36.25	\$ 6,282.73
Accounting Technician	Non-exempt	239	\$ 22.23	\$ 3,853.67	\$ 22.79	\$ 3,950.98	\$ 23.37	\$ 4,050.75	\$ 23.96	\$ 4,153.03	\$ 24.56	\$ 4,257.90	\$ 25.19	\$ 4,365.42	\$ 25.82	\$ 4,475.65	\$ 26.47	\$ 4,588.67	\$ 27.14	\$ 4,704.54
Administrative Assistant	Non-exempt	246	\$ 23.02	\$ 3,990.59	\$ 23.60	\$ 4,091.36	\$ 24.20	\$ 4,194.67	\$ 24.81	\$ 4,300.59	\$ 25.44	\$ 4,409.18	\$ 26.08	\$ 4,520.52	\$ 26.74	\$ 4,634.67	\$ 27.41	\$ 4,751.70	\$ 28.11	\$ 4,871.69
Administrative Secretary	Non-exempt	218	\$ 20.02	\$ 3,470.46	\$ 20.53	\$ 3,558.10	\$ 21.05	\$ 3,647.94	\$ 21.58	\$ 3,740.06	\$ 22.12	\$ 3,834.50	\$ 22.68	\$ 3,931.32	\$ 23.25	\$ 4,030.60	\$ 23.84	\$ 4,132.37	\$ 24.44	\$ 4,236.72
Animal Services Officer	Non-exempt	240	\$ 22.34	\$ 3,872.94	\$ 22.91	\$ 3,970.74	\$ 23.49	\$ 4,071.00	\$ 24.08	\$ 4,173.80	\$ 24.69	\$ 4,279.19	\$ 25.31	\$ 4,387.25	\$ 25.95	\$ 4,498.03	\$ 26.61	\$ 4,611.61	\$ 27.28	\$ 4,728.06
Assistant City Manager	Exempt	475	\$ 72.14	\$ 12,504.47	\$ 73.96	\$ 12,820.22	\$ 75.83	\$ 13,143.95	\$ 77.75	\$ 13,475.85	\$ 79.71	\$ 13,816.13	\$ 81.72	\$ 14,165.01	\$ 83.78	\$ 14,522.69	\$ 85.90	\$ 14,889.41	\$ 88.07	\$ 15,265.38
Assistant Civil Engineer	Exempt	327	\$ 34.48	\$ 5,977.07	\$ 35.35	\$ 6,127.99	\$ 36.25	\$ 6,282.73	\$ 37.16	\$ 6,441.38	\$ 38.10	\$ 6,604.03	\$ 39.06	\$ 6,770.79	\$ 40.05	\$ 6,941.77	\$ 41.06	\$ 7,117.05	\$ 42.10	\$ 7,296.77
Assistant Land Surveyor	Non-exempt	327	\$ 34.48	\$ 5,977.07	\$ 35.35	\$ 6,127.99	\$ 36.25	\$ 6,282.73	\$ 37.16	\$ 6,441.38	\$ 38.10	\$ 6,604.03	\$ 39.06	\$ 6,770.79	\$ 40.05	\$ 6,941.77	\$ 41.06	\$ 7,117.05	\$ 42.10	\$ 7,296.77
Assistant to the City Manager	Exempt	380	\$ 44.92	\$ 7,785.55	\$ 46.05	\$ 7,982.15	\$ 47.21	\$ 8,183.70	\$ 48.41	\$ 8,390.35	\$ 49.63	\$ 8,602.22	\$ 50.88	\$ 8,819.44	\$ 52.17	\$ 9,042.14	\$ 53.48	\$ 9,270.46	\$ 54.83	\$ 9,504.56
Associate Civil Engineer	Exempt	355	\$ 39.65	\$ 6,872.86	\$ 40.65	\$ 7,046.41	\$ 41.68	\$ 7,224.34	\$ 42.73	\$ 7,406.77	\$ 43.81	\$ 7,593.80	\$ 44.92	\$ 7,785.55	\$ 46.05	\$ 7,982.15	\$ 47.21	\$ 8,183.70	\$ 48.41	\$ 8,390.35
Building Inspector II	Non-exempt	294	\$ 29.25	\$ 5,070.00	\$ 29.99	\$ 5,198.02	\$ 30.75	\$ 5,329.28	\$ 31.52	\$ 5,463.85	\$ 32.32	\$ 5,601.82	\$ 33.13	\$ 5,743.27	\$ 33.97	\$ 5,888.30	\$ 34.83	\$ 6,036.99	\$ 35.71	\$ 6,189.43
Building Permit Services Supervisor	Exempt	297	\$ 29.69	\$ 5,146.43	\$ 30.44	\$ 5,276.39	\$ 31.21	\$ 5,409.62	\$ 32.00	\$ 5,546.22	\$ 32.81	\$ 5,686.27	\$ 33.63	\$ 5,829.85	\$ 34.48	\$ 5,977.07	\$ 35.35	\$ 6,127.99	\$ 36.25	\$ 6,282.73
Building Permit Technician I	Non-exempt	232	\$ 21.47	\$ 3,721.45	\$ 22.01	\$ 3,815.42	\$ 22.57	\$ 3,911.77	\$ 23.14	\$ 4,010.54	\$ 23.72	\$ 4,111.81	\$ 24.32	\$ 4,215.64	\$ 24.94	\$ 4,322.09	\$ 25.56	\$ 4,431.23	\$ 26.21	\$ 4,543.12
Building Permit Technician II	Non-exempt	251	\$ 23.60	\$ 4,091.36	\$ 24.20	\$ 4,194.67	\$ 24.81	\$ 4,300.59	\$ 25.44	\$ 4,409.18	\$ 26.08	\$ 4,520.52	\$ 26.74	\$ 4,634.67	\$ 27.41	\$ 4,751.70	\$ 28.11	\$ 4,871.69	\$ 28.82	\$ 4,994.70
City Clerk	Exempt	372	\$ 43.16	\$ 7,481.02	\$ 44.25	\$ 7,669.93	\$ 45.37	\$ 7,863.60	\$ 46.51	\$ 8,062.17	\$ 47.69	\$ 8,265.75	\$ 48.89	\$ 8,474.47	\$ 50.13	\$ 8,688.46	\$ 51.39	\$ 8,907.85	\$ 52.69	\$ 9,132.79
City Manager	Exempt	527	\$ 93.50	\$ 16,206.92	\$ 95.86	\$ 16,616.16	\$ 98.28	\$ 17,035.74	\$ 100.76	\$ 17,465.91	\$ 103.31	\$ 17,906.95	\$ 105.92	\$ 18,359.12	\$ 108.59	\$ 18,822.71	\$ 111.33	\$ 19,298.01	\$ 114.15	\$ 19,785.31
Code Enforcement Officer	Non-exempt	272	\$ 26.21	\$ 4,543.12	\$ 26.87	\$ 4,657.84	\$ 27.55	\$ 4,775.46	\$ 28.25	\$ 4,896.05	\$ 28.96	\$ 5,019.68	\$ 29.69	\$ 5,146.43	\$ 30.44	\$ 5,276.39	\$ 31.21	\$ 5,409.62	\$ 32.00	\$ 5,546.22
Community Services Liaison	Non-exempt	272	\$ 26.21	\$ 4,543.12	\$ 26.87	\$ 4,657.84	\$ 27.55	\$ 4,775.46	\$ 28.25	\$ 4,896.05	\$ 28.96	\$ 5,019.68	\$ 29.69	\$ 5,146.43	\$ 30.44	\$ 5,276.39	\$ 31.21	\$ 5,409.62	\$ 32.00	\$ 5,546.22
Customer Service Representative	Non-exempt	164	\$ 15.29	\$ 2,651.06	\$ 15.68	\$ 2,718.01	\$ 16.08	\$ 2,786.64	\$ 16.48	\$ 2,857.00	\$ 16.90	\$ 2,929.15	\$ 17.33	\$ 3,003.11	\$ 17.76	\$ 3,078.94	\$ 18.21	\$ 3,156.69	\$ 18.67	\$ 3,236.40
Customer Service Representative Intern	Non-exempt	88	\$ 10.47	\$ 1,814.68	\$ 10.73	\$ 1,860.50	\$ 11.00	\$ 1,907.48	\$ 11.28	\$ 1,955.65	\$ 11.57	\$ 2,005.03	\$ 11.86	\$ 2,055.66	\$ 12.16	\$ 2,107.57	\$ 12.47	\$ 2,160.78	\$ 12.78	\$ 2,215.35
Customer Service Specialist	Non-exempt	192	\$ 17.59	\$ 3,048.38	\$ 18.03	\$ 3,125.36	\$ 18.49	\$ 3,204.28	\$ 18.95	\$ 3,285.19	\$ 19.43	\$ 3,368.15	\$ 19.92	\$ 3,453.20	\$ 20.43	\$ 3,540.39	\$ 20.94	\$ 3,629.79	\$ 21.47	\$ 3,721.45
Deputy City Clerk	Non-exempt	218	\$ 20.02	\$ 3,470.46	\$ 20.53	\$ 3,558.10	\$ 21.05	\$ 3,647.94	\$ 21.58	\$ 3,740.06	\$ 22.12	\$ 3,834.50	\$ 22.68	\$ 3,931.32	\$ 23.25	\$ 4,030.60	\$ 23.84	\$ 4,132.37	\$ 24.44	\$ 4,236.72
Economic Development Director	Exempt	411	\$ 52.43	\$ 9,087.35	\$ 53.75	\$ 9,316.82	\$ 55.11	\$ 9,552.08	\$ 56.50	\$ 9,793.28	\$ 57.93	\$ 10,040.57	\$ 59.39	\$ 10,294.11	\$ 60.89	\$ 10,554.05	\$ 62.43	\$ 10,820.55	\$ 64.00	\$ 11,093.78
Economic Development Project Manager	Exempt	358	\$ 40.25	\$ 6,976.47	\$ 41.27	\$ 7,152.64	\$ 42.31	\$ 7,333.25	\$ 43.38	\$ 7,518.43	\$ 44.47	\$ 7,708.28	\$ 45.59	\$ 7,902.92	\$ 46.75	\$ 8,102.48	\$ 47.93	\$ 8,307.08	\$ 49.14	\$ 8,516.84
Engineering Technician	Non-exempt	264	\$ 25.19	\$ 4,365.42	\$ 25.82	\$ 4,475.65	\$ 26.47	\$ 4,588.67	\$ 27.14	\$ 4,704.54	\$ 27.83	\$ 4,823.33	\$ 28.53	\$ 4,945.13	\$ 29.25	\$ 5,070.00	\$ 29.99	\$ 5,198.02	\$ 30.75	\$ 5,329.28
Executive Assistant to the City Manager	Exempt	308	\$ 31.37	\$ 5,436.67	\$ 32.16	\$ 5,573.95	\$ 32.97	\$ 5,714.70	\$ 33.80	\$ 5,859.00	\$ 34.66	\$ 6,006.95	\$ 35.53	\$ 6,158.63	\$ 36.43	\$ 6,314.15	\$ 37.35	\$ 6,473.59	\$ 38.29	\$ 6,637.05
Facilities Attendant	Non-exempt	79	\$ 10.01	\$ 1,735.02	\$ 10.26	\$ 1,778.83	\$ 10.52	\$ 1,823.75	\$ 10.79	\$ 1,869.80	\$ 11.06	\$ 1,917.02	\$ 11.34	\$ 1,965.42	\$ 11.63	\$ 2,015.05	\$ 11.92	\$ 2,065.94	\$ 12.22	\$ 2,118.10
Facilities Maintenance Worker	Non-exempt	240	\$ 22.34	\$ 3,872.94	\$ 22.91	\$ 3,970.74	\$ 23.49	\$ 4,071.00	\$ 24.08	\$ 4,173.80	\$ 24.69	\$ 4,279.19	\$ 25.31	\$ 4,387.25	\$ 25.95	\$ 4,498.03	\$ 26.61	\$ 4,611.61	\$ 27.28	\$ 4,728.06
Facilities Services Worker	Non-exempt	107	\$ 11.51	\$ 1,995.05	\$ 11.80	\$ 2,045.43	\$ 12.10	\$ 2,097.08	\$ 12.40	\$ 2,150.03	\$ 12.72	\$ 2,204.33	\$ 13.04	\$ 2,259.99	\$ 13.37	\$ 2,317.05	\$ 13.71	\$ 2,375.56	\$ 14.05	\$ 2,435.55
Facilities Services Manager	Exempt	347	\$ 38.10	\$ 6,604.03	\$ 39.06	\$ 6,770.79	\$ 40.05	\$ 6,941.77	\$ 41.06	\$ 7,117.05	\$ 42.10	\$ 7,296.77	\$ 43.16	\$ 7,481.02	\$ 44.25	\$ 7,669.93	\$ 45.37	\$ 7,863.60	\$ 46.51	\$ 8,062.17
Facilities Services Representative	Non-exempt	218	\$ 20.02	\$ 3,470.46	\$ 20.53	\$ 3,558.10	\$ 21.05	\$ 3,647.94	\$ 21.58	\$ 3,740.06	\$ 22.12	\$ 3,834.50	\$ 22.68	\$ 3,931.32	\$ 23.25	\$ 4,030.60	\$ 23.84	\$ 4,132.37	\$ 24.44	\$ 4,236.72
Finance Director	Exempt	439	\$ 60.28	\$ 10,449.29	\$ 61.81	\$ 10,713.15	\$ 63.37	\$ 10,983.67	\$ 64.97	\$ 11,261.02	\$ 66.61	\$ 11,545.38	\$ 68.29	\$ 11,836.91	\$ 70.01	\$ 12,135.81	\$ 71.78	\$ 12,442.26	\$ 73.59	\$ 12,756.44
Graduate Intern	Non-exempt	132	\$ 13.04	\$ 2,259.99	\$ 13.37	\$ 2,317.05	\$ 13.71	\$ 2,375.56	\$ 14.05	\$ 2,435.55	\$ 14.41	\$ 2,497.05	\$ 14.77	\$ 2,560.10	\$ 15.14	\$ 2,624.75	\$ 15.53	\$ 2,691.03	\$ 15.92	\$ 2,758.98
Housing and Neighborhood Development Specialist	Non-exempt	264	\$ 25.19	\$ 4,365.42	\$ 25.82	\$ 4,475.65	\$ 26.47	\$ 4,588.67	\$ 27.14	\$ 4,704.54	\$ 27.83	\$ 4,823.33	\$ 28.53	\$ 4,945.13	\$ 29.25	\$ 5,070.00	\$ 29.99	\$ 5,198.02	\$ 30.75	\$ 5,329.28
Housing Services Administrator	Exempt	353	\$ 39.26	\$ 6,804.65	\$ 40.25	\$ 6,976.47	\$ 41.27	\$ 7,152.64	\$ 42.31	\$ 7,333.25	\$ 43.38	\$ 7,518.43	\$ 44.47	\$ 7,708.28	\$ 45.59	\$ 7,902.92	\$ 46.75	\$ 8,102.48	\$ 47.93	\$ 8,307.08
Housing Services Assistant	Non-exempt	224	\$ 20.63	\$ 3,575.89	\$ 21.15	\$ 3,666.18	\$ 21.69	\$ 3,758.76	\$ 22.23	\$ 3,853.67	\$ 22.79	\$ 3,950.98	\$ 23.37	\$ 4,050.75	\$ 23.96	\$ 4,153.03	\$ 24.56	\$ 4,257.90	\$ 25.19	\$ 4,365.42
Human Resources Analyst I	Exempt	308	\$ 31.37	\$ 5,436.67	\$ 32.16	\$ 5,573.95	\$ 32.97	\$ 5,714.70	\$ 33.80	\$ 5,859.00	\$ 34.66	\$ 6,006.95	\$ 35.53	\$ 6,158.63	\$ 36.43	\$ 6,314.15	\$ 37.35	\$ 6,473.59	\$ 38.29	\$ 6,637.05
Human Resources Manager	Exempt	392	\$ 47.69	\$ 8,265.75	\$ 48.89	\$ 8,474.47	\$ 50.13	\$ 8,688.46	\$ 51.39	\$ 8,907.85	\$ 52.69	\$ 9,132.79	\$ 54.02	\$ 9,363.40	\$ 55.38	\$ 9,599.84	\$ 56.78	\$ 9,842.25	\$ 58.22	\$ 10,090.78
Human Resources Technician	Non-exempt	264	\$ 25.19	\$ 4,365.42	\$ 25.82	\$ 4,475.65	\$ 26.47	\$ 4,588.67	\$ 27.14	\$ 4,704.54	\$ 27.83	\$ 4,823.33	\$ 28.53	\$ 4,945.13	\$ 29.25	\$ 5,070.00	\$ 29.99	\$ 5,198.02	\$ 30.75	\$ 5,329.28
Information Technology Analyst	Exempt	308	\$ 31.37	\$ 5,436.67	\$ 32.16	\$ 5,573.95	\$ 32.97	\$ 5,714.70	\$ 33.80	\$ 5,859.00	\$ 34.66	\$ 6,006.95	\$ 35.53	\$ 6,158.63	\$ 36.43	\$ 6,314.15	\$ 37.35	\$ 6,473.59	\$ 38.29	\$ 6,637.05
Information Technology Manager	Exempt	388	\$ 46.75	\$ 8,102.48	\$ 47.93	\$ 8,307.08	\$ 49.14	\$ 8,516.84	\$ 50.38	\$ 8,731.90	\$ 51.65	\$ 8,952.39	\$ 52.95	\$ 9,178.45	\$ 54.29	\$ 9,410.22	\$ 55.66	\$ 9,647.84	\$ 57.07	\$ 9,891.46
Information Technology Technician	Non-exempt	270	\$ 25.95	\$ 4,498.03	\$ 26.61	\$ 4,611.61	\$ 27.28	\$ 4,728.06	\$ 27.97	\$ 4,847.45	\$ 28.67	\$ 4,969.86	\$ 29.40	\$ 5,095.35	\$ 30.14	\$ 5,224.01	\$ 30.90	\$ 5,355.93	\$ 31.68	\$ 5,491.17
Integrated Waste Manager	Exempt	361	\$ 40.86	\$ 7,081.65	\$ 41.89	\$ 7,260.47	\$ 42.95	\$ 7,443.80	\$ 44.03	\$ 7,631.77	\$ 45.14	\$ 7,824.48	\$ 46.28	\$ 8,022.06	\$ 47.45	\$ 8,224.62	\$ 48.65	\$ 8,432.31	\$ 49.88	\$ 8,645.23
Management Analyst I	Exempt	297	\$ 29.69	\$ 5,146.43	\$ 30.44	\$ 5,276.39	\$ 31.21	\$ 5,409.62	\$ 32.00	\$ 5,546.22	\$ 32.81	\$ 5,686.27	\$ 33.63	\$ 5,829.85	\$ 34.48	\$ 5,977.07	\$ 35.35	\$ 6,127.99	\$ 36.25	\$ 6,282.73
Management Analyst II	Exempt	325	\$ 34.14	\$ 5,917.74	\$ 35.00	\$ 6,067.17	\$ 35.89	\$ 6,220.37	\$ 36.79	\$ 6,377.45	\$ 37.72	\$ 6,538.49	\$ 38.67	\$ 6,703.59	\$ 39.65	\$ 6,872.86	\$ 40.65	\$ 7,046.41	\$ 41.68	\$ 7,224.34
Management Technician	Non-exempt	264	\$ 25.19	\$ 4,365.42	\$ 25.82	\$ 4,475.65	\$ 26.47	\$ 4,588.67	\$ 27.14	\$ 4,704.54	\$ 27.83	\$ 4,823.33	\$ 28.53	\$ 4,945.13	\$ 29.25	\$ 5,070.00	\$ 29.99	\$ 5,198.02	\$ 30.75	\$ 5,329.28
Neighborhood Services Manager	Exempt	372	\$ 43.16	\$ 7,481.02	\$ 44.25	\$ 7,669.93	\$ 45.37	\$ 7,863.60	\$ 46.51	\$ 8,062.17	\$ 47.69	\$ 8,265.75	\$ 48.89	\$ 8,474.47	\$ 50.13	\$ 8,688.46	\$ 51.39	\$ 8,907.85	\$ 52.69	\$ 9,132.79

FREQUENTLY ASKED QUESTIONS

The City of Rancho Cordova designed the Annual Budget to offer citizens an understandable and meaningful budget document. This guide, along with the Glossary of Terms, will provide assistance to those unfamiliar with Rancho Cordova's budgeting and financial processes.

WHAT IS A "FISCAL YEAR (FY)" AND WHEN DOES IT BEGIN AND END?

The City of Rancho Cordova follows a Fiscal Year (FY) that starts on July 1 and ends on June 30. A Fiscal Year is the period designated by the City for the beginning and ending of financial transactions or a budget cycle. For example, the "2014 Annual Budget" or "Fiscal Year 2013–2014" refers to the period that begins on July 1, 2013 and concludes on June 30, 2014.

WHAT DOES IT MEAN TO "ADOPT THE BUDGET?"

Budget adoption is a formal action taken by the City Council that sets the City's priorities and spending limits for the next year. The budget for each fiscal year is formally adopted by the passage of the "Appropriating Resolution."

WHAT IS AN "APPROPRIATING RESOLUTION?"

The City of Rancho Cordova adopts the annual budget with the "appropriating resolution". The resolution requires a majority of the Council to approve.

WHAT IS MEANT BY "BUDGET APPROPRIATIONS?"

Budget appropriations refer to authorizations made by the City Council that permit the City to incur obligations and expend resources. When the City Council appropriates funds, they are saying the community should, for example, spend its money on public safety, or make investments that improve the quality of life in Rancho Cordova. The City cannot collect or spend money unless it is appropriated, and this ensures the public's money is spent according to the public's needs as expressed by the democratically elected City Council.

WHAT IS DEBT SERVICE?

A family's debt service is the payments they make on loans, such as a mortgage or credit cards. Principal and interest payments on outstanding bonds are referred to as debt service. Just like a family cannot skip a mortgage payment or credit card payment, the City must keep up on its debt service, so this will always be part of the City's budget.

WHAT IS AN ENCUMBRANCE?

An encumbrance refers to the formal accounting recognition of commitments to expend resources in the future. For example, when a purchase order is issued for equipment, that fund is encumbered until delivery. Once the equipment arrives the invoice is paid and the encumbrance becomes an expenditure.

WHAT IS AN EXPENDITURE?

Expenditures represent a decrease in fund resources or, stated simply, a recorded expense.

WHAT IS A FULL-TIME EQUIVALENT POSITION (FTE)?

An FTE refers to one or more employees working a total of 40 hours per week, or 2,080 hours per year. For example, a part-time employee working 20 hours per week would be considered a 0.5 FTE.

WHAT IS THE DEFINITION OF A BUDGET FUND?

Rancho Cordova has numerous budget funds to help keep track of and focus resources. These include the General Fund, Gas Tax Fund and Debt Service Fund, to name just a few. A family might use several funds, too, in order to help manage their finances and determine how close they are to reaching certain goals. For instance, a family might have a children's college fund, a retirement fund, a vacation fund and household expenses fund. A budget fund, then, is a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources. Rancho Cordova uses separate funds in order to correctly and legally track revenues and expenditures by program.

WHAT IS A FUND BALANCE?

Fund balance refers to the remainder or carryover that occurs when actual revenues exceed budgeted revenues and/or when actual expenditures are less than budgeted expenditures at the end of the fiscal year (June 30). If the City budgets (plans to spend) \$3 million on roads next year, but only spends \$2 million, there is a \$1 million increase to the fund balance.

WHERE DOES THE CITY'S REVENUE COME FROM?

Rancho Cordova's revenue comes from a variety of sources, including sales taxes, property taxes, and user charges and from other units of governments such as the State of California. A visual depiction of all revenue sources as well as how the money is spent is shown in the Summary Section.

WHAT ARE "STATE SUBVENTIONS"?

The State of California shares a portion of its tax revenues (gas tax and motor vehicle in-lieu taxes) with California cities and towns. This funding is divided amongst the local governments by various formulas, generally population. State subventions enable local governments to continue to provide basic services, such as police and fire protection, without burdening the residents with additional local taxes.

WHAT IS A BUDGET TRANSFER?

A budget transfer moves budget appropriations between programs or funds. Transfers within funds may be done with the City Manager's authority as the City Manager position is appointed by the City Council to act as the City's Chief Executive Officer. Transfer between funds requires City Council approval.

WHAT ARE USER CHARGES?

User charges are fees paid in direct receipt of a public service by the party who benefits from the service.

The above are some of the more frequently asked questions concerning the City of Rancho Cordova's budget. Additional definitions of terms used in the budget document are provided for in the Glossary of Terms and Acronyms. All questions concerning the City of Rancho Cordova's budget should be directed to the Finance Department at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, phone number (916) 851-8700. This report will also be provided on the City's website at: www.cityofranhocordova.org under the Finance Department's page. You can also log onto our website and click on "*Submit a Question, Complaint, Comment or Suggestion*" to submit your question/request.

GLOSSARY OF TERMS

ADOPTED BUDGET	The City Council approved annual budget establishing the legal authority for the expenditure of funds as set forth in the Appropriation Resolution.
ACCRUAL/ACCRUAL BASIS OF ACCOUNTING	A method of accounting that recognizes the financial effect of transactions, events and inter-fund activities when they occur, regardless of the timing of related cash flows.
ANNUAL FINANCIAL REPORT	A financial report applicable to a single fiscal year.
APPROPRIATION	An authorization made by the City Council, which permits officials to incur obligations against and to make expenditures of resources. Appropriations are usually made to fixed amounts and are typically granted for a one-year period.
ASSESSED VALUATION	A valuation set upon real estate or other property by a government as a basis for a tax levy.
AUDIT	A view of the City accounts by an independent auditing firm to substantiate year-end fund, salaries, reserves and cash on hand.
BEGINNING/ENDING FUND BALANCE	Appropriated resources available in a fund from the prior/current year after payment of the prior/current year's expenses. This is not necessarily cash on hand.
BOND	A City may raise capital by issuing a written promise to pay a specific sum of money, called the face value or principal amount, at a specified date or dates in the future, together with periodic interest at a specified rate.
BUDGET	A plan of financial operation embodying an estimate of proposed appropriations for a given period of time and the proposed means of financing them.
BUDGETARY BASIS	The method of accounting applied to the budgetary accounts and process.
BUDGETARY CONTROL	The control or management of a government or enterprise in accordance with an approved budget for the purpose of keeping expenditures within the limitations of appropriations and available resources.
BUDGET MESSAGE OR BUDGET TRANSMITTAL LETTER	A general discussion of the proposed budget as presented in writing by the City Manager to the City Council. The message contains an explanation of principal budget items and summaries found in the prepared budget relative to the current year adopted budget.
BUDGETARY BASIS	The form of accounting utilized throughout the budget process.
DEBT SERVICE	Payment of interest and repayment of principal to holders of the City's debt

	instruments (bonds).
DEBT SERVICE FUND	Governmental fund type used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.
DEFICIT	An excess of expenditures or expenses over resources.
DEPARTMENT	An operational and budgetary unit designated by the City Council to define and organize City operations.
DEPRECIATION	The portion of the cost of a fixed-asset charged as an expense prorated over the estimated life of the asset.
ENCUMBRANCE	An amount of money committed for the payment of goods and services not yet received or paid for. A purchase order is a common encumbrance.
ESTIMATED REVENUES	The budgeted, projected revenues expected to be realized during the budget (fiscal) year to finance all or part of the planned expenditures.
EXPENDITURE	The actual payment for goods and services.
EXPENSES	The incurrence of liabilities or the consumption of assets arising from the delivery or production of goods, rendering services or carrying out other activities that constitute the entity's ongoing major or central operation. The term applies to the City's Enterprise and Internal Service Funds.
FISCAL YEAR (FY)	A 12-month period of time to which the budget applies. For the City of Rancho Cordova it is July 1 through June 30.
FIXED ASSET	A long-lived tangible asset obtained or controlled as a result of past transactions, events or circumstances. Fixed assets include land, buildings, equipment, improvements to other assets and infrastructure (i.e., streets, highways, bridges, etc.).
FULL TIME EQUIVALENT (FTE) POSITION	The amount of time a position has been budgeted for in terms of the amount of time a regular, full-time employee normally works in a year (2,080 hours).
FUND	An accounting entity with a self-balancing set of accounts in which cash and other financial resources, all related liabilities and residual equities, or balances and changes therein are recorded and segregated to carry on specific activities or attain certain objectives in accordance with special regulations, restrictions or limitations.
FUND BALANCE	The difference between the assets (revenues and other resources) and liabilities (expenditures incurred or committed to) for a particular fund. It also represents the accumulated net resources of a fund available for reservation, designation or for appropriation.
GANN	Refers to the last name of the individual who championed Proposition 13 and secured the passage of the constitutional amendment that led to the

	property tax rollback in the 1970's.
GASB	Governmental Accounting Standards Board.
GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP)	Uniform minimum standards and guidelines for accounting and reporting. These standards govern the form and content of the annual financial statements of an entity. The primary authoritative body on the application of GAAP to state and local governments is the Governmental Accounting Standards Board (GASB).
GENERAL FUND	The primary governmental fund used to account for all financial resources, except those required to be accounted for in another fund.
GENERAL PLAN	A comprehensive, long-range policy guide intended to promote efficient and desirable growth in the community.
GOVERNMENTAL FUNDS	Distinguished by their measurement focus on determining financial position and changes in financial position.
GRANTS	Contributions of gifts or cash or other assets from another government to be used or expended for a specific purpose, activity or facility.
INFRASTRUCTURE	Facilities that support the continuance and growth of a community. Examples include roads, water lines, sewers, public buildings, parks and airports.
INTERFUND TRANSFERS	Monies moved from one fund to another. The money is transferred to finance the operations of another fund or to reimburse the fund for expenses.
LINE ITEM	The description of an object of expenditure, i.e. salaries, supplies, professional services and other operational costs.
MAINTENANCE & OPERATION (M&O) COSTS	The day-to-day operating and maintenance costs of a municipality. These costs include personnel, gas, electric utility bills, telephone expense, reproduction costs, postage and vehicle maintenance
MODIFIED ACCRUAL	An adaptation of the accrual basis of accounting for governmental funds types. Revenues and other financing resources are recognized when they become available to finance expenditures of the current period. Expenditures are recognized when the fund liability is incurred.
NOTES	A paper that acknowledges a debt and promises payment to a specified party of a specific sum, describing a time of maturity that is either definite or will become definite.
OBJECT	An individual expenditure account.

OBJECTIVE	A measurable output that an organization strives to achieve within a designated time frame. The achievement of the objective advances an organization toward a corresponding goal.
OPERATING BUDGET	Plans of current expenditures and the proposed means of financing them. The annual operating budget, as distinguished from the capital program budget, is the primary means by which most of the financing, acquisition, spending and service delivery activities of a government are controlled.
OPERATING DEFICIT	The deficiency of operating revenues under expenditures.
OPERATING EXPENSES	Expenditures for materials, supplies and services which are ordinarily consumed within a fiscal year and which are not included in the program inventories.
OPERATING SURPLUS	The excess of operating revenues over operating expenditures.
ORDINANCE	A formal legislative enactment by the City Council. It is the full force and effect of law within the City boundaries unless pre-empted by a higher form of law.
PERFORMANCE MEASURES	Measurement of service performance indicators that reflect the amount of money spent on services and the resulting outcomes at a specific level of services provided.
PROGRAM	A group of related activities performed by one or more organizational units for the purpose of accomplishing a City responsibility.
PROPOSED BUDGET	This refers to the status of an annual budget, which has been submitted to the City Council by the City Manager and is pending public review and City Council adoption. Also referred to as the "Preliminary Budget".
RESERVE	An account used to indicate that a portion of a fund's balance is legally restricted for a specific purpose and is, therefore, not available for general appropriations.
RESOLUTION	A special order of the City Council, which has a lower legal standing than an ordinance.
RESOURCES	Total amounts available for appropriation including estimated revenues, fund transfers and beginning fund balances.
RETAINED EARNINGS	An equity account reflecting the accumulated earnings of an enterprise or internal service fund.
REVENUE	Income received through such sources as taxes, fines, fees, grants or service charges that can be used to finance operations or capital assets.
RISK MANAGEMENT	An organized attempt to protect an organization's assets against accidental loss in the most cost effective manner.

SELF-INSURANCE	A term often used to describe the retention by an entity of a risk of loss arising out of the ownership of property or the activity of the agency. It is distinguished from the transfer of risk to a third party (insurance company).
SERVICE EFFORT	A measure of expected output by a budgetary program.
SPECIAL REVENUE FUNDS	A governmental fund type used to account for the proceeds of specific revenue sources (other than for major capital projects) that are legally restricted to expenditure for specified purposes.
SUBVENTIONS	Revenues collected by the State (or other level of government), which are allocated to the City on a formula basis. The major subventions received by the City come from the State of California and include motor vehicle in-lieu and gas tax.
TAX ALLOCATION BONDS	A bond issued that has a specific tax revenue source that backs the payment of the debt. In the City, these are not issued for General Fund purposes.
TRANSFER IN/OUT	Movement of resources between two funds. Example: An interfund transfer would include the transfer of operating resources from the General Fund to an Enterprise Fund.
TRANSIENT OCCUPANCY TAX (TOT)	This revenue source originates in a tax placed on lodging facilities for the occupancy of a room. Rancho Cordova has a 12% tax for such occupancies.
TRUST FUNDS	Funds held by the City that are subject to the terms of the trust that created the source of funding.
USER CHARGES	The payment of a fee in direct receipt of a public service by the party who benefits from the service.
WORKLOAD INDICATORS	Statistical information that indicates the demands for services within a given department or division. Workload indicators are a type of performance measure utilized by departments or divisions to assess its level of service.

ACRONYMS

Throughout the budget, acronyms are used that are familiar to those in government but are quite unfamiliar to those who do not work in that setting. Efforts were made to list as many of those that were used in the budget document and follow:

ACIM	A Child is Missing Alert Program
ADA	Americans with Disabilities Act
CAD	Computer Automated Dispatch
CAFR	Comprehensive Annual Financial Report or Annual Financial Report
CCA	City Clerk Association
CDBG	Community Development Block Grant
CFD	Community Facilities District
CFF	Capital Facilities Fee
CIP	Capital Improvement Plan
COP	Certificate of Participation
COPS	Citizen's Option for Public Safety Program
CRPD	Cordova Recreation and Park District
CSO	Community Services Officer
CTC	California Transportation Commission
ERMS	Electronic Records Management System
FFY	Federal Fiscal Year
FSTIP	Federal Surface Transportation Improvement Programs
FTB	Franchise Tax Board
GAAP	Generally Accepted Accounting Principles
GIS	Geographic Information Services
GSN	Grown Strong Neighborhoods
HCP	Habitat Conservation Plan
HSIP	Highway Safety Improvement Plan
HUTA	Highway Users Tax Account
IAAP	International Association of Administrative Professionals
ICMA	International City Management Association
IT	Information Technology
LTF	Local Transportation Fund
NTS	Neighborhood Traffic Safety
PBID	Property Based Improvement District
POP	Problem Oriented Policing
RCPD	Rancho Cordova Police Department
RCFC	Rancho Cordova Financing Corporation
RCSC	Rancho Cordova Sister Cities
RHIP	Rental Housing Inspection Program

RHNA	Regional Housing Needs Allocations
ROPS	Retirement Obligation Payment Schedule
RORF	Redevelopment Obligation Retirement Fund
SACOG	Sacramento Area Council of Governments
SDCP	Sunrise Douglas Community Plan
SLMD	Sacramento Landscape Maintenance District
SOI	Sphere of Influence
SRO	School Resource Officer
SSPCA	Sacramento Society of Prevention and Cruelty to Animals
STA	State Transit Assistance
STIP	State Transportation Improvement Program
TDA	Transportation Development Act
TEA	Targeted Employment Area
TOT	Transient Occupancy Tax
UPS	Uninterrupted Power Supply
UTO	Universal Time Off
UUT	Utility Users Tax
VLIHF	Very Low Income Housing Fund
VOZ	Villages of Zinfandel

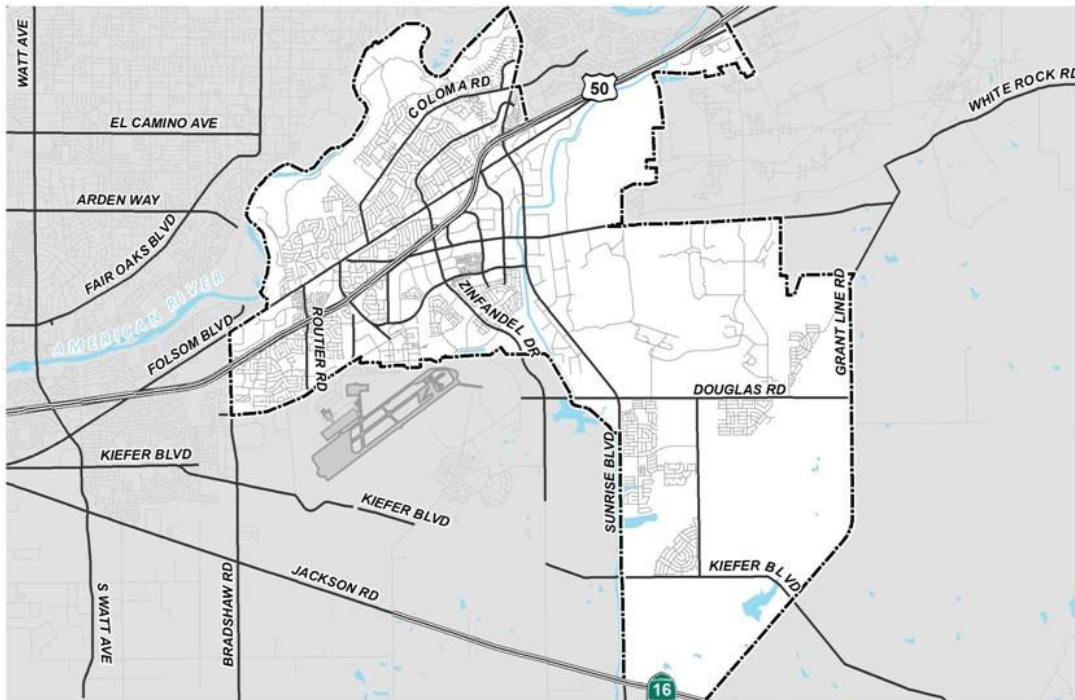
CITY OF RANCHO CORDOVA, CALIFORNIA

Five-Year Capital Improvement Plan 2014–2018



**CITY OF Rancho
Cordova**
Incorporated July 1, 2003

CITY OF RANCHO CORDOVA



City of Rancho Cordova Council:

Mayor:..... Linda Budge
 Vice Mayor:..... Dan Skoglund
 Council Member:..... Robert J. McGarvey
 Council Member:..... David Sander
 Council Member:..... Donald Terry

City of Rancho Cordova Administration:

City Manager.....Ted Gaebler
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Thank you to the Public Works staff who prepared this document.

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City of Rancho Cordova 5-Year Capital Improvement Plan FY2013/2014 through FY2017/2018

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Section I

Introduction and Accomplishments 5-Year Transportation Improvement Plan FY2013/2014 through FY2017/2018

Introduction

The 2013/14-2017/18 Capital Improvement Plan (CIP) represents the FY2013/14 and FY2014/15 Capital Improvement Budgets and the three-year plan for FY2015/16 – FY2017/18. The CIP provides program summary information for the City's various capital improvement funding programs, as well as project summary information (revenue, expenditures, and project schedule) for the specific projects selected for implementation during the CIP period.

Background

The 2013/14-2017/18 CIP describes the five-year plan for allocating funds from the Measure A Transportation Sales Tax, Impact Fee Programs, State and Federal Grants, Gas Tax, Roadway Fund, Supplemental Transportation Fee, Storm Water Utility Tax, and Transit Related Services Area Tax.

Expenditures on individual projects are presented to the City Council for approval during the annual budget process. Specific project budget augmentations may also be made by the City Council during regular scheduled council meetings.

Organization

Section I of this document contains an Introduction to the Capital Improvement Program.

Section II of this document contains a Plan Summary of revenues and expenditures for the 2013/14-2017/18 CIP, shown in Funding Graphs and Project Tables. Program summaries for specific funding sources including Measure A Transportation Sales Tax, Impact Fee Programs, State and Federal Grants, Gas Tax, Roadway Fund, Supplemental Transportation Fee, Storm Water Utility Tax, and Transit Related Services Area Tax, are described.

Section III of this document includes Transportation Project Summaries for projects and programs receiving new or additional funding, organized in alphabetical order by project name with page numbers corresponding to the Project Table in Section II and in the Index. The project summaries provide estimated project costs (revenues and expenditures), project or program descriptions, project location maps, and detailed funding information for the 5 year CIP.

Section IV of this document includes Transportation Project Summaries for active and completed project and programs not receiving additional funding, organized in alphabetical order by project name. The project summaries provide total revenues and expenditures, project or program descriptions, project location maps and estimated completion dates.

Section V of this document includes Citywide Project Summaries for new, ongoing and completed projects. The project summaries provide total project cost (revenues and expenditures), project or program descriptions, and project location maps.

Introduction

Project Descriptions and Expenditures

The project descriptions provided in Section III vary on the amount of detail provided, and also depend on the developmental stage that applies to each project. In the case of newly proposed projects, the costs and descriptions rely on information available from the respective capital improvement plans containing those projects (i.e., impact fees and special financing districts) or prior experience on similar projects. Additionally, there are some projects that are identified as "Credit" projects which will be build by the development community and accepted by the City as assets. The developers are issued "credits" to be applied to the impact fees associated with the specific improvement based on the estimated costs in the fee programs.

Subsequent updates to the CIP will produce more uniform and detailed cost estimates, phasing assumptions, and descriptions as projects are further refined and developed. Funding allocations (budgeted funding) are estimates of expenditures for the Fiscal Years 2013/2014 and 2014/15, and are shown in the Graphs in Section II and in the project detail sheets in Section III and Section IV. Future funding and expenditures (planned) are shown in Section II and in the project detail sheets in Section III. These amounts are estimates based on the best project information available. Future funding requests will be allocated on a fiscal year basis consistent with the bi-annual budget process of allocating two years of funding and approving a plan for future projects.



Section II

Plan Summary 5-Year Capital Improvement Plan for Transportation FY2013/2014 through FY2017/2018

Plan Summary

The 2013/14-2017/18 Capital Improvement Plan (CIP) allocates a total of \$34.3 million in FY2013/14 and \$6.1 million in FY2014/15. These amounts consist of new funding and reallocated funds for existing project that are crossing fiscal years. It is expected that some of the funding allocated to FY2013/14 will need to be reallocated (rolled over) to FY2014/15 as capital projects usually cross fiscal years. The reallocation of prior funding is to the same projects previously approved. Some of the projects are currently under construction and estimates have been made as to how much will be carried over to the next fiscal year.

Funding for current planned projects from FY2013/2014 through Post FY2017/18 total \$316.7 million which are shown in the project detail sheets in Section III and Section IV. The Five Year CIP new and planned projects total \$45.8 million. The Post FY2017/18 project funding is estimated in the project detail sheets in the amount of \$270.9 million. As development progresses projects will be moved into the five year plan and out of the Post FY2017/18.

Additional funding in the amount of \$132.4 million is needed for the following projects: Rancho Cordova Parkway Interchange, White Rock Road Improvements Phase II and III, Douglas Road – Sunrise Boulevard to West City Limits, Pedestrian Promenade Construction, State Route 16 – Grant Line Road to Sunrise Boulevard, Bicycle Traffic Signal Detection Phase II, Traffic Management Center, Traffic Signal Battery Backup Installations, and the Kilgore Cemetery Construction Phase II and III. Public Works staff is working with SACOG, CalTrans, Local, State and Federal Leaders, and the development community to fund these projects. When funding is identified for complete phases the projects will move forward. It is not likely the funding will be identified for all of these projects to be completed without phasing (design, rights of way, and construction of sections of the project with logical termini) them into constructible sections.

Local Funding Programs

Transportation Sales Tax - Measure A Construction and Maintenance: The original local one-half cent transportation sales tax was approved by Sacramento County voters in November of 1988 under the State Local Transportation Authority and Improvement Act of 1987, and continued through March of 2009. The city has a small amount of construction funding remaining, which is reflected in the programming of Fund 2421.

The new measure was approved by voters in November 2004. This revenue can only be used for certain projects or programs listed in the ballot measure, and must be specifically approved by the Sacramento Transportation Authority (STA). The city submits a 5 year expenditure plan by program to the STA. For FY2013/14 new funding, totals \$337,100 of Measure A Construction funds and \$1.67 million in new bond funding is programmed to capital programs. Rollover funding of old Measure A Construction, prior bonds and prior year allocations of new Measure A total \$1.1 million in FY2013/14. FY2014/15 allocations total \$322,300.

The annual amount is down from \$1.6 million in the original measure due to the way the funding is allocated to specific projects (bonded) and the economic downturn. We are beginning to recover from the recession however have not returned to prior recession funding. In addition to the programs established in the Measure, there are also specific projects that will receive funding. The City of Rancho Cordova has three projects in the Measure, which are Sunrise Boulevard, Folsom Boulevard and the Connector between Elk Grove and El Dorado County. The City has

Plan Summary

received a portion of this funding for completed project, Folsom Boulevard Enhancements Phase II, Phase III, and Phase IV, and Sunrise Widening projects.

Gas Excise Tax: These funds are directed by the Streets and Highways Code Sections 2103, 2106, 2107, and 2107.5. Gas Tax funds can be used for construction, improvements, studies and/or maintenance of public streets and must be in the Public Right of Way.

Gas Tax revenue have under gone some modifications as a result of several bills passed by the Legislature which contains the provisions for a swap of state sales taxes on gasoline for a gasoline excise tax. The bills were signed into law by the Governor and became effective July 1, 2010. The law repeals the state sales tax on gasoline, increases the excise tax on gasoline by 17.3 cents and adds an annual index that is intended to ensure the new excise tax keeps pace with the revenues expected from the sales tax on gas. Additionally the law increases the sales tax on diesel by 1.75 percent and allocates 75 percent to local transit agencies and 25 percent to state transit programs. The excise tax on diesel is reduced from 18 cents to 13.6 cents. Sale tax revenues from diesel must go transit funding.

In FY 2010-11, the revenues would be allocated as follows:

1. Transportation debt service (State Bonds);
2. \$54 million monthly set aside for future appropriation by the legislature (possibly for a future loan to the State General Fund under the currently flexible loan provisions of the HUTA provisions in the state constitution);
3. Remainder allocated:
 - a. 50% State Transportation Improvement Program (STIP);
 - b. 50% evenly split between cities and counties using current HUTA formulas.

Beginning in FY 2011-12 and subsequent years, the revenues would be allocated as follows:

1. Transportation debt service (State Bonds);
2. Remainder allocated:
 - a. 44% State Transportation Improvement Program (STIP);
 - b. 12% State Highway Operation and Protection Program (SHOPP), and state's highway safety improvement program;
 - c. 44% evenly split between cities and counties using current HUTA formulas.

The law includes expressed legislative intent to fully replace the local streets and road funds cities and counties would have received under Proposition 42 state sales tax on gasoline with allocations from the new higher motor vehicle excise tax (HUTA) rate. The Legislature has also passed and the Governor signed into law a "clean up bill" that clarified the intent and replacement of Proposition 42 and resolved issues caused by Proposition 22 and 26.

Currently the majority of Gas Tax funds are allocated to maintenance and rehabilitation of the existing roadways. \$5.7 million of Gas Tax funding is allocated in FY2013/14 for Capital Improvement Projects of which \$1.9 million is new funding and the remaining is rollover for projects crossing multiple fiscal years. The FY2014/15 allocation to Capital Improvement Projects is \$826,000.

Impact Fees: Developer Fees are collected as conditions of approval on new development projects to mitigate traffic impacts. Funding in the amount of \$11.834 million from the impact fee

Plan Summary

fund is programmed and reallocated in FY2013/14 and \$2.869 million in FY2014/15. Some of these funds are programmed for credit/reimbursement agreements will be executed between the city and development community that will construct some of the improvements. The agreements are issued after the construction contract is awarded and the final payments are not made until the project is accepted by the city and funding is available. The CIP identifies projects funded from the following financing districts: Sun Ridge Douglas, Villages of Zinfandel, and Capital Village.

Transportation Development Act (TDA): The TDA was enacted in 1972 by the California legislature and is administered by the California Department of Transportation (Caltrans) within the State of California Business Transportation and Housing Agency. It provides two major sources of funding for public transportation in California implemented by regional transportation planning agencies such as Sacramento Area Council of Governments (SACOG). The first, the county Local Transportation Fund (LTF), has been in existence since 1972. The second, the State Transit Assistance (STA) fund, came into being in 1980. The majority of these funds are directed to Regional Transit for bus and light rail services. The City receives a small portion of these funds for Pedestrian and Bicycle Facilities. The city has accumulated \$385,000 since incorporation and will receive an additional \$44,000 in FY2013/14. These funds will be used to leverage grants and to fund projects identified in the Bikeway Master Plan. There is no funding allocated in FY2013/14 or FY2014/15.

Special Districts: The city has several financing districts that have been established for very specific expenditures and can only be used for costs identified in each of the districts. The districts are Community Services District (formerly known as CSA-10), the Landscaping and Lighting District, Road Maintenance District, Citywide Landscape Maintenance CFD, and the Transit Related Services Area Tax. The revenues are assessed on the property tax bills and annual reports are prepared and the levy amounts are provided to the County Tax Collector. These funds are budgeted as part of the Public Works operating budget for maintenance related expenses and are not programmed in the CIP this year.

Supplemental Transportation Fee:

The Public Works Department has obtained certain additional contributions related to supplemental roadway fees. The negotiations are non-nexus based and are not directly associated with the existing traffic fees collected in the Special Revenues Funds. These funds may be used at the City's discretion for a variety of roadway improvement projects included in the City's Capital Improvement Program. Total programming in FY2013/14 is \$632,000 and FY2014/15 is \$100,000.

Storm Water Utility Tax Fund:

These funds may be used at the Public Works Director's discretion for any drainage related expenses including staff costs. The Public Works department will be working on the detachment from the County in the next fiscal year. Total programming in FY2013/14 is \$2.338 million and FY2014/15 is \$1.3 million.

Infrastructure Repair and Replacement Fund:

City Council allocated a portion of the surplus from prior operating budgets toward roadway maintenance and repair. These funds have been set aside in the Infrastructure Repair and Replacement Fund. The \$474,000 programmed in FY2013/14 is toward road rehabilitation. The FY2014/15 allocation is not known at this time however will be brought back to Council when

Plan Summary

identified. These funds are leveraged against grant funds and other local funds for maximum benefit.

State and Federal Funding Programs

Federal Transportation Capital Grants – Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) and Moving Ahead for Progress in the 21st Century (MAP-21):

MAP-21 is the current multi-year authorizing legislation for federal funding of transportation projects that was passed in July 2012. The five-year CIP shows the projected expenditure and revenue budgets for the SAFETEA-LU and MAP-21 funded projects based on receipt of fund authorization and the project delivery schedule. A total of \$9.38 million of federal funds are programmed for FY2013/14 and \$580,000 for FY2014/15.

State Transportation Improvement Program (STIP) and Other Transportation Capital Grants:

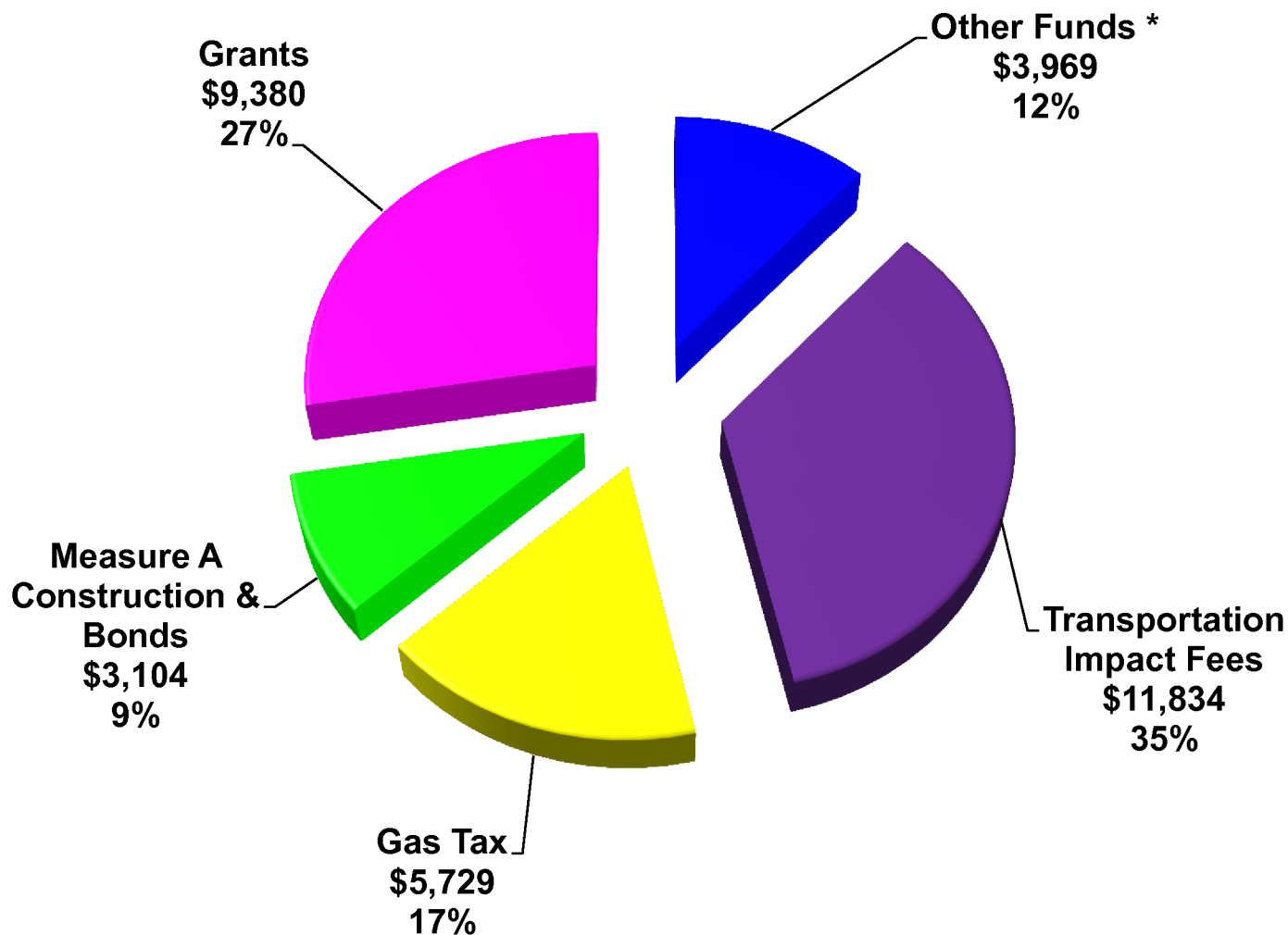
This program, adopted by the California Transportation Commission (CTC), is the programming tool for state approved capital improvements. Per SB45 (1998), seventy-five percent (75%) of the statewide funding goes to the local regions as a competitive process for local projects, and twenty-five percent (25%) goes to Caltrans for projects of inter-regional significance. There are no new funds being allocated from STIP funds for the FY2013/14 or FY2014/15.

Community Development Block Grant:

The Community Development Block Grant (CDBG) is an annual Federal grant that the City of Rancho Cordova receives as an entitlement jurisdiction. The City has been an entitlement jurisdiction since 2006. The Housing and Urban Development (HUD) department is the Federal entity that manages the CDBG program. The CDBG program has three main goals: to provide new or improved availability, accessibility, affordability, or sustainability of decent housing, to provide a suitable living environment, and to provide economic opportunity. Grant planning and management is through the five year Consolidated Plan and the annual Action Plan. The City's grant funding cycle for the CDBG program matches the City's fiscal year. FY2013/14 and FY2014/15 both have \$100,000 allocated in the CIP.

Plan Summary

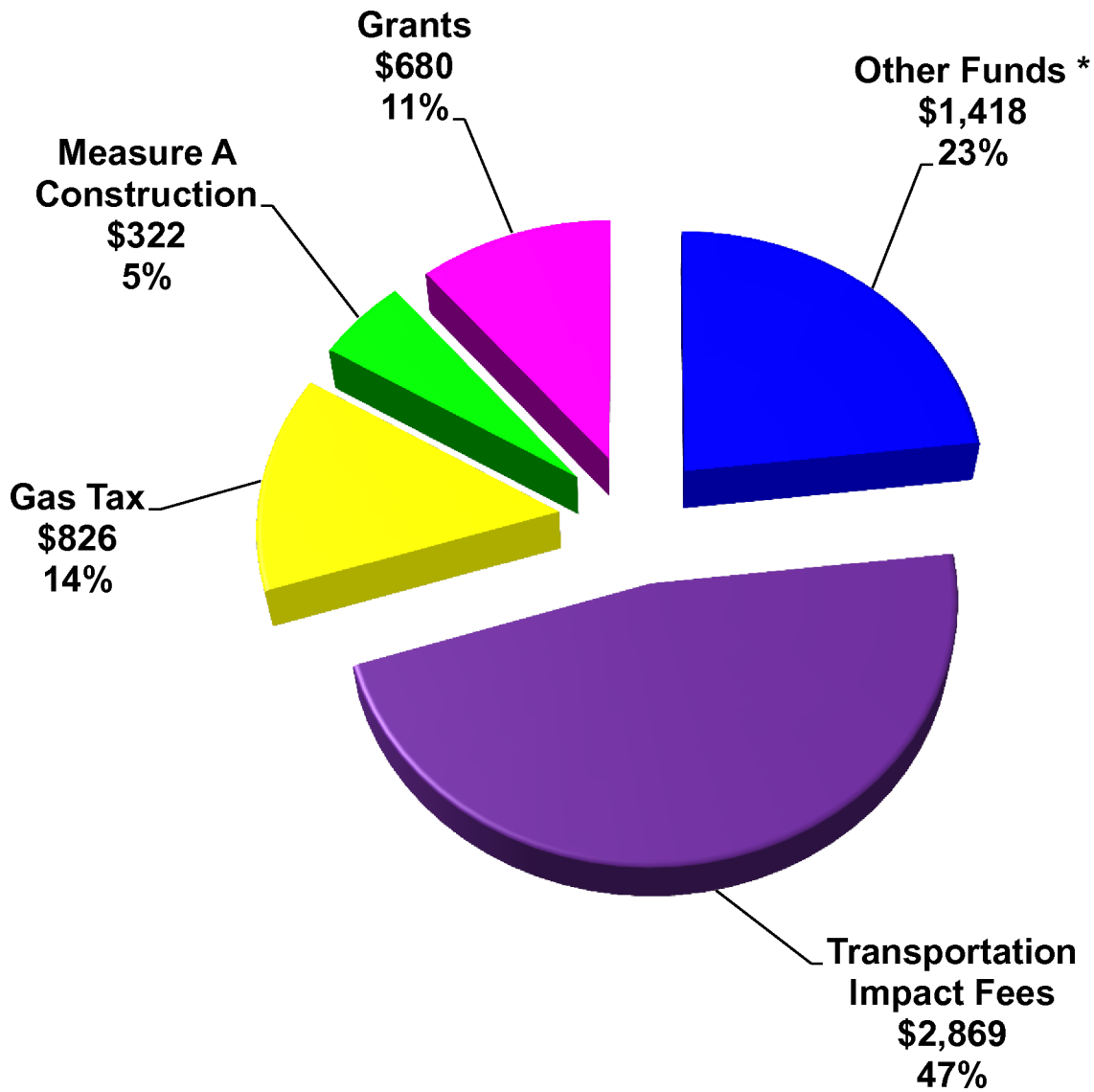
Fiscal Year 2013-2014 CIP Funding by Funding Type \$34,016 (in '000)



*Capital Improvement Fund, Roadway Fund, Infrastructure Repair and Replacement Fund, Storm Water Utility Tax, CFD Funds and Miscellaneous Outside Agencies

Plan Summary

Fiscal Year 2014-2015 CIP Funding by Funding Type \$6,115 (in '000)



* Roadway Fund, Storm Water Utility Tax, and Miscellaneous Outside Agencies

Plan Summary

Page	Type	Project or Program Number and Name		Total FY13/14 Budget	Total FY14/15 Budget
III-67	R	CP07-2055	White Rock Road Improvements, Sunrise Boulevard to International Drive	\$ 6,870,200	\$ 250,000
N/A	Credits	CP06-2028	Sunrise Boulevard, Douglas Road to Kiefer Boulevard	\$ 3,417,700	\$ -
IV-21	M	CP06-2048	ROW Program / Contingency	\$ 2,363,000	\$ 1,000,000
IV-39	O	CP12-2105	2012 Sunrise Boulevard Street Rehabilitation Project	\$ 3,094,900	\$ -
III-79	O	CP13-2134	2015 Street Rehabilitation Project	\$ 2,274,000	\$ 826,000
IV-45	O	CP13-2118	2014 Street Rehabilitation Project	\$ 2,200,000	\$ -
IV-37	O	CP12-2104	2012 Street Rehabilitation Project	\$ 1,694,800	\$ -
III-27	M	CP14-2129	Folsom Boulevard Enhancements Phase IV	\$ 1,674,000	\$ -
III-45	I	CP05-2003	Rancho Cordova Parkway Interchange	\$ 1,215,300	\$ -
IV-9	S	CP13-2124	Douglas Road & Grant Line Road Traffic Signal	\$ 1,040,400	\$ -
IV-23	S	CP13-2123	Signal Interconnect on Coloma Road	\$ 934,600	\$ -
III-23	R	CP06-2021	Femoyer Street (Air Park Drive), Mather Boulevard to International Drive	\$ 823,800	\$ -
III-51	M	CP10-2082	Safety, Streetscaping, Pedestrian and Bicycle Facilities Program	\$ 670,200	\$ 47,400
IV-13	L	CP07-2033	Folsom Boulevard Enhancements Phase II	\$ 656,100	\$ -
IV-1	S	CP13-2122	Aramon Drive/Studarus Drive and Coloma Road Traffic Signal	\$ 532,200	\$ -
IV-19	R	CP06-2027	North Mather Boulevard, Mather Field Plaza to Zinfandel Drive	\$ 408,200	\$ -
IV-15	M	CP10-2088	Folsom Boulevard Enhancements Phase III	\$ 286,100	\$ -
III-25	R	CP11-2096	Finger Annexation Road Rehabilitation	\$ 383,500	\$ 418,000
IV-17	S	CP13-2120	Mills Middle School Signal Mod and Pedestrian Improvements	\$ 343,100	\$ -
III-35	P	CP13-2128	Mather Field Road Pedestrian Safety Improvements	\$ 310,000	\$ -
III-41	R	CP07-2035	Rancho Cordova Parkway, Douglas Road to Kiefer Boulevard	\$ 308,400	\$ 2,397,000
III-57	M	CP10-2081	Traffic Control and Safety Program	\$ 249,600	\$ 149,900
IV-5	K	CP12-2107	Class II & III Bicycle System Expansion	\$ 209,700	\$ -
N/A	Credits	CP07-2036	Kiefer Boulevard, Sunrise Boulevard to Jaeger Road	\$ 195,000	\$ -
N/A	Credits	CP08-2060	Anatolia III Major Roads Intersection	\$ 172,900	\$ -
IV-3	K	CP12-2108	Bicycle Traffic Signal Detection	\$ 150,200	\$ -
III-75	P	CP13-2126	2014 Sidewalk Improvement Project	\$ 150,000	\$ -
IV-27	P	CP12-2103	White Rock Road Sidewalk Improvements	\$ 136,300	\$ -
III-55	R	CP11-2100	Sunrise Boulevard Widening and Intersection Improvements	\$ 131,100	\$ -
IV-29	P	CP12-2115	Zinfandel Drive and Folsom Blvd Intersection Improvements	\$ 124,800	\$ -
IV-41	M	CP13-2119	2013 NTMP Project	\$ 124,000	\$ -
IV-35	P	CP13-2117	2012 Old Placerville Complete Streets	\$ 120,600	\$ -
III-37	P	CP10-2084	Pedestrian, ADA and Safety Improvements Mather Field Road	\$ 113,300	\$ 697,000
IV-25	P	CP13-2127	Sunrise Boulevard Sidewalk Bridge Street to Gold Country Blvd	\$ 107,500	\$ -
III-1	R	CP08-2063	Americanos Boulevard Douglas Road to Chrysanthy Boulevard	\$ 106,300	\$ -
IV-43	P	CP13-2110	2013 Sidewalk Improvement Project	\$ 51,000	\$ -
IV-31	M	CP10-2098	2010 NTMP Project	\$ 50,700	\$ -
III-19	R	CP13-2111	Douglas Road, Sunrise Boulevard to West City Boundary	\$ 50,000	\$ -
III-71	R/S	CP14-2132	Zinfandel Complex Phase I Feasibility Study	\$ 50,000	\$ 100,000
III-77	P	CP14-2133	2015 Sidewalk Improvement Project	\$ 50,000	\$ 100,000
III-55	R	CP07-2038	Sunrise Boulevard, Kiefer Boulevard to State Route 16	\$ 36,800	\$ -
III-61	S	CP14-2131	Traffic Signal Battery Backup Installations	\$ 35,000	\$ -
III-31	S	CP14-2130	ITS Infrastructure Evaluation	\$ 30,000	\$ -
III-15	R	CP07-2032	Douglas Road, Americanos Boulevard to Grant Line Road	\$ 24,300	\$ -
IV-11	R	CP06-2024	Douglas Road, Rancho Cordova Parkway to Americanos Boulevard	\$ 10,400	\$ -
III-59	S	CP13-2116	Traffic Management Center	\$ 10,000	\$ -
III-33	R	CP09-2074	Kiefer Boulevard, Sunrise Boulevard to Jaeger Road Phase 2	\$ 9,900	\$ -
III-11	R	CP06-2022	Chrysanthy Boulevard, Sunrise Boulevard to Jaeger Road	\$ 7,900	\$ -
III-63	S	CP09-2067	Villages of Zinfandel Traffic Signals	\$ 3,800	\$ 5,000
IV-33	P	CP12-2109	2012 ADA Sidewalk Improvement Project	\$ 2,000	\$ -
III-43	R	CP06-2050	Rancho Cordova Parkway (Douglas Road to White Rock Road)	\$ 1,500	\$ -
III-29	R	CP09-2069	International Drive, Sunrise Boulevard to Rancho Cordova Parkway Loop	\$ 900	\$ -
III-17	R	CP10-2083	Douglas Road Rancho Cordova Parkway to Americanos Boulevard Phase II	\$ 500	\$ -
IV-7	K	CP09-2078	Douglas Road Bike and Pedestrian Safety Improvement	\$ 100	\$ -
III-73	M	CP15-2135	2014/2015 NTMP Project	\$ -	\$ 125,000
				\$ 34,016,600	\$ 6,115,300



Section III
Transportation Projects Receiving Additional Funding
Project Detail Sheets
Alphabetical Listing by Project Name
5 Year Transportation Improvement Plan
FY2013/2014 through FY2017/2018

Page No.	Type	Project Number	Project Name
III-1	R	CP08-2063	Americanos Boulevard, Douglas Road to Chrysanthy Boulevard
III-3	R	Plan	Americanos Boulevard Phase II, Chrysanthy Boulevard to Kiefer Boulevard
III-5	R	Plan	Americanos Boulevard Phase III, International Drive to Douglas Road
III-7	K	Plan	Bicycle Traffic Signal Detection Phase II
III-9	R	Plan	Centennial Drive, International Drive to Grant Line Road
III-11	R	CP06-2022	Chrysanthy Boulevard, Sunrise Boulevard to Rancho Cordova Parkway
III-13	R	Plan	Chrysanthy Boulevard Phase II, Rancho Cordova Parkway to Grant Line Road
III-15	R	CP07-2032	Douglas Road, Americanos Boulevard to Grant Line Road
III-17	R	CP10-2083	Douglas Road Phase II, Rancho Cordova Parkway to Americanos Boulevard
III-19	R	CP13-2111	Douglas Road, Sunrise Boulevard to West City Boundary
III-21	R	CP11-2093	Easton Valley Parkway (6 th Avenue), Sunrise Boulevard to City Limits
III-23	R	CP06-2021	Femoyer Street (formerly Air Park Drive), Mather Blvd to International Drive
III-25	R	CP11-2096	Finger Annexation Road Rehabilitation
III-27	M	CP14-2129	Folsom Boulevard Enhancements Phase IV
III-29	R	CP09-2069	International Drive, Sunrise Boulevard to Rancho Cordova Parkway
III-31	S	CP14-2130	ITS Infrastructure Evaluation
III-33	R	CP09-2074	Kiefer Boulevard Phase II, Sunrise Boulevard to Grant Line Road
III-35	P	CP13-2128	Mather Field Road Pedestrian Safety Improvements
III-37	P	CP10-2084	Pedestrian, ADA and Safety Improvements, Mather Field Road
III-39	P	Plan	Pedestrian Promenade Construction
III-41	R	CP07-2035	Rancho Cordova Parkway, Douglas Road to Kiefer Boulevard
III-43	R	CP06-2050	Rancho Cordova Parkway, Douglas Road to White Rock Road
III-45	I	CP05-2003	Rancho Cordova Parkway Interchange
III-47	R	Plan	Rancho Cordova Parkway South, Kiefer Road to Grant Line Road
III-49	R	CP09-2070	Rio Del Oro Parkway, Sunrise Boulevard to White Rock Road
III-51	M	CP10-2082	Safety, Streetscaping, Pedestrian and Bicycle Facilities Program
III-53	R	Plan	State Route 16, Grant Line Road to Sunrise Boulevard
III-55	R	CP11-2100	Sunrise Boulevard Widening and Intersection Improvements, Kiefer Boulevard to State Route 16
III-57	M	CP10-2081	Traffic Control and Safety Program
III-59	S	CP13-2116	Traffic Management Center
III-61	S	CP14-2131	Traffic Signal Battery Backup Installations
III-63	S	CP09-2067	Villages of Zinfandel Traffic Signals
III-65	R	Plan	Villagio, Douglas Road to White Rock Road
III-67	R	CP07-2055	White Rock Road Improvements, Sunrise to International Drive
III-69	R	Plan	White Rock Road Improvements, International Drive to City Limits
III-71	R/S	CP14-2132	Zinfandel Complex Phase I Feasibility Study
III-73	M	CP15-2135	2014/2015 NTMP Project
III-75	P	CP13-2126	2014 Sidewalk Improvement Project
III-77	P	CP14-2133	2015 Sidewalk Improvement Project
III-79	O	CP13-2134	2015 Street Rehabilitation Project
III-81	M	Plan	2016/2017 NTMP Project
III-83	P	Plan	2016 Sidewalk Improvement Project
III-85	O	Plan	2016-2019 Street Rehabilitation Projects
III-87	P	Plan	2017 Sidewalk Improvement Project
III-89	P	Plan	2018 Sidewalk Improvement Project

Type Key

B = Bridge

I = Interchange

K = Bikeway

L = Streetscaping

M = Miscellaneous/Multiple Types

O = Overlay

P = Rights of Way Accessibility & Pedestrian Improvements

R = Road Improvements

S = Signal / Intersection Reconstruction

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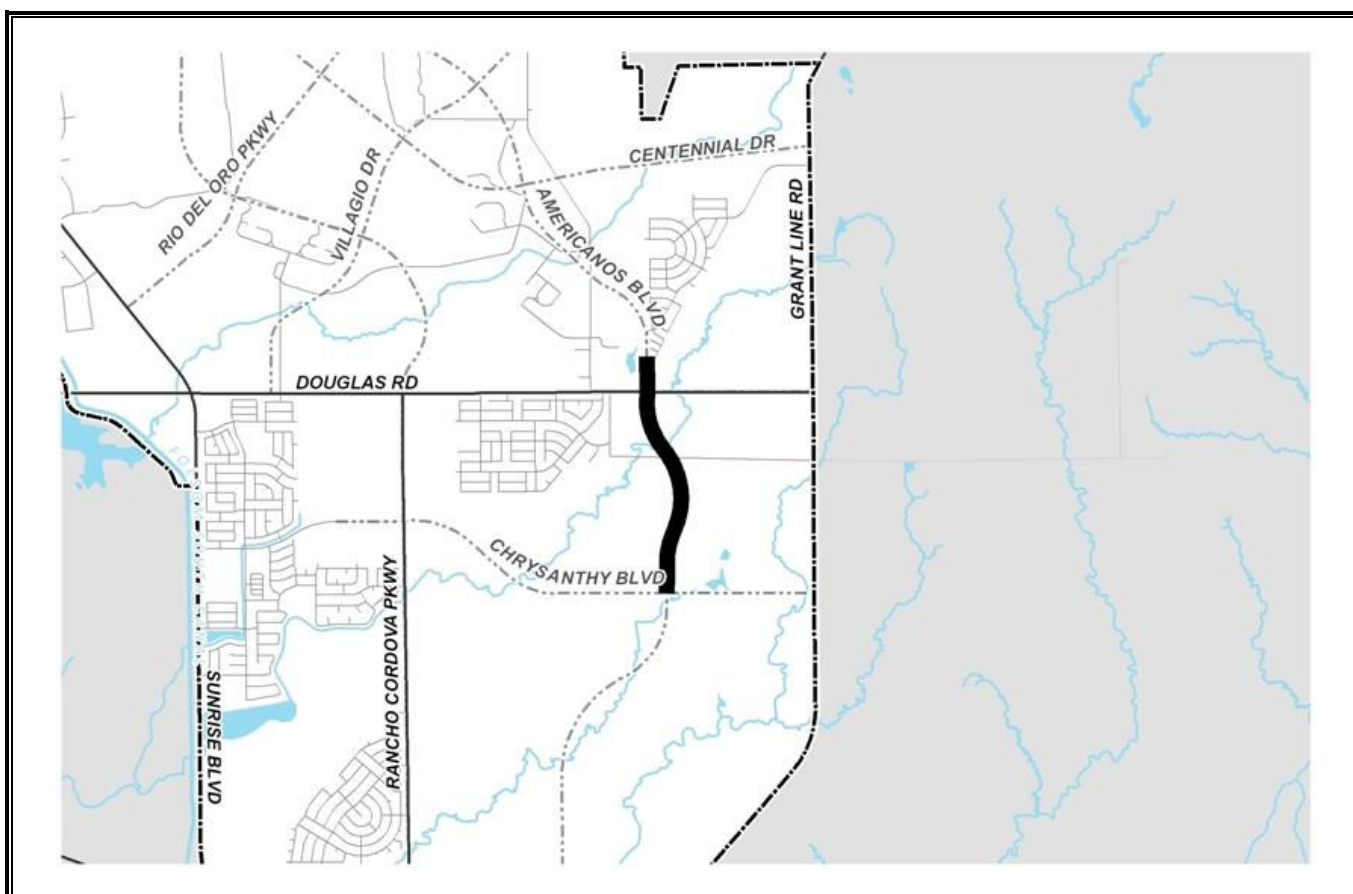


2013/2014-2017/2018 Capital Improvement Plan

Americanos Boulevard (CP08-2063) Douglas Road to Chrysanthy Boulevard

Project Budget: \$2,925,000

Anticipated Completion Date: Post 2017//2018



This project will construct a new 4-lane road from Douglas Road to Chrysanthy Boulevard. Project funding is from transportation impact fees.

Americanos Boulevard, Douglas Road to Chrysanthy Boulevard (CP08-2063)

Financing Plan & Tentative Schedule

Estimated Cost \$ **2,925**

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 521	-	-	-	-	-	\$ 2,404	\$ 2,925
Grand Total	\$ 521	-	-	-	-	-	\$ 2,404	\$ 2,925

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	\$ 3	-	-	-	-	-	\$ 3
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	\$ 518	-	-	-	-	-	\$ 2,404	\$ 2,922
Grand Total	\$ 518	\$ 3	-	-	-	-	\$ 2,404	\$ 2,925

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Anticipated Credit Reimbursement fee w/ Developer. Aggressive time line. Chrysanthy Boulevard to Douglas Road already in plan development stage 12/13. Includes existing credit/reimbursement for small portion of Americanos Boulevard north of Douglas Road. Remainder of Americanos Boulevard moved to future planned phases II and III.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

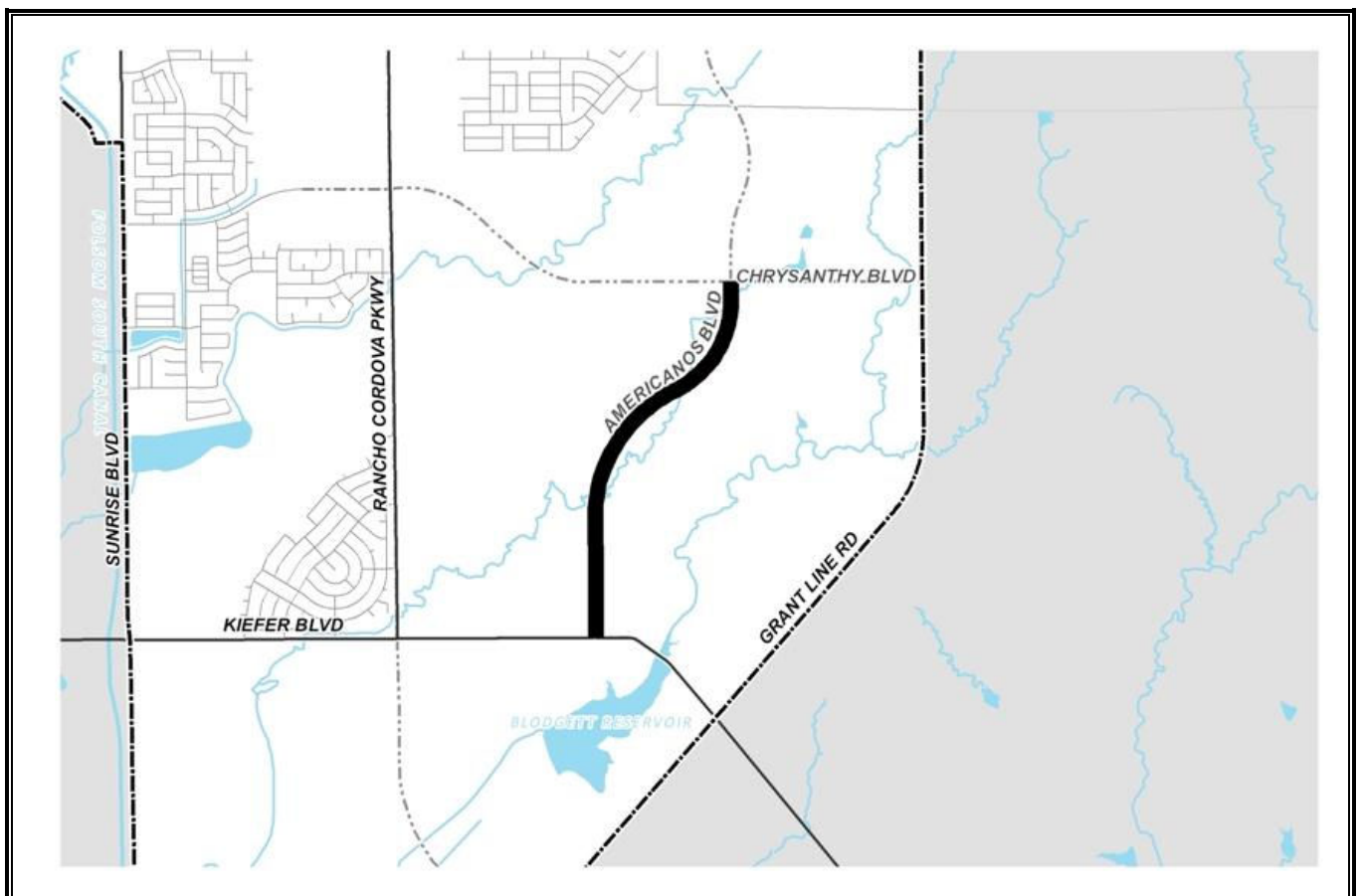


2013/2014-2017/2018 Capital Improvement Plan

Americanos Boulevard Phase II (Plan) Chrysanthy Boulevard to Kiefer Boulevard

Project Budget: \$3,142,000

Anticipated Completion Date: Post 2017/2018



This project will construct a new 4-lane road from Chrysanthy Boulevard to Kiefer Boulevard. Project funding will be from transportation impact fees. The 2-lane road construction of frontage lanes will be done by developers.

Americanos Boulevard Phase II, Chrysanthy Boulevard to Kiefer Boulevard (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ **3,142**

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	-	-	-	-	-	-	\$3,142	\$ 3,142
Grand Total	-	-	-	-	-	-	\$3,142	\$ 3,142

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$3,142	\$ 3,142
Grand Total	-	-	-	-	-	-	\$3,142	\$ 3,142

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Anticipated Credit Reimbursement fee w/ Developer. This is being pulled out from CP08-2063 as a future phase.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

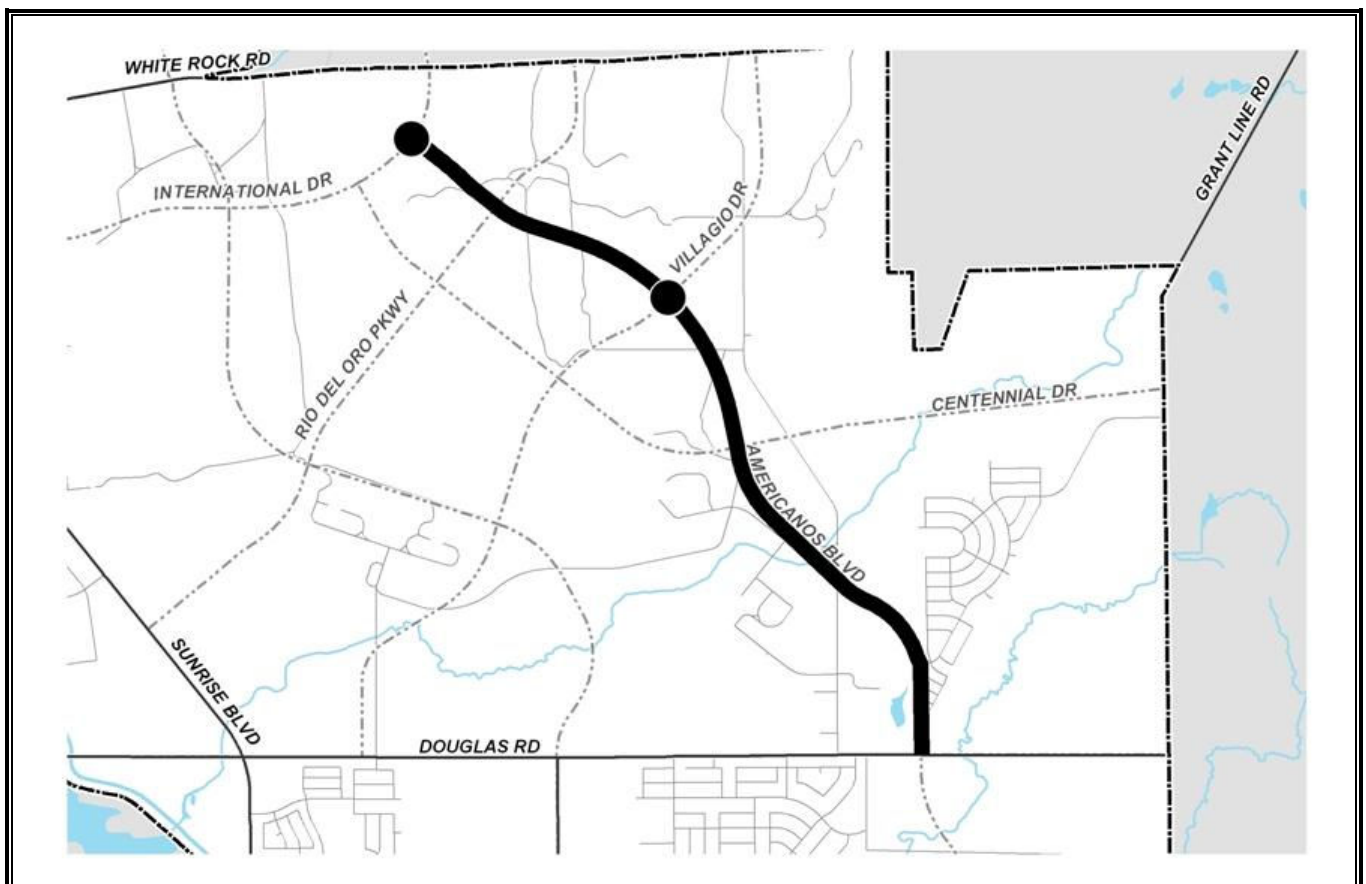


2013/2014-2017/2018 Capital Improvement Plan

Americanos Boulevard Phase III (Plan) International Drive to Douglas Road

Project Budget: \$7,204,000

Anticipated Completion Date: Post 2017/2018



This project will construct a new 2-lane road with widened median for future widening from International Drive to Douglas Road, including intersection improvements at Villagio Drive and International Drive. Project funding will be from transportation impact fees to fund the landscaped widened median. The 2-lane road construction of frontage lanes will be done by developers.

Americanos Boulevard Phase III, International Drive to Douglas Road (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ 7,204

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	\$7,204	\$ 7,204
Grand Total	-	-	-	-	-	-	\$7,204	\$ 7,204

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$7,204	\$ 7,204
Grand Total	-	-	-	-	-	-	\$7,204	\$ 7,204

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: This is being pulled out from CP08-2063 as a future phase.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

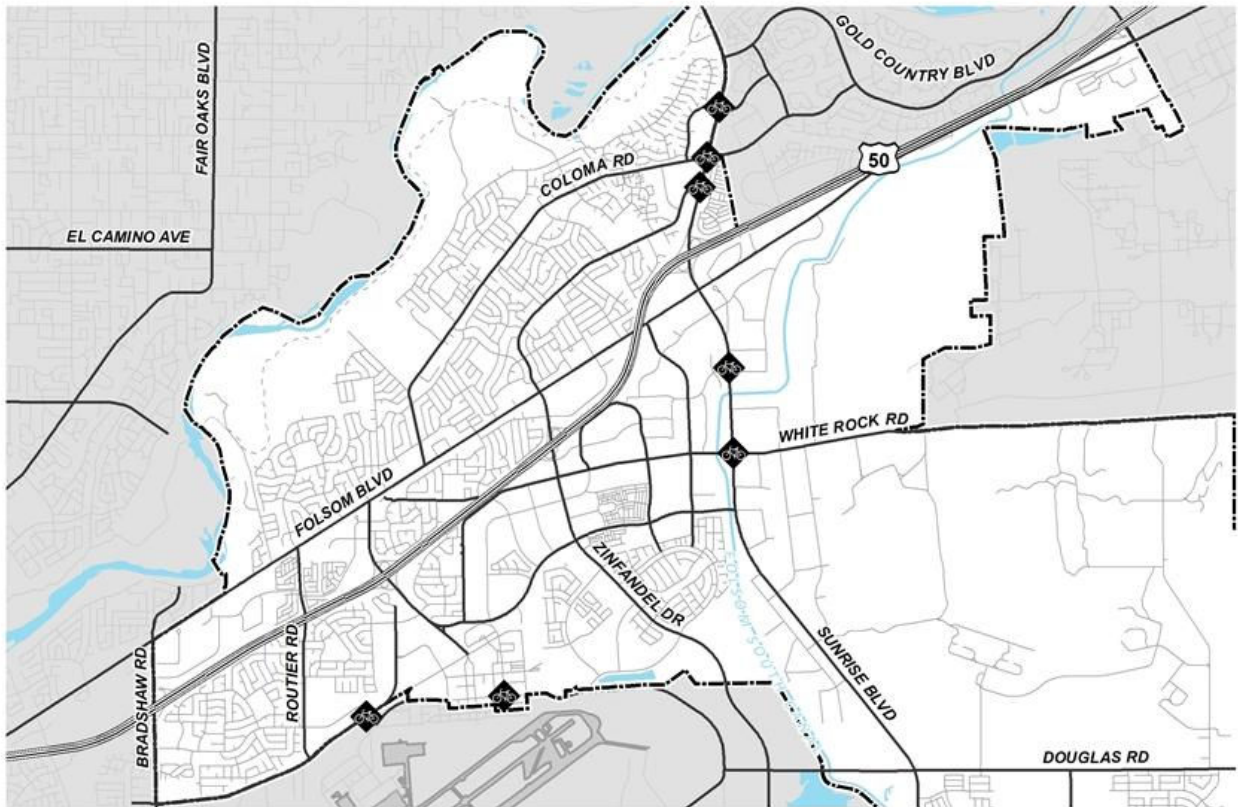


2013/2014-2017/2018 Capital Improvement Plan

Bicycle Traffic Signal Detection Phase II Project (Plan)

Project Budget: \$245,000

Anticipated Completion Date: 2016



The project will include the installation of inductive loop sensors or bike push buttons to detect bicycles with metal rims with the options of a push button device at seven intersections in the City. The locations are as follows:

1. Sunrise Boulevard and Gold Express Drive
2. Sunrise Boulevard and Zinfandel Drive
3. Sunrise Boulevard and Coloma Road
4. Sunrise Boulevard and Sun Center Drive
5. Sunrise Boulevard and White Rock Road
6. Old Placerville Road and Systems Parkway
7. Mather Boulevard and Bleckely Street

Bicycle Traffic Signal Detection Project II (PLAN)

Financing Plan & Tentative Schedule

Estimated Cost \$ 245

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Funding Source To Be Determined	-	-	-	\$ 245	-	-	-	\$ 245
Grand Total	-	-	-	\$ 245	-	-	-	\$ 245

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (20%)	-	-	-	\$ 50	-	-	-	\$ 50
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (12%)	-	-	-	\$ 30	-	-	-	\$ 30
Construction Contract (67%)	-	-	-	\$ 165	-	-	-	\$ 165
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	\$ 245	-	-	-	\$ 245

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Public Works

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

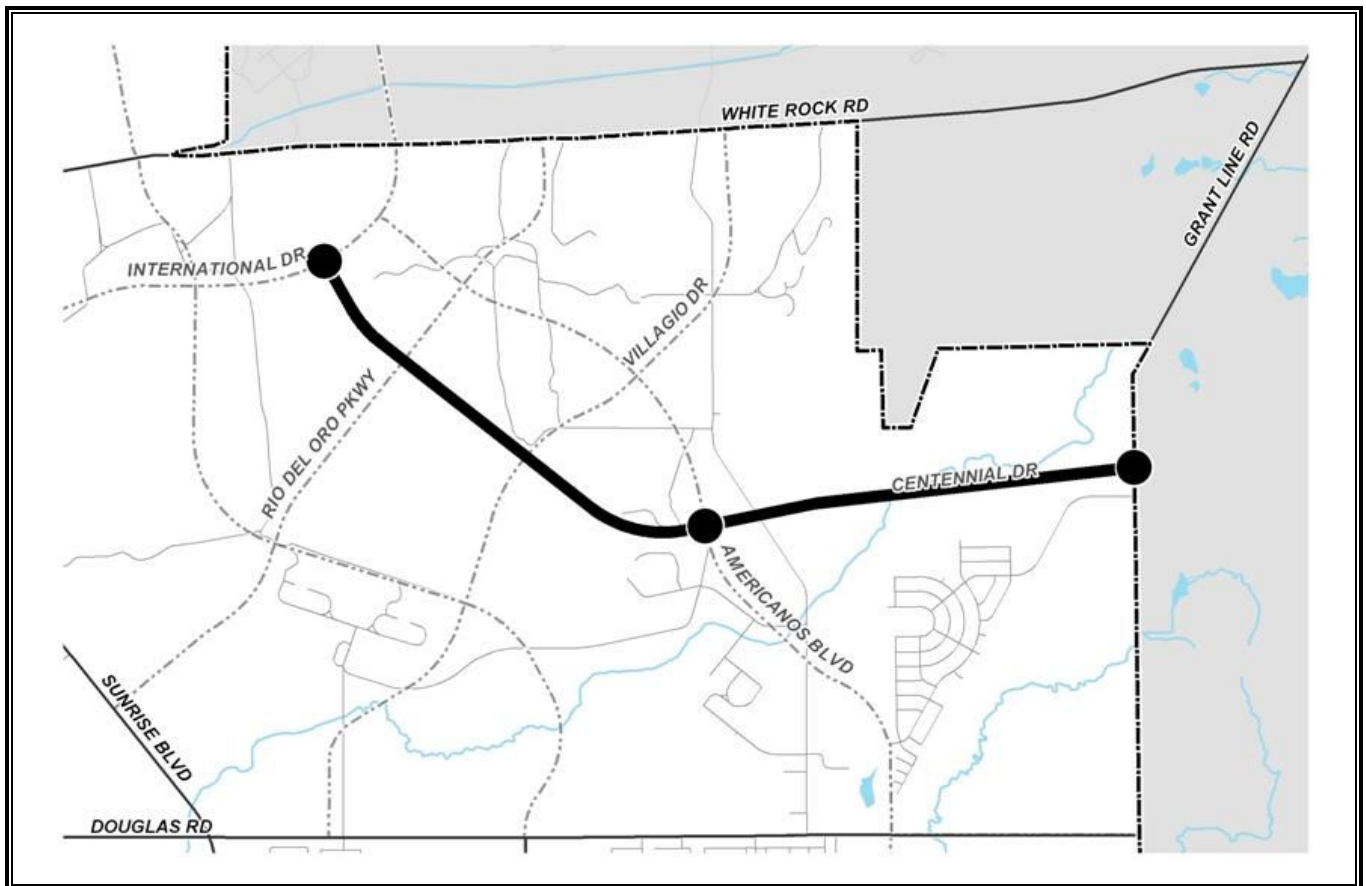


2013/2014-2017/2018 Capital Improvement Plan

Centennial Drive, International Drive to Grant Line Road (Plan)

Project Budget: \$7,770,000

Anticipated Completion Date: Post 2017/2018



This project will construct a new 2-lane road with a widened median off International Drive south connecting to Grant Line Road including intersection improvements at International Drive, Americanos Boulevard, and Grant Line Road. Project funding for widened median and intersections at Americanos and Grant Line will be from transportation impact fees. Frontage lanes constructed by developer.

Centennial Drive, International Drive to Grant Line Road (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ 7,770

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	\$ 7,770	\$ 7,770
Grand Total	-	-	-	-	-	-	\$ 7,770	\$ 7,770

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$ 7,770	\$ 7,770
Grand Total	-	-	-	-	-	-	\$ 7,770	\$ 7,770

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Anticipated Credit Reimbursement Agreement with Developer. All post FY16/17.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

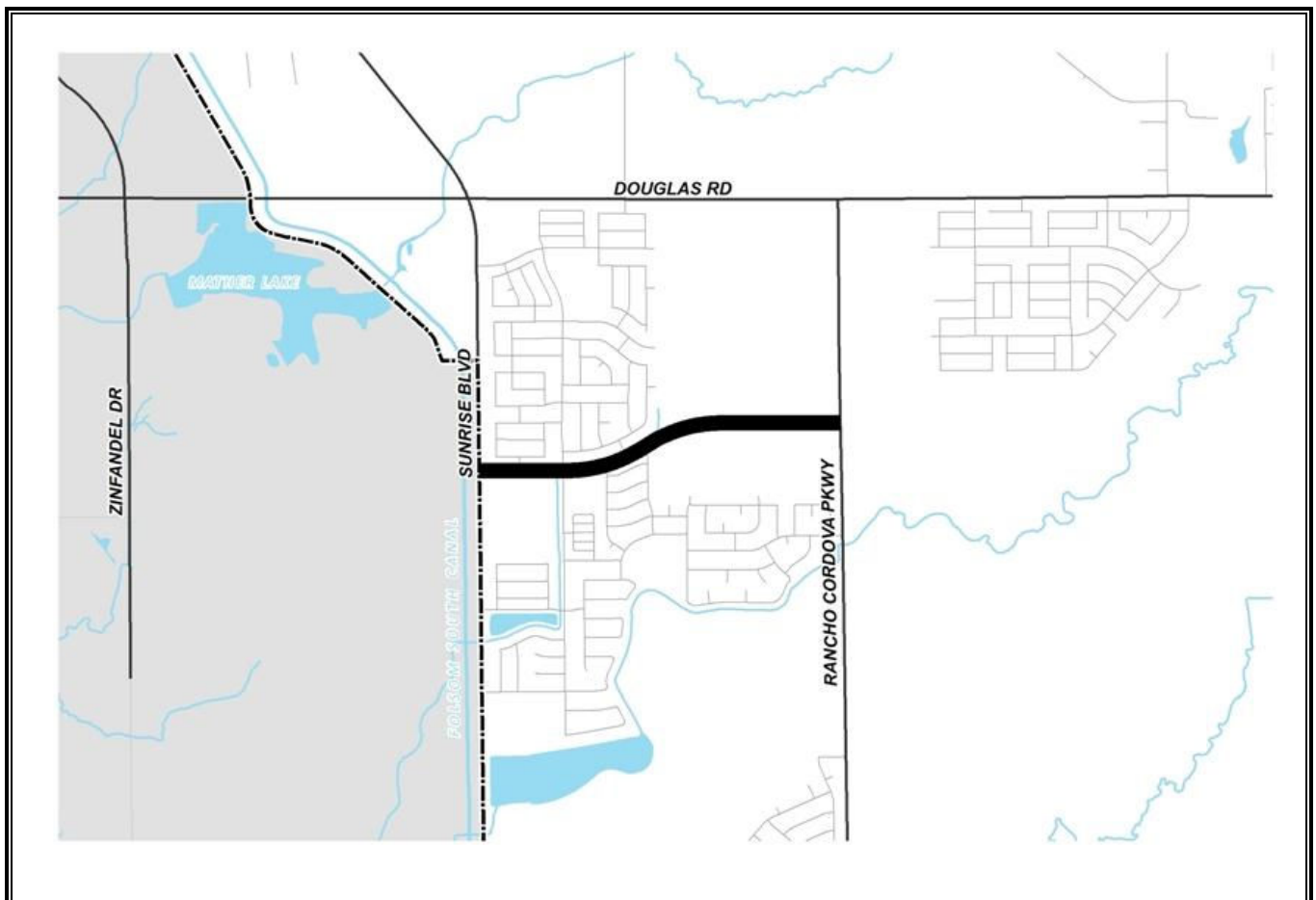


2013/2014-2017/2018 Capital Improvement Plan

Chrysanthy Boulevard (CP06-2022) Sunrise Boulevard to Rancho Cordova Parkway

Project Budget: \$3,447,000

Anticipated Completion Date: 2015



The project proposes to fund construction of a new two-lane road with a center median, Chrysanthy Boulevard, from Sunrise Boulevard to Rancho Cordova Parkway. The frontage improvements including the curb, gutter and sidewalk and the outside travel lanes will be built by the fronting developers. The combined project will be a four-lane road with a center median.

Chrysanthy Boulevard, Sunrise Boulevard to Rancho Cordova Parkway (CP06-2022)

Financing Plan & Tentative Schedule

Estimated Cost \$ 3,447

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 1,493	-	-	\$ 1,598	-	-	-	\$ 3,091
2423 - New Measure A Construction	\$ 356	-	-	-	-	-	-	\$ 356
Grand Total	\$ 1,849	-	-	\$ 1,598	-	-	-	\$ 3,447

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	\$ 1,841	-	-	\$ 1,606	-	-	-	\$ 3,447
Grand Total	\$ 1,841	-	-	\$ 1,606	-	-	-	\$ 3,447

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Future credit/reimbursement agreements for remaining portions of Chrysanthy.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

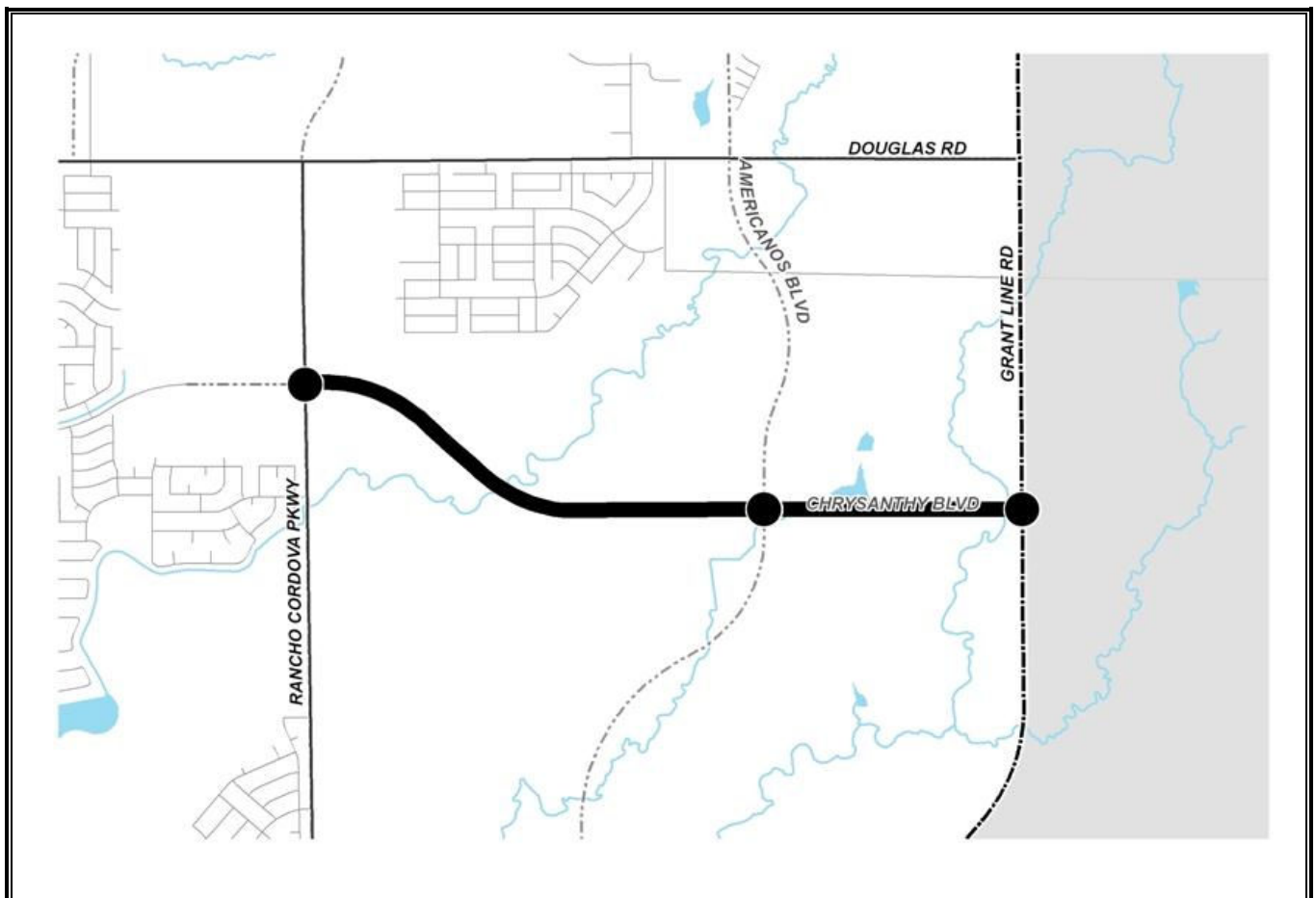


2013/2014-2017/2018 Capital Improvement Plan

Chrysanthy Boulevard Phase II (Plan) Rancho Cordova Parkway to Grant Line Road

Project Budget: \$9,463,000

Anticipated Completion Date: Post 2017/2018



The project proposes to fund construction of a new two-lane road with a center median, Chrysanthy Boulevard, from Rancho Cordova Parkway to Grant Line Road. The frontage improvements including the curb, gutter and sidewalk and the outside travel lanes will be built by the fronting developers. The combined project will be a four-lane road with a center median.

Chrysanthy Boulevard Phase II, Rancho Cordova Parkway to Grant Line Road (Plan)

Financing Plan & Tentative Schedule

Estimated Cost **\$ 9,463**

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	-	-	-	-	-	-	\$ 9,463	\$ 9,463
Grand Total	-	-	-	-	-	-	\$ 9,463	\$ 9,463

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$ 9,463	\$ 9,463
Grand Total	-	-	-	-	-	-	\$ 9,463	\$ 9,463

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Future credit/reimbursement agreements for remaining portions of Chrysanthy Boulevard.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



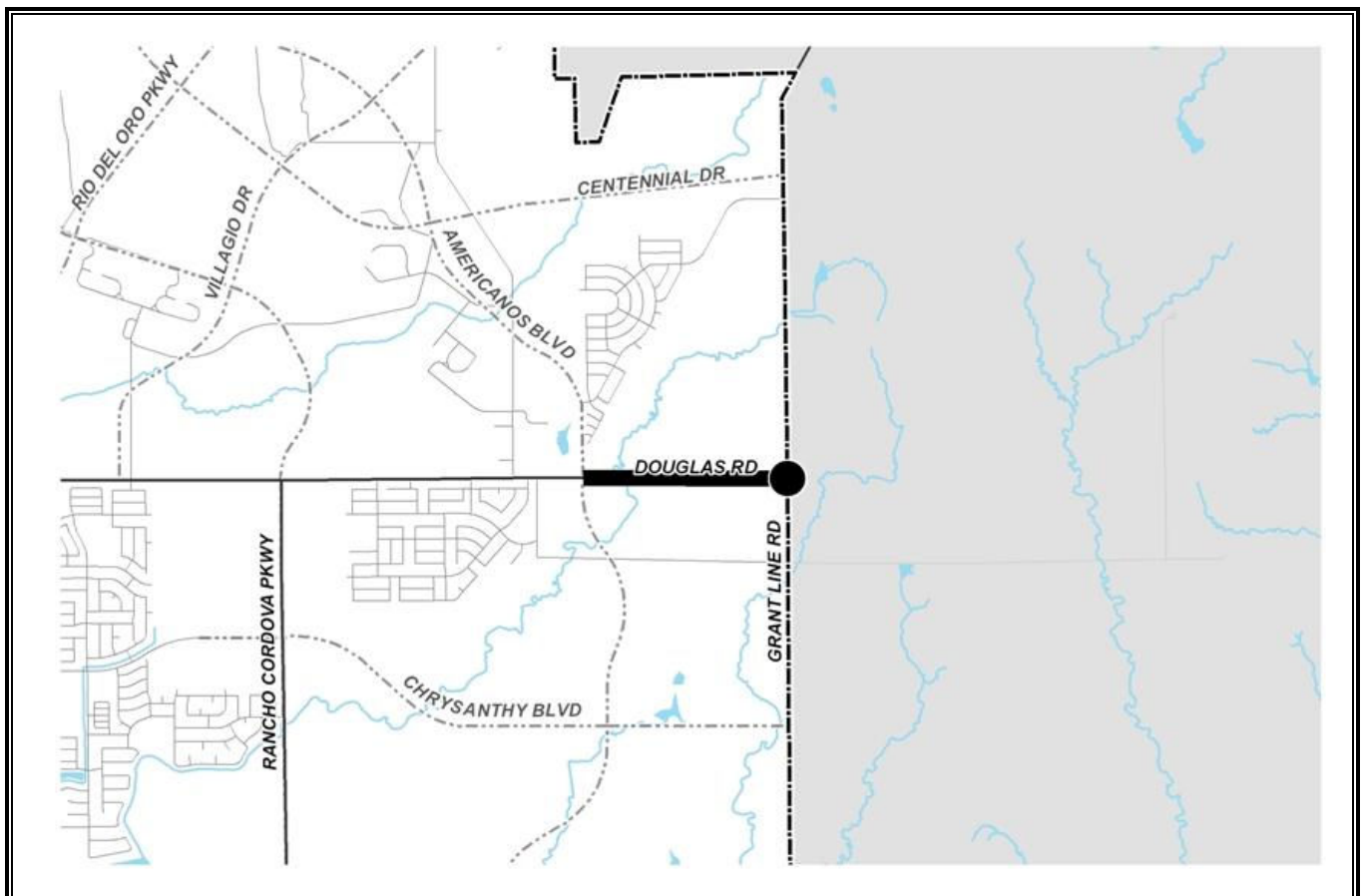
2013/2014-2017/2018 Capital Improvement Plan

Douglas Road (CP07-2032)

Americanos Boulevard to Grant Line Road

Project Budget: \$6,488,000

Anticipated Completion Date: Post 2017/2018



The project proposes to widen Douglas Road to five-lanes from Americanos Boulevard to Grant Line Road and intersection improvements at Grantline Road. Funding is for construction of 4 center lanes with median. Frontage lane constructed at developer cost.

Douglas Road, Americanos Boulevard to Grant Line Road (CP07-2032)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 6,488

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	\$ 38	-	-	-	-	-	-	\$ 38
2246 - SD Traffic Mitigation Impact Fees	\$ 12	-	-	-	-	-	\$ 4,584	\$ 4,596
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	\$ 1,854	\$ 1,854
Grand Total	\$ 50	-	-	-	-	-	\$ 6,438	\$ 6,488

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (1%)	\$ 27	\$ 5	\$ 5	\$ 5	\$ 5	\$ 3	-	\$ 50
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (99%)	-	-	-	-	-	-	\$ 6,438	\$ 6,438
Grand Total	\$ 27	\$ 5	\$ 5	\$ 5	\$ 5	\$ 3	\$ 6,438	\$ 6,488

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

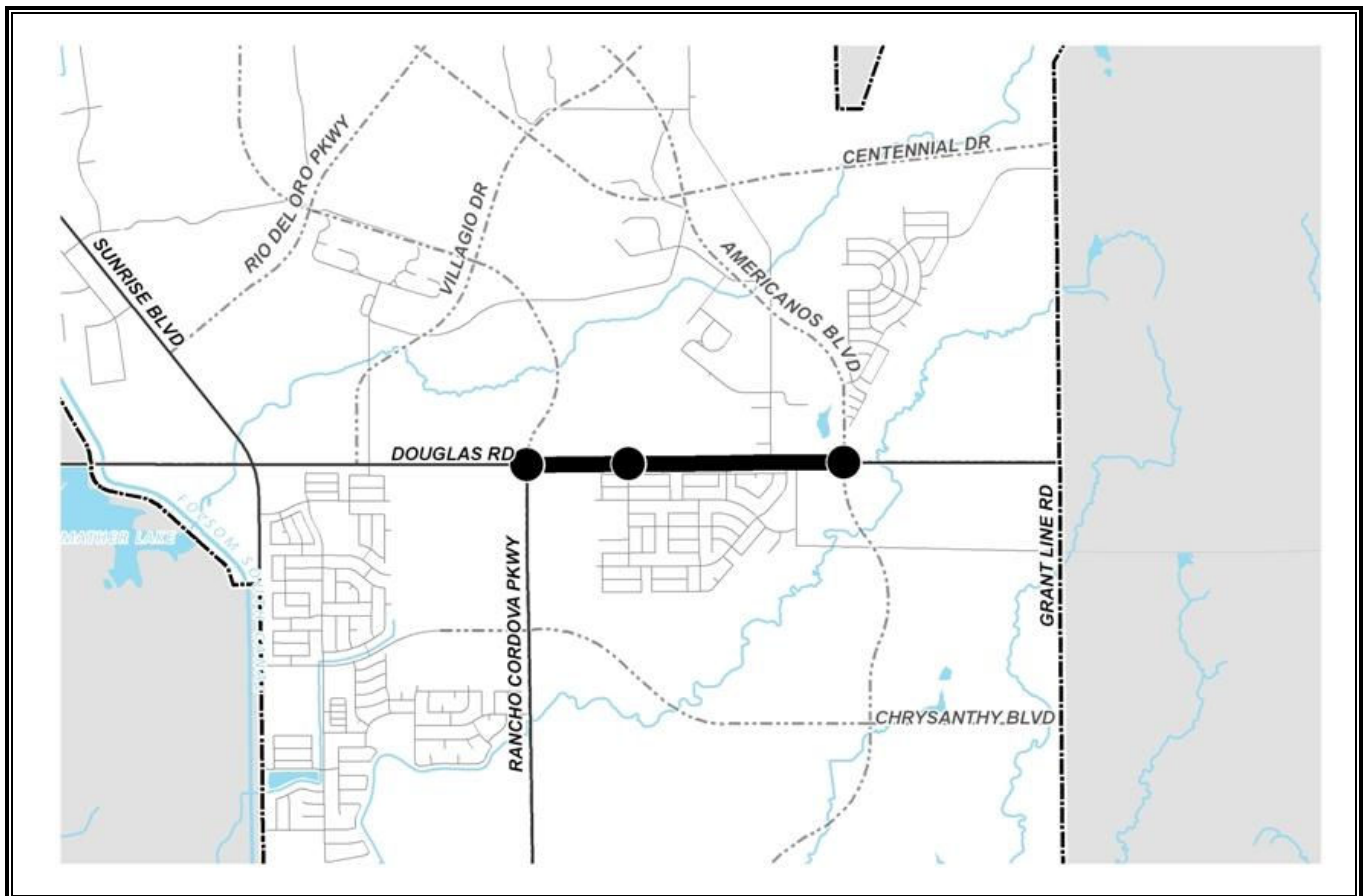


2013/2014-2017/2018 Capital Improvement Plan

Douglas Road (CP10-2083) – Phase II Rancho Cordova Parkway to Americanos Boulevard

Project Budget: \$2,600,000

Anticipated Completion Date: 2014



The project consists of two lanes north of ultimate centerline and a median generally from Rancho Cordova Parkway to Borderlands Drive. In addition, a full five lane improvement would extend to Americanos Boulevard. The final striping would be installed with this phase allowing three eastbound lanes and two westbound lanes. New signals would be installed at the intersections of Douglas Road and Rancho Cordova Parkway, Timberlands Drive and an interim signal at Americanos Boulevard.

Douglas Road, Rancho Cordova Parkway to Americanos Boulevard (CP10-2083)

Financing Plan & Tentative Schedule

Estimated Cost \$ 2,600

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 1	-	-	\$ 2,599	-	-	-	\$ 2,600
Grand Total	\$ 1	-	-	\$ 2,599	-	-	-	\$ 2,600

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	\$ 1	-	-	\$ 2,599	-	-	-	\$ 2,600
Grand Total	\$ 1	-	-	\$ 2,599	-	-	-	\$ 2,600

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Credit Agreements and staff costs associated with delivery of this project. Cost estimates based on SDCP 2005 estimate with inflation factors applied. Does not include cost for portion of Douglas from Sunrise to Rancho Cordova Parkway funded by CP06-2028.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

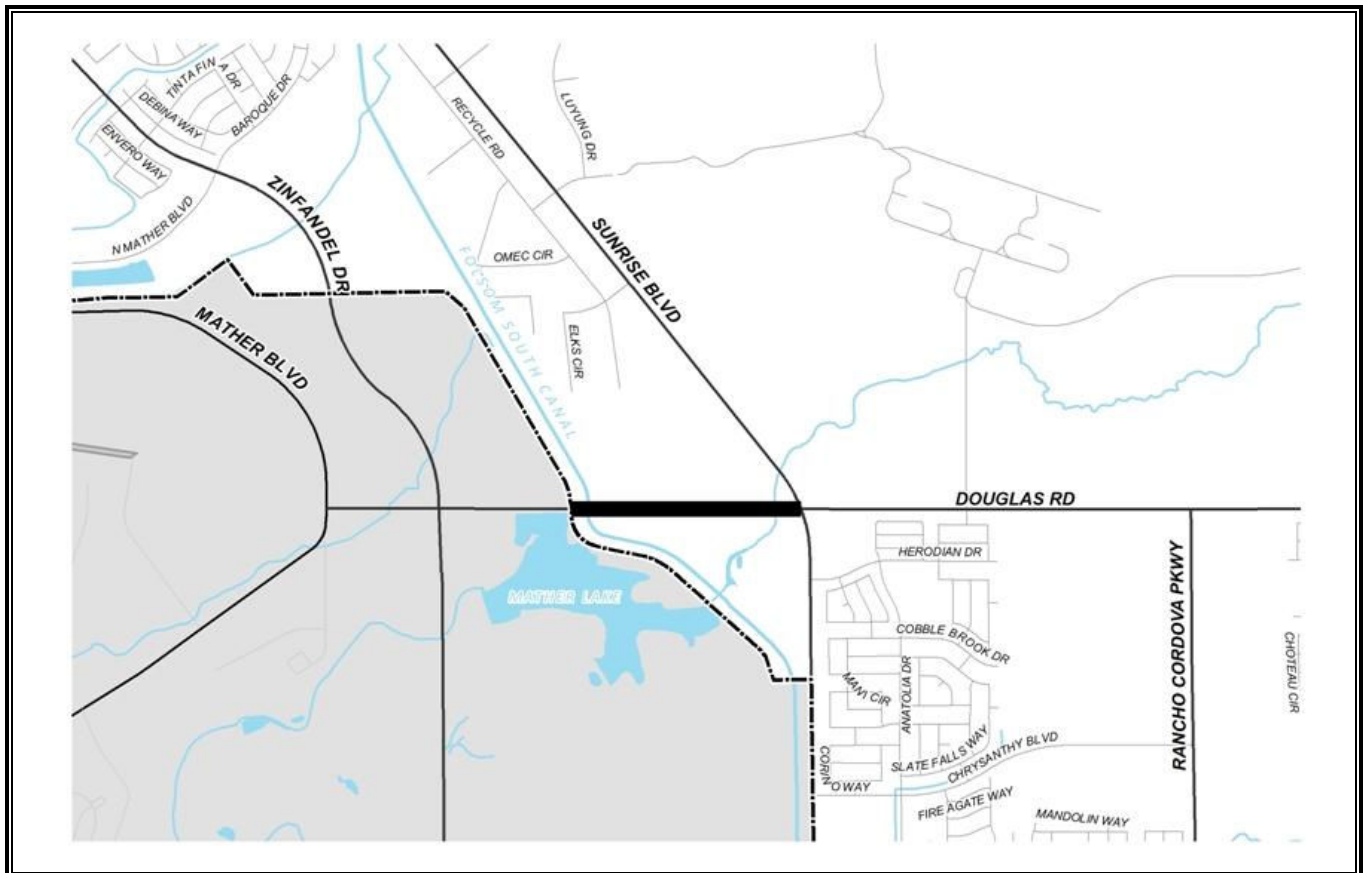


2013/2014-2017/2018 Capital Improvement Plan

Douglas Road, Sunrise Boulevard to West City Boundary (CP13-2111)

Project Budget: \$ 13,000,000

Anticipated Completion Date: Post 2017/2018



Widen Douglas Road from two to four lanes from Sunrise Boulevard to the West City Boundary. The project will include removing the existing bridge over the Folsom South Canal and replacing it with a six lane bridge.

Douglas Road, Sunrise Boulevard to West City Boundary (CP13-2111)

Financing Plan & Tentative Schedule

Estimated Cost

\$13,000

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 50	-	-	-	-	-	-	\$ 50
Funding Source To Be Determined	-	-	-	-	-	-	\$ 12,950	\$ 12,950
Grand Total	\$ 50	-	-	-	-	-	-	\$ 13,000

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (21%)	-	\$ 50	-	-	-	-	\$ 2,690	\$ 2,740
Right of Way (2%)	-	-	-	-	-	-	\$ 250	\$ 250
Construction Engineering (7%)	-	-	-	-	-	-	\$ 910	\$ 910
Construction Contract (70%)	-	-	-	-	-	-	\$ 9,100	\$ 9,100
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 50	-	-	-	-	\$ 12,950	\$ 13,000

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: SAC24473, MTIP 11-15-Formal, MTP 07-00, Completion year 2020.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

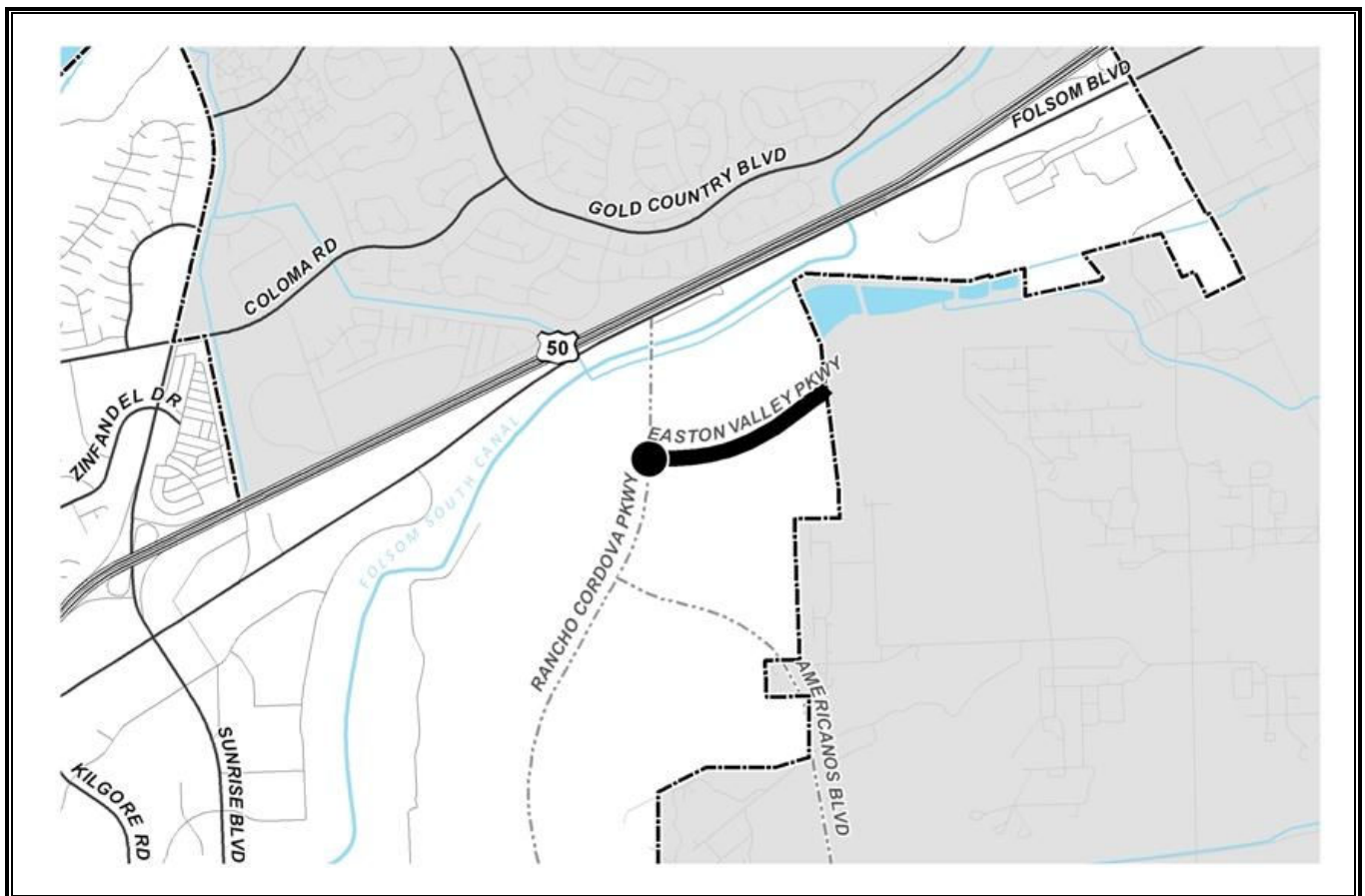


2013/2014-2017/2018 Capital Improvement Plan

Easton Valley Parkway (6th Avenue) (CP11-2093) Rancho Cordova Parkway to City Limits

Project Budget: \$9,758,000

Anticipated Completion Date: 2018



This project will construct Easton Valley Parkway as a new 6-lane road from Rancho Cordova Parkway to the City Limits including intersection improvements at Rancho Cordova Parkway. Project funding for center lane and landscaped median improvements will be from transportation impact fees. Frontage lanes constructed at developer cost. Construction costs for improvements beyond City Limits are not included.

Easton Valley Parkway (6th Avenue), Sunrise Boulevard to City Limits (CP11-2093)

Financing Plan & Tentative Schedule

Estimated Cost \$ 9,758

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	\$ 10	\$ 9,748	-	\$ 9,758
Grand Total	-	-	-	-	\$ 10	\$ 9,748	-	\$ 9,758

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	\$ 10	-	-	\$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	\$ 9,748	-	\$ 9,748
Grand Total	-	-	-	-	\$ 10	\$ 9,748	-	\$ 9,758

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Timing of construction coincides with the Rancho Cordova Parkway Interchange project.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

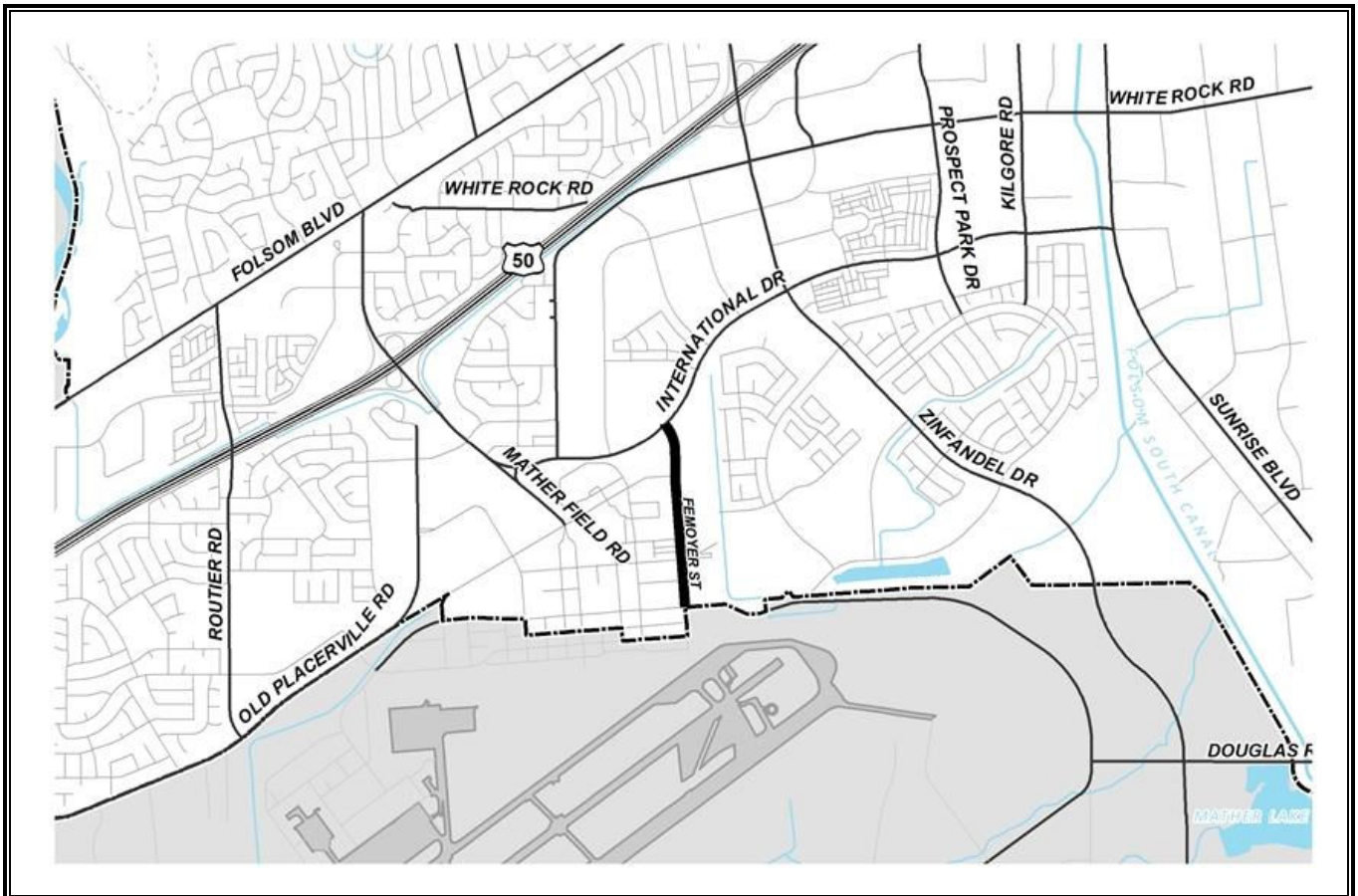


2013/2014-2017/2018 Capital Improvement Plan

Femoyer Street (formerly Air Park Drive) (CP06-2021) Mather Boulevard to International Drive

Project Budget: \$1,112,000

Anticipated Completion Date: 2014



The project proposes to widen the existing Femoyer Street to 4-lane and construct the roadway extension to International Drive. Various improvements will also be constructed on Femoyer Street.

The County is constructing a \$4 million project. The city is contributing a total of \$1,000,000 plus staff costs. The Cities contribution is budgeted in this project.

Femoyer Street (formerly Air Park Drive) (CP06-2021)

Financing Plan & Tentative Schedule

Estimated Cost \$ 1,112

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 707	\$ 397	-	-	-	-	-	\$ 1,104
2256 - VOZ Traffic Mitigation Impact Fees	\$ 8	-	-	-	-	-	-	\$ 8
Grand Total	\$ 715	\$ 397	-	-	-	-	-	\$ 1,112

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (6%)	\$ 65	-	-	-	-	-	-	\$ 65
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	\$ 5	-	-	-	-	-	\$ 5
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (94%)	\$ 618	\$ 424	-	-	-	-	-	\$ 1,042
Grand Total	\$ 683	\$ 429	-	-	-	-	-	\$ 1,112

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

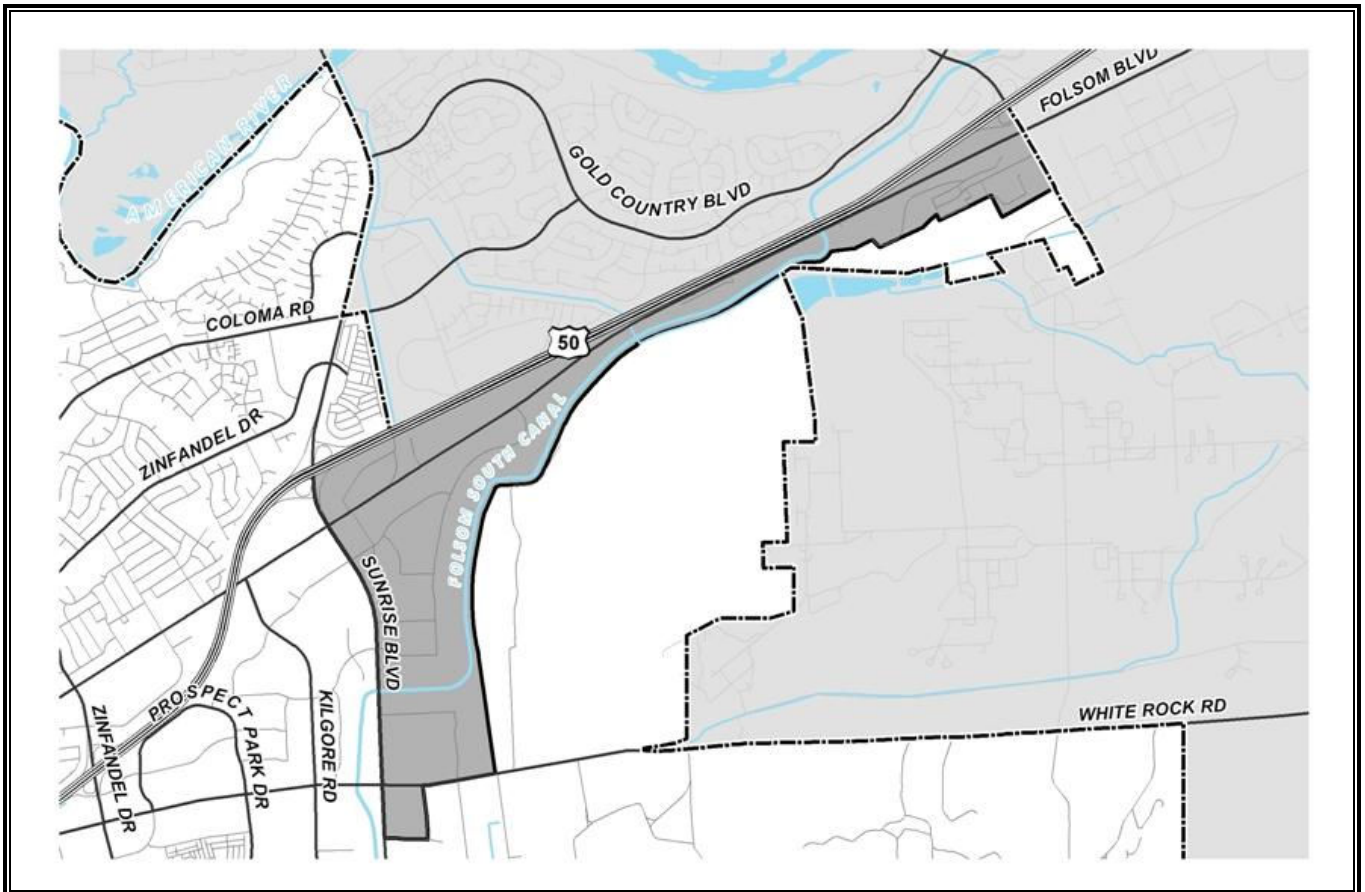


2013/2014-2017/2018 Capital Improvement Plan

Finger Annexation Road Rehabilitation – (CP11-2096)

Project Budget: \$6,811,000

Anticipated Completion Date: Ongoing



Many streets within the City of Rancho Cordova are in need of rehabilitation to enhance the pavement and increase driving comfort and safety. Roadways are being evaluated on an ongoing basis. Rehabilitation of the highest priority roadways will be provided as funds become available for rehabilitation of roadways in the annexation area.

Finger Annexation Road Rehabilitation (CP11-2096)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 6,811

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2550 - Storm Water Utility Tax	\$ 318	-	-	-	-	-	-	\$ 318
2700 - Supplemental Transportation Fee	\$ 315	\$ 150	\$ 100	\$ 100	\$ 100	\$ 100	\$ 5,628	\$ 6,493
Grand Total	\$ 633	\$ 150	\$ 100	\$ 100	\$ 100	\$ 100	\$ 5,628	\$ 6,811

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (8%)	\$ 85	\$ 15	-	-	-	-	\$ 430	\$ 530
Right of Way (0%)	-	\$ 10	-	-	-	-	-	\$ 10
Construction Engineering (9%)	-	-	-	-	-	-	\$ 590	\$ 590
Construction Contract (83%)	-	-	-	-	-	-	\$ 5,681	\$ 5,681
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 85	\$ 25	-	-	-	-	\$ 6,701	\$ 6,811

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: An annual loan was given to the General Fund from the Annexation Maintenance funds in FY10/11, FY11/12, FY12/13, FY13/14 and FY14/15 and is planned to continue through FY27/28. The loan repayment will be in FY2028/2029, at which time the General Fund will repay in full the loan amount plus interest (estimated at \$212,345 annually for 18 years plus interest). This increase is reflected in Post 17/18. The agreement is outlined in an Interdepartmental MOU.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

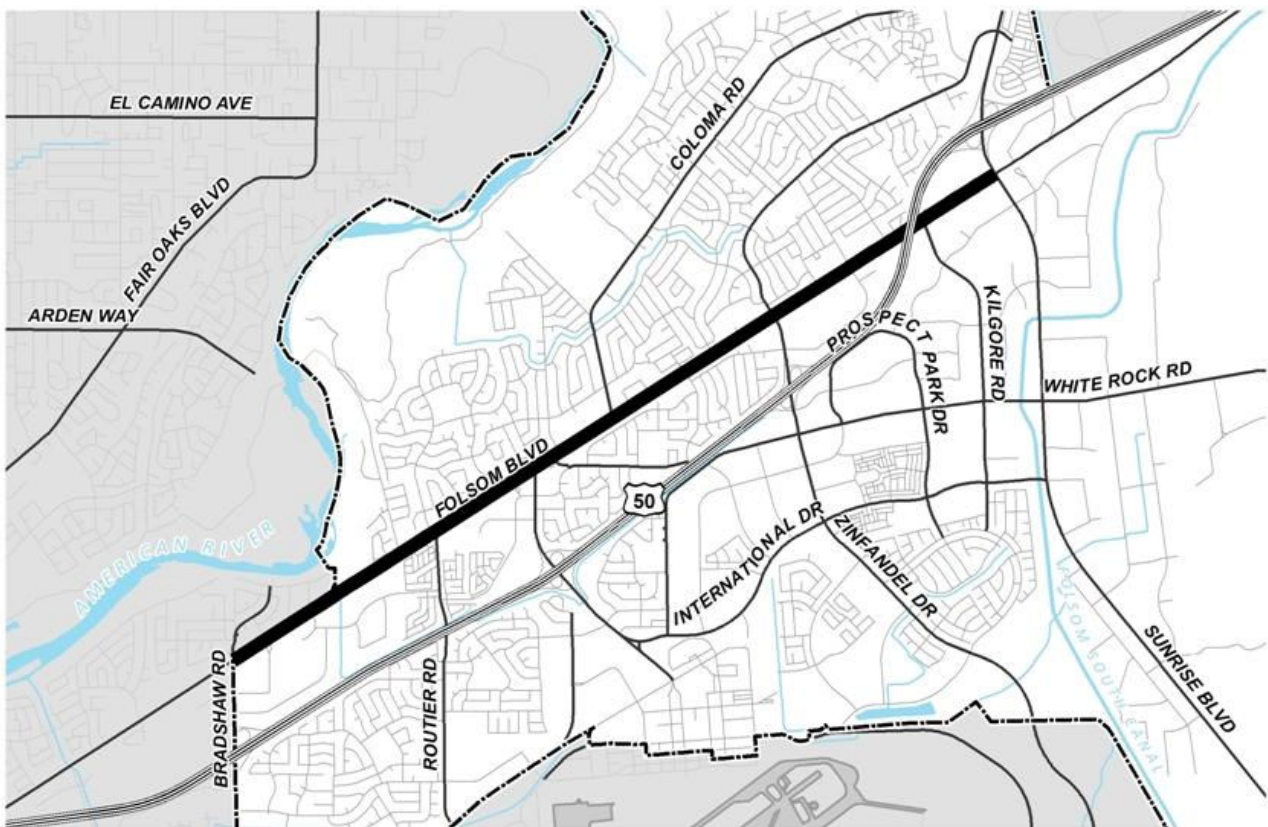


2013/2014-2017/2018 Capital Improvement Plan

Folsom Boulevard Enhancements Phase IV (CP14-2129)

Project Budget: \$1,674,000

Anticipated Completion Date: 2014



This project will provide for improved aesthetics and safety along Folsom Boulevard between Bradshaw Road and Sunrise. The proposed enhancements include the installation of landscaped medians, construction of sidewalks, landscaping, streetscape improvements at intersections, and installation of street lights and undergrounding some utility lines. City staff will be working with the Council to refine the scope Phase IV.

Folsom Boulevard Enhancements Phase IV (CP14-2129)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 1,674

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2423 - New Measure A Construction	-	\$ 1,674	-	-	-	-	-	\$ 1,674
Grand Total	-	\$ 1,674	-	-	-	-	-	\$ 1,674

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (3%)	-	\$ 50	-	-	-	-	-	\$ 50
Right of Way (14%)	-	\$ 240	-	-	-	-	-	\$ 240
Construction Engineering (12%)	-	\$ 200	-	-	-	-	-	\$ 200
Construction Contract (71%)	-	\$ 1,184	-	-	-	-	-	\$ 1,184
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 1,674	-	-	-	-	-	\$ 1,674

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



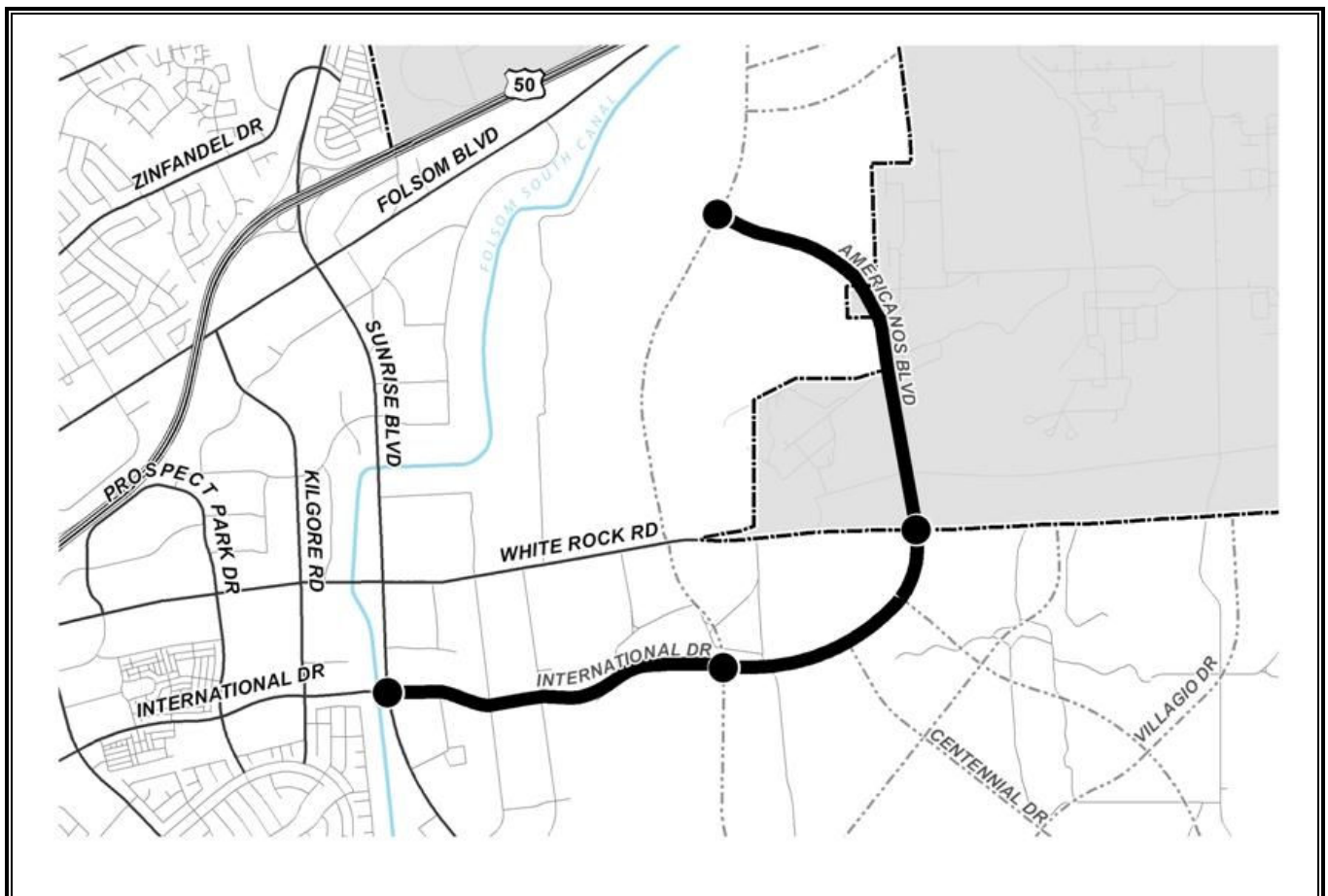
2013/2014-2017/2018 Capital Improvement Plan

International Drive (CP09-2069)

Sunrise Boulevard to Rancho Cordova Parkway Loop

Project Budget: \$57,688,000

Anticipated Completion Date: Post 2017/2018



This project will widen and construct International Drive to 6-lanes from Sunrise Blvd. to Rancho Cordova Parkway and construct a new 4-lane road from Rancho Cordova Parkway to White Rock Road and with a loop back to Rancho Cordova Parkway. Project includes intersection improvements at Sunrise, Rancho Cordova Parkway, and White Rock Road. Project funding for center lane and landscaped median improvements is from transportation impact fees. Construction costs are not fully funded at this time.

International Drive, Sunrise Boulevard to Rancho Cordova Parkway Loop (CP09-2069)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 57,688

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 1	-	-	-	-	-	\$ 57,687	\$ 57,688
Grand Total	\$ 1	-	-	-	-	-	\$ 57,687	\$ 57,688

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (13%)	\$ 1	-	-	-	-	-	\$ 7,650	\$ 7,651
Right of Way (23%)	-	-	-	-	-	-	\$ 13,500	\$ 13,500
Construction Engineering (6%)	-	-	-	-	-	-	\$ 3,500	\$ 3,500
Construction Contract (57%)	-	-	-	-	-	-	\$ 33,037	\$ 33,037
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 1	-	-	-	-	-	\$ 57,687	\$ 57,688

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Fee credit to developer (needs 1% admin costs).

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

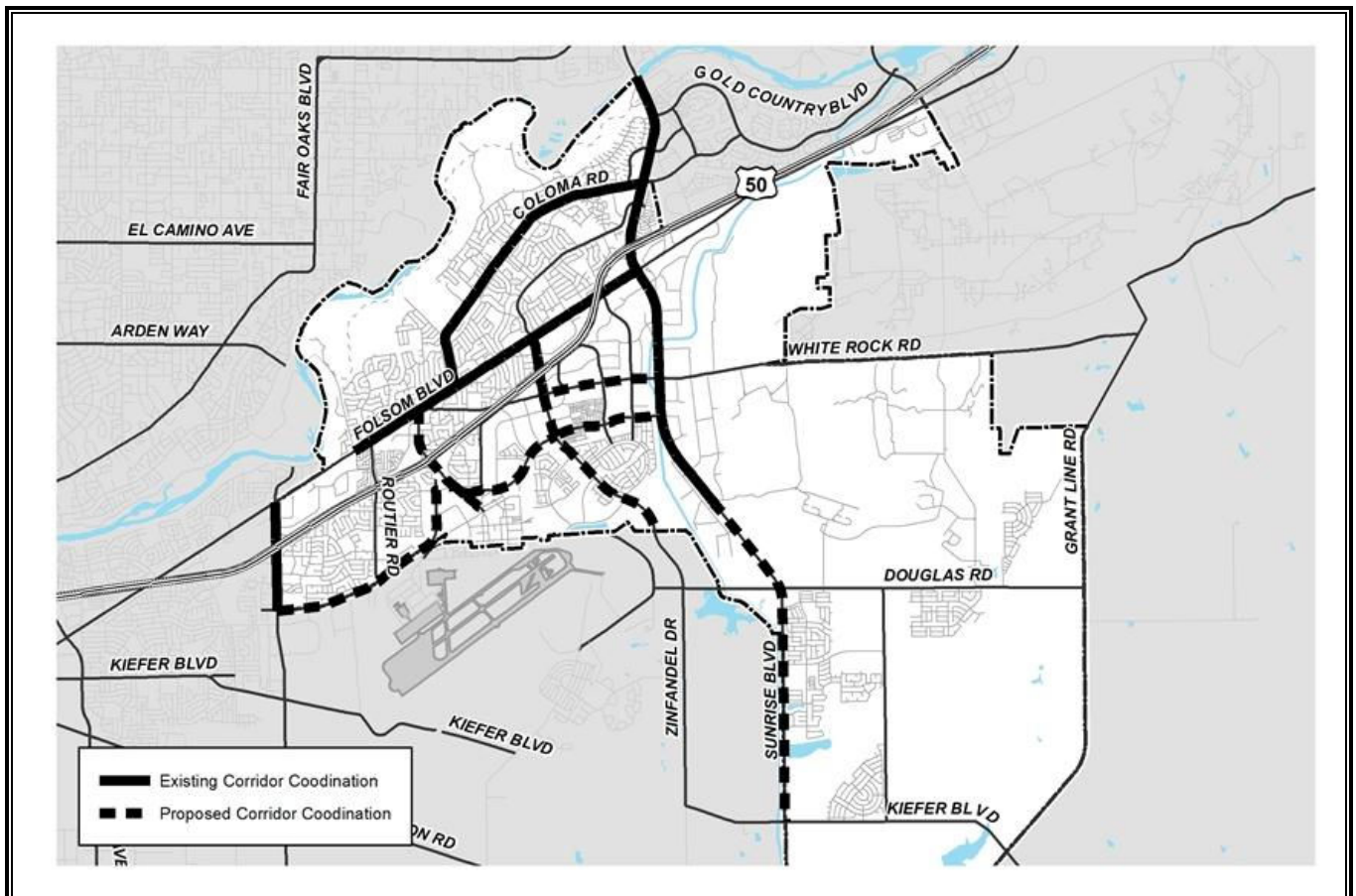


2013/2014-2017/2018 Capital Improvement Plan

ITS Infrastructure Evaluation (CP14-2130)

Project Budget: \$30,000

Anticipated Completion Date: 2014



This project will hire a consultant to analyze the City's existing interconnect system and design improvements to the major corridors such as: White Rock Road, Mather Field Road, and International Drive and expansion of the systems on Sunrise Boulevard and Zinfandel Drive to include recent developments. This plan will be used to create future projects to install an interconnect system, as well as traffic cameras throughout the City to improve traffic flow.

ITS Infrastructure Evaluation (CP14-2130)

Financing Plan & Tentative Schedule

Estimated Cost \$ 30

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2423 - New Measure A Construction	-	\$ 30	-	-	-	-	-	\$ 30
Grand Total	-	\$ 30	-	-	-	-	-	\$ 30

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (100%)	-	\$ 30	-	-	-	-	-	\$ 30
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 30	-	-	-	-	-	\$ 30

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

Kiefer Boulevard Phase II (CP09-2074) Sunrise Boulevard to Grant Line Road

Project Budget: \$8,210,000

Anticipated Completion Date: Post 2017/2018



This project will widen Kiefer Boulevard from 2 to 4 lanes from Sunrise Boulevard to Rancho Cordova Parkway, and construct a new 4-lane road from Rancho Cordova Parkway to Grant Line Road including intersection improvements at Americanos Boulevard and Grant Line Road. Project funding for center lane and landscaped median improvements will be from transportation impact fees. Frontage lanes constructed by developer.

Kiefer Boulevard Phase II (Sunrise Boulevard to Grant Line Road) (CP09-2074)

Financing Plan & Tentative Schedule

Estimated Cost \$ 8,210

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 10	-	-	\$ 4,000	-	-	\$ 4,200	\$ 8,210
Grand Total	\$ 10	-	-	\$ 4,000	-	-	\$ 4,200	\$ 8,210

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	\$ 10	-	-	-	-	-	-	\$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	\$ 4,000	-	-	\$ 4,200	\$ 8,200
Grand Total	\$ 10	-	-	\$ 4,000	-	-	\$ 4,200	\$ 8,210

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Credit/Reimbursement Agreements and staff costs associated with delivery of this project. Planning level estimates.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

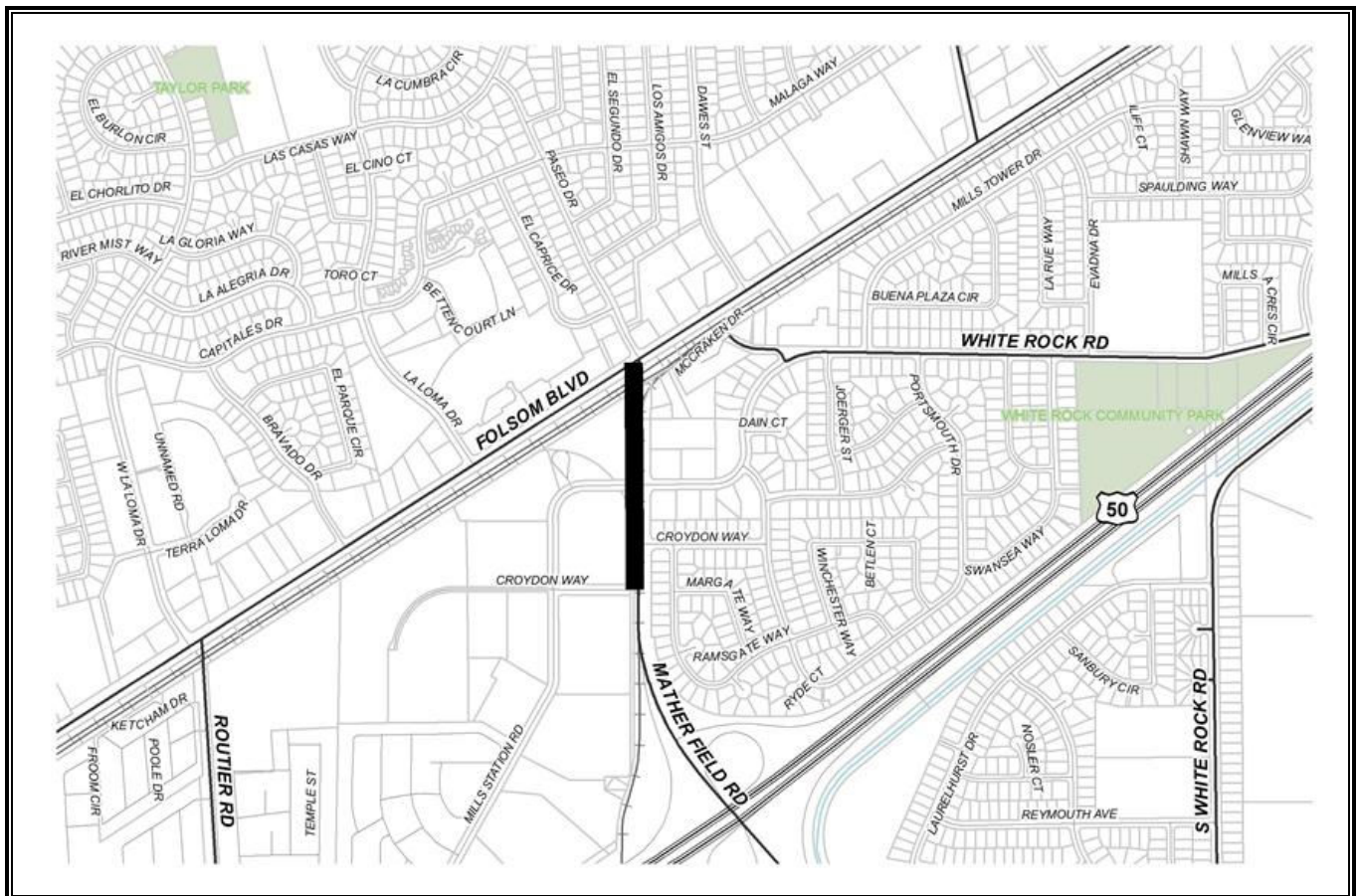


2013/2014-2017/2018 Capital Improvement Plan

Mather Field Road Pedestrian Safety Improvements (CP13-2128)

Project Budget: \$310,000

Anticipated Completion Date: 2014



Provide access and safety improvements in the vicinity of Mather Field Light Rail Station. Pedestrian and Bicycle facilities will be added on the west side of Mather Field Road north of the highway and will connect to an ADA accessible bike/pedestrian trail following the Union Pacific Railroad Spur alignment from Folsom Boulevard to Croydon Way.

Mather Field Road Pedestrian Safety Improvements (CP13-2128)

Financing Plan & Tentative Schedule

Estimated Cost \$ 310

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 45	\$ 65	-	-	-	-	-	\$ 110
2310 - Federal Grants	-	\$ 200	-	-	-	-	-	\$ 200
Grand Total	\$ 45	\$ 265	-	-	-	-	-	\$ 310

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (15%)	\$ 45	-	-	-	-	-	-	\$ 45
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (18%)	-	\$ 55	-	-	-	-	-	\$ 55
Construction Contract (68%)	-	\$ 210	-	-	-	-	-	\$ 210
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 45	\$ 265	-	-	-	-	-	\$ 310

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: \$200,000 in Federal funds will actually be around \$198,000-\$199,966 since it is HPP funds.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

Pedestrian, ADA and Safety Improvements, Mather Field Road (CP10-2084)

Project Budget: \$877,000

Anticipated Completion Date: 2016



Construct an ADA accessible bicycle and pedestrian trail following the Union Pacific Railroad spur alignment between Croydon Way and Rockingham Drive. The ultimate project could extend to Old Placerville Road.

Pedestrian, ADA and Safety Improvements, Mather Field Road (CP10-2084)

Financing Plan & Tentative Schedule

Estimated Cost \$ 877

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 5	\$ 61	\$ 117	-	-	-	-	\$ 183
2310 - Federal Grants	-	-	\$ 580	-	-	-	-	\$ 580
2421 - Measure A Construction	\$ 39	-	-	-	-	-	-	\$ 39
2700 - Supplemental Transportation Fee	\$ 75	-	-	-	-	-	-	\$ 75
Grand Total	\$ 119	\$ 61	\$ 697	-	-	-	-	\$ 877

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (15%)	\$ 70	\$ 61	-	-	-	-	-	\$ 131
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (9%)	-	-	\$ 37	\$ 40	-	-	-	\$ 77
Construction Contract (76%)	-	-	\$ 300	\$ 369	-	-	-	\$ 669
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 70	\$ 61	\$ 337	\$ 409	-	-	-	\$ 877

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

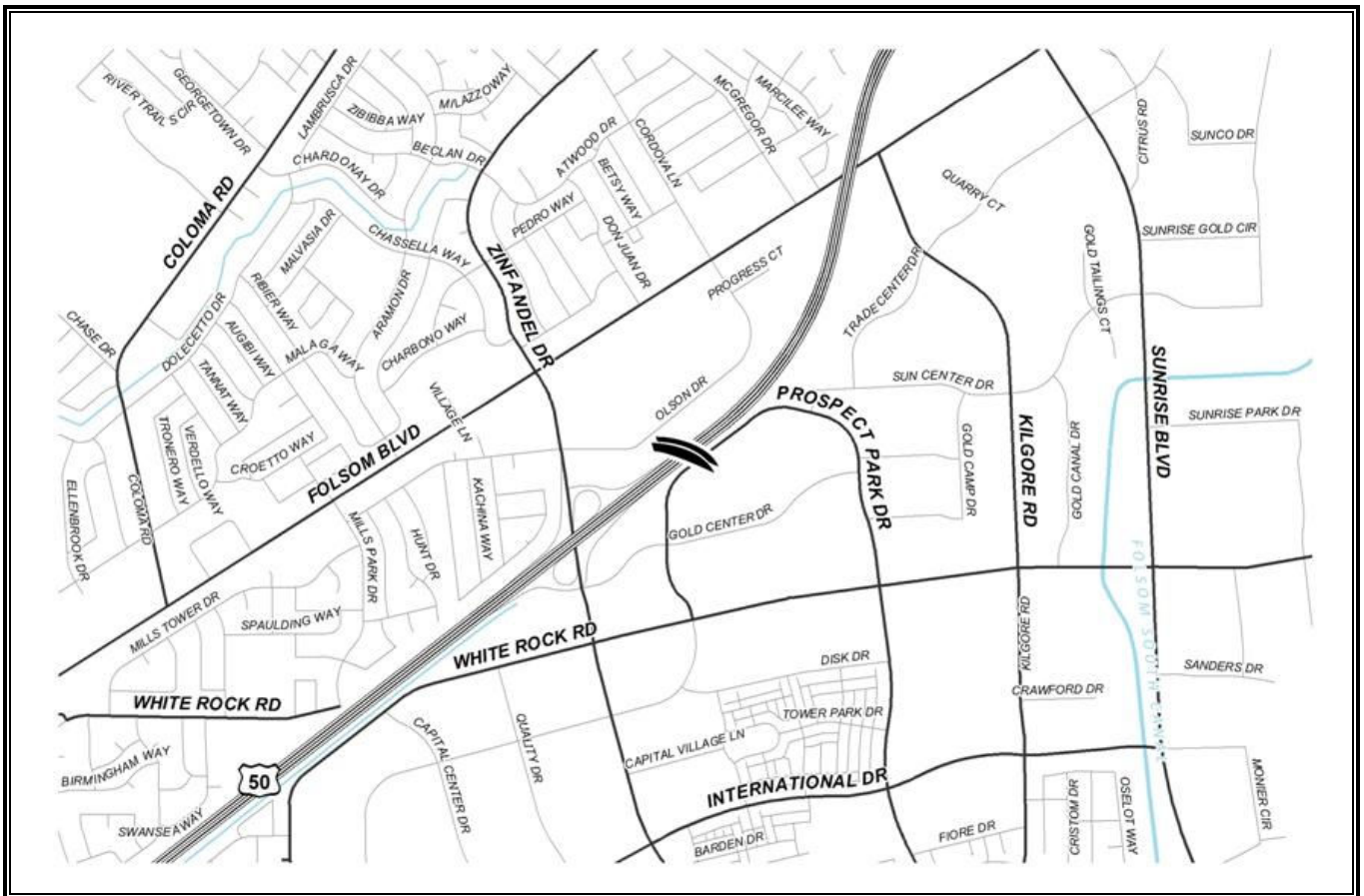


2013/2014-2017/2018 Capital Improvement Plan

Pedestrian Promenade Construction (Plan)

Project Budget: \$8,500,000

Anticipated Completion Date: Post 2017/2018



This project will build a pedestrian and bicycle overcrossing on U.S. Highway 50, connecting Olson Drive to Prospect Park Drive. Central to the goals of this project is the ability to provide pedestrian and bicycle connectivity between one of the major business parks and commercial areas in the City.

Pedestrian Promenade Construction (Plan)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 8,500

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Funding Source To Be Determined	-	-	-	-	-	-	\$ 8,500	\$ 8,500
Grand Total	-	-	-	-	-	-	-	\$ 8,500

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (18%)	-	-	-	-	-	-	\$ 1,500	\$ 1,500
Right of Way (12%)	-	-	-	-	-	-	\$ 1,000	\$ 1,000
Construction Engineering (7%)	-	-	-	-	-	-	\$ 600	\$ 600
Construction Contract (64%)	-	-	-	-	-	-	\$ 5,400	\$ 5,400
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	-	-	-	\$ 8,500	\$ 8,500

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

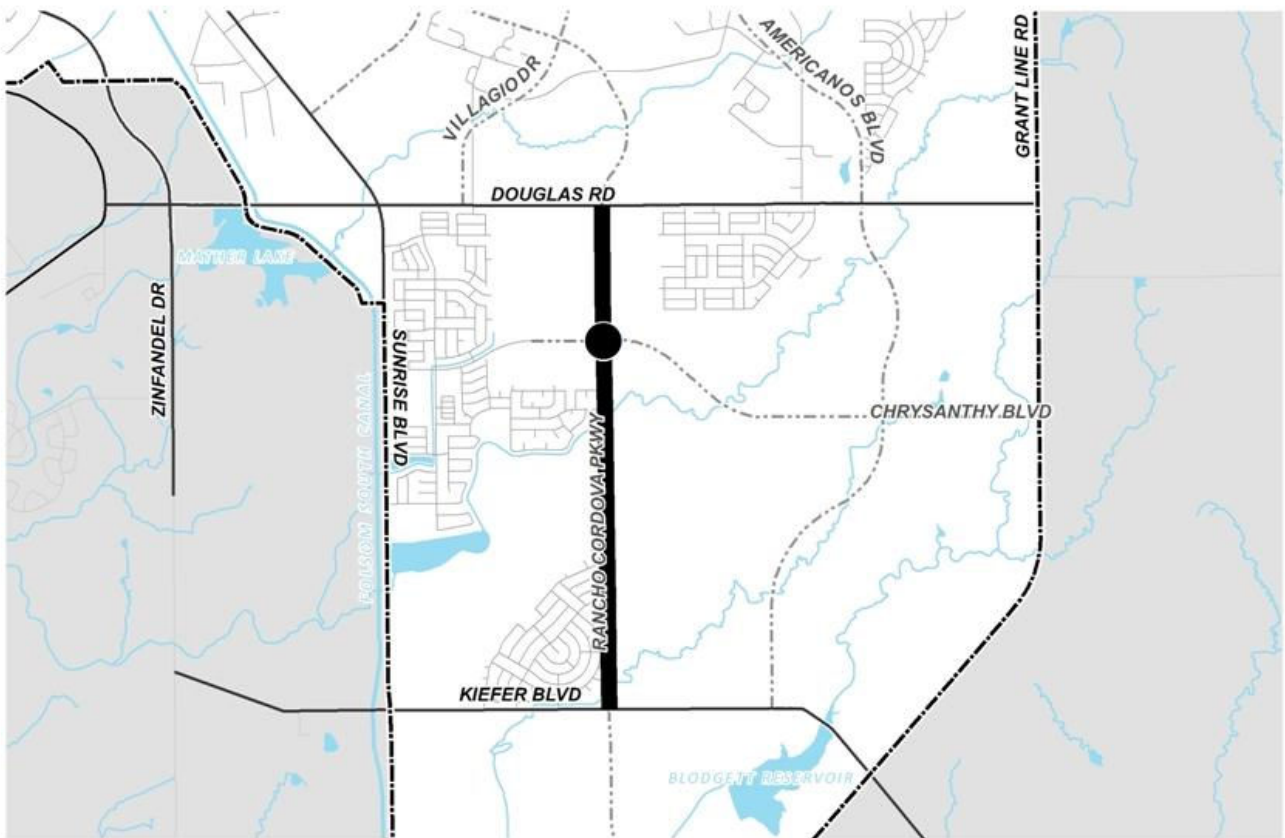


2013/2014-2017/2018 Capital Improvement Plan

Rancho Cordova Parkway (CP07-2035) Douglas Road to Kiefer Boulevard

Project Budget: \$6,490,000

Anticipated Completion Date: Post 2017/2018



The project proposes to construct a new four-lane road from Douglas Road to Kiefer Boulevard including intersection improvements at Chrysanthy Boulevard.

Rancho Cordova Parkway, Douglas Road to Kiefer Boulevard (CP07-2035)

Financing Plan & Tentative Schedule

Estimated Cost \$ 6,490

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 310	-	\$ 2,397	-	-	-	\$ 3,783	\$ 6,490
Grand Total	\$ 310	-	\$ 2,397	-	-	-	\$ 3,783	\$ 6,490

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	\$ 10	-	-	-	-	-	-	\$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	\$ 300	-	\$ 2,397	-	-	-	\$ 3,783	\$ 6,480
Grand Total	\$ 310	-	\$ 2,397	-	-	-	\$ 3,783	\$ 6,490

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Other Costs = Credit/Reimbursement Agreements and staff costs associated with delivery of this project. Future expenditures can be reduced by portion of Rancho Cordova Parkway constructed with Anatolia III Major Roads Improvement Plans associated with CP07-2036.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

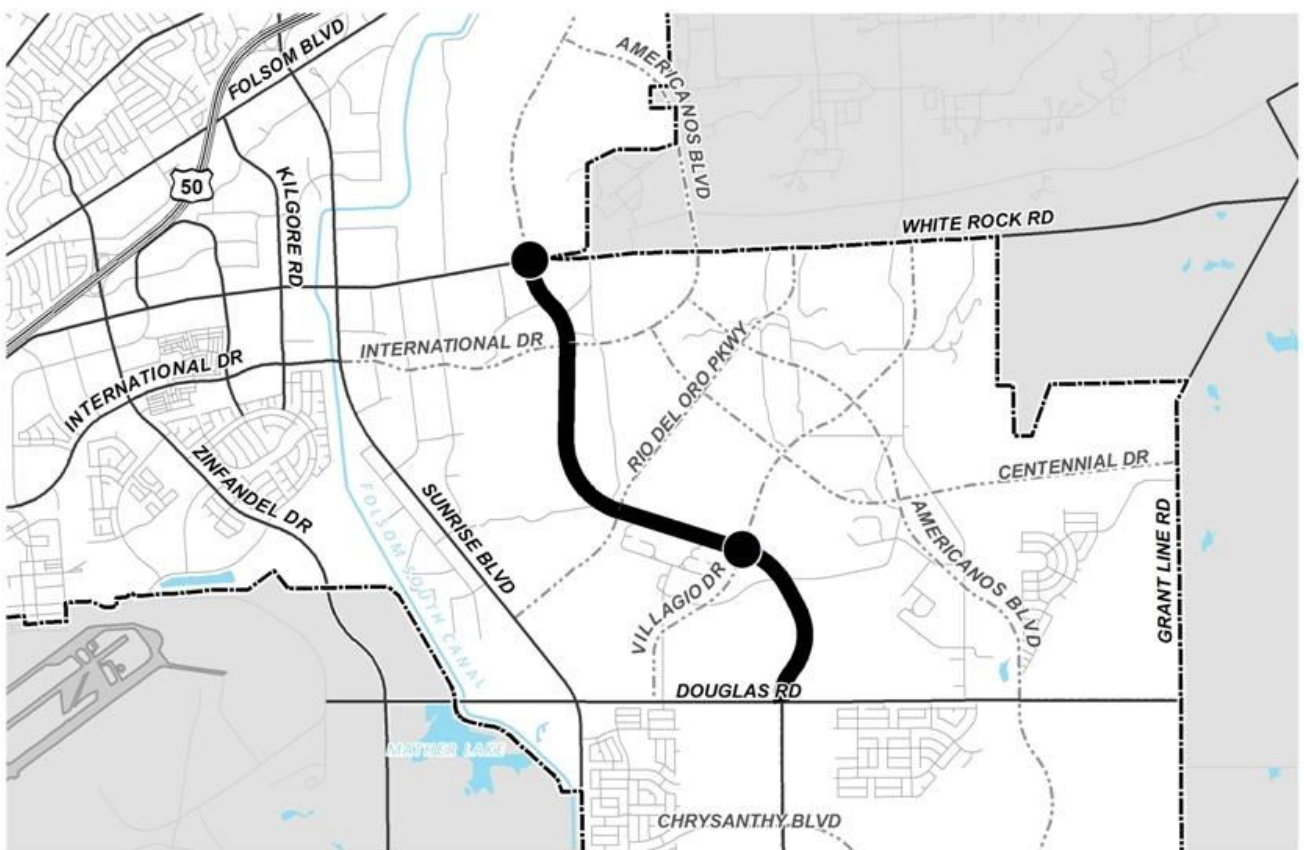


2013/2014-2017/2018 Capital Improvement Plan

Rancho Cordova Parkway (CP06-2050) Douglas Road to White Rock Road

Project Budget: \$19,875,000

Anticipated Completion Date: Post 2017/2018



Rancho Cordova Parkway is intended to provide long term congestion relief for Sunrise Boulevard. This project will connect to the proposed Rancho Cordova Parkway Interchange project and will be a critical portion of the City's transportation backbone that will serve development east of Sunrise Boulevard. This four-lane arterial roadway will connect the properties east of Sunrise to U.S. Highway 50. The outside travel lanes are expected to be conditions of development completing the six-lane facility.

Rancho Cordova Parkway, Douglas Road to White Rock Road (CP06-2050)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 19,875

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 3	-	-	-	-	-	\$ 19,872	\$ 19,875
Grand Total	\$ 3	-	-	-	-	-	\$ 19,872	\$ 19,875

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	\$ 3	-	-	-	-	-	-	\$ 3
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$ 19,872	\$ 19,872
Grand Total	\$ 3	-	-	-	-	-	\$ 19,872	\$ 19,875

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Fee credit paid to developer.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

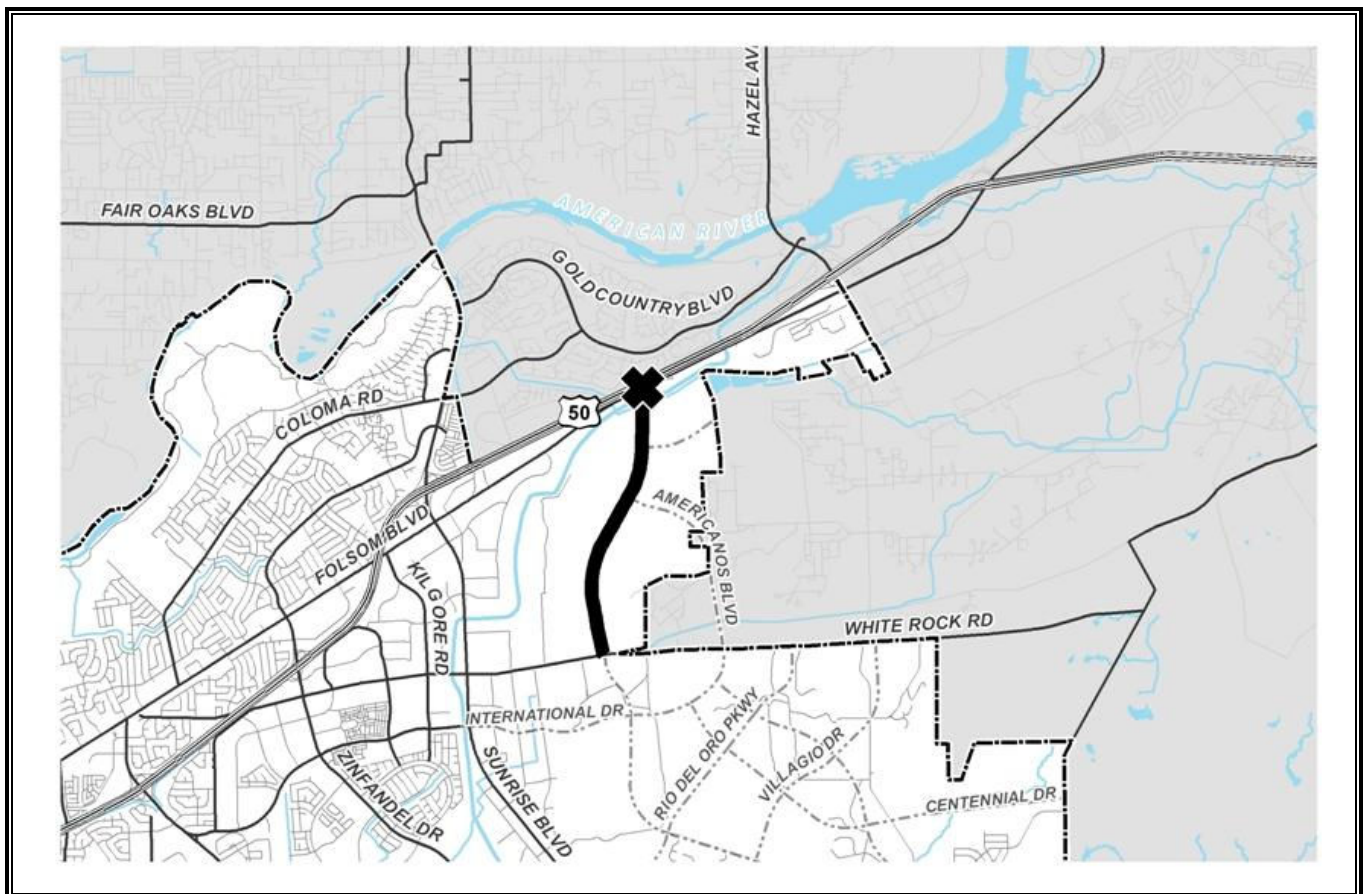


2013/2014-2017/2018 Capital Improvement Plan

Rancho Cordova Parkway Interchange (CP05-2003) Including Connection of Rancho Cordova Parkway to White Rock Road

Project Budget: \$101,720,000

Anticipated Completion Date: Post 2017/2018



The project proposes to construct a new interchange at U.S. Highway 50, auxiliary lanes on U.S. Highway 50 between Sunrise Boulevard and Hazel Avenue, and a four lane arterial connection to U.S. Highway 50 of Rancho Cordova Parkway to White Rock Road.

Rancho Cordova Parkway Interchange (CP05-2003)

Financing Plan & Tentative Schedule

Estimated Cost

\$101,720

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	\$ 37	-	-	-	-	-	-	\$ 37
2246 - SD Traffic Mitigation Impact Fees	\$ 1,720	-	-	-	-	-	-	\$ 1,720
2250 - Traffic Mitigation Impact Fee	\$ 3,245	-	-	\$ 34	\$ 1,657	\$ 609	-	\$ 5,545
2310 - Federal Grants	-	-	-	-	\$ 843	-	-	\$ 843
8115 - Sunridge Anatolia CFD 2003-1 Agency Fund	\$ 1,000	-	-	-	-	-	-	\$ 1,000
8120 - Sunridge Park CFD 2004-1 Agency Fund	\$ 1,000	-	-	-	-	-	-	\$ 1,000
8125 - Sunridge North Douglas CFD 2005-1 Agency	-	-	-	-	\$ 500	-	-	\$ 500
Funding Source To Be Determined	-	-	-	-	-	\$ 2,391	\$ 88,684	\$ 91,075
Grand Total	\$ 7,002	-	-	\$ 34	\$ 3,000	\$ 3,000	\$ 88,684	\$ 101,720

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (11%)	\$ 4,116	\$ 100	\$ 100	\$ 1,000	\$ 1,000	\$ 1,000	\$ 3,421	\$ 10,737
Right of Way (7%)	-	-	-	-	\$ 2,000	\$ 2,000	\$ 2,900	\$ 6,900
Construction Engineering (7%)	-	-	-	-	-	-	\$ 6,763	\$ 6,763
Construction Contract (74%)	-	-	-	-	-	-	\$ 75,600	\$ 75,600
Other Costs (2%)	\$ 1,720	-	-	-	-	-	-	\$ 1,720
Grand Total	\$ 5,836	\$ 100	\$ 100	\$ 1,000	\$ 3,000	\$ 3,000	\$ 88,684	\$ 101,720

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Environmental Clearance Anticipated in 2012.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

3. Construction includes inspection and construction management and mitigation costs.

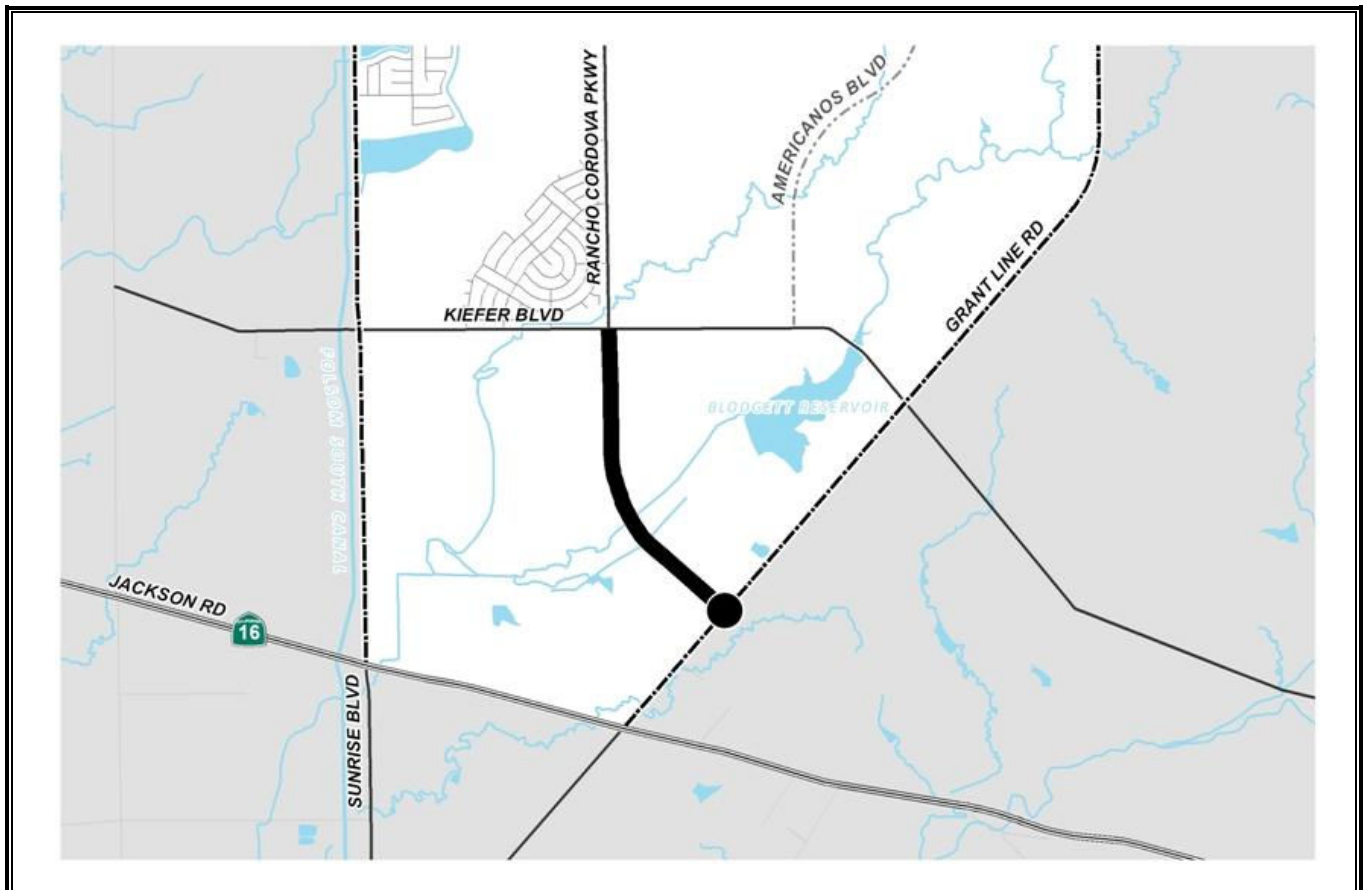


2013/2014-2017/2018 Capital Improvement Plan

Rancho Cordova Parkway South (Plan) Kiefer Boulevard to Grant Line Road

Project Budget: \$2,971,000

Anticipated Completion Date: Post 2017/2018



This project will construct a new 4-lane road (with room for future BRT) from Kiefer Boulevard to Grant Line Road including intersection improvements at Grant Line Road. Project funding for center lane and landscaped median improvements will be from transportation impact fees.

Rancho Cordova Parkway South, Kiefer Boulevard to Grant Line Road (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ 2,971

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	\$2,971	\$ 2,971
Grand Total	-	-	-	-	-	-	\$2,971	\$ 2,971

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	\$ 10	\$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$2,961	\$ 2,961
Grand Total	-	-	-	-	-	-	\$2,971	\$ 2,971

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Fee credit to developer (needs 1% admin fee). All post FY2016/2017.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

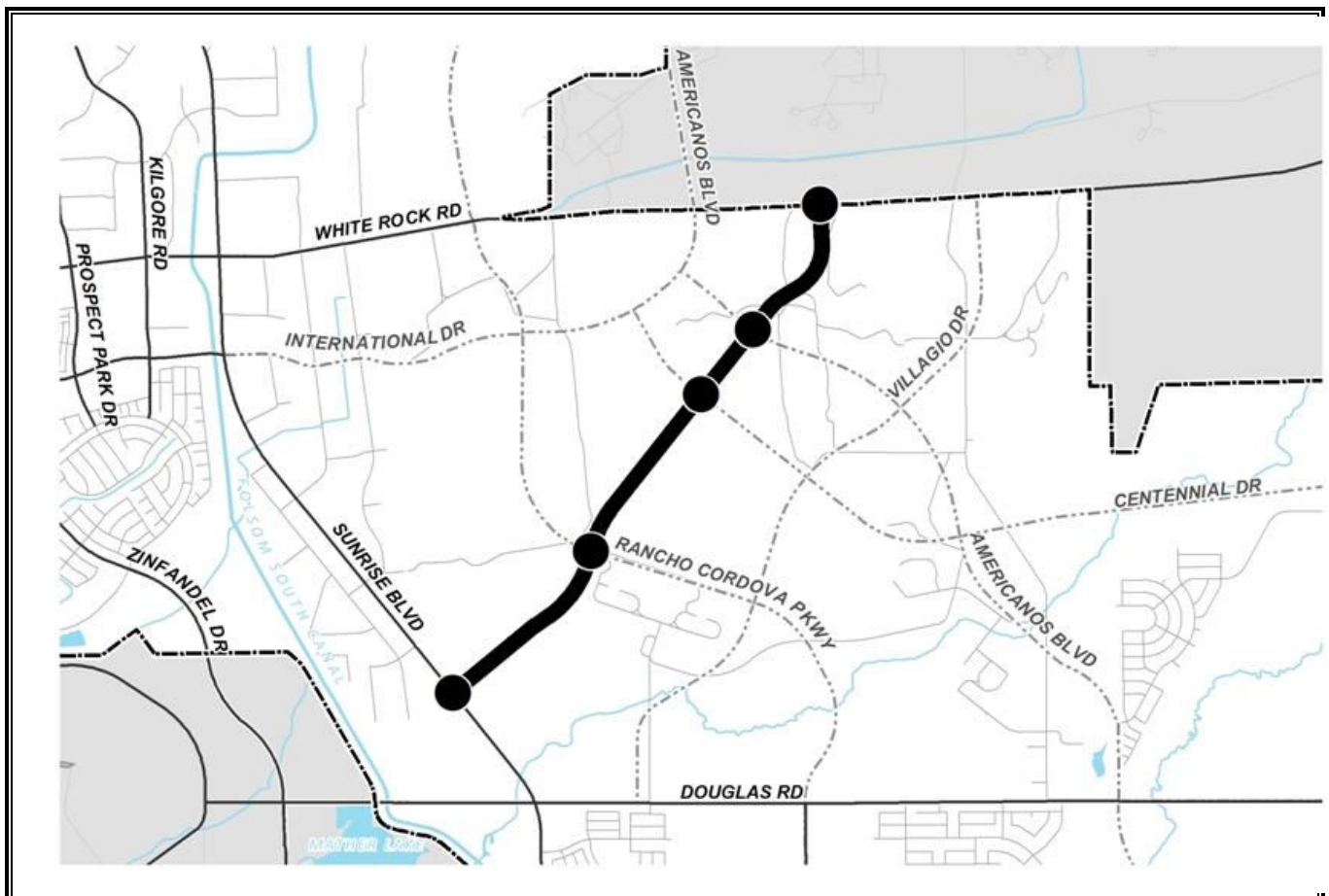


2013/2014-2017/2018 Capital Improvement Plan

Rio Del Oro Parkway, Sunrise Boulevard to White Rock Road (CP09-2070)

Project Budget: \$12,795,000

Anticipated Completion Date: Post 2017/2018



This project will construct a new 4-lane road from Sunrise Boulevard to Rancho Cordova Parkway and a new 2-lane road from Rancho Cordova Parkway to White Rock Road including intersection improvements at Sunrise Boulevard, Rancho Cordova Parkway, Americanos Boulevard, and White Rock Road. Project funding for center lane and landscaped median improvements will be from transportation impact fees. For the 2-lane portion, funding is for widened median only, frontage lanes constructed by developer.

Rio Del Oro Parkway, Sunrise Boulevard to White Rock (CP09-2070)

Financing Plan & Tentative Schedule

Estimated Cost \$ 12,795

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	\$ 12,795	\$ 12,795
Grand Total	-	-	-	-	-	-	\$ 12,795	\$ 12,795

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$ 12,795	\$ 12,795
Grand Total	-	-	-	-	-	-	\$ 12,795	\$ 12,795

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Fee credit to developer (needs 1% admin cost).

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

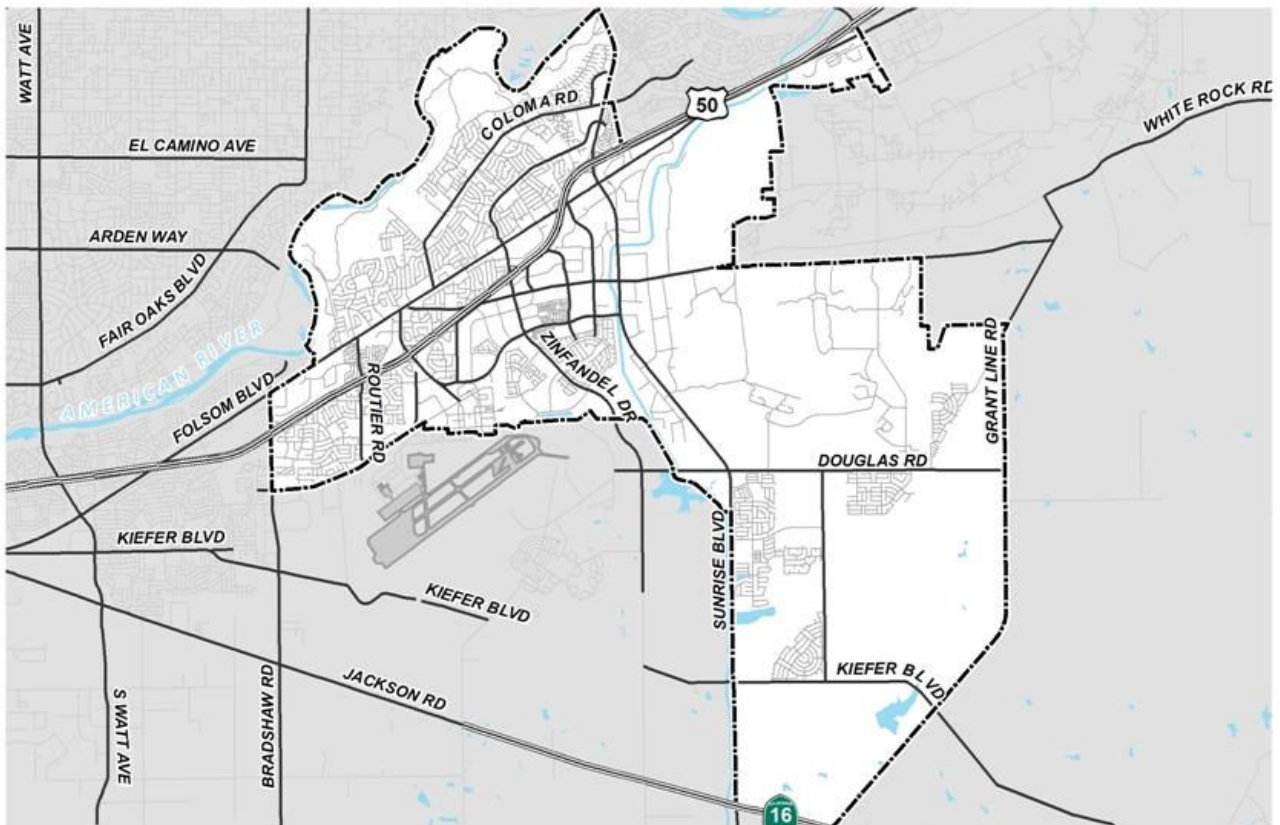


2013/2014-2017/2018 Capital Improvement Plan

Safety, Streetscaping, Pedestrian and Bicycle Facilities Program (CP10-2082)

Project Budget: \$997,000

Anticipated Completion Date: Ongoing



This is one of the New Measure A programs. This program will fund the construction, improvement, and/or upgrading of transportation facilities and corridors to provide bicyclists, pedestrians, and persons with disabilities safe and efficient travel routes and to improve the aesthetics of local streets and roads.

Safety, Streetscaping, Pedestrian and Bicycle Facilities Program (CP10-2082)

Financing Plan & Tentative Schedule

Estimated Cost \$ 997

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2423 - New Measure A Construction	\$ 430	\$ 192	\$ 47	\$ 153	\$ 9	\$ 166	-	\$ 997
Grand Total	\$ 430	\$ 192	\$ 47	\$ 153	\$ 9	\$ 166	-	\$ 997

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (16%)	-	\$ 50	\$ 47	\$ 25	\$ 9	\$ 25	-	\$ 156
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (10%)	-	\$ 50	-	\$ 25	-	\$ 25	-	\$ 100
Construction Contract (74%)	-	\$ 522	-	\$ 103	-	\$ 116	-	\$ 741
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 622	\$ 47	\$ 153	\$ 9	\$ 166	-	\$ 997

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

State Route 16 (Jackson Highway) (Plan) Grant Line Road to Sunrise Boulevard

Project Budget: \$6,816,000

Anticipated Completion Date: Post 2017/2018



The project proposes to widen State Route 16 (Jackson Highway) to four-lanes from Grant Line Road to Sunrise Boulevard including intersection improvements at State Route 16 and Grant Line Road. Project cost shown is one half the costs of the improvements for City portion. City staff assumes that the County of Sacramento will be funding the other half of this project.

State Route 16, Grant Line Road to Sunrise Boulevard (Plan)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 6,816

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Funding Source To Be Determined	-	-	-	-	-	-	\$6,816	\$ 6,816
Grand Total	-	-	-	-	-	-	\$6,816	\$ 6,816

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$6,816	\$ 6,816
Grand Total	-	-	-	-	-	-	\$6,816	\$ 6,816

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Costs do not include County's portion of costs. Credit reimbursement project.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

Sunrise Boulevard Widening and Intersection Improvements (CP11-2100) Kiefer Boulevard to State Route 16 (Jackson Highway)

Project Budget: \$12,000,000

Anticipated Completion Date: 2017



The project proposes to widen Sunrise Boulevard to four-lanes from Kiefer Boulevard to State Route 16 (Jackson Highway) and construct partial intersection improvements at Sunrise Boulevard and State Route 16. The project includes placement of a bridge on Sunrise Boulevard over Laguna Creek. The City will advance the County costs for the intersection at a 25% City and 75% County split and 85% City and 15% County split for the widening. The County will reimburse the City in FY2015/2016. City staff is currently working on an MOU with the County for the reimbursement.

Sunrise Blvd Widening and Intersection Improvements, Kiefer Blvd to State Route 16 (CP11-2100)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 12,000

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Funding Provided By County or Other Outside Agency	-	-	-	-	-	\$ 5,227	-	\$ 5,227
2246 - SD Traffic Mitigation Impact Fees	\$ 142	-	-	-	-	\$ 1,089	-	\$ 1,231
2250 - Traffic Mitigation Impact Fee	\$ 47	-	-	-	-	-	-	\$ 47
2423 - New Measure A Construction	-	-	-	-	-	\$ 5,495	-	\$ 5,495
Grand Total	\$ 189	-	-	-	-	\$ 11,811	-	\$ 12,000

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (30%)	\$ 99	\$ 90	-	-	-	\$ 3,368	-	\$ 3,557
Right of Way (3%)	-	-	-	-	-	\$ 336	-	\$ 336
Construction Engineering (9%)	-	-	-	-	-	\$ 1,021	-	\$ 1,021
Construction Contract (59%)	-	-	-	-	-	\$ 7,086	-	\$ 7,086
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 99	\$ 90	-	-	-	\$ 11,811	-	\$ 12,000

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

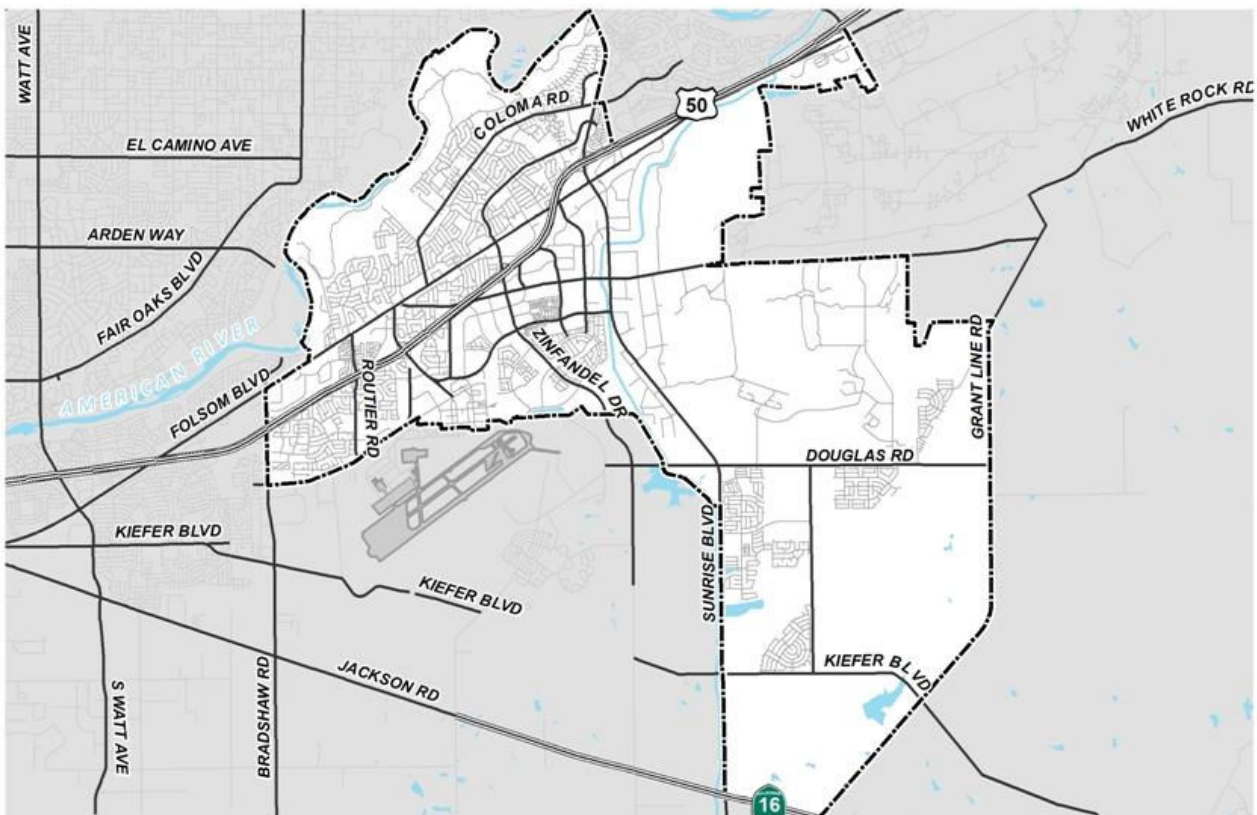


2013/2014-2017/2018 Capital Improvement Plan

Traffic Control and Safety Program (CP10-2081)

Project Budget: \$788,000

Anticipated Completion Date: Ongoing



This is one of the New Measure A programs. This program will fund traffic control system improvements, high priority pedestrian and vehicle safety projects, and emergency vehicle preemption systems.

Traffic Control and Safety Program (CP10-2081)

Financing Plan & Tentative Schedule

Estimated Cost \$ 788

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2423 - New Measure A Construction	\$ 45	\$ 116	\$ 150	\$ 154	\$ 159	\$ 164	-	\$ 788
Grand Total	\$ 45	\$ 116	\$ 150	\$ 154	\$ 159	\$ 164	-	\$ 788

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (56%)	-	\$ 45	\$ 100	\$ 100	\$ 100	\$ 100	-	\$ 445
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (5%)	-	\$ 6	\$ 6	\$ 8	\$ 10	\$ 10	-	\$ 40
Construction Contract (38%)	-	\$ 110	\$ 44	\$ 46	\$ 49	\$ 54	-	\$ 303
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 161	\$ 150	\$ 154	\$ 159	\$ 164	-	\$ 788

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

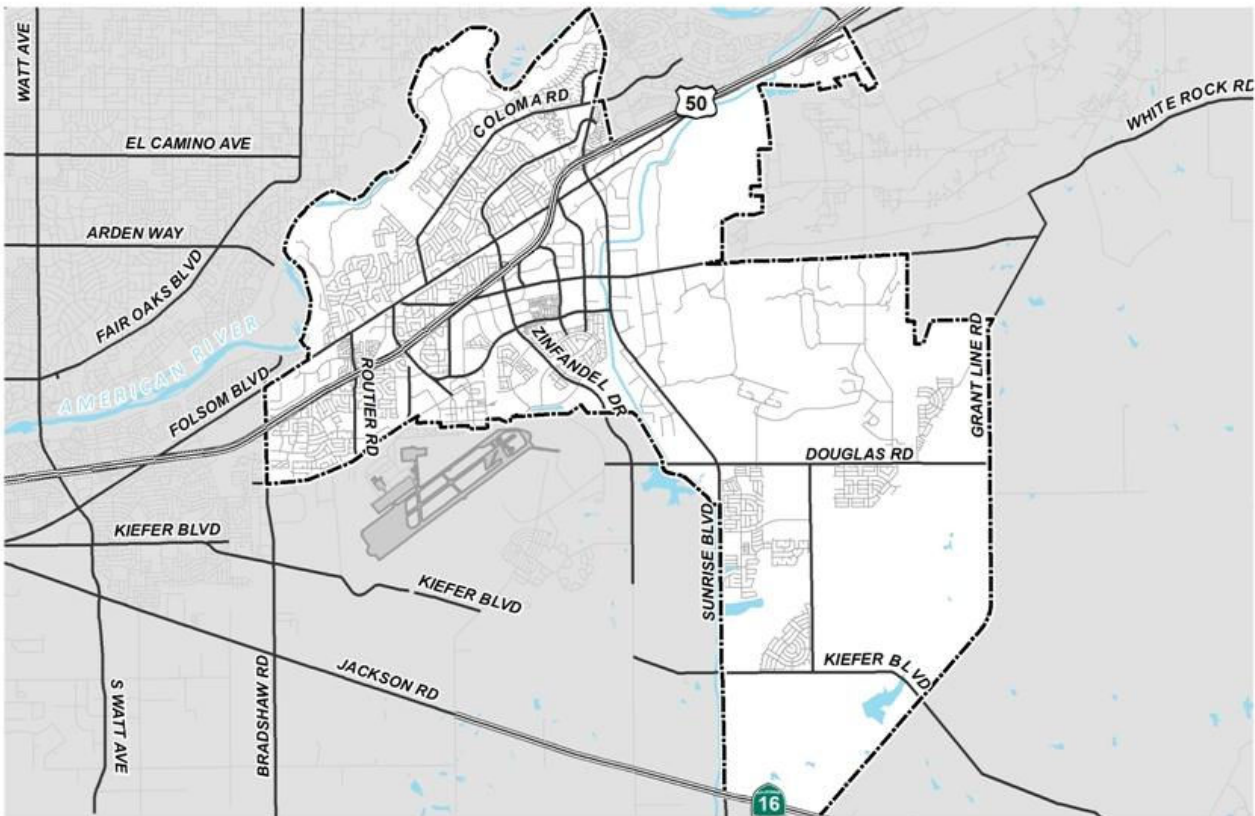


2013/2014-2017/2018 Capital Improvement Plan

Traffic Management Center (CP13-2116)

Project Budget: \$400,000

Anticipated Completion Date: Ongoing



This project will provide a mini traffic management center, including a new server, work station, and television monitors for monitoring and adjusting traffic signal timing along major corridors. The traffic management center will also allow the City to monitor traffic congestion and make signal adjustments to mitigate for traffic accidents. Public Works staff is seeking grant funding for this project.

Traffic Management Center (CP13-2116)

Financing Plan & Tentative Schedule

Estimated Cost \$ 400

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2421 - Measure A Construction	\$ 10	-	-	-	-	-	-	\$ 10
Funding Source To Be Determined	-	\$ 390	-	-	-	-	-	\$ 390
Grand Total	\$ 10	\$ 390	-	-	-	-	-	\$ 400

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (3%)	\$ 5	\$ 5	-	-	-	-	-	\$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (3%)	-	\$ 10	-	-	-	-	-	\$ 10
Construction Contract (95%)	-	\$ 380	-	-	-	-	-	\$ 380
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 5	\$ 395	-	-	-	-	-	\$ 400

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Public Works staff are seeking grant funds for this project.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

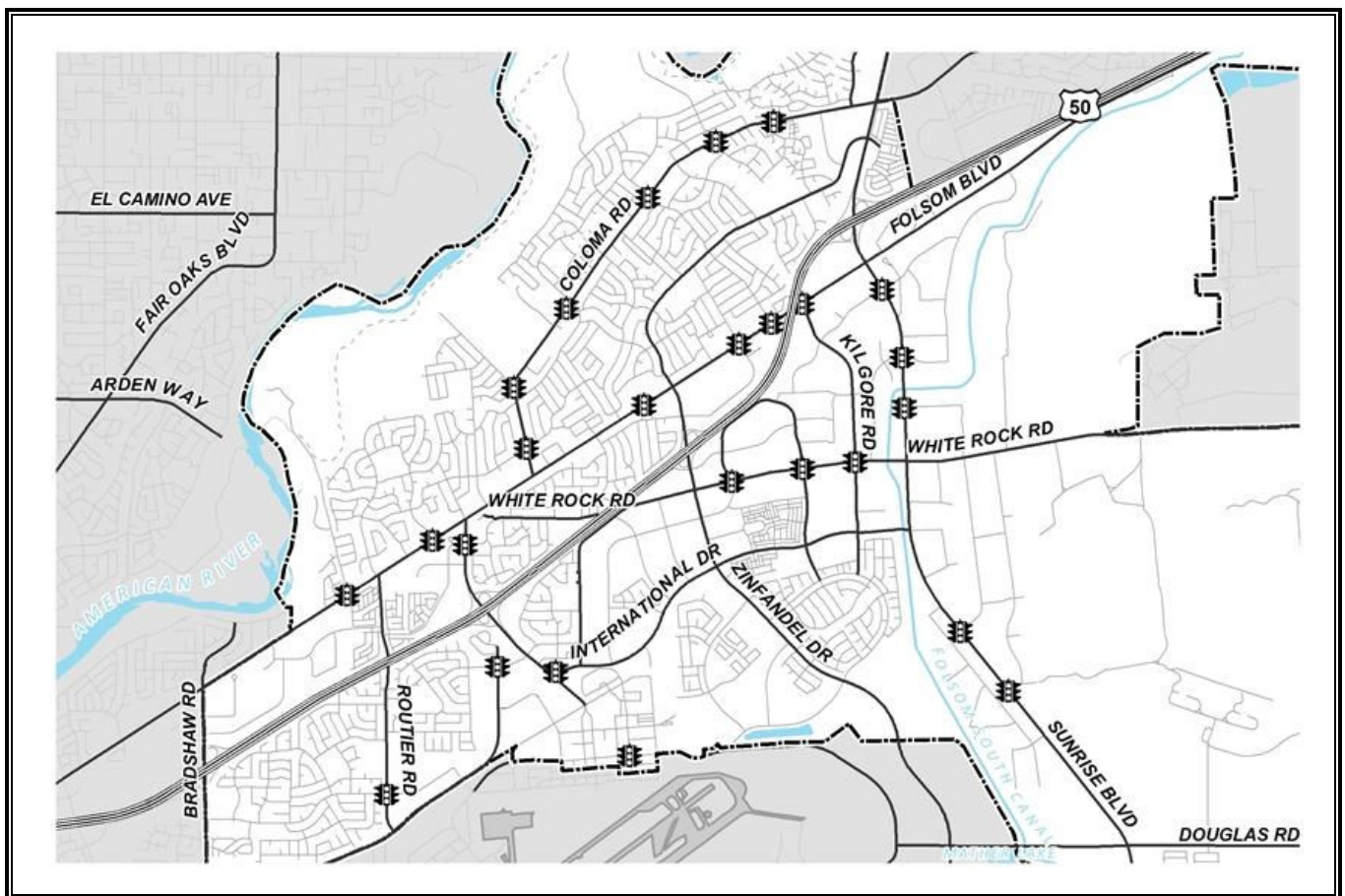


2013/2014-2017/2018 Capital Improvement Plan

Traffic Signal Battery Backup Installations (CP14-2131)

Project Budget: \$200,000

Anticipated Completion Date: 2014



Install battery backup systems at 25 key intersections located along major corridors such as Sunrise Boulevard, Folsom Boulevard, Coloma Road, International Drive, and White Rock Road. Battery backup systems will prevent traffic signals from going dark in the event of a power failure.

Traffic Signal Battery Backup Installations (CP14-2131)

Financing Plan & Tentative Schedule

Estimated Cost \$ 200

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2410 - Gas Tax	\$ 35	-	-	-	-	-	-	\$ 35
Funding Source To Be Determined	-	\$ 165	-	-	-	-	-	\$ 165
Grand Total	\$ 35	\$ 165	-	-	-	-	-	\$ 200

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (3%)	-	\$ 5	-	-	-	-	-	\$ 5
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (10%)	-	\$ 20	-	-	-	-	-	\$ 20
Construction Contract (88%)	-	\$ 175	-	-	-	-	-	\$ 175
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 200	-	-	-	-	-	\$ 200

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Public Works staff are seeking grant funds to complete this project.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

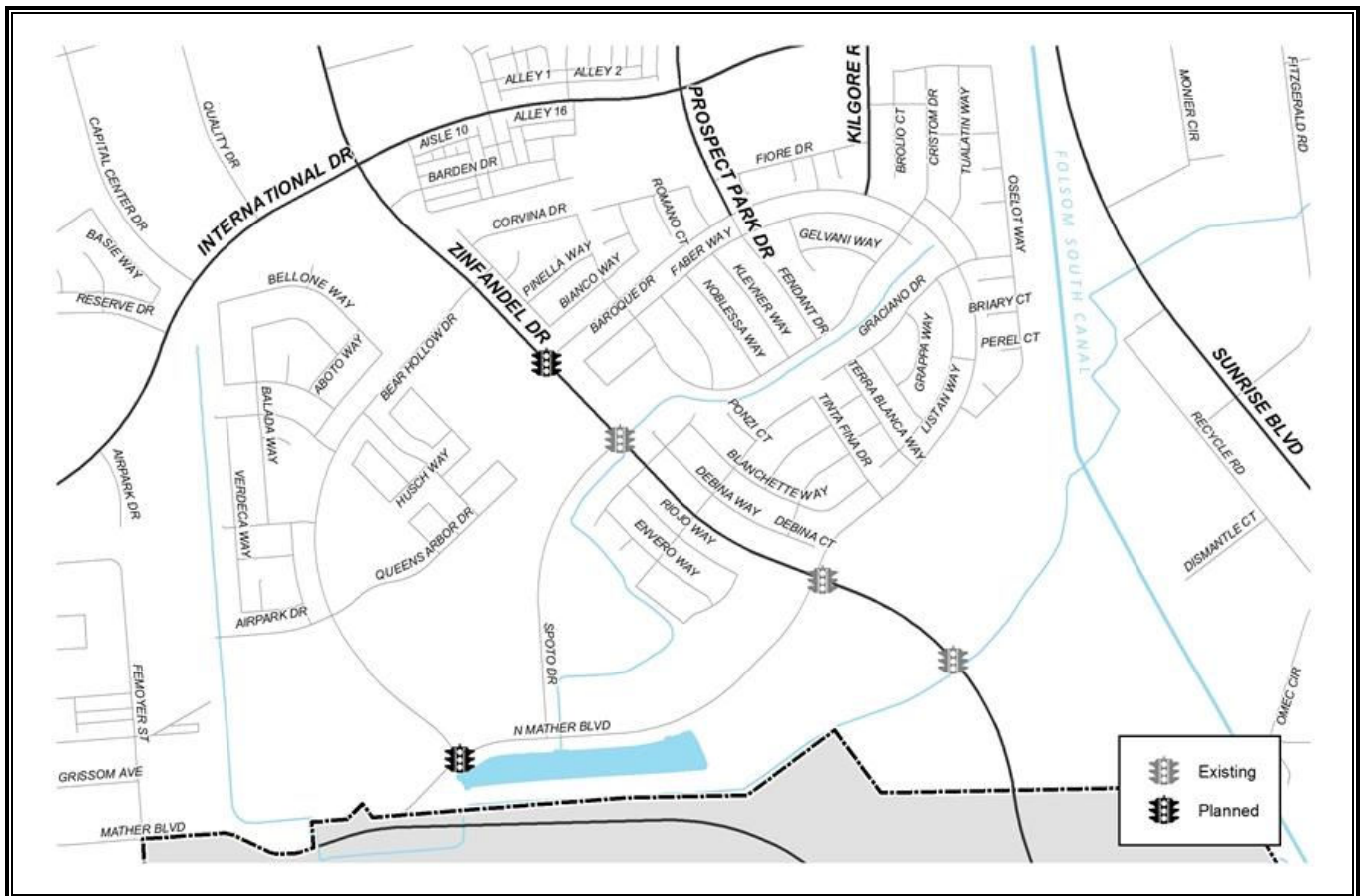


2013/2014-2017/2018 Capital Improvement Plan

Villages of Zinfandel Traffic Signals (CP09-2067)

Project Budget: \$1,766,000

Anticipated Completion Date: 2016



This project will construct intersection improvements and traffic signals at the remaining locations in the Villages of Zinfandel. These improvements are conditions of development and will be constructed and fully funded by the developer. Three of the signals are complete and two remain to be constructed. The completed signals are Baroque Drive, North Mather Boulevard, and at the bike trail connection. They are reflected on the map as existing.

Villages of Zinfandel Traffic Signals (CP09-2067)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 1,766

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Funded By Developer - Conditions of Approval	\$ 1,050	-	\$ 350	\$ 350	-	-	-	\$ 1,750
2251 - Traffic Mitigation Admin Impact Fees	\$ 6	-	\$ 5	\$ 5	-	-	-	\$ 16
Grand Total	\$ 1,056	-	\$ 355	\$ 355	-	-	-	\$ 1,766

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (1%)	\$ 6	-	\$ 5	\$ 5	-	-	-	\$ 16
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (99%)	\$ 1,050	-	\$ 350	\$ 350	-	-	-	\$ 1,750
Grand Total	\$ 1,056	-	\$ 355	\$ 355	-	-	-	\$ 1,766

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Operations								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Estimated costs for the five remaining traffic signals to be constructed at Developer cost located in the Villages of Zinfandel. This project documents the 5 remaining signals to be built by Developers in the Villages of Zinfandel, assumed to be constructed three signals in FY11/12, one in FY14/15 and one in FY15/16. Project completely Developer funded but includes some administration to cover City staff time.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

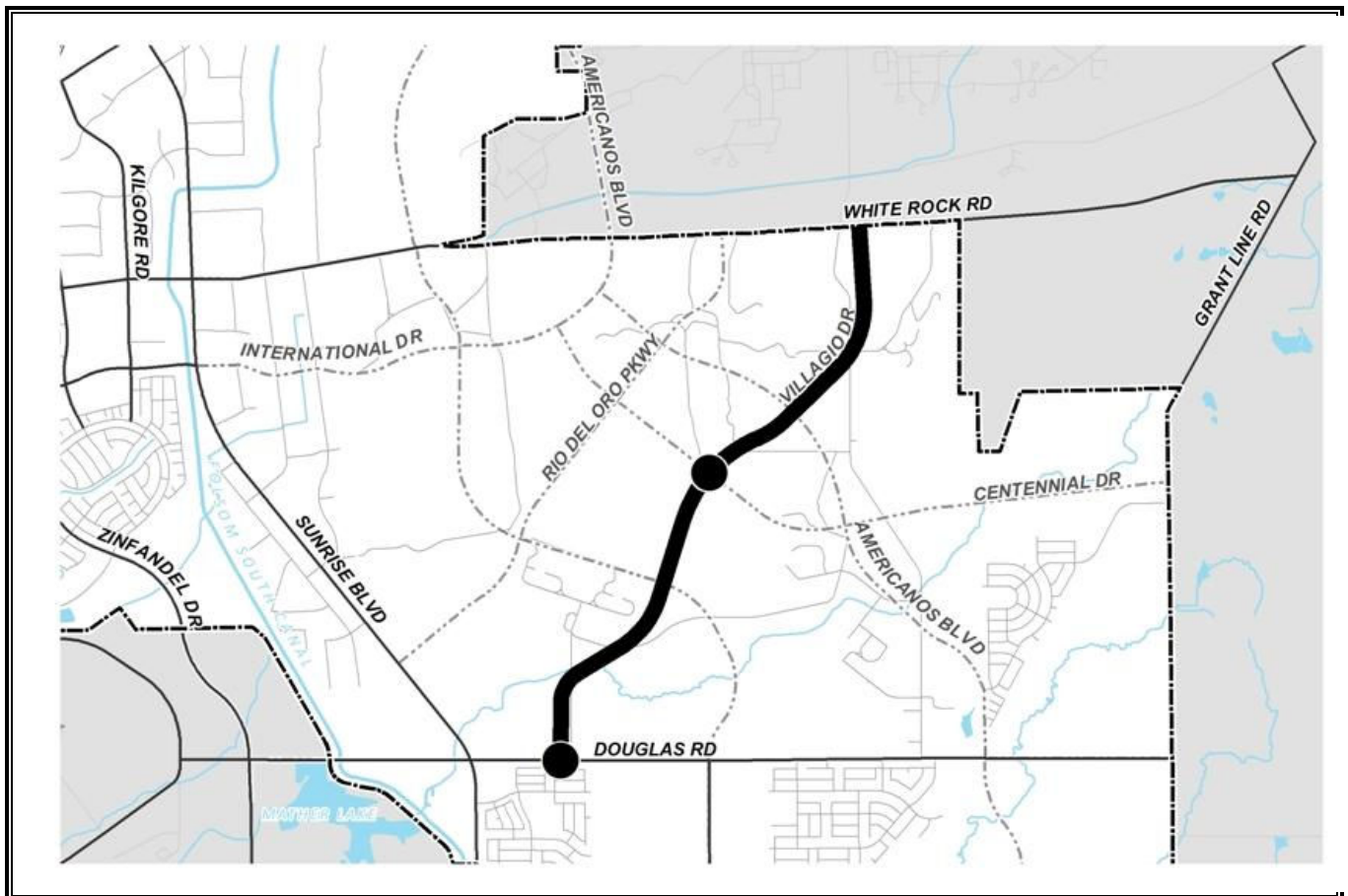


2013/2014-2017/2018 Capital Improvement Plan

Villagio, Douglas Road to White Rock Road (Plan)

Project Budget: \$2,616,000

Anticipated Completion Date: Post 2017/2018



This project will construct a new 2-lane road from Douglas Road to White Rock Road including intersection improvements at Douglas and Centennial. The 2-lane road will be constructed at developer cost. Project funding shown will be from transportation impact fees for intersection improvements.

Villagio, Douglas Road to White Rock Road (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ 2,616

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	-	-	-	\$2,616	\$ 2,616
Grand Total	-	-	-	-	-	-	\$2,616	\$ 2,616

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	-	-	-	-	\$2,616	\$ 2,616
Grand Total	-	-	-	-	-	-	\$2,616	\$ 2,616

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Fee credit developer (needs 1% admin costs). All post FY16/17.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

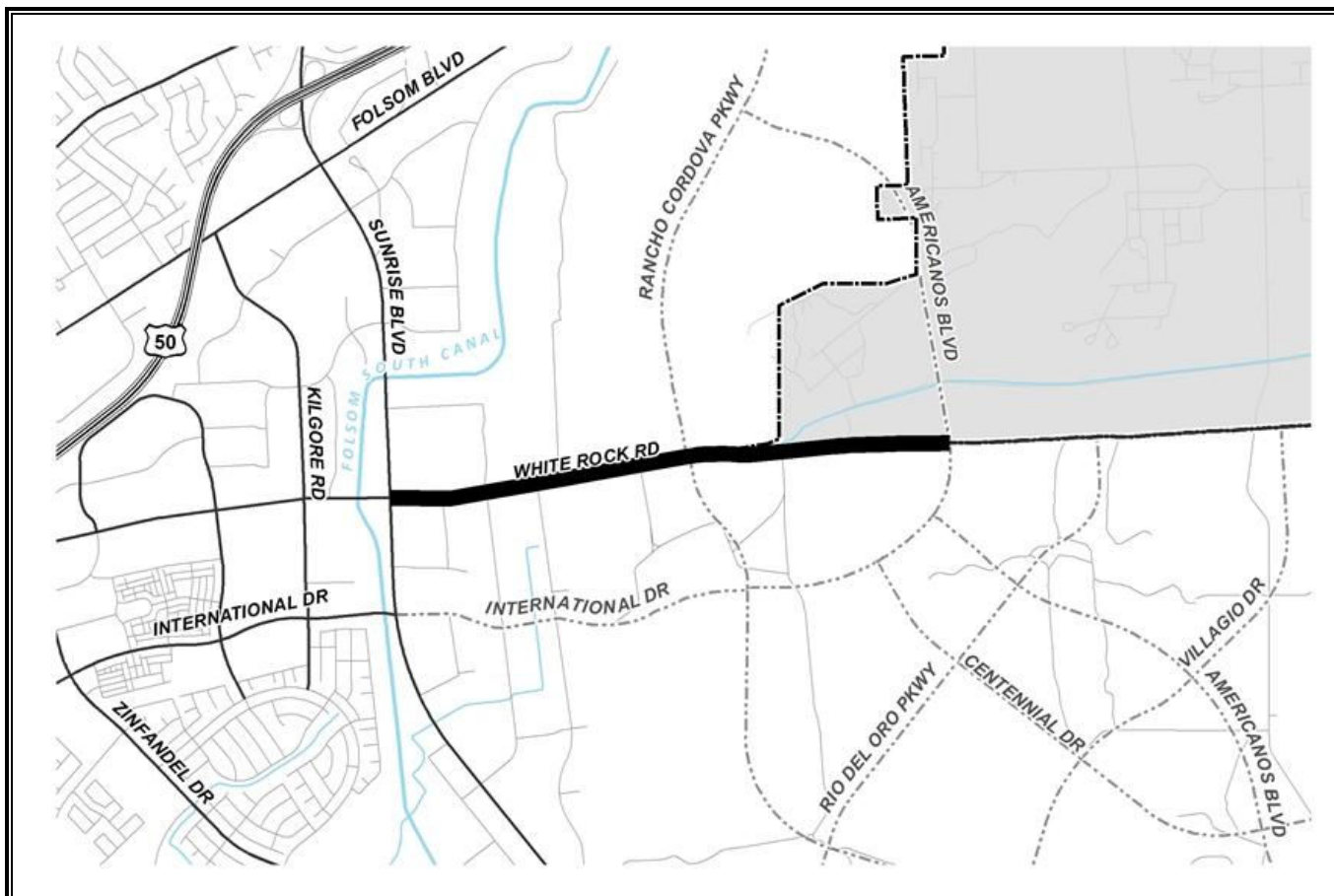


2013/2014-2017/2018 Capital Improvement Plan

White Rock Road Improvements Phase I, Sunrise Boulevard to International Drive (CP07-2055)

Project Budget: \$10,156,000

Anticipated Completion Date: 2015



This project will construct improvement to the existing six lane road from Sunrise Boulevard to Luyung Drive and reconstruct White Rock Road from Luyung Drive to approximately the future intersection of White Rock Road and International Drive to a four lane roadway with a 14 foot landscape median.

White Rock Road Improvements Phase I Sunrise Boulevard to International Drive (CP07-2055)

Financing Plan & Tentative Schedule

Estimated Cost \$ 10,156

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 3,975	-	\$ 250	-	-	-	-	\$ 4,225
2310 - Federal Grants	\$ 3,500	-	-	-	-	-	-	\$ 3,500
3000 - Capital Improvement Projects	\$ 25	-	-	-	-	-	-	\$ 25
Funding Source To Be Determined	-	\$ 2,406	-	-	-	-	-	\$ 2,406
Grand Total	\$ 7,500	\$ 2,406	\$ 250	-	-	-	-	\$ 10,156

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (11%)	\$ 1,050	\$ 50	-	-	-	-	-	\$ 1,100
Right of Way (4%)	\$ 50	\$ 350	-	-	-	-	-	\$ 400
Construction Engineering (10%)	-	\$ 345	\$ 675	-	-	-	-	\$ 1,020
Construction Contract (75%)	-	\$ 2,000	\$ 5,636	-	-	-	-	\$ 7,636
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 1,100	\$ 2,745	\$ 6,311	-	-	-	-	\$ 10,156

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

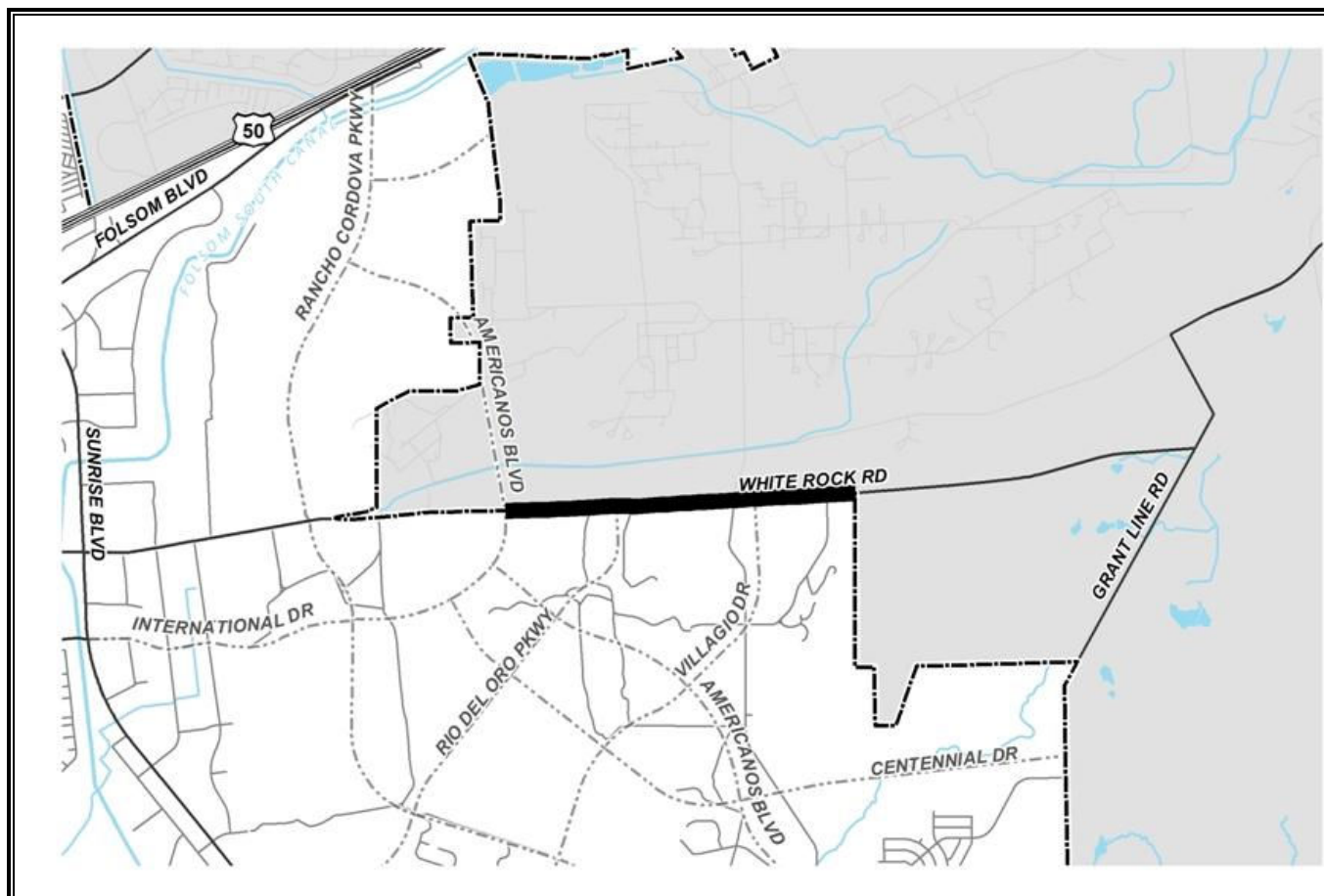


2013/2014-2017/2018 Capital Improvement Plan

White Rock Road Improvements Phase II, International Drive to City Limits (Plan)

Project Budget: \$8,210,000

Anticipated Completion Date: 2016



This project will construct improvement of White Rock Road from the approximate future intersection of White Rock Road and International Drive to the City Limits to a four lane roadway with a 14 foot landscape median.

White Rock Road Improvements Phase II International Drive to City Limits (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ 8,210

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	-	-	-	\$ 250	-	-	-	\$ 250
Funding Source To Be Determined	-	-	-	-	-	-	\$ 7,960	\$ 7,960
Grand Total	-	-	-	\$ 250	-	-	\$ 7,960	\$ 8,210

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	\$ 10	\$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (12%)	-	-	-	-	-	-	\$ 1,000	\$ 1,000
Construction Contract (88%)	-	-	-	-	-	-	\$ 7,200	\$ 7,200
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	-	-	-	\$ 8,210	\$ 8,210

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

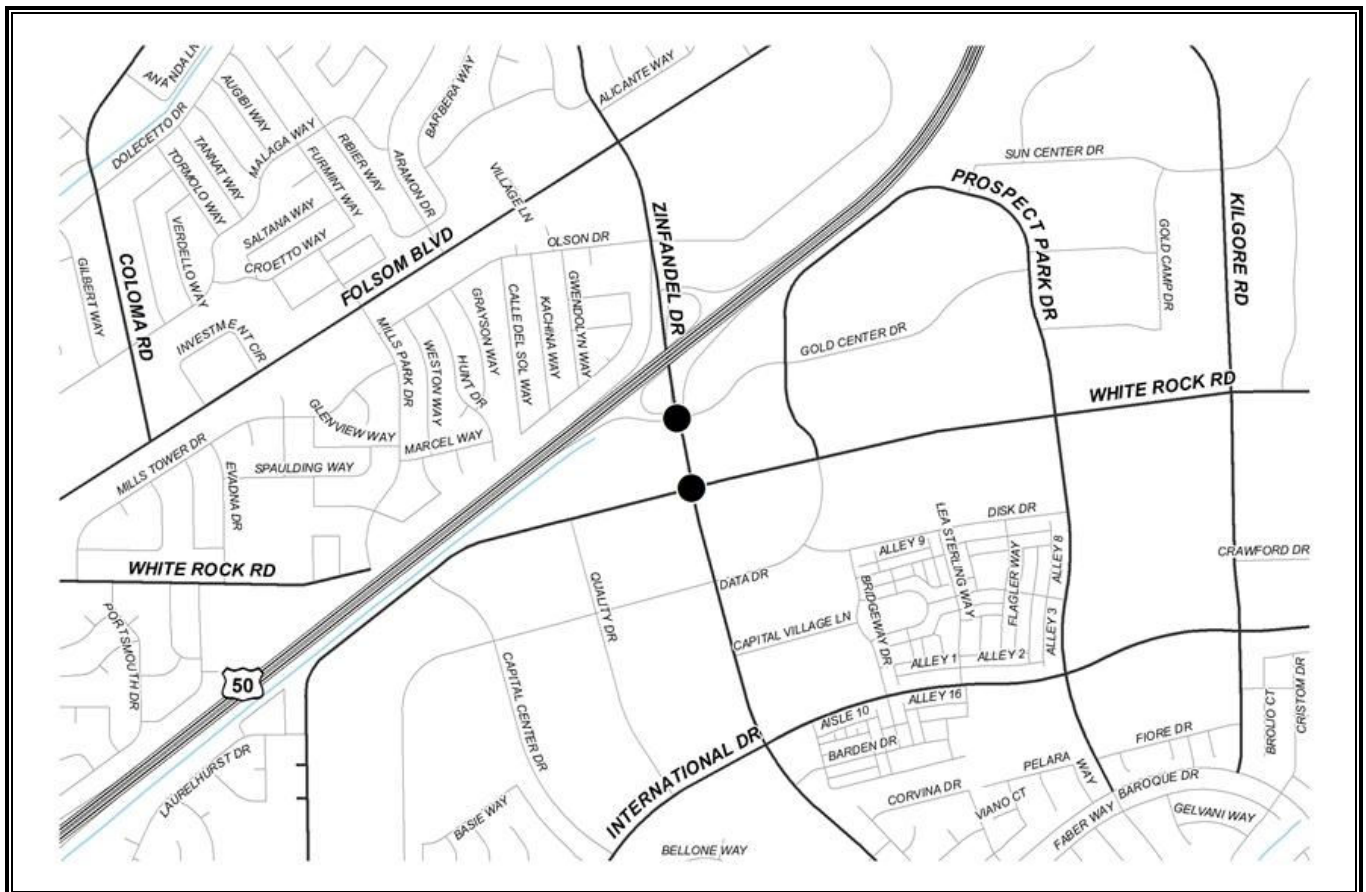


2013/2014-2017/2018 Capital Improvement Plan

Zinfandel Complex Phase I Feasibility Study (CP14-2132)

Project Budget: \$150,000

Anticipated Completion Date: 2015



This project will evaluate the White Rock Road and Zinfandel Drive intersection and the Highway 50 east bound ramps at the Gold Center Drive intersection for concepts to improve mobility and safety.

Zinfandel Complex Phase I Feasibility Study (CP14-2132)

Financing Plan & Tentative Schedule

Estimated Cost \$ 150

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	-	\$ 50	\$ 100	-	-	-	-	\$ 150
Grand Total	-	\$ 50	\$ 100	-	-	-	-	\$ 150

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (100%)	-	\$ 50	\$ 100	-	-	-	-	\$ 150
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 50	\$ 100	-	-	-	-	\$ 150

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

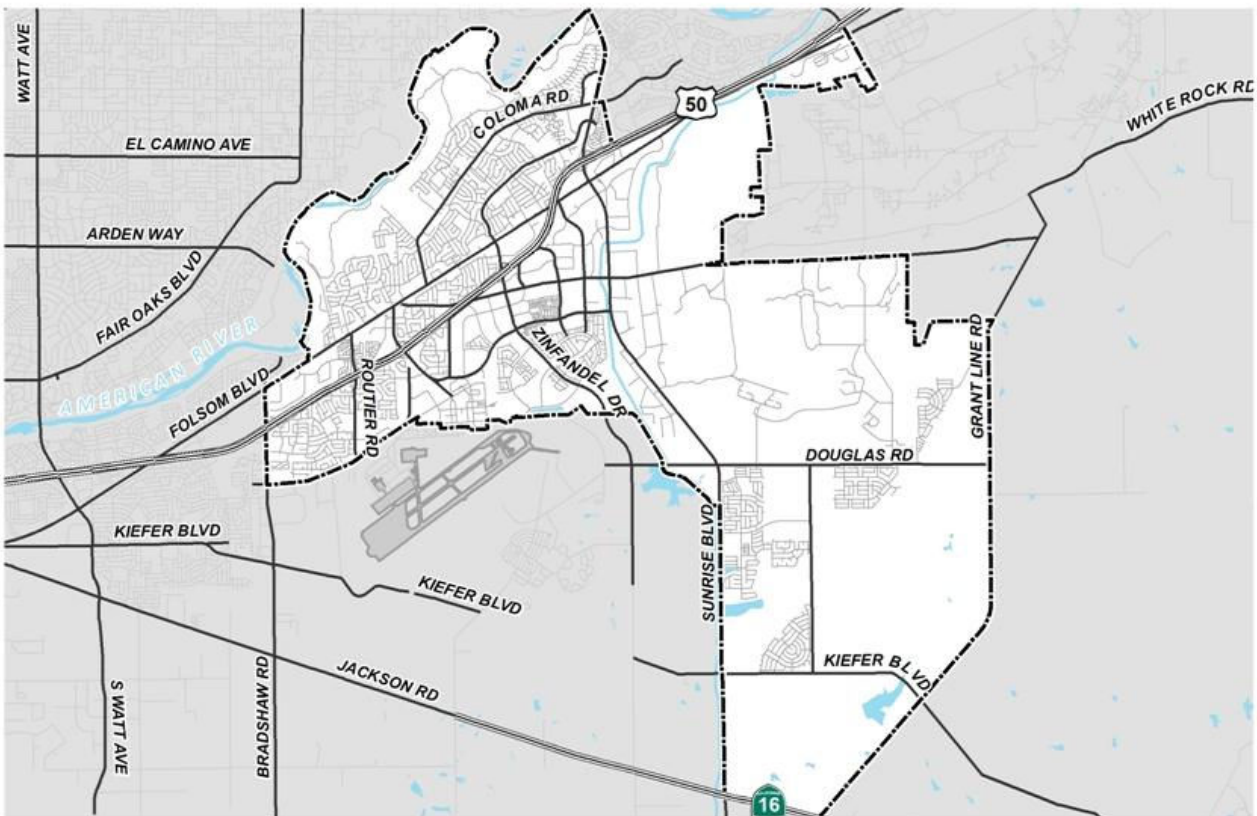


2013/2014-2017/2018 Capital Improvement Plan

2014/2015 NTMP Project (CP15-2135)

Project Budget: \$125,000

Anticipated Completion Date: 2015



This project will install traffic calming devices in several locations within the City. The project will be developed by the Neighborhood Traffic Safety Committee and City staff through an evaluation of relevant traffic data, resident submitted petitions and requests. The project will be selected from the Neighborhood Traffic Management Program database. These funds are for construction only.

2014/2015 NTMP Project (CP15-2135)

Financing Plan & Tentative Schedule

Estimated Cost \$ 125

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2423 - New Measure A Construction	-	-	\$ 125	-	-	-	-	\$ 125
Grand Total	-	-	\$ 125	-	-	-	-	\$ 125

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (4%)	-	-	\$ 5	-	-	-	-	\$ 5
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (20%)	-	-	\$ 25	-	-	-	-	\$ 25
Construction Contract (76%)	-	-	\$ 95	-	-	-	-	\$ 95
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	\$ 125	-	-	-	-	\$ 125

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

2014 Sidewalk Improvement Project (CP13-2126)

Project Budget: \$150,000

Anticipated Completion Date: 2014

This project will rehabilitate sidewalks at several locations within the City of Rancho Cordova. The projects are selected from the Sidewalk Rehabilitation list based on state of repair.

No.	Street Number	Street Name
1	10645	Ambassador Drive
2	10608	Apple Grove Way
3	2410	El Pavo Way
4	2972	Grayson Way
5	2979	Hunt Drive
6	2540	Las Casas Way
7	2700	Mendonca Drive
8	10356	Mills Tower Drive
9	10275	Octavia Way
10	9901	Old Placerville Road
11	10858	Paiute Way
12	9950	Palm Grove Drive
13	2600	Paseo Drive
14	3213	Pegasus Way
15	10211	Pistachio Way
16	10413	Reymouth Avenue
17	11220	Russian River Court
18	3046	Ryde Court
19	3048	Ryde Court (Side Portsmouth Drive)
20	9992	Stirling Park Drive
21	9996	Stirling Park Drive
22	2980	Treen Court
23	10667	Van Stralen Way

2014 Sidewalk Improvement Project (CP13-2126)

Financing Plan & Tentative Schedule

Estimated Cost \$ 150

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2340 - CDBG	-	\$ 100	-	-	-	-	-	\$ 100
2410 - Gas Tax	\$ 10	-	-	-	-	-	-	\$ 10
2421 - Measure A Construction	\$ 40	-	-	-	-	-	-	\$ 40
Grand Total	\$ 50	\$ 100	-	-	-	-	-	\$ 150

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (20%)	\$ 30	-	-	-	-	-	-	\$ 30
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (17%)	-	\$ 25	-	-	-	-	-	\$ 25
Construction Contract (63%)	-	\$ 95	-	-	-	-	-	\$ 95
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 30	\$ 120	-	-	-	-	-	\$ 150

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

2015 Sidewalk Improvement Project (CP14-2133)

Project Budget: \$150,000

Anticipated Completion Date: 2015

This project will rehabilitate sidewalks at several locations within the City of Rancho Cordova. The projects are selected from the Sidewalk Rehabilitation list based on state of repair.

No.	Street Number	Street Name
1	10277	Agnes Circle
2	10738	Ambassador Drive
3	2400	Aramon Drive
4	2605	Benny Way
5	2448	Berrywood Drive
6	2260	Bridlewood Drive
7	2945	Calle Del Sol Way
8	3352	Chiswell Way
9	2600	Don Juan Drive
10	2426	El Rocco Way (side El Chico Circle)
11	2032	Farnsworth Way
12	3340	Feltham Way
13	11001	Gelvani Way
14	10415	Georgetown Drive
15	10435	Georgetown Drive
16	2460	Glenfaire Drive
17	1951	Klamath River Drive
18	2723	Mendonca Drive
19	9933	Nebula Way
20	10555	Olson Drive
21	10828	Paiute Way
22	11154	Pit River Court
23	11150	Pit River Court (Side Klamath River Drive)
24	3135	Portsmouth Drive
25	10534	Saltana Way
26	3604	Sarament Court
27	9840	Tywood Court
28	2011	Van Nuys Way

2015 Sidewalk Improvement Project (CP14-2133)

Financing Plan & Tentative Schedule

Estimated Cost \$ 150

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2340 - CDBG	-	-	\$ 100	-	-	-	-	\$ 100
2423 - New Measure A Construction	\$ 50	-	-	-	-	-	-	\$ 50
Grand Total	\$ 50	-	\$ 100	-	-	-	-	\$ 150

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (20%)	-	\$ 30	-	-	-	-	-	\$ 30
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (17%)	-	-	\$ 25	-	-	-	-	\$ 25
Construction Contract (63%)	-	-	\$ 95	-	-	-	-	\$ 95
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 30	\$ 120	-	-	-	-	\$ 150

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

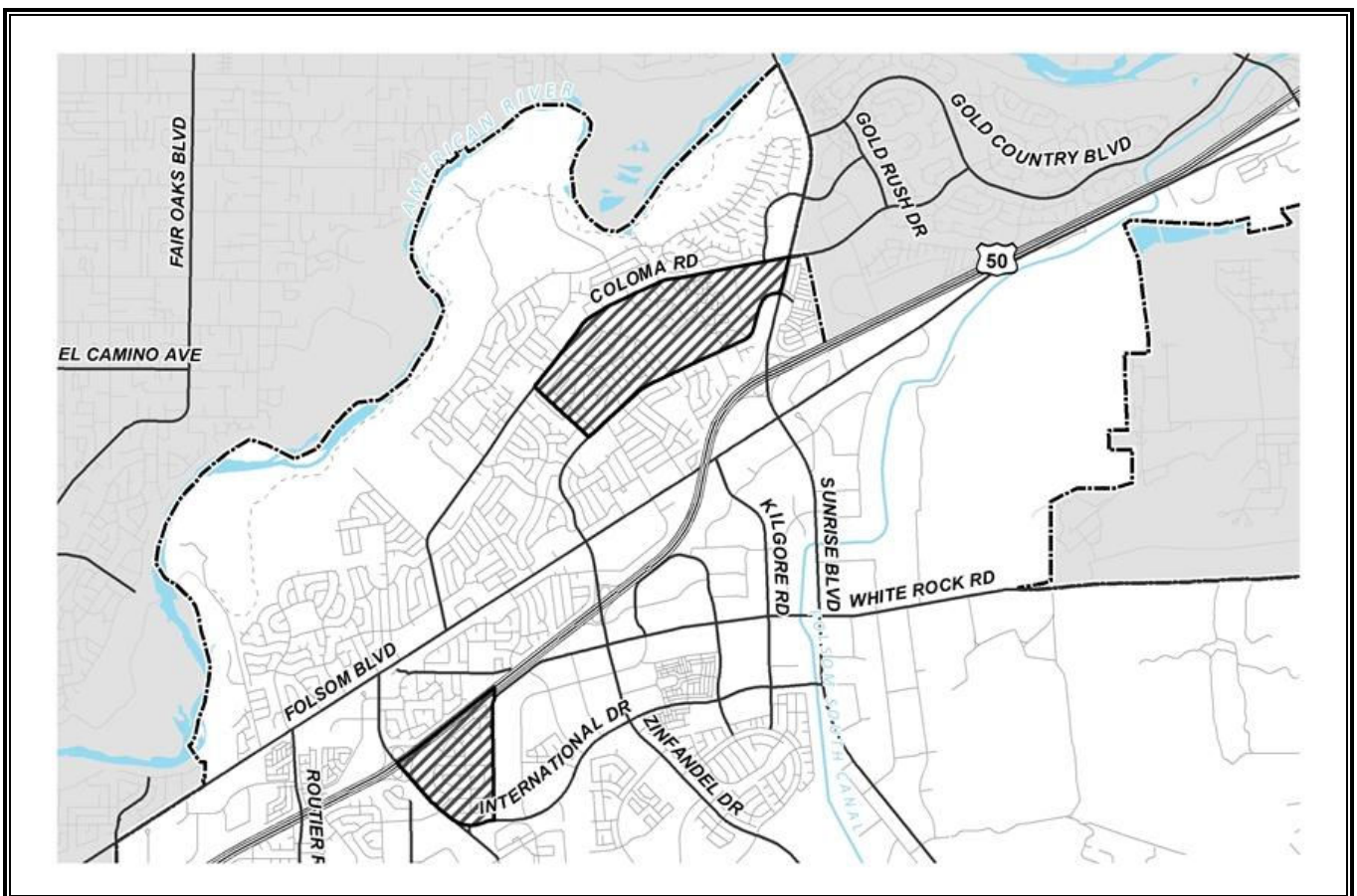


2013/2014-2017/2018 Capital Improvement Plan

2015 Street Rehabilitation Projects (CP13-2134)

Project Budget: \$3,100,000

Anticipated Completion Date: 2015



Many streets within the City of Rancho Cordova are in need of rehabilitation to enhance the pavement and increase driving comfort and safety. Roadways are being evaluated on an ongoing basis. When appropriate street rehabilitation projects will be done through our maintenance crews. Rehabilitation of the highest priority roadways will be provided as funds become available. The anticipated roadways are as follows:

- RC09
- RC06

2015 Street Rehabilitation Projects (CP13-2134)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 3,100

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2410 - Gas Tax	-	\$ 1,900	\$ 826	-	-	-	-	\$ 2,726
2700 - Supplemental Transportation Fee	-	\$ 200	-	-	-	-	-	\$ 200
7600 - Infrastructure Repair and Replacement	\$ 174	-	-	-	-	-	-	\$ 174
Grand Total	\$ 174	\$ 2,100	\$ 826	-	-	-	-	\$ 3,100

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (1%)	-	\$ 40	-	-	-	-	-	\$ 40
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (10%)	-	-	\$ 310	-	-	-	-	\$ 310
Construction Contract (89%)	-	-	\$ 2,750	-	-	-	-	\$ 2,750
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 40	\$ 3,060	-	-	-	-	\$ 3,100

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Project may be done under Maintenance depending on treatment needed. When the project is designed treatment will be determined.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

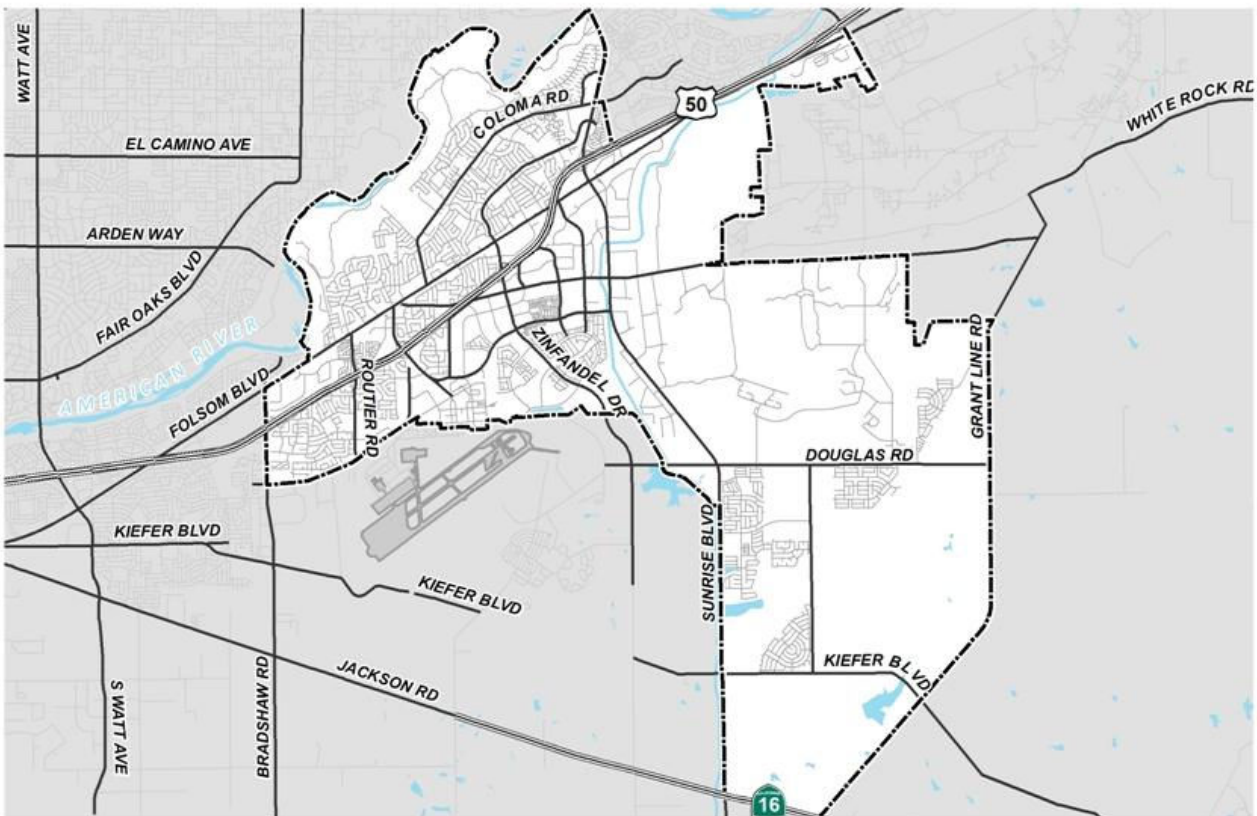


2013/2014-2017/2018 Capital Improvement Plan

2016/2017 NTMP Project (Plan)

Project Budget: \$125,000

Anticipated Completion Date: 2015



This project will install traffic calming devices in several locations within the City. The project will be developed by the Neighborhood Traffic Safety Committee and City staff through an evaluation of relevant traffic data, resident submitted petitions and requests. The project will be selected from the Neighborhood Traffic Management Program database. These funds are for construction only.

2016/2017 NTMP Project (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ 125

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2423 - New Measure A Construction	-	-	-	-	\$ 125	-	-	\$ 125
Grand Total	-	-	-	-	\$ 125	-	-	\$ 125

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (4%)	-	-	-	-	\$ 5	-	-	\$ 5
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (20%)	-	-	-	-	\$ 25	-	-	\$ 25
Construction Contract (76%)	-	-	-	-	\$ 95	-	-	\$ 95
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	-	\$ 125	-	-	\$ 125

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

2016 Sidewalk Improvement Project (Plan)

Project Budget: \$150,000

Anticipated Completion Date: 2016

This project will rehabilitate sidewalks at several locations within the City of Rancho Cordova. The projects are selected from the Sidewalk Rehabilitation list based on state of repair.

No.	Street Number	Street Name
1	10326	Birmingham Way
2	2709	Dawes Street
3	2132	Farnsworth Way
4	2031	Farnsworth Way
5	10417	Georgetown Drive
6	10853	Glenhaven Way
7	10155	Goinyour Way
8	3413	Granby Drive
9	2956	Grayson Way
10	2983	Hunt Drive
11	1530	Klamath River Drive
12	2434	La Loma Drive
13	2546	Las Casas Way
14	3500	Lyra Street
15	9851	Mars Way
16	2309	Mills Ranch Way
17	2336	Moraine Circle
18	10099	Nebula Way
19	3243	Nosler Court
20	10885	Oakton Way
21	10612	Olson Drive
22	2609	Palo Vista Way
23	2611	Paseo Drive
24	3062	Ramsgate Way
25	3064	Ramsgate Way
26	10250	Rinda Drive
27	10576	Semillon Way
28	10652	Valley View Drive
29	2003	Zinfandel Drive

2016 Sidewalk Improvement Project (PLAN)

Financing Plan & Tentative Schedule

Estimated Cost \$ 150

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2340 - CDBG	-	-	-	\$ 100	-	-	-	\$ 100
2423 - New Measure A Construction	-	-	-	\$ 50	-	-	-	\$ 50
Grand Total	-	-	-	\$ 150	-	-	-	\$ 150

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (20%)	-	-	-	\$ 30	-	-	-	\$ 30
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (17%)	-	-	-	\$ 25	-	-	-	\$ 25
Construction Contract (63%)	-	-	-	\$ 95	-	-	-	\$ 95
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	\$ 150	-	-	-	\$ 150

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

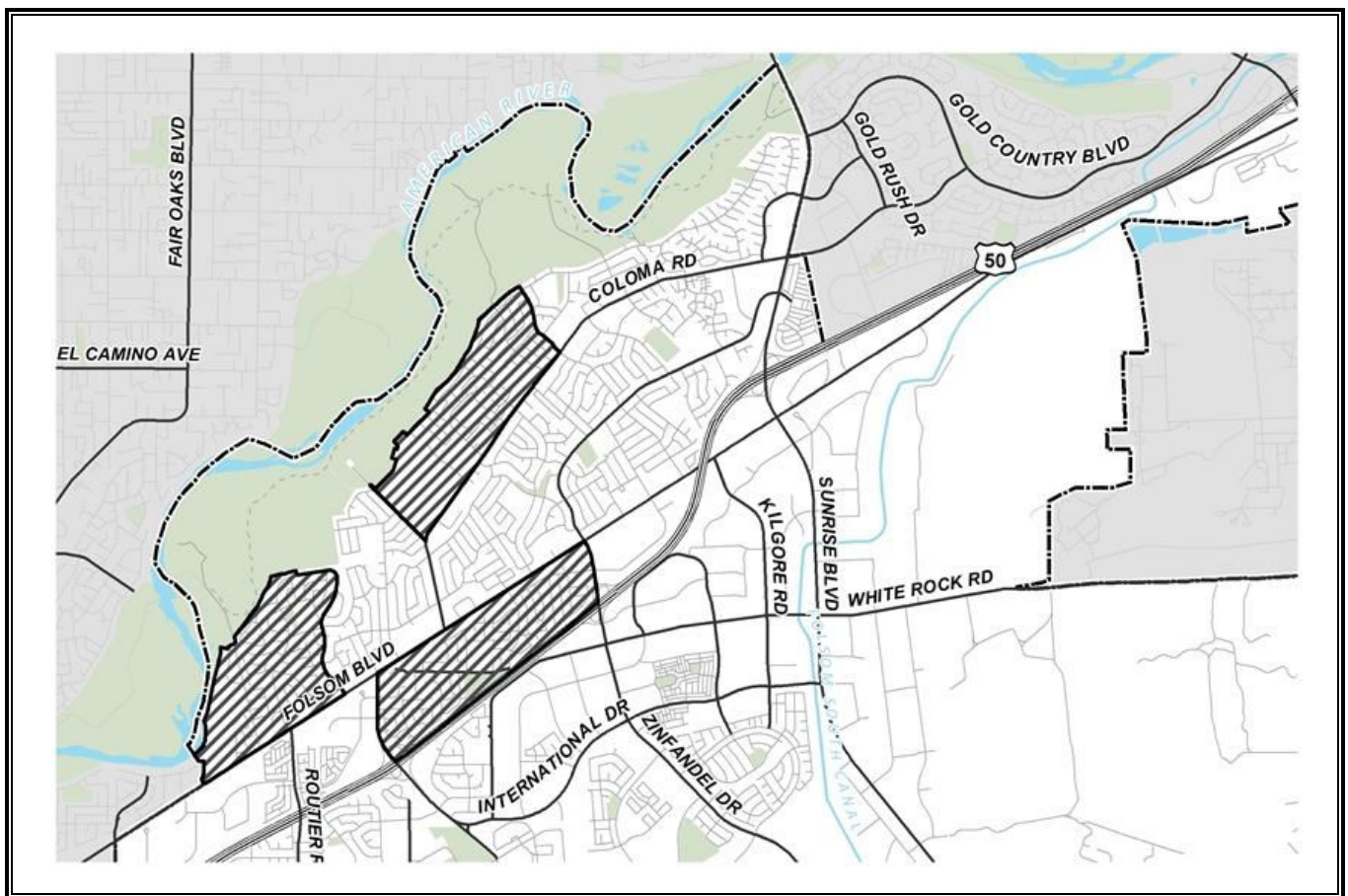


2013/2014-2017/2018 Capital Improvement Plan

2016 through 2019 Street Rehabilitation Projects (Plan)

Project Budget: \$5,700,000

Anticipated Completion Date: Ongoing



Many streets within the City of Rancho Cordova are in need of rehabilitation to enhance the pavement and increase driving comfort and safety. Roadways are being evaluated on an ongoing basis. When appropriate street rehabilitation projects will be done through our maintenance crews. Rehabilitation of the highest priority roadways will be provided as funds become available. The anticipated roadways are as follows:

- RC13
- RC01
- RC04

2016-2019 Street Rehabilitation Projects (Plan)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 5,700

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2410 - Gas Tax	-	-	-	\$ 1,500	\$ 1,500	\$ 1,000	\$ 1,700	\$ 5,700
Grand Total	-	-	-	\$ 1,500	\$ 1,500	\$ 1,000	\$ 1,700	\$ 5,700

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (3%)	-	-	-	\$ 40	\$ 40	\$ 40	\$ 40	\$ 160
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (10%)	-	-	-	\$ 150	\$ 150	\$ 60	\$ 200	\$ 560
Construction Contract (87%)	-	-	-	\$ 1,310	\$ 1,310	\$ 900	\$ 1,460	\$ 4,980
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	\$ 1,500	\$ 1,500	\$ 1,000	\$ 1,700	\$ 5,700

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Projects may be done under maintenance depending on the treatment needed. When the project is designed the treatment will be determined.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

2017 Sidewalk Improvement Project (Plan)

Project Budget: \$150,000

Anticipated Completion Date: 2017

This project will rehabilitate sidewalks at several locations within the City of Rancho Cordova. The projects are selected from the Sidewalk Rehabilitation list based on state of repair.

No.	Street Number	Street Name
1	3050	Abbot Court
2	10532	Abbottsford Way
3	10549	Ambassador Drive
4	2484	Berrywood Drive
5	10024	Bexley Drive
6	11108	Congo River Court
7	10251	Croydon Way
8	2708	Dawes Street
9	2100	Ellison Drive
10	3048	Evadna Drive
11	11021	Faber Way
12	2136	Farnsworth Way
13	2111	Forestlake Drive
14	2220	Gleneyre Court
15	3332	Hogarth Drive
16	2032	Maryvale Way
17	2041	Maryvale Way
18	10096	Nebula Way
19	3361	Nike Court
20	2254	Palmwood Court
21	2705	Paseo Drive
22	9911	Redstone Drive
23	10010	Rivermist Way
24	11090	Roanoke River Court
25	10476	Rose Hill Court
26	3027	Swansea Way
27	2400	Tuscano Court (side Semillon Way)
28	2918	Weston Way
29	11119	Woodkirk Court
30	2300	Zinfandel Drive

2017 Sidewalk Improvement Project (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ 150

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2340 - CDBG	-	-	-	-	\$ 100	-	-	\$ 100
2423 - New Measure A Construction	-	-	-	-	\$ 50	-	-	\$ 50
Grand Total	-	-	-	-	\$ 150	-	-	\$ 150

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (20%)	-	-	-	-	\$ 30	-	-	\$ 30
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (17%)	-	-	-	-	\$ 25	-	-	\$ 25
Construction Contract (63%)	-	-	-	-	\$ 95	-	-	\$ 95
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	-	\$ 150	-	-	\$ 150

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

2018 Sidewalk Improvement Project (Plan)

Project Budget: \$150,000

Anticipated Completion Date: 2018

This project will rehabilitate sidewalks at several locations within the City of Rancho Cordova. The projects are selected from the Sidewalk Rehabilitation list based on state of repair.

No.	Street Number	Street Name
1	10604	Apple Grove Way
2	2464	Berrywood Drive
3	10880	Bianco Way
4	2805	Black Coral Way
5	10328	Brenda Way
6	10504	Bronwood Way
7	3350	Butler Court
8	2540	Cabernet Way
9	2521	Cabernet Way
10	10361	Cardiff Way
11	3348	Chiswell Way
12	10283	Croydon Way
13	4003	Cuyamaca Circle
14	2158	Danbury Way
15	2501	Dawes Street
16	11134	Eel River Court
17	10025	El Chorlito Drive
18	2100	Ellison Drive
19	10935	Gadsten Way
20	10522	Georgetown Drive
21	10159	Goinyour Way
22	11843	Herodian Drive
23	3328	Hogarth Drive
24	1526	Klamath River Drive
25	10098	Nebula Way
26	10085	Nebula Way
27	10021	Nebula Way
28	11045	New River Circle
29	3066	Ramsgate Way
30	2612	Riesling Way
31	11224	Russian River Court
32	3600	Sarment Court
33	10840	Scotsman Way
34	10005	Sierra Glen Way
35	3019	Swansea Way
36	10013	Terrier Way
37	10045	Yukon River Way
38	2006	Zinfandel Drive

2018 Sidewalk Improvement Project (Plan)

Financing Plan & Tentative Schedule

Estimated Cost \$ 150

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2340 - CDBG	-	-	-	-	-	\$ 100	-	\$ 100
2423 - New Measure A Construction	-	-	-	-	-	\$ 50	-	\$ 50
Grand Total	-	-	-	-	-	\$ 150	-	\$ 150

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (20%)	-	-	-	-	-	\$ 30	-	\$ 30
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (17%)	-	-	-	-	-	\$ 25	-	\$ 25
Construction Contract (63%)	-	-	-	-	-	\$ 95	-	\$ 95
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	-	-	\$ 150	-	\$ 150

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



Section IV
Transportation Projects Not Receiving Additional Funding
Project Detail Sheets
Alphabetical Listing by Project Name
5 Year Transportation Improvement Plan
FY2013/2014 through FY2017/2018

Page No.	Type	Project Number	Project Name
IV-1	S	CP13-2122	Aramon Drive/Studarus Drive and Coloma Road Traffic Signal
IV-3	K	CP12-2108	Bicycle Traffic Signal Detection Project
IV-5	K	CP12-2107	Class II & III Bicycle System Expansion
IV-7	K	CP09-2078	Douglas Road Bike and Pedestrian Safety Improvement
IV-9	S	CP13-2124	Douglas Road and Grant Line Road Traffic Signal
IV-11	R	CP06-2024	Douglas Road Phase I, Rancho Cordova Parkway to Borderlands Drive
IV-13	L	CP07-2033	Folsom Boulevard Enhancements Phase II
IV-15	M	CP10-2088	Folsom Boulevard Enhancements Phase III
IV-17	S	CP13-2120	Mills Middle School Signal Modification and Pedestrian Improvements
IV-19	R	CP06-2027	North Mather Boulevard, Mather Boulevard Connection to Villages of Zinfandel
IV-21	M	CP06-2048	ROW Program / Contingency
IV-23	S	CP13-2123	Signal Interconnect on Coloma Road
IV-25	P	CP13-2127	Sunrise Boulevard Sidewalk, Bridge Street to Gold Country
IV-27	P	CP12-2103	White Rock Road Sidewalk Improvements
IV-29	P	CP12-2115	Zinfandel Drive and Folsom Boulevard Intersection Improvements
IV-31	M	CP10-2098	2010 NTMP Project
IV-33	P	CP12-2109	2012 ADA Sidewalk Improvement Project
IV-35	P	CP13-2117	2012 Old Placerville Complete Street Project
IV-37	R	CP12-2104	2012 Street Rehabilitation Project
IV-39	R	CP12-2105	2012 Sunrise Boulevard Street Rehabilitation Project
IV-41	M	CP13-2119	2013 NTMP Project
IV-43	P	CP13-2110	2013 Sidewalk Improvement Project
IV-45	R	CP13-2118	2014 Street Rehabilitation Project

Type Key

- B = Bridge
- I = Interchange
- K = Bikeway
- L = Streetscaping
- M = Miscellaneous/Multiple Types
- O = Overlay
- P = Right of Way Accessibility and Pedestrian Improvements
- R = Road Improvements
- S = Signal / Intersection Reconstruction

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2013/2014-2017/2018 Capital Improvement Plan

Aramon Drive/Studarus Drive and Coloma Road Traffic Signal (CP13-2122)

Project Budget: \$532,000

Anticipated Completion Date: 2014



The project will install a new traffic signal at the intersection of Aramon Drive/Studarus Drive and Coloma Road.

Aramon Drive/Stударus Drive & Coloma Road Traffic Signal (CP13-2122)

Financing Plan & Tentative Schedule

Estimated Cost \$ 532

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2310 - Federal Grants	\$ 464	-	-	-	-	-	-	\$ 464
2410 - Gas Tax	\$ 68	-	-	-	-	-	-	\$ 68
Grand Total	\$ 532	-	-	-	-	-	-	\$ 532

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (12%)	\$ 63	-	-	-	-	-	-	\$ 63
Right of Way (0%)	\$ 2	-	-	-	-	-	-	\$ 2
Construction Engineering (12%)	-	\$ 65	-	-	-	-	-	\$ 65
Construction Contract (76%)	-	\$ 402	-	-	-	-	-	\$ 402
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 65	\$ 467	-	-	-	-	-	\$ 532

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

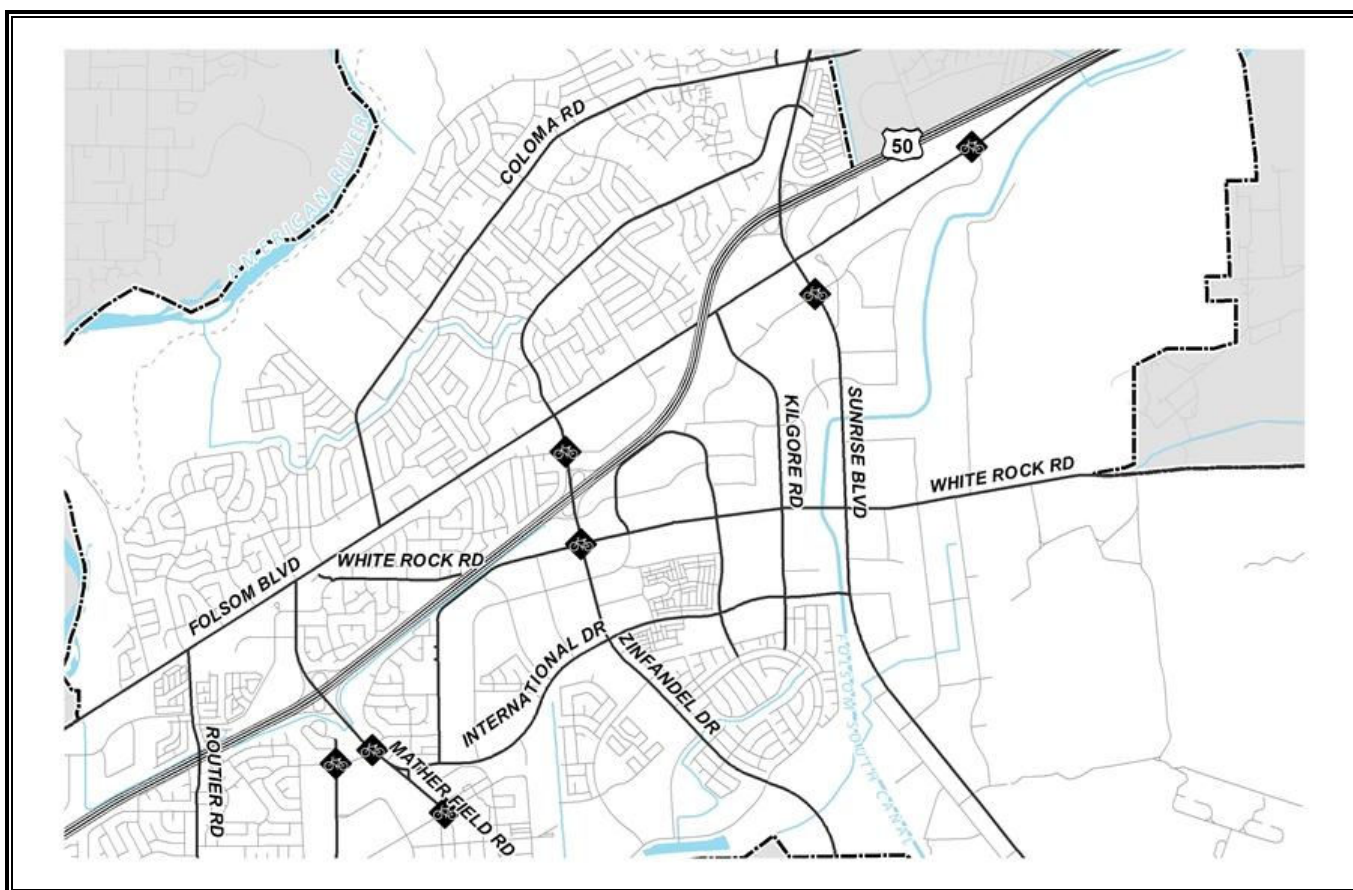


2013/2014-2017/2018 Capital Improvement Plan

Bicycle Traffic Signal Detection Project (CP12-2108)

Project Budget: \$237,000

Anticipated Completion Date: 2013



The project will include the installation of inductive loop sensors or bike push buttons to detect bicycles with metal rims with the options of a push button device at seven intersections in the City. The locations are as follows:

1. Zinfandel Drive and Olson Drive
2. Mather Field Road and Rockingham Drive
3. Sunrise Boulevard and Trade Center Drive
4. Zinfandel Drive and White Rock Road
5. Rockingham Drive and Old Placerville Road
6. Folsom Boulevard and Mercantile Drive
7. Mather Field Road and Peter A. McCuen

Bicycle Traffic Signal Detection Project (CP12-2108)

Financing Plan & Tentative Schedule

Estimated Cost \$ 237

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 237	-	-	-	-	-	-	\$ 237
Grand Total	\$ 237	-	-	-	-	-	-	\$ 237

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (17%)	\$ 40	-	-	-	-	-	-	\$ 40
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (14%)	\$ 32	-	-	-	-	-	-	\$ 32
Construction Contract (70%)	\$ 165	-	-	-	-	-	-	\$ 165
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 237	-	-	-	-	-	-	\$ 237

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

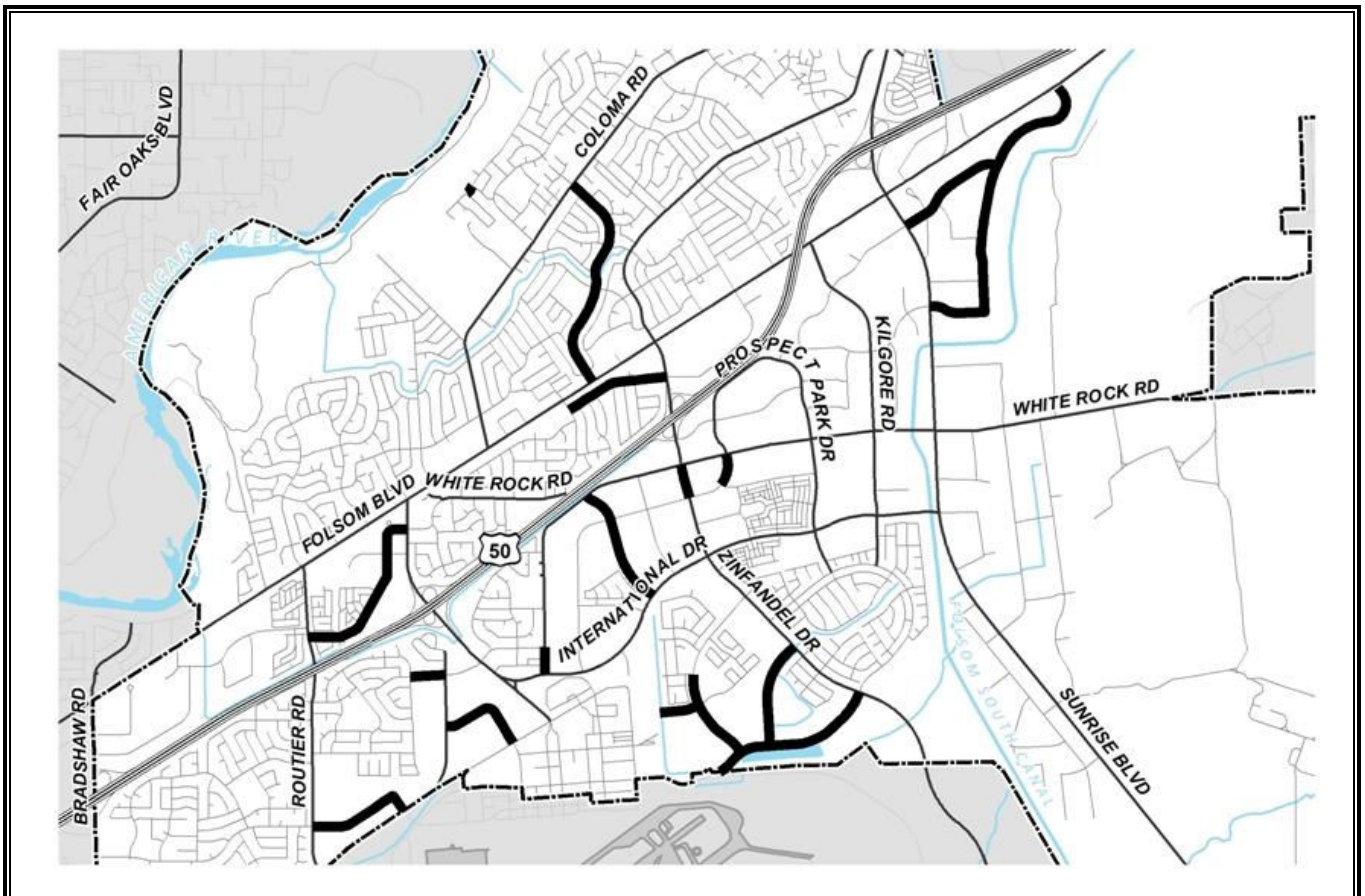


2013/2014-2017/2018 Capital Improvement Plan

Class II & III Bicycle System Expansion Project (CP12-2107)

Program Budget: \$237,300

Anticipated Completion Date: June 2013



This project will install striping and signage along Class II Bike Corridors throughout the City. The Class II Bike Lanes will designate a specific lane for bicyclist at the shoulder of the road.

Class II & III Bicycle System Expansion (CP12-2107)

Financing Plan & Tentative Schedule

Estimated Cost \$ 237

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2421 - Measure A Construction	\$ 237	-	-	-	-	-	-	\$ 237
Grand Total	\$ 237	-	-	-	-	-	-	\$ 237

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (10%)	\$ 24	-	-	-	-	-	-	\$ 24
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (9%)	\$ 21	-	-	-	-	-	-	\$ 21
Construction Contract (81%)	\$ 192	-	-	-	-	-	-	\$ 192
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 237	-	-	-	-	-	-	\$ 237

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

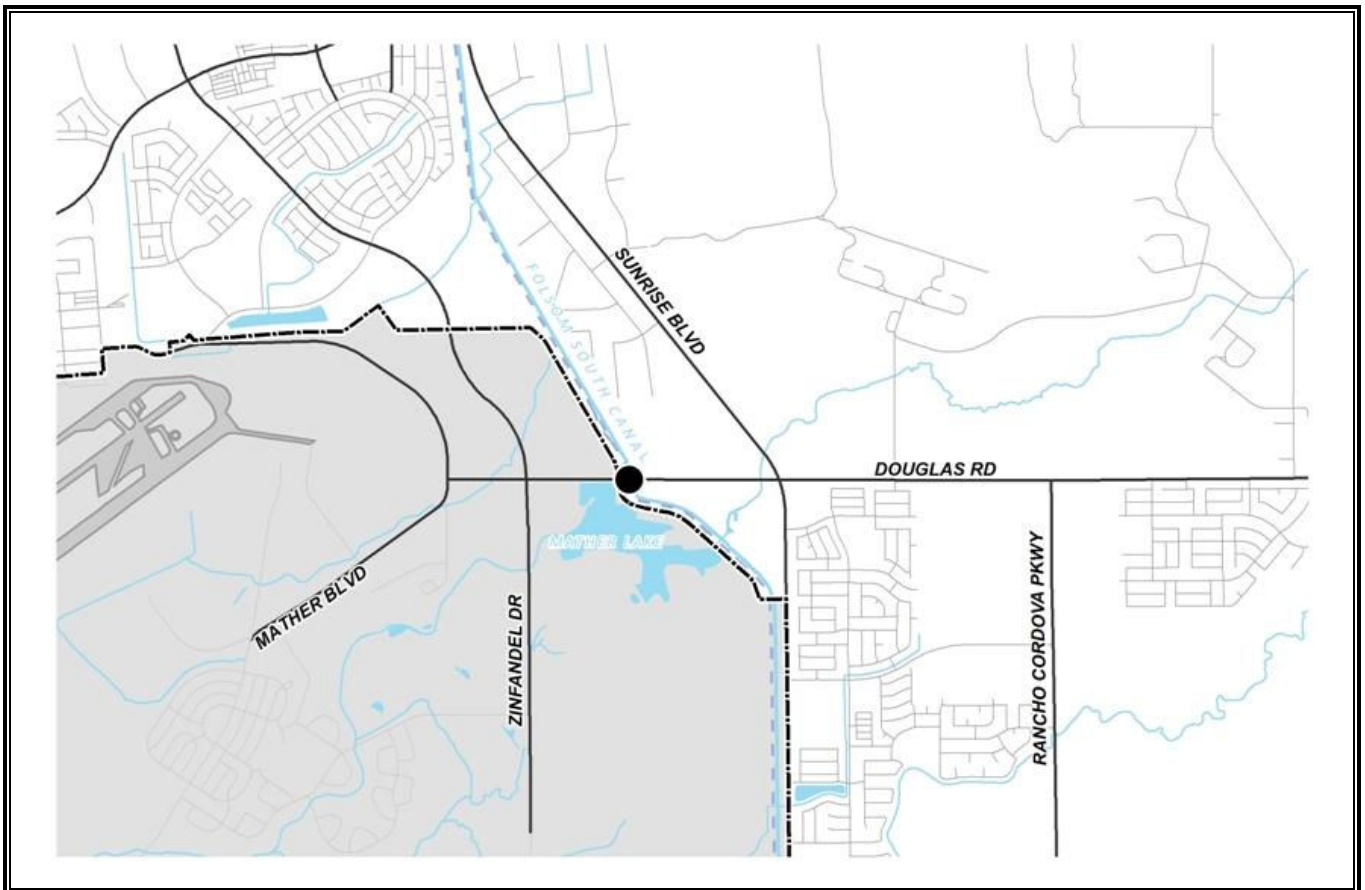


2013/2014-2017/2018 Capital Improvement Plan

Douglas Road Bike and Pedestrian Safety Improvement (CP09-2078)

Project Budget: \$231,000

Complete



The project will provide a bicycle trail connection to the Folsom South Canal at Douglas Road.

Douglas Road Bike and Pedestrian Safety Improvement (CP09-2078)

Financing Plan & Tentative Schedule

Estimated Cost \$ 231

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 40	-	-	-	-	-	-	\$ 40
2250 - Traffic Mitigation Impact Fee	\$ 144	-	-	-	-	-	-	\$ 144
2410 - Gas Tax	\$ 47	-	-	-	-	-	-	\$ 47
Grand Total	\$ 231	-	-	-	-	-	-	\$ 231

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (36%)	\$ 84	-	-	-	-	-	-	\$ 84
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (13%)	\$ 31	-	-	-	-	-	-	\$ 31
Construction Contract (50%)	\$ 116	-	-	-	-	-	-	\$ 116
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 231	-	-	-	-	-	-	\$ 231

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Plan to advance the Federal Funds in the 2012 Delivery Plan, currently programmed in FFY 2014.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

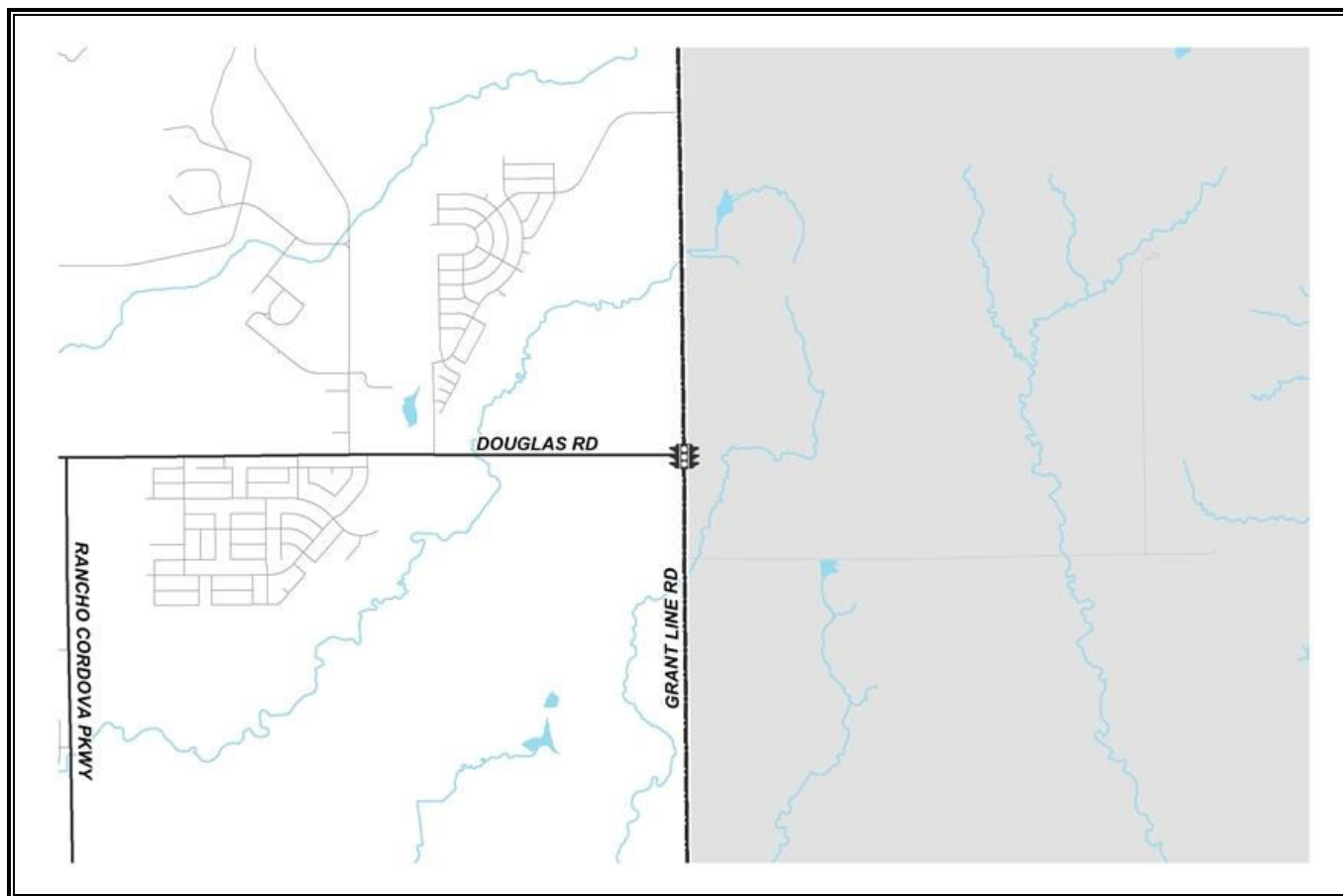


2013/2014-2017/2018 Capital Improvement Plan

Douglas Road and Grant Line Road Traffic Signal (CP13-2124)

Project Budget: \$1,041,000

Anticipated Completion Date: 2014



The project will install a new traffic signal at the intersection of Douglas Road and Grant Line Road. This project will also include widening of Douglas Road and Grant Line Road to accommodate left and right turn pockets and bicycle lanes.

Douglas Road & Grant Line Road Traffic Signal (CP13-2124)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 1,041

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 338	-	-	-	-	-	-	\$ 338
2310 - Federal Grants	\$ 703	-	-	-	-	-	-	\$ 703
Grand Total	\$1,041	-	-	-	-	-	-	\$ 1,041

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (14%)	\$ 141	-	-	-	-	-	-	\$ 141
Right of Way (4%)	\$ 40	-	-	-	-	-	-	\$ 40
Construction Engineering (9%)	-	\$ 91	-	-	-	-	-	\$ 91
Construction Contract (74%)	-	\$ 769	-	-	-	-	-	\$ 769
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 181	\$ 860	-	-	-	-	-	\$ 1,041

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

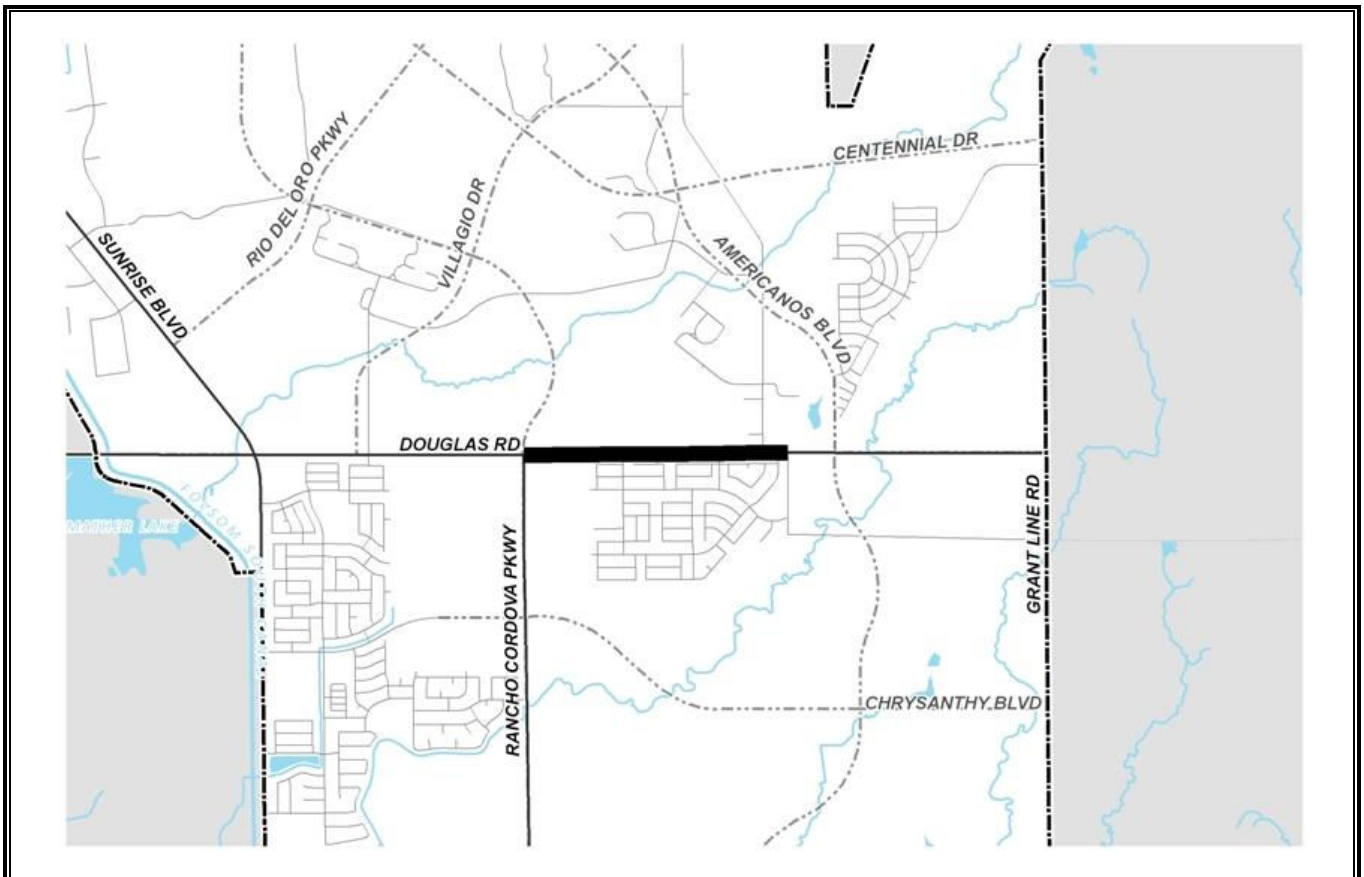


2013/2014-2017/2018 Capital Improvement Plan

Douglas Road (CP06-2024) – Phase I Rancho Cordova Parkway to Borderlands Drive

Project Budget: \$2,146,000

Anticipated Completion Date: 2013



The project consists of three lanes and frontage improvements south of ultimate centerline generally from Rancho Cordova Parkway to Borderlands Drive. The striping will be in an interim configuration allowing one eastbound lane, one westbound lane and a two-way left turn lane.

Douglas Road Rancho Cordova Parkway to Borderlands Drive (CP06-2024)

Financing Plan & Tentative Schedule

Estimated Cost \$ 2,146

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 2,146	-	-	-	-	-	-	\$ 2,146
Grand Total	\$ 2,146	-	-	-	-	-	-	\$ 2,146

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	\$ 2,136	\$ 10	-	-	-	-	-	\$ 2,146
Grand Total	\$ 2,136	\$ 10	-	-	-	-	-	\$ 2,146

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: No impact fees will actually be expended, the revenue allocation is for purposes of establishing the credit agreement.

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

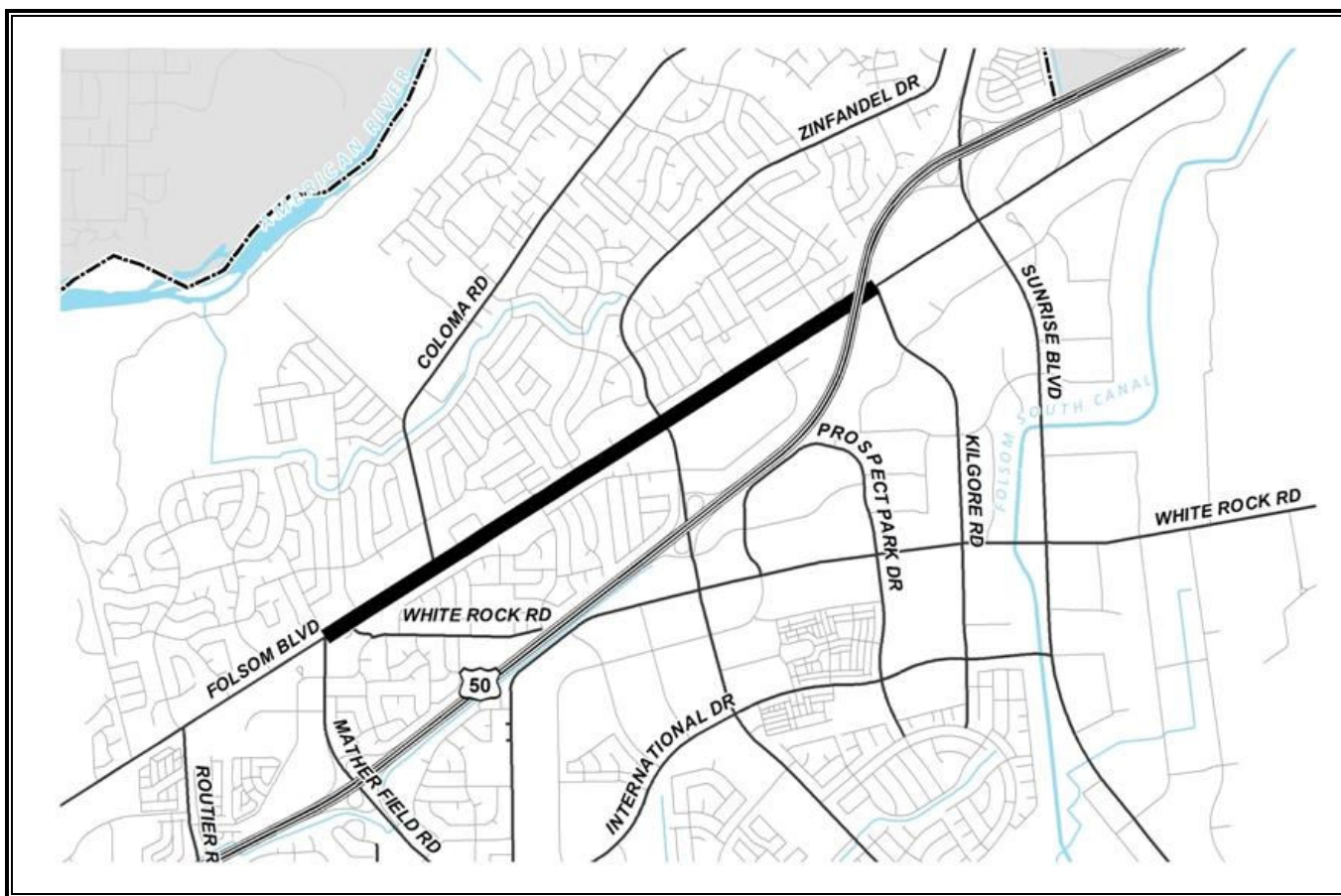


2013/2014-2017/2018 Capital Improvement Plan

Folsom Boulevard Enhancements Phase II (CP07-2033)

Project Budget: \$14,449,000

Complete



This project will provide for improved safety and mobility along Folsom Boulevard between Mather Field Road and Sunrise Boulevard. The proposed enhancements include the installation of landscaped medians, construction of sidewalks, landscaping, lighting and intersection improvements. Phase I was completed under CP05-2011. Phase III was completed under CP10-2088.

Folsom Boulevard Enhancements Phase II (CP07-2033)

Financing Plan & Tentative Schedule

Estimated Cost \$ 14,449

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	\$ 17	-	-	-	-	-	-	\$ 17
2250 - Traffic Mitigation Impact Fee	\$ 1,025	-	-	-	-	-	-	\$ 1,025
2310 - Federal Grants	\$ 8,939	-	-	-	-	-	-	\$ 8,939
2320 - State Grants	\$ 680	-	-	-	-	-	-	\$ 680
2421 - Measure A Construction	\$ 680	-	-	-	-	-	-	\$ 680
2423 - New Measure A Construction (Bonds)	\$ 1,608	-	-	-	-	-	-	\$ 1,608
7600 - Infrastructure Repair and Replacement	\$ 554	-	-	-	-	-	-	\$ 554
Funding Provided By County or Other Outside Agency	\$ 526	-	-	-	-	-	-	\$ 526
9100 - Redevelopment Administration	\$ 420	-	-	-	-	-	-	\$ 420
Grand Total	\$ 14,449	-	-	-	-	-	-	\$ 14,449

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (18%)	\$ 2,534	-	-	-	-	-	-	\$ 2,534
Right of Way (3%)	\$ 488	-	-	-	-	-	-	\$ 488
Construction Engineering (9%)	\$ 1,250	-	-	-	-	-	-	\$ 1,250
Construction Contract (70%)	\$ 10,177	-	-	-	-	-	-	\$ 10,177
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 14,449	-	-	-	-	-	-	\$ 14,449

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Obligation was at 90% rather than the assumed 85% obligation authority applied to total HPP funding of \$6.6M results increased \$339,216 of the previous \$5,610,000 for a total \$5,939,216. Staff costs and other expenditures not eligible for federal reimbursement to come from Measure A in addition to required 20% match for HPP funds.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

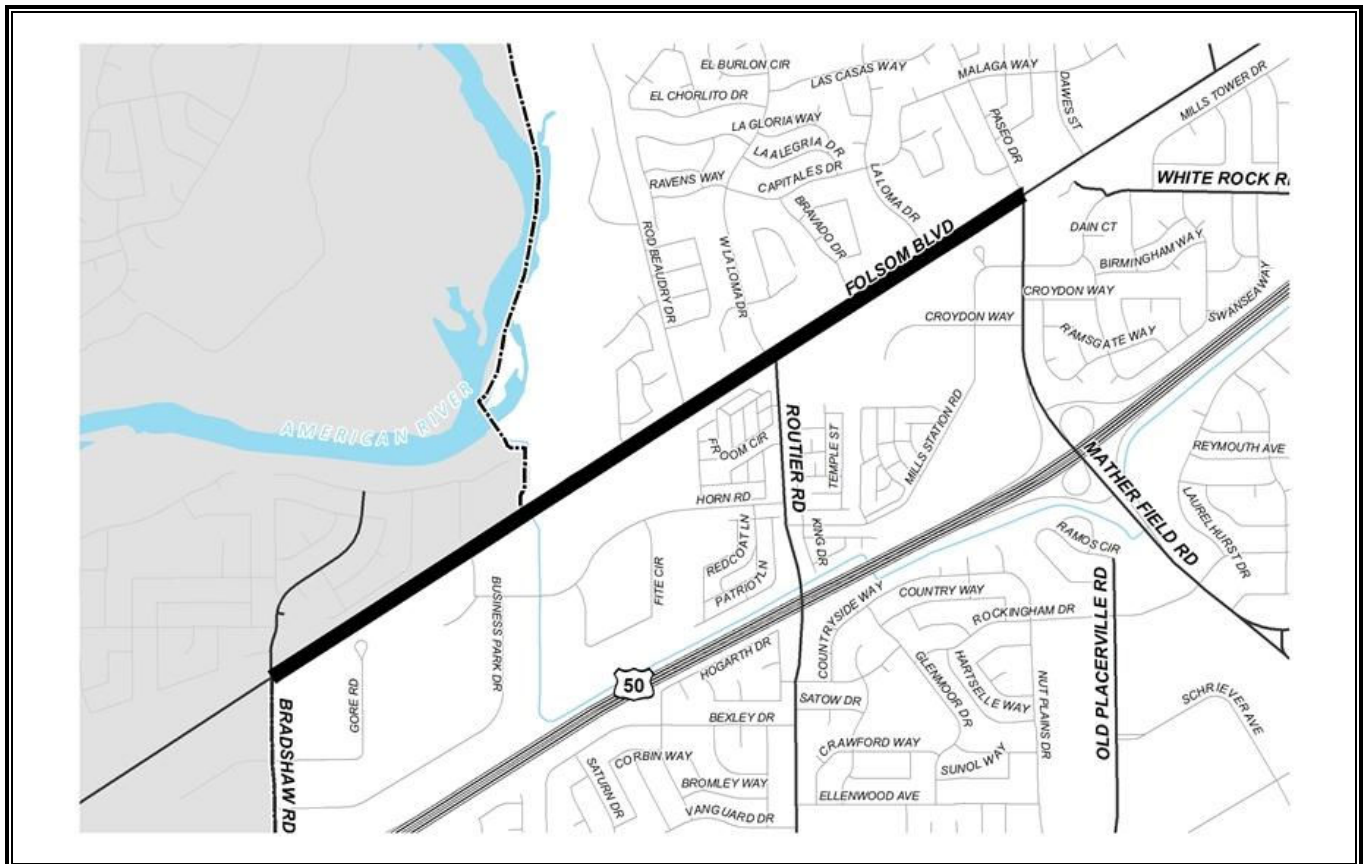


2013/2014-2017/2018 Capital Improvement Plan

Folsom Boulevard Enhancements Phase III (CP10-2088)

Project Budget: \$6,476,000

Complete



This project will provide for improved aesthetics and safety along Folsom Boulevard between Bradshaw Road and Mather Field Road. The enhancements include the installation of new sidewalks, landscaping, medians, street lights, and intersection improvements. Road reconstruction and resurfacing will also be performed within the project limits.

Folsom Boulevard Enhancements Phase III (CP10-2088)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 6,476

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2320 - State Grants	\$ 2,724	-	-	-	-	-	-	\$ 2,724
2421 - Measure A Construction	\$ 275	-	-	-	-	-	-	\$ 275
2423 - New Measure A Construction (Bonds)	\$ 3,059	-	-	-	-	-	-	\$ 3,059
2550 - Storm Water Utility Tax	\$ 338	-	-	-	-	-	-	\$ 338
3000 - Capital Improvement Projects	\$ 80	-	-	-	-	-	-	\$ 80
Grand Total	\$ 6,476	-	-	-	-	-	-	\$ 6,476

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (10%)	\$ 631	-	-	-	-	-	-	\$ 631
Right of Way (1%)	\$ 41	-	-	-	-	-	-	\$ 41
Construction Engineering (13%)	\$ 814	-	-	-	-	-	-	\$ 814
Construction Contract (77%)	\$ 4,990	-	-	-	-	-	-	\$ 4,990
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 6,476	-	-	-	-	-	-	\$ 6,476

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: SLPP Bond Funding from the State is being advanced with local dollars that are expected to be swapped in FY11/12. The amount is \$2,724,000 and will be swapped with Supplemental Transportation Funds (Fund 2700) which has sufficient fund balance to cover the swap until the bonds are issued. The bonds have been issued and the Supplemental Transportation Funds have been

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

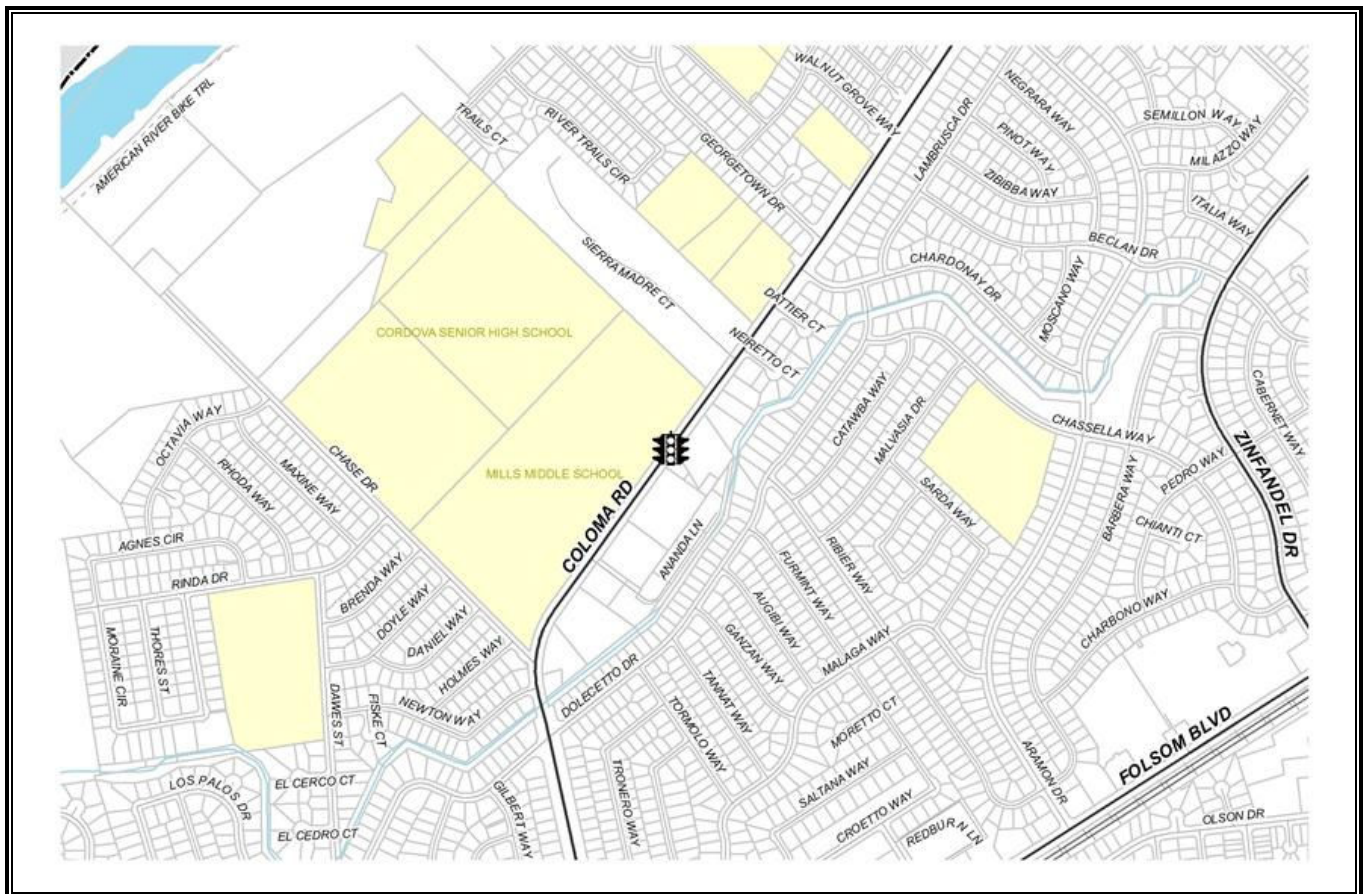


2013/2014-2017/2018 Capital Improvement Plan

Mills Middle School Signal Modification and Pedestrian Improvements (CP13-2120)

Project Budget: \$365,000

Anticipated Completion Date: 2014



Install traffic signals and pedestrian countdown heads, construct curb ramps and upgrade crosswalks on Coloma Road just east of Chase Drive at the Mills Middle School parking lot entrance.

Mills Middle School Signal Modification & Pedestrian Improvements (CP13-2120)

Financing Plan & Tentative Schedule

Estimated Cost \$ 365

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2320 - State Grants	\$ 270	-	-	-	-	-	-	\$ 270
2410 - Gas Tax	\$ 95	-	-	-	-	-	-	\$ 95
Grand Total	\$ 365	-	-	-	-	-	-	\$ 365

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (11%)	\$ 40	-	-	-	-	-	-	\$ 40
Right of Way (4%)	\$ 13	-	-	-	-	-	-	\$ 13
Construction Engineering (11%)	\$ 40	-	-	-	-	-	-	\$ 40
Construction Contract (73%)	\$ 200	\$ 67	-	-	-	-	-	\$ 267
Other Costs (1%)	-	\$ 5	-	-	-	-	-	\$ 5
Grand Total	\$ 293	\$ 72	-	-	-	-	-	\$ 365

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Other Costs are Community Outreach costs for the grant requirements.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



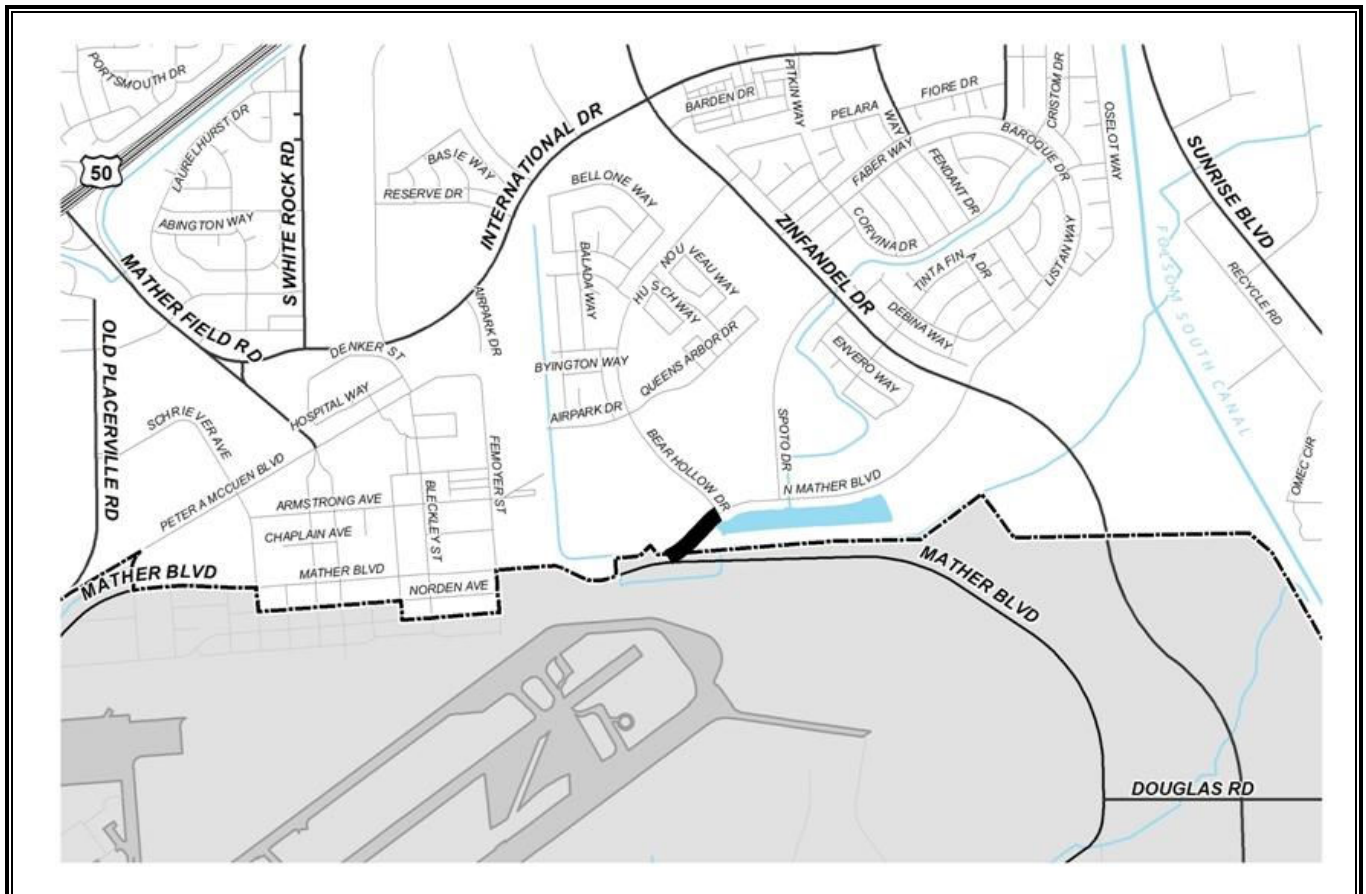
2013/2014-2017/2018 Capital Improvement Plan

North Mather Boulevard (CP06-2027)

Mather Boulevard Connection to Villages of Zinfandel

Project Budget: \$508,000

Anticipated Completion Date: 2014



The project proposes to repair existing pavement and construct a new two-lane connection from Mather Boulevard to North Mather Boulevard.

North Mather Boulevard, Mather Boulevard Connection to Villages of Zinfandel (CP06-2027)

Financing Plan & Tentative Schedule

Estimated Cost \$ 508

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 383	-	-	-	-	-	-	\$ 383
2256 - VOZ Traffic Mitigation Impact Fees	\$ 30	-	-	-	-	-	-	\$ 30
3000 - Capital Improvement Projects	\$ 95	-	-	-	-	-	-	\$ 95
Grand Total	\$ 508	-	-	-	-	-	-	\$ 508

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (19%)	\$ 98	-	-	-	-	-	-	\$ 98
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (10%)	-	\$ 50	-	-	-	-	-	\$ 50
Construction Contract (71%)	-	\$ 360	-	-	-	-	-	\$ 360
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 98	\$ 410	-	-	-	-	-	\$ 508

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

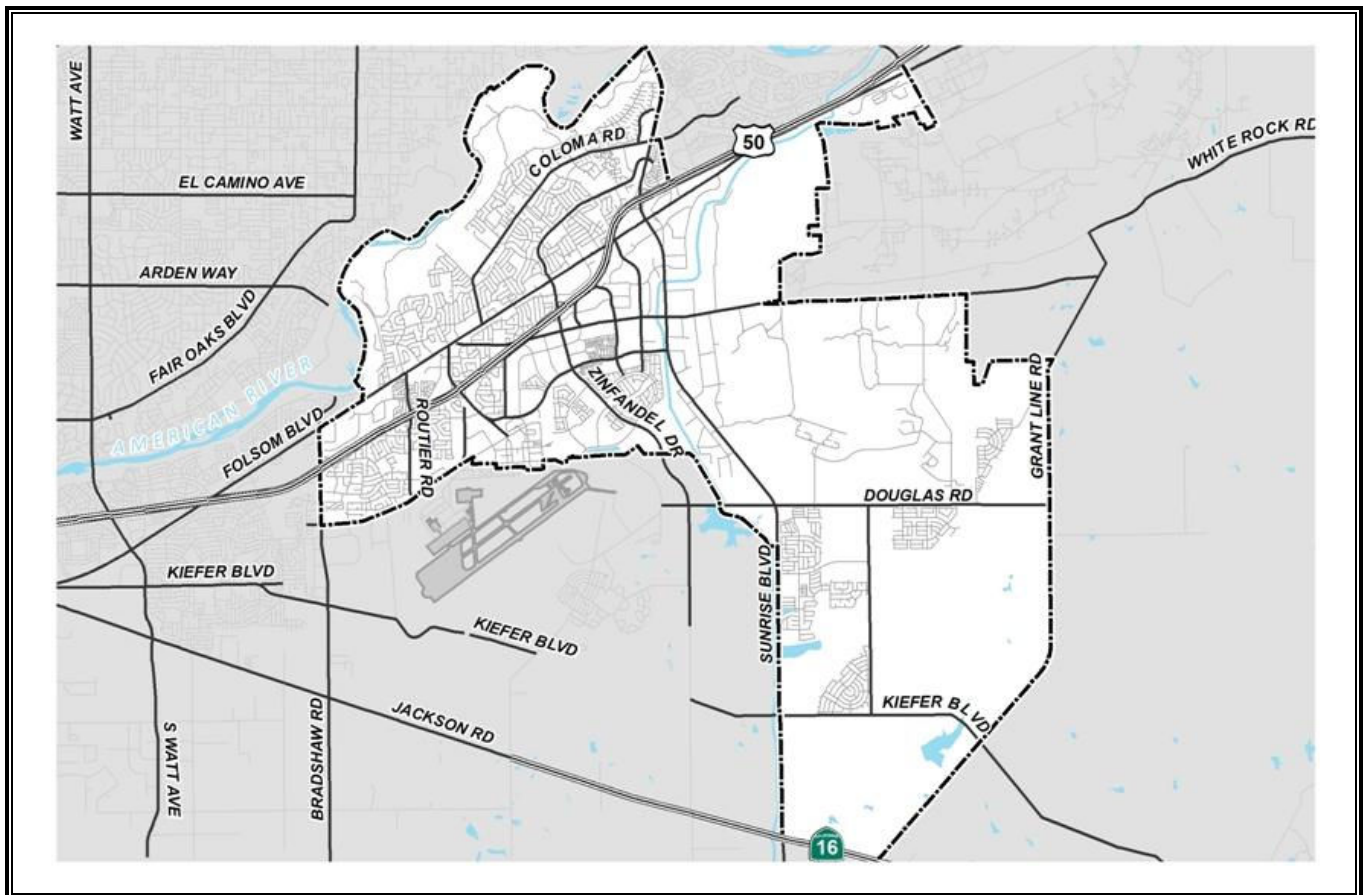


2013/2014-2017/2018 Capital Improvement Plan

ROW Program/Contingency (CP06-2048)

Project Budget: \$3,373,000

Anticipated Completion Date: Ongoing



These funds are reserved for construction overruns, right-of-way acquisition, and federal and state grant match requirements on other Capital Improvement Projects within this document.

ROW Program / Contingency (CP06-2048)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 3,373

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2246 - SD Traffic Mitigation Impact Fees	\$ 339	-	-	-	-	-	-	\$ 339
2256 - VOZ Traffic Mitigation Impact Fees	\$ 170	-	-	-	-	-	-	\$ 170
2410 - Gas Tax	\$ 1	-	-	-	-	-	-	\$ 1
2421 - Measure A Construction	\$ 45	-	-	-	-	-	-	\$ 45
2550 - Storm Water Utility Tax Fund	\$ 2,818	-	-	-	-	-	-	\$ 2,818
Grand Total	\$ 3,373	-	-	-	-	-	-	\$ 3,373

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	\$ 10	-	-	-	-	-	-	\$ 10
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	\$ 2,363	\$ 1,000	-	-	-	-	\$ 3,363
Grand Total	\$ 10	\$ 2,363	\$ 1,000	-	-	-	-	\$ 3,373

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: This project includes grant match funds.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

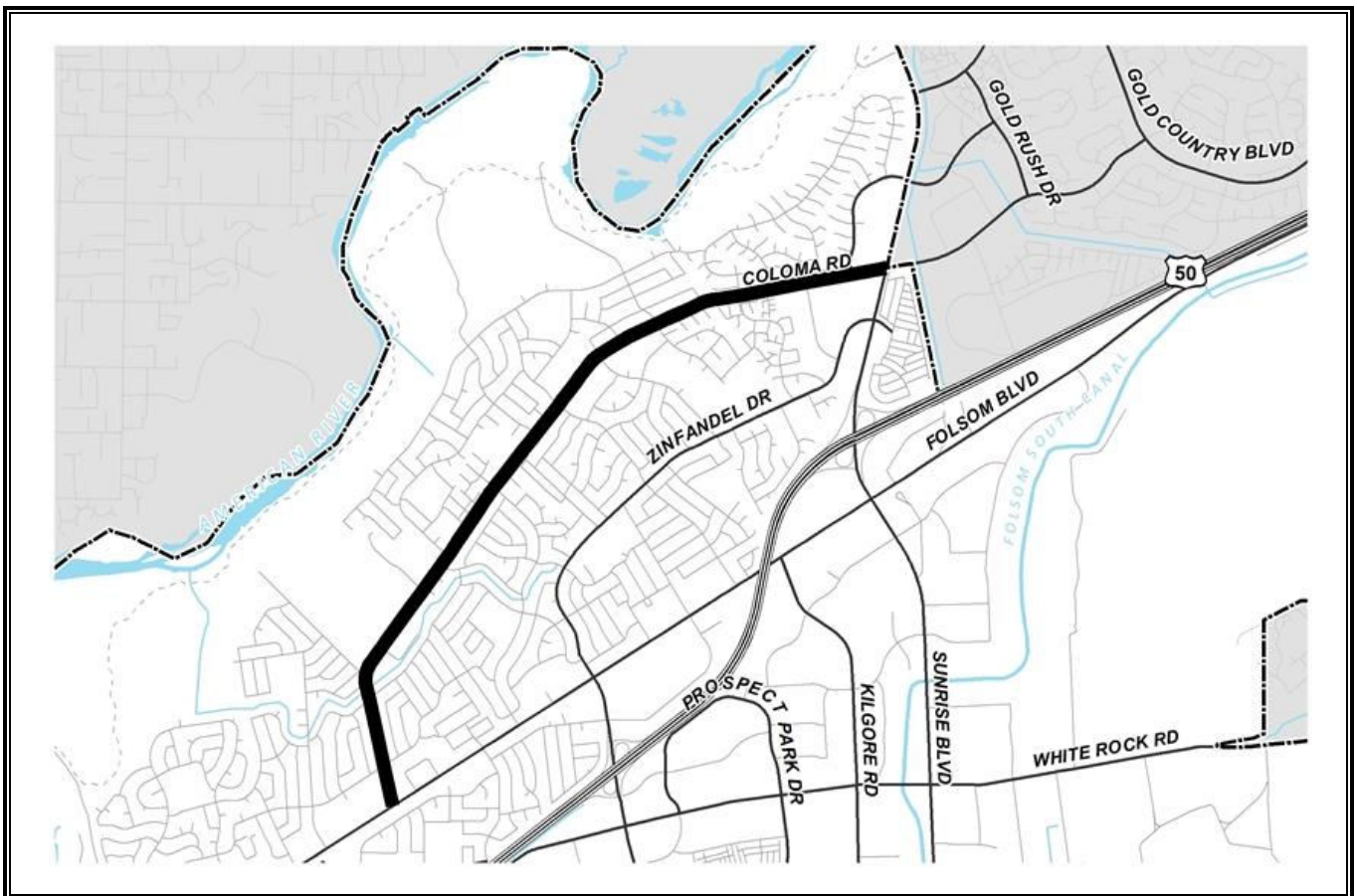


2013/2014-2017/2018 Capital Improvement Plan

Signal Interconnect on Coloma Road (CP13-2123)

Project Budget: \$936,000

Anticipated Completion Date: 2014



This project will coordinate the traffic signals on Coloma Road from Folsom Boulevard to Sunrise Boulevard. This project will install copper interconnect, upgrade the existing traffic controllers and equipment, and install traffic cameras.

Signal Interconnect on Coloma Road (CP13-2123)

Financing Plan & Tentative Schedule

Estimated Cost \$ 936

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2310 - Federal Grants	\$ 834	-	-	-	-	-	-	\$ 834
2410 - Gas Tax	\$ 102	-	-	-	-	-	-	\$ 102
Grand Total	\$ 936	-	-	-	-	-	-	\$ 936

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (9%)	\$ 83	-	-	-	-	-	-	\$ 83
Right of Way (0%)	\$ 1	-	-	-	-	-	-	\$ 1
Construction Engineering (12%)	-	\$ 115	-	-	-	-	-	\$ 115
Construction Contract (79%)	-	\$ 737	-	-	-	-	-	\$ 737
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 84	\$ 852	-	-	-	-	-	\$ 936

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

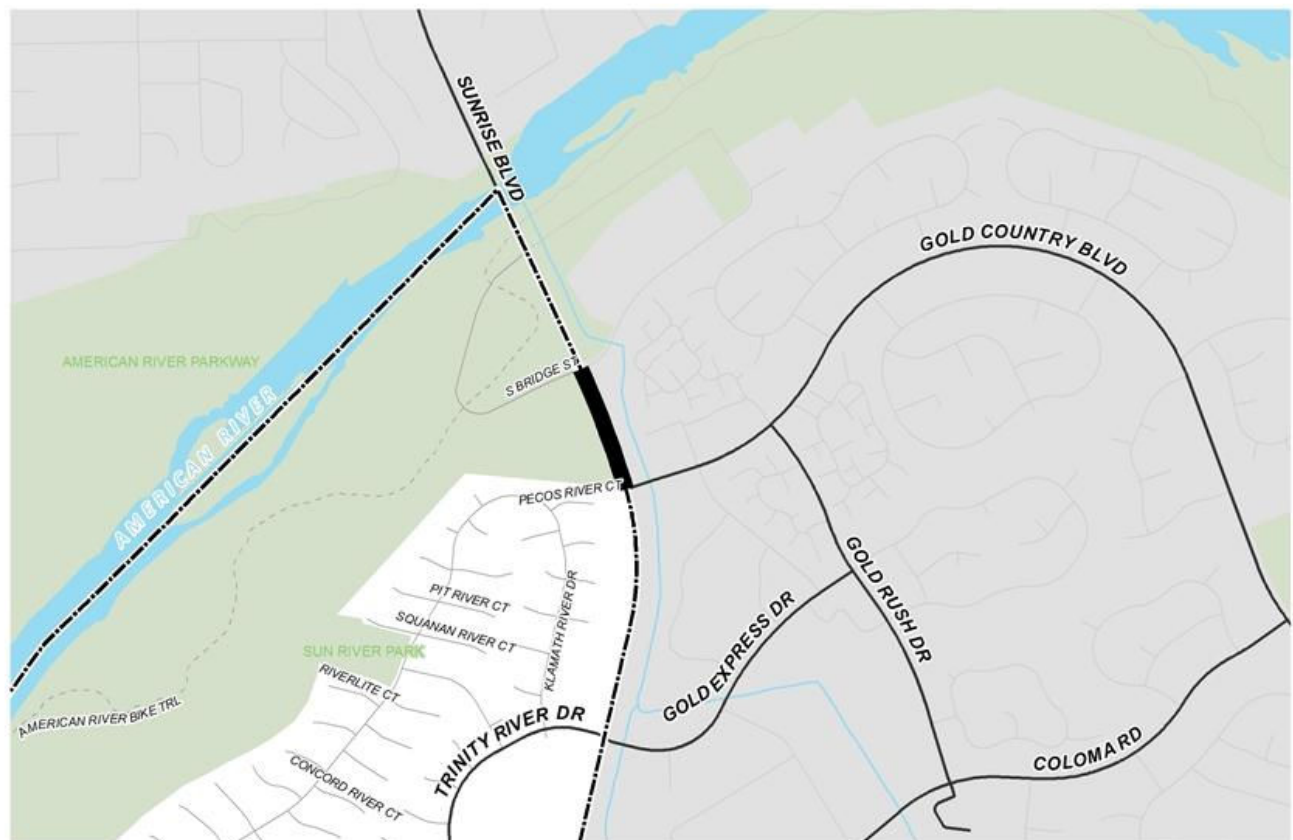


2013/2014-2017/2018 Capital Improvement Plan

Sunrise Boulevard Sidewalk, Bridge Street to Gold Country Boulevard (CP13-2127)

Project Budget: \$115,000

Anticipated Completion Date: 2013



These improvements will include placement of sidewalk on the west side of Sunrise from South Bridge Street to Gold Country Boulevard as well as ramp replacement at various intersections.

Sunrise Sidewalk Bridge Street to Gold Country Boulevard (CP13-2127)

Financing Plan & Tentative Schedule

Estimated Cost \$ 115

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2410 - Gas Tax	\$ 115	-	-	-	-	-	-	\$ 115
Grand Total	\$ 115	-	-	-	-	-	-	\$ 115

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (9%)	\$ 10	-	-	-	-	-	-	\$ 10
Right of Way (4%)	\$ 5	-	-	-	-	-	-	\$ 5
Construction Engineering (74%)	\$ 85	-	-	-	-	-	-	\$ 85
Construction Contract (13%)	\$ 15	-	-	-	-	-	-	\$ 15
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 115	-	-	-	-	-	-	\$ 115

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

White Rock Road Sidewalk Improvements (CP12-2103)

Project Budget: \$464,000

Anticipated Completion Date: June 2013



This project will provide pedestrian improvements along White Rock Road including a new sidewalk connecting existing sidewalk in commercial district to highway 50 pedestrian overcrossing as well as installation of bicycle lanes and crosswalks. The new sidewalks along White Rock Road, will include about 1850 linear feet of sidewalk on the north side of White Rock Road. This project will also remove and replace sidewalk ramps and install crosswalks at the intersections of Capital Center Drive and White Rock Road and at Quality Drive and White Rock Road.

White Rock Road Sidewalk Improvements (CP12-2103)

Financing Plan & Tentative Schedule

Estimated Cost \$ 464

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2310 - Federal Grants	\$ 358	-	-	-	-	-	-	\$ 358
2421 - Measure A Construction	\$ 106	-	-	-	-	-	-	\$ 106
Grand Total	\$ 464	-	-	-	-	-	-	\$ 464

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (12%)	\$ 57	-	-	-	-	-	-	\$ 57
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (14%)	\$ 63	-	-	-	-	-	-	\$ 63
Construction Contract (74%)	\$ 344	-	-	-	-	-	-	\$ 344
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 464	-	-	-	-	-	-	\$ 464

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: SAC24613

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

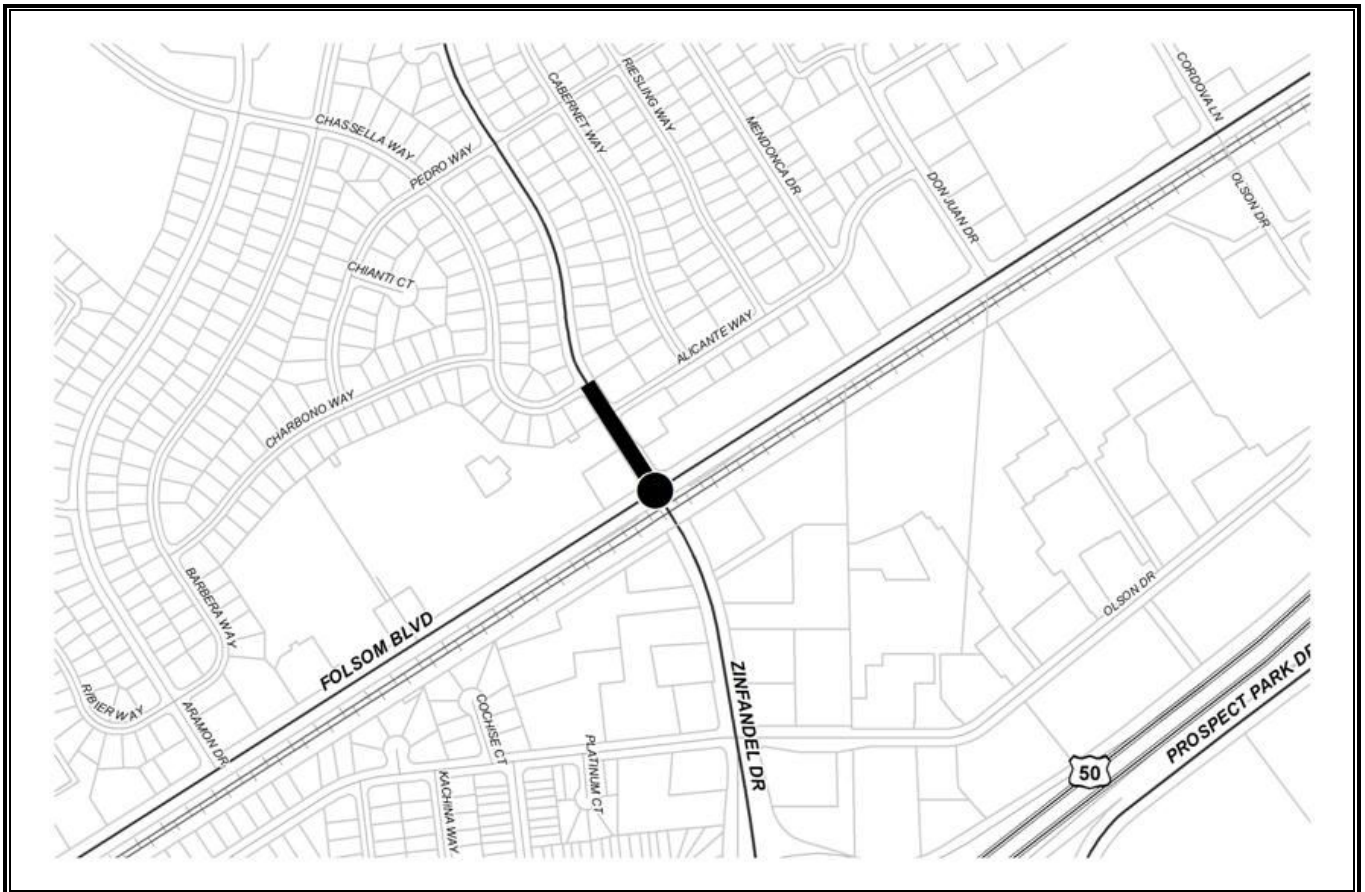


2013/2014-2017/2018 Capital Improvement Plan

Zinfandel Drive and Folsom Boulevard Intersection Improvements (CP12-2115)

Project Budget: \$343,000

Complete



Provide median curb on Zinfandel Drive from Folsom Boulevard to Alicante Way. Provide concrete sidewalk and other ADA improvements on Zinfandel Drive from Folsom Boulevard to Chassella Way.

Zinfandel Drive and Folsom Boulevard Intersection Improvements (CP12-2115)

Financing Plan & Tentative Schedule

Estimated Cost \$ 343

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 183	-	-	-	-	-	-	\$ 183
2550 - Storm Water Utility Tax Fund	\$ 50	-	-	-	-	-	-	\$ 50
2700 - Supplemental Transportation Fee	\$ 50	-	-	-	-	-	-	\$ 50
3000 - Capital Improvement Projects	\$ 60	-	-	-	-	-	-	\$ 60
Grand Total	\$ 343	-	-	-	-	-	-	\$ 343

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (10%)	\$ 33	-	-	-	-	-	-	\$ 33
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (11%)	\$ 37	-	-	-	-	-	-	\$ 37
Construction Contract (80%)	\$ 273	-	-	-	-	-	-	\$ 273
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 343	-	-	-	-	-	-	\$ 343

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

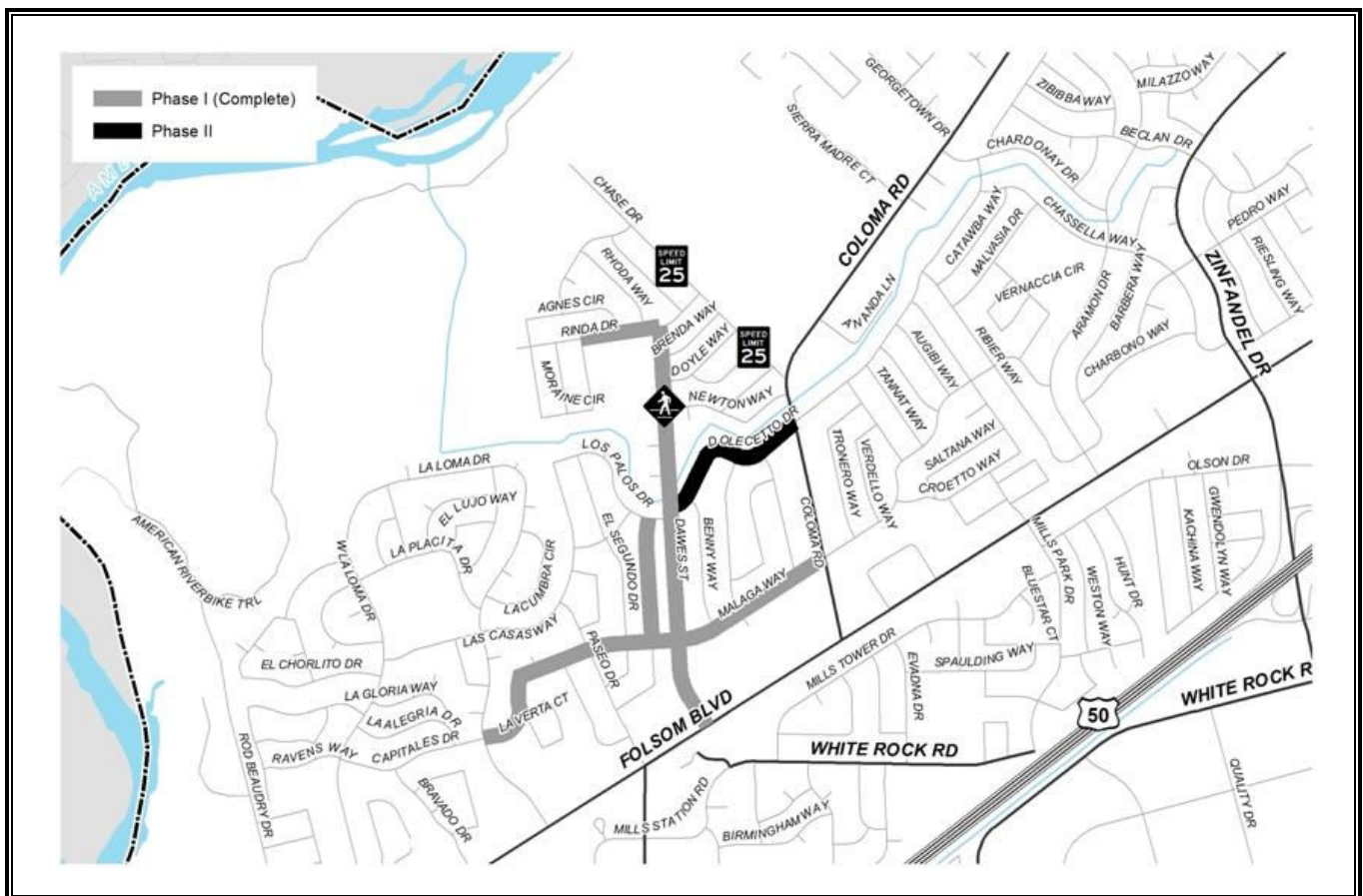


2013/2014-2017/2018 Capital Improvement Plan

2010 NTMP Project (CP10-2098)

Project Budget: \$130,000

Anticipated Completion Date: December 2013



This project installs speed humps and raised crosswalks on Dawes Street, Malaga Way, Los Amigos Drive, Rinda Drive and Dolecetto Drive. Additionally, 2 speed feedback signs will be installed on Chase Drive.

2010 NTMP Project (CP10-2098)

Financing Plan & Tentative Schedule

Estimated Cost \$ 130

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2421 - Measure A Construction	\$ 130	-	-	-	-	-	-	\$ 130
Grand Total	\$ 130	-	-	-	-	-	-	\$ 130

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (16%)	\$ 21	-	-	-	-	-	-	\$ 21
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (25%)	\$ 21	\$ 11	-	-	-	-	-	\$ 32
Construction Contract (59%)	\$ 37	\$ 40	-	-	-	-	-	\$ 77
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 79	\$ 51	-	-	-	-	-	\$ 130

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

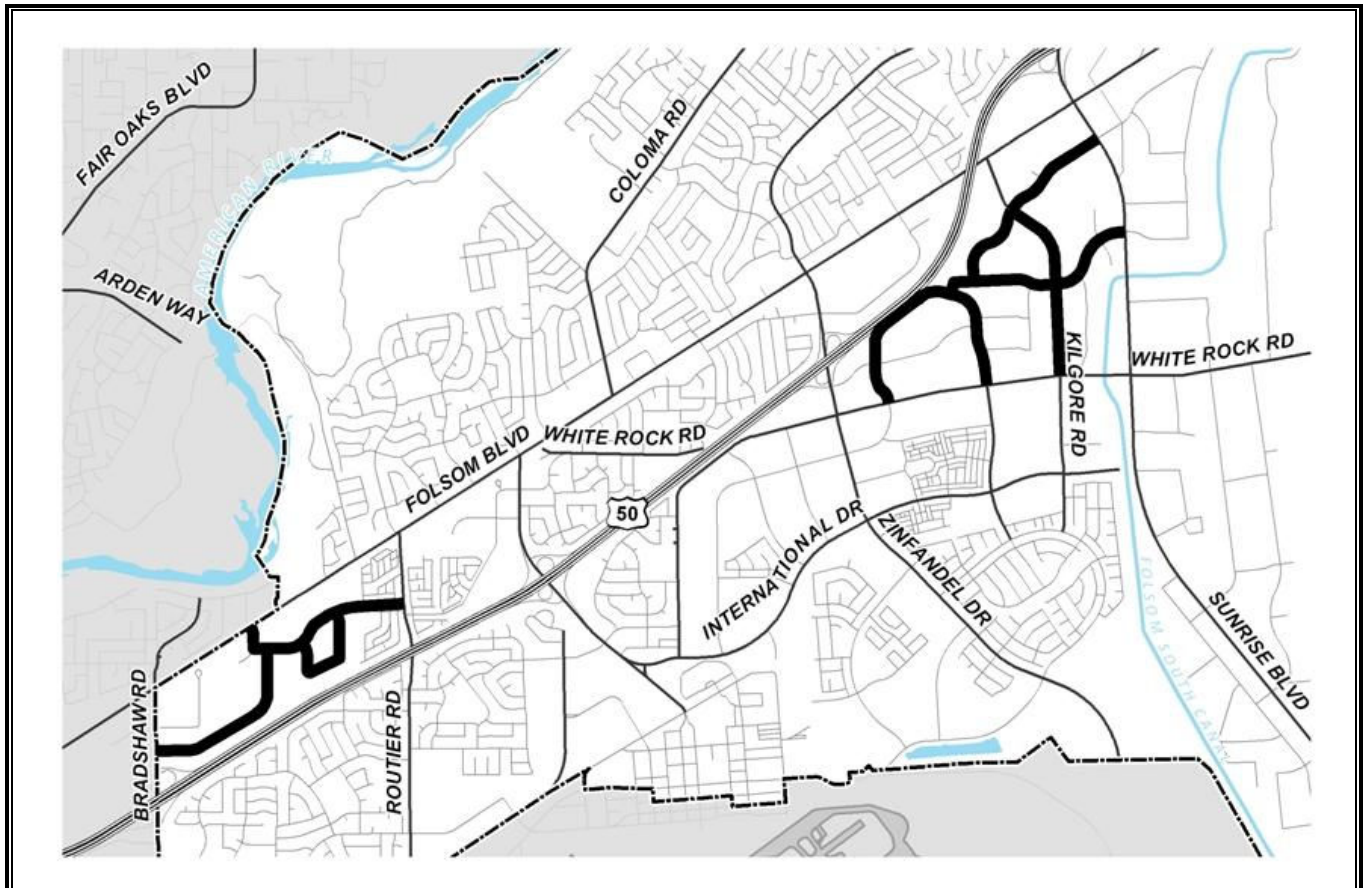


2013/2014-2017/2018 Capital Improvement Plan

2012 ADA Sidewalk Improvement Projects (CP12-2109)

Project Budget: \$113,400

Complete



This project will rehabilitate sidewalks and sidewalk ramps at several locations within the City of Rancho Cordova. The projects are selected from the Sidewalk Rehabilitation list based on state of repair.

2012 ADA Sidewalk Improvement Project (CP12-2109)

Financing Plan & Tentative Schedule

Estimated Cost \$ 113

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	\$ 6	-	-	-	-	-	-	\$ 6
2340 - CDBG	\$ 96	-	-	-	-	-	-	\$ 96
2421 - Measure A Construction	\$ 11	-	-	-	-	-	-	\$ 11
Grand Total	\$ 113	-	-	-	-	-	-	\$ 113

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (14%)	\$ 16	-	-	-	-	-	-	\$ 16
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (20%)	\$ 23	-	-	-	-	-	-	\$ 23
Construction Contract (65%)	\$ 74	-	-	-	-	-	-	\$ 74
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 113	-	-	-	-	-	-	\$ 113

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

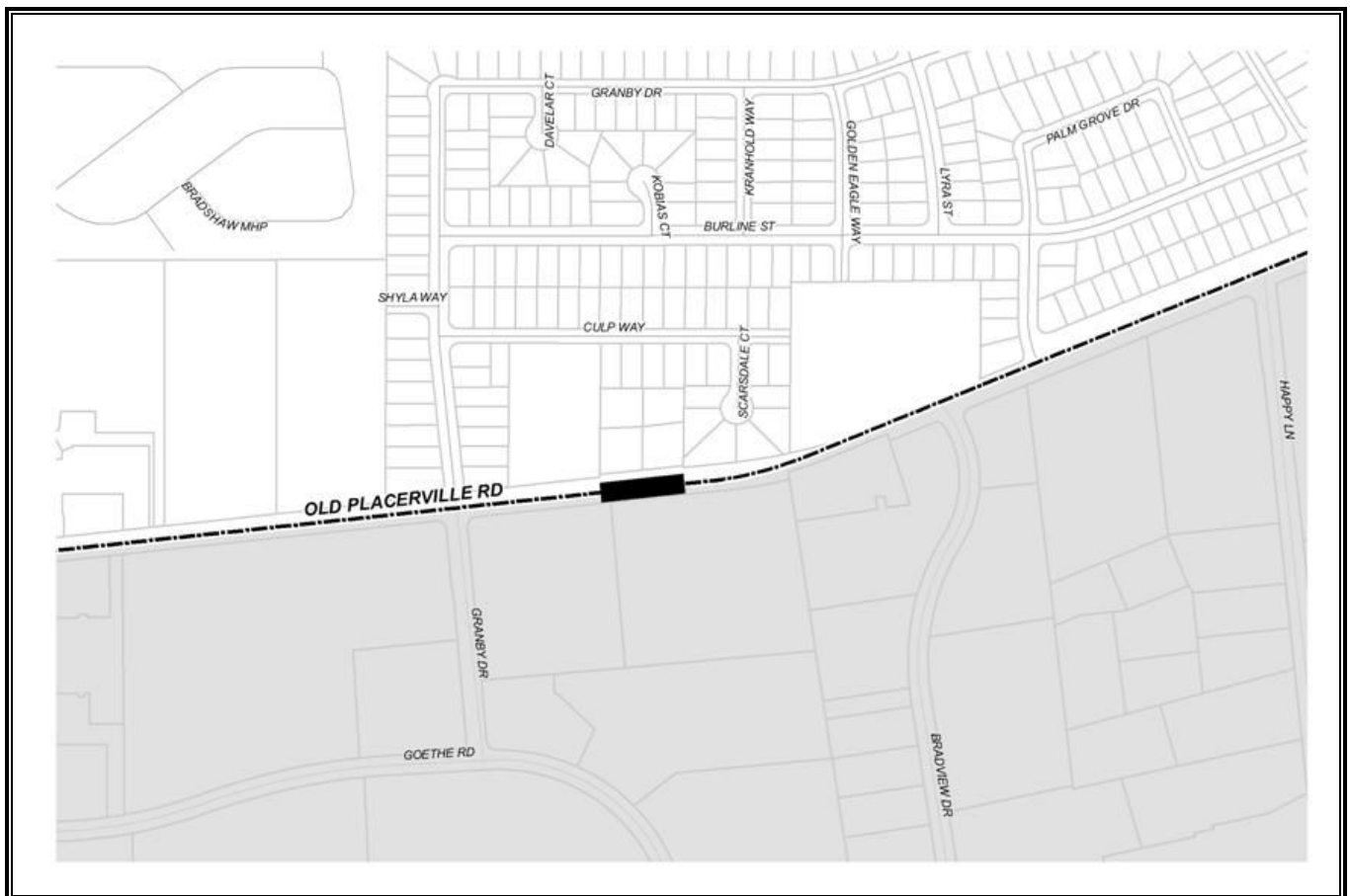


2013/2014-2017/2018 Capital Improvement Plan

2012 Old Placerville Complete Street Project (CP13-2117)

Project Budget: \$161,000

Anticipated Completion Date: 2013



Complete the second westbound lane, add a bicycle lane, complete curb and gutter, and fill a 230 foot sidewalk gap on the north side of Old Placerville Road between Granby Drive and Bradview Drive.

2012 Old Placerville Complete Street Project (CP13-2117)

Financing Plan & Tentative Schedule

Estimated Cost \$ 161

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2250 - Traffic Mitigation Impact Fee	\$ 20	-	-	-	-	-	-	\$ 20
2330 - Other Grants	\$ 100	-	-	-	-	-	-	\$ 100
2421 - Measure A Construction	\$ 31	-	-	-	-	-	-	\$ 31
2550 - Storm Water Utility Tax Fund	\$ 10	-	-	-	-	-	-	\$ 10
Grand Total	\$ 161	-	-	-	-	-	-	\$ 161

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (12%)	\$ 20	-	-	-	-	-	-	\$ 20
Right of Way (6%)	\$ 9	-	-	-	-	-	-	\$ 9
Construction Engineering (7%)	\$ 12	-	-	-	-	-	-	\$ 12
Construction Contract (75%)	\$ 120	-	-	-	-	-	-	\$ 120
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 161	-	-	-	-	-	-	\$ 161

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

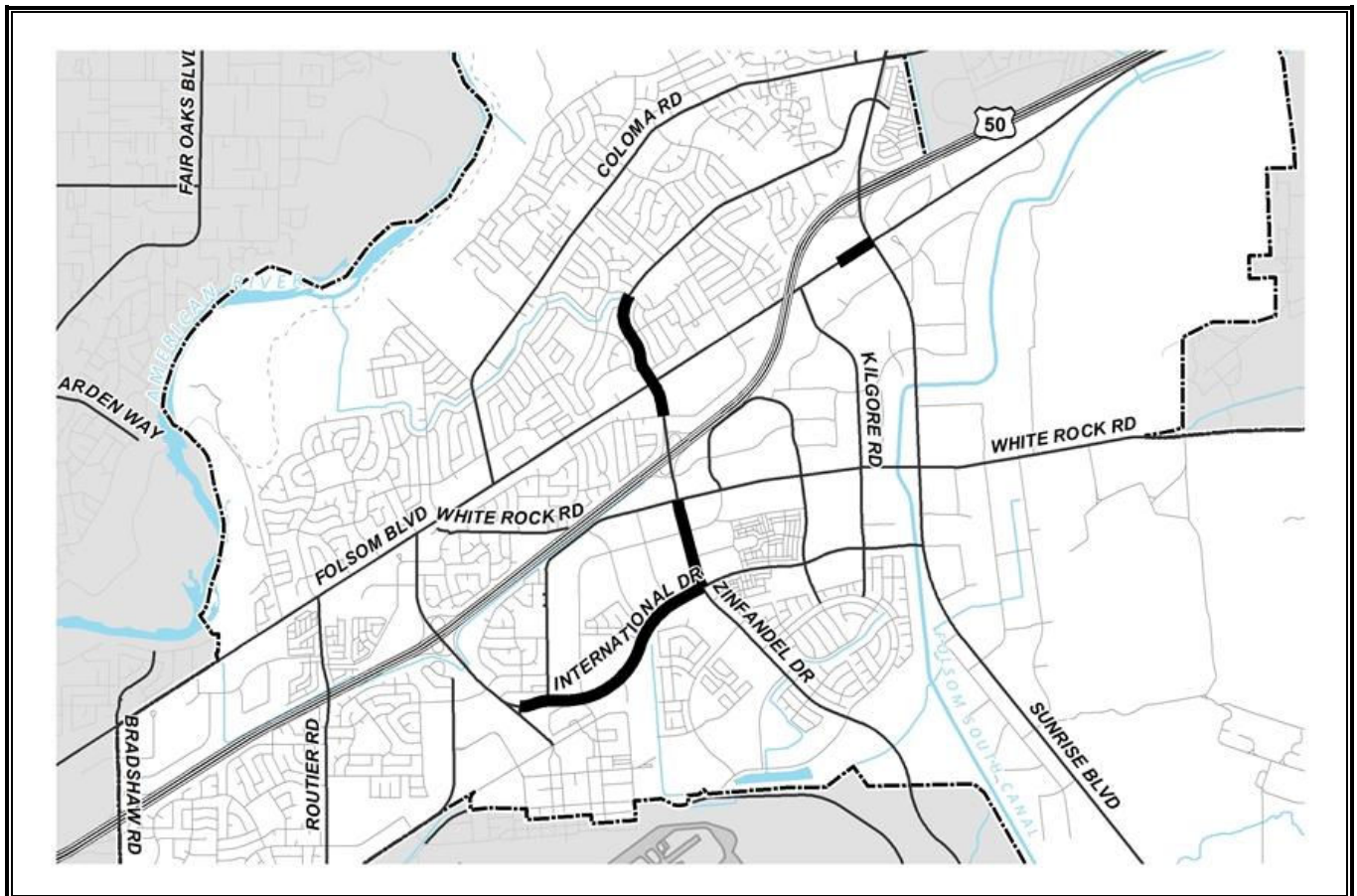


2013/2014-2017/2018 Capital Improvement Plan

2012 Street Rehabilitation Project (CP12-2104)

Project Budget: \$2,814,000

Anticipated Completion Date: 2013



Many streets within the City of Rancho Cordova are in need of rehabilitation to enhance the pavement and increase driving comfort and safety. Roadways are being evaluated on an ongoing basis. The locations of proposed rehabilitation will be based on engineering evaluation. Rehabilitation of the highest priority roadways will be provided as funds become available.

This project will include complete streets features including Class II Bikeway lanes, Americans with Disabilities Act (ADA) elements, such as enhanced striping to better delineate between mode, improved pedestrian crossings, and the construction of new sidewalks.

The roadways are as follows:

- International Drive, Zinfandel Drive to Mather Field Road
- Zinfandel Drive, White Rock Road to Beclan Drive
- Folsom Boulevard, Mather Field Road to Kilgore Road

2012 Street Rehabilitation Project (CP12-2104)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 2,814

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2410 - Gas Tax	\$ 410	-	-	-	-	-	-	\$ 410
2421 - Measure A Construction	\$ 80	-	-	-	-	-	-	\$ 80
2310 - Federal Grants	\$2,000	-	-	-	-	-	-	\$ 2,000
2550 - Storm Water Utility Tax Fund	\$ 226	-	-	-	-	-	-	\$ 226
3000 - Capital Improvement Projects	\$ 98	-	-	-	-	-	-	\$ 98
Grand Total	\$2,814	-	-	-	-	-	-	\$ 2,814

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (9%)	\$ 251	-	-	-	-	-	-	\$ 251
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (10%)	\$ 291	-	-	-	-	-	-	\$ 291
Construction Contract (81%)	\$2,272	-	-	-	-	-	-	\$ 2,272
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$2,814	-	-	-	-	-	-	\$ 2,814

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

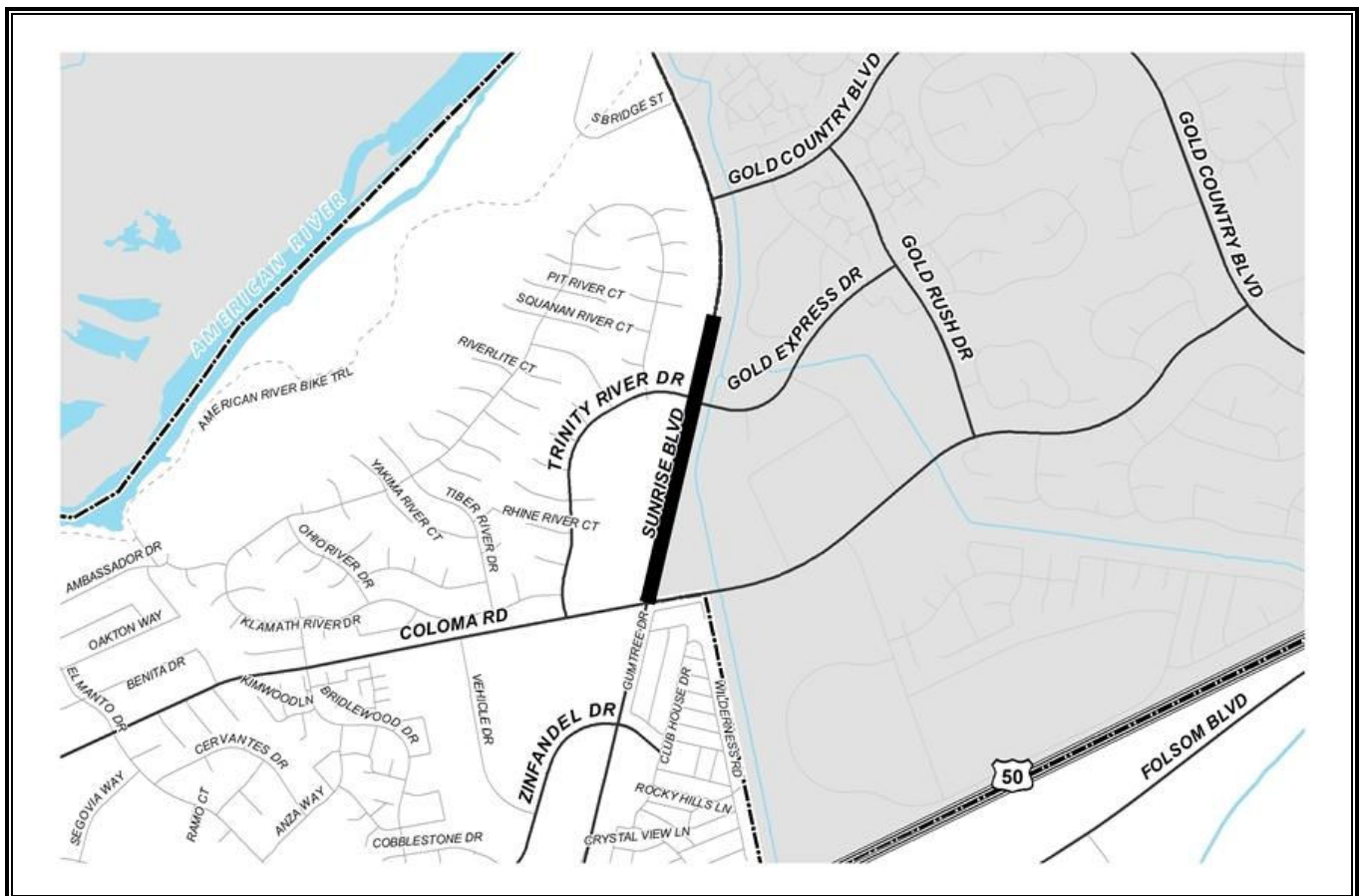


2013/2014-2017/2018 Capital Improvement Plan

2012 Sunrise Boulevard Street Rehabilitation Project (CP12-2105)

Project Budget: \$3,285,000

Anticipated Completion Date: 2013



Many streets within the City of Rancho Cordova are in need of rehabilitation to enhance the pavement and increase driving comfort and safety. Roadways are being evaluated on an ongoing basis. The locations of proposed rehabilitation will be based on engineering evaluation. Rehabilitation of the highest priority roadways will be provided as funds become available.

Sunrise Boulevard is a shared facility with Sacramento County. The city will provide the improvements from Coloma Road to 750 linear feet north of Trinity River on both sides of Sunrise Boulevard. The County will provide the improvements from the City's project to the American River Bridge on both sides of Sunrise Boulevard.

2012 Sunrise Boulevard Street Rehabilitation Project (CP12-2105)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 3,285

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2310 - Federal Grants	\$ 1,879	-	-	-	-	-	-	\$ 1,879
2410 - Gas Tax	\$ 1,406	-	-	-	-	-	-	\$ 1,406
Grand Total	\$3,285	-	-	-	-	-	-	\$ 3,285

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (9%)	\$ 296	-	-	-	-	-	-	\$ 296
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (15%)	-	\$ 493	-	-	-	-	-	\$ 493
Construction Contract (76%)	-	\$ 2,496	-	-	-	-	-	\$ 2,496
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 296	\$ 2,989	-	-	-	-	-	\$ 3,285

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: SACTRAK ID

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

2013 NTMP Project (CP13-2119)

Project Budget: \$124,000

Anticipated Completion Date: June 2014

This project will install traffic calming devices in several locations within the City of Rancho Cordova. The project will be developed by the Neighborhood Traffic Safety Committee and City staff through an evaluation of relevant traffic data, resident submitted petitions and requests. The project will be selected from the Neighborhood Traffic Management Program database. The below list contains the requests from residents for traffic calming measures. The final locations are being determined.

No.	Street Name
1	Dolecetto Drive
2	Vanguard Drive
3	Rossmoor Drive
4	Aramon Drive
5	Benita Drive
6	Bexley Drive
7	Nut Plains Drive
8	Nebula Way
9	El Manto Drive
10	Chardonay Drive
11	Ambassador Drive
12	Pedro Way
13	Swansea Way
14	Moraine Circle
15	Beclan Drive
16	Klamath River Drive
17	Semillon Way
18	Pistachio Way
19	Alicante Way
20	Audubon Way
21	Cristom Drive
22	Ribier Way
23	Carlos Way
24	Bellone Way
25	Olson Drive
26	Jupiter Drive
27	Gadsten Way
28	Fiore Drive
29	Newton Way
30	Gwendolyn Way
31	Nouveau Way
32	Anza Way
33	Los Palos Drive
34	Holmes Way

2013 NTMP Project (CP13-2119)

Financing Plan & Tentative Schedule

Estimated Cost \$ 124

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2410 - Gas Tax	\$ 124	-	-	-	-	-	-	\$ 124
Grand Total	\$ 124	-	-	-	-	-	-	\$ 124

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (17%)	\$ 21	-	-	-	-	-	-	\$ 21
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (20%)	-	\$ 25	-	-	-	-	-	\$ 25
Construction Contract (63%)	-	\$ 78	-	-	-	-	-	\$ 78
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 21	\$ 103	-	-	-	-	-	\$ 124

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

2013 Sidewalk Improvement Project (CP13-2110)

Project Budget: \$156,000

Anticipated Completion Date: 2013

This project will rehabilitate sidewalks at several locations within the City of Rancho Cordova. The projects are selected from the Sidewalk Rehabilitation list based on state of repair.

No.	Street Number	Street Name
1	10908	Alandale Way
2	10674	Audubon Way
3	10628	Basie Way
4	10301	Brenda Way
5	2335	Bridlewood Drive (Side of Cobblestone Drive)
6	3305	Chertsey Court
7	2536	Cordova Lane
8	2401	El Rocco Way
9	2545	El Segundo Drive
10	3224	Explorer Drive
11	2208	Gleneyre Court
12	10800	Glenhaven Way
13	10801	Glenhaven Way
14	3328	Gould Way
15	3331	Gould Way
16	3322	Gould Way
17	1954	Klamath River Drive
18	9935	Palm Grove Drive
19	2246	Palmwood Court
20	2716	Paseo Drive
21	11230	Pecos River Court
22	2916	Shawn Way
23	2315	West La Loma Drive

2013 Sidewalk Improvement Project (CP13-2110)

Financing Plan & Tentative Schedule

Estimated Cost \$ 156

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2340 - CDBG	\$ 104	-	-	-	-	-	-	\$ 104
2410 - Gas Tax	\$ 50	-	-	-	-	-	-	\$ 50
3000 - Capital Improvement Projects	\$ 2	-	-	-	-	-	-	\$ 2
Grand Total	\$ 156	-	-	-	-	-	-	\$ 156

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (17%)	\$ 26	-	-	-	-	-	-	\$ 26
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (19%)	-	\$ 30	-	-	-	-	-	\$ 30
Construction Contract (64%)	-	\$ 100	-	-	-	-	-	\$ 100
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	\$ 26	\$ 130	-	-	-	-	-	\$ 156

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.

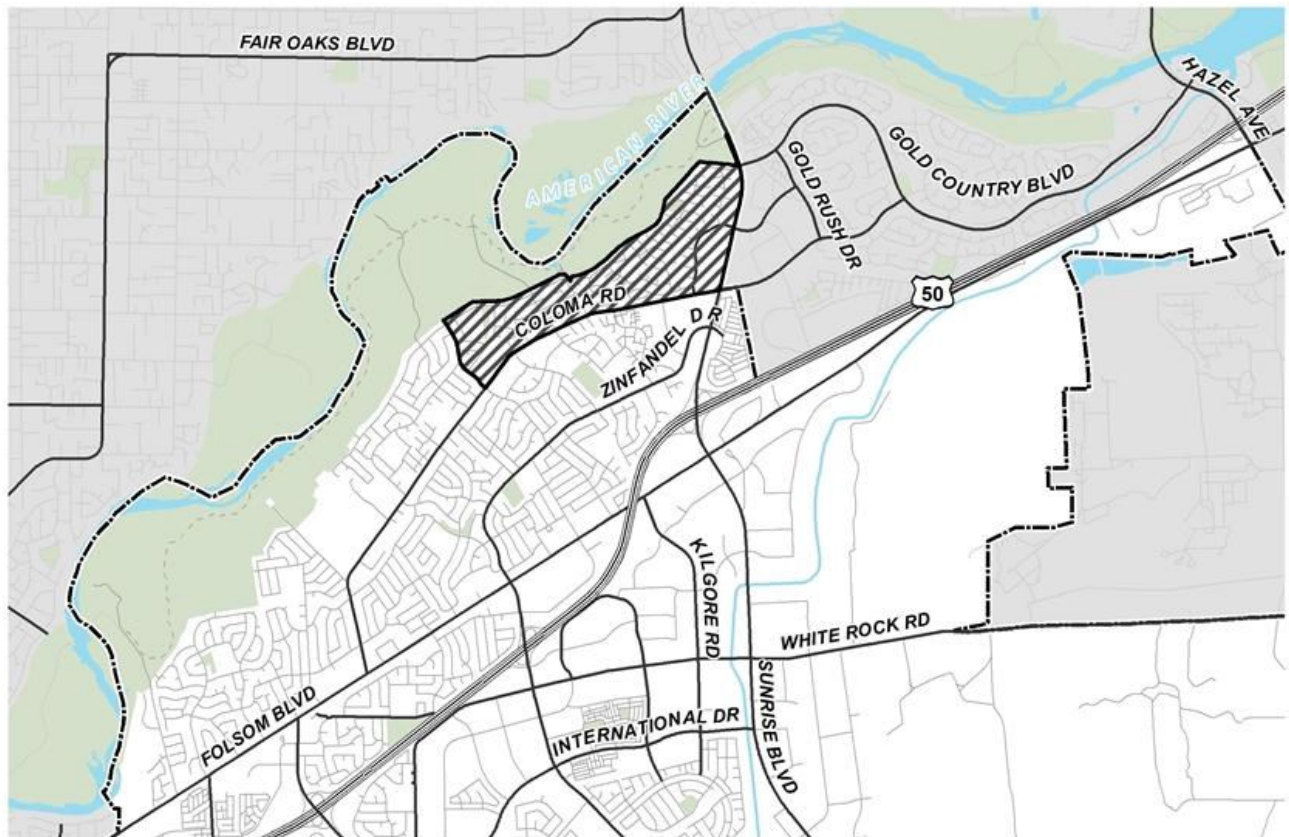


2013/2014-2017/2018 Capital Improvement Plan

2014 Street Rehabilitation Project (CP13-2118)

Project Budget: \$2,200,000

Anticipated Completion Date: 2013



Many streets within the City of Rancho Cordova are in need of rehabilitation to enhance the pavement and increase driving comfort and safety. Roadways are being evaluated on an ongoing basis. Rehabilitation of the highest priority roadways will be provided as funds become available. When appropriate street rehabilitation projects will be done through our maintenance crews. The anticipated roadways are as follows:

- RC05

2014 Street Rehabilitation Project (CP13-2118)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 2,200

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2410 - Gas Tax	\$ 1,900	-	-	-	-	-	-	\$ 1,900
7600 - Infrastructure Repair and Maintenance	\$ 300	-	-	-	-	-	-	\$ 300
Grand Total	\$2,200	-	-	-	-	-	-	\$ 2,200

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (2%)	-	\$ 40	-	-	-	-	-	\$ 40
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (9%)	-	\$ 200	-	-	-	-	-	\$ 200
Construction Contract (89%)	-	\$ 1,960	-	-	-	-	-	\$ 1,960
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	\$ 2,200	-	-	-	-	-	\$ 2,200

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Projects may be done under maintenance depending on the treatment needed. When the project is designed the treatment will be determined.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



Section V
Citywide Projects
Project Detail Sheets
Alphabetical Listing by Project Name
5 Year Improvement Plan
FY2013/2014 through FY2017/2018

Page No.	Type	Project Number	Project Name
V-1	O	Plan	Corporation Yard
V-3	I	N/A	Capital Improvement Program Software
V-5	M	N/A	Improvements to 2701 Prospect Park Drive
V-7	M	N/A	Improvements to 2729 Prospect Park Drive
V-9	M	N/A	Improvements to 2880 Gold Tailings
V-11	M	N/A	Improvements to 2897 Kilgore Road
V-13	I	N/A	Information Technology Replacements
V-15	C	Plan	Kilgore Cemetery Phase II & III Construction
V-17	P	CP13-2125	Police Station Generator

Type Key

C = Cemetery
 I= Information Technology
 M = Maintenance and Repair
 O = Other/Miscellaneous
 P = Police Facility

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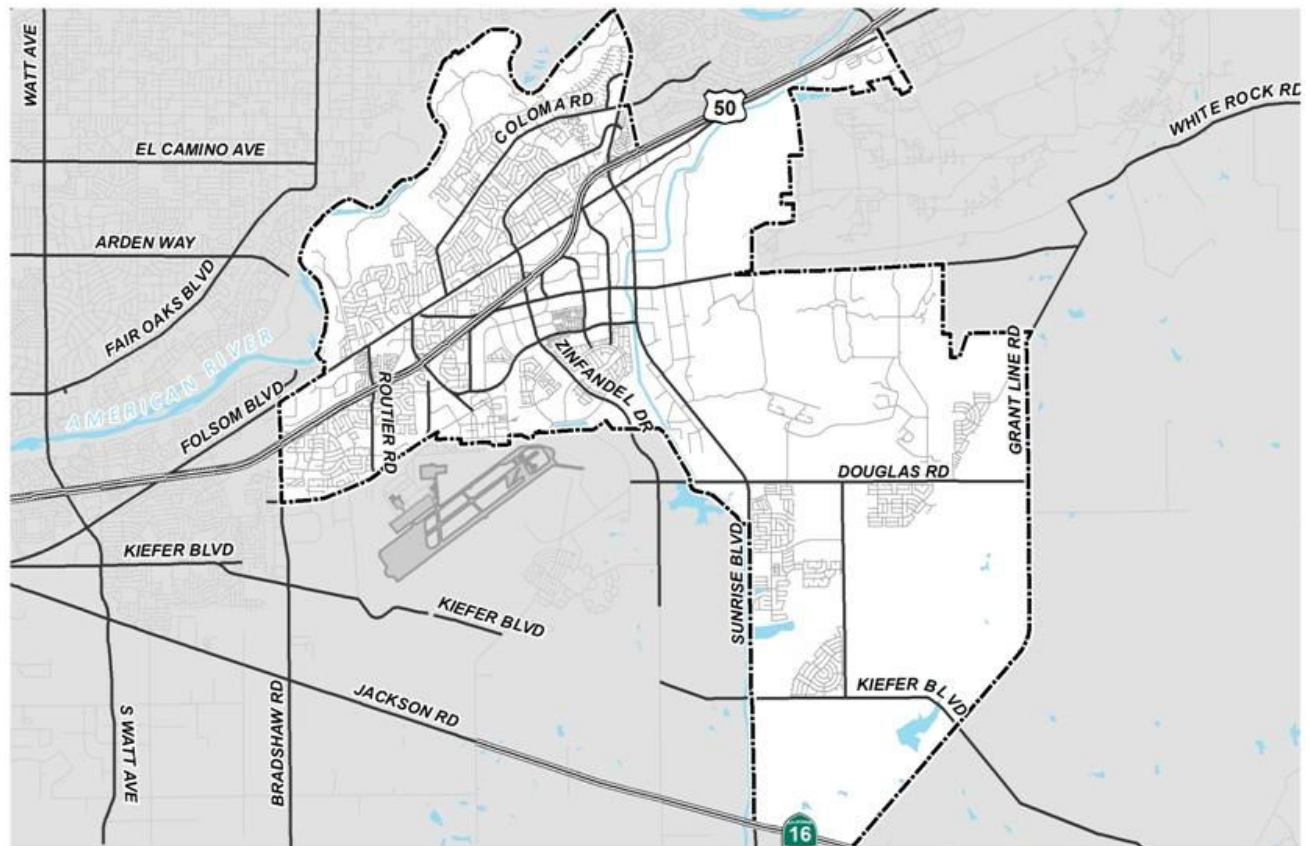
2013/2014-2017/2018 Capital Improvement Plan

Corporation Yard (Plan)

Project Budget: \$2,650,000

Anticipated Completion Date: Ongoing

Responsible Department: Public Works



Purchase land and construct a corporation yard for the City Public Works Department to be able to maintain the City's infrastructure and have adequate storage for large items such as signal poles and other items that are needed to be on hand. Additionally, we need a space for our maintenance equipment and trucks in a secure location. The site is being chosen and the buildings will be planned accordingly. The City is also expecting to be able to use a portion of the corporation yard for the Traffic Operations Center.

Corporation Yard

Financing Plan & Tentative Schedule

Estimated Cost \$ 2,650

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
2200 - Community Facilities Impact Fee	-	\$ 1,056	\$ 300	\$ 300	-	-	-	\$ 1,656
1000 - General Fund	-	\$ 594	\$ 200	\$ 200	-	-	-	\$ 994
Grand Total	-	\$ 1,650	\$ 500	\$ 500	-	-	-	\$ 2,650

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (8%)	-	-	\$ 200	-	-	-	-	\$ 200
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (30%)	-	-	\$ 300	\$ 500	-	-	-	\$ 800
Other Costs (62%)	-	\$ 1,650	-	-	-	-	-	\$ 1,650
Grand Total	-	\$ 1,650	\$ 500	\$ 500	-	-	-	\$ 2,650

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



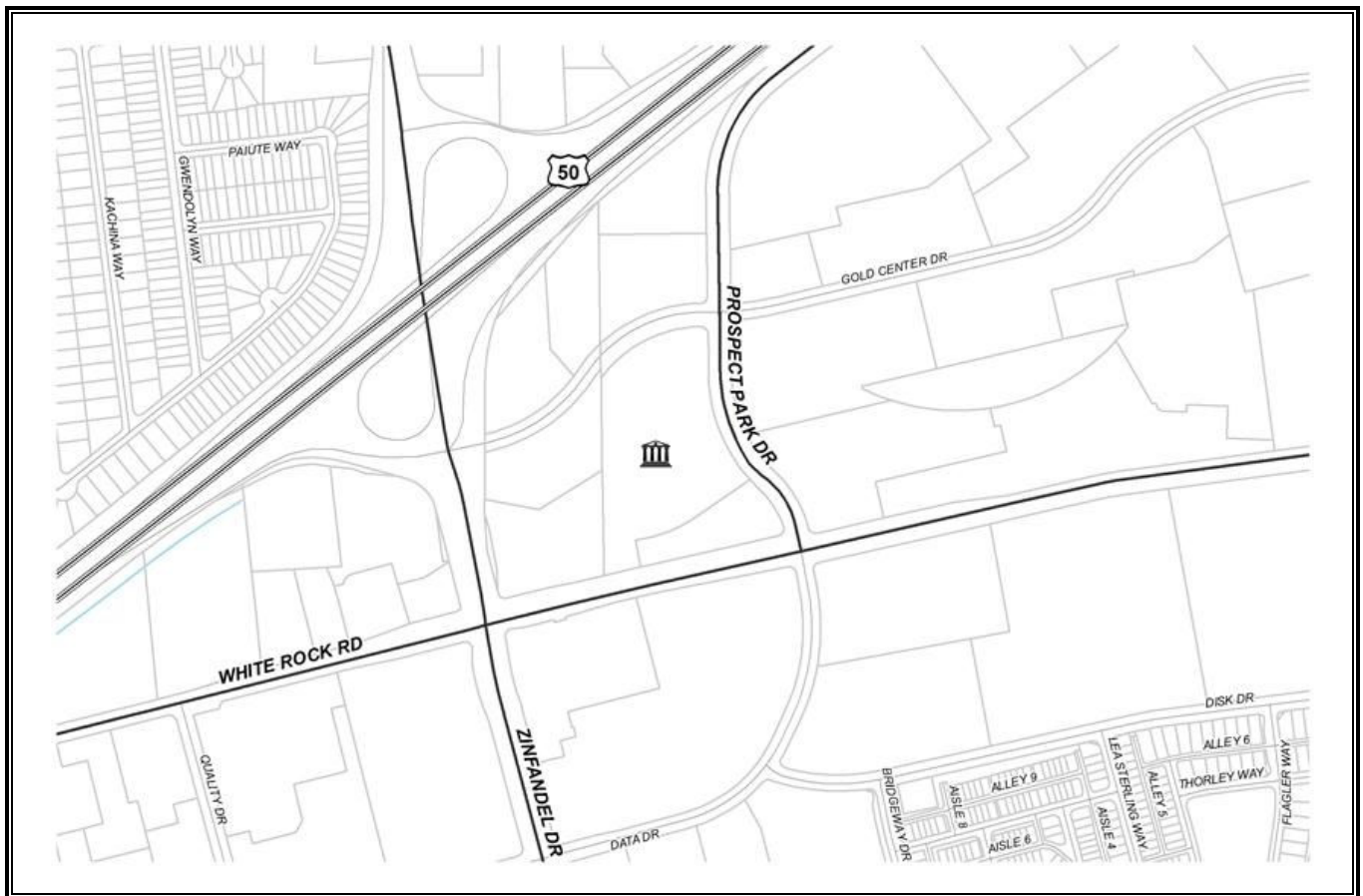
2013/2014-2017/2018 Capital Improvement Plan

Capital Improvement Program Software

Project Budget: \$400,000

Anticipated Completion Date: 2016

Responsible Department: Finance and Public Works



Purchase and install a Capital Improvement Program (CIP) software package that will track and report on projects, assist with grant monitoring and reporting, and create the CIP document.

Capital Improvement Program Software

Financing Plan & Tentative Schedule

Estimated Cost \$ 400

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
7500 - Capital Facilities Internal Service Fund	-	-	\$ 400	-	-	-	-	\$ 400
Grand Total	-	-	\$ 400	-	-	-	-	\$ 400

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	\$ 400	-	-	-	-	\$ 400
Grand Total	-	-	\$ 400	-	-	-	-	\$ 400

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



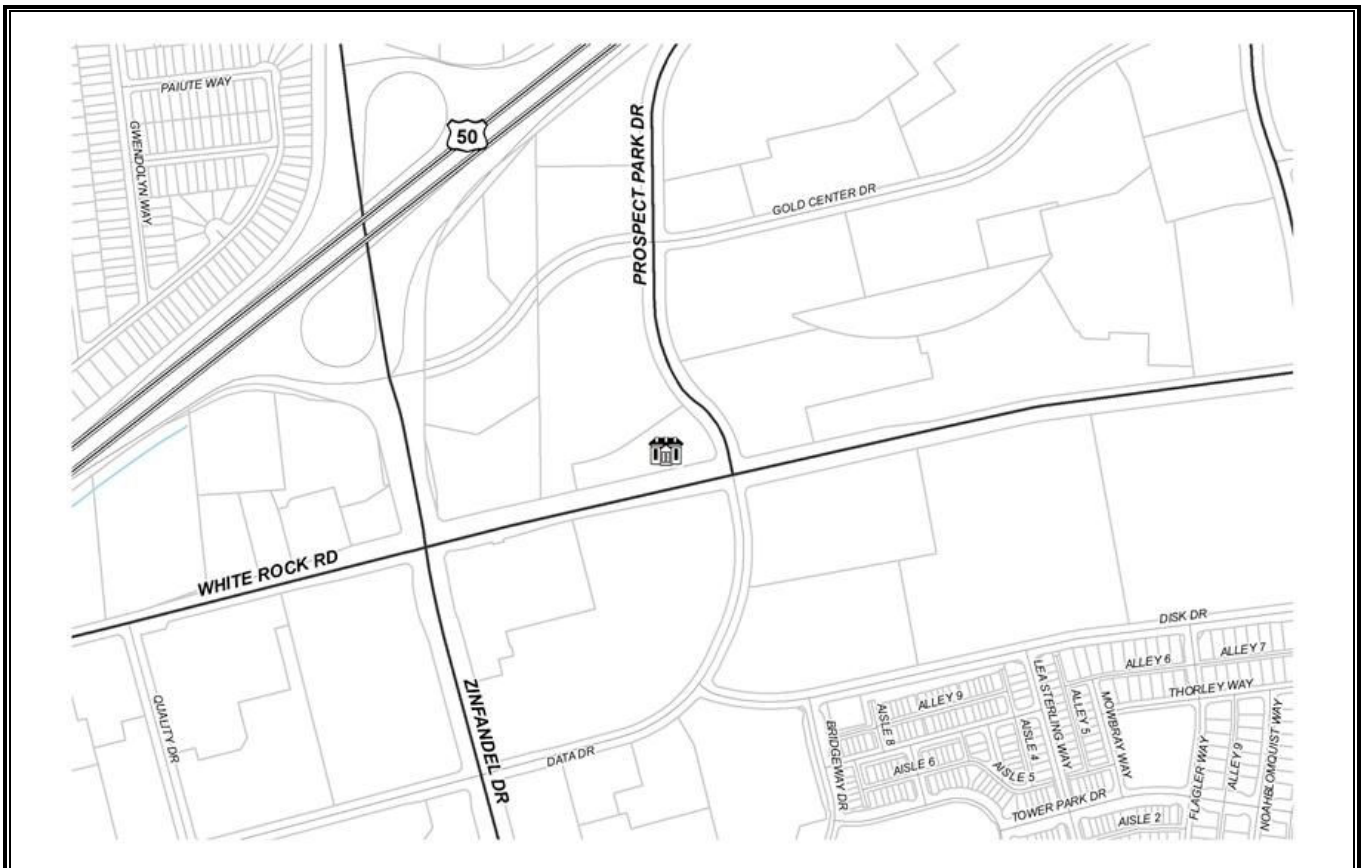
2013/2014-2017/2018 Capital Improvement Plan

Improvements to 2701 Prospect Park Drive

Project Budget: \$28,100

Anticipated Completion Date: Ongoing

Responsible Department: Facilities Division of Public Works



Improvements include the following:

FY13/14:

- Widen walkway at front door – estimated cost \$7,000
- Irrigation clock upgrades – estimated cost \$3,000
- Restroom light replacement – estimated cost \$3,300
- Monument sign lighting – estimated cost \$6,800
- Install security cameras – estimated cost \$3,000

FY14/15:

- Capital improvements to be determined – estimated cost \$5,000

Improvement to 2701 Prospect Park Drive

Financing Plan & Tentative Schedule

Estimated Cost \$ 28

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	-	\$ 23	\$ 5	-	-	-	-	\$ 28
Grand Total	-	\$ 23	\$ 5	-	-	-	-	\$ 28

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	\$ 23	\$ 5	-	-	-	-	\$ 28
Grand Total	-	\$ 23	\$ 5	-	-	-	-	\$ 28

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



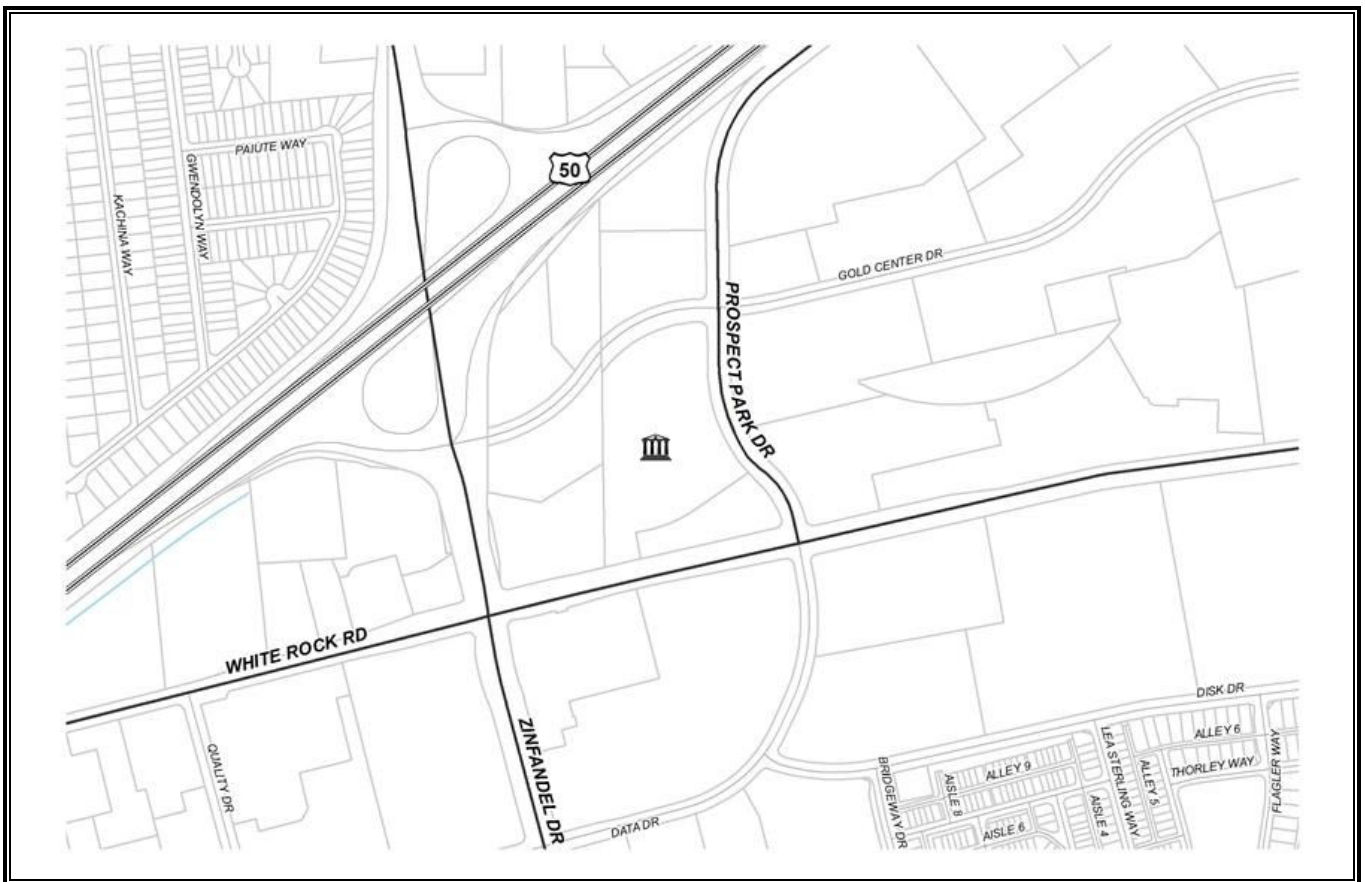
2013/2014-2017/2018 Capital Improvement Plan

Improvements to 2729 Prospect Park Drive (City Hall)

Project Budget: \$134,000

Anticipated Completion Date: Ongoing

Responsible Department: Facilities Division of Public Works



Improvements include the following:

FY13/14:

Irrigation clock upgrade – estimated cost \$4,000

Parking lot inductive lighting – estimated cost \$28,000

Americans with Disabilities Act improvements – estimated cost \$20,000

Council Meeting Lobby displays – estimated cost \$2,000

FY14/15:

Americans with Disabilities Act improvements – estimated cost \$50,000

HVAC split to cool electrical rooms – estimated cost \$22,500

Ventilated spray adhesive room – estimated cost \$7,500

Improvement to 2729 Prospect Park Drive (City Hall)

Financing Plan & Tentative Schedule

Estimated Cost \$ 134

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	-	\$ 54	\$ 80	-	-	-	-	\$ 134
Grand Total	-	\$ 54	\$ 80	-	-	-	-	\$ 134

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	\$ 54	\$ 80	-	-	-	-	\$ 134
Grand Total	-	\$ 54	\$ 80	-	-	-	-	\$ 134

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



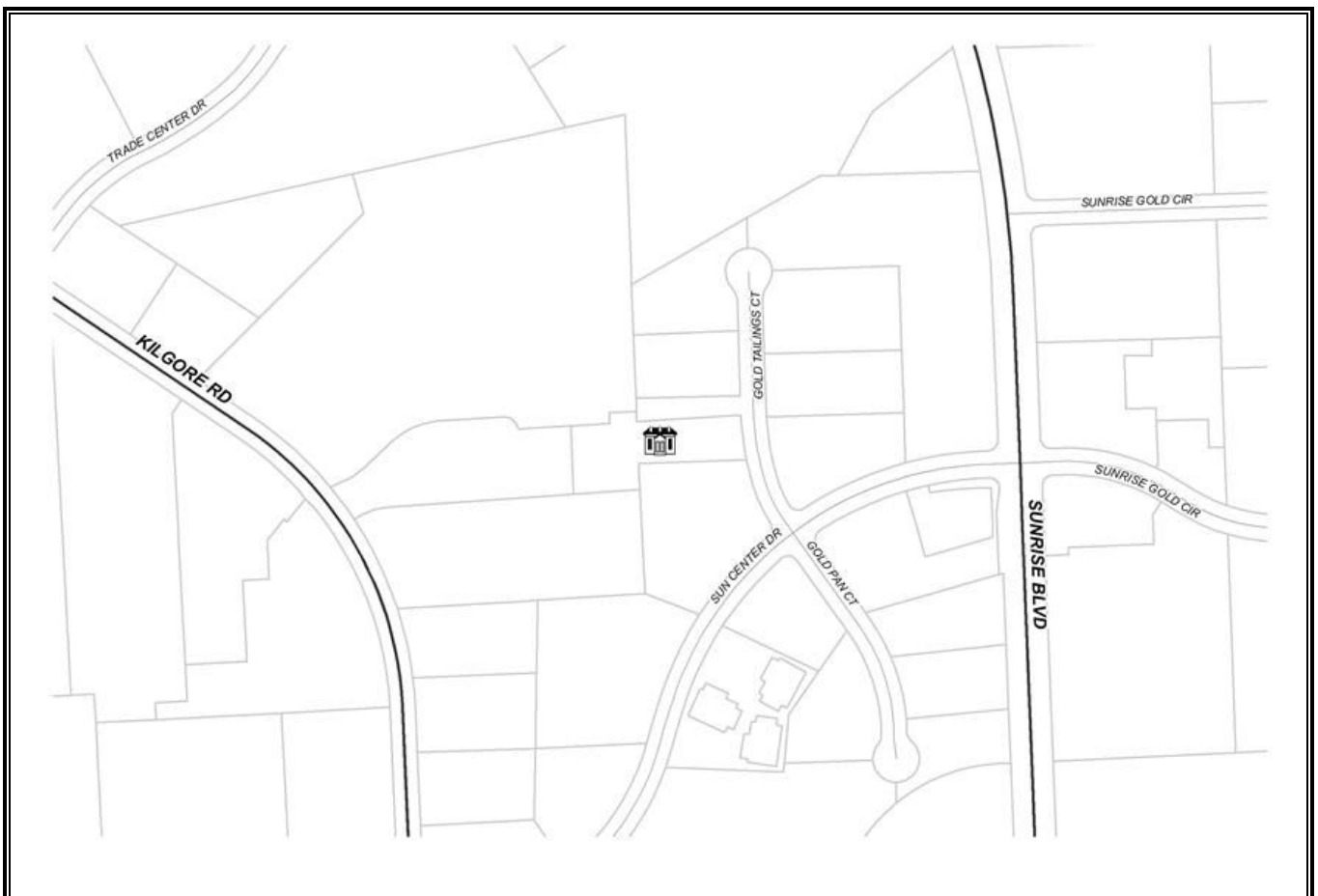
2013/2014-2017/2018 Capital Improvement Plan

Improvements to 2880 Gold Tailings (Code Enforcement and Animal Services Building)

Project Budget: \$10,000

Anticipated Completion Date: Ongoing

Responsible Department: Facilities Division of Public Works



Improvements include the following:

FY14/15:

New Flooring – estimated cost \$10,000

Improvement to 2880 Gold Tailings

Financing Plan & Tentative Schedule

Estimated Cost \$ 10

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	-	-	\$ 10	-	-	-	-	\$ 10
Grand Total	-	-	\$ 10	-	-	-	-	\$ 10

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	-	\$ 10	-	-	-	-	\$ 10
Grand Total	-	-	\$ 10	-	-	-	-	\$ 10

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



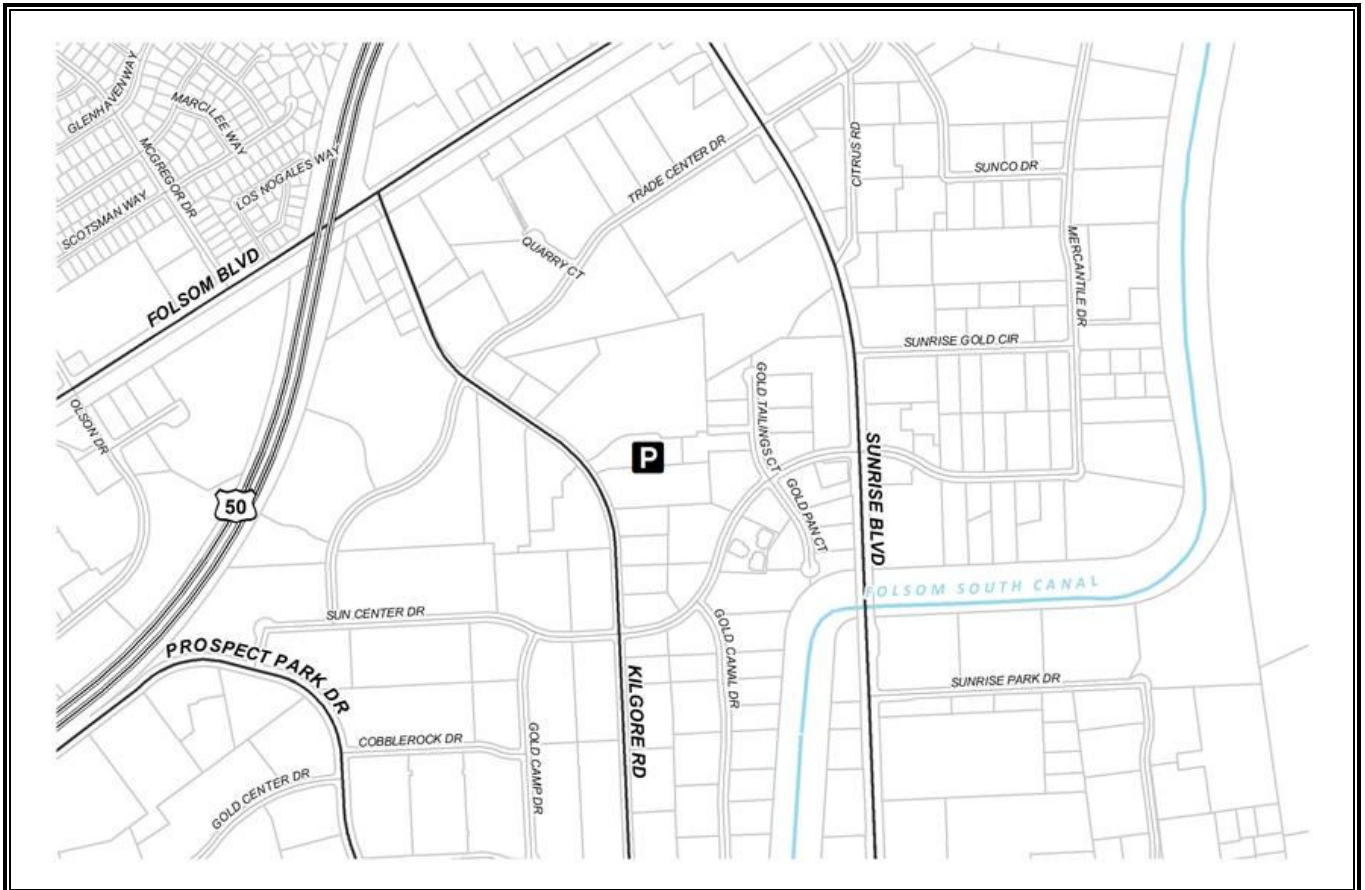
2013/2014-2017/2018 Capital Improvement Plan

Improvements to 2897 Kilgore Road (Police Building)

Project Budget: \$45,000

Anticipated Completion Date: Ongoing

Responsible Department: Facilities Division of Public Works



FY13/14:

Replace the eaves and repair the dry rot under the soffit – estimated cost \$45,000

Improvement to 2897 Kilgore Road (Police Building)

Financing Plan & Tentative Schedule

Estimated Cost \$ 45

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	-	\$ 45	-	-	-	-	-	\$ 45
Grand Total	-	\$ 45	-	-	-	-	-	\$ 45

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	\$ 45	-	-	-	-	-	\$ 45
Grand Total	-	\$ 45	-	-	-	-	-	\$ 45

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



2013/2014-2017/2018 Capital Improvement Plan

Information Technology Replacements

Project Budget: \$205,000

Anticipated Completion Date: Ongoing

Responsible Department: Information Technology

Replace IT equipment that has reached their useful life and install necessary improvements to technology. Items include the following:

FY13/14:

Mobile Highway Replacement – estimated cost \$50,000
 Replace Core network switches – estimated cost \$20,000
 Replace CORCvCENTER – estimated cost \$6,000
 Replace loaner laptops – estimated cost \$13,000
 Battery Back up at Kilgore – estimated cost \$2,500
 Additional equipment for County tower relocation – estimated cost \$3,500
 Software replacement and upgrades – estimated cost \$16,500
 Replace Cashiering PC's – estimated cost \$2,500
 Network cards for virtual expansion – estimated cost \$3,500
 IPADS – estimated cost \$27,500

FY14/15:

Replace IP Security DVR and Cameras – estimated cost \$30,000
 NnVida Esc GPU accelerator & Wyse P25's (Auto Cad VDI) – estimated cost \$6,000
 Replace printers – estimated cost \$5,000
 Additional virtual desktops – estimated cost \$2,000
 LCD Displays in conference rooms – estimated cost \$10,000
 Replace CORCBACKUP – estimated cost \$7,000

Information Technology Replacements

Financing Plan & Tentative Schedule

Estimated Cost \$ 205

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
1000 - General Fund	-	\$ 145	\$ 60	-	-	-	-	\$ 205
Grand Total	-	\$ 145	\$ 60	-	-	-	-	\$ 205

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (0%)	-	-	-	-	-	-	-	-
Construction Contract (0%)	-	-	-	-	-	-	-	-
Other Costs (100%)	-	\$ 145	\$ 60	-	-	-	-	\$ 205
Grand Total	-	\$ 145	\$ 60	-	-	-	-	\$ 205

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



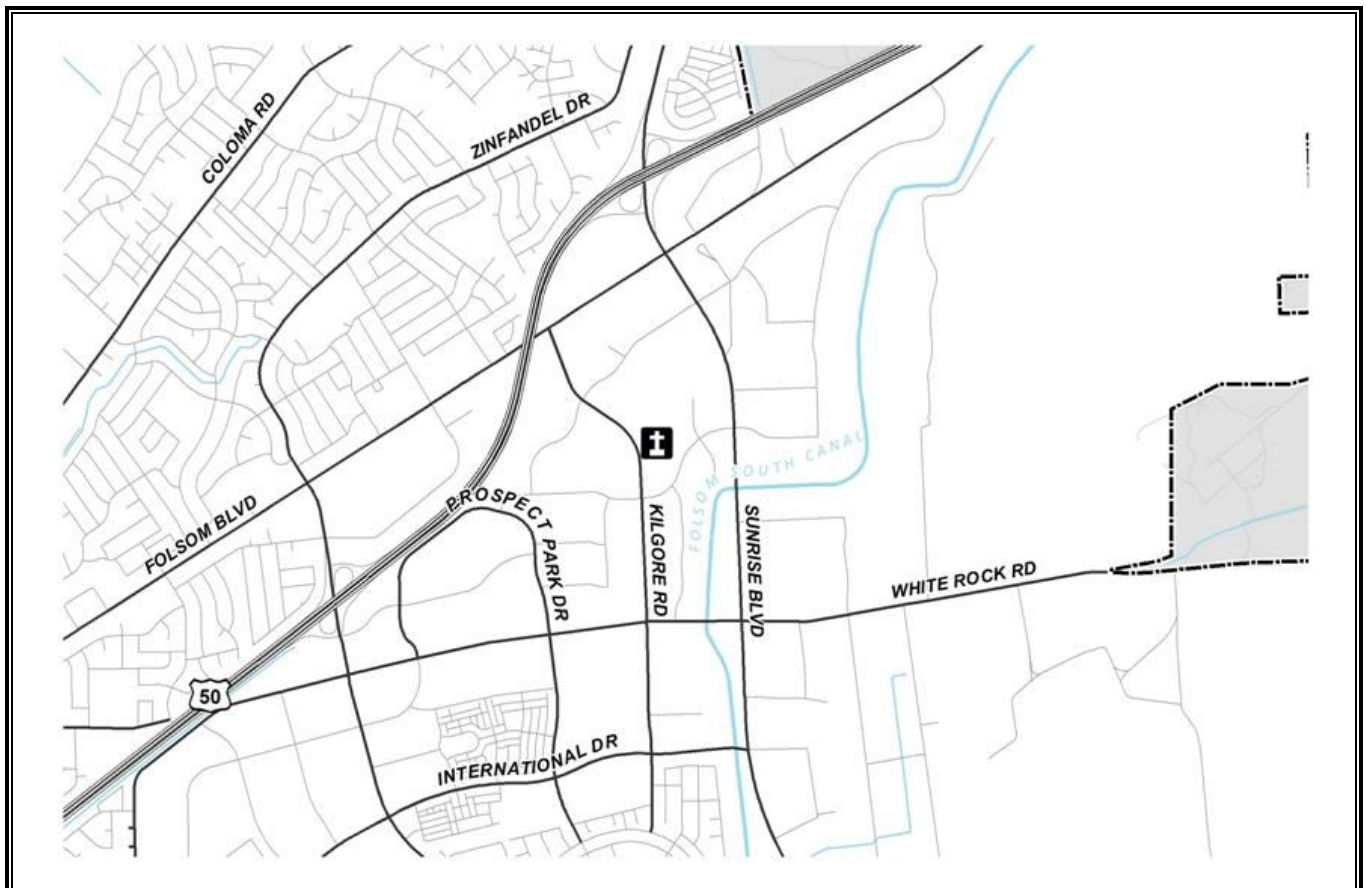
2013/2014-2017/2018 Capital Improvement Plan

Kilgore Cemetery Construction Phase II & III Construction (Plan)

Project Budget: \$1,915,000

Anticipated Completion Date: Post 2017/2018

Responsible Department: Public Works



This project will include the construction of Phase II and Phase III. Construction of Phase II is estimated at \$1,150,000, and Phase III at \$765,000. City staff is actively seeking funding options and grant opportunities.

Kilgore Cemetery Construction Phase II & III (Plan)

Financing Plan & Tentative Schedule

Estimated Cost

\$ 1,915

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Funding Source To Be Determined	-	-	-	-	-	-	\$ 1,915	\$ 1,915
Grand Total	-	-	-	-	-	-	\$ 1,915	\$ 1,915

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (0%)	-	-	-	-	-	-	-	-
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (13%)	-	-	-	-	-	-	\$ 250	\$ 250
Construction Contract (87%)	-	-	-	-	-	-	\$ 1,665	\$ 1,665
Other Costs (0%)	-	-	-	-	-	-	-	-
Grand Total	-	-	-	-	-	-	\$ 1,915	\$ 1,915

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes: Actual construction costs to be determined. Funding is for design only.

1. All Figures in Thousands

2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



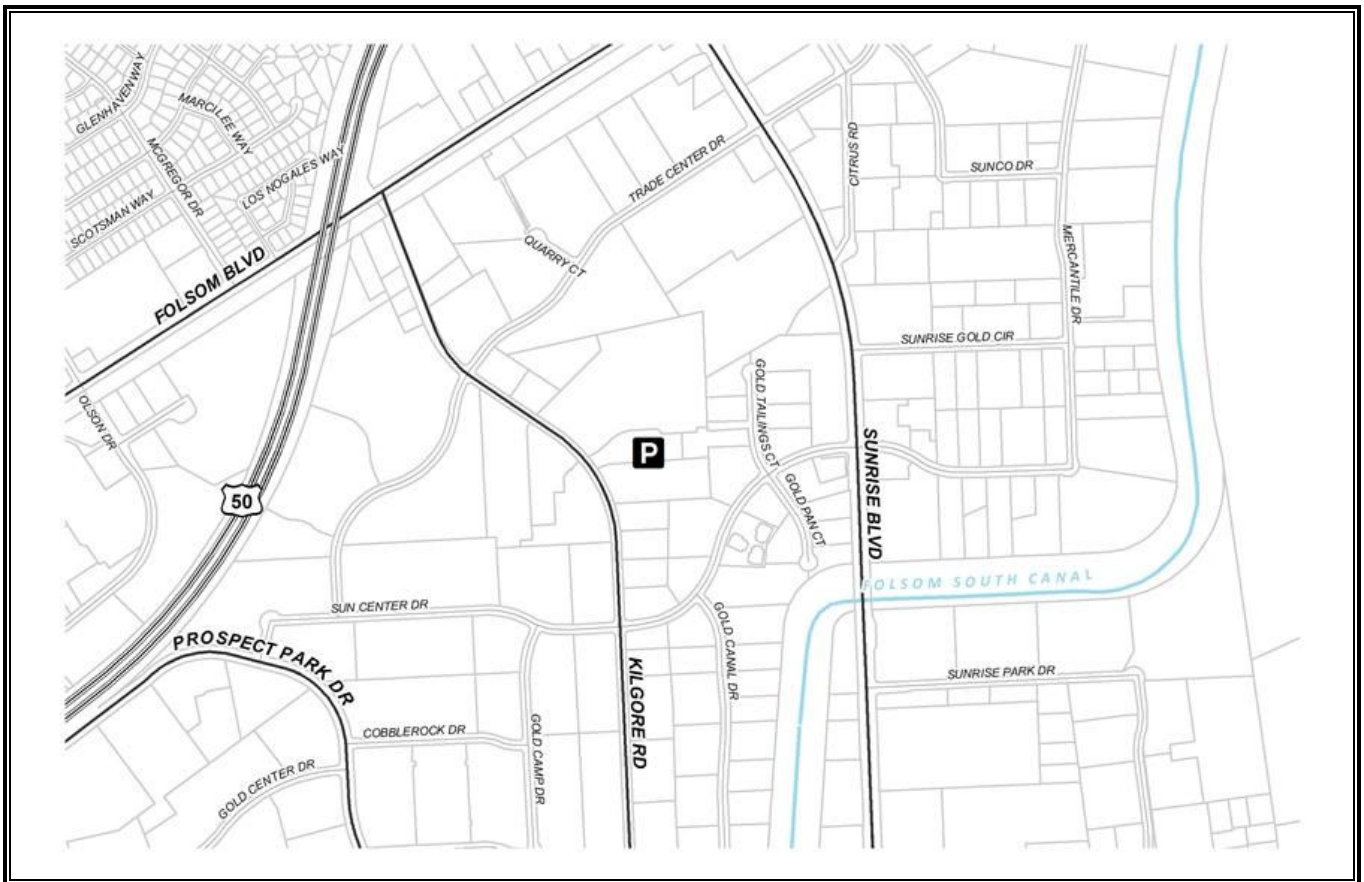
2013/2014-2017/2018 Capital Improvement Plan

Police Station Generator (CP13-2125)

Project Budget: \$265,000

Anticipated Completion Date: August 2013

Responsible Department: Public Works



Replace the existing emergency generator with a new generator that meets the current needs of the Police Facility as well as current air quality regulations.

Police Station Generator (CP13-2125)

Financing Plan & Tentative Schedule

Estimated Cost \$ 265

Revenue	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
7500 - Capital Facilities Internal Service Fund	\$ 265	-	-	-	-	-	-	\$ 265
Grand Total	\$ 265	-	-	-	-	-	-	\$ 265

Expenditures	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	Total
Preliminary Engineering (8%)	\$ 22	-	-	-	-	-	-	\$ 22
Right of Way (0%)	-	-	-	-	-	-	-	-
Construction Engineering (3%)	-	\$ 7	-	-	-	-	-	\$ 7
Construction Contract (5%)	-	\$ 13	-	-	-	-	-	\$ 13
Other Costs (84%)	-	\$ 223	-	-	-	-	-	\$ 223
Grand Total	\$ 22	\$ 243	-	-	-	-	-	\$ 265

PROJECT SCHEDULE

Schedule	Thru 12/13	13/14	14/15	15/16	16/17	17/18	Post 17/18	
Preliminary Study								
Design								
Environmental								
ROW acquisition								
Construction								

Notes:

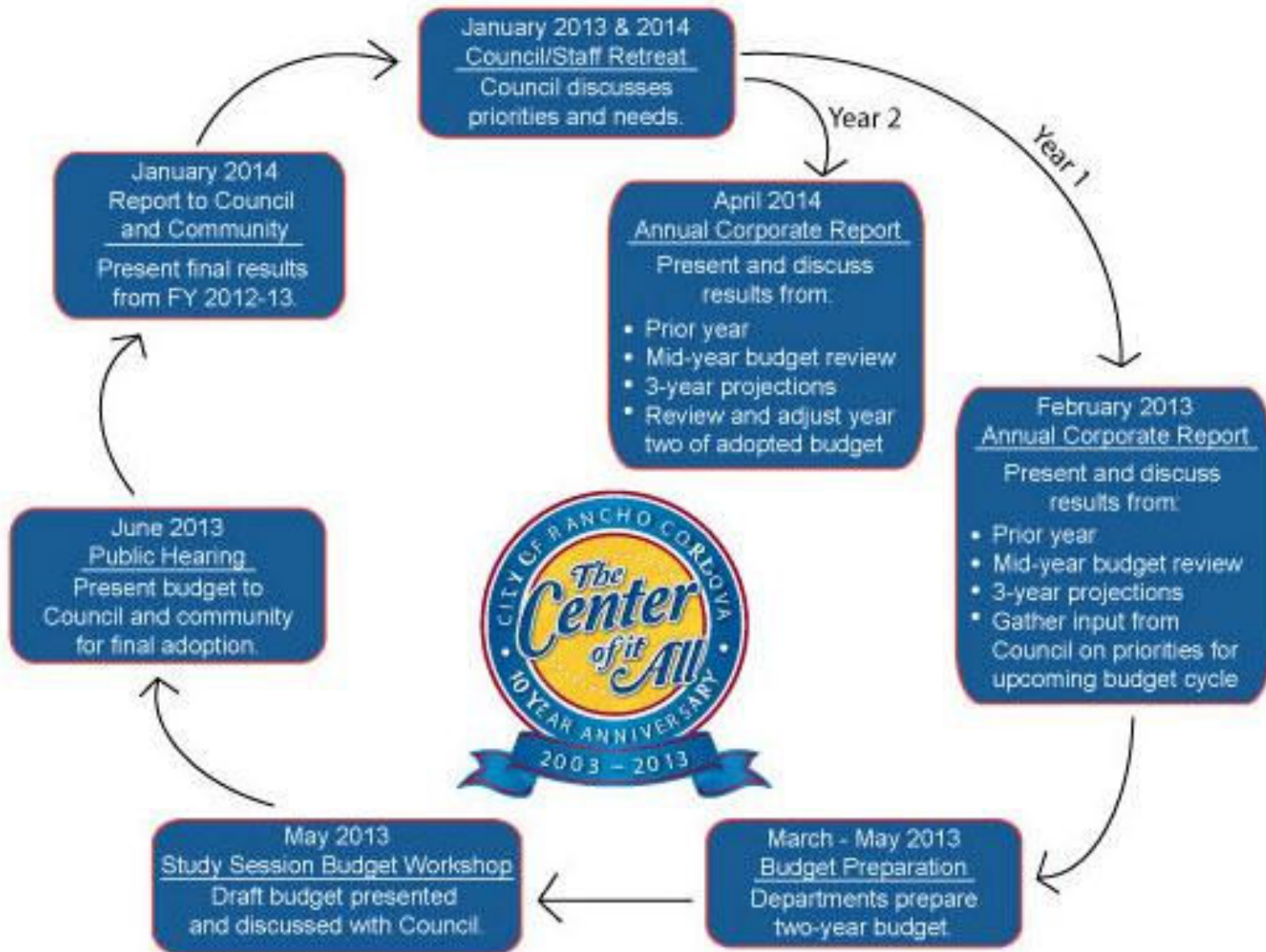
1. All Figures in Thousands
2. Preliminary Engineering includes the cost of environmental, surveys, investigative soil tests, design & consultant services if any.



Agenda

- I. Budget Cycle Review
- II. General Fund Proposed Budget
- III. Review of Major Revenues and Expenditures
- IV. Staffing Changes
- V. Project Review and Discussion
- VI. 10-Year Vision Update
- VII. CIP Questions
- VIII. Special Topics
 - a) Entertainment Center Update
 - b) Noah's Conference Center
 - c) Travel and Tourism Business Improvement District
 - d) Cordova Community Council

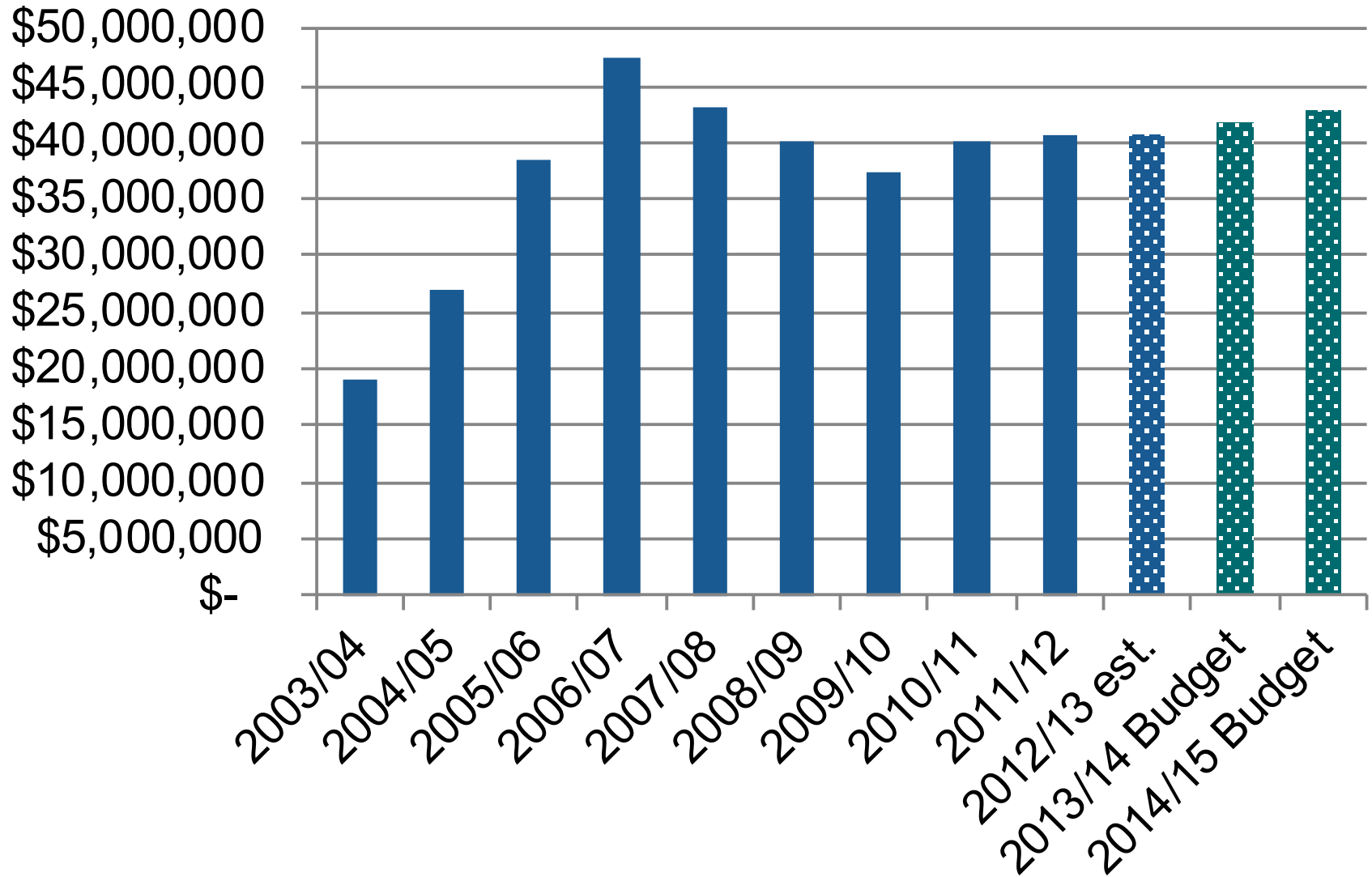
Two Year Budget Cycle



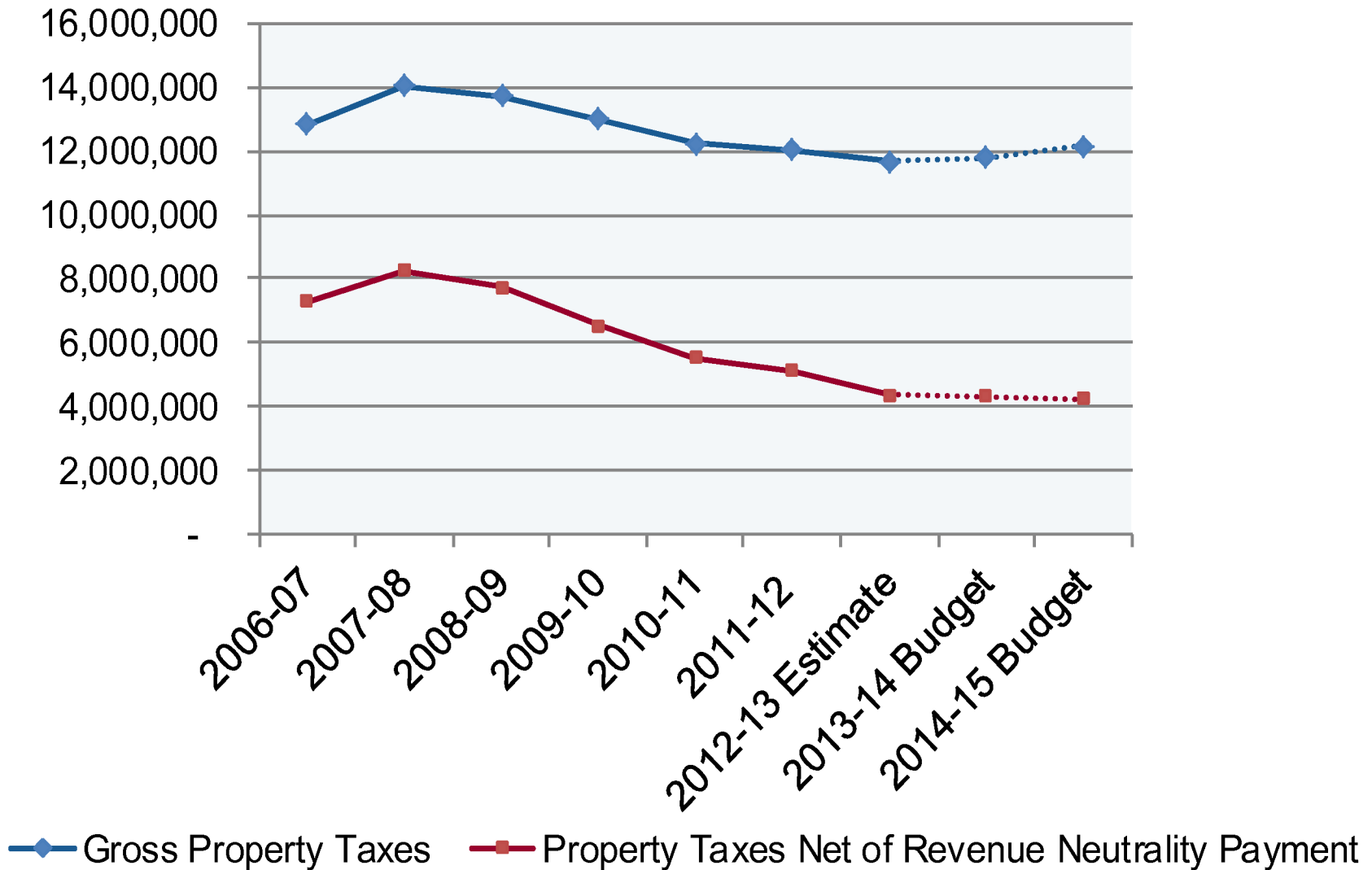
Proposed Budget – General Fund Fiscal Years 2013-15

	FY 13/14	FY 14/15
Revenues:		
Taxes	31,665,200	32,819,600
Licenses & Permits	4,172,400	4,434,400
Fines & Forfeitures	1,474,400	1,439,200
Use of Money & Property	703,300	718,200
Intergovernmental	394,600	381,200
Charges for Services & Other Rever	2,942,300	2,774,700
Transfers In	242,900	239,300
Total Revenues & Other Sources	\$ 41,595,100	\$ 42,806,600
Expenditures:		
Operations	25,060,100	25,446,500
Salaries and Benefits	7,351,200	7,634,700
Revenue Neutrality	7,500,000	7,910,000
Transfers Out	1,332,200	1,484,300
Capital Outlay	214,600	213,000
Debt Service	14,400	13,800
Total Expenditures & Other Uses	\$ 41,472,500	\$ 42,702,300
Surplus/(Deficit)	\$ 122,600	\$ 104,300

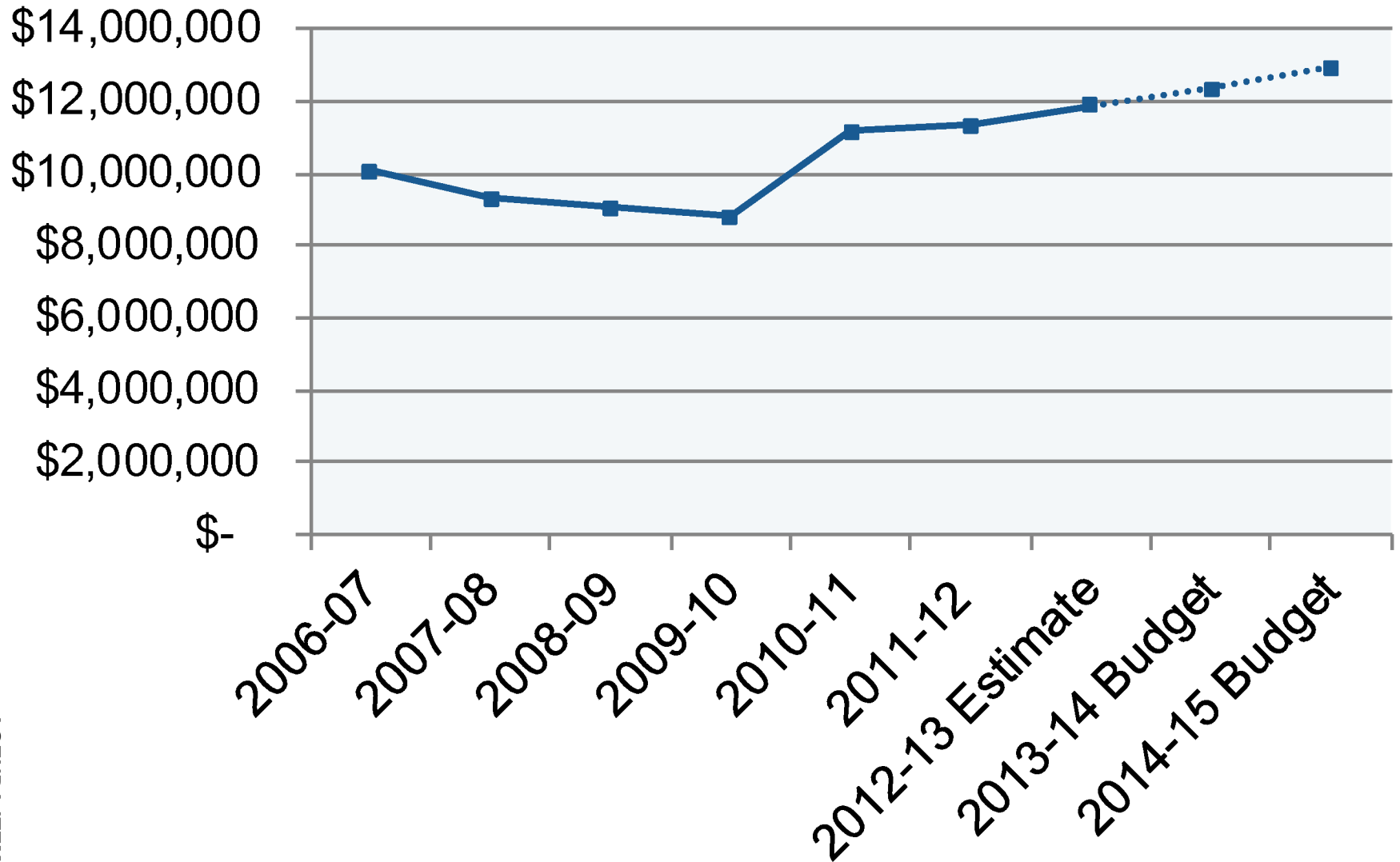
General Fund – Revenue Trend



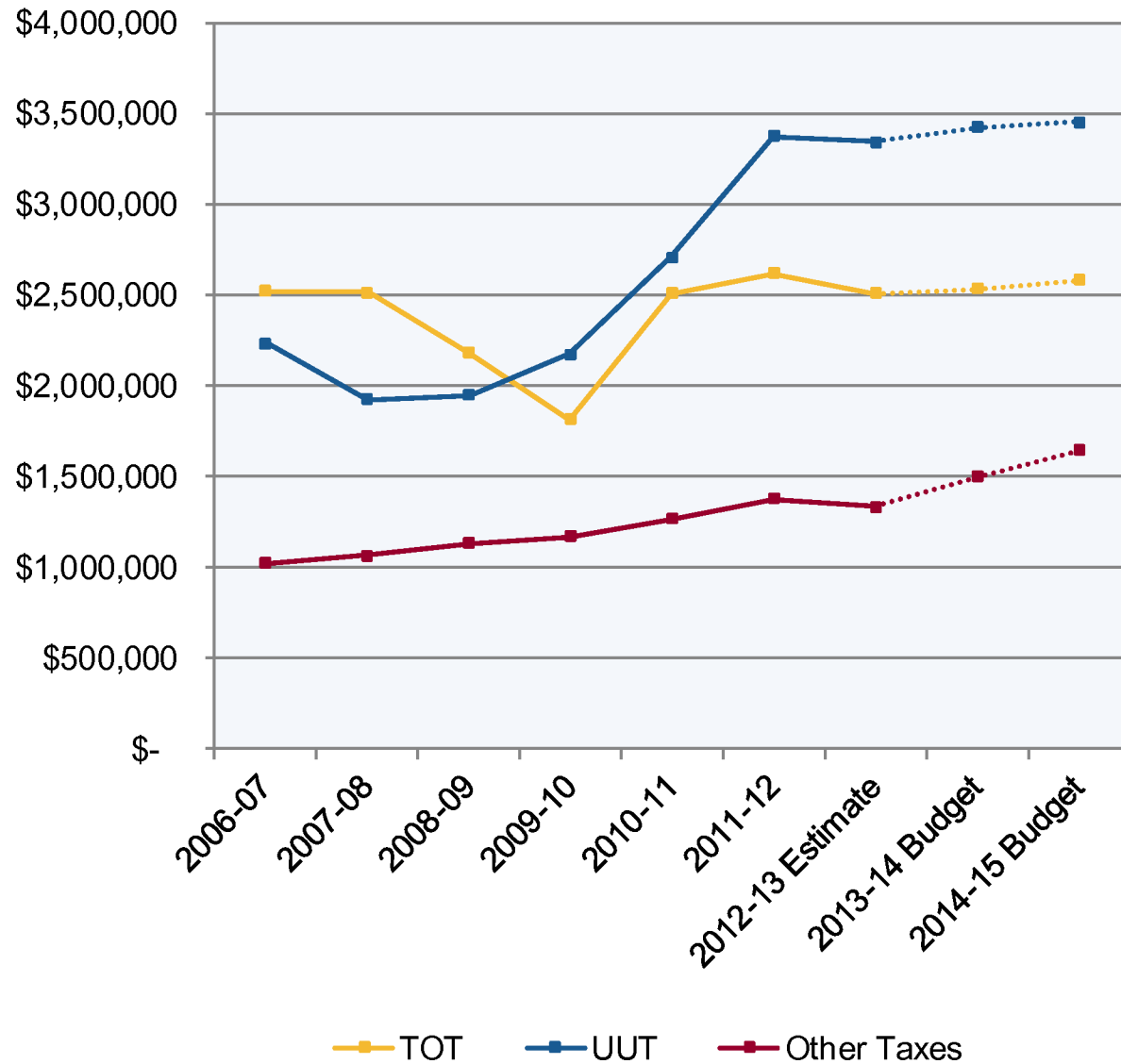
Property Tax Revenues



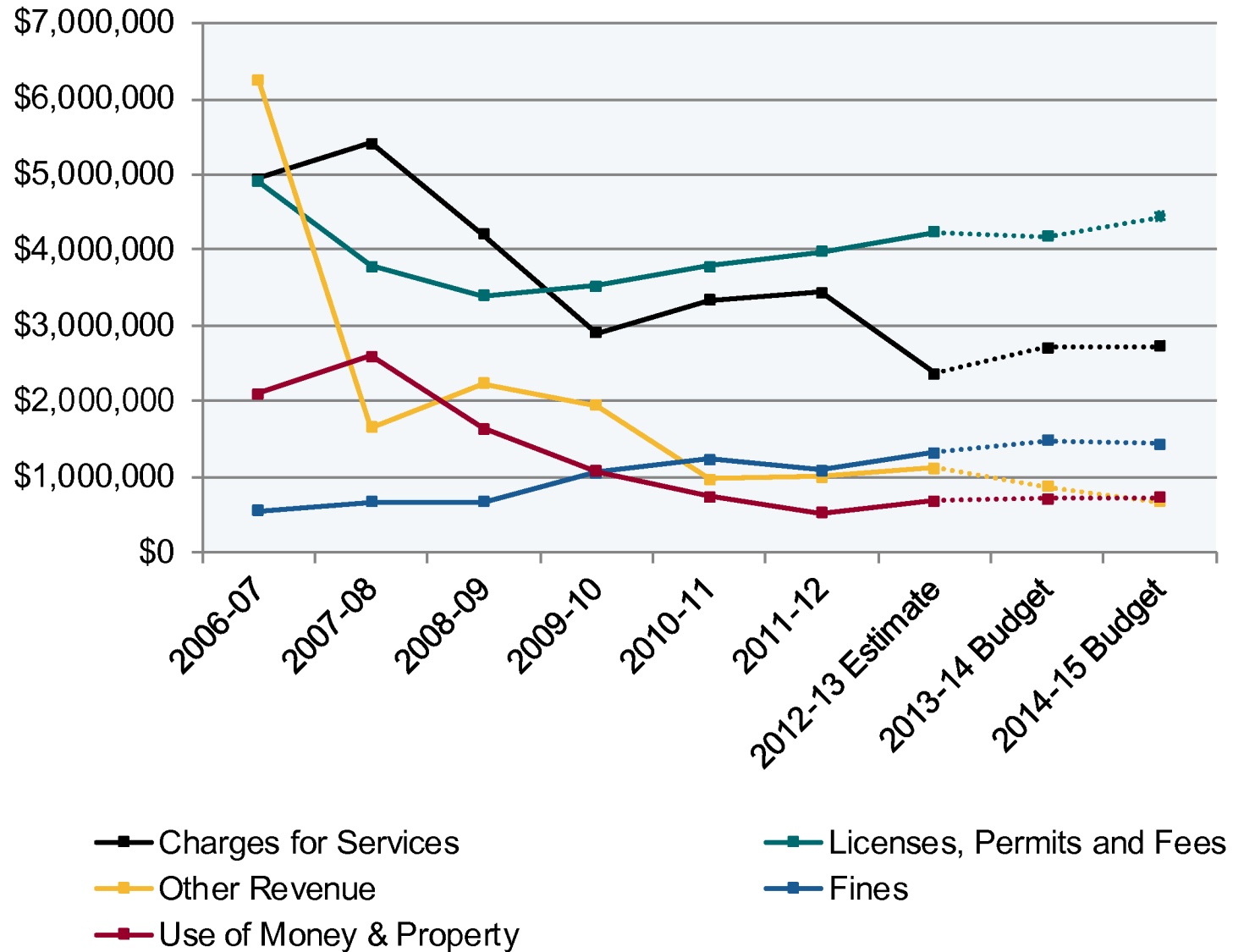
Sales Tax Revenues



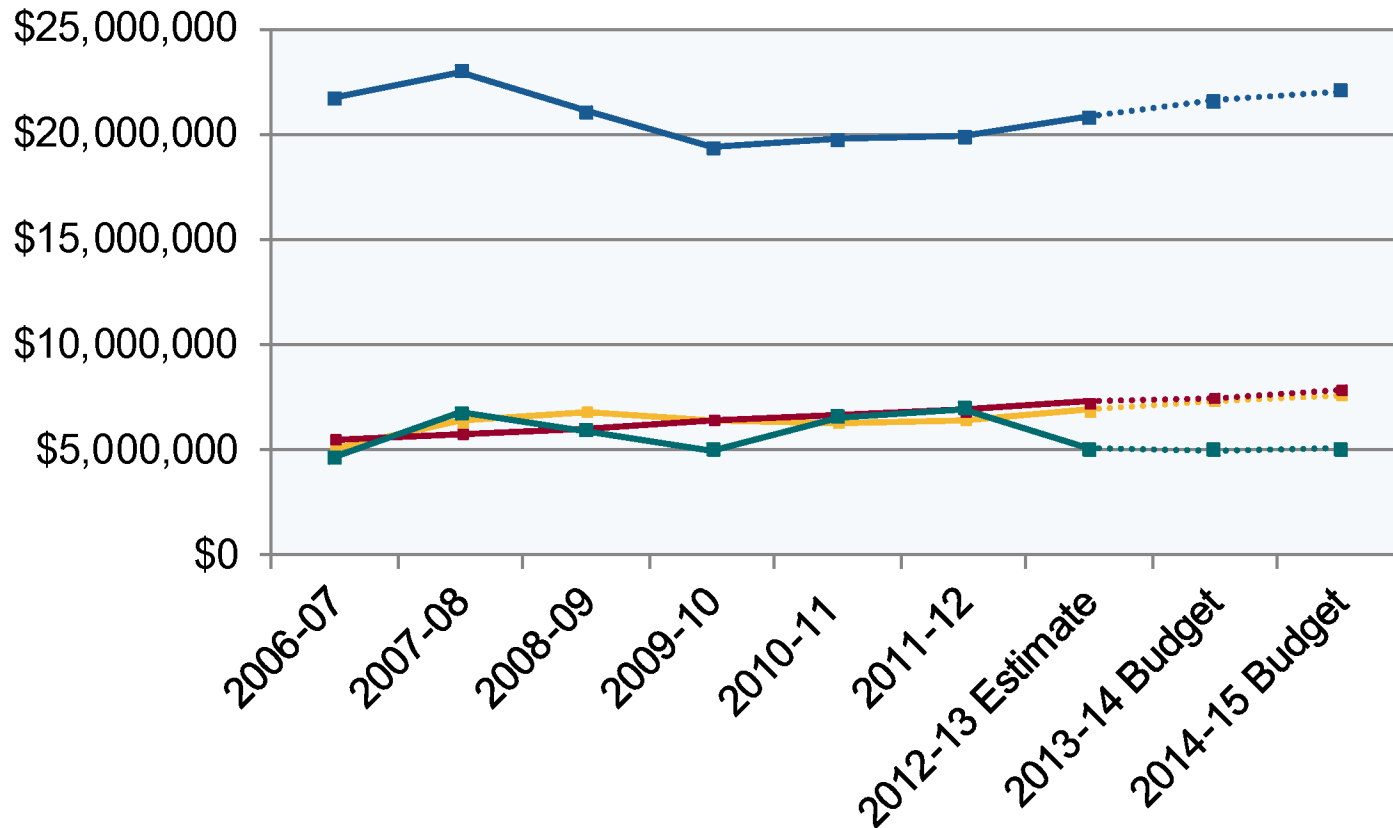
Other Taxes



Other Revenues



Major Expenditures General Fund



Contractual Services

Salaries & Benefits

Revenue Neutrality

Other Expenses

Proposed Budget Fiscal Years 2013-15

	FY 13/14	FY 14/15
Revenues:		
Taxes	31,665,200	32,819,600
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Major Projects for FY's 2013-2015

Description	FY 13-14 Cost	FY 14-15 Cost
Renewal of Cordova Community Council Grant	\$250,000	\$250,000
Inspect 2,000 rental units	Staff Time	Staff Time
Implement City/BIA Cost Savings	\$13,000	
Implement Community Prosecutor Program	\$75,000	\$52,500
Conduct outreach and election for Property Based Improvement District on Folsom Blvd.	\$40,000	
Form a dedicated partnership between Police Department and Folsom Blvd. business owners	Staff Time	Staff Time
Transition storm drain maintenance and operation from County to city	Staff Time	Staff Time
Biennial Resident Satisfaction Survey	\$35,000	
Complete branding effort	\$65,900	\$5,000

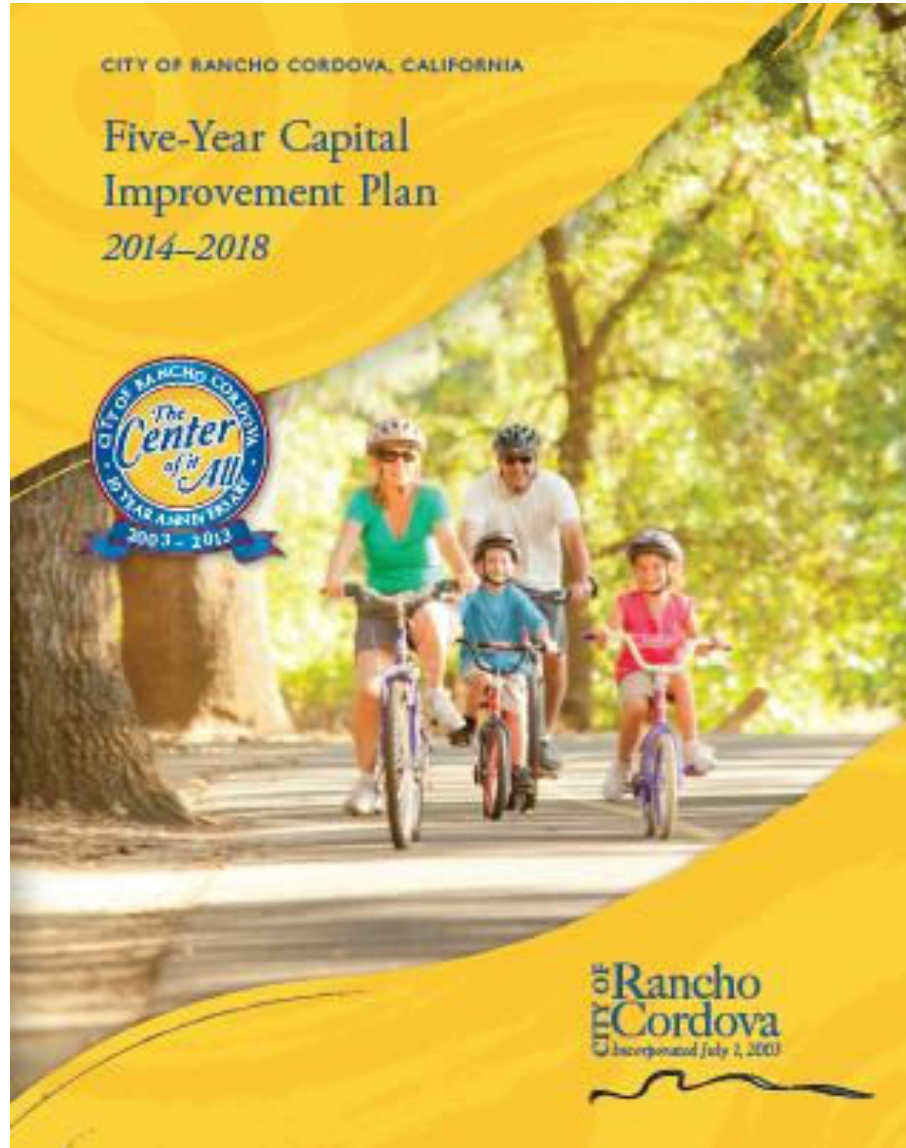
Major Projects for FY's 2013-2015

Description	FY 13-14 Cost	FY 14-15 Cost
South Sacramento Habitat Conservation Plan (HCP)	\$262,000	\$220,000
Analyze potential designation of new sphere of influence	\$24,500	\$20,000
Innovation Initiative (Economic Development)	\$15,000	\$30,000
Amend Folsom Blvd. Specific Plan	\$78,000	
Greening Folsom Blvd.	\$25,000	\$25,000
Hospital Development Strategy	\$25,000	
Brewery Recruitment project	\$10,000	
Search Engine Optimization (Economic Development)	\$20,000	
Refining criteria for Money Magazines Best Places to Live	Staff time	

10-Year Vision Plan



Five-Year Capital Improvement Plan 2014-2018



Special Topics

- Entertainment Center Update
- Noah's Conference Center
- Travel and Tourism Business Improvement District
- Cordova Community Council

Rancho Cordova – Success Factors

Utilizing the scoring method of the INNOVATION GROUP study and Noah's own internal analysis, including the criteria to follow, Noah's is confident that the Rancho Cordova location will be well supported by the corporate and residential community.

Noah's will draw from and support the market area along Highway 50 from **Sacramento, Rosemont, Rancho Cordova, Folsom** and other neighboring communities

The following demographic factors were considered using a study area based on a 5, 10 & 20 Mile Radius from Capital Village in Rancho Cordova.

- Total Population
- Average Household Income
- Average Household Size
- Total Number of Businesses
- Total Number of Employees
- Occupation Analysis

Success Factors

■ **Strategic Location.** Rancho Cordova is located within 15 minutes of the major employment and business centers within the Sacramento Metropolitan Area.

■ **Ease of Access.** Capital Village is well located along Zinfandel Drive near Hwy 50, which connects easily with I-5 & I-80. This provides great access to the greater Sacramento area.

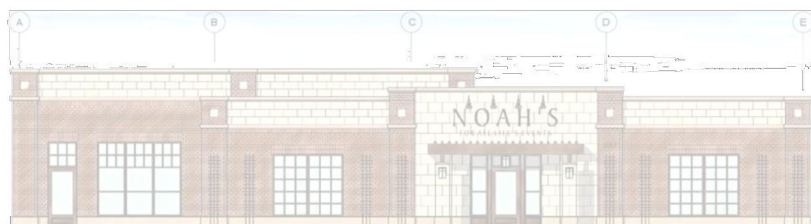
■ **Unique Amenities.** The combination of Capital Village and Village Green provides a long-term pedestrian friendly identity, with amenities that include out door events, dining and shopping options to serve the public and business community.

■ **Committed to Quality.** Rancho Cordova demonstrates a commitment to high-quality development standards with existing corporate developments and planned residential communities. This commitment makes for a growing community with developments that age well.

■ **Long-term Assets.** The area has long-term quality Corporate Assets with Major Employers just minutes from Capital Village. The corporate investment in Human Resources and Facilities indicates that Employers will continue to call Rancho Cordova home, long-term.

Rancho Cordova By The Numbers

	5 Mile	10 Mile	20 Mile
■ Population:	191,452	865,730	1,764,350
■ HH Income:	\$71,187	\$64,060	\$75,804
■ HH Size:	2.40	2.60	2.68
■ Businesses:	8,184	34,956	64,607
■ Employees	92,586	370,734	680,287



Noah's - A View of the Industry

NOAH'S
FOR ALL LIFE'S EVENTS™

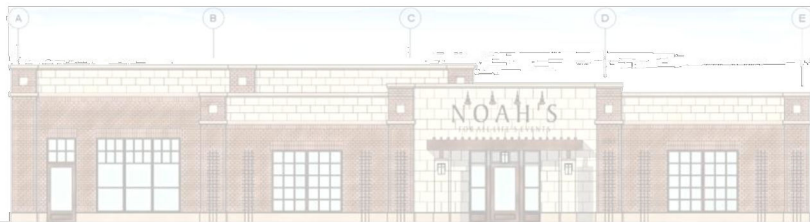
The Small Event and Conference Center Industry, as it exists today, is largely without product consistency. Customers experience frustration in fulfilling their needs whether at a hotel conference space or at a “mom and pop” venue.

This Multi-Billion Dollar industry is in a **"Status Quo"** condition and consumers remain frustrated by these various elements of service:

- High Cost
- Lack of Control
- Limited Choice in Food & Beverage
- Inconsistent Quality
- Lack of Available Facilities

This sleeping, unchanging attitude in the industry provides an opportunity for Noah Corporation to alleviate frustration for consumers and provide a more fulfilling value proposition.

Noah's is providing a national brand that creates consumer confidence; a higher standard in the market place and a greater level of customer satisfaction.



Noah's – Unique Approach

NOAH'S
FOR ALL LIFE'S EVENTS™

Noah's provides a refreshing experience for their customers –

- **Four Star Space**; energizing, sparks the imagination.
- **Booking**; simple, easy, efficient, eliminating worry.
- **Our Staff**; friendly, accommodating, practical, efficient.
- **Technology**; state of the art, plug & play, included in the rental.
- **Food & Beverage**; outsourced to fit the customer's choice, taste & budget.
- **Event Planners**; outsourced, selected by the customer if desired.
- **Flexibility**; customers can “Do It Themselves” or hire professional support.

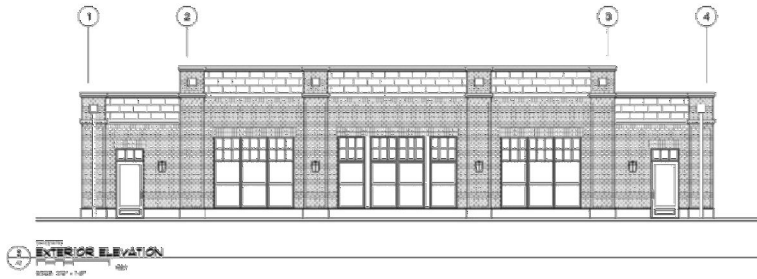
At Noah's the customer is in the driver's seat!

– Providing *High Service at an Affordable Price.*



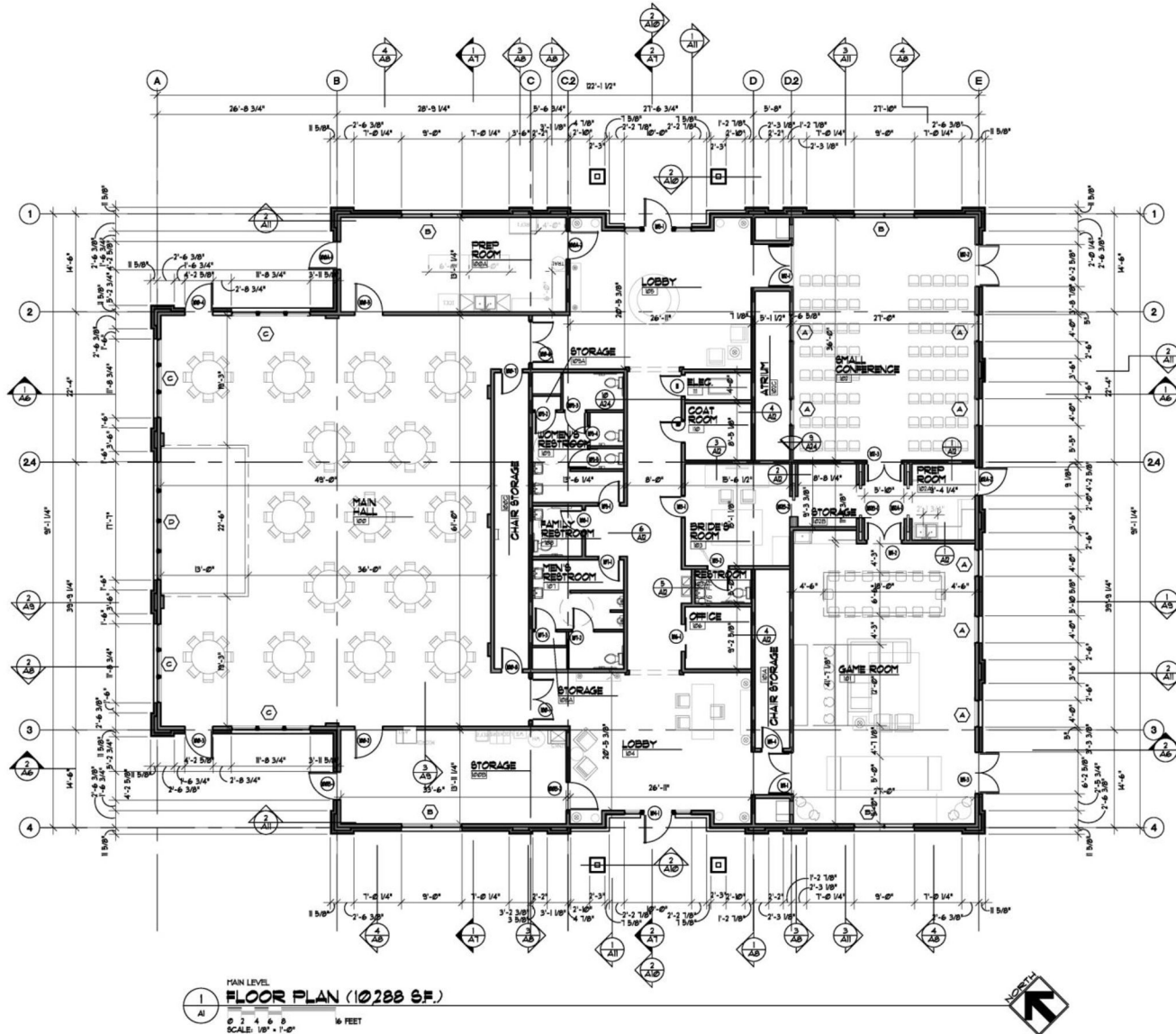
The Building – Elevations

NOAH'S
FOR ALL LIFE'S EVENTS™



The Building – Floor Plan

NOAH'S
FOR ALL LIFE'S EVENTS™



Rancho Cordova – 30,000 Visitors

Noah's of Rancho Cordova will realize similar results to those experienced in Chandler Arizona and other locations.

With 300 plus events per year in...

- Business & Corporate Events
- Community & Municipal Events
- Weddings and other "Friends & Family" Events

...Rancho Cordova will realize 30,000 plus visitors annually as a result of having a Noah's event center.

Those visitors will support local caterers, restaurants and retailers already in place and those to come.

Noah's will be an amenity for the City of Rancho Cordova that will be a draw to the community.

Establishing Noah's of Rancho Cordova

- Upon ground breaking, Noah's begins to market the Conference Center aggressively.
- Prior to opening Noah's will receive \$250,000 - \$300,000 in advance reservations. Weekend events alone will support their annual rent expense.
- Noah's becomes a Gem to the community and a great resource to the areas corporate citizens.
- Noah's draws unique visitors to the community and also helps retain local events from leaving the area to fulfill their meeting or event needs.
- Noah's often becomes a multi-generational experience for families making lifetime memories at weddings, birthday parties, graduations and their anniversaries.



City of Rancho Cordova
Major Projects in Proposed Budget FY's 2013-2015

Description	FY 13-14 Cost	FY 14-15 Cost
Renewal of Cordova Community Council Grant	\$250,000	\$250,000
Inspect 2,000 rental units	Staff Time	Staff Time
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Hospital Development Strategy	\$25,000	
Brewery Recruitment project	\$10,000	
Search Engine Optimization (Economic Development)	\$20,000	
Defining criteria for Money Magazines Best Places to Live	Staff time	
Citywide conversion of paper files to electronic storage	\$45,500	\$63,500
ADA Improvements at City Hall	\$20,000	\$50,000
Incorporate Brand into Economic Development materials	\$15,000	\$50,000
Grapevine Advertising	\$26,000	\$26,000
Master Fee Study		\$45,000
Police Station Repairs	\$45,000	
Mather Mills redevelopment feasibility analysis and preliminary land assemblage	\$40,000	
Replace and enhance security cameras at City Hall		\$30,000
Complete upgrade of City Hall parking lot to inductive lighting	\$28,000	
Purchase and install interactive LCD Displays in conference rooms		\$25,000
Economic Development strategic plan		\$20,000
Media Training		\$10,000
Website Redesign		\$10,000

City of Rancho Cordova
Major Projects in Proposed Budget FY's 2013-2015

Description	FY 13-14 Cost	FY 14-15 Cost
Build portal into records system to allow Building Dept. customers access to public documents	\$10,000	
Purchase and install field data collection devices for Public Works		\$10,000
Coordinate synergies between school district and after school programs at each of the four affordable housing projects	\$10,000	
Create internship program with Los Rios Community College	Staff time	
Add a "Live Help" feature to our website	Staff time	

Work Plan for Council Retreat Vision for 2023

#	City Council Retreat Items	FY 12-13	FY 13-14	FY 14-15	Years 3-10
1	Leverage City resources (expertise, capital, policies and regulations) to attract a wide range of private investment including national retailers, office development, local entrepreneurs, etc.				
	Analyzed and Revised City Development Standards and Cost through work with City/BIA	X			
	Entertainment Center	X	X	X	
	Meet with retailers at ICSC and other events	X	X	X	X
	Conduct Innovation Scorecard	X			
	Implement initiatives from Innovation Scorecard		X	X	
	Conduct a targeted brewery recruitment effort		X		
	Noah's Conference Center evaluation	X	X		
	Begin outreach for PBID on Folsom Blvd		X		
	Hold vote on PBID for Folsom Blvd			X	
2	Build the Veteran's Village project				
	Project team developed, lease with County, design review	X			
	Transfer property from County to City		X		
	Secure funding		X		
	Begin construction			X	
3	Create recreational, sports and entertainment opportunities to attract new residents and businesses.				
	Coordinate with regional partners to bring recreation events to Rancho Cordova - Rancho Cordova Travel and Tourism, CRPD, Mather Regional Sports, etc.		X	X	X
	Entertainment Center (see in #1 above)				

Work Plan for Council Retreat Vision for 2023

#	City Council Retreat Items	FY 12-13	FY 13-14	FY 14-15	Years 3-10
4	Increase civic engagements and events (for events need upgraded event capacity).				
	Pepperdine Grant training/Civic Engagement Pilot Program - Cordova Meadows	X			
	Expand Civic Engagement program to 3 additional neighborhoods within Rancho Cordova	X	X		
	Connect organizations that sponsor community events and the City Volunteer Program		X		
	Designate sites within the community through plan reviews to accommodate major citywide events	X	X	X	X
5	Civic Center - Develop an innovative and modern concept for a civic center campus that incorporates a wide range of community amenities such as community center, public plaza, library, boys and girls club, expanded children's museum, historic museum, etc.				
	USC Capstone Project - suburban community civic centers	X			
	Address Civic Center opportunities within Folsom Boulevard Specific Plan Update	X	X		
	Conduct summit of community organizations to identify facility needs and opportunities for shared facilities		X		
	Identify a preferred site for Rancho Cordova Civic Center(s), conceptual design options and approximate project costs		X	X	
	Build community coalition, identify funding strategies and initiate construction of a Rancho Cordova Civic Center.				X

Work Plan for Council Retreat Vision for 2023

#	City Council Retreat Items	FY 12-13	FY 13-14	FY 14-15	Years 3-10
6	Hospital/Health Care/University - Evaluate concepts with linkages to businesses currently here in the City to attract other health related facilities and businesses. Teaching hospital and/or sports medicine.				
	Provide analysis on hospital and healthcare opportunities		X		
7	To be top ranked California City on Money Magazine's "Best Places to Live" list by 2023.				
	Complete demographic profile for baseline and review and determine which metrics can positively affect		X		
	Implement plan to improve RC performance metrics			X	X
8	Public transportation: Expand Cordovan service to the existing community.				
	Analyze feasibility and cost		X		
	Explore funding options			X	
9	Develop a long term concept for the City's logical boundaries, evaluate financial viability and initiate steps to establish a new Sphere of Influence.				
	Identify areas around City of potential annexation and conduct preliminary fiscal analysis of each unit	X	X		
	Conduct outreach to key individuals and organizations to evaluate the support for annexation.		X		
	Present findings of financial conditions and community interest to Council and proceed as directed.		X	X	
	If supported by Council, initiate LAFCO application to expand the City's Sphere of Influence.			X	



**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, May 06, 2013

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

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

Special Meeting/Work Session to Follow the Regular Meeting

DRAFT MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the American River Community Room North at 4:11PM.

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

Council Members Absent: None

Staff Members Present: Silva, Chinn, Flory, Runner, Simpson, George, Cook, Haven, Davis

2. PUBLIC COMMENT

3. SPECIAL MEETING ITEM

ACTION: Discussion item only; no action taken.

3.1 **Subject:** Community Prosecutor.

4. ADJOURNMENT OF STUDY SESSION

Mayor Budge adjourned the meeting at 5:34 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:50 PM.

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

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Cuppy, Kellerman, Abhar, Junker, Silva, Campbell, Chan, Chinn, Crone, Diamond, Downton, Dumford, Flory, Fontes, Garcia, Gassaway, Hadley, Hayes, Hoffman, Holt, Lee, Lohse, Mingay, Nichols, Rodriguez, Runner, Simpson, Snyder, Taylor, Thomas, George, Cook, Haven, Samuelson, Cervantes, Brown, Stricker, Davis, Sparkman, Grossi

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Marquese Chriss from the Pleasant Grove High School Basketball Team led the pledge.

8. INVOCATION

Mayor Budge led a moment of silence in acknowledgement of the recent tragedies in Boston.

Tim Layfield from First Covenant Church will give the invocation.

9. PRESENTATIONS

- 9.1 Presentation Acknowledging Pleasant Grove High School Varsity Basketball Team for Winning the State Championship Presented to Bill McCain, Assistant Coach and the Pleasant Grove Varsity Basketball Team.
- 9.2 Presentation on the 10 Year Anniversary for the City of Rancho Cordova Presented by Troy Holt, Public Information & Legislative Affairs Manager for the City of Rancho Cordova and Shelly Blanchard, Executive Director of Cordova Community Council.
- 9.3 Presentation of Proclamation to Building & Safety for Safety Month.
- 9.4 Presentation of Proclamation for May is Bike Month presented to Employees of Vision Service Plan.

- 9.5 Presentation of Proclamations for Public Service Recognition Week (May 6-10, 2013) to City Team Members, Reed Flory, Jessica Hayes, Dana Grossi for their Efforts in Enhancing City Housing Opportunities and to John Samuelson, David Gassaway, Victor Ramos, Ryan Davis and Juan Martinez for their Continued Efforts in Maintaining and Improving the City Streets.

10. PUBLIC COMMENT

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

- Corey Carskaddin, 3214 Hogarth Planting Easement and Zoning Code Violations.
- April Carskaddon, 3214 Hogarth.

Mayor Budge closed the public comment period.

11. COUNCIL REPORTS

Council reported on activities since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 12.1 **Subject:** Meeting Minutes of April 1, 2013 Regular Meeting and April 9, 2013 Special Meeting.
Recommendation: Adopt minutes.
- 12.2 **Subject:** Second Reading of Ordinance 9-2013, Construction and Demolition Debris Reduction, Reuse, and Recycling Ordinance.
Recommendation: Waive second hearing and adopt Ordinance No. 9-2013.
Result of Recommended Action: Ordinance No. 9-2013 requires all new construction, all demolition projects, and/or additions or remodels that have a permit valuation greater than or equal to Two Hundred Fifty Thousand dollars (\$250,000) to recycle Construction and Demolition ("C&D") material.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1 and 2.
- 12.3 **Subject:** Second Reading of Ordinance Nos. 7-2013 and 8-2013, Removing the Library Fee from the Sunrise Douglas Community Plan and Villages of Zinfandel Development Impact Fee Programs.
Recommendation: Waive the second reading and adopt Ordinance Nos. 7-2013 and 8-2013.
Result of Recommended Action: Adoption of Ordinance Nos. 7-2013 and 8-2013 make amendments to Chapter 16.83 and Chapter 16.81, respectively, of the Rancho Cordova Municipal Code to close the respective library funds and transfer the revenues to the Community Facilities Fees Library Fund.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goal: 5.

- 12.4 **Subject:** An Ordinance Rescinding Ordinance 24-2006 Establishing a Special Tax for Police Protection for the Montelena Subdivision.
Recommendation: Waive first reading and introduce Ordinance No. 11-2013.
Result of Recommended Action: Adoption of Ordinance No. 11-2013 will rescind Ordinance 24-2006 establishing a special tax for Police Protection for the Montelena subdivision (Zone 30). The Special Police Tax has been replaced with Community Facilities District (CFD) 2013-2 (Police Services) that was formed in February 2013. This action is required in accordance with Section 6.4.4 of the Montelena Development Agreement.
Staff Report: Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.
- 12.5 **Subject:** Resolution Granting the City Manager the Authority to Approve Future Contract Change Orders with Jaguar Construction for the Rancho Cordova City Hall Tenant Improvement Project.
Recommendation: Adopt Resolution 48-2013.
Result of Recommended Action: Adoption of a resolution will grant the City Manager with the authority to approve future change orders associated with the Rancho Cordova City Hall Tenant Improvement project, increasing the contract value from \$99,997 to an amount not to exceed \$115,000.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 5.
- 12.6 **Subject:** Resolution Authorizing Payment to Golden State Water for the Difference Between Actual and Estimated Construction Cost for the Replacement of a Portion of Water Main on Folsom Boulevard.
Recommendation: Adopt Resolution 49-2013.
Result of Recommended Action: Adoption of this resolution would authorize payment of \$21,150.83 to Golden State Water for the replacement of a portion of the water main on Folsom Boulevard increasing the total contract value from \$382,515 to \$403,665.83.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 5.
- 12.7 **Subject:** Resolution Awarding a Concrete Maintenance Services Contract to Cazadores Construction Inc.
Recommendation: Adopt Resolution No. 45-2013.
Result of Recommended Action: Adoption of the resolution will allow the City to award a three year concrete maintenance services agreement to the lowest responsive bidder Cazadores Construction Inc. in an amount not to exceed \$225,700.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 2 and 5.
- 12.8 **Subject:** Resolution Awarding a Street Maintenance Services Agreement with California Pavement Maintenance Company, Inc.
Recommendation: Adopt Resolution 44-2013.
Result of Recommended Action: Adoption of the resolution will allow the City to award a three year street maintenance services agreement to the lowest responsive bidder California Pavement Maintenance Company, Inc. in an amount not to exceed \$5,206,610.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 2 and 5.

- 12.9 **Subject:** Appointment of Labor Negotiators.
Recommendation: Appoint Ted Gaebler and Joe Chinn as Labor Negotiators.
Result of Recommended Action: This action will allow negotiation with the Sacramento County Sheriff regarding police services contract renewal.
Staff Report: Ted Gaebler, City Manager.
Advances Goal: 5.
- 12.10 **Subject:** Appointment of Real Property Negotiators.
Recommendation: Appoint Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, Adam Lindgren, and John Samuelson as Real Property Negotiators.
Result of Recommended Action: This action will allow negotiation of price and payment terms for real property located at Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 5.
- 12.11 **Subject:** 2012 General Plan Annual Report.
Recommendation: Receive the 2012 General Plan Annual Report as required by State law.
Result of Recommended Action: By receiving this report, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the General Plan.
Staff Report: Jessica Jordan, Senior Planner.
Advances Goals: 5.
- 12.12 **Subject:** An Ordinance of the City Council of the City of Rancho Cordova Amending Section 9.36.061, Titled "Animals," of Chapter 9.36, Titled "Park Regulations," of its Municipal Code.
Recommendation: Waive the first reading and introduce Ordinance No. 12-2013.
Result of Recommended Action: Adoption of Ordinance No. 12-2013 would amend the Rancho Cordova Municipal Code to eliminate the prohibition of dogs, cats and other animals in the vicinity of and on a bicycle trail. The requirement that these animals are kept on leash will be maintained and leash lengths will be allowed up to eight feet.
Staff Report: Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1 and 3.

ACTION: Motion to approve items 12.1-12.7 and items 12.9-12.12 by Skoglund second by Terry; Item 12.8 was pulled for further discussion;
Carried by a 5:0 roll call vote.

ACTION: Motion to approve item 12.8 by Sander second by McGarvey;
Carried by a 5:0 vote.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

- 13.1 **Subject:** 3000 Sunrise Boulevard Tentative Parcel Map; Project No. DD7893.
Recommendation: Adopt Resolution No. 50-2013.
Result of Recommended Action: Adoption of this resolution would create two parcels, each with a single building. The buildings could then be sold individually in the future and the project would be conditioned to maintain the common parking and access. The owner may wish to impose private conditions in the form of CC&R's to control other common maintenance needs outside the City preview.
Staff Report: William Campbell, Principal Planner.
Advances Goal: 6.
- 13.2 **Subject:** Resolution Readopting the Updated Transportation Development Impact Fee Program and Nexus Study.
Recommendation: Adopt Resolution No. 46-2013.
Result of Recommended Action: Adoption of Resolution No. 46-2013 will rescind Resolution No. 7-2013 and adopt a revised Fee Schedule, correcting the Fee Schedule previously adopted in January 2013, which inadvertently left out administrative costs from the residential fees in the infill area (Area 1). The inclusion of administrative costs will not increase the fees in place prior to the updated Transportation Development Impact Fee Program and Nexus Study.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goal: 5.

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

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

14. PUBLIC HEARING ITEMS

- 14.1 **Subject:** Resolution Approving and Adopting the 2013-14 Community Development Block Grant Action Plan.
Recommendation: Approve and adopt Resolution 43-2013.
Result of Recommended Action: City Manager will submit the 2013-14 Community Development Block Grant Action Plan to HUD and will direct staff to make any technical modifications deemed necessary.
Staff Report: Jessica Hayes and Dana Grossi, Housing Services Division.
Advances Goals: 1, 2, 5, and 6.

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

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

15. REGULAR CALENDAR ITEMS

- 15.1 **Subject:** Discuss and Consider the Possible Adoption of a Resolution Approving the City's Withdrawal from the Joint Powers Agreement between the City and the Regional Human Rights/Fair Housing Commission.
Recommendation: Discuss and provide direction to staff with regard to the Adoption of

Resolution 47-2013.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to serve notice on the Regional Human Rights/Fair Housing Commission of the City Council's election to withdraw from the Commission. The withdrawal would be effective June 30, 2013. The non-adoption of the resolution will result in the continued participation of the City in the JPA and will require the appointment of a Director to the Governing Board of the JPA consistent with the amended Joint Powers Agreement dated January 22, 2008.

Staff Report: Reed Flory, Housing Services Administrator; Jessica Hayes, Housing Services Division; and Phil Nichols, Neighborhood Services Division.

Advances Goals: 1, 2 and 5.

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

- Nancy Bui-Thompson, in opposition to item 15.1.
- Barbara Lehman, in opposition to item 15.1.

Mayor Budge closed the public comment period.

ACTION: Motion by Terry and second by Mcgarvey to table resolution no. 47-2013, and to appoint McGarvey as the appointed official and Nancy Bui-Thompson to continue as the advisory board member to the Regional Human Rights/Fair Housing Commission;
Carried by a 5:0 vote.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

- Terry - Requests an update on the hen Ordinance and the loan to the chamber.
- Sanders - Requests an agenda item to discuss strategic investments in the Sports Facility.
- Budge - Requests a report back on traffic counts and a report back on parking police.
- Terry - Requests to see parking police reports in writing in regards to what they are doing.

17. CITY MANAGER'S REPORT

City Attorney Adam Lindgren requests the medical marijuana dispensary ordinance item for discussion at the next Special Meeting.

18. ADJOURNMENT

Mayor Budge adjourned the meeting in the memory of Joan Gustin and Sergeant Richard Dickson at 9:13 PM.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the closed session to order in the Community Board Room at 9:20 PM.

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

Council Members Absent: None

Staff Members Present: Gaebler, Cuppy, Abhar, Silva, Chinn, Gassaway, Holt

20. CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS

Agency designated representatives: Ted Gaebler and Joe Chinn.

Employee organization: Sacramento County Sheriff regarding police services contract renewal.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One (1) potential case).

CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.

Agency negotiators: Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, Adam Lindgren, and John Samuelson.

Negotiating parties: Stonecreek Industrial LLC

Under negotiation: Price and terms of payment.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney, Adam Lindgren, reported that we are in negotiations with the County of Sacramento and formally exploring alternatives for police services.

22. ADJOURNMENT

- 22.1 Mayor Budge did not adjourn the closed session to a special meeting in the Community Board Room.

23. STUDY SESSION - CALL TO ORDER/ROLL CALL

24. PUBLIC COMMENT

5. SPECIAL MEETING ITEM

- 25.1 **Subject:** Budget Process Review and Discussion.

26. ADJOURNMENT

Mayor Budge adjourned the meeting at 11:04 PM.

Mindy Cuppy, CMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, May 14, 2013

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

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the American River Community Room North at 5:38 PM.

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Silva, Hadley, Holt, Snyder, Haven, Davis, Richeal

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEMS

Mayor Budge reordered the agenda and took Agenda Item 3.3 before Agenda Items 3.1 and 3.2.

3.3 **Subject:** Police Services Contract.

ACTION: Motion to approve by McGarvey second by Skoglund;
Carried by a 5:0 voice vote.

3.1 **Subject:** Urgency Ordinance Establishing a Temporary Moratorium on the Establishment and Operation of Medical Marijuana Dispensaries to Provide Staff Time to Analyze Possible Regulations or Ban Consistent with the May 6, 2013 California Supreme Court Decision Regarding Medical Marijuana Dispensaries.

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

3.2 **Subject:** Urgency Ordinances Amending Title 4, Title 9, and Title 23 of the Rancho Cordova Municipal Code Prohibiting the Establishment of Medical Marijuana Dispensaries in the City.

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

3.4 **Subject:** Update on AgendaToGo Annotation Features.

ACTION: Discussion item only; no action taken.

4. **ADJOURNMENT**

Mayor Budge adjourned the meeting at 6:40 PM.

Mindy Cuppy, CMC, City Clerk

MEMORANDUM

DATE: May 20, 2013

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: Treasurer's Report – March 31, 2013



RECOMMENDATION

This report is informational only. It is recommended that the report be received and filed.

RESULT OF RECOMMENDED ACTION

This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.

BACKGROUND

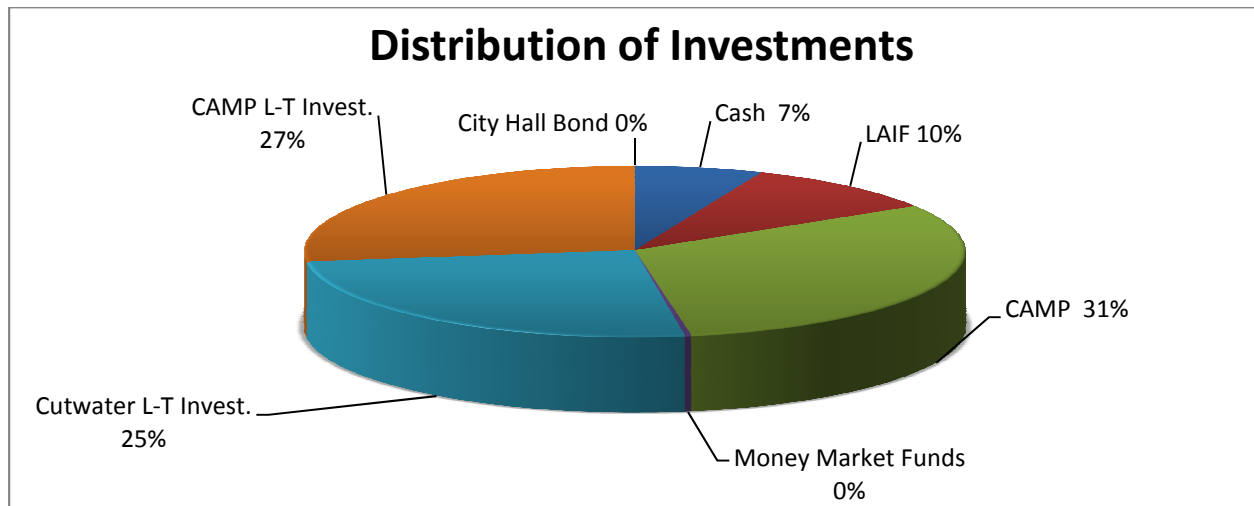
Attached is the quarterly Treasurer's report for the period ending March 31, 2013. Treasurer's reports are provided to Council on a quarterly basis.

At December 31, 2012, the current value of the City's total portfolio was \$81 million. Since that time, the balances increased by \$11 million with an ending balance of \$92 million as of March 31, 2013. Of that, the General Fund Cash and Investments balance was \$14 million. Cash and short-term investments increased by \$6 million and long-term investments increased by \$5 million. The overall portfolio is well diversified with \$48 million invested in marketable securities. \$38 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets). The remainder consists of \$6 million on deposit with our banks and \$5,429 is invested in a City of Rancho Cordova City Hall bond. Staff, in conjunction with our financial advisors, periodically reviews the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs. At March 31, 2013, interest rates at LAIF decreased slightly to .28% from the December 31, 2012 amount of .32% and rates at CAMP decreased to .14% from the previous period rate of .18%.

The city received a property tax installment in January 2013. As a result of this deposit, cash and investments increased by \$8.6 million.

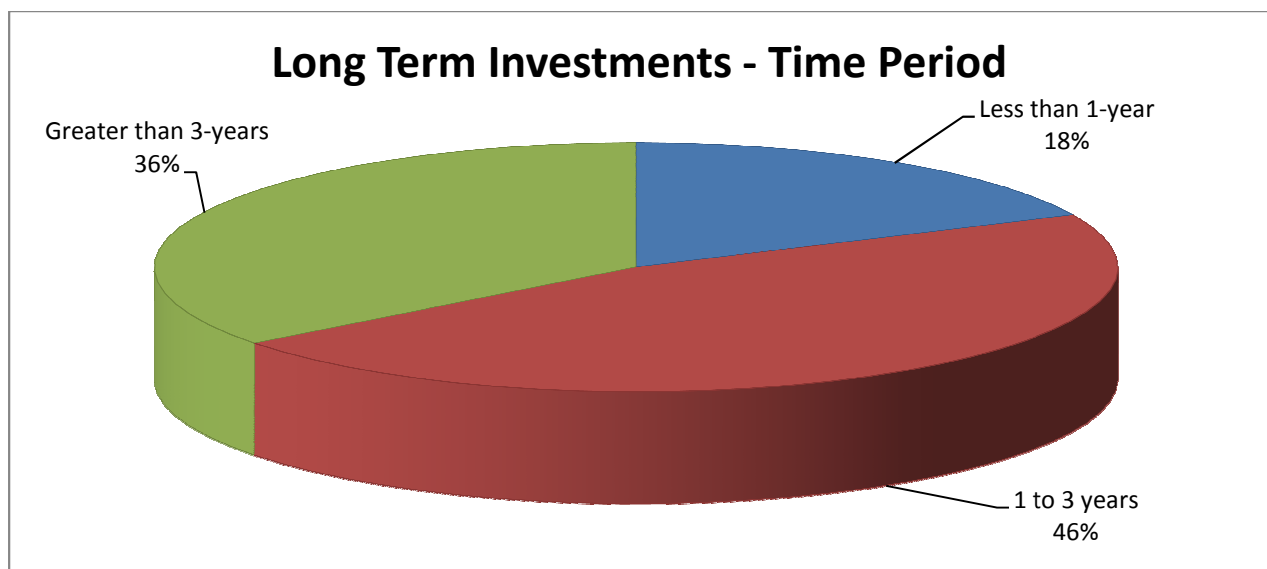
Staff thoroughly reviews investment statements and makes appropriate inquiries of CAMP, LAIF, and MBIA, as necessary, to confirm the existence and viability of the City's assets. The City invests conservatively in accordance with the investment policy which was recently amended to increase investment options in accordance with California State Government Code. The long-term assets are in securities that can be held to maturity, thus are less vulnerable to the fluctuations of the market. All securities are in compliance with the City's investment policy. There are sufficient funds to meet the City's expenditure requirements for the next six months.

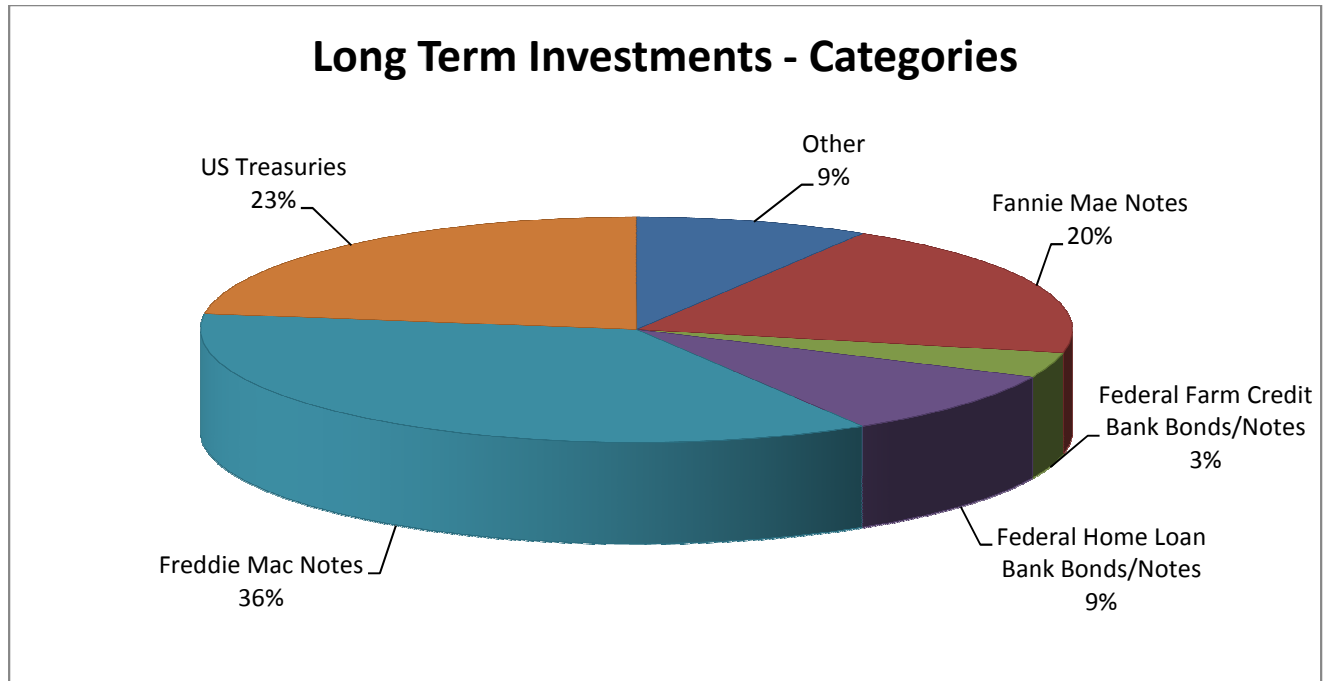
The distributions of investments are displayed in the following chart:



Analysis of long-term investments:

	Par Value	Current Value	Percent of L-T Investments
Less than 1-year	\$ 8,705,000	\$ 8,755,256	18.10%
1 to 3 years	22,010,000	22,455,582	46.43%
Greater than 3-years	16,935,000	17,154,350	35.47%
	<u>\$ 47,650,000</u>	<u>\$ 48,365,188</u>	100.00%



**ATTACHMENT**

Treasurer's Report for March 31, 2013.

**CITY OF RANCHO CORDOVA
TREASURER'S REPORT
MARCH 31, 2013**

	Par Value	Cost	Current Value	Maturity Date
Cash and Cash Equivalents				
Wells Fargo Bank	5,785,462	5,785,462	5,785,462	n.a.
Bank of Sacramento	50,043	50,043	50,043	n.a.
	<u>5,835,505</u>	<u>5,835,505</u>	<u>5,835,505</u>	
Local Agency Investment Fund (LAIF)	<u>9,182,793</u>	<u>9,182,793</u>	<u>9,182,793</u>	n.a.
California Asset Management Program (CAMP)	<u>28,638,142</u>	<u>28,638,142</u>	<u>28,638,142</u>	n.a.
Wells Fargo Adv Treasury Plus MMF (MBIA)	<u>284,715</u>	<u>284,715</u>	<u>284,715</u>	n.a.
Long-Term Investments - Cutwater/MBIA:				
Federal Home Loan Bank Notes	2,000,000	2,078,140	2,011,608	5/29/2013
Federal Home Loan Bank Notes	1,000,000	1,022,220	1,003,091	6/14/2013
Fannie Mae Notes	750,000	759,423	753,445	9/17/2013
Fannie Mae Notes	750,000	762,380	757,642	3/14/2014
Federal Farm Credit Bank Notes	500,000	497,895	509,901	6/2/2014
Freddie Mac Notes	750,000	757,025	757,895	7/30/2014
U.S. Treasury Notes	750,000	753,809	753,017	8/15/2014
Freddie Mac Notes	750,000	759,780	757,730	8/20/2014
Federal Home Loan Bank Notes	750,000	802,605	781,718	12/12/2014
Freddie Mac Notes	1,000,000	1,004,500	1,004,125	3/12/2015
Federal Farm Credit Bank Notes	725,000	731,869	741,424	7/20/2015
U.S. Treasury Notes	750,000	784,219	775,488	7/31/2015
Fannie Mae Notes	750,000	773,408	773,389	10/26/2015
Freddie Mac Notes	1,000,000	1,001,300	1,005,916	1/13/2016
U.S. Treasury Notes	500,000	512,461	517,774	7/31/2016
Freddie Mac Notes	4,000,000	3,995,000	4,025,340	3/21/2016
Freddie Mac Notes	1,000,000	1,004,860	1,000,789	5/16/2016
Freddie Mac Notes	1,000,000	1,004,100	1,000,789	5/16/2016
Federal Farm Credit Bank Notes	500,000	501,500	500,421	5/23/2016
Fannie Mae Notes	1,750,000	1,752,188	1,767,292	5/9/2017
Freddie Mac Notes	500,000	507,800	503,466	8/8/2017
Freddie Mac Notes	1,100,000	1,111,275	1,107,948	8/14/2017
Fannie Mae Notes	500,000	501,350	501,376	9/20/2017
Sub-total	<u>23,075,000</u>	<u>23,379,105</u>	<u>23,311,581</u>	

**CITY OF RANCHO CORDOVA
TREASURER'S REPORT
MARCH 31, 2013**

Long-Term Investments -CAMP:	Par Value	Original Cost	Current Value	Maturity Date
Freddie Mac Global Notes	750,000	748,950	750,498	4/15/2013
Freddie Mac Global Reference Notes	600,000	638,142	605,487	6/28/2013
Federal Home Loan Global Notes	755,000	753,951	756,154	8/28/2013
CA ST GO Bonds	750,000	764,085	761,348	10/1/2013
U.S. Treasury Bill	725,000	724,102	724,498	11/14/2013
National Australia Bank NY (Float)	625,000	629,013	631,486	1/30/2014
Freddie Mac Global Notes	500,000	504,557	505,154	8/20/2014
Freddie Mac Notes	1,000,000	1,011,290	1,011,411	8/27/2014
U.S. Treasury Notes	575,000	601,234	592,542	8/31/2014
Freddie Mac Notes	500,000	498,942	501,855	9/19/2014
Freddie Mac Global Notes	500,000	501,000	503,704	9/22/2014
Freddie Mac Global Notes	700,000	704,263	705,748	11/25/2014
U.S. Treasury Notes	500,000	489,863	515,664	11/30/2014
U.S. Treasury Notes	475,000	502,554	492,497	1/31/2015
U.S. Treasury Notes	65,000	68,750	67,633	2/28/2015
U.S. Treasury Notes	440,000	465,455	457,824	2/28/2015
U.S. Treasury Notes	3,000,000	3,168,047	3,121,524	2/28/2015
Bank of Novia Scotia Hous Cert Depos	500,000	500,000	499,904	3/6/2015
Fannie Mae Notes	500,000	516,130	523,203	7/28/2015
Fannie Mae Notes (Callable)	1,250,000	1,249,875	1,249,953	8/7/2015
Freddie Mac Notes	315,000	317,394	325,482	9/10/2015
Fannie Mae Notes	750,000	770,805	773,389	10/26/2015
U.S. Treasury Notes	500,000	493,145	511,914	10/31/2015
U.S. Treasury Notes	850,000	853,486	870,254	10/31/2015
Fannie Mae Global Notes	625,000	623,544	624,261	12/21/2015
CA ST TXBL GO Bonds	200,000	200,676	200,444	2/1/2016
Fannie Mae Global Notes	540,000	539,384	540,622	3/30/2016
Fannie Mae Global Notes	630,000	629,962	630,627	5/13/2016
U.S. Treasury Notes	460,000	474,968	476,136	6/30/2016
Calleguas Wtr Dist, CA Rev Bonds	500,000	500,000	501,550	7/1/2016
CA ST Dept of Water Revenue Bonds	140,000	140,000	141,064	12/1/2016
U.S. Treasury Notes	275,000	274,506	278,717	12/31/2016
U.S. Treasury Notes	250,000	249,229	253,203	2/28/2017
PA ST GO Bonds	600,000	706,608	704,004	6/1/2017
U.S. Treasury Notes	600,000	600,352	601,735	10/31/2017
OR ST GO Bonds	200,000	200,000	200,982	8/1/2017
Palo Alto USD, CA GO Bonds	550,000	550,000	558,085	8/1/2017
Fannie Mae Global Notes	600,000	601,488	601,564	8/28/2017
Freddie Mac Global Notes	400,000	404,268	402,793	9/29/2017
Freddie Mac Global Notes	875,000	872,690	873,269	3/7/2018
Sub-total	<u>24,570,000</u>	<u>25,042,707</u>	<u>25,048,178</u>	
Long-Term Investments - Brandis Tallman LLC	5,000	5,000	5,429	2/1/2035
Total Portfolio	<u>\$ 91,591,154</u>	<u>\$ 92,367,967</u>	<u>\$ 92,306,342</u>	
	47,650,000	48,426,812	48,365,188	
	43,941,154.45	43,941,154.45	43,941,154.45	
	(0.00)	(0.00)	(0.00)	

Difference between Total Portfolio and Tota LT Invstmnts
Should equal cash balances (this should equal zero)

CITY OF RANCHO CORDOVA

ORDINANCE NO. 11-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
RESCINDING ORDINANCE 24-2006 ESTABLISHING A SPECIAL TAX FOR POLICE
PROTECTION FOR THE MONTELENA SUBDIVISION**

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

Section 1. Recitals

WHEREAS, it is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services and after carefully reviewing the City's pre-incorporation Comprehensive Fiscal Analysis with the Sheriff's Department, it became clear to City staff that the City budget did not contain adequate funding to assure the continued delivery of adequate, high quality law enforcement services unless additional revenues were obtained; and

WHEREAS, since the City's incorporation in 2003, the City has been imposing a special tax on new development to pay for its fair share of police services. The special tax was placed on improved parcels of real property within each new residential subdivision and parcel that received discretionary land use approvals. The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenditures that are deemed necessary for the benefit of the residents within the individual zones that are to be formed through separate Council action and vote of the person(s) owning real property within the zone at the time the zone is formed; and

WHEREAS, on April 3, 2006, the City Council approved a Development Agreement ("DA") for the Montelena development project ("Montelena"). Section 6.4.4 of the DA required the landowner approval of a special tax for police services. The special tax would be levied on each residential parcel or residential parcel equivalent; and

WHEREAS, on June 19, 2006, the City Council adopted Ordinance No. 24-2006 establishing a special tax for police protection, which was approved by the landowners at an election held on July 17, 2006; and

WHEREAS, subsequent to the establishment of the police tax on the Montelena project, the landowners requested a General Plan amendment, a rezone, a large lot parcel map, a small lot subdivision and an amendment to an existing DA; and

WHEREAS, on June 18, 2012, the City Council approved an amendment to the Montelena DA. The DA Amendment modified Section 6.4.4 concerning the Police Tax, requiring the landowner to include the Montelena project in the new Police Services Community Facilities District (the "Police CFD"), which the City would form. The DA Amendment required the City to rescind Ordinance No. 24-2006, establishing a special tax for police protection in within Montelena, within 60 days of the inclusion of the property in the Police CFD; and

WHEREAS, in February 2013, the City successfully completed the formation of Community Facilities District No. 2013-2 (Police Services) establishing the Montelena project as the boundary of the CFD along with a future annexation area; and

WHEREAS, the CFD will generate the funding necessary for police services within the Montelena project and replace the special police tax established by Ordinance No. 24-2006; and

WHEREAS, pursuant to the DA Amendment, the City Council must now take action to rescind Ordinance No. 24-2006 establishing a special tax for police protection in Zone 30.

Section 2. Rescind Ordinance 24-2006

The City Council hereby rescinds Ordinance No. 24-2006 in its entirety.

Section 3. 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 _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

2074721.1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 12-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING SECTION 9.36.061, TITLED "ANIMALS," OF CHAPTER 9.36, TITLED "PARK
REGULATIONS," OF ITS MUNICIPAL CODE**

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

Section 1. Section 9.36.061 of the Rancho Cordova Municipal Code is hereby amended to read as follows:

No person shall:

A. Hunt, molest, harm, provide a noxious substance to, frighten, kill, trap, chase, tease, shoot, or throw missiles at any animal within the boundaries of any park facility, nor remove nor have in his possession the young, eggs, or nest of any such creature;

B. Abandon any animal, dead or alive, within any park facility;

C. Remove any animal not his own within any park facility; exception is made to the foregoing in that in proper season, fish may be fished and removed from areas designated for fishing by licensed persons, and boarded horses may be removed from a park facility upon proper notification to the department;

D. Bring into, maintain or allow in or upon any park facility any dog, cat, or other animal except a horse, unless such animal at all times is kept on a leash of sufficient strength and durability that it cannot be broken by the animal so leashed, and no longer than eight feet in length, and be under the full and complete physical control of its owner or custodian at all times, except that all dogs, cats or other animals shall be prohibited at all times in or upon any area, and within 15 feet of such an area, designated as a nature study area or horse trail; provided, however, the director may designate areas and times within which persons may show, demonstrate, or train unleashed animals but under full control of their owners or custodians;

E. Permit cattle, sheep, goats, horses, or other animals owned by him or in his possession to graze within the boundaries of any park facility without express approval of the board of supervisors;

F. Ride a horse, pony, mule, burro, or any other animal upon, over or across any park facility, except at times and upon roads or trails designated for the riding of such animals;

G. Permit any animal owned by him, or in his possession, to be brought into or remain upon the premises of any park facility, if the director has given oral or written notice to remove that animal from such premises. The director may give such notice if such animal is known to the director to at any time have caused any injury or damage to any person, other animal or property of another while upon the premises of any park facility;

H. Permit or suffer any animal owned by him, or in his possession, custody, or control, to defecate upon park facility property without immediately removing such animal feces, placing said feces in a sealed bag or other sealed container, and placing such bag or container with

feces in a proper refuse receptacle. Persons with horses in their possession, custody, or control, at times and upon roads or trails designated for the riding of such animal, and unsighted persons while relying on a guide dog, are exempt from the provisions of this subsection;

I. A violation of any of the provisions of this section shall be punishable as follows:

1. A first violation of any of the provisions of this section is punishable as an infraction; and
2. A second or subsequent violation of the same provisions of this section committed within 30 days of the previous violation shall be a misdemeanor.

Section 2. 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 _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: May 20, 2013

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: RESOLUTION AWARDING A SURFACE TREATMENT SERVICES AGREEMENT WITH CENTRAL VALLEY ENGINEERING AND ASPHALT, INC.

RECOMMENDATION

Adopt Resolution No. 53-2013.

RESULT OF RECOMMENDED ACTION

Adoption of the resolution will allow the City to award a three year surface treatment services agreement to the lowest responsive bidder, Central Valley Engineering and Asphalt, Inc., in an amount not to exceed \$1,209,975.

BACKGROUND

With the existing contracts being expended, Public Works advertised for new maintenance contracts to continue repairing City streets and resurfacing various residential neighborhoods. In order to get the most qualified contractors for a more competitive unit cost, Public Works decided to divide the street maintenance activities into three separate contracts. Street maintenance will cover routine maintenance activities such as filling potholes, as well as performing asphalt and base repair, and overlays. Surface treatment services will cover slurry seals, micro-surfacing, and cape seals. Concrete maintenance will cover curb, gutter, and sidewalk maintenance and repair.

In March 2013, a request for bids was advertised and staff received five bids for surface treatment services. The lowest responsive bid was \$1,209,975 and the high bid was \$2,925,010.

The request for proposals required the contractor to meet certain qualifications. Public Works did receive a request to investigate whether or not Central Valley Engineering & Asphalt met the minimum qualification as specified in the request for proposals. The City requested additional information from Central Valley Engineering and Asphalt regarding their experience as the owner of a surface treatment company. After reviewing the additional information provided, the Attorney's Office and the Public Works Department determined that they satisfied the qualification requirements.

Staff recommends awarding a contract to the lowest responsive bidder, Central Valley Engineering and Asphalt, Inc.

FISCAL IMPACT

Funding for this contract will primarily come from Gas Tax and Measure A Maintenance funds.

ATTACHMENT

Resolution 53-2013 including Contract No. 48-2013.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 53-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AWARDING A THREE YEAR SURFACE TREATMENT SERVICES AGREEMENT
WITH CENTRAL VALLEY ENGINEERING AND ASPHALT, INC.**

WHEREAS, the project was advertised in The Grapevine Independent on March 22, and 29, 2013; and

WHEREAS, the bids were publicly opened on April 4, 2013 at 2729 Prospect Park Dr., Rancho Cordova 95670; and

WHEREAS, the City recommends awarding the three year Surface Treatment Services agreement to the lowest responsive bidder, Central Valley Engineering and Asphalt, Inc., in the amount not to exceed \$1,209,975; 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 does authorize the City Manager and or his Designee to execute a three year maintenance contract with Central Valley Engineering and Asphalt, Inc. (**Exhibit 1A**), in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND CENTRAL VALLEY ENGINEERING AND
ASPHALT, INC. FOR SURFACE TREATMENT SERVICES**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Central Valley Engineering and Asphalt, Inc. ("Contractor") as of May 20, 2013.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused specifications for Surface Treatment Services ("Project") to be prepared, and therefore did approve and adopt said 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 March 22 and 29, 2013 in the Grapevine Independent ("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. 48-2013, as provided for and set forth in said Specifications, which said Specifications, including those required under Appendix C, "Additional Special Provisions" and those scope of services described in the RFB incorporated herein, 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 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 Specifications.

Section 3. COMPLETION. Agreement shall be effective from the time at which the contract is fully executed through April 30, 2016 as described in Section 2.2 of the attached.

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 Million, Two Hundred Nine Thousand, Nine Hundred Seventy-Five Dollars (\$1,209,975)**. 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 **Appendix B** of 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 the Public Works Director ("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:

Warren Holt, President
Central Valley Engineering and Asphalt, Inc.
216 Kenroy Lane
Roseville, CA 95678

Any written notice to City shall be sent to:

John Samuelson
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:

Ted A. Gaebler, City Manager

James Castle, CFO

Date

Date

Attest:

Mindy Cuppy, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

CITY OF RANCHO CORDOVA

DEPARTMENT OF PUBLIC WORKS



Requests for Bids for:

Surface Treatment Services

City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Release Date: March 8, 2013

Pre-RFB Meeting: March 21, 2013 at 10:30 A.M.

Bids Due: April 4, 2013 by 4:00 P.M.

SECTION 1

REQUEST FOR BID OVERVIEW

1.1 INTRODUCTION

The City of Rancho Cordova, Department of Public Works, is seeking the submission of bids from qualified contractors for the provision of Surface Treatment Services. Should a contract be executed as a result of this Request for Bids (RFB), the Contractor will be expected to perform general surface treatment services comprised of slurry seals, micro surfacing, chip seals, and cape seals at various locations throughout the City as designated in this RFB.

This RFB contains all of the information and documents necessary to prepare and submit a responsive bid. Bidders are cautioned to read all of the documentation provided. Bidders will be responsible for complying with all requirements identified herein. The City expects any contract resulting from this RFB to be in effect for a period of three years, with an option to extend that contract for another three years upon satisfactory completion of work.

1.2 BACKGROUND

The City of Rancho Cordova is home to more than 66,000 residents who have come to expect the highest quality public service in nine years of Cityhood. The City comprises more than 35 square miles of land and is located in Sacramento County along the Highway 50 corridor, approximately 12 miles east of the California State Capitol. The City currently maintains approximately 240 centerline miles of paved roadway roughly consisting of 155 miles of residential roads and 85 miles of collectors and arterials.

1.3 BID INFORMATION

Bids shall be made only on forms provided in this RFB, as obtained from the City. All forms shall be completed with numbers stated in figures, and signatures of all individuals in original ink and in long-hand. All cost figures shall be clearly indicated in the BID SCHEDULE. The bid shall include any other submittals and requirements identified in this RFB.

Any questions related to this RFB shall be directed to John Samuelson, Streets Operations and Maintenance Manager. All questions must be submitted in writing either by U.S. mail at the address specified for receipt of bids, or by email at jsamuelson@cityofranhocordova.org. Table 1 describes key dates and submittal requirements.

TABLE 1
Key Dates and Information

RFB Release Date:	March 8, 2013
Title:	Surface Treatment Services
Pre-Bid Meeting:	March 21 at 10:30 a.m. at 2729 Prospect Park Drive Rancho Cordova, CA 95670
Deadline for written questions/clarifications:	March 26, 2013 at 3:00 p.m.
Response to Written Questions:	March 29, 2013
<i>Bid Opening Date and Time:</i>	<i>April 4, 2013 at 4:00 p.m.</i>
Submittal:	One original, with ink signatures, and 1 copy of the response to this RFB must be sealed, and must clearly display the Bidder's business name.
Contract Manager:	John Samuelson Operations & Maintenance Manager
Address:	City of Rancho Cordova 2729 Prospect Park Drive Rancho Cordova, CA 95670
Email Address:	jsamuelson@cityofranhocordova.org

1.4 QUALIFICATION REQUIREMENTS

Any Bidder shall demonstrate minimum qualifications have been met. Minimum Qualifications include, but are not limited to:

Copy of a State of California General Engineering Contractor (A) and/or **C-12** Earthwork & Paving Contractor License, and be in good standing with the California Department of Consumer Affairs Contractors State License Board.

Within the past five (5) years, Bidder shall have had a minimum of three (3) years of continuous experience in the ownership and direct management of a surface treatment business. Ownership herein shall be defined as possessing a minimum of at least 25% of the business with active involvement in the day-to-day management of the business.

1.5 INSURANCE REQUIREMENTS

Bidders acknowledge the City's insurance requirements as detailed in **Appendix B**. Exceptions to City insurance requirements will not be made. Any Bidder unable to meet the insurance requirements, as detailed, shall not be eligible for selection or award of contract.

1.6 BASIS FOR EVALUATION OF BIDS

In order to receive consideration of selection, all bids received must address all aspects of this RFB. Each item identified in **Section 3, Bid Submittal Checklist** shall be included in the sealed bid submittal. A contract will be awarded to the lowest responsible bidder. The criteria used to determine if a bidder is responsible are:

- Experience Providing Surface Treatment Services
- Employee/Staff Experience and Qualifications
- Equipment Inventory
- Customer Call Center
- References
- Performance History
- Trustworthiness
- Work Quality
- Bonding and Insurance Capacity
- Cost

Submission of a bid implies bidder's acceptance of the criteria.

The City reserves the right to reject any and all bids, to waive any irregularities in any bid, sit and act as sole judge of the merit and qualifications of services offered, and to accept the bid which is deemed to be in the best interest of the City of Rancho Cordova. The City will award any agreement based on the most responsive bid, which includes the most advantageous pricing, quality and suitability of services for the City's particular needs. Additionally, the City may, for any reason, determine not to award an agreement as a result of this RFB.

SECTION 2

SCOPE OF SERVICES

2.1 WORK GUIDANCE

All work to be done by any Bidder selected to perform the work outlined in this RFB shall be guided by the County of Sacramento, Municipal Services Agency Standard Construction Specifications, adopted January 2008, and this RFB, herein referred to as Special Provisions. Copies of the Standard Construction Specifications may be obtained from the Municipal Services Agency, Land Division and Site Improvement Review, located in the County Administration Building, 827 Seventh Street, Room 105, Sacramento, California, 95814.

A complete, preliminary copy of the City's contract for Surface Treatment Services is attached to this RFB as Appendix A. The contract shall bind selected bidder to perform work in accordance with this RFB.

2.1 DESCRIPTION OF WORK STANDARDS

All Bidders accept, and confirm by submission of a signed bid in response to this RFB, that work to be performed by the selected Contractor is comprised of general surface treatment services including slurry seals, micro surfacing, chip seals, and cape seals in areas owned by the City of Rancho Cordova, as further designated in this RFB.

City requires the selected Bidder to meet the following minimum standards:

Workmanship: All materials and workmanship shall be of a quality that is equal or superior to any similar work considered by surface treatment contractors to be best practice. All work completed by selected Contractor shall be subject to inspection prior to payment being authorized. All work shall be conducted in a manner that least interferes with operation and public usage of the streets and sidewalks.

Safety: All services, supplies and equipment must comply with the California Safety Division of Industrial Safety Orders and O.S.H.A. The Contractor shall plan and conduct the work in a manner that will safeguard all persons from injury and shall take all precautions required by applicable regulations of the State Department of Industrial Regulations. **The Contractor's employees shall wear O.S.H.A. approved safety vests at all times during contract work.**

Hazards and Vandalism: Any hazards or acts of vandalism shall be reported immediately to the Contract Manager and then followed up in writing. Hazards shall be remedied by the Contractor after approval is obtained from the Contract Manager. Hazards which

create life-threatening situations or potential for bodily harm shall be remedied immediately by the Contractor.

Response: Selected Contractor will be required to be able to respond to any location with no more than two hours (120 minutes) delay in response time. A communications system shall be in place which provides the City ability to contact the Contractor in an emergency twenty-four (24) hours a day, seven days a week. Failure to adequately respond can result in immediate termination of the remainder of the contract.

City Policy: Selected Contractor shall be aware of, and shall comply with, City ordinances governing surface treatment work and traffic control regulations during work, as applicable to individual locations being maintained.

Equipment: Selected Contractor must furnish all tools, and equipment needed to provide a high level of workmanship, to ensure continuous and safe operation, and complete work in accordance with the current City and standard specifications. City may require demonstration of equipment during selection process of this RFB, as outlined in **Section 5, Bidder Experience and Operations Plan.**

2.2 COMMENCEMENT OF WORK

Bidders acknowledge that submittal of bid does not constitute any acceptance of work by City. Additionally, the receipt of award of contract to any Bidder shall not constitute any authority to enter upon sites for work. Work shall commence only upon formal execution of a contract and work orders from the City.

The City seeks to make selection of a Contractor and execute a contract for Surface Treatment Services by May 1, 2013. Bidders acknowledge that they are prepared to execute a contract and begin prosecuting work within this time. Any bidder unable to meet this timeframe shall not be considered for award.

In the event the selected Contractor fails to adequately perform maintenance services to standards identified in this RFB, as appended to the executed contract, the City reserves the right to remove work from the contract. Additionally, the City reserves the right to enter into additional contracts for Surface Treatment Services should the selected Contractor not meet City standards.

2.2 TERM OF AGREEMENT

Any Contract resulting from subject Bid is expected to be a three (3) year contract starting from the time at which the Contract is fully executed.

If mutually agreeable to both parties, any resultant Contract may be extended for an additional one (1) year term. However, in no case shall the contract be extended more than two (2)

additional years. Unit prices will be adjusted according with Engineering News & Records Cost Materials Index or mutually agreed upon increase.

Failure of the Contractor to diligently prosecute the work as defined herein will be considered as grounds for termination of the contract.

Failure to provide an adequate working force shall be considered as grounds for the termination of the contract.

This Agreement may be terminated by the City upon thirty (30) calendar days prior written notice addressed to the last known address of the Contractor. In the event of such termination, the Contractor shall be paid for all work, which has been completed up to the effective date of such termination.

2.3 SUBCONTRACTORS

Bidders requiring the provision of additional services from subcontractors acknowledge that all proposed subcontractors shall adhere to the same standards of work as described in this RFB. Bidders further acknowledge that the selected Contractor shall be required to perform, with the Contractor's own organization and employees, not less than fifty percent (50%) of the value of all work conducted under executed contract.

Any Bidder submitting bids for work that includes the use of subcontractors shall additionally submit a filled out **Section 5.4, Designation of Subcontractors**.

2.4 ADDITIONAL CONTRACT PROVISION

Further special provisions guiding the execution of a contract for Surface Treatment Services are fully described in **Appendix C, Additional Contract Provisions**. The additional provisions as described in Appendix C include items such as Prevailing Wage, Payroll Records, Traffic Management, Regulations of Work, Payment, and other additional special provisions. Bidders' attention is directed to review of these Additional Contract Provisions as they will be made part of the contract to be executed by the selected Contractor.

APPENDIX B

INSURANCE REQUIREMENTS

Without limiting Contractor's indemnification, Contractor shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the agreement by the Contractor, his agents, representatives or employees. City shall retain the right at any time to review the coverage, form, and amount of the insurance required hereby. If in the opinion of the City's Risk Manager the insurance provisions in these requirements do not provide adequate protection for City and for members of the public, City may require Contractor to obtain insurance sufficient in coverage, form and amount to provide adequate protection. City's requirements shall be reasonable but shall be imposed to assure protection from and against the kind and extent of risks that exist at the time a change in insurance is required.

VERIFICATION OF COVERAGE

Contractor shall furnish the City with certificates evidencing coverage required below. **Copies of required endorsements must be attached to provided certificates.** The City's Risk Manager may approve self-insurance programs in lieu of required policies of insurance if, in the opinion of the Risk manager, the interests of the City and the general public are adequately protected. All certificates or evidences of self-insurance are to be received and approved by the City before performance commences. The City reserves the right to require that the Contractor provide complete, certified copies of any policy of insurance offered in compliance with these specifications. As an alternative to insurance certificates, the Contractor's insurer may voluntarily provide complete, certified copies of all required insurance policies, including endorsements, effecting the coverage required by these specifications.

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. **GENERAL LIABILITY:** Insurance Services Office's Commercial General Liability occurrence coverage form CG 0001. Including, but not limited to Premises/Operations, Products/Completed Operations, and Personal & Advertising Injury, without exclusions or limitations unless approved by City Risk Manager.
2. **AUTOMOBILE LIABILITY:** Insurance Services Office's Commercial Automobile Liability coverage form CA 0001, auto coverage symbol "1" (any auto). If there are no owned or leased vehicles, symbols 8 and 9 for non-owned and hired autos shall apply.
3. **WORKER'S COMPENSATION:** Statutory requirements of the State of California and Employer's Liability Insurance.
4. **PROFESSIONAL LIABILITY** or Errors and Omissions Liability insurance appropriate to the Contractor's profession.

5. UMBRELLA or Excess Liability policies are acceptable where the need for higher liability limits is noted in the Minimum Limits of Insurance and shall provide liability coverages that at least follow form over the underlying insurance requirements where necessary for Commercial General Liability, Automobile Liability, Employer's Liability, and any other liability coverage designated under the Minimum Scope of Insurance.

MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

1. General Liability shall be on an Occurrence basis (as opposed to Claims Made basis). Minimum limits and structure shall be:

General Aggregate:	\$2,000,000
Products Comp/Op Aggregate:	\$2,000,000
Personal & Adv. Injury:	\$1,000,000
Each Occurrence:	\$1,000,000
Fire Damage:	\$ 100,000

Building Trades Contractors and Contractors engaged in other projects of construction shall have their general liability Aggregate Limit of Insurance endorsed to apply separately to each job site or project, as provided for by Insurance Services Office form CG-2503 Amendment-Aggregate Limits of Insurance (Per Project).

2. Automobile Liability: \$1,000,000 Combined Single Limit per accident for bodily injury and property damage.
3. Worker's Compensation: Statutory.
4. Employer's Liability: \$1,000,000 per accident for bodily injury or disease.
5. Professional Liability or Errors and Omissions Liability: \$1,000,000 per occurrence.

DEDUCTIBLES AND SELF-INSURED RETENTION

Any deductibles or self-insured retention must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as respect the City, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

CLAIMS MADE ON PROFESSIONAL LIABILITY INSURANCE

If professional liability coverage is written on a Claims Made form:

1. The “Retro Date” must be shown, and must be on or before the date of the Agreement or the beginning of the Agreement performance by Contractor.
2. Insurance must be maintained and evidence of insurance must be provided for at least one (1) year after completion of the Agreement.
3. If coverage is cancelled or non-renewed, and not replaced with another claims made policy form with a “Retro Date” prior to the contract effective date, the Contractor must purchase “extended reporting” coverage for a minimum of one (1) year after completion of the Agreement.

OTHER INSURANCE PROVISIONS

The insurance policies required in this Agreement are to contain, or be endorsed to contain, as applicable, the following provisions:

1. **ADDITIONAL INSURED STATUS:** The City, its officers, directors, officials, employees, and volunteers are to be endorsed as additional insured as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, occupied, or used by the Contractor; or automobiles owned, leased hired or borrowed by the Contractor. The coverage shall contain no endorsed limitations on the scope of protection afforded to the City, its officers, directors, officials, employees, or volunteers. Applicable to General Liability, use ISO form CG 2010 11-85 only, and Auto Liability Policies.
2. **PRIMARY INSURANCE:** For any claims related to this agreement, the Contractor’s insurance coverage shall be endorsed to be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, directors, officials, employees, or volunteers shall be excess of the Contractor’s insurance and shall not contribute with it. Applicable to General Liability and Auto Liability policies.
3. **FAILURE TO COMPLY:** Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officers, directors, officials, employees, agents or volunteers. Applies to policies in which the City is named as an additional insured.
4. **SEVERABILITY OF INTEREST:** The Contractor’s insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer’s liability. Applicable to General Liability and Auto Liability policies.
5. **MAINTENANCE OF INSURANCE COVERAGE:** The Contractor shall maintain all insurance coverages in place at all times and provide the City with evidence of each policy’s renewal ten (10) days in advance of its anniversary date. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party,

reduced in coverage, or reduced in limits, except after thirty (30) days' written notice for cancellation or sixty (60) days' written notice for non-renewal has been given to the City. For non-payment of premium 10 days' prior written notice of cancellation, certified mail, return receipt requested is required. Applicable to all policies.

6. WORKER'S COMPENSATION WAIVER OF SUBROGATION: The worker's compensation policy required hereunder shall be endorsed to state that the worker's compensation carrier waives its right of subrogation against the City, its officers, directors, officials, employees, agents or volunteers, which might arise by reason of payment under such policy in connection with performance under this Agreement by the Contractor.
7. PROPERTY WAIVER OF SUBROGATION: Course of construction policies shall contain the following provisions:
 1. The City shall be named as loss payee.
 2. The insurer shall waive all rights of subrogation against the City.
8. CIVIL CODE PROVISION: Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.
9. ACCEPTABILITY OF INSURERS: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than **A-VII**. The City Risk Manager may waive or alter this requirement, or accept self-insurance in lieu of any required policy of insurance if, in the opinion of the Risk Manager, the interests of the City and the general public are adequately protected.
10. SUBCONTRACTORS: CONTRACTOR shall require all subcontractors to maintain adequate insurance. Subcontractors shall name the CONTRACTOR as additional insured on their General Liability policies. CONTRACTOR shall maintain copies of certificates of insurance and additional insured endorsements as provided by its subcontractors. All subcontractors shall be subject to all terms and conditions stated herein.

APPENDIX C
ADDITIONAL SPECIAL PROVISIONS

C.1) PAYROLL RECORDS

Attention is directed to Section 1776 of the Labor Code of the State of California. Regulations complementing said Section 1776 are located in Section 16000 and Sections 16400 through 16403 of Title 8, California Administrative Code. The Contractor is required to comply with the provisions of Section 1776 of said Labor Code. The Contractor shall also be responsible for compliance by their subcontractors.

C.2) PREVAILING WAGE

See Section 5 in Appendix A. The contractor is required to submit certified payrolls on a monthly basis. Failure to submit payroll records is cause for delay in payment or payment may be stopped.

C.3) PRESERVATION OF PROPERTY

Attention is directed to Section 6-21 "Preservation of Property" of the Sacramento County Standard Construction Specifications and these Special Provisions.

The Contractor shall take every precaution to protect all public and private property during the performance of this contract. Any damages caused by the Contractor's personnel or equipment will promptly be repaired to the condition existing before the damage. If, in the opinion of the Contract Manager, repair is not possible, the damaged facilities will be replaced in kind and size. All costs for such repairs or replacements shall be the sole responsibility of the Contractor. Damages to City facilities due to the Contractor's lack of performance in accordance with these specifications are the Contractor's responsibility.

C.4) TRAFFIC MAINTENANCE

The Contractor's attention is directed to Section 7-1.09, "Public Safety", and Section 12, "Construction Area Traffic Control Devices", of the State Standard Specifications, the Uniform Manual of Traffic Control Devices (latest edition of the California Supplement), and these Technical Specifications.

Typically, a minimum of one (1) traffic lane, (not less than 3.66 m (12 feet wide), per direction, shall be allowed for closure during construction activity, or as defined within the approved traffic control plan. All other traffic lanes shall be open for public vehicular traffic at all times during non-construction activity. No work that interferes with public traffic shall be performed between 3:30 P.M. and 8:30 A.M. except work required under Section 7-1.08, "Public Convenience", and Section 7-1.09, "Public Safety" or by special approval of the Contract Manager.

The full width of the traveled way shall be open for use by public traffic on Saturdays, Sundays and designated legal holidays and when maintenance operations are not actively in progress.

Prior to performing any work, under this contract the Contractor shall prepare and submit a Traffic Control Plan (TCP) to the City Traffic Engineer for review. Note: To avoid delays, the Contractor is encouraged to submit in advance, several standard TCP's covering the most common maintenance situations anticipated, prior to the start of the contract period. ALL night work (if any), requires a MANDATORY Traffic Control Plan (TCP), for each occurrence;

If traffic controls are required for any operation under this contract to ensure the safety of workers and the public, a TCP must be submitted to the City Traffic Engineer four (4) working days in advance of performing said operation. Contractor must receive written approval from the City Traffic Engineer, or their designee, prior to implementing any traffic controls and notify Police, and Fire at least twenty-four (24) hours in advance of implementing the traffic controls. Review and approval of a TCP by the City Traffic Engineer, or their designee, is based upon general conformance with Federal, State and local regulations and standards and does not relieve Contractor of responsibility for the safety of its workers and the public.

If any component in the Contractor's traffic control system is displaced, damaged, or ceases to operate correctly, from any cause, during the life of the work, the Contractor shall immediately repair said component to its original condition or replace said component and shall restore the component to its original location.

If the Contractor refuses or fails to furnish and install necessary warning devices and take adequate protective measures in a timely manner, the City Traffic Engineer, with or without notice to the Contractor, may provide suitable warning devices or protective measures by causing such work to be done and such materials to be furnished. The cost and expense of such work and materials so furnished shall be borne by the Contractor; and if the same is not paid for on presentation of the bills therefore, then such costs will be deducted from any moneys due or to become due to the Contractor. The performance of such work under the direction of the City Traffic Engineer shall in no way relieve the Contractor from any damages which may occur during or after such precaution has been taken by the City Traffic Engineer.

Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various Contract items of work and no separate payment will be made therefore.

The City Traffic Engineer or their designee shall review and approve all Traffic Control Plans on the basis of general conformance with applicable regulations and standards. Such review and approval of a Traffic Control Plan does not relieve Contractor of responsibility for public and worker safety.

C.5) REGULATIONS AND CONDUCT OF WORK

The Contractor shall plan and conduct the work to comply with local, State, and Federal government agencies' applicable rules, regulations, codes, and ordinances to adequately safeguard persons and property from injury. The Contractor shall direct the performance of the work in compliance with reasonable safety regulations and work practices, and with applicable federal, state, and local laws, rules and regulations including but not limited to "Occupational

Safety and Health Standards” promulgated by the U.S. Secretary of Labor, and Safety Orders of the California Division of Industrial Safety.

C.6) PERSONNEL

All work shall be performed by qualified and trained personnel with a minimum of two (2) years of experience in surface treatments. Experience must include use of typical tools and operation of commonly used equipment. All workers shall be neat and orderly in appearance.

C.7) SUPERVISION

The Contractor shall provide a competent superintendent during all times that work is being performed with the authority to represent and act for the Contractor in any matter pertaining to this contract. The Contractor shall furnish the names of all such superintendents to the Contract Manager prior to the commencement of this contract and further advise of any changes.

C.8) DISMISSAL OF UNSATISFACTORY EMPLOYEES

Attention is directed to Section 7 of the Standard Construction Specifications.

The Contractor shall only furnish workers who are competent and skilled for work under this contract. If, in the opinion of the Contract Manager, an employee of the Contractor is incompetent or disorderly, refuses to perform in accordance with the contract specifications, threatens or uses abusive language while on City property, does not meet safety requirements or is otherwise unsatisfactory, that employee shall be removed from all work under this contract. Contractor shall remove an unsatisfactory employee from contract sites immediately following notification.

Failure by the Contractor to remove an unsatisfactory employee from contract sites within one week of notification will result in withholding of monthly payment. Failure by the contractor to permanently replace an unsatisfactory employee will result in formal written warning (30-day notice) to the Contractor specifying that the employee must be replaced. Failure by the Contractor to replace an unsatisfactory employee within the 30 day time period will result in termination of this contract.

In the event of termination, the City shall be liable only for payment of those services performed and accepted by the City prior to the date of termination; and the Contractor and his surety shall be liable and assessed for any and all costs for the re-procurement of the contract services.

C.9) PAYMENT

Attention is directed to Section 8 of the Sacramento County Standard Construction Specifications. The following shall be substituted with regard to invoicing procedure.

At the end of each month the Contractor shall submit invoice(s) to the City for maintenance work approved by the City.

The Contractor's routine maintenance invoice shall include;

Invoice Number

Invoice Date

City's Contract Number

Period Service Provided (Date from – Date to)

A breakdown of each work order completed with a description of the work performed, quantity of the work performed, unit cost, and total cost for the work performed.

Billing shall be submitted to the following address:

City of Rancho Cordova
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
ATTN: O&M Manager

C.10) WITHHOLDING OF PAYMENT

For work deemed by the Contract Manager as not meeting the requirements of the specifications, the City shall withhold monthly payments or percentages thereof for work not completed, or until work is completed as per contract specifications. The City shall withhold monthly payments or percentages thereof for work that is not completed on schedule.

To provide funds to cover the cost of any City of Rancho Cordova facilities or plant materials damaged by the Contractor, the City shall withhold monthly payments until the damages are repaired. In the event repairs are not made the City shall withhold monthly maintenance payments to fund the necessary repairs. The Contractor shall be responsible for damages to the City of Rancho Cordova facilities or plant materials due to the contractor's failure to perform the services in accordance with these specifications. Expenses to cover damages shall be solely the Contractor's, and repairs shall meet with approval of the Contract Manager.

C.11) FAILURE TO PERFORM

If the Contractor, or his representative, fails to perform in accordance with the terms and conditions of this contract, the Contract Manager will specify the reasons and locations as applicable by written correspondence. Failure by the Contractor to correct any deficiencies within one (1) calendar week of notification may result in withholding of payment. Failure by the Contractor to correct any deficiencies within two (2) calendar weeks or more may result in formal written warning (30-day notice) to the contractor specifying that such deficiencies must be corrected. Failure by the contractor to correct such deficiencies within the 30-day specified time period may result in termination of this contract.

In the event of termination, the City shall be liable only for payment of those services performed and accepted by the City prior to the date of termination. Any damages to property caused by the contractor's inability to meet specification shall be recovered by withholding payments. The Contractor and his surety shall be liable and assessed for any and all costs for the re-procurement of the contract services and damages to City facilities or plant materials.

C.12) INSPECTION

The Contractor may receive an inspection report from the Contract Manager. This form will indicate any deficiencies in the work performance of the Contractor. The Contract Manager may inform the Contractor by telephone of urgent deficiencies for immediate attention or repairs. Inspection by City staff will occur the following day the Contractor has serviced the areas.

Lack of Inspections by the City staff does not relieve the Contractor of his obligations to provide services as required by these specifications. Lack of receipt of inspection reports does not relieve the Contractor of his obligations to provide services as required by these specifications. Schedules as required by these specifications shall be submitted and used as a guide for City Staff Inspection schedules. Inspection will be scheduled to occur the following day the Contractor has serviced the area(s).

C.13) COMPLIANCE WITH STANDARD TERMS & CONDITIONS

You agree to be bound by our standard contract conditions, a sample of which is attached to this RFB (Appendix A), and to all other terms and conditions in this RFB.

C.14) INSURANCE

The Contractor, upon being notified of being awarded the contract, shall have their Certificate of Insurance delivered to City of Rancho Cordova Public Works Department, 2729 Prospect Park Drive, Rancho Cordova, CA 95670, Attn: O&M Manager. Contractor's insurance shall comply with all insurance requirements as shown in Appendix B. No goods or services shall be rendered by the contractor until a valid Certificate of Insurance is on file with The City of Rancho Cordova.

C.15) INDEMNITY

The Contractor indemnifies the City as stated in Section 6-2 of the County Standard Construction Specifications.

C.16) STANDARD CONSTRUCTION SPECIFICATIONS

The County of Sacramento, Municipal Services Agency, Standard Construction Specifications, adopted January 2008, and these Special Provisions shall control all work to be done under this contract. A copy of the Standard Construction Specifications may be obtained at the Cashier's window, County Administration Building, 872 Seventh Street, Room 105, Sacramento, CA 95814.

C.17) STATE SPECIFICATIONS AND STATE STANDARD PLANS

State Specifications and State Standard Plans, when referred to, shall be the 2010 issue.

Copies of the State Specifications and State Standard Plans may be obtained from the State of California, Department of Transportation, Publications Unit, 1900 Royal Oaks Drive, Sacramento, CA 95815; telephone (916) 455-3520.

C.18) PRECEDENCE

In the event of a conflict between the Standard Construction Specifications and the State Specifications/Standard Plans, the Standard Construction Specifications shall govern. These Special Provisions shall govern over both the Standard Construction Specifications and State Specifications/Standard Plans in the event of a conflict.

C.19) CODES AND LEGAL REQUIREMENTS

- (a) All reference to codes, specifications, and standards in the contract documents shall mean, and are intended to be, the latest editions, amendments, and/or revisions of such reference documents in effect, as of the date of this contract.
- (b) Authorities shall apply the minimum work requirements available to any work done for this project. Nothing described in these contract documents shall be construed to permit work not conforming to the most stringent of applicable codes and regulations.
- (c) When contract documents call for materials or construction of better quality or larger size than required by applicable codes, laws, rules or regulations, the contract documents shall take precedence.

C.20) TERMINATION

Any contract resulting from this RFB may be canceled by the City upon thirty (30) calendar days advance notice in writing at City's sole discretion. Contractor may cancel this agreement upon ninety (90) calendar days advance notice in writing to the City.

C.21) SOUND CONTROL REQUIREMENTS

Sound control shall conform to the provisions in Section 7-1.01I, "Sound Control Requirements" of the Standard Specifications.

The noise level from the Contractor's operations, between the hours of 8:00 P.M. and 7:00 A.M., shall not exceed 86 dbA at a distance of 15 m (50 feet). Said noise level requirement shall apply to all equipment on the work or related to the work, including but not limited to trucks, transit mixers or transient equipment that may or may not be owned by the Contractor. The use of loud sound signals shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel.

Full compensation for conforming to the requirements of this section shall be considered as included in the Contract prices paid for the various Contract items of work involved and no additional compensation will be allowed therefore.

C.22) COOPERATION

Attention is directed to Section 7-1.14, "Cooperation", and Section 8-1.10, "Utility and Non-highway Facilities" of the Standard Specifications.

The Contractor shall notify United Service Alert (USA) prior to commencing any excavation:

Underground Service Alert (USA) – 1 (800) 642-2444**C.23) PUBLIC CONVENIENCE**

Public convenience shall conform to the provisions in Section 7-1.08, "Public Convenience", of the Standard Specifications. The contractor shall limit his operations to weekdays between the hours of 7:00 A.M. to 6:00 P.M., unless otherwise approved by the Contract Manager.

No work will commence before 8:30 A.M. on the City main arterial and collector street without prior written approval by the Contract Manager.

Temporary closure of driveways may be allowed subject to the advance written approval of the affected property owners and the Contract Manager. Prior to closure of a driveway, the Contractor shall coordinate and notify the property owner at least twice of such closure. The Contractor shall deliver closure notices to residents and operators of commercial properties seventy-two (72) hours prior to each closure, (twenty-four (24) hour notice for emergency repairs).

It is the Contractor's responsibility to provide and accommodate all residents, operators of commercial properties and property owners' specific needs for driveway and pedestrian access at all times.

Full compensation for conforming to the provisions of this Section shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed therefore.

C.24) OBSTRUCTIONS

Attention is directed to Section 8-1.10, "Utility and Nonhighway Facilities", and Section 15, "Existing Highway Facilities", of the Standard Specifications.

Attention is directed to the presence of overhead and underground utilities in the construction sites. The Contractor shall exercise due caution in performing his work so as not to damage the utilities. The work specified shall be so conducted by the Contractor as to permit the utility companies to maintain their services without interruption. Utilities which are to remain in place shall be worked around and protected from damage or interruption of service. The Contractor shall coordinate his work with the utility companies where utilities are to be relocated or set to grade.

The toll-free number for **Underground Service Alert (U.S.A.) is (800) 642-2444**. The Contractor shall take adequate measures to insure that their operations do not harm any existing underground facilities not specifically mentioned, or shown on the plans.

Full compensation for conforming to the provisions of this Section shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed therefore.

CONSTRUCTION AREA SIGNS

Construction area signs shall be furnished, installed, maintained and removed when no longer required by the Contractor in accordance with the provisions in Section 12, "Construction Area Traffic Control Devices" of the Standard Specifications.

Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various Contract items of work and no additional compensation will be allowed therefore.

C.25) WATER POLLUTION CONTROL

Water pollution control work shall conform to the requirements in Section 7-1.01G, "Water Pollution," of the Caltrans Standard Specifications, and these Specifications.

As part of the water pollution control work, a Water Pollution Control Program, hereafter referred to as the "WPCP," is required for this contract. The WPCP shall be prepared in accordance with Caltrans Storm Water Quality Handbooks, SWPPP and WPCP Preparation Manual, current addition.

Implementation, inspection, maintenance and modification of the WPCP shall be in accordance with the Caltrans Storm Water Quality Handbooks, Construction Site Best Management Practice Field Manual and Trouble Shooting Guide, current addition.

Copies of the above Caltrans handbooks may be obtained from the Department of Transportation, Material Operations Branch, Publication Distribution Unit, 1900 Royal Oaks Drive, Sacramento, California 95815, Telephone: (916) 445-3520.

The Contractor shall become fully informed of, and comply with the applicable provisions of the Handbook and Federal, State and local regulations that govern the Contractor's operations and storm water discharges from both the project site and areas of disturbance outside the project limits during construction.

Unless arrangements for disturbance of areas outside the project limits are made by the City of Rancho Cordova and made part of the contract, it is expressly agreed that the City assumes no responsibility to the Contractor or property owner whatsoever with respect to any arrangements made between the Contractor and property owner to allow disturbance of areas outside the project limits.

The Contractor shall be responsible for the costs and for any liability imposed by law as a result of the Contractor's failure to comply with the requirements set forth in this section "Water Pollution Control" including, but not limited to, compliance with the applicable provisions of the Handbook and Federal, State and local regulations. For the purposes of this paragraph, costs and liabilities include but are not limited to fines, penalties and damages whether assessed against the City or the Contractor, including those levied under the Federal Clean Water Act and the State Porter Cologne Water Quality Act.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

C.26) QUANTITIES

The quantities shown in the Bid are given to provide bidders with an indication of potential work and the order of magnitude and scope of work. The actual amount of work done under this contract may differ from the quantities shown. The City does not expressly or by implication agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any class or portion of the work or to omit portions of the work as directed by the Contract Manager.

Sections 4-1.03B, 4-1.03B(1), 4-1.03B(2) and 4-1.03B(3) of the Standard Specifications do not apply to this Contract and are not a part of this Contract.

C.27) MOBILIZATION

Mobilization shall be in accordance with Paragraph 11-1.01 "Description" of Section 11 "Mobilization" of the Standard Specifications. Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various Contract items of work and no separate payment will be made therefore.

C.28) WORK ORDER

Requests for maintenance are made via a Work Order (WO). WO's are originated by City staff during normal City business hours in response to observed or reported maintenance deficiencies. While initial contact with the Contractor may be directly by phone, this will always be followed up with a written WO. Delivery of the written WO's shall be via e-mail and will be made directly to Contractor or designated Supervisor.

C.29) SLURRY SEAL

This work includes placing of type II slurry seal. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract manager with no change in unit price.

Slurry seal shall conform to the provisions in Section 37-2, "Slurry Seal," of the State Specifications and these special provisions.

The aggregate for slurry seal shall be Type II.

Polymer modified asphaltic emulsion shall be composed of a bituminous material uniformly emulsified with water and an emulsifying or stabilization agent and shall contain a polymer.

The polymer used in the manufacture of polymer modified asphaltic emulsions shall be at the option of the Contractor, either neoprene, or a copolymer of butadiene and styrene. The polymer used in the polymer modified asphaltic emulsion shall be homogenous and shall be milled into the product at the colloid mill.

The polymer modified asphaltic emulsion shall be Grade PMCQS1h and shall conform to the following requirements:

Type	Cationic	
Grade	PMCQS1h	
Properties	Min.	Max
Tests on Emulsion:		
Viscosity SSF @ 25°C, sec	15	90
AASHTO Designation: T 59		
Sieve Test, %	—	0.30
AASHTO Designation T 539		
Storage Stability, 1 day, %	—	1
AASHTO Designation: T 59		
Residue by Evaporation, %	57	—
California Test 331		
Particle Charge	Positive	
AASHTO Designation: T 59		
Tests on Residue from Evaporation Test		
Penetration, 25°C	40	90
AASHTO Designation: T 49		
Ductility, 25°C, mm	400	—
AASHTO Designation: T 51		
Torsional Recovery, %	18	—
California Test 332		
or		
Polymer Content, %	2.5	—
California Test 401		

Note:

When the test for polymer content of polymer modified asphaltic emulsion is used, see sampling requirements in Section 94-1.03, "Sampling" of the Standard Specifications.

The Contractor shall be responsible for clearing grass from the edge of pavement and making minor roadway repairs in advance of the slurry seal operation.

The Contractor shall sweep the pavement and remove and dispose of all raised pavement markers no earlier than 2 days prior to the slurry seal operations, and shall cover and protect any raised traffic bars or utility covers from being coated, as directed by the Contract Manager. The City will replace the raised pavement markers and striping after the slurry seal operation is complete.

The Contractor shall be responsible for inspecting the street prior to performing the slurry seal operation to assure proper bonding. If the Contract Manager determines that additional

sweeping is necessary, the Contractor shall schedule an additional sweeper as soon as possible at no cost to the City. The City shall be held free of any liability due to any delays experienced by the Contractor during the time a sweeper is scheduled and the sweeper finishes the work.

All striping and pavement legends on the road surface shall be scarified prior to placing chip seal. Scarification shall be performed by grinding or sandblasting such that approximately 30% of the underlying pavement is exposed. The bid price for slurry seal shall include this work and all pavement sweeping, and no additional compensation shall be allowed therefore

At least 24 hours prior to the beginning of slurry seal operations, the Contractor shall notify all residents, businesses, and agencies by an approved, written notice detailing streets and limits of work to be done and the hours of work. The Contractor shall, prior to the beginning of slurry seal operations, post streets that are to be worked upon with approved "No Parking - Tow Away" signs at 100-foot intervals. These signs shall state the day of the week and the hours of no parking.

To prevent blockage, existing slotted drain and drainage inlet grates shall be protected during and inspected following the slurry seal operations. If the slotted drain and drainage inlet grates are blocked as a result of the slurry seal operations, the Contractor shall remove the slurry seal materials from the inlet grates. Full compensation for protecting, inspecting and cleaning the grates shall be considered as included in the contract price paid per square foot of slurry seal and no additional compensation will be made therefore.

Payment for Slurry Seal shall be made per square foot of application, as measured in the field. Payment shall be at the contract unit price bid per square foot and shall include traffic control, surface preparation, application curing time and all labor and materials involved and no additional payment allowed therefore.

Quantities of material wasted or disposed of in a manner not called for under the contract, or rejected loads of material, including material rejected after it has been placed by reason of the failure of the Contractor to conform to the provisions of the contract, or materials placed outside the lines indicated from the transporting vehicle, or material remaining on hand after completion of the work, will not be paid for and such quantities will be deducted from the final total quantities. No compensation will be allowed for hauling rejected material.

C.30) CHIP SEAL

This work includes placing of a Chip Seal. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

Chip seal coat shall be the medium fine type and shall conform to the provisions in Section 37-1, "Seal Coats," of the State Specifications and these special provisions.

Attention is directed to Section 6-3.02, "Testing By Contractor," of the State Specifications. The name of an independent testing laboratory that participates in the AASHTO Proficiency Sample

Program shall be submitted to the Contract Manager for approval at least 10 days before beginning chip seal operations. The independent testing laboratory shall conduct quality control testing on the polymer modified asphaltic emulsion for viscosity, sieve, demulsibility, and torsional recovery properties within 3 business days of sampling. The results shall be submitted to the Contract Manager within 7 days of the receipt of the samples. Within 10 days of beginning the chip seal operation, the Contractor's independent testing laboratory shall conduct the Vialit Test Method for aggregate in Chip Seals, French Chip for the retention requirement and submit a signed copy of a test results report to the Contract Manager and to:

City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova CA, 95670

The report will not be considered for acceptability testing. The Vialit Test Method is available at: <http://www.dot.ca.gov/hq/esc/ctms/index.html>

Asphalt emulsion for the seal coat shall be Grade PMCRS-2h cationic polymer modified asphaltic emulsion.

The polymer used to produce polymer modified asphaltic emulsion shall be an elastomeric polymer.

The polymer modified asphaltic emulsion shall be thoroughly circulated in the truck prior to obtaining a sample. The samples shall be taken from the distributor truck at mid-load or from a sampling tap or thief. Before the samples are taken, one gallon shall be drawn from the sampling device and discarded. Two separate 0.5-gallon samples shall be taken in the presence of the Contract Manager. The Contractor shall provide one sample to the Contractor's approved independent testing laboratory in an insulated shipping container, within 24 hours of sampling. The second sample shall be given to the Contract Manager in an insulated shipping container, within 24 hours of sampling. Polymer modified asphaltic emulsion and screenings shall meet a 90 percent retention requirement, when tested in conformance with the requirements in the Vialit Test Method for aggregate in Chip Seals, French Chip.

In addition to the Test on Residue from Evaporation Test for asphaltic emulsion Grades PMRS2, PMRS2h, PMCRS2 and PMCRS2h in Table 3 of the Requirements for Polymer Modified Asphaltic Emulsion in Section 94-1.04, "Method of Test," of the State Specifications, the following shall apply:

- A. The penetration at 59° F (7 ounces for 60 seconds) shall be minimum of 6, when determined in conformance with the requirements in AASHTO Designation: T 49.
- B. The requirement for Elastic Recovery shall be Report Only, when determined in conformance with the requirements in AASHTO Designation: T 301.
- C. Polymer Content, percent (by weight) shall not apply.

D. Ring and Ball Softening Point temperature shall be a minimum of 135°F in conformance with the requirements in AASHTO Designation: T 53, for Test on Residue from Evaporation.

Test results for polymer modified asphaltic emulsion not within the allowable ranges specified, based upon the Engineer's tests, will be assessed a pay factor value in increments as follows:

Pay Factor Value Table

Test Method and Property	Increment	Pay Factor Value
Test on polymer modified asphaltic emulsion		
AASHTO Designation: T 59 (Viscosity SSF at 50°C)	each 10 seconds above max. or below min	1
AASHTO Designation: T 59 (Settlement, 5 days percent)	each 1.5 percent above max.	1
AASHTO Designation: T 59 (Sieve test, percent max.)	each 0.2 percent above max	1
AASHTO Designation: T 59 (Demulsibility percent)	each 2 percent below min.	1
Test on Residue from Evaporation Test		
AASHTO Designation: T 49 (Penetration, 15°C)	each 2 dm above max. or below min	1
ASTM Designation: D 36 (Field softening point °C)	2°C below min	1
California Test 332 Torsional Recovery	For each one increment below the min. value of 18, or	1
	For each two increments below the min. value of 18, or	3
	For each three or more increments below the min. value of 18	10
Improper sampling (see note)		1

Note:

Improper sampling shall also include samples that are sampled in inappropriate sample containers, or shipped in inappropriate containers.

If test results for polymer modified asphaltic emulsion are not within the allowable ranges, specified seal coats shall be removed. However, if requested in writing by the Contractor and approved by the Contract Manager, the seal coat containing total pay factor values of not more than 20 may remain in place. The Contractor shall pay to the City the following amount for the asphaltic emulsion represented by the tests and left in place.

Total Pay Factor Value	Payment to City
0	none
1 - 2	\$5.00 per ton
3 - 5	\$10.00 per ton
6 - 9	\$15.00 per ton
10 - 14	\$25.00 per ton
15 - 20	\$50.00 per ton

At least 90 percent by weight of the screenings shall consist of crushed particles as determined by California Test 205. A crushed particle is defined as a particle having 2 or more fresh mechanically fractured faces.

The percentage composition by weight of screenings shall conform to the following grading:

Medium Fine 5/16" max. size

Sieve Sizes	Percentage Passing
3/4"	—
1/2"	—
3/8"	100
No. 4	0 - 50
No. 8	0 - 15
No. 16	0 - 5
No. 30	0 - 3
No. 200	0 - 2

Cleanness Value quality requirement of screenings shall be 86 minimum in conformance with the requirements in California Test 227.

Cleanness Value test results for screenings below 86, will require that the seal coat represented by the test shall be removed. However, if requested in writing by the Contractor and approved by the Contract Manager, seal coat containing screenings with a Cleanness Value below 86, but not less than 75, may remain in place. The Contractor shall pay to the City the following amount for the screenings represented by the test and left in place:

Cleanness Value	Payment to City
86 or over	None
81 - 84	\$2.20 per ton
77 - 80	\$4.40 per ton
75 - 76	\$6.60 per ton

When the results of tests for polymer modified asphaltic emulsion and the aggregate grading and Cleanness Value requirements for screenings do not conform to the requirements specified, each payment to the City shall apply. The City may deduct these amounts from any moneys due, or that may become due, the Contractor under the contract. No single test for polymer modified asphaltic emulsion shall represent more than 55 tons or one day's production, whichever is smaller. No single aggregate grading or Cleanness Value test shall represent more than 303 tons or one day's production, whichever is smaller.

The Contractor shall be responsible for clearing grass from the edge of pavement before the Contractor performs the chip seal, and making minor roadway repairs in advance of the chip seal operation.

The Contractor shall sweep the pavement and remove and dispose of all raised pavement markers no earlier than 2 days prior to the chip seal operations, and shall cover and protect any raised traffic bars or utility covers from being coated, as directed by the Contract Manager. The City will replace the raised pavement markers and striping after the chip seal operation is complete.

The Contractor shall be responsible for inspecting the street prior to performing the chip seal operation to assure proper bonding. If the Contract manager determines that additional sweeping is necessary, the Contractor shall schedule an additional sweeper as soon as possible at no cost to the City. The City shall be held free of any liability due to any delays experienced by the Contractor during the time a sweeper is scheduled and the sweeper finishes the work.

All striping and pavement legends on the road surface shall be scarified prior to placing chip seal. Scarification shall be performed by grinding or sandblasting such that approximately 30% of the underlying pavement is exposed. The bid price for the chip seal shall include this work and all pavement sweeping, and no additional compensation shall be allowed therefore.

Polymer modified asphaltic emulsion shall not be placed when the ambient air temperature is expected to fall below 39° F within 24 hours after placement.

The maximum length of seal coat operations at any one location, including pilot-car-assisted traffic control, shall be limited to 1 mile. The minimum space between successive seal coat operations on the lanes in the same direction of travel shall be 5 miles.

Payment for Chip Seal shall be made per square foot of application, as measured in the field. Payment shall be at the contract unit price bid per square foot and shall include traffic control, surface preparation, application curing time and all labor and materials involved and no additional payment allowed therefore.

Quantities of material wasted or disposed of in a manner not called for under the contract, or rejected loads of material, including material rejected after it has been placed by reason of the failure of the Contractor to conform to the provisions of the contract, or materials placed outside the lines indicated from the transporting vehicle, or material remaining on hand after

completion of the work, will not be paid for and such quantities will be deducted from the final total quantities. No compensation will be allowed for hauling rejected material.

C.31) MICRO-SURFACING

This work includes mixing a polymer modified cationic micro-surfacing emulsion (MSE), water, additives, mineral filler, and aggregate and spreading the mixture on pavement. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

At least 10 days before starting micro-surfacing, a mix design and a mix design report of laboratory tests performed for the micro-surfacing materials must be submitted. A representative of the laboratory performing the mix design and tests must sign the report. The Contract Manager shall review and approve the submittal before starting micro-surfacing.

Materials shall not be substituted after the mix design is approved unless the substitute materials are laboratory-tested and a new mix design and report is submitted. Substitute materials shall not be used until the Contract manager approves the mix design for those materials.

A Certificate of Compliance with each MSE shipment must be submitted as specified for asphaltic emulsion in Section 94-1.05, "Test Report," of the State Specifications.

Before micro-surfacing activities start, submit the name of a person authorized to communicate with the Contract Manager about days when unsuitable weather conditions prevent micro-surfacing.

A mix design consists of performing tests to determine the optimum mix proportions and micro-surfacing qualities. Use a laboratory to perform the mix design. The component materials used in the mix design must have the same qualities as the micro-surfacing materials used.

The mix design proportions must comply with:

Micro-Surfacing Mix Design Proportion Limits

Material	Proportion Limits
MSE residual asphalt	5.5 - 9.5% of aggregate dry weight
Water and additives	No limit
Mineral filler	0 - 3% of aggregate dry weight

The laboratory must be capable of performing International Slurry Surfacing Association (ISSA) tests. The mix design must comply with:

Micro-Surfacing Mix Design Tests

Property	ISSA Method ^a	Test	Specification
Wet Cohesion @ 30 minute (set), minimum, kg-cm @ 60 minute (traffic), minimum , kg-cm	TB 139		12 20
Excess asphalt, maximum, g/m ²	TB 109		540
Wet stripping, minimum, %	TB 114		90
Wet track abrasion loss 6-day soak, maximum, g/m ²	TB 100		810
Displacement Lateral, maximum, % Specific gravity after 1000 cycles of 57 kg, maximum	TB 147A		5 2.10
Classification compatibility, minimum, grade points	TB 144		(AAA, BAA) 11
Mix time @ 25 °C, minimum	TB 113		Controllable to 120 seconds

Note:

^a TB = Technical Bulletin

The mix design report must include:

1. Test results used in the mix design
2. Based on the aggregate's dry weight, the proportions of:
 - 2.1. Aggregate
 - 2.2. Water, minimum and maximum
 - 2.3. Additives
 - 2.4. Mineral filler, minimum and maximum
 - 2.5. MSE residual asphalt content, minimum and maximum
3. Based on heating the mixture to 100 °F and mixing for 60 seconds, any recommended changes to the proportions of:
 - 3.1. Water
 - 3.2. Additives
 - 3.3. Mineral filler

Do not recommend these changes when nighttime applications are specified or when atmospheric temperatures below 90 °F are forecast for daytime applications.

4. A comparison of each individual material's test results to its specified values. The Engineer accepts mix design reports prepared within the previous 12 months of this project's mix design report submittal if the test results are for the same materials.
5. The quantitative moisture effects on the aggregate's unit weight determined under ASTM C 29M.

In the presence of the Contract Manager, calibrate each truck mounted mixer-spreader used. Notify the Contract Manager at least 5 business days before calibrating. Calibration must comply with the Caltrans' Material Plant Quality Program (MPQP).

If a truck mounted mixer-spreader is approved, its calibration is valid for 6 months provided:

1. The same truck verified with a unique identifying number is used
2. The same materials in compliance with the approved mix design is used
3. No repair or alteration to the proportioning systems is performed

Before using a variable rate emulsion pump, the pump must be calibrated and sealed in the calibrated condition under the MPQP.

Each aggregate grading and sand equivalent test must not represent more than the lesser of 300 tons or 1 day's micro-surfacing production.

MSE consists of asphalt, polymer, and emulsifier solution. MSE must be homogenous.

Add polymer modifier to asphalt or emulsifier solution before emulsification. Polymer solids must be a minimum 3 percent by weight of MSE residual asphalt.

MSE must comply with:

Micro-Surfacing Emulsion

Property	Test Method	Specification
Viscosity @ 25 °C, SSF	AASHTO T 59	15 - 90 seconds
Sieve Test, maximum	AASHTO T 59	0.30%
Settlement, 5 days, maximum ^a	ASTM D 244	5%
Storage Stability, 1 day, maximum	AASHTO T 59	1%
Residue by Evaporation, minimum	California Test 331	62%

Note:

^a Waived if used within 48 hours of shipment.

Residue by evaporation must comply with:

Micro-Surfacing Emulsion Residue By Evaporation

Property	Test Method	Specification
G* @ 20 °C, 10 rad/sec, MPa	AASHTO T 315	Report Only
Penetration @ 25 °C	AASHTO T 49	40 - 90
Phase Angle @ 50 °C, 10 rad/sec, PA (maximum) - PA base	AASHTO T 315	Report Only
Softening Point, minimum, °C	AASHTO T 53	57
Stiffness @ -12 °C, MPa, and M-value	AASHTO T 313	Report Only

Water or additives must not cause MSE to separate from micro-surfacing during application.

If portland cement is used as mineral filler, it must be any combination of Type I, Type II, or Type III cement under Section 90-2.01A, "Cement," of the State Specifications.

Aggregate must be free of:

1. Vegetable matter
2. Deleterious substances
3. Clay lumps
4. Oversized particles

Aggregate must be Type II. If aggregate from different sources are blended, each source's aggregate must comply with the aggregate specifications except grading.

Aggregate grading must comply with:

Aggregate Grading

Sieve Sizes	Percentage Passing	
	Type II	Type III
3/8 in.	100	100
No. 4	94 - 100	70 - 90
No. 8	65 - 90	45 - 70
No. 16	40 - 70	28 - 50
No. 30	25 - 50	19 - 34
No. 200	5 - 15	5 - 15

Aggregate properties excluding mineral filler must comply with:

Micro-surfacing Aggregate

Property	California Test	Specification
Sand equivalent, minimum	217	65
Durability index, minimum	229	65
Percentage of crushed particles, minimum ^a	205	95%
Los Angeles Rattler Loss at 500 rev., maximum ^b	211	35%

Notes:

^a Crushed particles must have at least 1 fractured face.

^b California Test 211 must be performed on the parent aggregate before crushing.

The Contractor shall be responsible for clearing grass from the edge of pavement before the Contractor performs micro-surfacing, and making minor roadway repairs in advance of the micro-surfacing operation.

The Contractor shall sweep the pavement and remove and dispose of all raised pavement markers no earlier than 2 days prior to the micro-surfacing operations, and shall cover and protect any raised traffic bars or utility covers from being coated, as directed by the Contract Manager. The City will replace the raised pavement markers and striping after the micro-surfacing operation is complete.

The Contractor shall be responsible for inspecting the street prior to performing the micro-surfacing operation to assure proper bonding. If the Contract Manager determines that additional sweeping is necessary, the Contractor shall schedule an additional sweeper as soon as possible at no cost to the City. The City shall be held free of any liability due to any delays experienced by the Contractor during the time a sweeper is scheduled and the sweeper finishes the work.

All striping and pavement legends on the road surface shall be scarified prior to placing micro-surfacing. Scarification shall be performed by grinding or sandblasting such that approximately 30% of the underlying pavement is exposed. The bid price for the micro-surfacing shall include this work and all pavement sweeping, and no additional compensation shall be allowed therefore.

Using the approved mix design, the micro-surfacing materials shall be proportioned by volume.

Field conditions may require adjustments during construction. The Contract Manager's approval before adjusting proportions must be obtained.

A belt feeder with an adjustable cutoff gate must proportion aggregate. The gate opening height must be determinable.

For the aggregate belt feeder, the delivery rate for any individual check run must not deviate more than 2 percent from the average of the rates of 3 runs of at least 3 tons each.

The MSE must be proportioned using a positive displacement pump.

For the emulsion pump, the delivery rate for any individual check run must not deviate more than 2 percent from the average of the rates of 3 runs of at least 300 gallons each.

At the option of the contractor, a continuous self-loading mixing machine or a truck mounted mixer-spreaders may be used.

In areas that could not be reached by spreading equipment, the micro-surfacing mixture may be spread with hand tools. If micro-surfacing is placed with hand tools, first lightly dampen the area. Do not handle or shift the mixture.

Continuous self-loading mixing machine must be automatically sequenced and self-propelled. The mixing machine must deliver the micro-surfacing materials to a double shafted mixer and discharge the mixed product on a continuous flow basis. The mixing machine must have sufficient storage capacity for the micro-surfacing materials to maintain a continuous supply to the proportioning controls. The mixing machine must be self-loading without interrupting the micro-surfacing application. The mixing machine operator must have full control of forward and reverse speeds during application.

Truck mounted mixer-spreaders must proportion micro-surfacing materials by volume and mix them in continuous pugmill mixers. Before starting mixing and spreading activities, the truck mounted mixer-spreader must demonstrate:

1. Rotating and reciprocating equipment are covered with metal guards.
2. Indicators work and are visible while walking alongside the truck mounted mixer-spreader.
3. Low-flow and no-flow devices work.
4. The aggregate feeder's drive shaft is equipped with a revolution counter that reads to the nearest 0.10 of a revolution.

Aggregate feeders must be connected directly to the drive on the emulsion pump.

Truck mounted mixer-spreaders must display identifying numbers at least 3 inches in height on the front and rear of the truck.

The emulsion storage tank must have a thermometer at the pump suction level measuring the MSE temperature to within 10 °F accuracy.

The belt feeder delivering aggregate to the pugmill must have a device monitoring the aggregate depth. The device must automatically shut down the power to the belt feeder if the

aggregate depth is less than the target depth. If the aggregate delivery belt is not an integral part of the drive chain, a second device must detect belt movement by monitoring revolutions of the belt feeder. The second device must automatically shut down power to the belt feeder if movement is interrupted. For both devices, shutdown may be delayed 3 seconds from sensing to allow for normal fluctuations.

Spreader box must be capable of spreading the micro-surfacing a minimum of 12 feet wide and preventing the loss of micro-surfacing. Spreader boxes over 8 feet in application width must have a device, such as baffles or reversible motor driven augers, to ensure uniform application on super-elevated sections and shoulder slopes. Clean micro-surfacing and MSE from the spreader box before each work shift.

The spreader box must have a series of strike-off devices at its rear.

The leading strike-off device must be:

1. Fabricated of a suitable material such as steel or stiff rubber
2. Designed to maintain close contact with the pavement during spreading
3. Capable of obtaining the specified thickness
4. Capable of being adjusted to the various pavement cross sections

The final strike-off device must be:

1. Fabricated of flexible material that produces a uniform texture in the finished surface
2. Cleaned daily and changed if longitudinal scouring occurs in the micro-surfacing

Flexible drags attached to the rear of the spreader box must not be used.

Spread micro-surfacing on shoulders with a device such as an edge box that forms clean and straight joints and edges.

Spread scratch course with the same type spreader box used to spread micro-surfacing except use an adjustable steel strike-off device instead of a final strike-off device.

Wheel path depression (rut) boxes must have adjustable strike-off devices between 5 feet and 6 feet wide that regulate depth. The rut box must also have devices such as hydraulic augers capable of:

1. Moving the mixed material from the rear to the front of the filling chamber
2. Guiding larger aggregate into the deeper section of the wheel path depression
3. Forcing the finer material towards the outer edges of the spreader box

Micro-surfacing may only be placed if both the pavement and air temperatures are at least 45°F and rising. Do not place micro-surfacing if either the pavement or air temperature is below 50°F and falling.

Micro-surfacing must not be placed if rain is imminent or the air temperature is expected to be below 36°F within 24 hours after placement.

Construct a micro-surfacing test strip:

1. From 300 to 450 feet long
2. The same as the full production micro-surfacing
3. On one of the application courses specified at a location approved by the Contract Manager
4. At the same time of day or night the full production micro-surfacing is to be applied

If multiple application courses are specified, construct test strips over 2 days or nights.

The Contract manager evaluates the test strip after traffic has used it for 12 hours. If the Contract Manager determines the mix design or placement procedure is unacceptable, modify and construct a new test strip for the Contract Manager's evaluation.

Remove loose particles of extraneous materials including paving and dirt by any non-destructive method including flushing or sweeping.

Fog spray the roadway surface with water ahead of the spreader box. The fog spray must be adjusted for pavement:

1. Temperature
2. Surface texture
3. Dryness

If repair wheel path depression is specified, before spreading micro-surfacing, fill wheel path depressions and irregularities with micro-surfacing material. If the depressions are less than 0.04 foot deep, fill with a scratch course. If the depressions are 0.04 foot deep or more, fill with a wheel path depression (rut) box.

Spread scratch course by adjusting the steel strike-off of a scratch course box until it is directly in contact with the pavement surface.

Spread micro-surfacing with a rut box leaving a slight crown at the surface. Multiple applications to fill depressions more than 0.12 foot deep may be used. Single application more than 0.12 foot deep will not be allowed.

Allow traffic to compact each wheel path depression application for a minimum of 12 hours before placing additional micro-surfacing.

Spread micro-surfacing in compliance with:

Micro-surfacing Spread Rates

Micro-surfacing Type	Location	Spread Rate Range (pounds of dry aggregate per sqyd)
Type II	Full Lane Width	10 - 20
Type III ^a	Full Lane Width	20 - 32
Type III ^b	Full Lane Width	30 - 32

Notes:

^a Over asphalt concrete pavement^b Over portland cement concrete pavement and concrete bridge decks

Spread micro-surfacing either in the direction of traffic or in the opposite direction. Hand tools must be available to remove spillage.

Construct longitudinal and transverse joints on micro-surfacing that are:

1. Uniform
2. Straight
3. Neat in appearance
4. Butt-type joints
5. Without material build-up
6. Without uncovered areas

Place longitudinal joints:

1. On centerlines, lane lines, edge lines, or shoulder lines
2. With overlaps not more than 3 inches

Set the leading edge of roofing felt on transverse joints to create a straight butt-joint with the next application when the roofing felt is removed.

The maximum difference between the pavement surface and the bottom edge of a 12 foot straightedge placed perpendicular to the joint must be:

1. 0.04 foot for longitudinal joints
2. 0.03 foot for transverse joints

Finish micro-surfacing to be free of irregularities such as scratch or tear marks. Up to 4 marks that are 1/2 inch or more wide and 6 inches or more long per 75 linear feet of micro-surfacing placed may be left. Marks that are over 1 inch wide or 6 inches long shall not be left.

Sweep micro-surfacing 24 hours after placement without damaging micro-surfacing. For 5 days afterward, sweep micro-surfacing daily.

If bleeding, raveling, delaminating, rutting, or washboarding occurs after placing the micro-surfacing, make repairs using a method approved by the Contract Manager.

Payment for Micro-Surfacing shall be made per square foot of application, as measured in the field. Payment shall be at the contract unit price bid per square foot and shall include traffic control, surface preparation, application curing time and all labor and materials involved and no additional payment allowed therefore.

Quantities of material wasted or disposed of in a manner not called for under the contract, or rejected loads of material, including material rejected after it has been placed by reason of the failure of the Contractor to conform to the provisions of the contract, or materials placed outside the lines indicated from the transporting vehicle, or material remaining on hand after completion of the work, will not be paid for and such quantities will be deducted from the final total quantities. No compensation will be allowed for hauling rejected material.

SECTION 3
BID SUBMITTAL CHECKLIST

Each submitted bid shall include a completed (and signed where required) copy of each of the following checklist items. Any submitted bid that fails to include any of the following may be deemed inadequate by the City of Rancho Cordova, and may be grounds for dismissal of submittal at the City's sole discretion.

In addition to each item below, please include this sheet.

- ☒ Cost Certification Form (Section 4.1)
- ☒ Bid Schedule (Section 4.2)
- ☒ Experience and Qualifications (Section 5.2)
- ☒ Employee/Staff Experience & Qualifications (Section 5.3)
- ☒ Designation of Subcontractors (Section 5.4)
- ☒ Operations Plan (Section 5.5)
- ☒ Exceptions (Section 6.1)
- ☒ Guarantee Requirements (Section 6.2)
- ☒ Non-Collusion Affidavit (Section 6.3)
- ☒ Signature Certification Page (Section 6.4)

Addenda #1 Acknowledged.

SECTION 4
BASE BID SCHEDULE

4.1 COST CERTIFICATION FORM *(Required submittal form)*

The undersigned Authorized Signature certifies as follows:

All work for which this bid is submitted is for Surface Treatment Services in accordance with all special provisions (including the payment of not less than the minimum wage rates set forth therein) and contract annexed hereto, and also in accordance with all Federal, State & local regulations as detailed in this Request for Bids.

The undersigned, as bidder, declares that the only persons or parties interested in this bid as principals are those named herein; that this bid is made without collusion with any other person, firm, or corporation; that the bidder has carefully examined the location of the proposed work, the attached proposed form of contract, and documents herein referenced; and that the bidder agrees if this bid is accepted, that he/she will contract with the City of Rancho Cordova, in the form of the copy of the contract attached hereto, to provide all necessary machinery, tools, apparatus and other necessary means, and to do all the work and furnish all the materials specified in the contract, in the manner and time therein prescribed, and according to the requirements of the Public Works Director as therein set forth, and that the bidder will take in full payment therefore the following amount to wit:

BASE BID GRAND TOTAL \$ 1,209,975.00
(List total Base Bid Grand Total from Bid Schedule – bottom line)

Company Name: Central Valley Engineering & Asphalt, Inc.
Primary Contact: James Castle Title: CEO
Business Address: 2116 Kenney Lane
City, State, Zip: Roseville, CA 95678
Telephone No.: 916-791-1609 Fax No: 916-791-6424
Email Address: James@Cenvalley.com
Website Address: www.Cenvalley.com
Authorized Signature: 



Linda Budge
Mayor

Dan Skoglund
Vice Mayor

Robert J. McGarvey
Council Member

David M. Sander
Council Member

Donald Terry
Council Member

March 29, 2013

SURFACE TREATMENT SERVICES

ADDENDUM NO. 1

TO ALL PROSPECTIVE BIDDERS:

Please incorporate the following revisions as part of the contract documents for subject project. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

<u>ADDENDUM ITEM</u>	<u>PAGE OR DRAWING</u>	<u>LOCATION AND DESCRIPTION OF CHANGE</u>
1.1	Page 10	<u>Bid Schedule</u> – Replace bid schedule with revised bid schedule included with this addendum. Change includes adding a bid item for installation of gravel bags and storm drain inlet filter bags while performing slurry seals, chip seals, and micro-surfacing.
1.2	Page 17	<u>Guarantee Requirements</u> – Refer to second paragraph Change the second paragraph to: Performance and Payment Bonds will be required as outlined in Appendix A, Section 8 of this Request for Bids. At the end of each contract year, the contractor may request to have their bond reduced by the amount of work completed during that contract year.
1.3	Page 52	The following shall be added to the end of Appendix C: C.42 COMPENSATION ADJUSTMENTS FOR PRICE INDEX FLUCTUATIONS Attention is directed to Section 23-12 "Compensation Adjustments for Price Index Fluctuations" of the Sacramento County Standard Construction Specifications.



1.4

Page 52

In May of each year of the contract, the Contract Manager can increase or decrease payments to contractors for various contract items that contain paving asphalt when paving asphalt price fluctuation exceeds 10%. Annual adjustments shall be made only in units of one cent (\$0.01)

The following shall be **added** to the end of Appendix C:

C.43 STORM DRAIN INLET (DI) PROTECTION

The contractor shall install gravel bags and filter bags per the standard details in Appendix D at all drainage inlets located within the project limits as directed by the Contract Manager. Contractor shall inspect all DI protection weekly, and after each rainfall during the wet season. All missing or damaged DI protection shall be replaced by the Contractor with no additional compensation.

The price paid per each Storm Drainage Inlet Protection shall include all labor, equipment and materials to supply, install, and maintain gravel bags and filter bags at each drainage inlet.

1.4

Page 53

The following shall be **added**:

APPENDIX D – STANDARD DETAILS

Standard detail 11-7 “Inlet Sediment Control” and standard detail 11-8 “Storm Drain inlet Filter Bag” from the Sacramento County Standard Construction Specifications are included with this addendum.

END OF ADDENDUM


John Samuelson
Streets Operations & Maintenance Manager

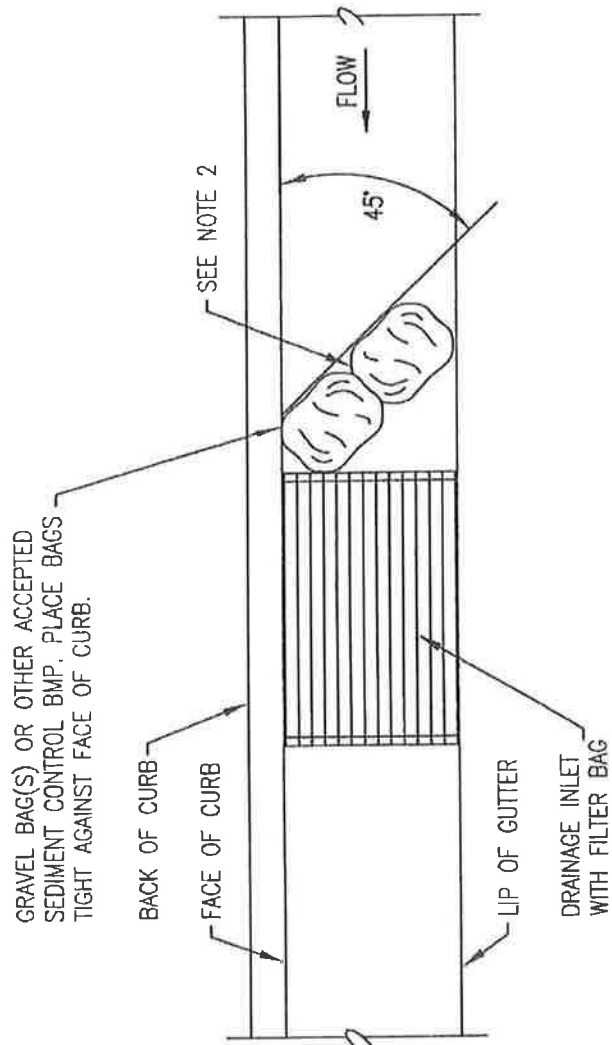


4.2 BID SCHEDULE *(Required submittal form)*

Maintenance Type	3 Year		Total Amount
	Estimated Quantity	Unit Price	
1. Type II Slurry Seal (Less than 10,000 SF)	1,000 SF	\$ 0.25	\$ 250.00
2. Type II Slurry Seal (10,000 SF or Greater)	100,000 SF	\$ 0.175	\$ 17,500.00
3. Chip Seal (Less than 10,000 SF)	1,000 SF	\$ 0.50	\$ 500.00
4. Chip Seal (10,000 SF or Greater)	3,200,000 SF	\$ 0.224	\$ 716,800.00
5. Micro-Surfacing (Less than 10,000 SF)	1,000 SF	\$ 0.30	\$ 300.00
6. Micro-Surfacing (10,000 SF or Greater)	4,000,000 SF	\$ 0.115	\$ 460,000.00
7. Storm Drain Inlet Protection	650 EA	\$ 22.50	\$ 14,625.00
Grand Total			\$ 1,209,975.00

The three year estimated quantities shown are given to provide bidders with an indication of potential work and the order of magnitude and scope of work. The actual amount of work done under this contract may differ from the quantities shown. The City of Rancho Cordova does not expressly, or by implication, agree that the actual amount of work will correspond therewith, but reserve the right to increase or decrease the amount of any class or portion of the work, or to omit portions of the work, as directed by the City.

APPENDIX D
STANDARD DETAILS



PLAN VIEW

NOTES:

- 1.) SEDIMENT TRAPPED UPSTREAM OF SEDIMENT CONTROL BMP SHALL BE REMOVED WEEKLY AND PRIOR TO A RAINFALL EVENT.
- 2.) PLACE BMP'S TIGHTLY TOGETHER AT JOINTS TO PREVENT OR MINIMIZE SEEPAGE AT JOINTS.

**COUNTY OF SACRAMENTO
MUNICIPAL SERVICES AGENCY**

**INLET SEDIMENT
CONTROL**

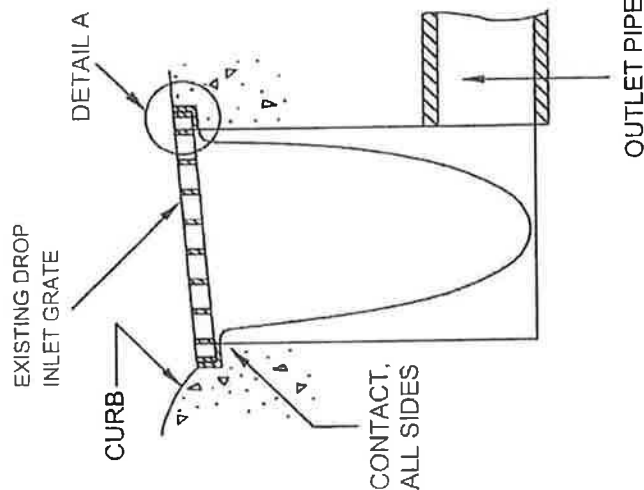
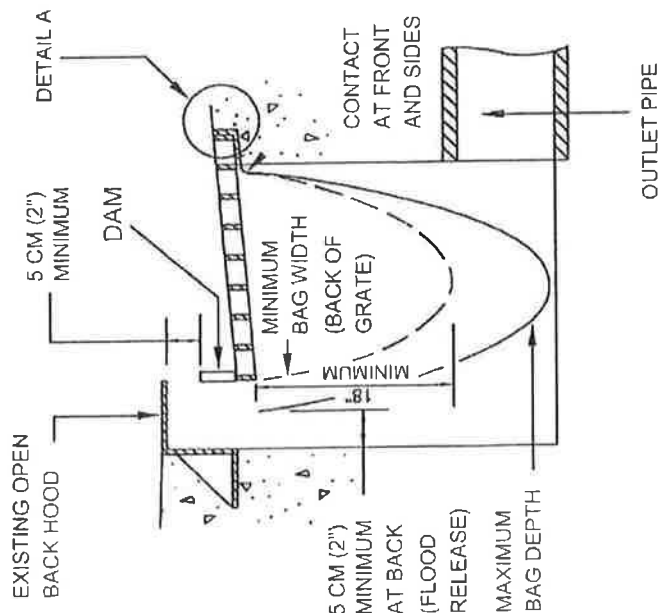
DRAWN BY: G.O.
SCALE: NONE
DATE: REV. SEPT. 2008

11-7

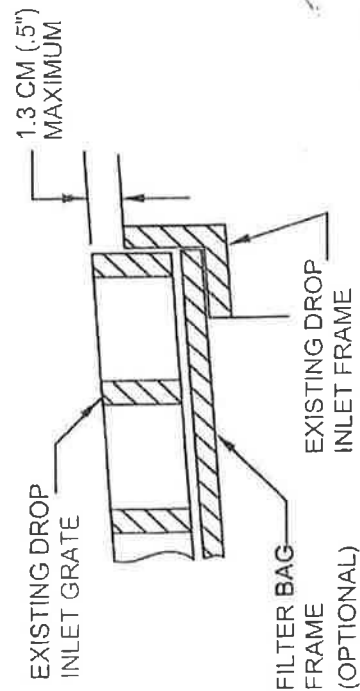
[Signature]
DIRECTOR, COUNTY ENGINEERING

PLACEMENT AT TYPE
B AND E DROP INLETS

PLACEMENT AT TYPE
A, C, D, & F DROP INLETS
AND PARKING LOTS



DETAIL A



NOTES

1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 0.8 HECTARES (2 ACRES).
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAL FOOT, AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ FT.
3. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY THE EXISTING INLET GRATE (OR OTHER APPROVED METHOD), PROVIDING NO MODIFICATION OR DAMAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT BE CAUSED TO REST MORE THAN 13MM (.5") ABOVE THE INLET FRAME (SEE DETAIL A).
4. THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR ITS FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET, EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.

COUNTY OF SACRAMENTO
MUNICIPAL SERVICES AGENCY

STORM DRAIN INLET
FILTER BAG

SCALE: NONE
DATE DRAWN: REV. SEPT 2006
DRAWN BY: SLP

11-8

DIRECTOR, COUNTY ENGINEERING

THIS DRAWING SUPERCEDES ALL PREVIOUS VERSIONS

See Addendum #1

4.2 BID SCHEDULE (Required submittal form)

Maintenance Type	3 Year Estimated Quantity	Unit Price	Total Amount
1. Type II Slurry Seal (Less than 10,000 SF)	1,000 SF	\$	\$
2. Type II Slurry Seal (10,000 SF or Greater)	100,000 SF	\$	\$
3. Chip Seal (Less than 10,000 SF)	1,000 SF	\$	\$
4. Chip Seal (10,000 SF or Greater)	3,200,000 SF	\$	\$
5. Micro-Surfacing (Less than 10,000 SF)	1,000 SF	\$	\$
6. Micro-Surfacing (10,000 SF or Greater)	4,000,000 SF	\$	\$
	Grand Total		\$

The three year estimated quantities shown are given to provide bidders with an indication of potential work and the order of magnitude and scope of work. The actual amount of work done under this contract may differ from the quantities shown. The City of Rancho Cordova does not expressly, or by implication, agree that the actual amount of work will correspond therewith, but reserve the right to increase or decrease the amount of any class or portion of the work, or to omit portions of the work, as directed by the City.

Labor and Equipment Rates

The following hourly rate and equipment rates shall apply to all work not covered under the unit prices included in the Bid Schedule. Hourly rates and equipment rates shall include all costs to supply the necessary labor and equipment including, but not limited to, overhead and profit.

Labor	Extra Work
Forman	\$ <u>83-</u>
Equipment Operator	\$ <u>83-</u>
Truck Driver	\$ <u>63-</u>
Laborer	\$ <u>63-</u>
Flagman	\$ <u>63-</u>
Other (Describe _____)	\$ _____
Other (Describe _____)	\$ _____
Other (Describe _____)	\$ _____

Equipment	
Pick Up	\$ <u>18-</u>
Dump Truck	\$ <u>70-</u>
Sign Truck	\$ <u>25-</u>
Skid-Steer	\$ <u>50-</u>
Skip Loader	\$ <u>40-</u>
Small Roller	\$ <u>75-</u>
Large Roller	\$ <u>95-</u>
Paver	\$ <u>225-</u>
Other (Describe <u>Slurry Truck</u>)	\$ <u>185-</u>
Other (Describe <u>Chip Machine</u>)	\$ <u>165-</u>
Other (Describe _____)	\$ _____
Other (Describe _____)	\$ _____

SECTION 5

BIDDER EXPERIENCE AND OPERATIONS PLAN

5.1 BIDDER EXPERIENCE AND OPERATIONS PLAN OVERVIEW

Each Contractor submitting a bid shall clearly detail, on the forms provided in this Section 5, each of the following:

Firm Experience and Qualifications: Bidder shall detail their firms experience as necessary to demonstrate satisfactory compliance with the minimum qualification requirements as listed in **Section 1.4**. Additionally, firm experience and qualifications will be used by the City as a basis for evaluation when determining the most qualified Bidders, as further detailed in **Section 5.2**.

Employee/Personnel Experience and Qualifications: Bidder shall list the names and experience/qualifications of any employees who would be responsible for undertaking the Maintenance Task Items should a contract be provided. Employee experience and qualifications will be used by the City as a basis for evaluation when determining the most qualified Bidder, as further detailed in **Section 5.3**.

Operations Plan Details: Bidder shall detail an inventory of equipment, location of any equipment and materials storage facilities, and customer service processes and call center location (if applicable). The Operations Plan Details submitted will be used by the City as a basis for evaluation when determining the most qualified Bidders, as further detailed in **Section 5.5**.

5.2 FIRM EXPERIENCE AND QUALIFICATIONS *(Required submittal form)*Contractor's License Class A and License Number TTB404

The bidder has been engaged in the contracting business, under the present business name for 13 years. Experience in work of a nature similar to that covered in the bid extends over a period of 13.25 years.

The bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to it, except as follows: N/A

Please provide written explanation on a separate sheet(s).

The following contracts related to the proposed Surface Treatment Services are currently active or have been satisfactorily completed in the last five (5) years. Please provide a contact name and person of reference for each of the contracts listed.

Contract Year(s)	Type of Work Performed	Contract Amount	Client/Agency Name	Contact Name /Title Phone Number
	Please See Attached			

5.3 EMPLOYEE/STAFF EXPERIENCE AND QUALIFICATIONS *(Required submittal form)*

Employee/Staff Name	Title & Position	Years w/ Firm	Years Experience in Trade	Specialized Certifications
Please See Attached.				

Use additional sheets of paper as necessary for additional references or employees.

Central Valley Engineering & Asphalt, Inc.
Experience - Reference List

5.2

Start Work Date	Date Work Completed	Project Title	Project Scope	Contract Amount	Client / Agency Name	Contact Name	Phone Number
Dec-12	-	2012 Street Rehabilitation	Paving/ Concrete/ Slurry Seal	\$ 2,040,488	City of Rancho Cordova	Brit Snipes	916-851-8905
Oct-12	Mar-13	Pavement Repair ADA Imp & Tree Replace	Paving/ Concrete/ Slurry Seal	\$ 1,558,798	City of Folsom	Ryan Chance	916-355-8346
Sep-12	Mar-13	Auburn Blvd Reconstruction	Paving/ Concrete/ Slurry Seal	\$ 880,000	City of Citrus Heights	Stu Hodgkins	916-727-4770
Nov-11	Nov-11	Mather Heli-Pad	Paving/Slurry Seal	\$ 36,875	Staples Construction	Shannon O'Neill	916-747-2084
Oct-11	Oct-11	Foothills Blvd	Paving/Slurry Seal	\$ 6,400	AC Asphalt	Cory Stricklin	916-329-7325
Oct-10	Jun-11	Hwy 70 Rest Area (02-377814)	Paving/Slurry Seal	\$ 80,849	Franklin Construction	Clark Gardner	530-343-9600
Sep-09	Aug-10	Pavement Repair & Sealing	Paving/Slurry Seal	\$ 1,821,045	City of Folsom	Ryan Chance	916-355-8346
Oct-08	Oct-08	Slurry Seal	Paving/Slurry Seal	\$ 469,702	Lake of the Pines HOA		530-268-1141
May-08	Jun-08	North Sunrise and East Roseville Parkway	Paving/Slurry Seal	\$ 370,346	Sutter Health		916.774.5200
May-08	Jun-08	Sayonara Drive Street Rehabilitation	Paving/Slurry Seal	\$ 318,426	City of Citrus Heights	Stu Hodgkins	916-727-4770
May-08	Jul-08	Florin Road	Paving/Slurry Seal	\$ 35,900	Town & Country Contractors	Chip Philbin	916-636-9500
Apr-08	Apr-08	Arden Way and Eastern Ave	Paving/Slurry Seal	\$ 10,100	GM Services	Steve Medley	916-869-5213

Central Valley Engineering & Asphalt, Inc.
Employee/Staff Experience and Qualifications

5.3

Employee/ Staff Name	Title & Position	Years w/ Firm	Years Experience in Trade	Specialized Certifications
Warren Holt	President	13	25	Professional Engineer
Bob Leppek	Vice President	13	21	B.S. Civil Engineering
Mike Marchini	Slurry Seal Division Manager	.3	13	
Ryan Bangle	Slurry Seal Operations Manager	.3	14	
Gilbert Duarte	Slurry Seal Superintendent	.2	17	
Steve Vickers	Construction Superintendent	13	23	

See Attached Resumes

Warren G. Holt, P.E.

216 Kenroy Lane
Roseville, CA 95678
Work (916) 791-1609

Professional Experience

January 2000 to Current : Central Valley Engineering & Asphalt, Inc., Owner/President.

As President I have overall accountability, responsibility and authority for the management of the business and affairs of the Corporation in accordance with the strategic plan and objectives adopted and approved by the Board and subject to oversight by the Board. I am responsible for developing the strategic direction of the Corporation and obtaining the approval of the Board, implementing and ensuring its effective operations, and keeping the Board informed of the progress of the Corporation on the achievement of or material deviations from the strategic goals. I am responsible for developing the Corporation's business plan and obtaining the approval of the Board, including the financial and budget requirements to achieve that plan. I assure the accuracy and integrity of the Corporation's financial information, reporting and disclosure requirements, internal controls and management information systems. I am responsible for complying with applicable legal and regulatory compliance requirements, designing appropriate systems and controls to identify, and mitigating the principal business, financial, compliance, reputational and other significant risks facing the Corporation, transforming the corporate culture to be characterized by production efficiency, quality, teamwork, customer service, cost-effective management of resources and integrity in service performance. I direct the day-to-day operations to advance the company's mission and objectives and to promote revenue, profitability and growth of the organization.

October 1997 to December 1999: Pavex Construction, Area Manager. Responsible for startup, fiscal performance and growth of Monterey Bay Area region. Branch annual gross revenues prior to my employment/management in 1997 were \$3 million. Under my leadership, the 1998 gross annual revenues were \$23 million, exceeding market projections by 100% and in 1999 gross annual revenues were \$31 million. Branch has also obtained profit margins in excess of 13% for the past two years, well above the statewide average. Current responsibilities include recruiting, hiring and managing staff of 150 employees, consisting of project managers, estimators, engineers, superintendents, business staff, and craft. Responsible for marketing, estimating, construction management and fiscal reporting. Have successfully developed relationships with several private, commercial and public agencies. Managed estimating and construction of first District 5 CalTrans QA/QC project.

April 1997 to October 1997: Foster Wheeler Environmental, Chief Estimator, Western United States Operations. Responsible for preparation of project estimates for public and private clients. Manage estimating staff of 15 employees for western U.S. Prepared Lump Sum estimates, Hard Dollar estimates, Guaranteed Maximum estimates and "A plus B" estimates. Provided project management support for field operations. Helped develop subcontractor and supplier relationships for Western Region. Developed "Good Faith" strategy for bidding projects with DBE goals.

August 1987 to April 1997: Granite Construction Company, Sacramento Branch, Project Manager. Prepare estimates for large private, commercial and public clients. Once awarded project, serve as project manager responsible for scheduling of labor, equipment, materials and subcontractors. Responsible for fiscal reporting, billing, and contract administration.

Warren G. Holt, P.E.

216 Kenroy Lane
 Roseville, CA 95678
 Work (916) 791-1609

Project Lists

Broadstone Unit 1, Elliott Homes	\$1 million
Prairie Oaks Assessment District, City of Folsom	\$9 million
Woodcreek Oaks, Elliott Homes	\$1 million
Lockheed Martin Littleton, CO Facility, Lockheed Martin	\$12 million
Calabassas Landfill, County of Los Angeles	\$3 million
Eastern Regional Landfill, County of Placer	\$3 million
Scotts Valley High School, Scotts Valley Unified School District	\$6 million
Waddell Creek Emergency Repair, State of California	\$1 million
Galt Assessment District, City of Galt	\$8 million
Folsom South Assessment District, City of Folsom	\$5 million
Route 156 QC/QA 024127, State of California	\$2 million
Route 156 QC/QA 399204, State of California	\$3 million
Fernwood Bank Restoration, County of Santa Cruz	\$1 million
Granite Bay Hills Units 1 and 2, Mark Ures	\$2 million
Costco, Roseville, Price/Costco	\$1 million
Various small projects over 1990 to 2000 (prox 100 projects)	\$20 million

Degree

Bachelor of Science, Civil Engineering, California State University, Sacramento, June 1993

Professional Licenses and Memberships

- Registered Professional Engineer, State of California. No. 58014
- California Contractors License, 773404
- American Society of Civil Engineers, associate member
- Company representative for Corporate/Government Partnering, 1998
- Panel speaker for "League of Cities and Counties, State of California", 1998 and 1999

References available upon request.

*Resume of Experience***Bob Leppek**

Education: **California State University, Sacramento**
Bachelor of Science – Civil Engineering

Work Experience: **Central Valley Engineering & Asphalt, Inc.**
216 Kenroy Lane, Roseville, CA 95678
Owner, Vice President
2000 – Present

Valley Slurry Seal Co.
P.O. Box 981330, West Sacramento, CA 95798, USA
Small Jobs Manager
1997-2000

Granite Construction
585 West Beach Street, Watsonville, CA 95076
Estimator
1992-1997

Mike Marchini

Central Valley Engineering & Asphalt, Inc.
216 Kenroy Lane
Roseville, CA 95678
Phone: 916-387-9619
Fax: 916-387-9620
E-mail: mike@cenvalley.com

Qualifications

I have managed a Division that focuses on Public Works Contracting for several years. I have extensive knowledge of Traffic Control, Quality Assurance, Material Tracking, Safety and Public Convenience.

I have years of experience with Slurry Seals, Micro-surfacing, Chip Seals, Crack Sealing and other Pavement Maintenance products.

Work History

Granite Construction- Intermountain Slurry Seal— Operations Manager
2000-2004

California Pavement Maintenance Company, Inc.—Vice President—
Slurry Seal Division

January 2005-December 2012

Central Valley Engineering & Asphalt , Inc. - Slurry Seal Division
Manager

January 2013 to present

Ryan Bangle

Central Valley Engineering & Asphalt, Inc.

216 Kenroy Lane

Roseville, CA 95678

Phone: 916-387-9619

Fax: 916-387-9620

E-mail: ryan@cenvalley.com

Qualifications

I have managed numerous construction projects over the past thirteen years. I have extensive knowledge of Slurry Seals, Micro-surfacing, Chip Seals, Crack Sealing and other Pavement Maintenance related products. In past years I have managed Slurry Seal Projects for the Federal Government, Cities, Counties and the State of California including work for Caltrans, Department of Parks and Recreation and Department of General Services.

I have managed subcontractors, coordinated critical path schedules and delivered a quality final product on hundreds of projects over the years. I am very knowledgeable in Traffic Control, Quality Assurance, Safety and Material Tracking.

Work History

Granite Construction- Intermountain Slurry Seal— Project Manager

1999-2004

California Pavement Maintenance Company, Inc. Operations Manager— Slurry Seal Division

2005-December 2012

Central Valley Engineering & Asphalt , Inc. Operations Manger— Slurry Seal Division

January 2013 to present

Gilbert Duarte

Central Valley Engineering & Asphalt, Inc.
216 Kenroy Lane
Roseville, CA 95678
Phone: 916-387-9619
Fax: 916-387-9620
E-mail: gilberto@cenvalley.com

Qualifications

I have managed daily operations on construction projects for the past sixteen years. I have extensive knowledge of Slurry Seals, Micro-surfacing, Crack Sealing and other Pavement Maintenance related products. In past years I have managed operations on Slurry Seal Projects for the Federal Government, Cities, Counties and the State of California including work for Caltrans, Department of Parks and Recreation and Department of General Services.

I have managed daily operations and delivered the highest quality products consistently along the way. Stockpile Management, Traffic Control, Safety and Quality Assurance are all qualifications that I provide to each and every project.

Work History

California Pavement Maintenance Company, Inc.—Slurry Seal
Superintendent

1996-December 2012

Central Valley Engineering & Asphalt , Inc. - Slurry Seal
Superintendent

January 2013 to present

812 Brookside Drive
Woodland, CA 95776

916-257-4907
916-791-6424 Fax
Steve@Cenvalley.com

Steve Vickers

Experience

2000 – Current Central Valley Engineering & Asphalt, Inc. Roseville, CA
Superintendent

- Hires, manages, trains, and oversees the work of paving division.
- Prepares the daily scheduling of all crews and jobs.
- Schedules material, equipment, and trucking daily for all jobs.
- Conducts monthly safety meetings with the foreman.

1995 - 2000 Valley Slurry Seal West Sacramento, CA
Foreman

- Managed an eight man paving crew.
- Directed public and private paving jobs on a daily basis.
- Coordinated with project managers and inspectors to make sure jobs were completed on time.

1990 - 1995 RB Peters Lakeport, CA
Truck Driver/Asphalt & Concrete Worker

- Loaded and hauled equipment and materials to job sites.
- Supervised employees on both the asphalt and concrete crew.

Education

1975 - 1979 Clearlake High School Lakeport, CA
• Graduated

5.4 DESIGNATION OF SUBCONTRACTORS *(Required submittal form)*

In compliance with the provisions of Section 4100-4114 of the Public Contracts Code of the State of California, and any amendments thereof, each bidder shall set forth below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the Contractor in or about the Services to be performed under these specifications in excess of one-half of one percent (0.5%) of the prime Contractor's total bid or ten thousand dollars (\$10,000.00), whichever is greater. The prime Contractor shall list the portion of the work which will be done by such Subcontractor.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the Contract, the Contractor shall be deemed to have agreed to perform such portion itself, and the Contractor shall not be permitted to subcontract that portion of the work except under the conditions allowed by applicable law. Subcontractors shall provide all required licensing documentation.

SUBCONTRACTOR (Name & Location)	% OF WORK	ESTIMATED ANNUAL DOLLAR AMOUNT	WORK TO BE PERFORMED BY SUBCONTRACTOR
Graham Contractors, Inc. 860 Lanus Street San Jose, CA 95126	40%	\$160,000.00	Chip Seal (Partial)

5.5 OPERATIONS PLAN *(Required submittal forms)*

Equipment Inventory: Please provide a list of all equipment that will be utilized in the performance of this contract.

Quantity	Name, Type and Capacity	Model Year and Condition	Location
	<i>Please See Attached</i>		

Customer Service Call Center: Please list the address of the Customer Service center where calls will be received for this Contract:

2116 Kenroy Lane
Street address

Roseville, CA 95678
City, State, Zip Code

Will Customer Service representatives be available during normal business hours to answer calls? Y / N (circle one)

Central Valley Engineering & Asphalt, Inc.
Equipment List

5.5

Quantity	Name, Type and Capacity	Condition	Location
2	Asphalt Pavers	Good	Roseville, CA
6	Rollers	Good	Roseville, CA
10	Tractors	Good	Roseville, CA
5	Transfers / 10-Wheelers	Good	Roseville, CA
5	Slurry Trucks	Good	Sacramento, CA

Graham Contractors
1 *Chip Machine* *Good* *San Jose, CA*



State Of California
CONTRACTORS STATE LICENSE BOARD
ACTIVE LICENSE

License Number **773404** Entity **CORP**
Business Name **CENTRAL VALLEY ENGINEERING &
ASPHALT INC**

Classification(s) **A**

Expiration Date **03/31/2014**

www.csib.ca.gov



SECTION 6**EXCEPTIONS, GUARANTEES AND CERTIFICATIONS****6.1 EXCEPTIONS TO AGREEMENT** *(Required submittal forms)*

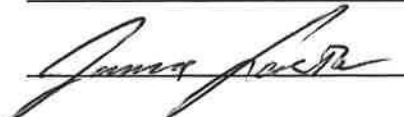
Bidders are to prepare all Base Bid Schedule forms (Section 4) based on the program specifications set forth in the RFB documents without considering any exceptions that may be set forth on this form. In the event the bidder takes exception to the RFB specifications they may set forth those exceptions in the following manner:

- The exceptions are to be presented on a separate paper titled, "Form Exceptions to Agreement".
- Each exception must be presented separately by stating: the specific exception, the page and line numbers of the exception, the suggested changes to the program related to the exception, the suggested changes in the Agreement language related to the exception, the manner in which the proposed change would benefit the City, the customers or both, and the specific dollar change in each of the various service rates, as proposed by the bidder in this RFB, that would take place if the exception was accepted by the City.
- The exceptions must be followed with the following language without exception.
- **"Except as set forth above, bidder is in complete agreement with the proposed terms, conditions and business arrangements described in the RFB including the attached Agreement. The bidder assumes the risk of all conditions foreseen or unforeseen and agrees to provide the services set forth in the Agreement under whatever circumstances may develop other than as herein provided."**
- The form must be signed by an individual authorized to commit the bidder's firm to the Agreement in the manner set forth below.

Date: 4-3-13

Name: James Castle

Title: CFO

Signature: 

Please note that if exceptions are taken, all required information as set forth above must be submitted. Exceptions taken without providing the required information will not be considered.

6.2 GUARANTEE REQUIREMENTS *(Required with submittal)*

The City of Rancho Cordova will require all bids be accompanied by a Bid Guarantee in the form of cash, a certified check, a cashier's check, or a bidders bond. The Bid Guarantee shall be executed by an admitted surety insurer in favor of the City of Rancho Cordova, the amount of which shall not be less than ten percent (10%) of the Base Bid Grand Total as indicated in **Section 4, Base Bid Schedule**.

Performance and Payment Bonds will not be required for submittal of bids or for the execution of a contract with the selected Contractor.

AIA® Document A310™ - 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Central Valley Engineering & Asphalt, Inc.
216 Kenroy Lane
Roseville, CA 95678

SURETY:

(Name, legal status and principal place of business)

The Guarantee Company of North America USA
1800 Sutter Street, Suite 880
Concord, CA 94520

OWNER:

(Name, legal status and address)

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

BOND AMOUNT: Ten Percent of Amount Bid----- (\$10%-----)

PROJECT:

(Name, location or address, and Project number, if any)

Surface Treatment Services

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

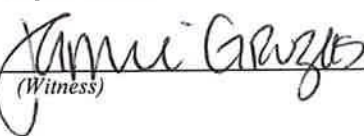
Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 21st day of March, 2013.


(Witness)

Central Valley Engineering & Asphalt, Inc.

(Principal)  (Seal)

(Title) 

The Guarantee Company of North America USA

(Surety)  (Seal)

(Witness)

(Title) 

(Title: Jennifer Lelouarn, Attorney-in-Fact)

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.

AIA Document A310™ - 2010. Copyright © 1963, 1970 and 2010 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.

061110

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Butte

On March 21, 2013 before me, Elizabeth Collodi, Notary Public
(Here insert name and title of the officer)

personally appeared Jennifer Lelouarn

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Elizabeth Collodi
Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bid Bond

(Title or description of attached document)

Central Valley Engineering & Asphalt, Inc.

(Title or description of attached document continued)

Number of Pages 1 Document Date 03/21/13

The Guarantee Company of North America USA

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - *.- Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - *.- Indicate title or type of attached document, number of pages and date.
 - *.- Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



The Guarantee Company of North America USA
Southfield, Michigan

POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS: That **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, a corporation organized and existing under the laws of the State of Michigan, having its principal office in Southfield, Michigan, does hereby constitute and appoint

Barbara Midstokke, Renee Ramsey, Richard W. Pratt, John Hopkins, Elizabeth Colliodi, Susan Lee, Barbara Beeny, Nancy Luttenbacher, Phillip O. Watkins, Keith T. Schuler, Jennifer Lelouarn
Interwest Insurance Services, Inc.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **THE GUARANTEE COMPANY OF NORTH AMERICA USA** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of Article IX, Section 9.03 of the By-Laws adopted by the Board of Directors of **THE GUARANTEE COMPANY OF NORTH AMERICA USA** at a meeting held on the 31st day of December, 2003. The President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority:

1. To appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof; and
2. To revoke, at any time, any such Attorney-in-fact and revoke the authority given, except as provided below
3. In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.
4. In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6th day of December 2011, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, contracts of indemnity and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.



IN WITNESS WHEREOF, **THE GUARANTEE COMPANY OF NORTH AMERICA USA** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 23rd day of February, 2012.

THE GUARANTEE COMPANY OF NORTH AMERICA USA

Stephen C. Ruschak

Randall Musselman

STATE OF MICHIGAN
County of Oakland

Stephen C. Ruschak, Vice President

Randall Musselman, Secretary

On this 23rd day of February, 2012 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of The Guarantee Company of North America USA; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of



Cynthia A. Takai
Notary Public, State of Michigan
County of Oakland
My Commission Expires February 27, 2018
Acting in Oakland County

IN WITNESS WHEREOF, I have hereunto set my hand at The Guarantee Company of North America USA offices the day and year above written.

Cynthia A. Takai

I, Randall Musselman, Secretary of **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, which is still in full force and effect.



IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 21st day of March, 2013

Randall Musselman

Randall Musselman, Secretary

6.3 NON-COLLUSION AFFIDAVIT *(Required with submittal)*

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

James Castle (name) being first duly sworn, deposes and says that he or she is CEO (title) of Central Valley Engineering & Construction, Inc. (company name) the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from proposing; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Central Valley Engineering & Construction, Inc.
Company Name (Printed)

April 4, 2013
Date

James Castle
Authorized Signature

James Castle
Name (Printed)

CEO
Title

Subscribed and sworn to before me

this ____ day of _____, 2013.

Signature of Notary PublicSee Attached

State of California)
 County of Placer)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On April 4, 2013 before me, Jamie Gruzas, Notary Public,
(here insert name and title of the officer)

personally appeared James Castle

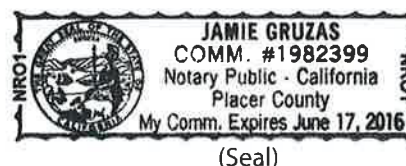
who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity ~~(ies)~~, and that by his/~~her/their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jamie Gruzas



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of non-collusion Affidavit

-Rancho Cordova - Surface

containing 1 pages, and dated 4/4/13

The signer(s) capacity or authority is/are as:

☐ Individual(s)

☐ Attorney-in-Fact

☒ Corporate Officer(s)

CEO

Title(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other:

representing:

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s)

☐ Signer(s) Thumbprint(s)

☐

6.4 SIGNATURE CERTIFICATION PAGE *(Required with submittal)*

If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing the firm; if bidder or other interested person is an individual, state first and last names in full.

By my signature on this bid I certify, under the Penalty of Perjury, that the foregoing Non-Collusion Affidavit and Contractor's License Certification along with all other statements in this bid are true and correct.

Date: 4/4/13

Central Valley Engineering & Planning, Inc.
Legal Company or Corporation Name

Corporation
Business Type (Corporation, Partnership, etc.)

Warren Holt
Print Name
[Signature]
Signature
President & Treasurer
Title

James Castle
Print Name
[Signature]
Signature
CEO & Secretary
Title

Bob Leppert
Print Name
[Signature]
Signature
Vice President
Title

Print Name

Signature

Title

Print Name

Signature

Title

Print Name

Signature

Title

MEMORANDUM



DATE: May 20, 2013

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AWARDING CONSTRUCTION CONTRACT TO CIVIL ENGINEERING CONSTRUCTION, INC. FOR THE NORTH MATHER BLVD EXTENSION PROJECT IN AN AMOUNT OF \$326,720**

RECOMMENDATION

Adopt Resolution 52-2013.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to award a construction contract to Civil Engineering Construction, Inc., the lowest responsive bidder, who would perform work on the North Mather Blvd Extension Project.

BACKGROUND

Work performed under this construction contract includes installation of new asphalt pavement connecting North Mather Blvd to Mather Blvd, new asphalt concrete curb, new drainage culverts, relocation of street light, placement of asphalt concrete overlay, placement of signing and striping, and removal of existing asphalt pavement, fences, roadside ditches, signs, and street barriers. Currently, the most westerly section of North Mather Blvd does not connect to Mather Blvd. This project helps the City improve circulation and connectivity between communities.

Eleven (11) contractors bid on the project. The lowest responsive bid was \$326,720, the average bid was \$361,795, and the high bid was \$403,355. Staff examined all the proposals and determined that Civil Engineering Construction, Inc. to be the lowest responsible bidder. The bid summary sheet is provided as **Attachment 1**.

Staff is recommending acceptance of the bid for \$326,720.

FISCAL IMPACT

In April 2013, the City and County of Sacramento entered into a cost sharing agreement for construction of roadway improvement projects in the Mather Field area. North Mather Blvd. Extension project is one of the projects in the agreement.

The estimated total project cost is \$510,000 and the County's financial obligation as outlined in the agreement is \$240,000. The remaining amount will be funded with City Transportation Funds currently budgeted. There is no impact to the City's General Fund.

ATTACHMENTS

1. Bid Summary Sheet.
2. Resolution 52-2013 including Exhibit 1A – Contract No. 53-2013.



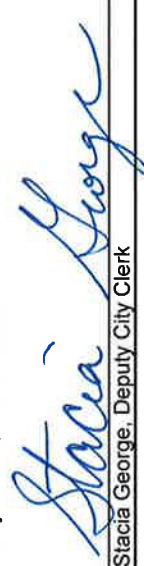
North Mather Blvd Extension Project - CP06-2027 - Bid Summary

Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
April 12, 2013 at 2:00 PM

	Contractor	Total Base Bid	Proposal Signed	Contractors License	List of Subs	Equal Employment	Public Contract Code	Noncollusion Affidavit	Debarment & Suspension	Bidders Bond	Child, Family Support	Experience / Qualifications	Addendum 1	Addendum 2
A	Cook Engineering, Inc	\$339,249.00	X	X	X	X	X	X	X	X	X	X	X	X
B	Hodgson General Engineering Contractors, Inc	\$339,865.00	X	X	X	X	X	X	X	X	X	X	X	X
C	Martin Brothers Construction	\$403,355.00	X	X	X	X	X	X	X	X	X	X	X	X
D	Western Engineering Contractors, Inc	\$391,822.45	X	X	X	X	X	X	X	X	X	X	X	X
E	Grand Sierra Construction, Inc.	\$378,330.00	X	X	X	X	X	X	X	X	X	X	X	X
F	J.D.Pasquetti Engineering, Inc.	\$354,830.00	X	X	X	X	X	X	X	X	X	X	X	X
G	Central Valley Engineering & Asphalt, Inc.	\$376,375.13	X	X	X	X	X	X	X	X	X	X	X	X
H	Martin General Engineering, Inc.	\$340,783.05	X	X	X	X	X	X	X	X	X	X	X	X
I	Gabe Mendez, Inc.	\$364,502.55	X	X	X	X	X	X	X	X	X	X	X	X
J	Sierra National Asphalt	\$363,917.43	X	X	X	X	X	X	X	X	X	X		
K	Civil Engineering Construction, Inc.	\$326,720.25	X	X	X	X	X	X	X	X	X	X	X	X
L														

Attendees:

Stacia George, Deputy City Clerk
Ben Chan, Public Works
Kathy Garcia, Public Works


Stacia George, Deputy City Clerk

4/15/13
Date

CITY OF RANCHO CORDOVA

RESOLUTION NO. 52-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH
CIVIL ENGINEERING CONSTRUCTION, INC. FOR THE CONSTRUCTION OF
THE NORTH MATHER BLVD EXTENSION PROJECT**

WHEREAS, the project was advertised in The Grapevine Independent on March 29 and April 5, 2013; and

WHEREAS, the bids were publicly opened on April 12, 2013 at 2729 Prospect Park Dr., Rancho Cordova 95670; and

WHEREAS, the City recommends award the North Mather Blvd Extension Project to the lowest responsive bidder, Civil Engineering Construction, Inc., in the amount of \$326,720; and

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

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager, or his/her designee, to execute a construction contract with Civil Engineering Construction, Inc. (**Exhibit 1A**), in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

**CONSTRUCTION SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA
AND CIVIL ENGINEERING CONSTRUCTION, INC.
FOR THE NORTH MATHER BLVD EXTENSION PROJECT**

THIS AGREEMENT made and entered between the City of Rancho Cordova ("City") and Civil Engineering Construction, Inc. ("Contractor") as of May 21, 2013.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for the work hereinafter mentioned 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 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 work 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 of public opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said work, 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 work 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. That the Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 53-2013, 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 by the Contractor which do not comply with said 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 said 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 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: **three hundred twenty-six thousand seven hundred twenty dollars (\$326,720)**. 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. RETENTION. Pursuant to the provisions of Public Contract Code Section 7201, Section 5.1 Retention to Ensure Performance has been modified. For additional provisions are set forth in Section 8-7 of the Standard Specifications.

5.1 Retention to Ensure Performance. Five percent (5%) of each progress payment will be retained until the work has been completed and accepted by the Public Works Director of the City of Rancho Cordova. After fifty percent (50%) of the work has been completed, including approved change orders, the Contractor may request that remaining progress payments be made in full and not subject to further withholding of retention. The City will review the progress to date and the remaining work. If it appears that the work will be successfully completed and is progressing on schedule, the City will process subsequent progress payments in full. However, the City reserves the right to withhold 5% retention on any subsequent progress payment if in the opinion of the City the work is no longer progressing on schedule.

Section 6. 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 work contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said work by Contractor, or by any subcontractor doing or contracting to do any part of said work. 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 7. 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 Standard Specifications Section 3.

Section 8. 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 9. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work, 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 Division 3, Part 4, Title 15, Chapter 7, 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 10. INDEMNIFICATION. The Contractor shall defend, indemnify the City and save harmless the (including their officers, agents, members, employees, affiliates, and representatives) as set forth in Section 6-2 of the Standard Specifications.

Section 11. MISCELLANEOUS PROVISIONS.

11.1 This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of in the same manner as if such parties had been expressly named herein. All times states 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.

11.2 Contract Administration. This Agreement shall be administered by Kathy Garcia ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

11.3 Notices. Any written notice to Consultant shall be sent to:

Michael Hogan
Civil Engineering Construction, Inc.
3373 Swetzer Rd
Loomis, CA 95650

Any written notice to City shall be sent to:

Kathy Garcia
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

11.4 **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:

Ted A. Gaebler, City Manager

Michael Hogan, President

Date

Date

Attest:

Mindy Cuppy, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

**CITY OF RANCHO CORDOVA
NORTH MATHER BLVD EXTENSION PROJECT
CP06-2027**

SPECIAL PROVISIONS

SPECIFICATIONS

The County of Sacramento, Municipal Services Agency, Standard Construction Specifications, adopted January 2008, and these Special Provisions, shall control all work to be done under this contract. Copies of the Standard Construction Specifications may be obtained from the Municipal Services Agency, Land Division and Site Improvement Review, located in the County Administration Building, 827 Seventh Street, Room 105, Sacramento, California, 95814.

In case of conflict between the Standard Construction Specifications, and these special provisions, the special provisions shall take precedence over and be used in lieu of the conflicting portions.

GENERAL

The bidder's attention is directed to the provisions in Section 2, "Proposal Requirements and Conditions," of the Standard Specifications and these special provisions for the requirements and conditions which the bidder must observe in the preparation of and the submission of the bid.

The bidder's bond shall conform to the bond form in the Bid book for the project and shall be properly filled out and executed. The bidder's bond form included in that book may be used.

In conformance with Public Contract Code Section 7106, a Noncollusion Affidavit is included in the Bid book. Signing the Bid book shall also constitute signature of the Noncollusion Affidavit.

The contractor, sub recipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of Title 49 CFR (Code of Federal Regulations) part 26 in the award and administration of US DOT assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as the recipient deems appropriate. Each subcontract signed by the bidder must include this assurance.

Failure of the bidder to fulfill the requirements of the Special Provisions for submittals required to be furnished after bid opening, including but not limited to escrowed bid documents, where applicable, may subject the bidder to a determination of the bidder's responsibility in the event it is the apparent low bidder on a future public works contracts.

AWARD AND EXECUTION OF CONTRACT

The bidder's attention is directed to the provisions in Section 3, "Award and Execution of Contract," of the Standard Construction Specifications and these special provisions for the requirements and conditions concerning award and execution of contract.

Bid protests are to be delivered to the following address:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

The award of the contract, if the Contract is to be awarded, will be to the lowest responsive, responsible bidder whose proposal complies with all the requirements prescribed.

The process for selection of the bid alternates is described above in the section entitled "Award of Contract".

The contract shall be executed by the successful bidder and shall be returned, together with the contract bonds, to the Agency so that it is received within 10 days, not including Saturdays, Sundays and legal holidays, after the bidder has received the contract for execution. Failure to do so shall be just cause for forfeiture of the proposal guaranty. The executed contract documents shall be delivered to the following address:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

BEGINNING OF WORK

As stated in Section 7-1 "Beginning of Work", of the Standard Construction Specifications, the Contractor is advised that, for this project, no field construction work may commence and the counting of working days shall not begin until Notice to Proceed is issued by the City. Work that does not involve field construction such as ordering of traffic signal poles and associated equipment, pre-construction meetings, creation of progress schedules, preparation of Traffic Control Plan, preparation of Erosion and Sediment Control Plan etc., may occur prior to the counting of working days.

TIME OF COMPLETION

As set forth in Section 7-15 of the Standard Construction Specifications, the time for completion of this contract shall be **Sixty (60) WORKING DAYS**.

Liquidated damages as specified below shall apply to the **Sixty (60) WORKING DAYS**.

LIQUIDATED DAMAGES

Contractor's attention is directed to Section 8-10 "Liquidated Damages for Delay," of the Standard Construction Specifications and these Special Provisions.

The liquidated damages for this contract shall be the sum of **Five Hundred Dollars (\$500) per working day**. The liquidated damages shall be assessed for failure to complete all contract items by the end of the **Sixty (60) WORKING DAY** period.

NOTICE FOR BONDS AND INSURANCES

Bidders shall comply with the information provided for the performance and payment bonds, as set forth in Section 3-4 of the Standard Construction Specifications.

In the event that hazardous materials are identified prior to construction, or are encountered as an unforeseen condition during construction, the Contractor shall, if necessary, procure and maintain Environmental Liability Insurance as set forth in Section 3-9 of the Standard Construction Specifications. It is acceptable for an environmental Sub-Contractor to provide the required coverage provided the prime Contractor and the City of Rancho Cordova ("City") are named as "additional insured" and the policy meets the requirements of Section 3-9 of the Standard Construction Specifications.

~~BUILDER'S RISK INSURANCE~~

~~Contractor shall procure, maintain, and keep in force at all times during the term of the Contract and until the date of transfer of the insurable interest to and acceptance by the Agency, at the Contractor's sole expense, Builder's Risk insurance with limits of liability equal to one hundred percent (100%) of the replacement cost of the Work, which shall include the cost of materials and the cost of labor to install materials.~~

RESPONSIBILITY FOR FINES FOR VIOLATION OF ENVIRONMENTAL REGULATIONS

CONTRACTOR shall assume sole responsibility for and payment of any fines levied on either the Agency or the CONTRACTOR by any local, state or federal authority (hereinafter Authority) for breaches of the Authority's environmental regulations. The CONTRACTOR agrees to be solely liable for the payment of all fines regardless of whether the fines are a result of the sole or partial acts or omissions of the CONTRACTOR. In addition, the CONTRACTOR understands and acknowledges that, during the course of construction, the environmental regulations implemented or imposed by the Authority may change and the CONTRACTOR specifically agrees to comply with any future environmental regulations implemented or imposed by the Authority on the Agency.

CONTRACTOR shall pay all fines levied by the Authority on the CONTRACTOR or the Agency when levied or, if the CONTRACTOR believes that a violation of the Authority's regulations did not occur, appeal the levy of the fine to the Authority. Until the fine is paid or withdrawn by the Authority, the Agency shall deduct the amount of the fine from the monthly partial payments owed to the CONTRACTOR for work performed on the project and hold the payment(s) in reserve until the fine is paid or withdrawn by the Authority. After the CONTRACTOR pays the fine or, the Authority withdraws the fine, the Agency will pay the withheld monies to the CONTRACTOR with the next monthly partial payment for work performed on the project.

LABOR NONDISCRIMINATION

Attention is directed to the following Notice that is required by Chapter 5 of Division 4 of Title 2, California Code of Regulations.

NOTICE OF REQUIREMENT FOR NONDISCRIMINATION PROGRAM (GOV. CODE, SECTION 12990)

Your attention is called to the "Nondiscrimination Clause", set forth in Section 7-1.01A(4), "Labor Nondiscrimination," of the Standard Specifications, which is applicable to all nonexempt state contracts and subcontracts, and to the "Standard California Nondiscrimination Construction Contract Specifications" set forth therein. The Specifications are applicable to all nonexempt state construction contracts and subcontracts of \$5,000 or more.

PREVAILING WAGE

The Contractors attention is directed to Section 6-1.02 "Prevailing Wage," of the Standard Construction Specification. Pursuant to Labor Code Section 1770, the Contractor and the Contractor's Subcontractors shall pay not less than the prevailing rate of per diem wages, including, but not limited to, overtime, Saturday, Sunday, and holiday work, travel and subsistence, as determined by the Director of the California Department of Industrial Relations pursuant to Labor Code Section 1773.

PAYROLL RECORDS

The Contractors attention is directed to Section 6-1.03, "Payroll Records," of the Standard Construction Specification. Contractor shall comply with Labor Code Section 1776. Regulations implementing Section 1776 are located in Section 16000 and Sections 16401 through 16403 of Title 8, California Code of Regulations. The Contractor shall be responsible for compliance by the Contractor's Subcontractors.

REMOVAL OF ASBESTOS AND HAZARDOUS SUBSTANCES

When the presence of asbestos or hazardous substances are not shown on the plans or indicated in the specifications and the Contractor encounters materials which the Contractor reasonably believes to be asbestos or a hazardous substance as defined in Section 25914.1 of the Health and Safety Code, and the asbestos or hazardous substance has not been rendered harmless, the Contractor may continue work in unaffected areas reasonably believed to be safe. The Contractor shall immediately cease work in the affected area and report the condition to the Engineer in writing.

In conformance with Section 25914.1 of the Health and Safety Code, removal of asbestos or hazardous substances including exploratory work to identify and determine the extent of the asbestos or hazardous substance will be performed by separate contract.

Prior to the start of construction, the Contractor shall designate staging areas where fueling and oil changing activities will take place. The staging area(s) shall be reviewed and approved by the City of Rancho Cordova's Environmental Mitigation Monitor and the Storm Water Pollution Prevention Manager prior to the start of construction. No fueling and oil changing activities shall be permitted outside the designated staging areas. The proposed staging areas shall be identified in the Water Pollution Control Program (WPCP).

If delay of work in the area delays the current controlling operation, the delay will be considered a right of way delay and the Contractor will be compensated for the delay in conformance with the provisions in Section 8-1.09, "Right of Way Delays," of the Standard Specifications.

PERFORMANCE OF SUBCONTRACTORS

The subcontractors listed by you in Bid book shall list therein the name and address of each subcontractor to whom the bidder proposes to subcontract portions of the work in an amount in excess of one-half of one percent of the total bid or \$10,000, whichever is greater, in accordance with the Subletting and Subcontracting Fair Practices Act, commencing with Section 4100 of the Public Contract Code. The bidder's attention is invited to other provisions of the Act related to the imposition of penalties for a failure to observe its provisions by using unauthorized subcontractors or by making unauthorized substitutions.

SUBCONTRACTING

No subcontract releases the Contractor from the contract or relieves the Contractor of their responsibility for a subcontractor's work.

If the Contractor violates Pub Cont Code § 4100 et seq., the City of Rancho Cordova may exercise the remedies provided under Pub Cont Code § 4110. The City of Rancho Cordova may refer the violation to the Contractors State License Board as provided under Pub Cont Code § 4111.

The Contractor shall perform work equaling at least 30 percent of the value of the original total bid with the Contractor's own employees and equipment, owned or rented, with or without operators.

Each subcontract must comply with the contract.

Each subcontractor must have an active and valid State contractor's license with a classification appropriate for the work to be performed (Bus & Prof Code, § 7000 et seq.).

Submit copies of subcontracts upon request by the Engineer.

Before subcontracted work starts, submit a Subcontracting Request form.

Do not use a debarred contractor; a current list of debarred contractors is available at the Department of Industrial Relations' Web site.

Upon request by the Engineer, immediately remove and not again use a subcontractor who fails to prosecute the work satisfactorily.

PROMPT PROGRESS PAYMENT TO SUBCONTRACTORS

A prime contractor or subcontractor shall pay any subcontractor not later than 10 days of receipt of each progress payment in accordance with the provision in Section 7108.5 of the California Business and Professions Code concerning prompt payment to subcontractors. The 10 days is applicable unless a longer period is agreed to in writing. Any delay or postponement of payment over 30 days may take place only for good cause and with the agency's prior written approval. Any violation of Section 7108.5 shall subject the violating contractor or subcontractor to the penalties, sanction and other remedies of that section. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to the contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the prime contractor, deficient subcontract performance, or noncompliance by a subcontractor.

PROMPT PAYMENT OF FUNDS WITHHELD TO SUBCONTRACTORS

The agency shall hold retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the agency, of the contract work, and pay retainage to the prime contractor based on these acceptances. The prime contractor, or subcontractor, shall return all monies withheld in retention from a subcontractor within 30 days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency. Federal law (49CFR26.29) requires that any delay or postponement of payment over 30 days may take place only for good cause and with the agency's prior written approval. Any violation of this provision shall subject the violating prime contractor or subcontractor to the penalties, sanctions and other remedies specified in Section 7108.5 of the Business and Professions Code. These requirements shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to the prime contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the prime contractor, deficient subcontract performance, or noncompliance by a subcontractor.

PARTNERING

The City of Rancho Cordova will promote the formation of a "Partnering" relationship with the Contractor in order to effectively complete the contract to the benefit of both parties. The purpose of this relationship will be to maintain cooperative communication and mutually resolve conflicts at the lowest possible management level.

The Contractor may request the formation of such a "Partnering" relationship by submitting a request in writing to the Engineer after approval of the contract. If the Contractor's request for "Partnering" is approved by the Engineer, scheduling of a "Partnering" workshop, selecting the "Partnering" facilitator and workshop site, and other administrative details shall be as agreed to by both parties.

The costs involved in providing a facilitator and a workshop site will be borne equally by the City of Rancho Cordova and the Contractor. The Contractor shall pay all compensation for the

wages and expenses of the facilitator and of the expenses for obtaining the workshop site. The State's share of such costs will be reimbursed to the Contractor in a change order written by the Engineer. Markups will not be added. All other costs associated with the "Partnering" relationship will be borne separately by the party incurring the costs.

The establishment of a "Partnering" relationship will not change or modify the terms and conditions of the contract and will not relieve either party of the legal requirements of the contract.

CHILD, FAMILY AND SPOUSAL SUPPORT REPORTING OBLIGATIONS

Contractor's failure to comply with state and federal child, family and spousal support requirements regarding a Contractor's employees or failure to implement lawfully served wage and earnings assignment orders or notices of assignment relating to child, family and spousal support obligations shall constitute a default under this Agreement.

Contractor's failure to cure such default within 90 days of notice by City shall be grounds for termination of this Agreement.

CONTRACTOR IDENTIFICATION

Contractor shall provide the City with the following information for the purpose of compliance with California Unemployment Insurance Code Section 1088.8 and applicable City codes: Contractor's name, residence address, telephone number, social security number, and whether dependent health insurance coverage is available to Contractor.

SECURITY DEPOSIT IN LIEU OF WITHHOLD

Contractor shall address all forms or correspondence pertaining to Securities in Lieu items to:

City of Rancho Cordova
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

DESCRIPTION OF WORK

The location of work shall be on North Mather Boulevard between Bear Hollow Drive and Mather Boulevard in the City of Rancho Cordova.

The proposed project includes new pavement connecting North Mather Boulevard to Mather Boulevard, roadway striping and signing, asphalt concrete sidewalk, drainage works and asphalt concrete overlay.

Such other items or details not mentioned above that are required by the plans and/or these Special Provisions, shall be performed, placed, constructed, or installed in accordance with the

Standard Construction Specifications or these Special Provisions.

OTHER ITEMS OF WORK

The construction, materials, payment, etc., for items of work shown on the plans, but not specifically mentioned in these Special Provisions, are referred to the County Standard Construction Specifications for conformance.

STATE STANDARD SPECIFICATIONS AND STATE STANDARD PLANS

State Standard Specifications and State Standard Plans, when referred to, shall be the State of California Department of Transportation Standard Specifications dated 2010 and the State of California Department of Transportation Standard Plans dated 2010.

If there is a conflict between the Plans and Special Provisions prepared for this Contract and the Standard Plans and Specifications referenced herein the more stringent Plans and Specifications shall, in general, control. If there is a discrepancy between the State Standards Plans and Specifications and the (County of Sacramento) Standard Construction Specifications and the (County of Sacramento) Improvement Standards the (County of Sacramento) Standard Construction Specifications and the (County of Sacramento) Improvement Standards shall control.

If there is a discrepancy between the Project Plans and these Special Provisions the Special Provisions shall control. If there is a discrepancy between these Special Provisions and the Standard Construction Specifications these Special Provisions shall control. Dimensioned and detailed Plans and Standard Drawings shall control over scaled drawings.

CODES AND LEGAL REQUIREMENTS

- A. With the exceptions of the State Specifications and State Standard Plans which shall be the 2010 issue, all reference to codes, specifications and standards referred to in the contract documents shall mean, and are intended to be, the latest editions, amendment, and/or revision of such referenced documents in effect as of the date of this contract.
- B. The work requirements of authorities shall be the minimum acceptable requirements for the work. Nothing described in these contract documents shall be construed to permit work not conforming to the most stringent of the applicable codes and regulations.
- C. When contract documents call for materials or construction of better quality or larger size than required by codes, laws, rules and regulations, the contract documents shall take precedence.

ABBREVIATIONS

Add the following abbreviations to Section 1-2 of the Standard Construction Specifications:

<P>	Proposed
<N>	New
<E>	Existing

ORDER OF WORK

Order of Work shall conform to the provisions of Section 5-1.05 "Order of Work" of the State Standard Specifications and these Special Provisions. Liquidated damages, as set forth in these Special Provisions, shall be assessed if the working days are exceeded.

Prior to performing any work that requires a lane closure a Traffic Control Plan, prepared by the Contractor, shall be reviewed and approved by the City of Rancho Cordova.

The Contractor shall not begin work on clearing, grubbing or earthwork operations until Erosion and Sediment Control Plans, prepared by the Contractor, are approved by the City of Rancho Cordova.

The Contractor shall notify the Engineer 5 working days before beginning work on or adjacent to any private properties.

At the end of each work day all debris, branches, roots, removed fence, rubbish, and other debris in the work area shall be collected and placed in a suitable disposal bin or pile. Materials to be used later in construction shall be neatly stockpiled. All parts of the work shall be left in a neat and presentable condition at the end of the work shift.

Full compensation for daily cleanup and maintaining a neat and presentable appearance in the Project limits will be considered as included in the prices paid for the various contract items of work and no separate payment will be made therefore.

The Contractor is advised that existing SMUD underground power, PG&E gas mains, California American Water mains, Sacramento Area Sewer District sewers and County of Sacramento storm drains within the Project area. Utility coordination and potholing shall be completed as an early milestone in the Project Schedule.

EROSION, SEDIMENT AND WATER POLLUTION CONTROL

The Contractor's attention is directed to Section 10-4, "Erosion, Sediment, and Water Pollution Control," of the Standard Construction Specifications, and these Special Provisions.

The Contractor shall minimize erosion and transport of sediments during all aspects of the project. Erosion and sediment control shall conform to the requirements of Sacramento County's "Erosion and Sediment Control Guidelines". That document is available, for a fee, from the Water Resources Division, County of Sacramento.

The Contractor shall be required to prepare an Erosion and Sediment Control Plan, in conformance with the "Erosion and Sediment Control Guidelines". This Plan will be subject to review and approval by the Engineer. The Plan shall be submitted to the Engineer for review at

least 5 days prior to the start of construction. During the review process, the Contractor shall revise the Plan as directed by the Engineer. In no case will the Contractor be allowed to begin the clearing, grubbing, or earthwork operations without an approved Erosion and Sediment Control Plan. If the Contractor's method fails to prevent erosion or siltation, the Contractor shall revise and adjust the control measures to provide effective control and shall be responsible for any damage resulting from erosion or siltation originating on the work site.

Fees and security deposits required by the "Erosion and Sediment Control Guidelines" will be the responsibility of the Contractor. The City of Rancho Cordova will obtain the necessary General Construction Storm Water Permit from the State of California, as required, and the Contractor will be required to conform to permit requirements.

Conformance with all applicable erosion and sediment control requirements shall be included in the Lump Sum Price for the Storm Water Pollution Control Plan and shall include full compensation for furnishing all labor materials, tools, equipment and incidentals for doing the work involved and no additional compensation shall be allowed therefore.

COOPERATION

Attention is directed to Section 7-1.14, "Cooperation," and 8-1.10, "Utility and Non-Highway Facilities," of the State Standard Specifications and these Special Provisions.

Contractor shall fully cooperate with all utilities, including, but not limited to, AT&T, Comcast, Sacramento Municipal Utilities District, Pacific Gas & Electric, California American Water Company, Sacramento Area Sewer District, Sacramento County Municipal Services Agency and Sacramento County Department of Transportation. The points of contact for the utility companies are listed on the title sheet of the contract plans.

WORK ON PRIVATE PROPERTY

The Contractor's attention is directed to Section 6-21, "Preservation of Property", of the Standard Construction Specifications. Except for existing improvements shown on the Plans to be removed, the Contractor shall protect all on-site private improvements, not indicated for removal, from damage. On-site private improvements include, but are not limited to, trees, shrubbery, ground cover, lawns, irrigation facilities, structures, gates, fences, guardrail, signs, utility facilities, back-flow prevention facilities, sewer clean-outs, septic systems, and drainage facilities. If such objects are damaged, they shall be replaced, repaired and/or restored at the Contractor's expense, to a condition as good or better as when the Contractor entered upon the property, as determined by the Engineer. The Contractor, under circumstances within his control, will complete construction in a timely and diligent manner.

Work is to be constructed within existing public rights-of-way unless otherwise noted on the Plans.

The City has secured construction easements for all work shown on private property. The construction work, in general, will consist of, but is not limited to, roadway fill, concrete walkway removals, concrete walkway construction, construction of concrete curbing, installation of landscaping, installation and modification of irrigation facilities, and incidentals. In general, the

limits of the construction easements extend approximately five feet beyond the limit of work for roadway construction. The Contractor shall confine his work within the construction easements.

The Contractor shall make all reasonable efforts to minimize the amount of time any on-site landscaping (either existing or proposed) is incomplete. The Contractor shall schedule the work such that on any property any disturbed existing landscaping to remain shall be repaired no later than two weeks after completion of the abutting roadway improvements. The Contractor shall schedule the installation of new landscaping on private properties such that said landscaping shall be installed, complete and in place, within two weeks after completion of the abutting roadway improvements. The Contractor's attention is directed to the irrigation repair requirements included in the portion of these Special Provisions entitled, "Clearing & Grubbing", which requires repair of any damaged irrigation facilities within 72 hours.

Except for existing improvements shown on the Plans to be removed, the Contractor shall be responsible for repairing, replacing, or modifying all landscape and irrigation systems within and outside of the rights of way that are damaged, capped, or removed during construction. Damage shall include all that is caused as a result of any and all work associated with the contract. Repairs to both landscaping and irrigation system shall be done in a manner equal to or better than the previously existing conditions. If irrigation systems are damaged during trenching, curb, gutter and sidewalk improvements or other construction activities, the Contractor shall repair the damage within two (2) calendar days in order to maintain full operation of the system. Any loss and/or subsequent replacement of plant material due to damage of the irrigation system or the neglect to repair it promptly shall be the sole responsibility of the Contractor. Landscape replacement or repair shall be completed as soon as it will not be damaged by further construction activities.

The Contractor shall perform all work outlined in this section without direct payment, as specified in Section 8-3 of the Standard Construction Specifications.

RIGHT OF WAY STATUS

Except as otherwise noted on the Plans, all work done under this contract shall be conducted within the limits of existing public rights of way.

PROGRESS SCHEDULE

Progress schedules shall conform to Section 7-5, "Schedules," of the Standard Construction Specifications. All electronic copies of progress schedules shall be submitted in the latest version of MS Project.

During the duration of the contract, on or before the first calendar day of each month, the Contractor shall submit a complete, updated progress schedule to the Engineer. Updated progress schedules shall incorporate all current schedule information, actual progress, approved adjustments of time, and proposed changes in sequence and logic.

The Contractor shall also submit, on a weekly basis, a four-week rolling schedule conforming to Section 7-5.03, "Four-Week Rolling Schedule," of the Standard Construction Specifications. The four-week rolling schedule shall be submitted on the first day of the work week or as

indicated by the Engineer at the Pre-construction Conference.

Full compensation for Progress Schedules, as specified herein, shall be considered as included in the prices paid for the various items of work involved as specified in Section 8-3, "Work to be Done Without Direct Payment," of the Standard Construction Specifications and no additional compensation will be made therefore.

EXISTING UTILITIES

The Contractor's attention is directed to Section 6-16, "Existing Utilities", of the Standard Construction Specifications and these Special Provisions.

All existing utilities within the Project limits shall remain in use during construction. Relocation of existing utilities may be in progress during the period of this contract. The Contractor is hereby advised that cooperation and coordination with various utility companies will be required.

The toll-free number for Underground Service Alert (U.S.A.) is 1-800-227-2600. The Contractor is required to call this number two working days in advance of performing excavation work.

As noted above, existing SMUD, PG&E, California American Water, Sacramento Area Sewer District and County Storm Drainage facilities could conflict with proposed Project improvements.

The status and schedule for any remaining utility relocation work (if any) will be provided by the various utility representatives at the pre-construction meeting as detailed in Section 7-3 of the Standard Construction Specifications. The Contractor will cooperate and coordinate their work with all utility relocation work.

All valves, manholes and other utility covers encountered in the area to be paved with asphalt concrete shall be carefully referenced out by the Contractor and the location of the valve box, manhole or cover painted on the surface immediately after paving operations are complete. Attention is directed to Section 6-16.06 "Markings", of the Standard Construction Specifications for utility color codes and symbols. Payment for adjusting sanitary sewer, storm drain manholes, and water valves boxes to grade shall be made on a per each basis.

UNAVOIDABLE DELAYS

Section 7-12.02, "Unavoidable Delays", of the Standard Construction Specifications shall apply except as herein modified.

No extension of time will be granted for a delay caused by a shortage of materials unless the Contractor furnishes to the Engineer documentary proof that he has made every effort to obtain such materials from all known sources, within reasonable reach of the Work in a diligent and timely manner. The documentary proof shall indicate that the inability to obtain such materials, when originally planned, did in fact cause a delay in final completion of the entire work which could not be compensated for by revising the sequence of the Contractor's operations. The term "Shortage of Materials" as used in this section, shall not apply to materials, articles, parts, or equipment that are processed, made, constructed, fabricated, or manufactured to meet the specific requirements of the contract. Only the physical shortage of material will be considered

under these provisions as a cause for extension of time. Delays in obtaining materials due to priority in filling orders will not constitute a shortage of materials.

HOURS OF WORK

The Contractor's attention is directed to Section 7-8, "Peak Hours, Hours of Darkness, Holidays, and Weekends", of the Standard Construction Specifications. See also "Traffic Maintenance" of these Special Provisions.

DUST CONTROL

The Contractor shall be responsible for dust control within the Project limits and approaches thereto in accordance with Section 17, "Dust Control", of the Standard Construction Specifications. The Contractor shall conform to all applicable provisions of the referenced section and these Special Provisions. Dust control shall be enforced at all times.

The Contractor shall provide for watering of all exposed or disturbed earth surfaces at least twice daily. The Contractor shall cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. The Contractor shall sweep the construction area and adjacent streets of all mud and dust as needed. Full compensation for dust control will be considered as included in the prices paid for the various contract items of work and no separate payment shall be made thereof.

At least two feet of freeboard shall be maintained in all trucks hauling soil.

SURPLUS MATERIAL DISPOSAL

Disposal of surplus material shall conform to the provisions in Section 18-2.03 of the Standard Construction Specifications and these Special Provisions, and no additional compensation will be made therefore. The Contractor shall comply with all the provisions set forth in the Sacramento County Land Grading and Erosion Control Ordinance when disposing of surplus material within the City of Rancho Cordova or within Sacramento County. Copies of the Land Grading and Erosion Control Ordinance may be obtained from the Municipal Services Agency Land Grading Section in Room 105, 827-7th Street, Sacramento, telephone number (916) 874-6546. Any questions pertaining to the requirements set forth in the Ordinance should be directed to the above office.

All excess excavated material, broken concrete, and any other excess material resulting from the construction shall become the property of the Contractor and shall be properly removed from the right-of-way and no additional compensation will be made therefore.

WORK TO BE DONE WITHOUT DIRECT PAYMENT

Attention is directed to Section 8-3 of the Standard Construction Specifications. All work not mentioned in these Special Provisions shall be constructed in accordance with the Standard Construction Specifications. Payment for work shown on the Plans and specified herein for

which there is no item listed on the bid proposal form shall be included in the prices bid for the related items of work to provide a complete job according to the Plans, and no additional compensation will be made therefore.

SECTION 1. TECHNICAL CONSTRUCTION DETAILS

1.1 CONSTRUCTION STAKING

Construction Staking shall be provided by the City of Rancho Cordova (City) in accordance with Section 5-9 of the Standard Construction Specifications. Licensed land surveyors and engineers under contract to the City shall conduct the construction staking. The Contractor shall coordinate construction staking requirements with the Engineer. Requests for staking shall be submitted to the Engineer not less than 48 hours prior to the time that field staking is needed.

Construction staking shall be provided one time only. The Contractor will be responsible for the cost of replacement or restoration of stakes and marks that, in the judgment of the City, were carelessly or willfully destroyed, damaged or rendered unusable by the Contractor's operations.

1.2 TRAFFIC MAINTENANCE

Provisions for public convenience and safety, construction area traffic control, and hours of work shall be in accordance with the Standard Construction Specifications. Specific requirements are provided in Sections 6-11, 6-12, 6-13, 6-14, 7-8, and 12 of the Standard Construction Specifications. The Contractor shall be responsible for public safety and traffic control within the project limits and on the approaches to the project.

A traffic control plan (or plans) shall be submitted for review for any work requiring modifications of existing traffic patterns. The traffic control plan shall include provisions for vehicular, pedestrian, and bicycle travel around or adjacent to the Project area. Mitigation of vehicular traffic and pedestrian traffic shall help to determine the construction work hours based on the most recent measured traffic volumes. Additionally, the traffic control plan shall address traffic signal operation for any work or lane closures performed within 200 feet of a signalized intersection.

An anticipated approach speed of 55 miles per hour (mph) and 40 mph shall be used to determine taper lengths and advance warning sign spacing on Mather Blvd and North Mather Blvd Traffic Control Plans, respectively.

The local Fire Department, Sheriff/Police Department, California Highway Patrol, and Regional Transit (if applicable) shall be notified 24 hours in advance of construction work.

Construction area signs shall conform to the requirements of Section 12-3.08 "Construction Area Signs" of the Standard Construction Specifications.

In addition to the project information signs described elsewhere in these Special Provisions, Advisory (S1) signs shall be posted 10 days in advance of construction activities.

Quality Standard to meet requirements of Section 1A-2 of the Federal Manual on Uniform Traffic Control Devices:

All traffic control devices including: Signs, barricades, vertical panels, drums, warning lights, arrowboards, changeable message signs, cones and tubular markers that meet the requirements of American Traffic Safety Services Association (ATSSA), "Quality Standard for Work Zone Traffic Control Devices – 1992" shall be used on this project/this work.

The NCHRP Report 476 provides guidelines for Design and Operation of Nighttime Traffic Control for Highway Maintenance and Construction. See typical applications NWT-A-1 through NWT-A-7. Comply with ANSI 107-1999 for apparel. Highway construction work lighting shall be per Construction Safety order 1523 (California Code of Regulations Title 8, Division 1, Chapter 4, Subchapter 4, Article 3, Section 1523 – Illumination).

During the daylight hours of work as set forth elsewhere in these Special Provisions, the Contractor may, with the Engineer's approval, close one of the lanes of existing two lane roads to perform the required work. Lane closure shall not be allowed without proper advance warning devices, signing, and flagmen control in conformance with the State Standard Specifications and these Special Provisions. The Engineer shall be the sole judge of the spacing, length, and sequence of the lane closure areas. At the completion of each working day, all existing lanes of traffic shall be maintained open to traffic.

When crosswalks or other pedestrian facilities are closed or relocated, temporary facilities shall be detectable and shall include accessibility features consistent with the features present in the existing pedestrian facility which also includes ADA of 1990, Title II, Paragraph 35.130 compliance.

It is essential and required that the submitted TCP address pedestrian and cyclist navigation through the work zone. Conform to California MUTCD typical applications: TA-28 (Sidewalk Detour) and (Sidewalk Diversion) and TA-29 (Crosswalk Closures and Pedestrian Detours).

Based on FHWA and AASHTO guidance (Pedestrian Street Crossing Dynamics 18.7.1.1 – Crossing Opportunities and Path Diversion Distance), pedestrian detouring / "out of the way travel" shall be evaluated so as to appropriately identify activity in central business/walking districts, urban or suburban residential/retail areas, and low-density rural centers/seasonal use areas.

Pedestrian access facilities shall be provided through or around construction areas within the right-of-way as shown on the Plans and as specified herein. Pedestrian walkways shall be provided with surfacing of asphalt concrete, Portland Cement Concrete or timber. Surface shall be skid resistant and free of irregularities.

Paved pedestrian access to sidewalks shall be maintained during all stages of construction. Walkways shall be maintained in good condition by the Contractor. Walkways shall be kept clear of obstructions.

Maintain pedestrian / bike access at all times. Do not divert or recommend any pedestrian to cross a multi-lane roadway except at a signalized intersection (or all-way stop as appropriate). For pedestrian traffic, allow a min of 4 ft wide walkway surface that is equivalent to the original walking surface prior to construction.

Full compensation for providing said pedestrian facilities shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

Any closure or detour of pedestrian access for contractor's convenience shall be approved in writing by the Engineer prior to scheduling work in the area under question. Any request for temporary closure or detour of pedestrians shall be made in writing and include plans and information showing requested duration, days of the week, routes, signing and safety measures. Approval or rejection of requests will be at the sole discretion of the Engineer. Additional signing and safety measures for pedestrians approved as part of a pedestrian access modification shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation shall be allowed therefore.

In accordance with Section 12-1 of the Standard Construction Specifications, no equipment or materials shall be parked or stored within any traffic lanes or within the public right-of-way at any time of day or night, including holidays and weekends, without an approved lane or road closure.

The provisions in this section will not relieve the Contractor from his responsibility to provide such additional devices or take such measures as may be necessary to comply with the provisions in Section 6-13 "Public Safety and Traffic Control", of the Standard Construction Specifications.

The Contractor's attention is directed to Section 6-11, "General Safety Requirements"; Section 6-12, "Public Convenience and Safety"; Section 6-13, "Public Safety and Traffic Control"; Section 6-14, "Traffic Control Plans (TCP)"; Section 7-8, "Peak Hours, Hours of Darkness, Holidays, and Weekends"; and Section 12 of the Standard Construction Specifications and these special provisions. The Contractor shall be responsible for the safety of traffic within the project limits and on the approaches to the project.

Each vehicle used to place, maintain, and remove components of a traffic control system on multilane highways shall be equipped with a Type II flashing arrow sign which shall be in operation when the vehicle is being used for placing, maintaining, or removing said components. The sign shall be controllable by the operator of the vehicle while the vehicle is in motion. The flashing arrow sign shall not be used on the vehicles that are doing the placing, maintaining, and removing, of components of a traffic control system, and shall be in place before a lane closure requiring its use is completed.

If any component in the traffic control system is displaced, or ceases to operate or function as specified, from any cause, during the progress of the work, the Contractor shall immediately repair said component to its original condition or replace said component and shall restore the component to its original location.

When lane closures are made for work periods only, at the end of each work period, all components of the traffic control system, except portable delineators placed along open trenches or excavation adjacent to the traveled way shall be removed from the traveled way and shoulder. If the Contractor so elects, said components may be stored at selected central locations, approved by the Engineer, within the limits of the highway right-of-way.

The Contractor shall be responsible for maintaining local property access and access to the existing public cross-streets within the limits of this contract.

The Contractor's attention is directed to the "Order of Work" section of the Special Provisions. The Contractor is required to notify Project area residents and businesses not less than 3 days in advance of the scheduled beginning of work.

All costs for maintaining traffic control systems shall be included in the price paid for the Traffic Control Plan and shall include full compensation for furnishing all labor (including flagging costs), materials (including signs), tools, equipment and incidentals, and for doing all the work involved in placing, removing, storing, maintaining, moving to new locations, replacing, and disposing of the components of the traffic control systems as shown on the approved Traffic Control Plans, as required to maintain traffic as specified in the State Standard Specifications, in these Special Provisions, and as directed by the Engineer and no additional compensation shall be allowed therefore.

Temporary Pavement Markings

The Contractor shall provide and install temporary lane stripe markers following any paving operation that covers existing lane striping and prior to opening the area to traffic. Prior to construction of the final lift of asphalt pavement, the temporary pavement markings shall replace existing roadway striping.

If new permanent traffic striping is not installed after installation of the final lift of asphalt pavement or slurry seal and prior to opening the area to traffic, the Contractor shall install temporary pavement markings prior to the opening of the area to traffic. Temporary pavement marking that replaces new traffic striping shall be placed at the locations shown on the plans for new traffic striping.

Temporary markings shall be flexible markers. Temporary pavement markers shall be 4" x 4", 3M "Staymark" squares with backing liners, detour grade, #6350 yellow and #6351 white, or approved equal. Right-turn barrier lines and edge lines shall not be delineated with temporary pavement markings.

The spacing, depending on whether or not the striping alignment is parallel to the street centerline and the color of the temporary pavement markings, shall be as follows:

Line Type	Color	Spacing - Parallel to C.L.	
		Yes	No
Centerline, Double Yellow, and Two-Way Left Turn	Yellow	48' O.C.	24' O.C.
Lane Line	White	48' O.C.	24' O.C.
Stop Line and Limit Line	White	6' O.C.	6' O.C.
Left Turn Barrier Line	White	24' O.C.	24' O.C.

The Contractor shall take measurements, as necessary, of the existing lane striping to ensure that the temporary pavement markings that replace the existing lane striping, if any, shall be

placed in the correct locations. The Contractor shall be responsible for removal of temporary pavement markings that replace the existing lane striping, if any, prior to placement of subsequent paving operations and prior to installation of new traffic striping.

Installation of temporary striping and pavement markings shall be considered incidental and included in the unit price paid for asphalt concrete and no additional payment shall be allowed therefore.

Hours of Work

Work hours to be determined at submittal of site specific traffic control plans. Consideration given as to requested work hours and measured traffic volumes and inconvenience to commute traffic.

The Contractor's attention is directed to Section 7-8 "Peak hours, Hours of Darkness, Holidays, and Weekends," of the Standard Construction Specifications. See also "Traffic Control Plan" of these Special Provisions.

Single lane, two-way sequential traffic will be permitted on Saturdays, Sundays, and nights (between 7:00 PM and 6:00 AM), subject to the advance approval of the Engineer and the other requirements of this section.

Temporary realignment of lanes, using approved traffic control devices, without reducing the number and type of lanes, may be maintained while work is in progress if included in the Traffic Control Plan. However, setting out or recovery of cones, channelizers, temporary striping, and other devices whose deployment from slow-moving trucks, etc., interferes with normal traffic, may not occur during peak hours of 6:30 AM to 8:30 AM and 3:30 PM to 6:00 PM on weekdays.

Failure to open all lanes of traffic during the peak hours as specified above, as determined by the Engineer, shall result in Liquidated Damages in the sum of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** for each and every **fifteen (15) minute** delay within the peak hour.

The full width of the traveled way shall be open for use by public traffic on designated legal holidays, after 3:30 p.m. on Fridays and the day preceding designated legal holidays, and when construction operations are not actively in progress.

Construction shall be suspended and no activities that interfere with public traffic shall be conducted on Memorial Day, Independence Day, Labor Day or Veterans Day, during the four day Thanksgiving weekend and on December 8 through January 1.

Minor deviations from the requirements of this section concerning hours of work, which do not significantly change the cost of the work, may be permitted upon the written request of the Contractor if, in the opinion of the Engineer, public traffic will be better served and the work expedited. These deviations shall not be adopted by the Contractor until the Engineer has approved them in writing. All other modifications will be made by contract change order.

Changeable message boards must be placed 48 hours advance of the start of any night work to notify the public of the times and dates for such work. All night work shall conform to the sound control requirements indicated elsewhere in these special provisions. The Contractor may request other off-period work hours in accordance with Section 7-8.02 of the Standard Specifications.

1.3 CLEARING AND GRUBBING

Clearing and grubbing shall conform to Section 15, "Clearing and Grubbing" of the Standard Construction Specifications and these Special Provisions.

All traffic signs that are affected by the work shall be maintained by the Contractor in accordance with Section 12-3 of the Standard Construction Specifications and included in the price paid for clearing and grubbing with no additional payment allowed therefore.

All non-City of Rancho Cordova or Sacramento County signs that are within public right-of-way or easement areas and are affected by the Work shall be removed and disposed of by the Contractor and included in the price paid for clearing and grubbing with no additional payment allowed therefore.

Clearing and grubbing shall include the removal of existing shrubs, fences, pavements, drainage facilities, walkways, driveways and sidewalk barriers as shown on the Plans and in accordance with the applicable provisions of Section 15 of the Standard Construction Specifications and as directed by the Engineer in the field. The Contractor shall repair any private, landscaped areas damaged by construction activities. The lump sum price paid for meeting the provisions of this paragraph is included in the lump sum price paid for Clearing and Grubbing with no additional payment allowed therefore.

Clearing and grubbing shall include the removal of existing curb and gutter as shown on the plans. Removal shall be in accordance with Section 15-1.04 of the Standard Construction Specifications and included in the price paid for clearing and grubbing with no additional payment allowed therefore.

Clearing and Grubbing shall also include removal of existing fences and barricades that are not to be replaced. Any damage to buildings or other existing facilities to remain shall be the responsibility of the Contractor. Any such damage shall be immediately repaired, or if not repairable, shall be compensated as determined by the Engineer. Removed material shall become the property of the Contractor and shall be disposed of outside the highway right of way in accordance with the provisions in Section 7-1.13 of the State Standard Specifications. The lump sum price paid for meeting the provisions of this paragraph is included in the lump sum price paid for Clearing and Grubbing with no additional payment allowed therefore.

Except for existing landscaping specifically identified to be removed, the Contractor shall repair any private, landscaped areas damaged by construction activities. The lump sum price paid for meeting the provisions of this paragraph shall be included in the lump sum price paid for Clearing and Grubbing with no additional payment allowed therefore.

Clearing and grubbing shall include the placement and subsequent removal of temporary fencing where existing fencing, as shown on the Plans is to be removed to construct the improvements of this Project. Unless otherwise approved by the Engineer, temporary fencing shall be placed on the same day that existing fencing is removed. Temporary fencing shall be subject to review and approval by the Engineer. The temporary fencing shall be maintained and repaired, as necessary, by the Contractor until permanent fencing is installed.

The contract lump sum price for clearing and grubbing shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the clearing and grubbing work involved as specified in these Special Provisions, as specified in the Standard Construction Specifications, as shown on the Plans and as directed by the Engineer and no additional compensation will be made therefore.

1.4 ROADWAY EXCAVATION

Roadway Excavation shall conform to Section 18 of the Standard Construction Specifications and these Special Provisions. Roadway Excavation, for the purposes of this Project, shall be excavation within the rights of way and Temporary Construction Agreement areas.

It is expected that the quantity of native soil will be sufficient to meet all Project fill needs. If additional material is required, imported borrow conforming to Section 18-6 of the Standard Construction Specifications shall be used. Imported borrow shall only be used after all suitable native materials available from excavation has been exhausted.

The estimated quantity for roadway excavation contains a contingency of 50 cubic yards, which may be used in the event that unstable or unsuitable material is encountered during roadway excavation, and removals are required below the planned grading plane. The Contractor shall not be paid for contingency quantities of roadway excavation if no additional excavation below the roadway subgrade is required.

Excavation required to achieve subgrade for the construction of curb, gutters, sidewalks and driveways shall be considered in the prices paid for the construction of curbs, gutters, sidewalks and driveways and no additional compensation shall be allowed therefore.

The Engineer may direct the Contractor to perform roadway excavation for areas in which unsuitable material is encountered. The depth and limits of the roadway excavation shall be determined by the Engineer and any excavation beyond the limits determined by the Engineer shall be at the Contractor's expense. The unsuitable material resulting from the additional roadway excavation shall become the property of the Contractor and shall be removed from the right of way. Backfill to replace unsuitable material is specified in these Special Provisions.

Disposal of surplus material shall conform to the provisions in Section 18-7, "Surplus Material Disposal," of the Standard Construction Specifications and these Special Provisions. All excess excavated material, broken concrete, and any other excess material resulting from excavation or construction shall become the property of the Contractor and shall be removed from the right of way.

The Contractor shall comply with all disposal and grading ordinances set forth in Section 18-7.03, "Permits," of the Standard Construction Specifications when disposing of surplus material.

Full compensation for Surplus Material Disposal, as specified herein, shall be considered as included in the prices paid for the various items of work and no additional compensation will be made therefore.

1.5 EROSION CONTROL

Item shall conform to Section 20-3 "Erosion Control" of the Standard Construction Specifications. Seed shall comply with following:

Botanical Name (Common Name)	Percent Germination (Minimum)	Pounds Pure Live Seed Per Acre (Slope Measurement)
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Vulpia spp Annual Fescue	60	1
Bromus carinatus (California Browme)	40	8.0
Blue Wildrye (Elymus glaucus)	70	6.0
Layia platyglossa (Tiddy Tips)	30	1
Lupinus bicolor (Pigmy-leaf Lupine)	70	2.0
Nassella (Stipa) pulchra (purple needlegrass),	70	200

^aSeed produced in CA only.

Erosion control will be measured by the square foot.

The contract price paid per square foot includes full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in applying erosion control complete in place, as shown on the plans, as specified in the Standard Construction Specifications and these special provisions, and as directed by the Engineer.

1.6 REMOVE EXISTING PAVEMENT SURFACING

Existing pavement surfacing (including bituminous surfacing, concrete curb, gutter and sidewalk) shown on the plans to be removed, shall be removed to a depth of at least 6 inches below the grade of the existing surfacing. Resulting holes and depressions shall be backfilled with earthy material selected from excavation to the lines and grade established by the Engineer.

Removing pavement surfacing will be measured by the square foot in the same manner specified for roadway excavation in conformance with provision in Section 18, "Earthwork," of the Standard Construction Specifications and will be paid for at the contract price per square foot for remove pavement surfacing.

1.7 EARTHWORK

Earthwork shall conform to Section 18 of the Standard Construction Specifications and these Special Provisions.

Attention is directed to the "Existing Utilities" section of these Special Provisions and the necessity of doing excavation, embankment construction, and subgrade preparation adjacent to and around existing poles.

The estimated quantity for Roadway Excavation contains a contingency of 50 cubic yards, which may be used in the event that unstable or unsuitable material is encountered during roadway excavation, and removals are required below the planned grading plane. The Contractor shall not be paid for the contingency quantities of Roadway Excavation if no additional excavation below the roadway subgrade is required.

1.8 UNSUITABLE MATERIAL EXCAVATION AND BACKFILL

Unsuitable material excavation and backfill shall conform to the provisions in Section 18-5 “Unsuitable Material Excavation” of the Standard Construction Specifications and as specified herein. Unsuitable material encountered within 2 feet of the subgrade shall be paid for as roadway excavation.

If the Contractor encounters unsuitable material in the subgrade, the material shall be removed as directed by the Engineer. The Contractor shall furnish and place geotextile fabric as specified elsewhere in these Special Provisions.

Backfill to replace unsuitable material removed shall be placed and compacted as specified in Section 18-5.02 of the Standard Construction Specifications. Suitable backfill material shall include the following:

- A. Roadway excavation material approved by the Engineer
- B. Geotextile Fabric, as specified elsewhere in these Special Provisions
- C. Class 2 Aggregate Base, as specified elsewhere in these Special Provisions
- D. Approved combination of A, B and C above.

The selection of the proper backfill shall be at the discretion of the Engineer. Backfill, when made with material excavated from the job site, will be paid for at the same unit price paid for roadway excavation. Backfill, when made with Aggregate Base, Class 2, will be paid for at the unit contract price per ton for Aggregate Base, Class 2.

The Contractor's attention is directed to Section 8, “Measurement and Payment” of the Standard Construction Specifications. The estimated quantity for “Unsuitable Material, Excavation and Backfill” is for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Engineer, with no change in unit price.

1.9 GEOTEXTILE FABRIC

The Contractor's attention is directed to Section 18-5.03 “Geotextile Fabric” of the Standard Construction Specifications.

The Contractor's attention is directed to Section 18-5.04, “Approximate Quantity,” and Section 18-5.05 “Payment” of the Standard Construction Specifications, for information on payment of Geotextile Fabric. The need for this item is contingent upon the need for “Unsuitable Material Excavation and Backfill” as specified elsewhere in these Special Provisions.

Section 50-10 “Geotextile Fabric” of the Standard Construction Specifications is amended to read as follows:

The geotextile shall be of nonwoven construction and consist of long-chain polymeric fibers composed of polypropylene, polyethylene, or polyamide. The fibers shall be oriented into a random web and stabilized so they retain their relative positions. The geotextile shall be free of any chemical treatment or coating and shall be inert to chemicals commonly found in soil.

The geotextile shall conform to the physical property requirements listed in the following table:

TABLE 50-1 REQUIRED GEOTEXTILE PROPERTIES		
Physical Property	Test Method	Acceptable Minimum Test Results
Tensile strength, lb	ASTM-D-4632	200 lbs
Elongation, %	ASTM-D-4632	50%
Permittivity, sec ⁻¹	ASTM-D-4491	1.5 sec ⁻¹
Puncture strength, lb	ASTM-D-4833	120 lbs
Mullen Burst strength, psi	ASTM-D-3786	380 psi
Note: Tension testing machine with ring clamp, steel ball replaced with a 5/16-inch-diameter solid steel cylinder, with flat tip and beveled edges, centered within the ring clamp.		

Propex 4553 as manufactured by Propex Fabrics Inc. meets these specifications.

The placement of Geotextile fabric may also be required in roadway areas where unsuitable excavation and backfill material is replaced. The price paid per square foot of geotextile material shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals and for doing all work associated with placing the geotextile fabric as shown on the Plans, as specified on the Standard Construction Specifications, these Special Provisions and as directed by the Engineer and no additional compensation shall be allowed therefore.

1.10 PAVEMENT RECONSTRUCTION

Pavement reconstruction to be conducted by the contractor shall consist of saw cutting, excavating and removing existing roadway pavement and aggregate base material, as necessary, and recompacting the base of excavation to a minimum 95% ASTM D-1567 relative compaction in the upper 6 inches of the recompacted area as required to install the new pavement, curbs, gutters, sidewalks and driveways of this Project. Areas of pavement removal and construction adjacent to existing curb and gutters shall have a minimum width of two (2) feet and, at a minimum, the area shown on the Plans. Pavement to be removed shall be saw cut to the full depth of the asphalt concrete at the removal boundary. The pavement cut shall be straight and vertical, and shall be performed in such a manner that the remaining pavement is undisturbed and undamaged. Pavement reconstruction required to construct the new pavement, curbs, gutters, sidewalks and driveways of this contract shall be included in the unit price paid per ton of Class 2 Aggregate Base and the unit price paid per ton of Asphalt Concrete, Type A and no additional payment allowed therefore.

Pavement replacement necessary to install or replace curbs and gutter and for Old Placerville Road pavement widening shall be 4-inches of Type A, Asphalt Concrete over 8 inches of Class 2 Aggregate Base within. Should the Engineer direct the depth of removal to install or replace curbs and gutters or to widen existing pavement to be greater than the thickness of pavement replacement described above, the excavation shall be brought up to subgrade with additional aggregate base material.

A tack coat of asphalt emulsion shall be applied to all concrete and asphalt concrete edges in preparation for pavement reconstruction. Supply and application of tack coat shall be considered incidental and included in the unit cost for asphalt concrete. The thickness of the asphalt concrete shall meet the requirements for Asphalt Concrete, Type A, specified in these Special Provisions.

Payment for minor pavement reconstruction shall be made per cubic yard of material removed, as measured in the field, as part of the bid item for "Pavement Reconstruction." The estimated quantity for pavement reconstruction contains a contingency of 50 cubic yards that is for bidding purposes only and shall be used for areas of pavement reconstruction identified in the field, shown in the Plans or as directed by the Engineer.

Asphalt concrete shall be paid for under the unit price paid per ton for Type A, Asphalt Concrete, as described in these Special Provisions. Aggregate Base shall be paid under the unit price per ton of Class 2 Aggregate Base as described in these Special Provisions. Contractor's attention is directed to Section 8-2 of the Standard Construction Specifications. The estimated quantity for pavement reconstruction is for bidding purposes only. Actual quantities may vary without limit, with no change in the unit bid price.

1.11 CLASS 2 AGGREGATE BASE

Class 2 Aggregate Base shall conform to the provisions of Section 22 "Aggregate Base" of the Standard Construction Specifications. All costs to furnish and install Class 2 Aggregate Base shall be included in the price bid per cubic yard of Class 2 Aggregate Base. The estimated quantity for Class 2 Aggregate Base includes a quantity of 50 ton that is for bidding purposes only and shall be used in the event that the aggregate base material is required to replace unstable or unsuitable material in the completion of Project improvements.

Class 2 Aggregate Base shall be placed, where shown on the Plans and under new curb, gutter, sidewalks and driveways as specified in these Special Provisions, and as directed by the Engineer. Furnishing and placement of Class 2 Aggregate Base for curbs, gutters and sidewalks and driveways shall be included in the unit price per lineal foot of curb and gutter or in the unit price per square foot of sidewalk or driveway, as appropriate, and no additional compensation will be allowed therefore.

1.12 ASPHALT CONCRETE – OPEN GRADED

This work includes producing and placing asphalt concrete (open graded) using the Method process as specified in the Amendments to the 2006 Caltrans Standard Specifications.

Comply with Section 39, "Hot Mix Asphalt," of the State Standard Specifications.

The grade of asphalt binder mixed with aggregate for asphalt concrete (open graded) must be PG 64-10.

The aggregate for asphalt concrete (open graded) must comply with the 1/2 –inch grading.

1.13 ASPHALT CONCRETE - TYPE "A"

Asphalt concrete shall be Type A and shall conform to the provisions of Section 23 of the Standard Construction Specifications. The estimate quantity for Asphalt Concrete, Type A, contains a contingency of 100 tons that is for bidding purposes only and shall be used for areas of pavement repair and reconstruction identified in the field, shown on the Plans, or as directed by the Engineer.

Emulsion shall be applied to both the vertical edges of the existing pavement and to the pavement to be surfaced prior to placing new asphalt concrete. Asphaltic emulsions shall conform to "Asphaltic Emulsions Binder (Tack Coat)" of the Standard Construction Specifications and shall be included in the unit bid price for asphalt concrete and no additional compensation shall be allowed therefore.

The paving asphalt shall be Performance Grade (PG) 70-10 per AASHTO M320-04 Specifications, as approved by the Engineer. The amount of asphalt binder will be determined by the Contractor in accordance with CAL 367. Tolerance, upper and lower limit, will be determined to meet stability air voids and potential flushing requirements.

The aggregate gradation shall be one-half inch (1/2") maximum, medium gradation.

The contract unit price paid per Ton of Asphalt Concrete, Type A shall include full compensation for furnishing all labor, materials, tools, equipment, incidentals, and for doing all work involved in the production, delivery, and placement of asphalt concrete as shown on the Plans, as specified in the Standard Construction Specifications, these Special Provisions, and as directed by the Engineer and no additional compensation will be made therefore.

1.14 ASPHALT CONCRETE – OPEN GRADED

This work includes producing and placing asphalt concrete (open graded) using the Method process as specified in the Amendments to the 2006 Caltrans Standard Specifications.

Comply with Section 39, "Hot Mix Asphalt," of the State Standard Specifications.

The grade of asphalt binder mixed with aggregate for asphalt concrete (open graded) must be PG 64-10.

The aggregate for asphalt concrete (open graded) must comply with the 1/2 –inch grading.

1.15 PAVEMENT SURFACE PREPARATION

The Contractor shall be responsible for removing all vegetation from the edge of pavement, sweeping and washing the pavement in advance of slurry seal operations. Power water wash shall be used for the complete removal of dust that may cause slurry seal slippage. The Contractor shall be responsible for furnishing and placing asphalt emulsion tack coat in advance of pavement repairs as provided in Sections 37, 39 and 94 of the State Standard Specifications. The Contractor shall remove and dispose of all pavement markers prior to slurry seal operations as required by the Engineer.

All thermoplastic limit lines, crosswalks and legends applied to the road surface shall be scarified prior to placing slurry seal. Scarification shall be performed by grinding such that approximately 20% of the underlying pavement is exposed. All material resulting from the grinding operation shall be removed immediately from the right-of-way and shall be transported and properly disposed of off-site. Striping removal shall occur no sooner than one calendar day prior to slurry seal operations. If the striping removal is performed on a day other than the day of slurry seal placement, the Contractor shall supply and install temporary pavement markings as detailed in these Special Provisions. The Contractor shall be responsible for the removal of the temporary pavement markings prior to placement of slurry seal.

The bid price per square yard for pavement surface preparation work, shall include full compensation for furnishing all labor, materials, tools, equipment, incidentals and for doing all work included in the preparation of pavement surfaces to be slurry sealed including the removal of vegetation, sweeping and washing, the removal of thermoplastic striping and the referencing out of all manhole, utility vaults, valve boxes and survey monuments, as specified in the Standard Construction Specifications, these Special Provisions and as directed by the Engineer and no additional compensation shall be allowed therefore.

1.16 COLD PLANE ASPHALT CONCRETE PAVEMENT

The Contractor's attention is directed to Section 26 "Cold Plane Asphalt Concrete Pavement" of the Standard Construction Specifications and these special provisions.

Cold plane asphalt concrete pavement is measured by the square foot. The quantity to be paid for will be the actual area of pavement cold planed, irrespective of the number of passes required to obtain the specified depth and width.

The contract price paid per square foot for cold plane asphalt concrete pavement includes full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in cold planing asphalt concrete surfacing and disposing of planed material, including constructing, maintaining, removing temporary asphalt concrete tapers if applicable, as specified in the Standard Construction Specifications and these special provisions and as directed by the Engineer.

Full compensation for removal of traffic stripe, and pavement marking in areas of cold plane asphalt concrete is included in the contract price paid for cold plane asphalt concrete and no separate payment will be made therefore.

1.17 COMPENSATION ADJUSTMENTS FOR PRICE INDEX FLUCTUATIONS

The provisions of this section shall apply only to the following contract items:

- A. Asphalt Concrete, Type A
- B. Slurry Seal

The compensation payable for paving asphalt used in Asphalt Concrete, Type A, and slurry seals will be increased or decreased in conformance with the provisions of this section for

paving asphalt price fluctuations exceeding 10 percent (I_u/I_b is greater than 1.10 or less than 0.90) which occur during performance of the work.

The adjustment in compensation will be determined in conformance with the following formulae when the item of Asphalt Concrete, Type A, or slurry seals are included in a monthly estimate:

Total monthly adjustment = AQ

- A. For an increase in paving asphalt price index exceeding 10 percent:
 $A = 0.90 (I_u/I_b - 1.10) I_b$
- B. For a decrease in paving asphalt price index exceeding 10 percent:
 $A = 0.90 (I_u/I_b - 0.90) I_b$
- C. Where:
 - 1. A = Adjustment in dollars per ton of paving asphalt used to produce asphalt concrete and asphaltic emulsion residue used as paint binder rounded to the nearest \$0.01.
 - 2. I_u = The California Statewide Paving Asphalt Price Index which is in effect on the first business day of the month within the pay period in which the quantity subject to adjustment was included in the estimate.
 - 3. I_b = The California Statewide Paving Asphalt Price Index for the month in which the bid opening for the project occurred.
 - 4. Q = Quantity in tons of paving asphalt that was used in producing the quantity of asphalt concrete shown under "This Estimate" on the monthly estimate using the amount of asphalt determined by the Engineer plus the quantity in tons of paving asphalt that would have been used as residue in the asphaltic emulsion (paint binder) shown under "This Estimate" on the monthly estimate.

The adjustment in compensation will also be subject to the following:

- A. The compensation adjustments provided herein will be shown separately on payment estimates. The Contractor shall be liable to the City for decreased compensation adjustments and the City may deduct the amount thereof from moneys due or that may become due the Contractor.
- B. Compensation adjustments made under this section will be taken into account in making adjustments in conformance with the provisions in Section 4-1.03B, "Increased or Decreased Quantities," of the State Standard Specifications.
- C. In the event of an overrun of contract time, adjustment in compensation for paving asphalt included in estimates during the overrun period will be determined using the California Statewide Paving Asphalt Price Index in effect on the first business day of the month within the pay period in which the overrun began.

The California Statewide Paving Asphalt Price Index is determined each month on the first business day of the month by the City using the median of posted prices in effect as posted by Chevron, Mobil, and Unocal for the Buena Vista, Huntington Beach, Kern River, Long Beach, Midway Sunset, and Wilmington fields.

In the event that the companies discontinue posting their prices for a field, the City will determine an index from the remaining posted prices. The City reserves the right to include in the index determination the posted prices of additional fields.

The California Statewide Paving Asphalt Price Index is available on the Division of Engineering Services website at: http://www.dot.ca.gov/hq/esc/oe/asphalt_index/astable.html

1.18 ASPHALT CONCRETE DIKE TYPE A

Asphalt concrete dike Type A shall conform to State Standard Plan A87B, and all exposed surfaces shall be painted with two coats of traffic white paint. Payment for asphalt concrete dike Type A shall be made per linear foot. The contract price paid per linear foot for asphalt concrete dike Type A shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all work involved in constructing the dike, complete in place, including but not limited to, all necessary excavation, saw cutting, subgrade and foundation preparation to install the dike, and painting of the dike.

1.19 DETECTABLE WARNING SURFACE

Under this item, the Contractor shall place a truncated dome detectable warning surface. The detectable warning surface shall conform to Detail 4-23-A 4-57 "Sidewalk Ramps Detail" of the Standard Construction Specifications. Detectable Warning Surfaces shall be paid for at the contract price per each. Detectable Warning Surfaces shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in installing the detectable warning surfaces completely, as shown on the plans, and as specified in these special provisions, and as directed by the Engineer.

1.20 ASPHALT CONCRETE SIDEWALK CONFORM

Sidewalk conform with asphalt concrete shall be constructed in accordance with the plans and these special provisions.

Saw cutting existing sidewalk, removals and excavation shall be included in the bid prices paid for Clearing and Grubbing and Roadway Excavation. Asphalt concrete shall be paid for by the unit price per ton for Asphalt Concrete, Type "A", with no additional payment allowed therefor.

1.21 REMOVE FENCE

Remove fence shall conform to the provisions of Section 13 "Existing Facilities" of the Standard Construction Specifications. Existing fence including foundation where shown on the plan to be removed shall be completely removed and disposal of.

1.22 REMOVE BARRICADE

Remove barricade shall conform to the provisions of Section 13 "Existing Facilities" of the Standard Construction Specifications. Existing barricade where shown on the plan to be removed shall be completely removed and disposal of.

1.23 STREET BARRICADE

Street barricade shall conform to the provisions of Section 40 "Miscellaneous Facilities" of the Standard Construction Specifications.

1.24 DRAINAGE PIPES

Work shall conform to the applicable provisions of Section 19, "Trench Excavation, Bedding and Backfill", Section 38, "Sewer and Storm Construction", and Section 50, "Material" of the Standard Construction Specifications. Measurement and payment shall be per linear foot of in-ground pipe. The price paid per linear foot shall include all tools, materials, equipment, labor, excavation, and backfill required.

1.25 FLARED END SECTION

Flared end sections of the sizes and materials shown on the plans shall conform to Section 70-1.02C "Flared End Sections" of the State Standard Specifications. Payment shall be per each, and shall include all labor, tools, equipment, and materials required.

1.26 TRAFFIC STRIPE REMOVAL

Removal of traffic stripes and pavement markings shall comply with the requirements of Section 13-2.09 "Removal of Traffic Stripes and Pavement Markings" of the Standard Construction Specifications, as shown on the plans and as directed by the Engineer. Removal of traffic stripes and pavement markings are required for all areas specifically indicated for stripe removal on the plans and as directed by the Engineer.

The quantity indicated in the proposal for this item is for bidding purposes and may be extended or reduced without limit.

See the section of these Special Provisions entitled "Pre-Overlay Preparation" for the provisions applicable to striping removal in areas of asphalt concrete overlay.

Traffic stripe removal shall be measured and paid for by the linear foot, for the various widths and patterns, along the line of traffic stripes, without deductions for gaps in broken traffic stripes. A double traffic stripe, consisting of two 4-inch wide yellow stripes, will be measured as two traffic stripes. Pavement marking removal will be measured and paid for by the square foot for the actual area covered.

1.27 TEMPORARY PAVEMENT MARKINGS

The conditions indicating the need for temporary pavement markings are described in the sections entitled "Pavement Surface Preparation" and "Thermoplastic Traffic Stripes and Pavement Markings" of these Special Provisions, and as detailed in this section.

Temporary pavement markings shall conform to the provisions of Section 23-8.02 "Pre-Overlay Preparation" of the Standard Construction Specifications and as specified in these Special Provisions. Portions of roadway shown on the Plans to have traffic markings shall be marked with temporary pavement markings for any period of time when said portions of the roadway are open to traffic prior to the application of final striping. Removal of temporary pavement markings, as described above, immediately prior to application of pavement overlay or new striping, as appropriate, shall be the responsibility of the Contractor.

The supply, installation and removal of temporary pavement markings within the limits of slurry seal application shall be considered incidental and included in the unit cost paid for the various items of work and no additional compensation shall be allowed therefore.

1.28 THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS

All traffic striping and pavement markings (legends) within the project limits shall be thermoplastic and shall be installed by the Contractor as shown on the Plans and as directed by the Engineer. The work shall conform to Section 48, "Traffic Stripes and Pavement Markings", of the Standard Construction Specifications and these Special Provisions.

Any failure to install new striping prior to opening the various portions of the roadway to traffic shall necessitate the installation of temporary pavement markings as described in the "Temporary Pavement Markings" section of these Special Provisions.

Thermoplastic traffic stripes shall be measured and paid for by the linear foot of Type 22, Type 27B, Type 39, and Type 39A Striping as shown on Drawings A20A through A20D of the State Standard Plans.

The price paid per linear foot for traffic stripes shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals and for doing all the work involved in installing the traffic stripes and associated pavement markers as shown on the Plans, as specified in the Standard Specifications and as directed by the Engineer and no additional compensation shall be allowed therefore.

1.29 PAVEMENT MARKER

Pavement markers shall conform to the applicable portions of Section 85, "Pavement Markers", of the State Standard Specifications and these Special Provisions.

Blast cleaning of the pavement surface shall not be required on recently overlaid roadways unless the area has been, in the opinion of the Engineer, contaminated.

Blast cleaning of the pavement surface shall be considered incidental and included in the unit price paid for pavement markers. Reflective pavement markers will be measured and paid for as units determined from actual count in place.

1.30 REMOVE ROADSIDE SIGNS

Existing roadside signs shown on the plans to be removed shall be removed and disposed of.

Existing roadside signs shall not be removed until replacement signs have been installed or until the existing signs are no longer required for the direction of public traffic, unless otherwise directed by the Engineer.

1.31 RELOCATE ROADSIDE SIGNS

Existing roadside signs shall be removed and relocated to the new locations shown on the plans.

Each roadside sign shall be installed at the new location on the same day that the sign is removed from its original location.

1.32 ROADSIDE SIGNS

New roadside signs of the types and sizes shown on the plans shall conform to Section 34-3 "Roadside Signs" of the Standard Construction Specifications. All sign posts shall be wood.

Signs to be relocated shall use the same post unless, in the opinion of the Engineer, a new post is required. New posts shall be paid for as extra work.

Signs to be removed shall be salvaged to the Sacramento County Highway Maintenance Yard at 41350 Traffic Way.

1.33 RELOCATE STREET LIGHT

Street light shall be relocated to the new location shown on the plan. Relocating street light shall conform to Section 49 "Signals, Lighting and Electrical Systems" of the Standard Construction Specifications. Relocating street light shall be paid for at the contract price per each. Relocating street light shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in relocating the street light, as shown on the plans, and as specified in these special provisions, and as directed by the Engineer.

1.34 FLASHING BEACON

Flashing beacon as shown on the plans shall conform to Section 86-4.09, "Flashing Beacons" of the State Standard Specifications. Payment shall be per each, and shall include all labor, tools, equipment, and materials required.

**CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS**

BID FORM

Project No. CP06-2027

Project: North Mather Blvd Extension Project

SUBMIT BID TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

BID OPENING:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

NO LATER THAN: 2:00 p.m.
DAY OF BID: April 12, 2013

APPROXIMATELY 2:10 p.m.

TO: City Clerk
City of Rancho Cordova

Name of Bidder: CIVIL ENGINEERING CONSTRUCTION, INC.

Business Address: P.O. Box 1669

City, State, Zip Code: LOOMIS, CA 95650

Telephone Number: 916-652-9884

Contact Person: MICHAEL HOGAN

The Contractor is encouraged to submit these Bid Forms typed or neatly printed.

CITY OF RANCHO CORDOVA**1. CONTRACTORS LICENSE FORM**Project No. CP06-2027Project: **North Mather Blvd Extension Project**

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall be licensed as a contractor in accordance with the provisions of Division 3, Chapter 9 of the California Business and Professions Code. A bid submitted to the City by a contractor who is not licensed as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly licensed when the contractor submitted his/her bid on this project. In order for the City to verify the license status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's license number, name on the license, classification, and expiration date of the license.

No bid submitted to the City shall be invalidated by the failure of the bidder to be licensed in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. The first payment for work or material under any contract shall not be made unless and until the Registrar of Contractors verifies to the City that the records of the Contractors' State License Board indicate that the contractor was properly licensed at the time the contract was awarded. Any bidder or contractor not so licensed shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the Contractors' State License Board. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION

In accordance with the Business and Professions Code, we do hereby, under Penalty of Perjury, certify that the following contractor's license information is true and correct.

Contractor's License No. 717650 Expiration Date: 01/31/2014Contractor's Classification: ACIVIL ENGINEERING CONSTRUCTION, INC
Contractor's Name (Printed)04/12/2013
DateMichael Hogan
Bidder's Signature
(same signature as on Bid Proposal)MICHAEL HOGAN
Bidder's Name (Printed)PRESIDENT
Bidder's Title

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposes to subcontract portions of the work, as required by the provisions in Section 2-1.054, "Required Listing of Proposed Subcontractors," of the Standard Specifications and Section 2-1.02, "General," of the special provisions.

LIST OF SUBCONTRACTORS

<u>Name and Address</u>	<u>Description of Portion of Work Subcontracted</u>
CENTERLINE STRIPING COMPANY, INC.	#15- STRIPING
9847 DINO DRIVE	#14- STRIPING
ELK GROVE, CA 95624	#13- STRIPING
	#16- STRIPING
	#17- PAVEMENT MARKERS
	#18- REMOVE TRAFFIC STRIPE
	#19- PAVEMENT MARKING
	#20- ROADSIDE SIGN
	#21- REMOVE ROADSIDE SIGN
	#22- RELOCATE ROADSIDE SIGN.

(THE BIDDER'S EXECUTION ON THE SIGNATURE PORTION OF THIS PROPOSAL SHALL ALSO CONSTITUTE AN ENDORSEMENT AND EXECUTION OF THOSE CERTIFICATIONS WHICH ARE A PART OF THIS PROPOSAL)

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder CIVIL ENGINEERING CONSTRUCTION, INC., proposed subcontractor CENTERLINE STRIPING COMPANY, INC., hereby certifies that he has X, has not , participated in a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of \$10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposes to subcontract portions of the work, as required by the provisions in Section 2-1.054, "Required Listing of Proposed Subcontractors," of the Standard Specifications and Section 2-1.02, "General," of the special provisions.

LIST OF SUBCONTRACTORS

Description of Portion of Work Subcontracted

Name and Address

NITTA EROSION CONTROL
3778 DEL MAR AVE
LOOMIS, CA 95650

#1 - PLACE EROSION CONTROL -
HYDROSEED, STRAW, & TACKIFIER

(THE BIDDER'S EXECUTION ON THE SIGNATURE PORTION OF THIS PROPOSAL SHALL ALSO
CONSTITUTE AN ENDORSEMENT AND EXECUTION OF THOSE CERTIFICATIONS WHICH ARE A
PART OF THIS PROPOSAL)

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder CIVIL ENGINEERING CONSTRUCTION, INC, proposed subcontractor
NITTA EROSION CONTROL, hereby certifies that he has X, has not , participated in a
previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246,
and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance,
a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity,
all reports due under the applicable filing requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of \$10,000 or under are exempt.)

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The Bidder shall list the name and address of each subcontractor to whom the Bidder proposes to subcontract portions of the work, as required by the provisions in Section 2-1.054, "Required Listing of Proposed Subcontractors," of the Standard Specifications and Section 2-1.02, "General," of the special provisions.

LIST OF SUBCONTRACTORS

<u>Name and Address</u>	<u>Description of Portion of Work Subcontracted</u>
PACIFIC EXCAVATION, INC 9796 KENT ST ELK GROVE, CA 95624	# 23 - FLASHING BEACON # 26 - RELOCATE STREETLIGHT

(THE BIDDER'S EXECUTION ON THE SIGNATURE PORTION OF THIS PROPOSAL SHALL ALSO CONSTITUTE AN ENDORSEMENT AND EXECUTION OF THOSE CERTIFICATIONS WHICH ARE A PART OF THIS PROPOSAL)

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder CIVIL ENGINEERING CONSTRUCTION, INC, proposed subcontractor PACIFIC EXCAVATION, INC, hereby certifies that he has X, has not , participated in a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of \$10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposes to subcontract portions of the work, as required by the provisions in Section 2-1.054, "Required Listing of Proposed Subcontractors," of the Standard Specifications and Section 2-1.02, "General," of the special provisions.

LIST OF SUBCONTRACTORS

<u>Name and Address</u>	<u>Description of Portion of Work Subcontracted</u>
ANRAK CORPORATION 5820 MAYHEW RD SACRAMENTO, CA 95827	#11 PARTIAL- COLD PLANE AC PAVEMENT

(THE BIDDER'S EXECUTION ON THE SIGNATURE PORTION OF THIS PROPOSAL SHALL ALSO CONSTITUTE AN ENDORSEMENT AND EXECUTION OF THOSE CERTIFICATIONS WHICH ARE A PART OF THIS PROPOSAL)

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder CIVIL ENGINEERING CONSTRUCTION, INC, proposed subcontractor ANRAK CORPORATION, hereby certifies that he has X, has not , participated in a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of \$10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

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PUBLIC CONTRACT CODE

Public Contract Code Section 10285.1 Statement

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has _____, has not X been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Public Contract Code Section 10162 Questionnaire

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No X

If the answer is yes, explain the circumstances in the following space.

Public Contract Code 10232 Statement

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.
Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Noncollusion Affidavit
(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS.

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit.
Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

DEBARMENT AND SUSPENSION CERTIFICATION

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions. The above certification is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Certification.

Accompanying this proposal is BIDDER'S BOND

(NOTICE: INSERT THE WORDS "CASH (\$ _____)," "CASHIER'S CHECK,"
"CERTIFIED CHECK," OR "BIDDER'S BOND," AS THE CASE MAY BE.)

in amount equal to at least ten percent of the total of the bid.

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE

If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual copartners composing firm; if bidder or other interested person is an individual, state first and last names in full.

MICHAEL HOGAN, PRESIDENT

DARLENE BENHAM, SECRETARY / TREASURER

Licensed in conformance with an act providing for the registration of Contractors.

License No. 717650

Classification(s) A

ADDENDA -

This Proposal is submitted with respect to the changes to the contract included in addenda number/s 1, 2

(Fill in addenda numbers if addenda have been received and insert in this Proposal any Engineer's Estimate sheets that were received as part of the addenda.)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106; and the Title 49 Code of Federal Regulations, Part 29 Debarment and Suspension Certification are true and correct.

Date: 4/12/2013

Sign



Here

Civil Engineering Construction, Inc.

Michael Hogan

Michael Hogan President

Signature and Title of Bidder

Business Address 3373 SWETZER RD, LOOMIS, CA 95650

Place of Business LOOMIS, CA

Place of Residence LOOMIS, CA

CITY RANCHO CORDOVA

DEPARTMENT OF PUBLIC WORKS

BIDDER'S BOND

We, CIVIL ENGINEERING CONSTRUCTION, INC.

as Principal, and

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

as Surety are bound unto the City of Rancho Cordova, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for

NORTH MATHER BLVD EXTENSION PROJECT

(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at RANCHO CORDOVA, CALIFORNIA on APRIL 12, 2013

(Insert place where bids will be opened)

(Insert date of bid opening)

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: APRIL 5, 20 13.Michael HaganMichael Hagan, PresidentCIVIL ENGINEERING CONSTRUCTION, INC.

Principal

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

Surety

By

Randall L. Jorgensen,

Attorney-in-fact

CERTIFICATE OF ACKNOWLEDGEMENT

State of California
City Rancho Cordova

On this _____ day of _____ in the year 20____ before me

personally appeared _____

Attorney-in-fact

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____, and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.

(SEAL)

Notary Public

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SACRAMENTO

On April 5, 2013 before me, M. McLaughlin - Notary Public
(Here insert name and title of the officer)

personally appeared Randall L. Jorgensen

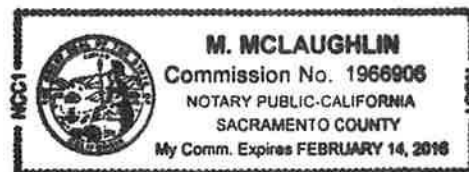
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. McLaughlin
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

Title or description _____

(Title or description of attached document)

Title or description continued _____

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 225956

Certificate No. 005312894

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Carol Dunn, Paul F. Bystrowski, Randall L. Jorgensen, Joseph H. Weber, Mary E. A. McLaughlin, John E. Murphy, Sandi Pullen, and John J. Weber

of the City of Sacramento, State of California, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

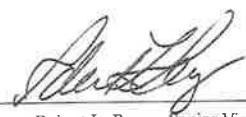
IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 21st day of December, 2012

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: 

Robert L. Raney, Senior Vice President

On this the 21st day of December, 2012, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2016.




Marie C. Tetreault, Notary Public

EXHIBIT 1A

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 5th day of April, 20 13.


Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

**CITY OF RANCHO CORDOVA CERTIFICATION OF COMPLIANCE
WITH COURT ORDERED CHILD, FAMILY AND SPOUSAL SUPPORT**

WHEREAS, it is in the best interest of the City that those entities with whom the City does business demonstrate financial responsibility, integrity and lawfulness; and, further, it is inequitable for those entities with whom the City does business to receive City funds while failing to pay court-ordered child, family and spousal support which shifts the support of their dependents onto the public treasury.

THEREFORE, in order to assist the Sacramento County Child Support Department in its efforts to collect unpaid court-ordered child, family and spousal support orders, the following certification must be provided by any individual, partnership or other entity which is seeking to contract with the City to provide goods or to perform services for or on behalf of the City.

CERTIFICATION

CONTRACTOR hereby certifies that:

(a) The following information has been provided to the Sacramento County Child Support Department and/or the District Attorney for each of CONTRACTOR's Principal Owners (any individual owning 25% or more in CONTRACTOR entity) who is subject to a court-ordered child, family or spousal support order.

1. Name, title, last known residence address and social security number
2. All earnings paid to or payable to such principal owner pursuant to any contract with the City of Rancho Cordova
3. Whether dependent health insurance coverage is available to or provided to such Principal Owner

(b) CONTRACTOR's Principal Owners are currently in substantial compliance with any court-ordered child, family and spousal support order, or, in the alternative, has made a good faith effort to become current or arrange a payment schedule with the Child Support Department, District Attorney or the court.

(c) CONTRACTOR has fully complied with all applicable state and federal reporting requirements relating to employment reporting for its employees.

(d) CONTRACTOR has fully complied with all lawfully served wage and earnings assignment orders and notices of assignment and will continue to maintain compliance.

NOTE: Failure to comply with state and federal reporting requirements regarding CONTRACTOR's employees or failure to implement lawfully served wage and earnings assignment orders or notices of assignment constitutes a default under any contract with CITY. Failure to cure such default within 90 days of notice by the City of Rancho Cordova and/or the County of Sacramento shall be grounds for termination of contract.

Michael Hogan
CONTRACTOR

4/12/2013
DATE

Michael Hogan
Printed Name

CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

PROJECT NO. CP06-2027

THIS AGREEMENT, made and concluded, in duplicate, _____
between the City of Rancho Cordova thereof, party of the first part, and
Civil Engineering Construction, Inc.

Contractor, party of the second part.

ARTICLE I.--WITNESSETH, That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the said party of the first part, and under the conditions expressed in the 2 bonds, bearing even date with these presents, and hereunto annexed, the said party of the second part agrees with the said party of the first part, at his own proper cost and expense, to do all the work and furnish all the materials, except such as are mentioned in the specifications to be furnished by said party of the first part, necessary to construct and complete in a good, workmanlike and substantial manner and to the satisfaction of the City of Rancho Cordova, the work described in the special provisions and the project plans described below, including any addenda thereto, and also in conformance with the California Department of Transportation Standard Plans, dated 2010, the Standard Specifications, dated 2010 and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished, which said special provisions, project plans, Standard Plans, Standard Specifications, and Labor Surcharge and Equipment Rental Rates are hereby specially referred to and by such reference made a part hereof.

The special provisions for the work to be done are dated March 21, 2013 and are entitled:

CITY OF RANCHO CORDOVA;
DEPARTMENT OF PUBLIC WORKS
NOTICE TO CONTRACTORS AND SPECIAL PROVISIONS FOR
NORTH MATHER BLVD EXTENSION PROJECT

IN

RANCHO CORDOVA

The project plans for the work to be done were approved March 21, 2013 and are entitled:

CITY OF RANCHO CORDOVA;
DEPARTMENT OF PUBLIC WORKS
PROJECT PLANS FOR

RANCHO CORDOVA
NORTH MATHER BLVD EXTENSION PROJECT

IN

RANCHO CORDOVA

ARTICLE II.--The said party of the first part hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to, for the prices hereinafter set forth, and hereby contracts to pay the same at the time, in the manner and upon the conditions herein set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III.--The State general prevailing wage rates determined by the Director of Industrial Relations are hereby made a part of this contract. It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE IV.--By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self insurance in conformance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE V.--And the said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage, arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City of Rancho Cordova, Department of Transportation, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and specifications, and the requirements of the Engineer under them, to wit:

IN WITNESS WHEREOF, The parties to these presents have here-unto set their hands the year and date first above written

**CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS**

By _____
Authorized Local Agency Representative

Contractor

By Michael Hogan
Michael Hogan, President

Licensed in accordance with
an act providing for the
registration of contractors.

License No. 717640

Federal Employer Identification

Number 68-0477927

Approved and certified as being in conformance with the requirements of the State Contract Act.

Attorney, City of Rancho Cordova

Approved Effective _____

CITY OF RANCHO CORDOVA

EXPERIENCE/QUALIFICATIONS STATEMENT

The Bidder has been engaged in the contracting business, under the present business name for 17 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 17 years.

The Bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to it, except as follows:

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
2010	SEWER REPAIRS, PAVING, GRADING	\$863,359	NEWCASTLE SANITARY DISTRICT
2012	BIO-SOLIDS - EARTH MOVING	\$507,086	CITY OF WOODLAND
2012	JFK HIGH SCHOOL - PAVING	\$164,895	SACRAMENTO CITY UNIFIED

ADDITIONAL REFERENCES AVAILABLE UPON REQUEST DATING BACK TO 1996
The following is a list of plant and equipment owned by the Bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
1	PRO-PAVER	GOOD	RIO LINDA, CA
1	CASE 570 SKIP LOADER	GOOD	FAIRFIELD, CA
1	YANMAR SUIOO EXCAVATOR	NEW	FAIRFIELD, CA

COPY AND ATTACH ADDITIONAL SHEETS AS NECESSARY
ADDITIONAL EQUIPMENT LISTS AVAILABLE UPON REQUEST

CIVIL ENGINEERING CONSTRUCTION, INC

Contractor's Name (Printed)

04/12/2013
Date

Michael Hogan

Bidder's Signature

(same signature as on Bid Proposal)

MICHAEL HOGAN
Bidder's Name (Printed)

PRESIDENT
Bidder's Title

Attachment "A"

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

NORTH MATHER BLVD EXTENSION PROJECT					
City of Rancho Cordova					
BASE BID SCHEDULE					
Item NO.	Item Description	Quantity	Unit	Unit Price	Amount
1	Erosion Control (WPCP)	1	LS	10,000.00	10,000.00
2	Traffic Control System	1	LS	10,000.00	10,000.00
3	Clearing and Grubbing	1	LS	5,000.00	5,000.00
4	Roadway Excavation	230	CY	55.00	12,650.00
5	Grade to Drain (Swale)	1	LS	1,000.00	1,000.00
6	Imported Borrow	130	CY	25.00	3,250.00
7	Class 2 Aggregate Base (50 TON Contingency)	820	TON	23.00	18,860.00
8	Asphalt Concrete, Type A (100 TON Contingency)	2212	TON	90.00	199,080.00
9	Asphalt Concrete (Open Graded)	37	TON	170.00	6,290.00
10	Remove Existing Pavement Surfacing	9,299	SF	0.50	4,649.50
11	Cold Plane AC Pavement (2" Min)	5,069	SF	1.25	6,336.25
12	Place AC Dike (Type A)	22	LF	50.00	1,100.00
13	Detail 22 - Thermoplastic Striping	1,113	LF	1.00	1,113.00
14	Detail 27B - Thermoplastic Striping	1,505	LF	0.90	1,354.50
15	Detail 39 - Thermoplastic Striping	1,113	LF	1.00	1,113.00
16	Detail 39A - Thermoplastic Striping	125	LF	1.00	125.00
17	Pavement Markers (Type D)	94	EA	4.50	423.00
18	Remove Traffic Stripe	56	LF	2.25	126.00
19	Pavement Marking	133	SF	5.00	665.00
20	Roadside Sign	17	EA	250.00	4,250.00
21	Remove Roadside Sign	3	EA	85.00	255.00
22	Relocate Roadside Sign	3	EA	195.00	585.00
23	Flashing Beacon	1	EA	14,000.00	14,000.00
24	Remove Street Barricade	1	EA	150.00	150.00
25	Sidewalk Barricade	2	EA	600.00	1,200.00

EXHIBIT 1A

26	Relocate Streetlight	1	EA	8,500.00	8,500.00
27	Remove Fence	75	LF	8.00	600.00
28	ADA Detectable Warning Surface (3' x 6')	2	EA	1,000.00	2,000.00
29	12" RCP Drain Pipe (Class V)	62	LF	55.00	3,410.00
30	12" Galvanized CMP Drain Pipe (12 Gage)	45	LF	65.00	2,925.00
31	12" Flared End Section	6	EA	785.00	4,710.00
32	Adjust Sewer Manhole to Grade	1	EA	1,000.00	1,000.00
	TOTAL OF BID PRICE \$	326,720. ²⁵			
	TOTAL BASE BID PRICE IN WORDS	Three hundred twenty six thousand seven hundred twenty dollars and twenty five cents			

Attachment "A"

Deleted by Addm. 2

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

NORTH MATHER BLVD EXTENSION PROJECT					
City of Rancho Cordova					
BASE BID SCHEDULE					
Item NO.	Item Description	Quantity	Unit	Unit Price	Amount
1	Erosion Control (WPCP)	1	LS		
2	Traffic Control System	1	LS		
3	Clearing and Grubbing	1	LS		
4	Roadway Excavation	230	CY		
5	Grade to Drain (Swale)	1	LS		
6	Imported Borrow	130	CY		
7	Class 2 Aggregate Base (50 TON Contingency)	820	TON		
8	Asphalt Concrete, Type A (100 TON Contingency)	2212	TON		
9	Asphalt Concrete (Open Graded)	37	TON		
10	Remove Existing Pavement Surfacing	9,299	SF		
11	Cold Plane AC Pavement (2" Min)	5,069	SF		
12	Place AC Dike (Type A)	22	LF		
13	Detail 22 - Thermoplastic Striping	1,113	LF		
14	Detail 27B - Thermoplastic Striping	1,505	LF		
15	Detail 39 - Thermoplastic Striping	1,113	LF		
16	Detail 39A - Thermoplastic Striping	125	LF		
17	Pavement Markers (Type D)	94	EA		
18	Remove Traffic Stripe	56	LF		
19	Pavement Marking	133	SF		
20	Roadside Sign	17	EA		
21	Remove Roadside Sign	3	EA		
22	Relocate Roadside Sign	3	EA		
23	Flashing Beacon	1	EA		
24	Remove Street Barricade	1	EA		
25	Remove Sidewalk Barricade	2	EA		

EXHIBIT 1A

26	Relocate Streetlight	1	EA		
27	Remove Fence	75	LF		
28	ADA Detectable Warning Surface (3' x 6')	2	EA		
29	12" RCP Drain Pipe (Class V)	62	LF		
30	12" Galvanized CMP Drain Pipe (12 Gage)	45	LF		
31	12" Flared End Section	6	EA		
32	Adjust Sewer Manhole to Grade	1	EA		
	TOTAL OF BID PRICE \$				
	TOTAL BASE BID PRICE IN WORDS				

Deleted by Addm.2

April 9, 2013

NORTH MATHER BLVD EXTENSION PROJECT

CITY OF RANCHO CORDOVA

PROJECT NO. CP06-2027

ADDENDUM NO. 1

TO ALL PROSPECTIVE BIDDERS:

Please incorporate the following revisions as part of the contract documents for subject project. The lowest bid will be determined based on Base Bid Amount. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

ITEM	PAGE OR DRAWING	LOCATION AND DESCRIPTION OF CHANGE
1.1	Special Provisions - Page 1	The title of the project shall read "NORTH MATHER BLVD EXTENSION PROJECT".
1.2	Special Provisions Section BUILDER'S RISK INSURANCE - Page 3	Delete this section from the Special Provisions.
1.3	Bid Form - Experience/ Qualifications Statement	Add the attached "Experience/Qualifications Statement" form to the bid form documents to be submitted along with the bid proposal.

Please note: Bid date and time remain unchanged. The bid opening date is on **4/12/13** at **2:00 pm**. All bid proposal will be opened at approximately 2:10 p.m. on the date of 4/12/2013.

END OF ADDENDUM


 for Brit Snipes
 Kathy Garcia
 Senior Engineer


 Cyrus Abhar
 Director of Public Works

April 10, 2013

NORTH MATHER BLVD EXTENSION PROJECT

CITY OF RANCHO CORDOVA

PROJECT NO. CP06-2027

ADDENDUM NO. 2

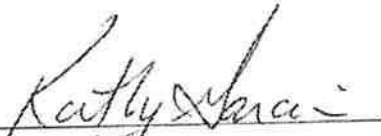
TO ALL PROSPECTIVE BIDDERS:

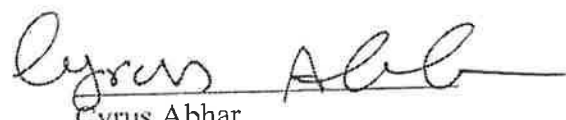
Please incorporate the following revisions as part of the contract documents for subject project. The lowest bid will be determined based on Base Bid Amount. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

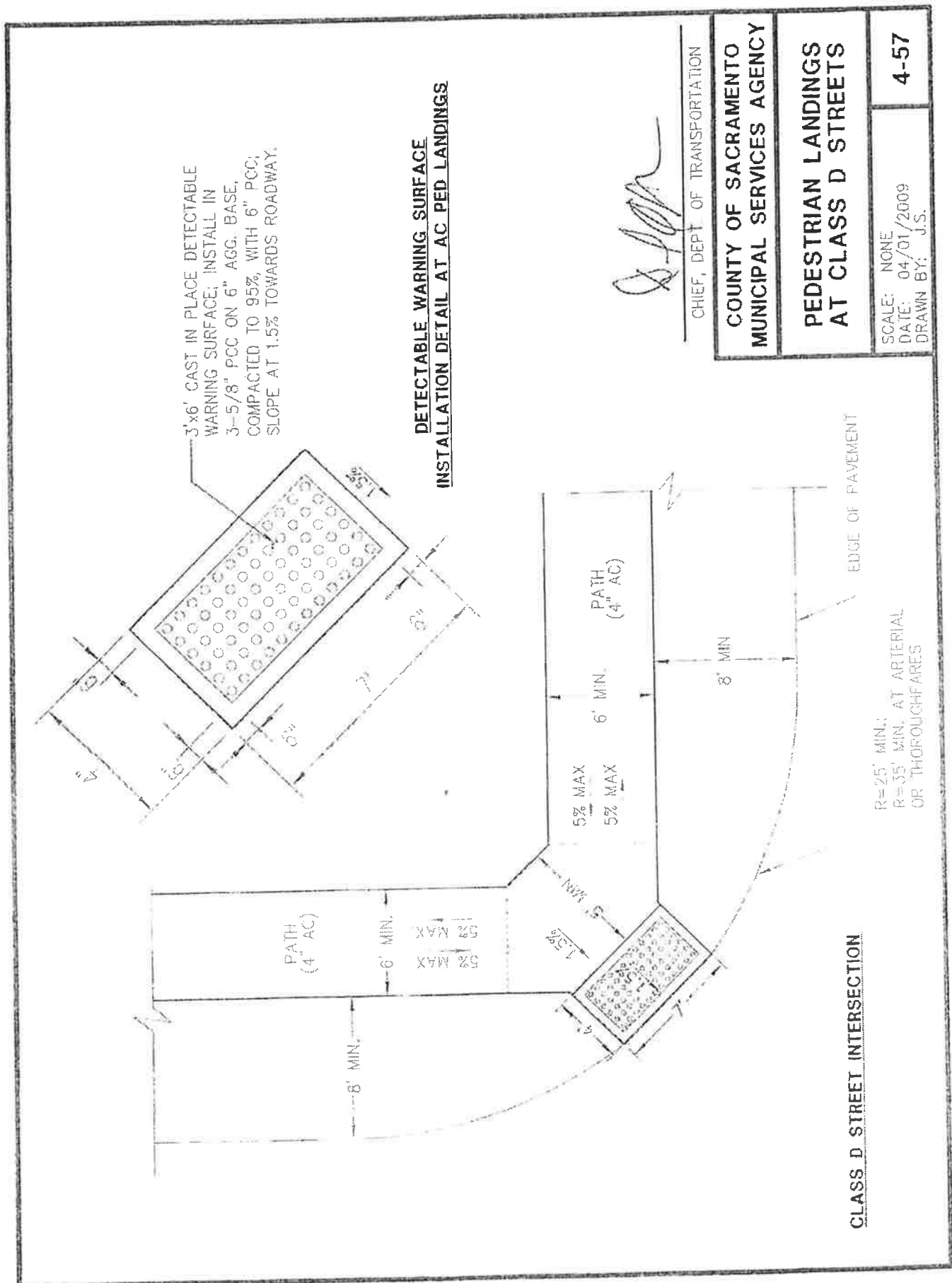
ITEM	PAGE OR DRAWING	LOCATION AND DESCRIPTION OF CHANGE
2.1	Special Provisions Section 1.19 DETECTABLE WARNING SURFACE – Page 28	The detectable warning surface shall conform to Detail 4-57 "PEDESTRIAN LANDINGS AT CLASS D STREETS". Detail 4-57 is enclosed.
2.2	Attachment "A" - Bid Schedule	Replace the Attachment "A" Bid Schedule with the revised Bid Schedule enclosed.

Please note: Bid date and time remain unchanged. The bid opening date is on 4/12/13 at 2:00 pm. All bid proposal will be opened at approximately 2:10 p.m. on the date of 4/12/2013.

END OF ADDENDUM


Kathy Garcia
Senior Engineer


Cyrus Abhar
Director of Public Works



MEMORANDUM



DATE: May 20, 2013

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: RESOLUTION AWARDING CONSTRUCTION CONTRACT TO TIM PAXIN'S PACIFIC EXCAVATION, INC. FOR THE MILLS MIDDLE SCHOOL TRAFFIC SIGNAL AND STRIPING IMPROVEMENTS PROJECT

RECOMMENDATION

Adopt Resolution 55-2013.

RESULT OF RECOMMENDED ACTION

Adoption of a resolution will award a construction contract in the amount of \$252,081 to Tim Paxin's Pacific Excavation, Inc., the lowest responsive bidder, who would perform work on the Mills Middle School Traffic Signal and Striping Improvements project.

BACKGROUND

Work performed under this construction contract includes installation of a new traffic signal, new sidewalk ramps and revised striping on Coloma Road near Mills Middle School. This project will increase the safety of vehicular, bicycle and pedestrian traffic on Coloma Road fronting Mills Middle School.

Two (2) contractors bid on the project. The lowest responsive bid was \$252,081, and the high bid was \$260,550. Staff examined all the proposals and determined that Tim Paxin's Pacific Excavation, Inc. to be the lowest responsible bidder. The bid summary sheet is provided as **Attachment 1**.

FISCAL IMPACT

The total project cost is estimated to be \$364,700. This project has been awarded a State grant in the amount of \$270,200. The remaining balance will be funded through Gas Tax. There is no impact to the City's General Fund.

ATTACHMENTS

1. Bid Summary Sheet.
2. Resolution 55-2013 including Exhibit 1A – Contract No. 52-2013.



Mills Middle School Traffic Signal and Striping Improvements - CP13-2120 - Bid Summary
 Rancho Cordova City Hall
 2729 Prospect Park Drive, Rancho Cordova, CA 95670
 May 9, 2013 at 2:00 PM

	Contractor	Total Base Bid	Proposal Signed	Contractors License	List of Subs	Equal Employment	Public Contract Code	Non-Collusion	Debarment & Suspension	Bidder's Bond	Child, Family Support
A	Pacific Excavation Inc	\$252,080.50	X	X	X	X	X	X	X	X	X
B	Tennyson Electric, Inc	\$260,550.00	X	X	X	X	X	X	X	X	X
C											
D											
E											
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H											
I											
J											
K											
L											
M											
N											

Attendees:

Mindy Cuppy, City Clerk
 Ben Chan, Public Works
 Britton Snipes, Public Works

Mindy Cuppy
 Mindy Cuppy, City Clerk

5-10-13

Date

CITY OF RANCHO CORDOVA

RESOLUTION NO. 55-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH TIM PAXIN'S
PACIFIC EXCAVATION, INC. FOR THE CONSTRUCTION OF THE MILLS MIDDLE
SCHOOL TRAFFIC SIGNAL AND STRIPING IMPROVEMENTS**

WHEREAS, the project was advertised in The Grapevine Independent on April 19, April 26 and May 3, 2013; and

WHEREAS, the bids were publicly opened on May 9, 2013 at 2729 Prospect Park Drive, Rancho Cordova 95670; and

WHEREAS, the City recommends award the Mills Middle School Traffic Signal and Striping Improvements to the lowest responsive bidder, Tim Paxin's Pacific Excavation, Inc., in the amount of \$252,081; and

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

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager, or his/her designee, to execute a construction contract with Tim Paxin's Pacific Excavation, Inc. (**Exhibit 1A**), in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

**CONSTRUCTION SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND TIM PAXIN'S PACIFIC EXCAVATION, INC.
FOR THE MILLS MIDDLE SCHOOL TRAFFIC SIGNAL AND STRIPING IMPROVEMENTS**

THIS AGREEMENT made and entered between the City of Rancho Cordova ("City") and Tim Paxin's Pacific Excavation, Inc. ("Contractor") as of May 21, 2013.

WITNESSETH:

WHEREAS, the City Council for the City heretofore caused plans and specifications for the work hereinafter mentioned 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 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 work 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 of public opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said work, 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 work 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. That the Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 52-2013, 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 by the Contractor which do not comply with said 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 said 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 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: **two hundred fifty-two thousand eighty-one dollars (\$252,081)**. 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. RETENTION. Pursuant to the provisions of Public Contract Code Section 7201, Section 5.1 Retention to Ensure Performance has been modified. For additional provisions are set forth in Section 8-7 of the Standard Specifications.

- 5.1 Retention to Ensure Performance.** Five percent (5%) of each progress payment will be retained until the work has been completed and accepted by the Public Works Director of the City of Rancho Cordova. After fifty percent (50%) of the work has been completed, including approved change orders, the Contractor may request that remaining progress payments be made in full and not subject to further withholding of retention. The City will review the progress to date and the remaining work. If it appears that the work will be successfully completed and is progressing on schedule, the City will process subsequent progress payments in full. However, the City reserves the right to withhold 5% retention on any subsequent progress payment if in the opinion of the City the work is no longer progressing on schedule.

Section 6. 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 work contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said work by Contractor, or by any subcontractor doing or contracting to do any part of said work. 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 7. 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 Standard Specifications Section 3.

Section 8. 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 9. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work, 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 Division 3, Part 4, Title 15, Chapter 7, 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 10. INDEMNIFICATION. The Contractor shall defend, indemnify the City and save harmless the (including their officers, agents, members, employees, affiliates, and representatives) as set forth in Section 6-2 of the Standard Specifications.

Section 11. MISCELLANEOUS PROVISIONS.

11.1 This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of in the same manner as if such parties had been expressly named herein. All times states 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.

11.2 Contract Administration. This Agreement shall be administered by Kathy Garcia ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

11.3 Notices. Any written notice to Consultant shall be sent to:

Tim Paxin
Tim Paxin's Pacific Excavation, Inc.
9796 Kent Street
Elk Grove, CA 95624

Any written notice to City shall be sent to:

Kathy Garcia
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

CONTRACT NO. 52-2013

- 11.4 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:

Ted A. Gaebler, City Manager

Tim Paxin, President

Date

Date

Attest:

Mindy Cuppy, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

**CITY OF RANCHO CORDOVA
MILLS MIDDLE SCHOOL
TRAFFIC SIGNAL AND STRIPING IMPROVEMENTS
PROJECT NO. CP13-2120
SPECIAL PROVISIONS**

SPECIFICATIONS

The County of Sacramento, Municipal Services Agency, Standard Construction Specifications, adopted January 2008, and these Special Provisions, shall control all work to be done under this contract. Copies of the Standard Construction Specifications may be obtained from the Municipal Services Agency, Land Division and Site Improvement Review, located in the County Administration Building, 827 Seventh Street, Room 105, Sacramento, California, 95814.

GENERAL

The bidder's attention is directed to the provisions in Section 2, "Proposal Requirements and Conditions," of the Standard Specifications and these special provisions for the requirements and conditions which the bidder must observe in the preparation of and the submission of the bid.

The bidder's bond shall conform to the bond form in the Bid book for the project and shall be properly filled out and executed. The bidder's bond form included in that book may be used.

In conformance with Public Contract Code Section 7106, a Noncollusion Affidavit is included in the Bid book. Signing the Bid book shall also constitute signature of the Noncollusion Affidavit.

The contractor, sub recipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of Title 49 CFR (Code of Federal Regulations) part 26 in the award and administration of US DOT assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as the recipient deems appropriate. Each subcontract signed by the bidder must include this assurance.

Failure of the bidder to fulfill the requirements of the Special Provisions for submittals required to be furnished after bid opening, including but not limited to escrowed bid documents, where applicable, may subject the bidder to a determination of the bidder's responsibility in the event it is the apparent low bidder on a future public works contracts.

AWARD AND EXECUTION OF CONTRACT

The bidder's attention is directed to the provisions in Section 3, "Award and Execution of Contract," of the Standard Specifications and these special provisions for the requirements and conditions concerning award and execution of contract.

Bid protests are to be delivered to the following address:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

The award of the contract, if it be awarded, will be to the lowest responsible bidder whose bid complies with all the requirements prescribed.

The contract shall be executed by the successful bidder and shall be returned, together with the contract bonds, to the Agency so that it is received within 10 days, not including Saturdays, Sundays and legal holidays, after the bidder has received the contract for execution. Failure to do so shall be just cause for forfeiture of the proposal guaranty. The executed contract documents shall be delivered to the following address:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

BEGINNING OF WORK

As stated in Section 7-1 "Beginning of Work", of the Standard Construction Specifications, the Contractor is advised that, for this project, no field construction work may commence and the counting of working days shall not begin until Notice to Proceed is issued by the City. Work that does not involve field construction such as pre-construction meetings, creation of progress schedules, preparation of Traffic Control Plan, preparation of Erosion and Sediment Control Plan etc., may occur prior to the counting of working days.

TIME OF COMPLETION

As set forth in Section 7-15 of the Standard Construction Specifications, the time for completion of this contract shall be **SIXTY (60) WORKING DAYS** beginning with the Notice to Proceed. The Contractor will not be allowed to remove from service the existing pedestrian crossing equipment until after June 17, 2013 and all work of the contract shall be completed, including final punch list items, testing, acceptance, contractor demobilization and final site clean-up, on or before August 16, 2013. As further described herein, the Contractor will be required to order necessary traffic signal equipment prior to June 17, 2013 so that equipment installation can be completed during the mid-June to mid-August time onsite period.

LIQUIDATED DAMAGES

As set forth in Section 8-10 of the Standard Construction Specifications, the liquidated damages for this contract shall be the sum of **Five Hundred Dollars (\$500) per working day**.

NOTICE FOR BONDS AND INSURANCES

Bidders shall comply with the information provided for the performance and payment bond, as set forth in Section 3-4 of the Standard Construction Specifications.

In the event that hazardous materials are identified prior to construction, or are encountered as an unforeseen condition during construction, the Contractor shall, if necessary, procure and maintain Environmental Liability Insurance as set forth in Section 3-9 of the Standard Construction Specifications. It is acceptable for an environmental Sub-Contractor to provide the required coverage provided the prime Contractor and the City of Rancho Cordova ("City") are named as "additional insured" and the policy meets the requirements of Section 3-9 of the Standard Construction Specifications.

LABOR NONDISCRIMINATION

Attention is directed to the following Notice that is required by Chapter 5 of Division 4 of Title 2, California Code of Regulations.

NOTICE OF REQUIREMENT FOR NONDISCRIMINATION PROGRAM (GOV. CODE, SECTION 12990)

Your attention is called to the "Nondiscrimination Clause", set forth in Section 7-1.01A(4), "Labor Nondiscrimination," of the Standard Specifications, which is applicable to all nonexempt state contracts and subcontracts, and to the "Standard California Nondiscrimination Construction Contract Specifications" set forth therein. The Specifications are applicable to all nonexempt state construction contracts and subcontracts of \$5,000 or more.

PREVAILING WAGE

The Contractors attention is directed to Section 6-1.02 "Prevailing Wage," of the Standard Construction Specification. Pursuant to Labor Code Section 1770, the Contractor and the Contractor's Subcontractors shall pay not less than the prevailing rate of per diem wages, including, but not limited to, overtime, Saturday, Sunday, and holiday work, travel and subsistence, as determined by the Director of the California Department of Industrial Relations pursuant to Labor Code Section 1773.

PAYROLL RECORDS

The Contractors attention is directed to Section 6-1.03, "Payroll Records," of the Standard Construction Specification. Contractor shall comply with Labor Code Section 1776. Regulations implementing Section 1776 are located in Section 16000 and Sections 16401 through 16403 of Title 8, California Code of Regulations. The Contractor shall be responsible for compliance by the Contractor's Subcontractors.

REMOVAL OF ASBESTOS AND HAZARDOUS SUBSTANCES

When the presence of asbestos or hazardous substances are not shown on the plans or indicated in the specifications and the Contractor encounters materials which the Contractor reasonably believes to be asbestos or a hazardous substance as defined in Section 25914.1 of the Health and Safety Code, and the asbestos or hazardous substance has not been rendered harmless, the Contractor may continue work in unaffected areas reasonably believed to be safe. The Contractor shall immediately cease work in the affected area and report the condition to the Engineer in writing.

In conformance with Section 25914.1 of the Health and Safety Code, removal of asbestos or hazardous substances including exploratory work to identify and determine the extent of the asbestos or hazardous substance will be performed by separate contract.

Prior to the start of construction, the Contractor shall designate staging areas where fueling and oil changing activities will take place. The staging area(s) shall be reviewed and approved by the City of Rancho Cordova's Environmental Mitigation Monitor and the Storm Water Pollution Prevention Manager prior to the start of construction. No fueling and oil changing activities shall be permitted outside the designated staging areas. The proposed staging areas shall be identified in the Water Pollution Control Program (WPCP).

If delay of work in the area delays the current controlling operation, the delay will be considered a right of way delay and the Contractor will be compensated for the delay in conformance with the provisions in Section 8-1.09, "Right of Way Delays," of the Standard Specifications.

PERFORMANCE OF SUBCONTRACTORS

The subcontractors listed by you in Bid book shall list therein the name and address of each subcontractor to whom the bidder proposes to subcontract portions of the work in an amount in excess of one-half of one percent of the total bid or \$10,000, whichever is greater, in accordance with the Subletting and Subcontracting Fair Practices Act, commencing with Section 4100 of the Public Contract Code. The bidder's attention is invited to other provisions of the Act related to the imposition of penalties for a failure to observe its provisions by using unauthorized subcontractors or by making unauthorized substitutions.

SUBCONTRACTING

No subcontract releases the Contractor from the contract or relieves the Contractor of their responsibility for a subcontractor's work.

If the Contractor violates Pub Cont Code § 4100 et seq., the City of Rancho Cordova may exercise the remedies provided under Pub Cont Code § 4110. The City of Rancho Cordova may refer the violation to the Contractors State License Board as provided under Pub Cont Code § 4111.

The Contractor shall perform work equaling at least 30 percent of the value of the original total bid with the Contractor's own employees and equipment, owned or rented, with or without operators.

Each subcontract must comply with the contract.

Each subcontractor must have an active and valid State contractor's license with a classification appropriate for the work to be performed (Bus & Prof Code, § 7000 et seq.).

Submit copies of subcontracts upon request by the Engineer.

Before subcontracted work starts, submit a Subcontracting Request form.

Do not use a debarred contractor; a current list of debarred contractors is available at the Department of Industrial Relations' Web site.

Upon request by the Engineer, immediately remove and not again use a subcontractor who fails to prosecute the work satisfactorily.

PROMPT PROGRESS PAYMENT TO SUBCONTRACTORS

A prime contractor or subcontractor shall pay any subcontractor not later than 10 days of receipt of each progress payment in accordance with the provision in Section 7108.5 of the California Business and Professions Code concerning prompt payment to subcontractors. The 10 days is applicable unless a longer period is agreed to in writing. Any delay or postponement of payment over 30 days may take place only for good cause and with the agency's prior written approval. Any violation of Section 7108.5 shall subject the violating contractor or subcontractor to the penalties, sanction and other remedies of that section. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to the contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the prime contractor, deficient subcontract performance, or noncompliance by a subcontractor.

PROMPT PAYMENT OF FUNDS WITHHELD TO SUBCONTRACTORS

The agency shall hold retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the agency, of the contract work, and pay retainage to the prime contractor based on these acceptances. The prime contractor, or subcontractor, shall return all monies withheld in retention from a subcontractor within 30 days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency. Federal law (49CFR26.29) requires that any delay or postponement of payment over 30 days may take place only for good cause and with the agency's prior written approval. Any violation of this provision shall subject the violating prime contractor or subcontractor to the penalties, sanctions and other remedies specified in Section 7108.5 of the Business and Professions Code. These requirements shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to the prime contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the prime contractor, deficient subcontract performance, or noncompliance by a subcontractor.

PARTNERING

The City of Rancho Cordova will promote the formation of a "Partnering" relationship with the Contractor in order to effectively complete the contract to the benefit of both parties. The purpose of this relationship will be to maintain cooperative communication and mutually resolve conflicts at the lowest possible management level.

The Contractor may request the formation of such a "Partnering" relationship by submitting a request in writing to the Engineer after approval of the contract. If the Contractor's request for "Partnering" is approved by the Engineer, scheduling of a "Partnering" workshop, selecting the "Partnering" facilitator and workshop site, and other administrative details shall be as agreed to by both parties.

The costs involved in providing a facilitator and a workshop site will be borne equally by the City of Rancho Cordova and the Contractor. The Contractor shall pay all compensation for the wages and expenses of the facilitator and of the expenses for obtaining the workshop site. The State's share of such costs will be reimbursed to the Contractor in a change order written by the Engineer. Markups will not be added. All other costs associated with the "Partnering" relationship will be borne separately by the party incurring the costs.

The establishment of a "Partnering" relationship will not change or modify the terms and conditions of the contract and will not relieve either party of the legal requirements of the contract.

CHILD, FAMILY AND SPOUSAL SUPPORT REPORTING OBLIGATIONS

Contractor's failure to comply with state and federal child, family and spousal support requirements regarding a Contractor's employees or failure to implement lawfully served wage and earnings assignment orders or notices of assignment relating to child, family and spousal support obligations shall constitute a default under this Agreement.

Contractor's failure to cure such default within 90 days of notice by City shall be grounds for termination of this Agreement.

CONTRACTOR IDENTIFICATION

Contractor shall provide the City with the following information for the purpose of compliance with California Unemployment Insurance Code Section 1088.8 and applicable City codes: Contractor's name, residence address, telephone number, social security number, and whether dependent health insurance coverage is available to Contractor.

SECURITY DEPOSIT IN LIEU OF WITHHOLD

Contractor shall address all forms or correspondence pertaining to Securities in Lieu items to:

City of Rancho Cordova
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

DESCRIPTION OF WORK

The Work to be performed under this contract consists of furnishing all labor, materials, and equipment for removal and replacement of existing pedestrian signal improvements, removal and replacement of existing curb, gutter, sidewalk and sidewalk ramp improvements, placement of new drainage inlet and drainage lateral, construction of median, furnishing and placement of slurry seal on existing pavement areas within the limits of work, placement of new vehicle and pedestrian traffic signal and LED street lights together with associated detector loops, hand holes, conductors, conduit and pullboxes, thermoplastic striping and markings and other incidental work to be completed on Coloma Road between the intersection of Ananda Lane and Sierra Madre Court as shown on the Plans. This is a Safe Routes to School Project. Funding for this Project shall be administered by the City of Rancho Cordova and the California Department of Transportation. Sidewalk and sidewalk ramp improvements are to comply with Americans with Disabilities Act (ADA), Title 24 and City of Rancho Cordova Standards.

The nature of this Project dictates that the limits of slurry seal, curb, gutter and sidewalk removal, storm drainage improvements, striping and markings these limits may vary from the limits shown on the Plans, as directed by the Engineer. The Contractor shall coordinate with the Engineer throughout the Project to accommodate any adjustments to the limits of work.

Permanent traffic signs shall be installed by City forces, as necessary, at the completion of the Project.

Such other items or details not mentioned above or in the bid quantities that are required by the Plans and/or these Special Provisions, shall be performed, placed, constructed, or installed in accordance with the Standard Construction Specifications or these Special Provisions.

STATE STANDARD SPECIFICATIONS AND STATE STANDARD PLANS

State Standard Specifications and State Standard Plans, when referred to, shall be the State of California Department of Transportation Standard Specifications dated 2010 and the State of California Department of Transportation Standard Plans dated 2010.

If there is a conflict between the Plans and Special Provisions prepared for this Contract and the Standard Plans and Specifications referenced herein the more stringent Plans and Specifications shall, in general, control. If there is a discrepancy between the State Standard Plans and Specifications and the (County of Sacramento) Standard Construction Specifications and the (County of Sacramento) Improvement Standards the (County of Sacramento) Standard Construction Specifications and the (County of Sacramento) Improvement Standards shall control.

If there is a discrepancy between the Project Plans and these Special Provisions these Special Provisions shall control. If there is a discrepancy between these Special Provisions and the Standard Construction Specifications these Special Provisions shall control. Dimensioned and detailed Plans and Standard Drawings shall control over scaled drawings.

CODES AND LEGAL REQUIREMENTS

- A. With the exceptions of the State Specifications and State Standard Plans which shall be the 2010 issue, all reference to codes, specifications and standards referred to in the contract documents shall mean, and are intended to be, the latest editions, amendment, and/or revision of such referenced documents in effect as of the date of this contract.
- B. The work requirements of authorities shall be the minimum acceptable requirements for the work. Nothing described in these contract documents shall be construed to permit work not conforming to the most stringent of the applicable codes and regulations.
- C. When contract documents call for materials or construction of better quality or larger size than required by codes, laws, rules and regulations, the contract documents shall take precedence.

ORDER OF WORK

Order of Work shall conform to the provisions of Section 5-1.05 "Order of Work" of the State Standard Specifications and these Special Provisions. Liquidated damages, as set forth in these Special Provisions, shall be assessed if the working days are exceeded.

Prior to performing any work that requires a lane closure a Traffic Control Plan, prepared by the Contractor, shall be reviewed and approved by the City of Rancho Cordova.

The Contractor shall not begin work on clearing, grubbing or earthwork operations until Erosion and Sediment Control Plans, prepared by the Contractor, are approved by the City of Rancho Cordova.

The Contractor shall notify the Engineer 5 working days before beginning work on or adjacent to any private properties.

At the end of each work day all debris, branches, roots, removed fence, rubbish, and other debris in the work area shall be collected and placed in a suitable disposal bin or pile. Materials to be used later in construction shall be neatly stockpiled. All parts of the work shall be left in a neat and presentable condition at the end of the work shift.

Full compensation for daily cleanup and maintaining a neat and presentable appearance in the Project limits will be considered as included in the prices paid for the various contract items of work and no separate payment will be made therefore.

Three (3) calendar days prior to beginning work on Coloma Road, the Contractor shall be required to notify residents / businesses directly impacted by the Work. Residents / businesses shall be notified with City-approved door hangers. The Contractor shall be responsible for inserting the date on which traffic signal and median improvements are to be constructed. The door hangers will advise residents / businesses of any Coloma Road restrictions during and immediately in advance of the construction of proposed improvements. Any change in the Contractor's schedule shall require that re-notification take place at the Contractor's expense.

At the preconstruction meeting the Contractor shall provide door hangers for the Mills Middle School Traffic Signal and Striping Improvements to be reviewed and approved by the City.

Door hangers shall be placed before 1:00 PM three days before beginning work to allow sufficient time for City inspection of the hangers.

Not less than thirty (30) calendar days prior to the scheduled removal from service of the existing Mills Middle School crossing, the Contractor shall notify the Mills Middle School business office. The Contractor shall schedule work such that the existing Mills School crossing pedestrian signals remain in service while school is in regular session. Not less than seven (7) calendar days prior to the inactivation of the existing pedestrian crossing the Contractor shall notify the Engineer and the Mills Middle School. This notification shall include the scheduled activation of the new pedestrian signal improvements of this contract. The Contractor's schedule for removal and replacement of the pedestrian crossing signals shall be subject to the approval of the Engineer and the Mills Middle School.

The Contractor shall not be allowed to begin work until Coloma Road residents / businesses within the work area and the Mills Middle School have been notified. The Contractor shall submit to the Engineer the street addresses, the time, and the date the notices were placed prior to commencing work and the name of the Mills Middle School personnel notified. The Contractor is responsible for providing, in the notices and to the Mills Middle School offices, the Contractor's contact phone number(s) to be reached by the residents / businesses and school personnel after hours and on weekends.

Full compensation for advance notification to residents / businesses and Mills Middle School shall be included in the prices paid for various contract items of work and no additional compensation will be allowed.

The Contractor is advised that existing SMUD underground power, PG&E gas mains, Golden State Water mains, Sacramento Area Sewer District sewer and County of Sacramento storm drains within the Project area. Utility coordination shall be completed by the Contractor as an early milestone.

STORM WATER POLLUTION CONTROL

Storm Water Pollution Control work shall conform to the requirements in Section 10-4, "Erosion Sediment and Water Pollution Control," of the Standard Construction Specifications, and these Special Provisions.

The Contractor shall minimize erosion and transport of sediments during all aspects of the project. Erosion and sediment control shall conform to the requirements of Sacramento County's "Erosion and Sediment Control Guidelines". That document is available, for a fee, from the Water Resources Division, County of Sacramento.

The Contractor shall be required to prepare Erosion and Sediment Control Plan, in conformance with the above referenced "Erosion and Sediment Control Guidelines". This Plan will be subject to review and approval by the Engineer. The Plan shall be submitted to the Engineer for review at least 5 days prior to the start of construction. During the review process, the Contractor shall revise the Plan as directed by the Engineer. In no case will the Contractor be allowed to begin the clearing, grubbing, or excavation operations without an approved

Erosion and Sediment Control Plan. If the Contractor's method fails to prevent erosion or siltation, the Contractor shall revise and adjust the control measures to provide effective control and shall be responsible for any damage resulting from erosion or siltation originating on the work site.

Fees and security deposits required by the "Erosion and Sediment Control Guidelines" will be the responsibility of the Contractor. The City of Rancho Cordova will obtain the necessary General Construction Storm Water Permit from the State of California, as required, and the Contractor will be required to conform to permit requirements.

Conformance with all applicable erosion and sediment control requirements shall be included in the Lump Sum Price for the Storm Water Pollution Control Plan and shall include full compensation for furnishing all labor materials, tools, equipment and incidentals for doing the work involved and no additional compensation shall be allowed therefore.

COOPERATION

Attention is directed to Section 7-1.14, "Cooperation," of the Standard Construction Specifications and these Special Provisions.

Contractor shall fully cooperate with all utilities, including, but not limited to, AT&T, Comcast, Sacramento Municipal Utilities District, Pacific Gas & Electric, Golden State Water Company, Sacramento Area Sewer District, Sacramento County Municipal Services Agency and Sacramento County Department of Transportation.

Utility company representatives are listed on the title sheet of the Mills Middle School Traffic Signal and Striping Improvement Plans.

WORK ON PRIVATE PROPERTY

The Contractor's attention is directed to Section 6-21, "Preservation of Property", of the Standard Construction Specifications. The Contractor shall protect private improvements from damage. On-site private improvements may include, but are not limited to, irrigation facilities, structures, mailboxes, parking lot pavement, concrete curbing, and driveway pavement. If such objects are damaged, they shall be replaced, repaired and or restored at the Contractor's expense, to a condition as good or better as when the Contractor entered upon the property, as determined by the Engineer.

During the contract period, the Contractor will not unreasonably interfere with Mills Middle School or business operations within the Project limits or unreasonably delay access to or from private residential driveways. The Contractor, under circumstances within his control, will complete construction in a timely and diligent manner. The Contractor is referred to the "Order of Work" Section and these Special Provisions regarding advance notifications to Project area residents / businesses. The Contractor shall not be allowed to impact or restrict use of any residential or business driveways for more than 48 hours. Access to and from the Mills Middle School shall remain open during morning school arrival (7:00 a.m. to 8:15 a.m.) and afternoon school dismissal hours (2:30 p.m. to 3:45 p.m.).

Work is to be constructed within existing public rights-of-way unless otherwise noted on the Plans.

The Contractor shall be responsible for repairing, replacing, or modifying all landscape and irrigation systems within and outside of the rights of way that are damaged, capped, or removed during construction. Damage shall include all that is caused as a result of any and all work associated with the contract. All Repairs to both landscaping and irrigation system shall be done in a manner equal to or better than the previously existing conditions. If irrigation systems are damaged during trenching, curb, gutter and sidewalk improvements or other construction activities, the Contractor shall repair the damage within two (2) calendar days in order to maintain full operation of the system. Any loss and/or subsequent replacement of plant material due to damage of the irrigation system or the neglect to repair it promptly shall be the sole responsibility of the Contractor. Landscape replacement or repair shall be completed as soon as it will not be damaged by further construction activities.

The Contractor shall perform all work outlined in this section without direct payment, as specified in Section 8-3 of the Standard Construction Specifications.

RIGHT OF WAY STATUS

Except as otherwise noted on the Plans, all work done under this contract shall be conducted within the limits of existing public rights of way.

PROGRESS SCHEDULE

Progress schedules will be required for this contract and shall conform to the provisions in Section 7-5.01, "Progress Schedule," of the Standard Construction Specifications.

At the pre-construction meeting the Contractor shall submit to the Engineer a Schedule of Work for all work included in the Project. Full compensation for the preparation of progress schedules will be considered as included in the prices paid for the various contract items of work and no separate payment shall be made therefore.

The Contractor shall order traffic signal equipment within 5 days of receiving Notice to Proceed. The Contractor shall schedule the removal of the existing pedestrian signal equipment and the placement of the new traffic signal equipment such that the existing signal equipment is operable at least until June 17, 2013 and that the new equipment is fully installed, tested and operable before August 16, 2013.

The Contractor is advised that coordinating with SMUD for the relocation of underground power and for re-installation of service for the new signal equipment and with PG&E for the removal and / or relocation of gas mains could take as long as 6 to 8 weeks. Golden State Water could also require several weeks to relocate water mains. The Contractor shall, therefore, schedule, as an early milestone, the completion of utility identification and potholing, if required, to complete the Mills Middle School Traffic Signal and Striping Improvements.

EXISTING UTILITIES

The Contractor's attention is directed to Section 6-16, "Existing Utilities", of the Standard Construction Specifications and these Special Provisions.

All existing utilities within the Project limits shall remain in use during construction. Relocation of existing utilities may be in progress during the period of this contract. The Contractor is hereby advised that cooperation and coordination with various utility companies will be required.

As noted above, existing SMUD, PG&E, Golden State Water, Sacramento Area Sewer District and County Storm Drainage facilities are in potential conflict with proposed Project improvements.

The status and schedule for any remaining utility relocation work (if any) will be provided by the various utility representatives at the pre-construction meeting as detailed in Section 7-3 of the Standard Construction Specifications. The Contractor will cooperate and coordinate their work with all utility relocation work.

All valves, manholes and other utility covers encountered in the area to receive slurry seal surfacing shall be carefully referenced out by the Contractor and the location of the valve box, manhole or cover painted on the surface immediately after slurry seal operations are complete. Attention is directed to Section 6-16.06 "Markings", of the Standard Construction Specifications for utility color codes and symbols.

UNAVOIDABLE DELAYS

Section 7-12.02, "Unavoidable Delays", of the Standard Construction Specifications shall apply except as herein modified.

No extension of time will be granted for a delay caused by a shortage of materials unless the Contractor furnishes to the Engineer documentary proof that he has made every effort to obtain such materials from all known sources, within reasonable reach of the Work in a diligent and timely manner. The documentary proof shall indicate that the inability to obtain such materials, when originally planned, did in fact cause a delay in final completion of the entire work which could not be compensated for by revising the sequence of the Contractor's operations. The term "Shortage of Materials" as used in this section, shall not apply to materials, articles, parts, or equipment that are processed, made, constructed, fabricated, or manufactured to meet the specific requirements of the contract. Only the physical shortage of material will be considered under these provisions as a cause for extension of time. Delays in obtaining materials due to priority in filling orders will not constitute a shortage of materials.

HOURS OF WORK

The Contractor's attention is directed to Section 7-8, "Peak Hours, Hours of Darkness, Holidays, and Weekends", of the Standard Construction Specifications. See also "Traffic Maintenance" of these Special Provisions.

DUST CONTROL

The Contractor shall be responsible for dust control within the Project limits and approaches thereto in accordance with Section 17, "Dust Control", of the Standard Construction Specifications. The Contractor shall conform to all applicable provisions of the referenced section and these Special Provisions. Dust control shall be enforced at all times.

The Contractor shall provide for watering of all exposed or disturbed earth surfaces at least twice daily. The Contractor shall cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. The Contractor shall sweep the construction area and adjacent streets of all mud and dust as needed. Full compensation for dust control will be considered as included in the prices paid for the various contract items of work and no separate payment shall be made thereof.

SURPLUS MATERIAL DISPOSAL

Disposal of surplus material shall conform to the provisions in Section 18-2.03 of the Standard Construction Specifications and these Special Provisions, and no additional compensation will be made therefore. The Contractor shall comply with all the provisions set forth in the Sacramento County Land Grading and Erosion Control Ordinance when disposing of surplus material within the City of Rancho Cordova or within Sacramento County. Copies of the Land Grading and Erosion Control Ordinance may be obtained from the Municipal Services Agency Land Grading Section in Room 105, 827-7th Street, Sacramento, telephone number (916) 874-6546. Any questions pertaining to the requirements set forth in the Ordinance should be directed to the above office.

All excess excavated material, broken concrete, and any other excess material resulting from the construction shall become the property of the Contractor and shall be properly removed from the right-of-way and no additional compensation will be made therefore.

WORK TO BE DONE WITHOUT DIRECT PAYMENT

Attention is directed to Section 8-3 of the Standard Construction Specifications. All work not mentioned in these Special Provisions shall be constructed in accordance with the Standard Construction Specifications. Payment for work shown on the Plans and specified herein for which there is no item listed on the bid proposal form shall be included in the prices bid for the related items of work to provide a complete job according to the Plans, and no additional compensation will be made therefore.

SECTION 1. TECHNICAL CONSTRUCTION DETAILS

1.1 CONSTRUCTION STAKING

Construction Staking shall be provided by the City of Rancho Cordova (City) in accordance with Section 5-9 of the Standard Construction Specifications. Licensed land surveyors and engineers under contract to the City shall conduct the construction staking. The Contractor

shall coordinate construction staking requirements with the Engineer. Requests for staking shall be submitted to the Engineer not less than 48 hours prior to the time that field staking is needed.

Construction staking shall be provided one time only. The Contractor will be responsible for the cost of replacement or restoration of stakes and marks that, in the judgment of the City, were carelessly or willfully destroyed, damaged or rendered unusable by the Contractor's operations.

1.2 TRAFFIC CONTROL SYSTEM

Provisions for public convenience and safety, construction area traffic control, and hours of work shall be in accordance with the Standard Construction Specifications. Specific requirements are provided in Sections 6-11, 6-12, 6-13, 6-14, 7-8, and 12 of the Standard Construction Specifications. The Contractor shall be responsible for public safety and traffic control within the project limits and on the approaches to the project.

A traffic control plan (or plans) shall be submitted for review for any work requiring modifications of existing traffic patterns. The traffic control plan shall include provisions for vehicular, pedestrian, and bicycle access. Additionally, the traffic control plan shall address traffic signal operation for any work performed within 200 feet of a signalized intersection.

An anticipated approach speed of 45 mph shall be used for Coloma Road Traffic Control Plans.

Construction shall be suspended and no activities that interfere with public traffic shall be conducted on Memorial Day, Independence Day, Labor Day or Veterans Day, during the four day Thanksgiving weekend and on December 8 through January 1.

The local Fire Department, Sheriff/Police Department, California Highway Patrol, and Regional Transit (if applicable) shall be notified 24 hours in advance of construction work.

Construction area signs shall conform to the requirements of Section 12-3.08 "Construction Area Signs" of the Standard Construction Specifications.

Advisory (S1) signs shall be posted 10 days in advance of construction activities.

At least one lane of 10-foot minimum pavement width shall be maintained for each direction of travel during standard construction hours. Lane closure shall not be allowed without an approved traffic control plan, proper advance warning devices, signing and flag person control. Unless otherwise approved by the City of Rancho Cordova construction shall not be permitted on weekends and holidays.

Minor deviations from the requirements of this section concerning hours of work which do not significantly change the cost of the work may be permitted upon the written request of the Contractor if in the opinion of the Engineer, public traffic will be better served and the work expedited. These deviations shall not be adopted by the Contractor until the Engineer has approved them in writing. All other modifications will be made by contract change order.

Pedestrian access facilities shall be provided through construction areas within the right-of-way as shown on the Plans and as specified herein. Pedestrian walkways shall be provided with

surfacing of asphalt concrete, Portland Cement Concrete or timber. Surface shall be skid resistant and free of irregularities.

Paved pedestrian access to sidewalks shall be maintained during all stages of construction. Walkways shall be maintained in good condition by the Contractor. Walkways shall be kept clear of obstructions.

Full compensation for providing said pedestrian facilities shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

Any closure or detour of pedestrian access for contractor's convenience shall be approved in writing by the Engineer prior to scheduling work in the area under question. Any request for temporary closure or detour of pedestrians shall be made in writing and include plans and information showing requested duration, days of the week, routes, signing and safety measures. Approval or rejection of requests will be at the sole discretion of the Engineer. Additional signing and safety measures for pedestrians approved as part of a pedestrian access modification shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation shall be allowed therefore.

The Contractor's attention is directed to the "Order of Work" section of the Special Provisions. The Contractor is required to notify the Mills Middle School not less than 3 days in advance of the scheduled interruption of the existing pedestrian signal operation. The contractor shall coordinate with Mills Middle School the closure or detour of existing pedestrian access routes.

All costs for maintaining traffic control systems shall be included in the price paid for the Traffic Control Plan and shall include full compensation for furnishing all labor (including flagging costs), materials (including signs), tools, equipment and incidentals, and for doing all the work involved in placing, removing, storing, maintaining, moving to new locations, replacing, and disposing of the components of the traffic control systems as shown on the approved Traffic Control Plans, as required to maintain traffic as specified in the State Standard Specifications, in these Special Provisions, and as directed by the Engineer and no additional compensation shall be allowed therefore.

1.3 PORTABLE CHANGEABLE MESSAGE SIGN(S)

Portable changeable message sign(s) shall be furnished, placed, operated, and maintained during all work which requires a lane closure and as designated by the Engineer and shall conform to the provisions of Section 12, "Construction Area Traffic Control Devices," of the State Standard Specifications and these Special Provisions.

The Contractor shall demonstrate that the portable changeable message signs are fully operational prior to beginning any work of this contract that requires a lane closure.

Full compensation for demonstration that the portable changeable message signs are fully operational prior to use shall be considered as included in the contract unit price paid for Portable Changeable Message Sign(s) and no additional compensation will be allowed therefore.

1.4 CLEARING AND GRUBBING

Clearing and grubbing shall conform to Section 15 of the Standard Construction Specifications and these Special Provisions.

All City of Rancho Cordova traffic signs that are affected by the Work shall be relocated by the City and maintained by the Contractor in accordance with Section 12-3 of the Standard Construction Specifications and included in the price paid for clearing and grubbing with no additional payment allowed therefore. All non-City of Rancho Cordova or Sacramento County signs that are within public rights-of-way or temporary construction agreement areas and are affected by the Work shall be removed and disposed of by the Contractor and included in the price paid for clearing and grubbing with no additional payment allowed therefore.

Clearing and grubbing shall include the removal of certain walkways and driveways as shown on the Plans. Unless otherwise noted, clearing and grubbing shall not require the removal of existing trees. Trees shall be protected and any root cutting shall follow the directions of a certified arborist. Roots shall be removed to a minimum depth of 12 (twelve) inches below the grading plane, typically.

All tree trimming associated with the Project shall be done by an arborist certified by the International Society of Arboriculture (I.S.A.). Tree trimming shall be limited to tree limbs required to be removed to allow for Project construction activities, minimum required vehicular clearance, and tree root cutting required for earthwork and trenching. All roots 6 inches in diameter or greater shall be cut cleanly and sealed by the arborist or by the arborist's staff.

All work within oak tree driplines shall be supervised by a certified arborist. The arborist shall conduct (or direct and supervise) all necessary root pruning of oak trees. No limb pruning shall occur unless absolutely necessary to avoid limb damage.

The Contractor shall submit to the City, in writing, the name of the I.S.A. certified arborist, a minimum of four (4) working days prior to the start of Clearing and Grubbing operations.

All work by the I.S.A. certified arborist shall be considered incidental to the work and included in the price paid for clearing and grubbing with no additional payment allowed therefore.

The Contractor shall repair any private, landscaped areas damaged by construction activities. The lump sum price paid for meeting the provisions of this paragraph shall be included in the lump sum price paid for clearing and grubbing with no additional payment allowed therefore.

All mailboxes, which must be relocated to construct sidewalks and pedestrian access improvements or are relocated as directed by the Engineer, shall be moved and reset in accordance with Section 13-2.01 of the Standard Specifications and included in the price paid for clearing and grubbing with no additional payment allowed therefore.

The removal and repair of existing private sprinkler systems, as necessary, shall be conducted in accordance with the applicable provisions of Section 13-2.04 of the Standard Specifications except that the Contractor shall relocate, repair or replace as necessary any irrigation lines, sprinkler heads, etc. which interfere with the clearing and grubbing, sidewalk construction, sidewalk replacement or pedestrian access improvements to the satisfaction of the Engineer. The Contractor shall repair any private irrigation systems damaged by construction activities. The irrigation systems shall be reinstalled within 48 hours, and the Contractor shall maintain existing landscaping in the interim, as directed by the Engineer. The price paid for meeting landscape and irrigation repair provisions of this paragraph shall be included in the price paid for clearing and grubbing with no additional payment allowed therefore.

The contract lump sum price for clearing and grubbing shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the clearing and grubbing work involved as specified in these Special Provisions, as specified in the Standard Construction Specifications, as shown on the Plans and as directed by the Engineer and no additional compensation will be made therefore.

1.5 CLASS 2 AGGREGATE BASE

Aggregate base shall be Class 2 and shall conform to Section 22-2, "Aggregate Base," of the Standard Construction Specifications, Section 26, "Aggregate Bases," of the State Specifications, and these Special Provisions.

Aggregate base shall be produced from commercial quality aggregate consisting of broken stone, crushed gravel, clean, rough-surfaced gravel and sand, or a combination thereof. The grading of the material shall be three-fourth inch (3/4") maximum. Spreading and compacting shall be performed by methods that will produce a uniform base when firmly and properly compacted free from pockets of coarse or fine material.

Class 2 Aggregate Base shall be placed, conforming to Detail 4-30 of Details, Standard Drawing in the Standard Construction Specifications, and as shown on the Plans, as specified in these Special Provisions, and as directed by the Engineer.

The cost of excavation and disposal of excess materials to place Class 2 aggregate base for curb, gutter, sidewalk and sidewalk ramp shall be included in the bid price per ton of Class 2 aggregate base and no additional compensation will be made therefore.

The contract unit price paid per TON of Class 2 Aggregate Base shall include full compensation for furnishing all labor, materials, tools, equipment, incidentals, and for doing all work involved in excavating, placing, and compacting Class 2 aggregate base as shown on the plans, as specified in the Standard Construction Specifications, these Special Provisions, and as directed by the Engineer and no additional compensation will be made therefore.

1.6 ASPHALT CONCRETE, TYPE A

Asphalt concrete shall conform to Section 23, "Asphalt Concrete," of the Standard Construction Specifications and these Special Provisions.

Type "A" asphalt concrete shall be used. The paving asphalt shall be Performance Grade (PG) 70-10 per AASHTO M320-04 Specifications, as approved by the Engineer. The amount of asphalt binder will be determined by the Contractor in accordance with CAL 367. Tolerance, upper and lower limit, will be determined to meet stability air voids and potential flushing requirements.

The aggregate gradation shall be one-half inch (1/2") maximum, medium gradation.

Emulsion shall be applied to both the vertical edges of the existing pavement and to the pavement to be surfaced prior to placing new asphalt concrete. Asphaltic emulsions shall conform to "Asphaltic Emulsions Binder (Tack Coat)" of the Standard Construction

Specifications and shall be included in the unit bid price for asphalt concrete and no additional compensation shall be allowed therefore.

The contract unit price paid per Ton of Asphalt Concrete, Type A shall include full compensation for furnishing all labor, materials, tools, equipment, incidentals, and for doing all work involved in the production, delivery, and placement of asphalt concrete as shown on the Plans, as specified in the Standard Construction Specifications, these Special Provisions, and as directed by the Engineer and no additional compensation will be made therefore.

1.7 PAVEMENT SURFACE PREPARATION

The Contractor shall be responsible for removing all vegetation from the edge of pavement, sweeping and washing the pavement in advance of slurry seal operations. Power water wash shall be used for the complete removal of dust that may cause slurry seal slippage. The Contractor shall be responsible for furnishing and placing asphalt emulsion tack coat in advance of pavement repairs as provided in Sections 37, 39 and 94 of the State Standard Specifications. The Contractor shall remove and dispose of all pavement markers prior to pavement repair or microsurfacing and remove traffic bars as required by the Engineer.

All thermoplastic limit lines, crosswalks and legends applied to the road surface shall be scarified prior to placing slurry seal. Scarification shall be performed by grinding such that approximately 20% of the underlying pavement is exposed. All material resulting from the grinding operation shall be removed immediately from the right-of-way and shall be transported and properly disposed of off-site. Striping removal shall occur no sooner than one calendar day prior to slurry seal operations. If the striping removal is performed on a day other than the day of slurry seal placement, the Contractor shall supply and install temporary pavement markings as detailed in these Special Provisions. The Contractor shall be responsible for the removal of the temporary pavement markings prior to placement of slurry seal.

The bid price per square yard for pavement surface preparation work, shall include full compensation for furnishing all labor, materials, tools, equipment, incidentals and for doing all work included in the preparation of pavement surfaces to be slurry sealed including the removal of vegetation, sweeping and washing, the removal of thermoplastic limit lines, crosswalks and legends and the referencing out of all manhole, utility vaults, valve boxes and survey monuments, as specified in the Standard Construction Specifications, these Special Provisions and as directed by the Engineer and no additional compensation shall be allowed therefore.

1.8 SLURRY SEAL

Slurry Seal shall conform to Section 14-3.03 Seal Coats, 14-3.03A Single Seal, Alternate 1, of the Standard Construction Specifications. Slurry Seal Aggregate shall be Type II per Section 37-2.02C of the State Standard Specification.

Slurry Seal will be measured and paid per square yard of roadway surfaced with slurry seal mixture and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the work involved in the testing, furnishing mix design, furnishing added water and set-control additives, mixing water and asphaltic emulsions for coating the pavement, placement of the slurry seal mixture, and protecting the seal until it has

set, all as shown on the Plans, and as specified in these Special Provisions and as directed by the Engineer.

1.9 COMPENSATION ADJUSTMENTS FOR PRICE INDEX FLUCTUATIONS

The provisions of this section shall apply only to the following contract items:

- A. Asphalt Concrete, Type A
- B. Slurry Seal

The compensation payable for paving asphalt used in Asphalt Concrete, Type A, and slurry seals will be increased or decreased in conformance with the provisions of this section for paving asphalt price fluctuations exceeding 10 percent (I_u/I_b is greater than 1.10 or less than 0.90) which occur during performance of the work.

The adjustment in compensation will be determined in conformance with the following formulae when the item of Asphalt Concrete, Type A, or slurry seals are included in a monthly estimate:

Total monthly adjustment = AQ

- A. For an increase in paving asphalt price index exceeding 10 percent:
 $A = 0.90 (I_u/I_b - 1.10) I_b$
- B. For a decrease in paving asphalt price index exceeding 10 percent:
 $A = 0.90 (I_u/I_b - 0.90) I_b$
- C. Where:
 - 1. A = Adjustment in dollars per ton of paving asphalt used to produce asphalt concrete and asphaltic emulsion residue used as paint binder rounded to the nearest \$0.01.
 - 2. I_u = The California Statewide Paving Asphalt Price Index which is in effect on the first business day of the month within the pay period in which the quantity subject to adjustment was included in the estimate.
 - 3. I_b = The California Statewide Paving Asphalt Price Index for the month in which the bid opening for the project occurred.
 - 4. Q = Quantity in tons of paving asphalt that was used in producing the quantity of asphalt concrete shown under "This Estimate" on the monthly estimate using the amount of asphalt determined by the Engineer plus the quantity in tons of paving asphalt that would have been used as residue in the asphaltic emulsion (paint binder) shown under "This Estimate" on the monthly estimate.

The adjustment in compensation will also be subject to the following:

- A. The compensation adjustments provided herein will be shown separately on payment estimates. The Contractor shall be liable to the City for decreased compensation adjustments and the City may deduct the amount thereof from moneys due or that may become due the Contractor.

- B. Compensation adjustments made under this section will be taken into account in making adjustments in conformance with the provisions in Section 4-1.03B, "Increased or Decreased Quantities," of the State Standard Specifications.
- C. In the event of an overrun of contract time, adjustment in compensation for paving asphalt included in estimates during the overrun period will be determined using the California Statewide Paving Asphalt Price Index in effect on the first business day of the month within the pay period in which the overrun began.

The California Statewide Paving Asphalt Price Index is determined each month on the first business day of the month by the City using the median of posted prices in effect as posted by Chevron, Mobil, and Unocal for the Buena Vista, Huntington Beach, Kern River, Long Beach, Midway Sunset, and Wilmington fields.

In the event that the companies discontinue posting their prices for a field, the City will determine an index from the remaining posted prices. The City reserves the right to include in the index determination the posted prices of additional fields.

The California Statewide Paving Asphalt Price Index is available on the Division of Engineering Services website at: http://www.dot.ca.gov/hq/esc/oe/asphalt_index/astable.html

1.10 REMOVE AND REPLACE EXISTING TYPE 2 CURB AND GUTTER

Remove and replace existing Type 2 curb and gutter shall conform to Section 73-1.05, "Curb Construction", of the State Specifications, and Section 14-4, "Concrete," Section 27, "Curbs, Gutters, Sidewalks, and Drainage Structures," Detail 4-30, "Sidewalk Curb & Gutter Sections," of the Standard Construction Specifications, these Special Provisions, and as directed by the Engineer.

In areas where existing gutter or existing curb, gutter, and sidewalk are shown on the Plans to be removed and replaced, the Contractor shall sawcut and remove a minimum width of two feet (2') of pavement at the lip of gutter. Pavement replacement necessary to install or replace curbs and gutters shall be 4-inches of Type A, Asphalt Concrete over 8-inches of Class 2 Aggregate Base. The width of removal may vary as identified on the Plans. Additional excavation may be required by the Contractor to facilitate construction operations, however the depth measurement for payment of Asphalt Concrete replacement shall be four inches. The Contractor is referred to Asphalt Concrete Type A, Class 2 Aggregate Base and Pavement Reconstruction Sections of these Special Provisions.

Excavation, subgrade preparation and backfill, if necessary, shall conform to Section 18-3 of the Standard Construction Specifications.

After removal of P.C.C. curb and gutter, improvement work shall be completed within **five (5) working days** in accordance with these and any other related specifications. Failure to complete improvement work as specified above, as determined by the Engineer, shall result in Liquidated Damages in the sum of **SEVEN HUNDRED FIFTY DOLLARS (\$750.00)** for each and every calendar day beyond the five (5) working days of P.C.C. curb and gutter removal.

The Contractor shall bid a unit price per lineal foot to remove and replace Type 2 P.C.C. Curb and Gutter. Compensation shall include all labor, materials, tools, equipment, and incidentals,

and for doing all work involved in removing existing curbs and gutters and for constructing Type 2 Curb and Gutter, complete in place, including but not limited to, saw cutting, excavation, subgrade and foundation preparation, backfill, if necessary, the furnishing and placement of Aggregate Base, Class 2, and for furnishing and placing Portland Cement Concrete as shown on the Plans, as specified in these Special Provisions, and no additional compensation will be allowed therefore.

The exact quantity and limits of existing gutter or existing curb and gutter to be removed and replaced shall be determined by the Engineer and may not match the limits shown on the Plans or itemized in the Bid Schedule. The Engineer may specify additional locations within, adjacent, or near the Project limits. Additional locations shall be paid for at the unit price bid for the appropriate bid items and no additional compensation will be allowed thereof.

1.11 REMOVE AND REPLACE P.C.C. SIDEWALKS AND SIDEWALK RAMPS

Remove and Replace P.C.C. Sidewalks and Sidewalk Ramps shall conform to Section 73-1.06, "Sidewalk, Gutter Depression, Island Paving, Curb Ramp (Wheelchair Ramp), and Driveway Construction," of the State Specifications and Section 14-4, "Concrete," and Section 27, "Curbs, Gutters, Sidewalks, and Drainage Structures," of the Standard Construction Specifications, these Special Provisions, and as directed by the Engineer.

Sidewalks shall be constructed with a P.C.C. thickness of 3-5/8 inches.

Expansion joints, weakened plane joints, and score marks shall conform to Section 27- 3.01, "Expansion Joints, Weakened Plane Joints, and Score Marks," of the Standard Construction Specifications. Expansion joints shall be placed at sixty foot (60') intervals, at conforms, at utility vaults, and at other locations specified in the Standard Construction Specifications, or as directed by the Engineer. Weakened plane joints and score marks shall conform to the Standard Construction Specifications or shall be as directed by the Engineer. Generally, four-foot (4') wide sidewalks shall be scored at four-foot (4') intervals, and five-foot (5') wide sidewalks shall be scored at five-foot (5') intervals.

Excavation, subgrade preparation and backfill, if necessary, shall conform to Section 18-3 of the Standard Construction Specifications.

After removal of PCC sidewalk, improvement work shall be completed within **five (5) working days** in accordance with these and any other related specifications. Failure to complete improvement work as specified above, as determined by the Engineer, shall result in Liquidated Damages in the sum of **SEVEN HUNDRED FIFTY DOLLARS (\$750.00)** for each and every calendar day beyond the five (5) working days of PCC sidewalk removal.

The Contractor shall bid a unit price per square foot for P.C.C. Sidewalk and Sidewalk Ramps. Compensation shall include all labor, materials, tools, equipment, and incidentals, and for doing all work involved in removing and replacing sidewalks and sidewalk ramps, complete in place, including but not limited to, subgrade and foundation preparation, backfill, if necessary, the placement of Aggregate Base, Class 2, and for furnishing and placing Portland Cement Concrete as shown on the Plans, as specified in these Special Provisions, and as directed by the Engineer and no additional compensation will be allowed.

The limits of sidewalk and sidewalk ramps removed and replaced as part of this contract may not match the limits shown on the Plans or as itemized in the Bid Schedule. There shall be no change to the unit price paid per square foot of sidewalk and sidewalk ramps actually removed and replaced, as appropriate.

1.12 DETECTABLE WARNING SURFACE DRIVEWAYS

All P.C.C. sidewalk ramps shall include a cast in place prefabricated detectable warning surface as specified in Standard Drawing 4-51. Cast in place prefabricated detectable warning surface shall be composed of a vitrified polymer including aluminum oxide ("Armor-Tile" or approved equal). Color to be safety yellow. Domes to be 'in-line', parallel to curbing, with a height of 0.2", base diameter of 0.9", and top diameter of 0.45", spaced 1.66" O.C. (2.35" O.C. on the diagonal). Field surface and top of domes to have a dotted texture for slip resistance. Density of dots in field area to be 30 per square inch minimum. Detectable warning surfaces shall be paid for at the contract price per each. Detectable warning surfaces shall be placed at the locations shown on the Plans.

Detectable warning surfaces shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the work involved in supplying and installing the detectable warning surfaces completely, as shown on the Plans, and as specified in these Special Provisions and as directed by the Engineer.

1.13 CONSTRUCT MEDIAN ISLAND

The Contractor shall place approximately 333 lineal feet of 3 foot wide median on Coloma Road. The new median island shall be constructed with Type 4A median curb and filled with stamped colored concrete. Construction shall conform to the Provisions of Section 27, "Curb, Gutter, Sidewalk and Drainage Structures" and shall conform to Standard Drawing 4-31 and the details shown on the Plans. As shown on the Plans, the median area between the new type 4A curbs shall be constructed with 6-inch thick stamped colored concrete placed as approved by the Engineer.

Unless otherwise directed, the color of the stamped concrete shall be "Sunset Rose" from the Davis colors standard color pallet and the pattern shall be "Basketweave" or "Running Bond" standard templates, as directed by the Engineer. Concrete shall be rough floated prior and screeded to required grade and cross section and floated to a uniform surface.

Floor color hardener shall be applied to the plastic surface of the concrete by the "dry-shake" method using a minimum of 30 kg per 10 square meters. Hardener shall be applied in 2 applications, shall be wood-floated after each application and shall be trowelled only after the final floating. The resultant color of the floor hardener shall closely conform to the "Sunset Rose" color specified.

The forming tools for the textured paving shall be applied to form the patterned surfaces while the concrete is still in the plastic stage of set. Steel form patterns shall be used except where approved by the Engineer.

The Contractor shall bid a unit price per lineal foot to construct the 3 foot wide median. Compensation shall include all labor, materials, tools, equipment and incidentals and for doing

all work involved in constructing the median complete in place including, but not limited to, subgrade and foundation preparation, the furnishing and placement of Type 4A Curbs, the furnishing and placement of stamped color concrete, as shown on the Plans, as specified in these Special Provisions and as directed by the Engineer and no additional compensation will be allowed therefore.

1.14 TEMPORARY PAVEMENT MARKINGS

The conditions indicating the need for temporary pavement markings are described in the sections entitled "Pavement Surface Preparation" and "Thermoplastic Traffic Stripes and Pavement Markings" of these Special Provisions, and as detailed in this section.

Temporary pavement markings shall conform to the provisions of Section 23-8.02 "Pre-Overlay Preparation" of the Standard Construction Specifications and as specified in these Special Provisions. Portions of roadway shown on the Plans to have traffic markings shall be marked with temporary pavement markings for any period of time when said portions of the roadway are open to traffic prior to the application of final striping. Removal of temporary pavement markings, as described above, immediately prior to application of pavement overlay or new striping, as appropriate, shall be the responsibility of the Contractor.

The supply, installation and removal of temporary pavement markings within the limits of slurry seal application shall be considered incidental and included in the unit cost paid for the various items of work and no additional compensation shall be allowed therefore.

1.15 THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS

All traffic striping and pavement markings (legends) within the Project limits shall be thermoplastic and shall be installed by the Contractor as shown on the Plans and as directed by the Engineer. The work shall conform to Section 48 of the Standard Construction Specifications and these Special Provisions.

New traffic striping of the roadway centerline shall be installed on each segment of the roadway on the same day that slurry seal is applied to that roadway segment.

New traffic striping of lane lines, crosswalks, and stop bars (skip white and solid white) shall be installed on each segment of the roadway within one day of application of pavement slurry seal application. If application of lane line striping is not completed on the same day as the application of slurry seal the Contractor shall supply and install temporary pavement markings as detailed in the "Temporary Pavement Markings" section of these Special Provisions.

All other required new striping (bicycle lanes, pavement markings) shall be installed within two working days of application of pavement slurry seal application.

Any failure to install new striping prior to opening the various portions of the roadway to traffic shall necessitate the installation of temporary pavement markings as described in the "Temporary Pavement Markings" section of these Special Provisions.

Thermoplastic traffic stripes shall be measured and paid for by the linear foot, for the various details referenced in drawings A20A through A20D of the State Standard Plans, along the line of the traffic stripes, without deductions for gaps in broken traffic stripes. A traffic stripe greater than 4-inches in width (Detail 12, 38) consisting of a white stripe 8-inches wide, will be measured per lineal foot and each lineal foot shall include one 8-inch wide stripe. A traffic

stripe greater than 4 inches in width (Detail 39 and 39A), consisting of a white stripe 6-inches wide, will be measured per lineal foot and each lineal foot shall include one 6-inch wide stripe. A double double traffic stripe (Detail 32) consisting of four, 4-inch wide yellow stripes will be measured per lineal foot and each lineal foot shall include four stripes. Crosswalks and stop bars consisting of 12-inch wide stripe will be measured per lineal foot and each lineal foot shall include one 12-inch wide stripe, white or yellow. Payment for Thermoplastic pavement stripes shall include payment for the associated pavement markers as shown on the State Standard Plans for each Pavement Stripe detail. Thermoplastic pavement markings, including letters and turn arrows will be measured and paid for by the square foot for the actual area covered.

The price paid per foot for traffic stripes and the price paid per square foot for pavement markings shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals and for doing all the work involved in installing the traffic stripes and associated pavement markers and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals and for doing all work included in installing thermoplastic pavement markings and associated pavement markers as shown on the Plans, as specified in the State Standard Specifications and as directed by the Engineer and no additional compensation shall be allowed therefore.

1.16 PAVEMENT MARKERS

This section includes furnishing and installing pavement markers as shown on the Plans and the State Standard Drawings. The work shall conform to Section 85 of the State Standard Specifications and these Special Provisions. Except as otherwise provided in Section 85-1.06 of the State Standard Specifications, pavement markers shall be cemented to the pavement with hot melt bituminous adhesive or Rapid Set type epoxy adhesive.

The quantity of pavement markers placed will be measured as units determined from actual count in place. This quantity shall not include pavement markers furnished and installed as part of State Standard Traffic Stripes.

The contract unit price paid for pavement markers shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in furnishing and placing pavement markers, complete in place, including adhesives, and establishing alignment for pavement markers as shown on the Plans, as specified in the State Standard Specifications, these Special Provisions and as directed by the Engineer, and no additional compensation shall be allowed therefore.

1.17 TRAFFIC SIGNAL IMPROVEMENTS, COLOMA ROAD AND MILLS MIDDLE SCHOOL

The scope of the traffic signal improvements includes removal of the existing pedestrian signal crossing equipment, the furnishing and placement of new vehicle and pedestrian traffic signals including luminaires, the furnishing and placement of vehicle detector loops and detector handholes, the furnishing and placement of traffic signal service can with battery backup, the installation of a new traffic signal controller, and the furnishing and placement of traffic signal conduit and conductor wire. The existing audible pedestrian signals with countdown heads are to be reinstalled on the new traffic signal poles. The Contractor shall install new ADA compliant pedestrian push buttons.

The Contractor shall order new traffic signal, pedestrian signal and street lighting equipment within 5 calendar days after the date of the Notice to Proceed. The Contractor shall submit a copy of the equipment order to the City.

The Contractor shall maintain existing electrical systems, including traffic signals and street lighting facilities in effective operation during the progress of the Work except when shutdown is permitted by the Engineer to allow the proposed modifications or removal of existing systems.

The Contractor shall notify the City and request inspection in accordance with Section 49-1.09 of the Standard Construction Specifications.

The new traffic signals installed as part of this Work shall not be activated until all signal heads, pedestrian heads, backplates, luminaires, detectors, push buttons, signs and striping have been installed. The Contractor shall provide the City and the County of Sacramento written notices at least 3 working days prior to the scheduled signal activation. Refer to the Standard Construction Specifications Section 49-1.10.

City Supplied Equipment

The Contractor's attention is directed to Section 49-7 of the Standard Construction Specifications. City supplied equipment includes the traffic signal controller and wired traffic signal cabinet. The Contractor shall install the controller as shown on the Plans.

Contractor Supplied Equipment

The Contractor shall supply the traffic signal poles, vehicle detector loops, detector handholes, conduit, pull boxes, conductors, wiring, service can with battery backup unit, traffic signal faces and fittings, pedestrian push buttons and lighting, all detector equipment external to the wired cabinet service can and all other material and equipment shown on the Plans, as specified in the Standard Construction Specifications and these Special Provisions and as directed by the Engineer.

Salvaged Equipment

The Contractor shall deliver all equipment shown on the Plans as "salvaged to the City", in the same condition as before removal to the Sacramento County Corporation Yard located at 4135 Traffic Way. The Contractor shall inform the Traffic Signal Shop Supervisor, 875-5857, at least two (2) working days in advance of the date equipment drop-off is required. The hours for drop-off are 9:00 a.m. to 3:00 p.m., Monday through Thursday. Full compensation for transport to and from drop-off at the County yard shall be considered as included in the lump sum price paid for the traffic signal improvements. All other equipment shown on the Contract plans as salvaged shall become the property of the Contractor and shall be removed from the right-of-way and disposed of by the Contractor.

Foundations

The Contractor's attention is directed to Section 49-2.04 of the Standard Construction Specifications. All traffic signal pole foundations shall be located such that no existing conduit, pipe or other underground utility facility shall conflict with the entire volume of the pole foundation. If a conflict with an existing street light conduit or an existing traffic signal conduit is determined to exist, the Contractor shall modify the existing conduit such that it is removed from the area of conflict. If a conflict with any underground utility facility other than street light and traffic signal conduit is determined to exist, the Contractor shall bring the potential conflict to the attention of the Engineer. The signal foundation location may be adjusted as detailed in Section 49-2.05 of the Standard Construction Specifications. Conformance with these provisions, including re-routing or existing street light and / or traffic signal conduits, as required, shall be considered incidental and included in the lump sum payment for the traffic signal improvements and no additional compensation shall be allowed therefore.

Traffic Signal Poles located in sidewalk areas shall be located such that the back of the pole's base flange shall be within the sidewalk area and within one inch of the back of the sidewalk.

All traffic signal poles and pull boxes shall be located outside the limits of sidewalk ramps.

Conduit

Conduit shall conform to Section 86-2.05 "Conduit" of the State Standard Specifications and to Section 49-2.06 of the County Standard Construction Specifications.

Pull Boxes

Pull boxes shall conform to Section 86-2.06 "Pull Boxes" of the State Standard Specifications except as modified by Section 49-2.07 of the County Standard Construction Specifications.

Wiring

Wiring shall conform to Section 86-2.09 "Wiring" of the State Standard Specifications except as modified by Section 49-2.09 of the County Standard Construction Specifications.

Standards, Steel Pedestals and Posts

Standards, steel pedestals and posts shall conform to Section 86-2.04 "Standards, Steel Pedestals and Posts" of the State Specifications and to Section 49-2.05 of the County Standard Specifications.

Traffic Signal Faces and Fittings

Traffic Signal Faces and fittings shall conform to Section 86-4 "Traffic Signal Faces and Fittings" of the State Standard Specifications.

Vehicle Signal Heads

All vehicle signal heads supplied by the Contractor shall have 12" (300 mm) signal faces. All LED modules shall be Gelcore, Dialight, or approved equal.

Pedestrian Push Buttons and Push Button Signs

Pedestrian push buttons shall be Type B. All pedestrian push buttons shall be the large A.D.A. type with a two-inch (2") diameter button by US Traffic Corp. / IDC-Model HS7999 ADA Pedestrian Button (olive green), Western Pacific Signal, LLC – Model WPS 8133 (metal) – ADA Button, or approved equal.

The signs for the pedestrian push button units shall be 5" by 7-3/4" as manufactured by Pelco Products, Inc. model SF-1017-05 (left arrow) or model SF-1018 (right arrow), or approved equal.

LED Luminaires

Contractor shall furnish and install BetaLED, LEDway streetlights model STR-LWY-3M-HT-06-D-UL-700-43K-R-BK, or approved equal, to replace the existing 200W HPS luminaires. The LED streetlights shall be IESNA Type III Medium distribution suitable for horizontal tenon mount with the new traffic signal equipment.

The LED luminaires shall meet the following requirements:

- 4300D color temperature
- 70 plus CRI
- NEMA utility sticker included
- NEMA photocell receptacle included
- Total system wattage not to exceed 140 watts
- L70 @ 25 degree C of 118,000 hours or more
- 10 warranty on LED and Driver
- Surge protection in accordance with IEEE/ANSI C62.41.2
- 10 warranty on paint finish
- Meets CalTrans 611 Vibration test

Detectors

Detectors shall conform to Section 86-5 Detectors of the State Standard Specifications and to Section 49-5 of the County Standard Specifications.

Detector Handholes

The Contractor shall furnish and install Type B detector handholes at the locations shown on the Plans and as detailed in Standard Drawing 5-25.

Signal Interconnect Cable

Signal interconnect cable shall be furnished and installed as specified in Section 49-2.08A of the County Standard Specifications.

Service Can and Battery Backup Unit

The Contractor shall furnish and install a metered service enclosure with battery backup (170 / 2400) as specified in Section 49-2.11F of the County Standard Specifications and as shown on Standard Drawing 5-29.

Payment

The lump sum price paid for the traffic signal improvements shall include all lighting, electrical and signal equipment, removal and salvaging of existing equipment as shown on the Plans and shall include full compensation for furnishing all labor, materials, tools, equipment and incidentals, for equipment installation, removal and salvage as shown on the Plans, as specified in the Standard Specifications, these Specifications and as directed by the Engineer. The lump sum price paid shall include pull boxes, excavation and backfill, concrete foundations, pedestrian barricades, furnishing and installing City supplied sign panels and performing required tests.

Full compensation for all additional materials and labor, not shown or specified in these Special Provisions, which are necessary to complete the installation of the various systems, shall be included in the price paid for the Coloma Road and Mills Middle School Traffic Signal Improvements and no additional compensation will be paid.

Full compensation for loading and transporting salvaged equipment to the specified location shall be included in the price paid and no additional compensation will be paid therefore.

**CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS**

B I D F O R M

Project No. CP13-2120

Project: **Mills Middle School Traffic Signal and Striping Improvements**

SUBMIT BID TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

BID OPENING:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

NO LATER THAN: 2:00 p.m.
DAY OF BID: May 9, 2013

APPROXIMATELY 2:10 p.m.

TO: City Clerk
City of Rancho Cordova

Name of Bidder: Tim Paxin's Pacific Excavation, Inc.

Business Address: 97916 Kent Street

City, State, Zip Code: Elk Grove, CA 95624

Telephone Number: 916-686-2800

Contact Person: Prescilla Castelan

The Contractor is encouraged to submit these Bid Forms typed or neatly printed.

CITY OF RANCHO CORDOVA

1. CONTRACTORS LICENSE FORM

Project No. CP13-2120

Mills Middle School Traffic Signal and Striping Improvements

Project: ~~Old Placerville Road Complete Streets Project~~

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall be licensed as a contractor in accordance with the provisions of Division 3, Chapter 9 of the California Business and Professions Code. A bid submitted to the City by a contractor who is not licensed as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly licensed when the contractor submitted his/her bid on this project. In order for the City to verify the license status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's license number, name on the license, classification, and expiration date of the license.

No bid submitted to the City shall be invalidated by the failure of the bidder to be licensed in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. The first payment for work or material under any contract shall not be made unless and until the Registrar of Contractors verifies to the City that the records of the Contractors' State License Board indicate that the contractor was properly licensed at the time the contract was awarded. Any bidder or contractor not so licensed shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the Contractors' State License Board. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION

In accordance with the Business and Professions Code, we do hereby, under Penalty of Perjury, certify that the following contractor's license information is true and correct.

Contractor's License No. 694400Expiration Date: 8/31/2014Contractor's Classification: A C10

Tim Paxin's Pacific Excavation, Inc.
Contractor's Name (Printed)

May 9, 2013
Date

Prescilla Gastelum
Bidder's Signature

(same signature as on Bid Proposal)

Prescilla Gastelum
Bidder's Name (Printed)

Corporate Secretary
Bidder's Title

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposes to subcontract portions of the work, as required by the provisions in Section 2-1.054, "Required Listing of Proposed Subcontractors," of the Standard Specifications and Section 2-1.02, "General," of the special provisions.

LIST OF SUBCONTRACTORS

<u>Name and Address</u>	<u>Description of Portion of Work Subcontracted</u>
CENTERLINE STRIPING CO, INC. 9481 CINODR. ELK GROVE, CA 95624	#14 thru #20
CENTRAL VALLEY ENG. & ASPHALT, INC. 210 KENRDT LN. ROSEVILLE, CA 95678	#7 & #8
ALLIED WEST CONSTR. CO. P.O. Box 530 PENURIN, CA 95663	#2 PARTIAL, #3 PARTIAL #5, 6, 9, 10, 11, 12, 13

(THE BIDDER'S EXECUTION ON THE SIGNATURE PORTION OF THIS PROPOSAL SHALL ALSO CONSTITUTE AN ENDORSEMENT AND EXECUTION OF THOSE CERTIFICATIONS WHICH ARE A PART OF THIS PROPOSAL)

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder Tim Paxin's Pacific Excavation Inc., proposed subcontractor See List of Subcontractors, hereby certifies that he has X, has not , participated in a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of \$10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

PUBLIC CONTRACT CODE

Public Contract Code Section 10285.1 Statement

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has _____, has not ☒ been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Public Contract Code Section 10162 Questionnaire

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No ☒

If the answer is yes, explain the circumstances in the following space.

N/A

Public Contract Code 10232 Statement

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

N/A

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.
Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Noncollusion Affidavit
(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS.

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit.
Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

DEBARMENT AND SUSPENSION CERTIFICATION

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

N/A

Exceptions will ~~not necessarily~~ result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

N/A

Notes: Providing false information may result in criminal prosecution or administrative sanctions. The above certification is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Certification.

Accompanying this proposal is

Bidder's Bond
(NOTICE: INSERT THE WORDS "CASH (\$ _____)," "CASHIER'S CHECK,"
"CERTIFIED CHECK," OR "BIDDER'S BOND," AS THE CASE MAY BE.)

in amount equal to at least ten percent of the total of the bid.

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE

If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual copartners composing firm; if bidder or other interested person is an individual, state first and last names in full.

Tim Paxin - President
Jim Paxin - V.P.
Prescilla Gastelum - Corporate Secretary
Tim Paxin's Pacific Excavation, Inc.

Licensed in conformance with an act providing for the registration of Contractors,

License No. *694400* Classification(s) *A CIO*

ADDENDA -

This Proposal is submitted with respect to the changes to the contract included in addenda number/s *0*

(Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106; and the Title 49 Code of Federal Regulations, Part 29 Debarment and Suspension Certification are true and correct.

Date: *May 9, 2013*

Sign



Here

Prescilla Gastelum
Prescilla Gastelum
Corporate Secretary

Signature and Title of Bidder

Business Address *9796 Kent Street, Elk Grove, CA 95624*

Place of Business *11*

Place of Residence *Elk Grove, CA 95624*

CITY RANCHO CORDOVA

DEPARTMENT OF PUBLIC WORKS

BIDDER'S BOND

We, Tim Paxin's Pacific Excavation, Inc.

as Principal, and

Great American Insurance Company

as Surety are bound unto the City of Rancho Cordova, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for Mills Middle School Traffic Signal and Striping Improvements Project No. CP13-2120

(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at Rancho Cordova, CA on May 9, 2013

(Insert place where bids will be opened)

(Insert date of bid opening)

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: May 8, 2013

Tim Paxin's Pacific Excavation, Inc.

Gregorie Sastolium
Corporate Secretary
Principal
Great American Insurance Company

By *Michelle Furno*
Attorney-in-Fact
Michelle Furno, Attorney-in-Fact

CERTIFICATE OF ACKNOWLEDGEMENT

State of California
City Rancho Cordova

On this _____ day of _____ in the year 20 ____ before me

_____, personally appeared _____

Attorney-in-Fact

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____, and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.

(SEAL)

Notary Public

City of Rancho Cordova
Mills Middle School Traffic Signal and Striping Improvements

Bid Form
Page 9

State of California)
County of Sacramento)

On 05/08/13 before me, Gail C. Einerson, Notary Public,
(here insert name and title of officer)
personally appeared MICHELLE FURNO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mae C. Emerson
Signature of Notary Public



(seal)

GREAT AMERICAN INSURANCE COMPANY®**Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740**

The number of persons authorized by
this power of attorney is not more than **FOUR**

No. 014660

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name
JAMES D. EINERSON
GAIL C. EINERSON
MICHELLE FURNO

Address
ALL OF
GOLD RIVER,
CALIFORNIA

Limit of Power
ALL
\$75,000,000.00

This Power of Attorney revokes all previous powers issued in behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of, JULY, 2011.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

David C. Kitchen

DAVID C. KITCHIN (513-412-4602)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 21st day of JULY, 2011, before me personally appeared DAVID C. KITCHIN; to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



KAREN L. GROSHEIM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 02-20-16

Karen L. Grosheim

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this **8** day of **May**, 2013 .



Atty L C. B.

CP13-2120
Mills Middle School
Traffic Signal and Striping Improvements

CITY OF RANCHO CORDOVA EXPERIENCE/QUALIFICATIONS STATEMENT

The Bidder has been engaged in the contracting business, under the present business name for 20 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 26 years.

The Bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to it, except as follows:

N/A

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
2012	1/2 mod / minor Roadwork	\$203,398.00	City of Sacramento
2012	T/S install & Roadwork	\$434,127.00	City of Pleasanton
2012	T/S install & lighting	\$188,096.00	City of Tracy

The following is a list of plant and equipment owned by the Bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
	See attached		

COPY AND ATTACH ADDITIONAL SHEETS AS NECESSARY

Tim Paxin's Pacific Excavation, Inc.
Contractor's Name (Printed)

May 9, 2013
Date

Prescilla Gastelum
Bidder's Signature
(same signature as on Bid Proposal)

Prescilla Gastelum
Bidder's Name (Printed)

Corporate Secretary
Bidder's Title (Printed)

**CITY OF RANCHO CORDOVA CERTIFICATION OF COMPLIANCE
WITH COURT ORDERED CHILD, FAMILY AND SPOUSAL SUPPORT**

WHEREAS, it is in the best interest of the City that those entities with whom the City does business demonstrate financial responsibility, integrity and lawfulness; and, further, it is inequitable for those entities with whom the City does business to receive City funds while failing to pay court-ordered child, family and spousal support which shifts the support of their dependents onto the public treasury.

THEREFORE, in order to assist the Sacramento County Child Support Department in its efforts to collect unpaid court-ordered child, family and spousal support orders, the following certification must be provided by any individual, partnership or other entity which is seeking to contract with the City to provide goods or to perform services for or on behalf of the City.

CERTIFICATION

CONTRACTOR hereby certifies that:

(a) The following information has been provided to the Sacramento County Child Support Department and/or the District Attorney for each of CONTRACTOR's Principal Owners (any individual owning 25% or more in CONTRACTOR entity) who is subject to a court-ordered child, family or spousal support order.

1. Name, title, last known residence address and social security number
2. All earnings paid to or payable to such principal owner pursuant to any contract with the City of Rancho Cordova
3. Whether dependent health insurance coverage is available to or provided to such Principal Owner

(b) CONTRACTOR's Principal Owners are currently in substantial compliance with any court-ordered child, family and spousal support order, or, in the alternative, has made a good faith effort to become current or arrange a payment schedule with the Child Support Department, District Attorney or the court.

(c) CONTRACTOR has fully complied with all applicable state and federal reporting requirements relating to employment reporting for its employees.

(d) CONTRACTOR has fully complied with all lawfully served wage and earnings assignment orders and notices of assignment and will continue to maintain compliance.

NOTE: Failure to comply with state and federal reporting requirements regarding CONTRACTOR's employees or failure to implement lawfully served wage and earnings assignment orders or notices of assignment constitutes a default under any contract with CITY. Failure to cure such default within 90 days of notice by the City of Rancho Cordova and/or the County of Sacramento shall be grounds for termination of contract.

Tim Paxins Pacific Excavation, Inc
CONTRACTOR

5/9/13
DATE

Prescilla Gastelum
Printed Name

Attachment "A"

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

MILLS MIDDLE SCHOOL TRAFFIC SIGNAL AND STRIPING IMPROVEMENTS					
City of Rancho Cordova					
BASE BID SCHEDULE					
Item NO.	Item Description	Quantity	Unit	Unit Price	Amount
1	Storm Water Pollution Control Plan	1	LS	1,000.-	1,000.-
2	Traffic Control System	1	LS	4,800.-	4,800.-
3	Clearing and Grubbing	1	LS	1,200.-	1,200.-
4	Portable Changeable Message Sign(s)	1	LS	1,000.-	1,000.-
5	Class 2 Aggregate Base	13	TON	90.-	1,170.-
6	Asphalt Concrete, Type A	2	TON	330.-	660.-
7	Pavement Surface Preparation	4,265	SY	.20	853.-
8	Type II Slurry Seal	4,265	SY	2.50	10,662.50
9	Remove and Replace Type 2 Curb and Gutter	30	LF	58.-	1,740.-
10	Remove and Replace Sidewalk and Sidewalk Ramp	180	SF	17.-	3,060.-
11	Detectable Warning Surface	1	EA	725.-	725.-
12	2' Wide Median Island	335	LF	93.-	31,155.-
13	Median Island	150	SF	31.-	4,650.-
14	Detail 12 - Thermoplastic Striping	995	LF	.80	796.-
15	Detail 32 - Thermoplastic Striping	320	LF	2.50	800.-
16	Detail 38 - Thermoplastic Striping	270	LF	1.50	405.-
17	Detail 39 & 39A - Thermoplastic Striping	1,170	LF	1.20	1,404.-
18	Crosswalk & Limit Line Striping	185	LF	5.-	925.-
19	Pavement Markings	45	SF	5.-	225.-
20	Pavement Markers	35	LF	10.-	350.-
21	Remove and Salvage Existing Traffic Signal Improvements	1	LS	8,900.-	8,900.-
22	Furnish and Install Traffic Signal Modifications	1	LS	175,600.-	175,600.-
TOTAL OF BID PRICE \$		252,080.50			
TOTAL BASE BID PRICE IN WORDS		TWO HUNDRED FIFTY-TWO THOUSAND, EIGHTY & 50/100			

MEMORANDUM



DATE: May 20, 2013

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator
Jessica Hayes, Housing and Neighborhood Development Specialist

SUBJECT: APPROVAL OF LEASE AGREEMENT BETWEEN THE COUNTY OF SACRAMENTO AND CITY OF RANCHO CORDOVA, ALLOWING THE CITY TO LEASE REAL PROPERTY LOCATED AT 3611 BLECKELY STREET FOR MATHER VETERANS' VILLAGE HOUSING DEVELOPMENT

RECOMMENDATION

Approve Resolution 51-2013

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will provide the City Manager authorization to execute a lease agreement between the County of Sacramento and City of Rancho Cordova, allowing the City to lease approximately 3.69 acres located at 3611 Bleckely Street for the Mather Veterans' Village housing development.

BACKGROUND

Mather Veterans' Village is a planned transitional and permanent supportive housing development that will serve disabled and homeless veterans. The multi-phase project is in the planning stages, consisting of approximately 100 units of permanent supportive housing (in two 50-unit phases) and in another phase of up to 60 transitional beds. The development will consist of a service-rich living environment provided in a community setting. The overall site will include common areas, a group dining area, classrooms and case work offices. The site will provide for indoor and outdoor recreation and gardening areas. If the necessary funding is received, the earliest construction start date is estimated to be October of 2013. Mather Veterans' Village is co-sponsored by the City of Rancho Cordova, County of Sacramento, and the Mather VA Hospital. The project development team consists of Mercy Housing and Veterans Resource Center of America. The project architect is Mogavero Notestine Associates architectural planning firm.

The Mather Veterans' Village development is planned to be located at 3611 Bleckely Street in Mather, California 95655, on approximately 3.69 acres (**see Attachment 1**, Exhibit A of the Lease Agreement). The site includes a vacant 24,093 square foot two-story building originally designed for use as the Mather Air Force base infirmary which until this month was owned by the United States Air Force. Land title was conveyed to the County of Sacramento on May 5 of this year.

With the final action of Sacramento County on the lease later this month, the City of Rancho Cordova and the County of Sacramento will enter into a long-term (99-year) lease of the property. Subsequently, through a series of Development Agreements, the City will assign the lease of separate parcels to Mercy Housing or newly formed, single asset, non-profit limited partnerships as are required for developments receiving tax credits. The City of Rancho Cordova, will manage its \$2.0 million dollars of grant funds and its obligations under the lease by way of both Regulatory and Development Agreements with Mercy Housing. The land and existing infirmary building onsite is gifted from the County of Sacramento. Securing a lease agreement is an instrumental component of the application to receive tax credit funding from the California Tax Credit Allocation Committee (CTAC). The application is due to CTAC on July 3, 2013.

Funding and Financing Needs

Funding and subsidies for the multiple stages of Mather Veterans' Village will come from multiple sources. Phase I will consist of 50 new construction Permanent Supportive Housing units plus the conversion/rehabilitation of the ground floor of the northwesterly wing of the old infirmary building. With a successful Tax Credit application, capital funding requirements for phase I will be in hand (\$11.9 million). With the exception of successful future grant applications and possible CDBG assistance, the City's financial participation will be limited to its current \$2.0 Local Housing Trust Fund commitment.

In order to make an application as a "special needs project" for tax credits on July 3rd of this year, a Mather Veterans' Village application must show it has a funded services program sufficient to meet the needs of its target population – disabled and homeless veterans. The only potentially available source of services funding is the commitment of project-based Veteran's Affairs Supportive Housing (VASH) vouchers. VASH is administered by the Sacramento Housing and Redevelopment Agency (SHRA) acting as the Housing Authority. The Mather Veterans' Village co-sponsors and development team are in discussion with SHRA for an allocation of these vouchers.

Phase II of the development of Mather Veterans' Village is proposed to be the conversion of the Old Infirmary Building as 60 transition beds and ancillary facilities. Since part of that existing structure will provide the "common area" and "administrative" spaces of the phase I development, it is hoped that we might be able to rehabilitate phase II in concert with phase I development. To this end, the co-sponsors and development team are embarking on a \$2.5 million corporate fund raising effort.

Future Actions and Schedule

- June 11th, Board of Supervisors consider lease approval
- June 17th, City Council consideration of action approving project Design Review
- June 17th, City Council considers action on the Development Agreement between City and Mercy Housing for Phase I development
- July 3rd, Tax Credit application submittal
- September 25th, award of Tax Credits
- December 2013, construction start
- December 2014, occupancy (estimate)

ATTACHMENT

Lease Agreement.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 51-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A LEASE BY AND BETWEEN THE CITY OF RANCHO CORDOVA AND THE
COUNTY OF SACRAMENTO FOR PROPERTY LOCATED AT 3611 BLECKELY STREET**

WHEREAS, the City of Rancho Cordova ("City") desires to lease a portion of real property ("Premises") owned by the County of Sacramento ("County"), for the purpose of constructing, operating and maintaining residential housing and supportive services for veterans; and

WHEREAS, City staff has negotiated a lease for the Premises ("Lease"), substantially in the form attached hereto; and

WHEREAS, the City Council has been provided with a copy of the Lease and has reviewed it and the accompanying Staff Report, and has considered the Lease at a duly-noticed public meeting.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Rancho Cordova hereby:

1. Finds and determines that the above recitals are true and correct.
2. Approves the Lease, substantially in the form attached hereto, together with such changes and modifications approved by the City Attorney that do not materially or substantially increase the City's obligations thereunder.
3. Authorizes the City Manager or his designee to execute the Lease and such other and further related documents, and to take such other and further actions reasonably necessary, to carry out the intent of this Resolution.
4. The City Clerk shall certify to the adoption of this Resolution.
5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this _____ day of _____ 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

Revenue File No: 00XXX

LEASE AGREEMENT

APN 067-0010-099

Between: **COUNTY OF SACRAMENTO**

and

CITY OF RANCHO CORDOVA

Effective: _____, 2013

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SIGNATURE PAGE

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EXHIBIT "A"	PROPERTY
EXHIBIT "B"	PREMISES
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EXHIBIT "E" AIR FORCE CONVEYANCE DOCUMENTS

EXHIBIT "F" FORM OF BILL OF SALE

LEASE AGREEMENT

**3611 BLECKELY STREET
MATHER, CALIFORNIA 95655**

THIS LEASE AGREEMENT ("Agreement"), dated as of this _____ day of _____, 2013, is made between the **COUNTY OF SACRAMENTO**, a political subdivision of the State of California (hereinafter the "LESSOR" or "COUNTY") and **City of Rancho Cordova**, (hereinafter the "CITY" or "LESSEE"), with reference to the following facts: COUNTY and CITY are referred to hereinafter individually as a "Party" and collectively as the "Parties".

RECITALS

A. COUNTY is the owner of that certain parcel of real property (the "Property") located at 3611 Bleckely Street, Mather, California 95655, also known as Assessor's Parcel Number ("APN") 067-0010-099, and more particularly described in Exhibit "A" attached hereto; and

B. The Premises (defined in Article 1 hereof) is part of the property conveyed by the United States Air Force ("Air Force") to the COUNTY, which was formerly part of Mather Air Force Base. The Property is subject to covenants, conditions, restrictions and other limitations as set out in the "Economic Development Conveyance Agreement," as amended, between the Air Force and the COUNTY and the Quitclaim Deed by which the Air Force conveyed the Property to COUNTY (collectively, "Air Force Conveyance Documents"), recorded in the Office of the County Recorder for the County of Sacramento in Book 20130503 at Page 1295; The Air Force Conveyance Documents are attached hereto as Exhibit "E"; and

C. CITY expressly acknowledges that groundwater contamination is currently present underneath or near the former Mather Air Force Base. The contaminated groundwater is due to the presence of hazardous materials, including volatile organic compounds and ammonium perchlorate, caused by persons or entities other than COUNTY, which is the subject of ongoing investigation and monitoring. The United States Department of the Air Force is cleaning up a portion of the groundwater contamination in the region under the supervision of the State of California Department of Toxic Substances Control and the Central Valley Regional Water Quality Control Board and the United States Environmental Protection Agency. In addition, the Boeing Company and Aerojet-General Corporation are installing monitoring wells in the region pursuant to Cleanup and Abatement Order No. 97-093 issued by the Regional Board to the Boeing Company and Aerojet General Corporation to investigate the extent of ammonium perchlorate emanating from the Inactive Rancho Cordova Test Site, east of the former Mather Air Force Base. CITY further expressly acknowledges that this groundwater contamination has forced the closure of water supply wells at the former Mather Air Force Base, may threaten closure of more wells at the former Mather Air Force Base and may restrict the COUNTY's ability to install new or replacement water supply wells on or near the former Mather Air Force Base to supply the Premises and the former Mather Air Force Base with

potable water. The former Mather Air Force Base is located within the service area of Zone 41 of the Sacramento County Water Agency. Zone 41 of the Sacramento County Water Agency is responsible for and committed to providing a long-term potable water supply to the former Mather Air Force Base. Drinking water wells on the former Mather Air Force Base are tested for contaminants as required by the State of California Department of Health Services and the California Environmental Protection Agency. The most current information and reports regarding potable water supply at the former Mather Air Force Base are available by contacting the Water Resources Department of the County of Sacramento Public Works Agency at 10151 Florin Road, Sacramento, CA 95829. The telephone number is (916) 875-6947. The most current information and reports regarding groundwater contamination at the former Mather Air Force Base are available by contacting URS at 3411 Olson Street, McClellan, CA 95652 Attn: Bill Hues, (916) 997-1564; and

D. CITY is a municipal corporation with its principal place of business at 2729 Prospect Park Drive, Rancho Cordova, California 95670; and

E. CITY desires to lease the Premises (defined below) from COUNTY for multifamily residential use on the terms hereinafter set forth. Following execution of this Agreement, CITY intends to assign its interest in this Agreement to a limited partnership affiliated with Mercy Housing, Inc., a Nebraska nonprofit corporation ("Mercy Housing") for the purposes of construction, developing and operating a low income housing project with related services for disabled veterans (the "Project"); and

F. COUNTY is, therefore, willing to lease the Premises to CITY upon the promises, terms, conditions and covenants set forth herein below.

AGREEMENT

NOW, THEREFORE, it is mutually agreed as follows:

INCORPORATION OF RECITALS. The foregoing recitals are true and correct and hereby incorporated by reference.

ARTICLE 1 PREMISES

- 1.1 PREMISES.** In consideration of the following covenants and other good and valuable consideration hereinafter contained, the COUNTY does hereby lease to CITY and CITY does hereby lease from COUNTY the following described portion of the Property: a mutually agreed area of approximately 3.69 acres of land ("Premises" or "Leased Premises") located at 3611 Bleckely Street, Mather, California 95655, being APN 067-0010-099, as more particularly shown on Exhibit "B", attached hereto and made a part hereof by reference.

- 1.2 EXISTING BUILDING.** The Premises includes an existing two-story, 24,093 square foot building commonly known as the Mather Infirmary ("Building 1770"), a small shed, and a small building containing mechanical equipment (collectively, the "Structures") more particularly identified in Exhibit "D", attached hereto and made a part hereof by reference. The Parties hereby agree to treat the Structures as personal property and that COUNTY shall transfer ownership of the Structures to CITY via Bill of Sale, which is attached hereto as Exhibit "F". CITY shall not be required to provide any consideration for the conveyance of any of the Structures, including Building 1770, other than that provided for in this Lease, as described in Section 3.1, below. CITY shall accept ownership of the Structures without warranty or recourse against COUNTY for the condition thereof which CITY accepts 'as is'. COUNTY shall continue to own the land underneath the Structures.
- 1.3 PRIORITY OF CONVEYANCE DOCUMENTS.** This Agreement is subject to all terms, conditions and restrictions contained in the Air Force Conveyance Documents. Various governmental agencies exercise jurisdiction over the Premises, and CITY shall comply with their lawful requirements. CITY acknowledges that it has received, reviewed, understands and agrees to comply with all covenants, conditions, restrictions and other limitations as set forth in Exhibit "E".

ARTICLE 2 TERM

- 2.1 TERM COMMENCEMENT.** The term of this Agreement (the "Term") commences on the date of mutual execution of this Agreement (the "Commencement Date").
- 2.2 EXPIRATION.** Unless sooner terminated as herein provided, the Term expires and ends at 11:59 PM, local time, on the last day of the calendar month which completes Ninety Nine (99) full years from the Commencement Date (the "Expiration Date").
- 2.3 HOLDOVER.** In the event CITY remains in possession of the Premises after the expiration of the Term, then this Agreement will remain in effect upon the same terms and conditions as a month-to-month tenancy. Either Party hereto may terminate the tenancy following expiration of the Term by giving a thirty (30) day written notice.

ARTICLE 3 RENT

- 3.1 NO RENT; OTHER CONSIDERATION.** City leases the Premises free of any obligation to pay rent under this Agreement. Instead of paying rent, it is mutually agreed that CITY, its contractors or assignees shall demolish or remediate, in CITY's discretion, the Structures located on the Premises. CITY also agrees to provide landscaping maintenance on the Premises.

ARTICLE 4 ENTITLEMENTS

- 4.1 **ENTITLEMENTS IN GENERAL.** CITY shall, at no cost to the County, obtain all necessary local land use entitlements, building permits, and other City, County, State or Federal permits legally required for its use of the Premises under this Agreement. This Agreement is not a waiver of any requirement, fee, or procedure required to obtain any such entitlement or permits. City intends to develop the Premises in three (3) or more phases, as depicted on Exhibit "C," attached hereto and made a part hereof by this reference. Phase One shall consist of the ground floor of Building 1770 and new housing along the western boundary of the Premises. This Agreement will, unless otherwise extended, be automatically terminated without liability to COUNTY if CITY fails to obtain each entitlement, permit or approval required for the installation of its improvements for Phase One within three (3) years of the Commencement Date. Such automatic termination shall also include CITY'S obligation to sell Building 1770 back to COUNTY for \$10.00. COUNTY shall cooperate with and assist CITY in every reasonable way in CITY's efforts to obtain all governmental consents, entitlements, approvals, permits or variances which may be required for construction, development and use of the Premises, including COUNTY's joinder in any application for any such consent, entitlement, approval, permit or variance where joinder therein by the owner of the Property is required by law.

CITY and COUNTY each recognize that in order to provide for the orderly development of the Project and the overall management and operation of the improvements, it may be necessary, desirable or required that street, water, sewer, drainage, gas, power line, and other easements and dedications, and similar rights be granted or dedicated over or within portions of the Property. COUNTY agrees that it will, upon request of CITY, join with CITY in executing and delivering such documents, from time-to-time, and throughout the term of this Agreement as may be appropriate, necessary or required by governmental agencies and public utility companies for the purpose of granting such easements and dedications. County shall not unreasonably withhold its consent to such easements, dedications and similar rights necessary to the Project. All costs and expenses incurred by COUNTY in connection therewith shall be reimbursed to COUNTY by CITY promptly upon written demand therefor by COUNTY.

ARTICLE 5 USE OF LEASED PREMISES

- 5.1 **USE OF LEASED PREMISES.** The CITY shall only use the Leased Premises for the construction, operation, and maintenance of the Mather Veteran's Village residential housing project and supportive services ("Project"). Phase One of the Project includes approximately 45,000 square feet of building or buildings, Phase Two includes approximately 42,000 Square feet of buildings with Phase Three still evolving (collectively, "CITY Facilities") and is limited to the scope of work contained within CITY's plans as more particularly described in Exhibit "D". If CITY ceases to use the Premises for the Project for a period of two years or more, prior to issuance of a Notice of Completion for Phase One, COUNTY reserves the right to terminate this Lease pursuant to Article 11, below. In connection with CITY's construction

and use of the CITY Facilities, CITY has the right to do all work necessary to construct, develop, operate and maintain the Premises for CITY its permitted use. All of CITY's construction work shall be performed at CITY's sole cost and expense and in a good and workmanlike manner subject to COUNTY'S approval which shall not be unreasonably withheld, conditioned or delayed. CITY shall make no other use of the Leased Premises without the prior written approval of COUNTY.

- 5.2 TESTS AND CONSTRUCTION.** CITY and CITY's contractors and subcontractors have the right at any time following full execution of this Agreement to enter upon the Premises for the purpose of making necessary engineering surveys, inspections, other reasonably necessary tests, and for the purpose of constructing the CITY Facilities; provided, however, all such tests and construction shall be at CITY's sole cost and expense. Any such testing shall be done with prior coordination of the appropriate COUNTY representative. At its own expense, CITY shall restore to its prior condition any disturbance to the Premises resulting from any of the above-described tests.
- 5.3 REGULATORY COMPLIANCE.** CITY shall use the Premises strictly in accordance with the terms of this Agreement. At all times, CITY's use of the Premises shall be lawful and in compliance with all applicable governmental requirements and regulations. Throughout the Term of this Agreement, CITY shall provide COUNTY with a current copy of all permits and licenses authorizing CITY to operate the City Facilities at the Premises.
- 5.4 ACCESS.** CITY shall access the Premises using the public roadway serving the Property.

ARTICLE 6 NET LEASE

- 6.1 NET LEASE.** This lease shall be without cost to COUNTY for any utilities, service payments, maintenance or improvement of the Leased Premises. CITY shall be responsible at CITY's sole cost and expense for payment of all charges for electric power, water, storm water, sewer, garbage, waste removal, and any other charges in connection with the use of said Premises. Where feasible, CITY shall install or cause to be installed separate sub-meters for such utilities and charges thereto including separate billing.

ARTICLE 7 CONSTRUCTION AND MAINTENANCE

7.1 CONSTRUCTION OF CITY'S FACILITIES

- A. Location and Plans.** The location of the CITY Facilities to be constructed by CITY pursuant to this Agreement shall be as described in Exhibit "D", attached hereto and incorporated herein. Construction of the CITY Facilities on the Premises shall be in accordance with detailed plans and specifications which shall be prepared by CITY and shall be subject to COUNTY'S prior written approval before initiating construction and installation, such approval not to be unreasonably withheld, conditioned or delayed.

- B. **Repair of Damage to Premises.** Any damage to the Premises caused by CITY during construction of the CITY Facilities shall be promptly repaired by CITY. Damaged areas shall be restored to their previous condition as reasonably determined by COUNTY. CITY shall be responsible for the removal of all garbage and refuse generated by its construction or maintenance activities.
- C. **"As-Built" Documents.** CITY shall provide to COUNTY a complete set of "as-built" documents for all work, including the location of all utility installations, of the general contractor and all of its subcontractors as performed during the CITY Facilities construction process. This set of as-built documents shall be provided to the County Economic Development Division in a condition and format reasonably acceptable to COUNTY and shall be submitted prior to CITY's operation of its facilities on the Premises.

ARTICLE 8 UTILITIES

- 8.1 **UTILITIES.** Subject to the requirements of the providers or those entitled to provide utility service to the Premises, and the reasonable approval of COUNTY, and at CITY's sole expense, CITY may reasonably improve the utilities upon the Premises to a level consistent with development and operation of the Project. COUNTY agrees to reasonably cooperate with CITY in the granting of licenses and easements to a third-party utility company limited strictly to providing utility service to the Premises for CITY's uses as defined by this Agreement. Said license and/or easement shall be in a form reasonably acceptable to COUNTY and for a defined period of time. Any accommodation by COUNTY in so cooperating with CITY shall not be deemed to create, convey, or establish any property right in CITY or any other entity whatsoever concerning the Property, and is a mere license and/or easement for the stated purpose personal to CITY or any third-party utility provider. CITY shall be financially responsible for all of its utility service costs and shall establish in its own name a separate account billed directly to CITY for that purpose. If permitted by appropriate utility service, CITY, at its sole expense, shall establish a separate electrical meter on the Premises, and shall pay directly for all of CITY's electrical service on the Premises. CITY shall not sell or re-meter utility services on the Premises to any other entity.

ARTICLE 9 HAZARDOUS SUBSTANCES

- 9.1 **REGULATORY COMPLIANCE.** Except for those substances that are typically used in the construction, development, operation, and maintenance of multifamily residential apartment complexes and related facilities, CITY shall not bring to, transport across, or dispose of any hazardous substances on the Premises or Property, except that CITY may transport hazardous substances across the Premises if necessary to remove existing hazardous substances from the Premises. For purposes of this Agreement, the term "hazardous substances" is intended and understood to include petroleum or any petroleum product, asbestos, any substance known by the State of California to cause cancer and/or reproductive toxicity, and/or any substance, chemical

or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation.

- 9.2 **THIRD PARTY.** Except as set forth in Recital C of this Agreement, COUNTY represents, warrants and agrees: (i) that neither COUNTY nor, to COUNTY's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any hazardous substances on, under, about or within the Premises or Property in violation of any law or regulation; and (ii) that COUNTY will not, and will not permit any third party to use, generate, store or dispose of any hazardous substances on, under, about or within the Premises or Property in violation of any law or regulation. The term "to the best of COUNTY's knowledge" does not mean that COUNTY has conducted an investigation into matters outside of the immediate custody or control of the COUNTY.

ARTICLE 10 INSURANCE & INDEMNIFICATION

10.1 INSURANCE REQUIREMENTS.

- A. CITY agrees that it shall, during the full term of this Agreement, and at its own expense, keep its owned buildings, contents, structural and non-structural improvements and personal property located on the leased Premises fully insured against loss or damage by fire or other casualty, commonly covered by standard fire and all risk coverage insurance including flood coverage. Valuation shall be on a replacement cost basis. CITY does hereby release and waive on behalf of itself and its insurer by subrogation or otherwise, all claims against COUNTY on account of any fire or other casualty whether or not such fire or other casualty shall have resulted in whole or in part from the negligence of COUNTY.
- B. CITY or its contractors shall, at their own cost, procure, maintain, and keep in force at all times during the construction of CITY's Facilities until the completion of the Project as stated in the Common Policy Conditions of the Builders Risk policy, Builder's Risk insurance with limits of liability equal to one hundred percent (100%) of the replacement cost of the CITY's leased Facilities and owned buildings, which shall include the cost of materials and the cost of labor to install materials. Coverage shall be on an all risk basis including flood. The COUNTY and the CITY waive all rights against each other for loss or damage to the extent reimbursed by Builders' Risk insurance or any other property or equipment insurance applicable to the construction of CITY's Facilities, except such rights as they may have to the proceeds of such insurance. If the policies of insurance referred to in this section require an endorsement or consent of the insurance company to provide for continued coverage where there is a waiver of subrogation, the owners of such policies will cause them to be so endorsed to obtain such consent.
- C. CITY shall maintain Commercial General Liability Insurance covering the leased Premises. Liability insurance coverage shall be not less than One Million Dollars (\$1,000,000)

combined single limit per occurrence for injury or property damage. CITY shall name the County of Sacramento, its Board of Supervisors, officers, directors, agents, employees, and volunteers as an additional insured on CITY's, liability insurance policy and such policy shall be endorsed to show that CITY's liability insurance policy is primary.

- D. CITY shall maintain Environmental Impact/Pollution Liability coverage at the leased Premises with limits not less than Two Million Dollars (\$2,000,000) per claim and aggregate covering unknown pollution or contamination. If commercially permissible, CITY's Environmental Impact/Pollution Liability shall name the County of Sacramento, its Board of Supervisors, officers, directors, agents, employees and volunteers as an additional insured with primary coverage.
- E. CITY and its contractors shall maintain Commercial Automobile Liability coverage form CA0001 or as broad as. Commercial Automobile Liability: Auto coverage symbol "1" (any auto) for corporate/business owned vehicles. If symbol 1 is not commercially available, symbols 7, 8, and 9 may be used. If there are no owned or leased vehicles, symbols 8 and 9 for non-owned and hired autos shall apply. Personal Lines automobile insurance shall apply if vehicles are individually owned. Commercial Automobile Liability for Corporate/business owned including non-owned and hired \$2,000,000 Combined Single Limit or \$1,000,000 CSL with \$1,000,000 Commercial Excess (Umbrella). [
- F. CITY and its contractors shall maintain Workers' Compensation; Statutory requirements of the State of California and Employer's Liability Insurance with a limit of \$1,000,000 per accident for bodily injury or disease. CITY, and its contractors shall have the Workers' Compensation policy endorsed to state that the Workers' Compensation carrier waives its rights of subrogation against the COUNTY, its Board of Supervisors, officers, directors, agents, employees, and volunteers which might arise by reason of payment under such policy in connection with performance under this Agreement by the CITY.
- G. CITY, and its contractors shall insure its own mobile, scheduled or contractor's equipment used in the performance of this Agreement.
- H. INLAND MARINE WAIVER OF SUBROGATION: Any Inland Marine Insurance policies maintained by the CITY, or its contractors in the performance of this Agreement shall be endorsed to state that the insurer shall waive all rights of subrogation against the COUNTY, its Board of Supervisors, officers, directors, agents, employees, and volunteers.
- I. MAINTENANCE OF INSURANCE: CITY shall furnish a certificate substantiating the fact that CITY and its contractors have taken out the insurance herein set forth for the period covered by the lease with an insurance carrier(s) with an A.M. Best financial rating of not less than A-: VII (or carrier(s) approved by COUNTY Risk Manager). CITY is required by this Agreement to immediately notify COUNTY if they receive a communication from their insurance carrier or agent that any required insurance is to be canceled, non-renewed, reduced in scope or limits or otherwise materially changed. CITY shall provide evidence that such cancelled or non-renewed or otherwise materially changed insurance has been replaced or its cancellation notice withdrawn without any interruption in coverage, scope or limits. Failure

to maintain required insurance in force shall be considered a material breach of the Agreement.

- J. The certificate of insurance shall be filed with the Internal Services Agency, Real Estate Division, upon mutual execution of this Agreement.
- K. CITY shall provide COUNTY written notice within thirty (30) days of any cancellation, termination, or lapse of any of the insurance coverage. In the event CITY does not have the required certificates of insurance and/or binders evidencing the proper insurance coverage, or the required insurance coverage lapses, this Agreement shall be terminated at the discretion of the COUNTY following thirty (30) days' written notice from COUNTY to CITY and subject to Article 11 hereof.

- 10.2 INDEMNIFICATION.** CITY shall defend, indemnify and hold harmless COUNTY, its Board of Supervisors, officers, directors, agents, employees and volunteers from and against any and all demands, claims, actions, losses, liabilities, damages, and costs, including reasonable attorneys' fees, sustained by any person or to any property in, on or about the leased Premises caused by a wrongful or negligent act or omission of CITY or anyone directly employed by CITY, its officers, directors, members, agents, contractors, sub-contractors, consultants, invitees, guests, or tenants, except and in proportion to the extent caused by the sole negligence or willful misconduct of COUNTY, its officers, directors, employees, agents or volunteers. This indemnification shall survive the termination or expiration of the Agreement with respect to any injuries or damage alleged to have been sustained during the life of the Agreement.

Additionally, CITY agrees to release COUNTY from any assertion of demands, claims, actions, liabilities, losses, damages, or costs, including reasonable attorneys' fees, arising out of, resulting from or relating to the groundwater contamination disclosed in Recital C, above.

ARTICLE 11

TERMINATION AND REMEDIES, MORTGAGEE PROTECTION

- 11.1 EARLY TERMINATION BY COUNTY FOR CAUSE.** COUNTY has the right to terminate this Agreement before the expiration of the Term should CITY default in the performance of any promise, term, condition, or covenant required of it herein, and fails to cure such default within sixty (60) calendar days following written notice thereof from COUNTY, or such longer period of time as is reasonably necessary if such default is of a nature that a cure cannot be completed within sixty (60) days, so long as CITY has commenced to cure such default within the initial sixty (60) day period and is diligently prosecuting such cure to completion. Said termination shall be effective upon receipt of COUNTY's written notice of early termination for cause by CITY, subject to Section 11.4 below. COUNTY shall not be responsible for any cost to or expense of CITY resulting from said early termination for cause.

11.2 EARLY TERMINATION BY CITY.

- A. Subject to Section 11.4 below, CITY shall have the option to terminate this Agreement, which termination shall not be effective until after the second (2nd) year of the Term, by giving written notice of that intention and identifying the early termination date to COUNTY at least sixty (60) days prior thereto. Such early termination by CITY shall not constitute a breach of this Agreement.
- B. Subject to Section 11.4 below, CITY has the right to terminate this Agreement before the expiration of the Term in the event of any material default by COUNTY in the performance of any promise, term, condition, or covenant required of it herein, and fails to cure such default within sixty (60) calendar days following notice thereof from CITY. Said termination shall be effective upon receipt of CITY's written notice of early termination for cause by COUNTY. CITY shall not be responsible for any cost to or expense of COUNTY resulting from said early termination for cause.

11.3 COUNTY'S REMEDIES.

- A. The remedies set forth in this section shall be in addition to all other remedies that COUNTY may have in the event of breach of this Agreement by CITY, and, subject to Section 11.4 below, nothing herein contained shall be construed to limit COUNTY's right to pursue the same, whether in law or in equity.
- B. In the event that CITY breaches this Agreement and abandons the property before the end of the Term hereof, or if CITY's right to possession is terminated by COUNTY because of a breach of this Agreement, this Agreement terminates. Upon such termination, the COUNTY may recover from CITY:

Any amount necessary to compensate COUNTY for all the detriment proximately caused by CITY's failure to perform its obligations under this Agreement, or which in the ordinary course of things would be likely to result therefrom.

- C. Efforts by COUNTY to mitigate the damages caused by CITY's breach of this Agreement do not waive COUNTY's right to recover damages pursuant to Section 1951.2 and this section.
- D. Nothing in this section affects the right of COUNTY under this Agreement to indemnification for liability arising prior to the termination of this Agreement for personal injuries or property damage, as herein provided.
- E. Notwithstanding the foregoing, in the event of CITY's breach of this Agreement and abandonment of the Premises, pursuant to Section 1951.4 of the California Civil Code, COUNTY may, at its sole option, elect to continue this Agreement and enforce all its rights and remedies hereunder against CITY.

11.4 MORTGAGEE PROTECTION PROVISIONS

A. Leasehold Mortgage Authorized. CITY may mortgage or otherwise encumber CITY's leasehold estate to an institutional investor (as hereinafter defined) under one or more leasehold mortgage(s) and assign this Agreement as security for such mortgage(s). Any mortgage(s) shall affect only CITY's leasehold estate and shall be subject to all of the terms and provisions of this Lease. COUNTY's fee interest shall not be encumbered or subordinated to any mortgage.

B. Notice to COUNTY. If CITY mortgages CITY's leasehold estate to an Institutional Investor, and if the holder of such leasehold mortgage provides COUNTY with notice of such leasehold mortgage, together with a true copy of such leasehold mortgage, the note and all other documents relating to such leasehold mortgage, and the name and address of the mortgagee, COUNTY and CITY agree that, following receipt of such notice by COUNTY, the provisions of this Section 11.4 will apply with respect to such leasehold mortgage. In the event of any assignment of a leasehold mortgage or in the event of a change of address of a leasehold mortgagee or of an assignee of such mortgage, notice of the new name and address must be provided to COUNTY. CITY must thereafter also provide COUNTY from time to time with a copy of each amendment or other modification or supplement to such instruments. All recorded documents must be certified as true and correct copies of official records by the Sacramento County Recorder and all nonrecorded documents must be accompanied by a certification by CITY or the mortgagee that such documents are true and correct copies of the originals.

C. Definitions. As used in this Section 11.4:

1. The term "Institutional Investor" means a savings bank, savings and loan association, commercial bank, trust company, credit union, insurance or pension fund, not-for-profit corporation, or governmental entity or agency. The term "institutional investor" shall also include other lenders of substance which perform functions similar to any of the foregoing, and which have assets in excess of Fifty Million Dollars (\$50,000,000) at the time the leasehold mortgage loan is made.

2. The term "Leasehold Mortgage" means a mortgage, deed of trust or other security instrument by which CITY's leasehold estate is mortgaged, conveyed, assigned or otherwise transferred to secure a debt or other obligation.

3. The term "Leasehold Mortgagee" or "Mortgagee" means a holder of a leasehold mortgage with respect to which the notice provided for by Section 14.02 has been given and received and as to which the provisions of this Section 11.4 are applicable.

D. Consent of Leasehold Mortgagee Required. Notwithstanding anything to the contrary contained in this Agreement, no cancellation, surrender, amendment, modification or termination (other than a termination due to a breach or default) of this Agreement shall be effective as to any Leasehold Mortgagee unless consented to in writing by such Leasehold Mortgagee.

E. Default Notice. COUNTY, upon providing CITY any notice of default under this Agreement, shall at the same time provide a copy of such notice to the Leasehold Mortgagee and to

CITY's investor limited partner, if CITY's investor limited partner has requested a copy of such notices and has provided COUNTY with an address for service thereof. Notice by COUNTY to CITY shall be deemed to have been duly given even in the absence of notice to the Mortgagee and investor limited partner; provided, however, that the time periods with respect to such Mortgagee and investor limited partner shall not commence until notice is given to such Mortgagee and investor limited partner. From and after such notice has been given to the Leasehold Mortgagee and investor limited partner, such Leasehold Mortgagee or investor limited partner shall have the same period, after the giving of such notice upon it, for remedying any default (or acts or omissions which are the subject matter of such notice) or causing the same to be remedied, as is given CITY after the giving of such notice to CITY, plus in each instance, the additional periods of time specified in Sections 11.4.F and 11.4.G to remedy, commence remedying or cause to be remedied the defaults (or acts or omissions which are the subject matter of such notice) specified in any such notice. COUNTY shall accept such performance by or at the instigation of such Leasehold Mortgagee or investor limited partner as if the same had been done by CITY. CITY authorizes the Leasehold Mortgagee or investor limited partner to take any such action at such Leasehold Mortgagee's or investor limited partner's option and does hereby authorize entry upon the Property and the Premises by the leasehold mortgagee or investor limited partner for such purpose.

F. Notice to Leasehold Mortgagee. If any default occurs which entitles COUNTY to terminate this Agreement, COUNTY may not terminate this Agreement unless, following the expiration of the period of time given CITY to cure such default (or the act or omission which gave rise to such default), COUNTY shall notify the Leasehold Mortgagee of COUNTY's intent to so terminate at least sixty (60) days in advance of the proposed effective date of such termination if such default is capable of being cured by the payment of money, and at least one hundred twenty (120) days in advance of the proposed effective date of such termination if such default is not capable of being cured by the payment of money. The provisions of Section 11.4.G below shall apply if, during such 60-day or 120-day termination notice period, the Leasehold Mortgagee shall:

1. Notify COUNTY of such leasehold Mortgagee's desire to nullify such notice;
and
2. Pay or cause to be paid all rent, additional rent and other payments then due and in arrears as specified in the termination notice to such Leasehold Mortgagee and which may become due during such 60-day or 120-day period; and
3. Comply, or in good faith, with diligence and continuity, commence to comply, with all nonmonetary requirements of this Agreement then in default and reasonably susceptible of being complied with by such leasehold mortgagee; provided, however, that in the event such Leasehold Mortgagee shall commence foreclosure proceedings within such 120-day period, such Leasehold Mortgagee shall not be required during such 120-day period to cure or commence to cure any default consisting of CITY's failure to satisfy and discharge any lien, charge or encumbrance against the CITY's interest in this Agreement or the Premises junior in priority to the lien of the mortgage held by such Leasehold Mortgagee.

G. Any notice to be given by COUNTY to a Leasehold Mortgagee pursuant to any provision of this Section 11.4 shall be deemed properly addressed if sent to the Leasehold Mortgagee

who served the notice referred to in Section 11.4.B at the address stated in such notice unless notice of a change of Mortgage ownership has been given to COUNTY pursuant to Section 11.4.B.

H. Mortgage to Foreclose. If COUNTY shall elect to terminate this Agreement by reason of any default of CITY and the Leasehold Mortgagee shall have proceeded in the manner provided for by Section 11.4.F, the specified date for the termination of this Agreement, as fixed by COUNTY in its termination notice, shall be extended for a period of six (6) months, provided that such Leasehold Mortgagee shall, during such 6-month period:

1. Pay, or cause to be paid, any rent and any other monetary obligations of CITY under this Agreement as the same become due, and continue its good faith efforts to perform all of CITY's other obligations under this Agreement; and

2. If not enjoined or stayed, take steps to acquire or sell CITY's interest in this Agreement by foreclosure of the Leasehold Mortgage or other appropriate means and prosecute the same to completion with due diligence.

3. If at the end of such 6-month period such Leasehold Mortgagee is diligently complying with this Section 11.4.H, this Agreement shall not then terminate, and the time for completion by such Leasehold Mortgagee of its proceedings shall continue so long as such Leasehold Mortgagee is enjoined or stayed and thereafter for so long as such Leasehold Mortgagee proceeds to complete steps to acquire or sell CITY's interest in this Agreement by foreclosure of the Leasehold Mortgage, assignment in lieu of foreclosure or by other appropriate means with reasonable diligence and continuity. Nothing in this Section 11.4.H, however, shall be construed to extend this Agreement beyond the original term hereof, nor to require a Leasehold Mortgagee to continue such foreclosure proceedings after the default has been cured. If the default shall be cured and the Leasehold Mortgagee shall discontinue foreclosure proceedings, this Agreement shall remain in full force and effect as if CITY had not defaulted under this Agreement.

I. Purchase and Sale. If the Leasehold Mortgagee is complying with Section 11.4.H, upon the acquisition of CITY's estate herein by such Leasehold Mortgagee or its designee or any other purchaser at a foreclosure sale, assignment in lieu of foreclosure or otherwise, this Agreement shall continue in full force and effect as if CITY had not defaulted under this Agreement, and COUNTY shall recognize such Leasehold Mortgagee as the CITY under this Agreement, subject to the obligation of the Leasehold Mortgagee to comply with this Agreement and cure any defaults which are reasonably susceptible of cure by the Leasehold Mortgagee (except as otherwise provided in the Agreement or in Section 11.4.J below). The purchaser at any sale of this Agreement and of the leasehold estate hereby created in any proceedings for the foreclosure of any Leasehold Mortgage, including such Mortgagee, or the transferee under any instrument of assignment or transfer in lieu of the foreclosure of the Leasehold Mortgage shall be deemed to have agreed to perform all of the terms, covenants and conditions on the part of the CITY to be performed hereunder from and after the date of such purchase and assignment.

J. Purchaser's/Assignee's Right to Sell. The purchaser or assignee of CITY's leasehold estate pursuant to foreclosure, assignment in lieu of foreclosure or other proceedings, upon acquiring CITY's leasehold estate, may sell and assign the leasehold estate on such terms and to such persons

and organizations as are acceptable to such purchaser or assignee without the consent or approval of COUNTY. Upon such sale or assignment, the transferor shall thereafter be relieved of all obligations under this Agreement if such assignee has delivered to COUNTY its written agreement to be bound by all of the provisions of this Agreement.

K. New Lease. For as long as there is any leasehold mortgage outstanding, in the event this Agreement is terminated for any reason, including, without limitation, a termination or rejection through any bankruptcy proceeding or the Leasehold Mortgagee or the purchaser or assignee of CITY's leasehold estate pursuant to foreclosure, assignment in lieu of foreclosure or other proceedings becomes the legal owner of CITY's estate herein, and upon written request by such party given within sixty (60) days after such termination or acquisition of CITY's estate herein, as applicable, COUNTY shall enter into a new lease of the Premises with the Leasehold Mortgagee, purchaser or assignee for the remainder of the term of this Agreement with the same agreements, covenants, reversionary interests and conditions (except for any requirements which have been fulfilled by CITY prior to termination) as are contained in this Agreement and with priority equal to this Agreement; provided, however, that Leasehold Mortgagee, purchaser or assignee, as applicable, shall promptly commence, and diligently pursue, to cure any defaults by the CITY that are reasonably susceptible to cure by the Leasehold Mortgagee, purchaser or assignee. After such termination and cancellation of this Agreement and prior to the expiration of the period within which the Leasehold Mortgagee, purchaser or assignee may elect to obtain a new lease from COUNTY, COUNTY shall refrain from terminating any existing sublease or otherwise encumbering the Property without the prior written consent of the Leasehold Mortgagee, purchaser or assignee. Any new lease granted to the Leasehold Mortgagee, purchaser or assignee shall be in the form substantially similar to this Agreement and shall enjoy the same priority in time and in right as this Agreement over any lien, encumbrance or other interest created by the COUNTY before or after the date of such new lease and shall vest in the Leasehold Mortgagee, purchaser or assignee all right, title, interest, power and privileges of CITY hereunder in and to the Premises, including, without limitation, the assignment of CITY's interest in and to all then existing subleases and sublease rentals and the automatic vesting of title to all Improvements, fixtures and personal property of CITY in the Leasehold Mortgagee, purchaser or assignee. Such new lease shall provide, with respect to each and every permitted sublease which immediately prior to the termination of this Agreement was superior to the lien of the Leasehold Mortgage, that the Leasehold Mortgagee, purchaser or assignee shall be deemed to have recognized the sublessee under the sublease, pursuant to the terms of the sublease as though the sublease had never terminated but had continued in full force and effect after the termination of this Agreement, and to have assumed all the obligations of the sublessor under the sublease accruing from and after the termination of this Lease, except that the obligation of the new lessee, as sublessor, under any covenant of quiet enjoyment, expressed or implied, contained in any such sublease shall be limited to the acts of such new lessee and those claiming by, under or through such new lessee.

If more than one entity claims to be the lender that is entitled to a new lease pursuant to this Article, COUNTY shall enter into such new lease with the Leasehold Mortgagee whose Leasehold Mortgage is prior in time. COUNTY without liability to CITY or any Leasehold Mortgagee with an adverse claim, may rely upon a lender title insurance policy issued by a responsible title insurance company doing business in the state where the Premises is located as the basis for determining the appropriate Leasehold Mortgagee who is entitled to such new lease and the Leasehold Mortgagee which executes

the new lease shall indemnify and hold COUNTY harmless against any claims by CITY or any other Leasehold Mortgagee with respect to such determination.

L. No Merger. No merger of CITY's interest in the Premises into COUNTY's interest in the Premises shall result or be deemed to result by reason of ownership of CITY's interest and COUNTY's interest by the same party or by reason of any other circumstances, without the prior written consent of any Leasehold Mortgagees.

ARTICLE 12 OTHER REQUIREMENTS

12.1 ENVIRONMENTAL FINES AND PENALTIES. Notwithstanding the foregoing, CITY shall assume responsibility for and payment of any fines or penalties levied on either the COUNTY or CITY by any applicable local, state or federal authority (hereinafter "Authority") for breaches by CITY of the Authority's environmental regulations. CITY, or City's contractors or assignees, agree to be solely liable for the payment of all fines and penalties resulting from CITY's breach of Authority's environmental regulations, except and in proportion to the extent caused by the negligence or willful misconduct of COUNTY.

In addition, CITY understands and acknowledges that, during the course of the activities allowed by the Agreement, the environmental regulations implemented or imposed by the Authority on the COUNTY and CITY may change and CITY specifically agrees to comply with any future applicable environmental regulations implemented or imposed by the Authority on the COUNTY or CITY to the extent required by law.

The provisions of this Paragraph shall survive the expiration or termination of this Agreement with respect to any breach of an Authority's environmental regulation(s) that occurs during the term of this Agreement.

12.2 COMPLIANCE WITH LAWS. In the prosecution of the work covered by this Agreement, CITY shall comply with all applicable federal, state and local laws, regulations and enactments affecting the work. In addition, CITY shall comply with all applicable local, state and federal occupational safety and health acts and regulations. If any failure by CITY to comply with any such laws, regulations, and enactments, shall result in any fine, penalty, cost or charge being assessed, imposed or charged against COUNTY, CITY, or City's contractors shall reimburse and indemnify COUNTY for any such fine, penalty, cost or charge, including without limitation attorney's fees, court costs and expenses (excepting environmental fines and penalties which shall be handled in accordance with Paragraph 12.1 above). CITY further agrees in the event of any such action, upon notice thereof being provided by COUNTY, to defend such action free of cost, charge or expense to COUNTY. The provisions of this Paragraph shall survive the expiration or termination of this Agreement.

- a. Stormwater Quality – Prior to commencement of construction of the Project, COUNTY Stormwater Quality staff shall certify the Stormwater Pollution Prevention Plan (SWPPP) which must meet all requirements of the Sacramento County Storm Water Ordinance (Sacramento County Code Section 15.12). The SWPPP must

include all of the components required by the Construction General Permit as well as temporary construction BMPs (Best Management Practices) at the Premises. The County of Sacramento Department of Water Resources (DWR) reserves the right to approve and/or revise the permanent stabilization proposed in the SWPPP. Prior to commencing construction, the certified SWPPP shall be submitted to the California Regional Water Quality Control Board (RWQCB) by the CITY.

City staff with possible third party assistance will monitor construction of the Project for continued compliance with the Sacramento County Storm Water Ordinance. Should CITY, CITY's contractors, agents or assignees receive notice from the COUNTY and/or the RWQCB that a violation has occurred or is imminent, all work other than corrective action related thereto shall be immediately suspended until the corrective action is deemed satisfactory by the COUNTY and/or the RWQCB. Time is of the essence. Failure to comply may result in an immediate suspension of this Agreement until the Project is deemed by the COUNTY and/or the RWQCB to be in compliance. For purposes of this paragraph, the Parties intend that the word "CITY" shall include Rancho Cordova's contractors, agents, or assignees, to the extent that such responsibilities can be and are assigned.

The County Department of Water Resources Stormwater Quality Program Manager, (827 7th Street, Room 301, Sacramento, CA 95814; Phone (916) 874-7156) will be contacted concerning any questions related to this Paragraph.

- 12.3 ENDANGERED SPECIES.** CITY shall at all times and in all respects comply with all environmental laws and any amendments thereto affecting CITY's use of and operation on the Premises, including all federal, state and local laws, ordinances and regulations relating to endangered, threatened and other sensitive species. Without limiting the generality of the foregoing, reference is made to the provisions set forth in the California Endangered Species Act (California Fish and Game Code Section 2050, et seq.); the Federal Endangered Species Act (16 U.S.C. Sections 1531 – 1543); and the Federal Migratory Bird Treaty Act (16 U.S.C. Sections 703-712).

CITY shall, at all times, engage in appropriate avoidance and minimization measures to prevent the unlawful take, possession or destruction of any protected species. This includes birds-of-prey, and the take, possession or destruction of the eggs and nests of any such bird. Furthermore, elderberry shrubs or trees are known to exist in the Premises general vicinity. Elderberry shrubs are host plants for the Valley Elderberry Longhorn Beetle (VELB), listed as Threatened under the federal Endangered Species Act. Therefore, no elderberry shrub or tree shall be disturbed without an appropriate permit from the United States Fish and Wildlife Service. COUNTY shall notify CITY of all known areas where elderberry shrubs may be located on the Premises as of the Commencement Date.

- 12.4 CULTURAL RESOURCES.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any of CITY's activities, then work shall be immediately suspended and the Department of Environmental Review and Assessment (hereinafter "DERA") shall be

immediately notified at (916) 874-7914. At that time, DERA will coordinate any necessary investigation with the appropriate specialists as needed. CITY shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

ARTICLE 13 GENERAL

13.1 WRITTEN COMMUNICATIONS AND NOTICE

Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party pursuant to this Agreement shall be in writing and either served personally or sent by prepaid, first class, certified mail. Such matters shall be addressed to the other party at the following address:

To LESSOR at:

County of Sacramento
Economic Development Division
Administrator
Attn: Director
700 H Street, Suite 6750
Sacramento, CA 95814
Phone: (916) 874-5220

To CITY at:

City of Rancho Cordova
Attn: Housing Services

2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone: (916) 851-8784
Fax: (916) 851-8784

With a copy to:

County of Sacramento
Real Estate Division
Asset Management Section
3711 Branch Center Road
Sacramento, CA 95827
Phone: (916) 876-6200

or such other address as a party may designate to the other by notice. Such notice shall be deemed effective five (5) days after transmittal as herein provided.

13.2 TAXES, POSSESSORY INTEREST, AND SPECIAL TAXATION.

- A. CITY, shall pay any and all taxes, assessments, and other charges of whatsoever character that may be levied or charged upon CITY's interest, as herein may be created; improvements; operations; or right to use of the Premises. CITY shall not be responsible to pay any part of any tax assessment or increase in assessment, or other charges of whatsoever character that

are levied as a result of COUNTY's improvements, operations, or interest in the property described as APN 067-0010-041.

- B. Under this lease a possessory interest subject to property taxation and special taxation may be created. Pursuant to California Revenue and Taxation Code Section 107.6, and Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5, of the Government Code, notice is hereby given that such property interest may be subject to property taxation and special taxation if created, and that the party in whom the possessory interest is vested may be subject to the payment of property or special taxes levied on such interest.

C. **CITY's Right to Contest Taxes:**

- (1) CITY shall have the right to contest in its own name, or, to the extent reasonably necessary, in COUNTY's name, in good faith and by all appropriate proceedings, the amount, applicability, or validity of any tax assessment pertaining to the Premises and CITY's operations thereon.
- (2) In the event CITY initiates such contest, COUNTY shall reasonably cooperate with CITY, provided that such contest will not subject any part of the Premises to forfeiture or loss; and provided, further, that if CITY contests any assessment made by the Assessor of COUNTY, such contest shall not be initiated in the name of COUNTY, and COUNTY shall not be obligated to cooperate therewith.
- (3) If at any time payment of any tax or assessment becomes necessary to prevent any forfeiture or loss, CITY shall timely pay such tax or assessment to prevent such forfeiture or loss.

13.3 **AS-IS LEASE.** CITY acknowledges that, except as expressly contained in this Agreement neither COUNTY nor anyone acting for or on behalf of the COUNTY has made any representation, warranty or promise to CITY concerning the physical aspects or condition of the Premises; the feasibility or desirability of the Premises for any particular use; the presence of any other physical aspect of the Premises; and that in entering into the Agreement, CITY has not relied on any representation, statement or warranty of COUNTY or anyone acting for or on behalf of COUNTY, other than as may be expressly contained in this Agreement, and that all matters concerning the Premises shall be independently verified by CITY and that CITY shall lease the Premises on CITY's own examination thereof; and that if CITY elects to lease the Premises, CITY is leasing the Premises in its "as is" condition and its "as is" state of repair as of the Commencement Date.

13.4 **RISK OF HAZARDS.** CITY shall not do anything on the Premises, nor bring or keep anything thereon which will in any way increase the risk of fire or the rate of insurance, or which shall conflict with the regulations of any fire district having jurisdiction other than activities and materials, etc., which are ordinarily conducted or kept to construct, operate and maintain, multifamily residential apartment complexes and related facilities.

13.5 **NOTICE OF CLAIMS AND SUIT.** COUNTY and CITY shall each give the other prompt and timely written notice of any personal injury or other accident claim for in excess of TEN

THOUSAND AND NO/100ths DOLLARS (\$10,000.00), and of any lawsuit coming to its knowledge when either such claim or lawsuit arises out of or is in any way connected with the Leased Premises or the operations of CITY hereunder, other than an action for eviction or collection by or against a residential tenant, which in any way, directly, indirectly, contingently or otherwise, might reasonably affect the parties' relationship under this Agreement. Such notice shall be deemed prompt and timely if given within thirty (30) calendar days following the date of receipt of such claim by an officer, agent, or employee of either party, and if given within ten (10) calendar days following the date of service of process upon either party with respect to any such lawsuit.

13.6 NO LIENS. Subject to CITY's right to contest the same, CITY shall maintain the Leased Premises free and clear from any and all liens, claims, and demands for work performed, materials furnished, or operations conducted on or at the Leased Premises, except as otherwise expressly provided in this Agreement.

13.7 NUISANCE PROHIBITED. CITY shall at all times conduct its use of the Premises in such a manner that it shall not constitute a public or private nuisance.

13.8 COUNTY RESERVED RIGHTS.

A. Entry.

- (1) COUNTY reserves the right, without liability to CITY, to enter the Premises for purposes of inspection, surveying and any use not substantially interfering with CITY's use; provided that COUNTY first provides CITY with twenty-four (24) hour notice of COUNTY's intent to enter the Premises, emergencies excepted.
- (2) COUNTY, its officers, agents, and employees shall have the right, without limitation, throughout the term of this Agreement to enter upon the Premises for any lawful purpose, including the purpose of determining whether CITY is complying with its obligations hereunder. Such entry by COUNTY shall not be deemed to excuse CITY's performance of any promise, term, condition, or covenant required of it by this Agreement, and shall not be deemed to constitute waiver thereof by COUNTY.

B. COUNTY's Right to Sell. COUNTY shall have the right to sell its fee estate in the Property and assign its interest in this Agreement without limitation, provided, however, that any such sale and any such transferee, successor-in-interest or assignee shall be subject to this Agreement. Upon any such conveyance, COUNTY shall automatically be relieved of any obligations under this Agreement other than those obligations which accrued prior to the date of such conveyance. COUNTY shall also have the right to mortgage, hypothecate or otherwise pledge its interest in the Property, provided that CITY shall under no circumstances be required or permitted to enter into a subordination of its leasehold interest to any holder of any such mortgage or deed of trust.

- 13.9 REMOVAL OF PERSONAL PROPERTY UPON TERMINATION OR EXPIRATION.** Upon COUNTY's request, CITY shall, within ninety (90) days of termination or expiration of this Agreement, remove the CITY personal property from the Premises, and shall restore the Premises to its original condition, reasonable wear and tear excepted. Such removal and repair shall be performed by CITY at its sole cost and expense. In the event that the Premises or any portion thereof are damaged by CITY, such damage shall be repaired immediately by CITY at its sole cost and expense. CITY shall be afforded reasonable access to the Premises to complete these tasks.
- 13.10 OWNERSHIP OF LEASEHOLD IMPROVEMENTS.** All improvements or alterations to the Premises made by CITY shall, upon expiration or sooner termination of this Agreement, vest in COUNTY without payment of any further consideration to CITY.
- 13.11 ABANDONED PROPERTY.** Any CITY personal property not removed within ninety (90) days of termination or expiration of this Agreement shall be deemed abandoned property and shall thereupon become the property of COUNTY to be used or disposed of by COUNTY without compensation to CITY. If COUNTY disposes of property abandoned by CITY within one hundred twenty (120) days after being abandoned by CITY, CITY shall compensate COUNTY for the actual costs incurred in disposing of any such abandoned property to the extent disposal costs exceed the amount realized through their disposal, provided such compensation shall not exceed \$300,000.
- 13.12 COUNTY'S RIGHT TO LEASE.** COUNTY warrants COUNTY is well seized of and has good right to lease the Premises, will defend the title thereto, and will indemnify CITY against any damage and expense which CITY may suffer by reason of any lien, encumbrance, restriction or defect in the title to or description herein of the Premises.
- 13.13 EXECUTION OF AGREEMENT.** Submission of this document by COUNTY for review, examination or execution by CITY does not constitute a reservation of an option to lease the Premises or any other property within the County of Sacramento, and this document shall not be effective as a lease agreement, or otherwise, unless and until approved by the Board of Supervisors of the COUNTY or executed by the officer authorized by said Board.
- 13.14 AUTHORITY OF SIGNATORS.** Each party to this Agreement warrants to the other that it is duly organized and existing and each signatory hereto represents to the other party that it has full right and authority to enter into and consummate this Agreement and all related documents.
- 13.15 SUCCESSORS IN INTEREST.** This Agreement shall be binding upon and inure to the benefit of the successors-in-interest of the parties hereto.
- 13.16 ASSIGNMENT AND SUBLETTING.** CITY may sublet, assign or otherwise grant its obligations and liabilities arising under this Lease. CITY shall have the right to sublet its lease, or any of its rights under this Agreement, in whole or in part, and have the right to assign this lease, in whole or in part, to the Veteran's Administration, Mather Veteran's Hospital or to Mercy Housing or any affiliate thereof,, and COUNTY hereby consents to such

assignment, without the necessity of any further action on COUNTY's part. Assignment by CITY to any other entity will require the prior written consent of the COUNTY. Subletting specifically includes, without limitation, the subleasing, licensing, or granting of other rights to use all or any portion of the Premises. Notwithstanding the foregoing, COUNTY's consent shall not be required in connection with an assignment to [Mercy Entity], or an affiliate thereof, or an assignment of, or a change in, any limited partner interests in CITY or the removal and replacement of the general partner of CITY by the limited partner in accordance with the terms of CITY's partnership agreement. If City assigns its interest to Mercy Housing, or an affiliate thereof, COUNTY, upon providing CITY any notice required under this Agreement, shall at the same time provide a copy of such notice to Mercy Housing, or its affiliate.

- 13.17 NATURE OF TENANCY.** CITY is not eligible for relocation payment or assistance as a consequence of this tenancy. No relocation payment or assistance will be made to CITY by COUNTY upon termination of tenancy.
- 13.18 TITLE TO THE PREMISES.** Fee title to the Premises is and shall remain vested in COUNTY. Nothing contained in this Agreement and no action or inaction by COUNTY shall be deemed or construed that COUNTY has granted to CITY any right, power or permission to do any act or to make any agreement which may create, give rise to, or be the foundation for, any right, title, interest, lien, charge or other encumbrance upon the estate of COUNTY in the Premises.
- 13.19 ESTOPPEL.** Upon COUNTY's written request, CITY shall deliver to COUNTY a written statement containing the following information, current as of the date of the statement: (A) The status of the Agreement. (B) An explanation of any default claims CITY may have against COUNTY. (C) The term of the Agreement. (D) The monthly Rent and Additional Fee payable. CITY shall deliver such statement to COUNTY or to any prospective purchaser upon COUNTY's request. Any such statement by CITY may be given to any prospective purchaser or encumbrancer of the Property. Upon CITY's written request, COUNTY agrees to deliver within fifteen (15) days, a statement in recordable form addressed to any proposed transferee, mortgagee, or investor limited partner, certifying that this Agreement is unmodified and is in full force and effect (if such be the case), certifying the commencement and termination dates of the lease term, certifying that there are no claims against CITY under this Agreement (or stating those claimed by COUNTY) and containing such other information as may reasonably be requested by the party to whom such certificate is addressed. In the event COUNTY fails to deliver such certificate to CITY within the 15-day period provided above, it shall be deemed that this Agreement is in full force and effect and that COUNTY has no claims against CITY under this Agreement.
- 13.20 INDEPENDENT CONTRACTOR.** CITY is not an employee or agent of COUNTY by reason of this lease, or otherwise. CITY is an independent contractor, and as between COUNTY and CITY, CITY shall be solely responsible for its acts and omissions arising from or relating to its operations or activities.

- 13.21 PARTIAL INVALIDITY.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, or is found to be prohibited by law, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable or prohibited, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- 13.22 SUPERSEDES.** This Agreement supersedes and cancels any and all oral negotiations or previously executed agreements between the parties hereto pertaining to the herein described Premises.
- 13.23 AMENDMENT AND WAIVERS.** This Agreement constitutes the entire understanding of the parties thereto and shall not be altered or amended except by a supplementary agreement in writing and signed by both parties. The failure of either COUNTY or CITY to exercise the rights granted hereunder shall not constitute a waiver of the same either at the time or upon a later recurrence.
- 13.24 RIGHT AND REMEDY.** No delay or omission in the exercise of any right or remedy of either party on any default of the other party shall impair such a right or remedy or be construed as a waiver of such default. Any waiver by either party of any default of the other party shall be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.
- 13.25 ATTORNEY'S FEES AND COSTS.** Any party may bring a suit or proceeding to enforce or require performance of the terms of this Agreement, and each party in that suit or proceeding shall be responsible for its own attorney's fees and costs.
- 13.26 GOVERNING LAW.** This Agreement shall be governed by the laws of the State of California.
- 13.27 TIME OF ESSENCE.** Time is of the essence of this Agreement and the obligations of the parties to perform hereunder.
- 13.28 CONSTRUCTION OF AGREEMENT.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. It is agreed and acknowledged by the parties hereto that the provisions of this Agreement have been arrived at through negotiation, and that each of the parties has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement. All exhibits are referred to in this Agreement are attached and incorporated by this reference.

13.29 COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, by all of which, together, shall constitute one and the same instrument.

13.30 QUIET POSSESSION. COUNTY agrees that CITY, so long as CITY is not in default under this Agreement and is paying the rent and performing the covenants and conditions of this Agreement, shall quietly have, hold and enjoy the Premises throughout the term hereof without interruption or disturbance from COUNTY or any other persons claiming by, through or under COUNTY; and COUNTY warrants to CITY that as of the Commencement Date of said lease term, there were no existing tenancies on the Premises.

Remainder of page intentionally left blank.

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

LESSOR:

**COUNTY OF SACRAMENTO, a
political subdivision of the State of
California**

Date: _____

By: _____

Troy Givans
Director of Office of Economic
Development and Marketing
Under delegated authority by
Resolution No. : _____
Dated: _____

CITY:

**CITY OF RANCHO CORDOVA, a
municipal corporation**

Date: _____

By: _____

Under delegated authority by
Resolution No. : _____
Dated: _____

**REVIEWED AND APPROVED BY
COUNTY COUNSEL:**

By: _____

William Burke
Deputy County Counsel

**REVIEWED AND APPROVED BY
CITY COUNSEL:**

By: Rolinda Paige Donoghue

City Counsel

Exhibit A

Property

County Owned Property
APN 067-0010-099
3611 Bleckley Street
Mather, CA 95655



MCCUEN BLVD

BLECKLEY ST

SCHIRRA AVE

ARMSTRONG AVE

Aerial Photography
Spring 2011

Exhibit B

Premises

EXHIBIT "B-1"**Premises****APN 067-0010-099****Legal Description**

Being a portion of that certain Parcel of Land containing 16.390 Acres bounded on the North by Femoyer Street (Now called Peter A. McCuen Boulevard), on the East by Femoyer Street, on the West by Bleckely Street, and on the South by Marauder Street (Now called Schirra Avenue), and located at Mather Air Force Base as shown on Record of Survey Recorded in Book 54 at Page 33 of Official Records, County of Sacramento, State of California.

Beginning at a point which bears North 38°33'14" East 38.36 feet from the centerline intersection of Bleckely Street and Marauder Street (Now called Schirra Avenue) as shown on aforesaid Record of Survey. Said Point of Beginning being 28.00 feet easterly from the centerline of Bleckely Street and 28.00 feet northerly from the centerline of Marauder Street (Now called Schirra Avenue). Thence from said Point of Beginning the following four (4) courses:

- 1.) North 08°19'46" West 375.52 feet parallel with and 28.00 feet from the centerline of Bleckely Street as shown on aforesaid Record of Survey;
- 2.) Leaving said parallel line North 85°31'31" East 442.22 feet;
- 3.) South 04°33'46" East 374.03 feet to a point being 28.00 northerly of the centerline of Marauder Street (Now called Schirra Avenue);
- 4.) South 85°26'14" West 417.55 feet parallel with and 28.00 feet from the centerline of Marauder Street (Now called Schirra Avenue) to the Point of Beginning.

Containing 160,930.00 Square feet or 3.69 acres

The Basis of bearings for this description is identical to Record of Survey Book 54 Page 33 Official Records in the Recorders Office of the County of Sacramento, State of California

End of Description

Prepared By: Warren Land Surveying, Inc.
1117 Windfield Way, Ste. 110
El Dorado Hills, CA 95762

09/06/12



Exhibit "B-2"
Premises
APN 067-0010-099
Plat Map

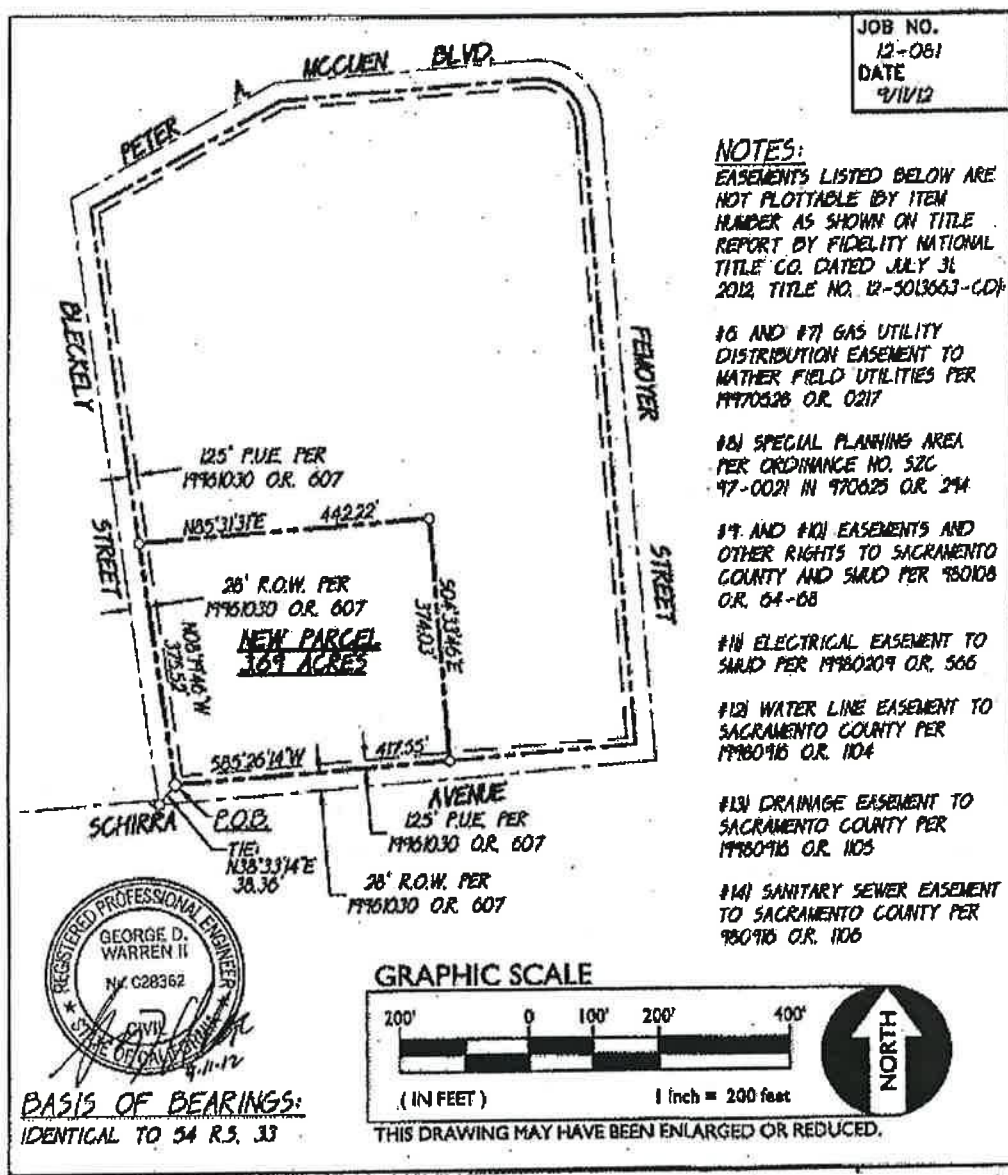
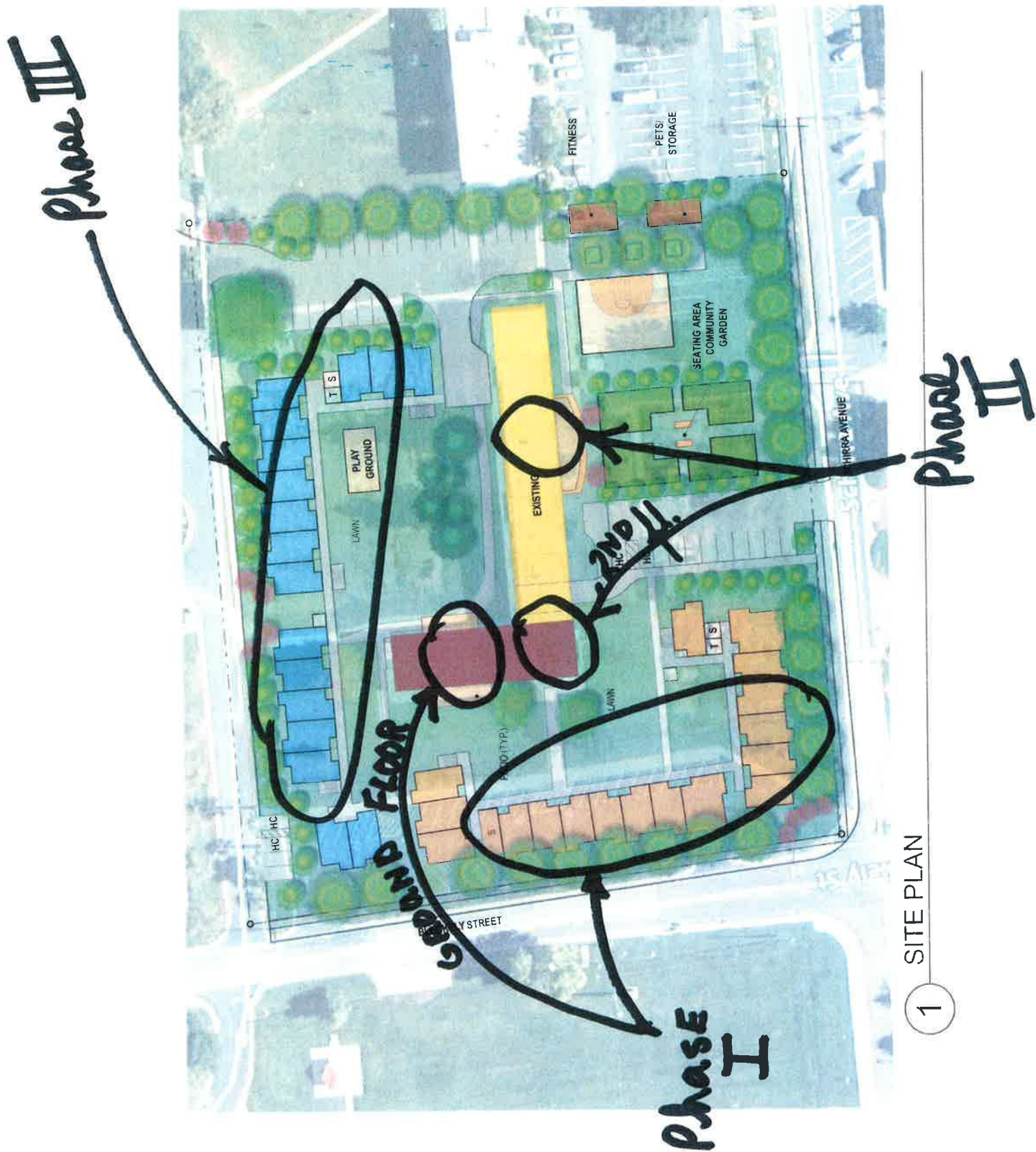


Exhibit C

Phasing Plan



1 SITE PLAN

Exhibit D

Site Plan

1 SITE PLAN



MATHER FIELD VETERANS VILLAGE
SACRAMENTO/ CALIFORNIA

Exhibit E

Air Force Conveyance Documents

EXHIBIT "E"



Sacramento County Recorder
 Craig A. Kramer, Clerk/Recorder
 BOOK 20130503 PAGE 1295

Friday, MAY 03, 2013 1:10:58 PM
 Ttl Pd \$0.00 Rept # 0007770571

MML/18/1-20

WHEN RECORDED RETURN TO:

REAL ESTATE DIVISION
 COUNTY OF SACRAMENTO
 3711 Branch Center Road
 Sacramento, CA 95827
 MAIL CODE: 63-002

NO FEE DOCUMENT PER GOVERNMENT CODE 27383
NO DOCUMENT TRANSFER TAX PER R&T CODE 11922

Mail Tax Bills To:

County of Sacramento
 Department of Economic Development
 700 H Street
 Sacramento, CA 95814

Okay to Accept By
 Signature/Date:

Print Name & Date

John Dite

APN: 067-0010-089, 067-0010-091, 067-0010-092
 and 067-0010-099

Project Name & Dept:

Parcel C-12

(Econ Dev)

THIS SPACE FOR RECORDER'S USE ONLY

TITLE(S)**Quitclaim Deed**LOG NO. 0030226

Recording Requested by,
and when recorded mail to:

Real Estate Division
County of Sacramento
3711 Branch Center Rd
Sacramento CA 95827-3807

Entitled to Free Recording Under
Government Code §6103 and §27383

Exempt from Documentary Transfer Tax
Rev. & Tax Code §11922

QUITCLAIM DEED,

CERCLA 120(h) NOTICES, COVENANTS, and

ENVIRONMENTAL RESTRICTIONS

Parcel C-12

(Former Mather Air Force Base ("AFB"), California)

I. PARTIES

THIS DEED is made and entered into this 30th day of April, 2013, by and between THE UNITED STATES OF AMERICA (the "United States"), acting by and through the Secretary of the Air Force, under and pursuant to the powers and authority contained in the Defense Authorization Amendments and Base Closure and Realignment Act of 1988, as amended (10 U.S.C. § 2687 note), and delegations and regulations promulgated thereunder (the "Grantor"), and the COUNTY OF SACRAMENTO, a political subdivision of the State of California (the "Grantee"). Unless the context otherwise specifically provides, when used in this Deed, "Grantor" includes the assigns of the Grantor and "Air Force" includes any successor entity to the Department of the Air Force or any successor to the Secretary of the Air Force, and "Grantee" includes the successors and assigns of the Grantee.

II. CONSIDERATION AND CONVEYANCE

WITNESSETH, THAT FOR TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby release and

forever quitclaim to the Grantee all that real property known as Parcel C-12 consisting of approximately 20.179 acres of land situated in the County of Sacramento, State of California as legally described in Exhibit A and graphically depicted in Exhibit B to this Deed.

III. APPURTENANCES

TOGETHER WITH all the buildings and improvements erected thereon and improvements hereunto belonging, or in any wise appertaining which, together with the real property above described, is called the "Property" in this Deed.

IV. EXCEPTIONS

AND EXCEPTING THEREFROM any and all equipment and other facilities associated with environmental remediation (collectively "Remedial Systems"), whether above, on, or under the ground of the Property. The Remedial Systems include two (2) groundwater monitoring wells, known as MAFB-154 and MAFB-280. Ownership of the Remedial Systems is expressly retained by the Grantor for the MAFB-154 and MAFB-280. Ownership of the Remedial Systems for the groundwater remediation associated with the Inactive Rancho Cordova Test Site ("IRCTS"), consisting of extraction well EX-9 with associated equipment and utility infrastructure, is retained by Boeing/Aerojet. A depiction of the excepted Remedial Systems is provided in Exhibit C (groundwater remedial systems components). Additionally, the coordinates for wells associated with the groundwater remediation located on the Property are provided in Exhibit D.

V. RESERVATIONS

A. The Grantor hereby reserves a mineral royalty as described in this subparagraph affecting the Property. The parties have agreed that this Deed shall relinquish and release unto the Grantee all the mineral interests owned by the Grantor in the Property and the parties have agreed that the Grantor has reserved to itself an overriding royalty of TEN PERCENT (10%) of the gross fair market value of the minerals, if any minerals are extracted from the Property at some future time, either by the Grantee or its successors, transferees, or assigns, pursuant to a license, lease or any other enabling agreement (e.g., purchase/sale of right to extract the minerals). The "gross fair market value" of such minerals for the purpose of computing such overriding royalty shall be the free on board (origin) retail value of the mineral products after final processing, equivalent to public sale or retail value at the origin. Provided, however, that the Grantee shall be under no obligation to extract such minerals or to issue such a lease or agreement.

B. The Property is conveyed subject to the public rights-of-way and public utility easements as described in the Grant of Easement from the United States to the County of Sacramento, recorded in Book 961030, Page 0607 of the Official records of the County of Sacramento.

VI. CONDITION

A. The Grantee agrees to accept conveyance of the Property subject to all legally enforceable covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, privileges, benefits, agreements, and encumbrances, whether or not of record.

B. The Grantee acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the Property, and that the Property is conveyed, "as is," "where is," without any representation, promise, agreement, or warranty, whether express or implied, on the part of the Grantor, or otherwise provided for by law or in equity, regarding such condition and state of repair, or regarding the making of any alterations, improvements, repairs, or additions. The Grantee further acknowledges that the Grantor shall not be liable for any latent or patent defects in the Property, except to the extent required by applicable law.

VII. NOTICES, DESCRIPTION, COVENANTS, AND ACCESS RIGHTS RELATED TO SECTION 120(h)(3) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") (42 U.S.C. § 9620(h)(3))

A. **Property Covered by Notices, Description, Covenants, and Access Rights, Made Pursuant to Section 120(h)(3)(A) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)):**

For the entirety of the Property, the Grantor provides the following notices, description, covenants, and retains the following access rights:

B. **Notices Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)):**

Pursuant to section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h), is provided in **Exhibit E** (stored) and **Exhibit F** (released on nearby parcels), attached hereto and made a part hereof. There were no known releases of hazardous substances on the Property, but notice is hereby provided that unknown quantities of hazardous substances were released or disposed of on nearby parcels thereby contaminating the groundwater under portions of the former Mather AFB including portions of this Property.

C. **Description of Remedial Action Taken, if Any, Pursuant to Section 120(h)(3)(A)(i)(III) of Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)):**

Pursuant to Section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)), remedial action

consisting of groundwater extraction and treatment for portions of the base including the groundwater under this Property has been taken.

D. Covenants Pursuant to Section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii) and (B)):

Pursuant to Section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii) and (B)), the United States warrants that:

1. all remedial action necessary to protect human health and the environment with respect to any hazardous substance identified pursuant to Section 120(h)(3)(A)(i)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 remaining on the Property has been taken before the date of this Deed, and
2. any additional remedial action found to be necessary after the date of this Deed shall be conducted by the United States.

E. Access Rights Pursuant to Section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(iii)):

1. The United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Property in any case in which a remedial action or corrective action is found to be necessary on the part of the United States, without regard to whether such remedial action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, testpitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land.

2. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's work and the Grantee's successors' and assigns' quiet enjoyment of the Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee, nor its

successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

3. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer or employee of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

NOTICE

BREACH OF ANY ENVIRONMENTAL RESTRICTIVE COVENANT IN PARAGRAPH VIII. BELOW MAY AFFECT THE FOREGOING WARRANTY

VIII. ENVIRONMENTAL RESTRICTIVE COVENANTS AND NOTICES

A. For purposes of this subparagraph, the term "Property" includes all portions of the parcel legally described in Exhibit A and graphically depicted in Exhibit B, for which the following environmental restrictive covenants apply.

1. Grantee covenants and agrees for itself and its successors and assigns that it will not conduct, or allow others to conduct, any surface activities that introduce or allow infiltration of water/other fluids into the groundwater (e.g., construction/ creation of any groundwater recharge areas, percolation ponds, unlined surface impoundments/trenches, or irrigation for agricultural purposes), without the written approval of the Air Force, United States Environmental Protection Agency ("U.S. EPA"), and the State. Normal watering to support landscaping is excluded from this restriction.

2. Grantee covenants and agrees for itself and its successors and assigns that it will not install wells or extract groundwater, or allow others to install wells or extract groundwater, for any purpose other than remediation or monitoring.

3. Grantee covenants and agrees for itself and its successors and assigns that it will not damage/disturb/tamper with, or allow others to damage/disturb/tamper with, any component of the Remedial System depicted in Exhibit C, including, but not limited to, the groundwater monitoring wells on the Property.

4. Grantee covenants and agrees for itself and its successors and assigns that it will not engage in, or allow others to engage in, activities that interfere with the effectiveness of the groundwater monitoring wells used in connection with remediation.

5. Grantee covenants and agrees for itself and its successors and assigns that it will not engage in, or allow others to engage in, activities that would limit access for the Air Force,

U.S. EPA, the State, and their respective officials, agents, employees, contractors, and subcontractors to the groundwater monitoring wells used in connection with remediation.

B. Effect of Covenants. It is the intent of the Grantor and the Grantee that the environmental restrictive covenants in this paragraph bind the Grantee and shall run with the land. It is also the intent of the Grantor and the Grantee that the Grantor will retain the right to enforce any restrictive covenants in this paragraph through the chain of title, in addition to any state law that requires or allows the State to enforce any restrictive covenants in this paragraph. The Grantee covenants and agrees to insert all of this paragraph in any deed to all or any part of the Property that it delivers.

C. Modification or Release of Covenants. The Grantee may request from the United States a modification or release of one or more of the Grantee covenants and agreements in this paragraph, subject to the notification and concurrence or approval of the State of California, the Air Force and U.S. EPA. In the event the request of the Grantee for modification or release is approved by the Air Force, the U.S. EPA, and the State of California, the United States will execute an appropriate document modifying or releasing the covenant (a "Covenant Release"). The Grantee understands and agrees that all costs associated with the Covenant Release shall be the sole responsibility of the Grantee, without any cost whatsoever to the United States.

D. Limitation on Warranty. The warranty set forth in subparagraph VII.D above is limited to response actions found to be necessary to protect human health and the environment from hazardous substances, pollutants or contaminants existing at the Property on the date this Deed is accepted. The obligation of the United States under such warranty does not extend to response actions required as a result of an act or omission of the Grantee, which act or omission (1) introduces new or additional contamination, (2) constitutes a breach of any environmental restrictive covenant set forth in this Deed, or (3) increases the cost of the required response action by its failure to provide timely notice of encountering contamination or by its improper management of any contamination or contaminated soil or water existing at the Property on the date this Deed is accepted from the United States.

E. State Access to Property. The right of access reserved to the United States in subparagraph VII.E above may be exercised by agencies of the United States, including, but not necessarily limited to the Air Force and the U.S. EPA. Further, notice is hereby given that the U.S. EPA, the Air Force, and the State of California have entered into an agreement commonly referred to as a Federal Facility Agreement ("FFA"); that, pursuant to the FFA, the Air Force has a continuing duty to provide access to the Property to the State of California; and that, the Air Force will extend to the State of California, as necessary, the right to use the access reserved in subparagraph VII.E above. This right of access is for purposes, either on the Property or on adjoining lands, consistent with the Installation Restoration Program ("IRP") of the Grantor or the FFA, if applicable.

IX. OTHER COVENANTS AND NOTICES

A. Asbestos Containing Material ("ACM"). The Grantee is warned that the Property may contain current and former improvements, such as buildings, facilities, equipment, and

pipelines, above and below the ground that may contain ACM. The Grantee covenants and agrees that in its use and occupancy of the Property, it will comply with all applicable federal, state, and local laws relating to asbestos. The Grantee is cautioned to use due care during property development activities that may uncover pipelines or other buried ACM. The Grantee covenants and agrees that it will notify the Grantor promptly of any potentially friable ACM that constitutes a release (or potential release) under CERCLA. The Grantor's responsibility under this Deed for friable ACM is limited to friable ACM in demolition debris associated with past Air Force activities and is limited to the actions, if any, to be taken in accordance with the covenants contained in paragraph VII of this Deed. The Grantee is warned that the Grantor will not be responsible for removing or responding to ACM in or on utility pipelines. The Grantee acknowledges that the Grantor assumes no liability for property damages or damages for personal injury, illness, disability, or death to the Grantee, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property, whether the Grantee has properly warned, or failed to properly warn, the persons injured.

B. General Lead-Based Paint and Lead-Based Paint-Containing Materials and Debris (collectively "LBP").

1. Lead-based paint was commonly used prior to 1978 and may be located on the Property. The Grantee is advised to exercise caution during any use of the Property that may result in exposure to LBP.

2. The Grantee covenants and agrees that in its use and occupancy of the Property, the Grantee is solely responsible for managing LBP, including LBP in soils, in accordance with all applicable federal, state, and local laws and regulations. The Grantee acknowledges that the Grantor assumes no liability for property damages or damages for personal injury, illness, disability, or death to the Grantee, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, contact, disposition, or other activity involving LBP on the Property, whether the Grantee has properly warned, or failed to properly warn, the persons injured. The Grantee further agrees to notify the Grantor promptly of any discovery of LBP in soils that appears to be the result of Grantor activities and that is found at concentrations that may require remediation. The Grantor hereby reserves the right, in its sole discretion, to undertake an investigation and conduct any remedial action that it determines is necessary.

C. Protected Species and Habitats. The Grantee acknowledges that threatened or endangered (collectively "protected") species, as those terms are defined in the Federal Endangered Species Act of 1973 as amended (the "Act"), may be present on portions of the Property. The following protected species may be present on the Property: the threatened vernal pool fairy shrimp (*Brachinecta lynchi*), the endangered vernal pool tadpole shrimp (*Lepidurus packardii*), the endangered Sacramento Orcutt grass (*Orcuttia viscida*), and/or the threatened slender Orcutt grass (*Orcuttia tenuis*). Moreover, habitats supporting such protected species may be present on the Property. The United States Fish and Wildlife Service (the "USFWS") published a Biological Opinion (the "BO") on January 24, 2012, associated with the disposal and

reuse of the former Mather Air Force Base. The Grantee covenants and agrees to comply with the Act, including, without limitation, the obligations to consult with the USFWS as necessary in connection with the reuse and redevelopment of the Property and to strictly comply with the provisions in the BO.

D. Non-Discrimination. The Grantee covenants and agrees not to discriminate upon the basis of race, color, religion, national origin, sex, age, or handicap in the use, occupancy, sale, or lease of the Property, or in its employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit, nor shall it apply with respect to religion if the Property is on premises used primarily for religious purposes. The United States shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property.

E. Consultation Zone Requirement. The Grantee is notified of groundwater contaminant plumes in the area and that the Property is subject to the Consultation Zone requirement established in Sacramento County Code, Title 6 (Health and Sanitation), Chapter 6.28 (Wells and Pumps), Section 6.28.000(G). Any application for a well permit within two thousand (2,000) feet of a known groundwater contaminant plume is subject to special review by appropriate regulatory agencies to evaluate potential impacts to public health and groundwater quality.

F. Hazards to Navigation. The Grantee covenants for itself, its successors and assigns, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration ("FAA") in accordance with 14 C.F.R. Part 77, entitled "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958 ("FAA Act"), as amended.

X. MISCELLANEOUS

Except for any personal covenant, each covenant of this Deed, including any that benefits a third party, shall inure to the benefit of the Grantor and such third party; shall be binding upon the Grantee; shall be deemed to touch and concern the land; and shall run with the land.

XI. LIST OF EXHIBITS

The following exhibits are attached to and made a part of this Deed:

- Exhibit A – Legal Description of the Property
- Exhibit B – Map Depiction of the Property
- Exhibit C – Groundwater Remedial System Components
- Exhibit D – Coordinates of Groundwater Wells on the Property
- Exhibit E – Notice of Hazardous Substances Stored
- Exhibit F – Notice of Hazardous Substances Released

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, I have hereunto set my hand at the direction of the Secretary of the Air Force, this 30th day of April, 2013.

THE UNITED STATES OF AMERICA

By: Philip H. Mook, Jr.
 PHILIP H. MOOK, JR.
 Senior Representative
 BRAC Program Management Division
 Installations Center of Excellence
 Air Force Civil Engineer Center

ACKNOWLEDGMENT

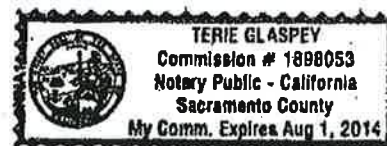
STATE OF CALIFORNIA :
 COUNTY OF SACRAMENTO :

On April 30, 2013 before me, Terie Glaspey, Notary Public,
 (date) (name of notary officer)
 personally appeared Philip A. Mook, Jr., who proved to
 me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
 within instrument and acknowledged to me that he/she/they executed the same in his/her/their
 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
 the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

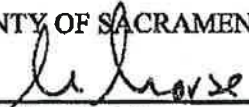
Terie Glaspey
 Signature of Notary



CERTIFICATE OF
ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed, the provisions of which are incorporated by this reference as though fully set forth in the Certification, to the County of Sacramento, a political subdivision of the State of California, is hereby accepted by the undersigned officer pursuant to authority conferred by Sacramento County Code 2.61.020 and the Grantee consents to recordation thereof by its duly authorized officer.

COUNTY OF SACRAMENTO



Director of General Services5/2/13

Date

RED No. _____

LOG No. QC 030226

Former Mather AFB, CA

Page 10 of 10

Quitclaim Deed
(Parcel C-12 -- 20.179 acres)

EXHIBIT A LEGAL DESCRIPTION

All that real property situate in the county of Sacramento, state of California, described as follows:

All of the 2.675 acre parcel land, the 5.005 acre parcel of land and a portion of the 16.390 acre parcel of land, as shown on the Record of Survey filed in the Office of the Recorder of the County of Sacramento, in book 54 of Surveys, at Page 33, together with the 5.977 acre parcel of land as shown on the Record of Survey filed in said Recorder's Office, in book 53 of Surveys, at Page 32, and including one-half of adjoining roads, more particularly described as follows:

Beginning at the centerline intersection of Peter M. McCuen Blvd. (formerly Lower Placerville Road) and Bleckley Street as shown on said Record of Survey filed in Book 53 of Surveys, Page 32; thence along the centerline of said Peter M. McCuen Blvd. (formerly Lower Placerville Road) South 59°11'15" West, 430.95 feet; thence leaving said centerline of Peter M. McCuen Blvd. (formerly Lower Placerville Road) road South 30°48'45" East, 36.00 feet to northwesterly corner of said 5.977 acre parcel of land; thence along the westerly line of said 5.977 acre parcel of land the following four (3) courses:

- 1) South 30°57'30" East 142.70 feet;
- 2) South 04°51'30" East 198.42 feet;
- 3) South 85°00'00" West 49.43 feet to a point on the easterly line of that certain parcel of land described in the Grant Deed recorded in Book 20080417 of Official Records, Page 614;

Thence along last said easterly line South 03°22'33" East 115.48 feet, to the most northerly northeast corner of that certain parcel of land described in the Grant Deed recorded in Book 20101101 of Official Records, Page 1400; thence along the easterly line of said parcel of land described in the Grant Deed recorded in Book 20101101 of Official Records, Page 1400 South 03°22'33" East, 263.62 feet to the center line of Schirra Avenue as shown on that certain Record of Survey file in Said Recorder's Office in Book 57 of Surveys, Page 20; thence along said centerline of Schirra Avenue North 85°26'14" East, 424.54 feet to the center line of Bleckley Street as shown on said Record of Survey filed in Book 54, Page 33; thence along said center line of Bleckley Street South 08°19'46" East, 7.13 feet to the center line of Schirra Street (formerly Marauder Street) as shown on said Record of Survey filed in Book 54, Page 33; thence along said center line of Schirra Street (formerly Marauder Street) North 85°26'14" East, 276.98 feet; thence leaving said centerline of Schirra Street (formerly Marauder Street) South 04°33'46" East, 36.00 feet to the northwesterly corner of said 2.675 acre parcel land; thence along the west and south lines of said 2.675 acre parcel of land the following two (2) courses:

- 1) South 04°30'15" East, 259.55 feet;
- 2) North 85°26'14" East, 448.92 feet to the southeasterly corner thereof;

thence North 85°29'45" East, 36.00 feet to the said centerline of Femoyer Street as shown on said Record of Survey filed in Book 54, Page 33; thence along said centerline of Femoyer Street South 04°30'15" East, 126.10 feet; thence leaving said center line of Femoyer Street North

Quitclaim Deed (Parcel C-12 - 20.179 acres)

85°29'45" East, 36.00 feet to the more northerly southwest corner of said 5.005 acre parcel of land; thence along the southerly, easterly and northerly lines of said 5.005 acre parcel of land the following seven (7) courses:

- 1) North 85°26'14" East, 154.04 feet;
- 2) South 04°33'46" East, 94.97 feet;
- 3) North 85°26'14" East, 337.94 feet;
- 4) North 04°33'46" West, 267.04 feet;
- 5) South 85°26'14" West, 112.39 feet;
- 6) North 04°33'46" West, 267.04 feet;
- 7) South 85°26'14" West, 379.14 feet to the northwesterly corner thereof;

thence South 85°29'45" West, 36.00 feet to said centerline of Femoyer Street; thence along said center line of Femoyer Street South 04°30'15" East, 17.43 feet to said center line of Schirra Avenue (formerly Marauder Street); thence along said center line of Schirra Street (formerly Marauder Street) South 85°26'14" West, 318.17 feet; thence leaving center line of Schirra Street (formerly Marauder Street) North 04°33'46" West, 402.03 feet; thence South 85°31'31" West, 470.28 feet to said center line of Bleckley Street; thence along said center line of Bleckley Street North 08°19'46" West, 534.05 feet to the point of beginning, containing 20.179 acres, more or less.

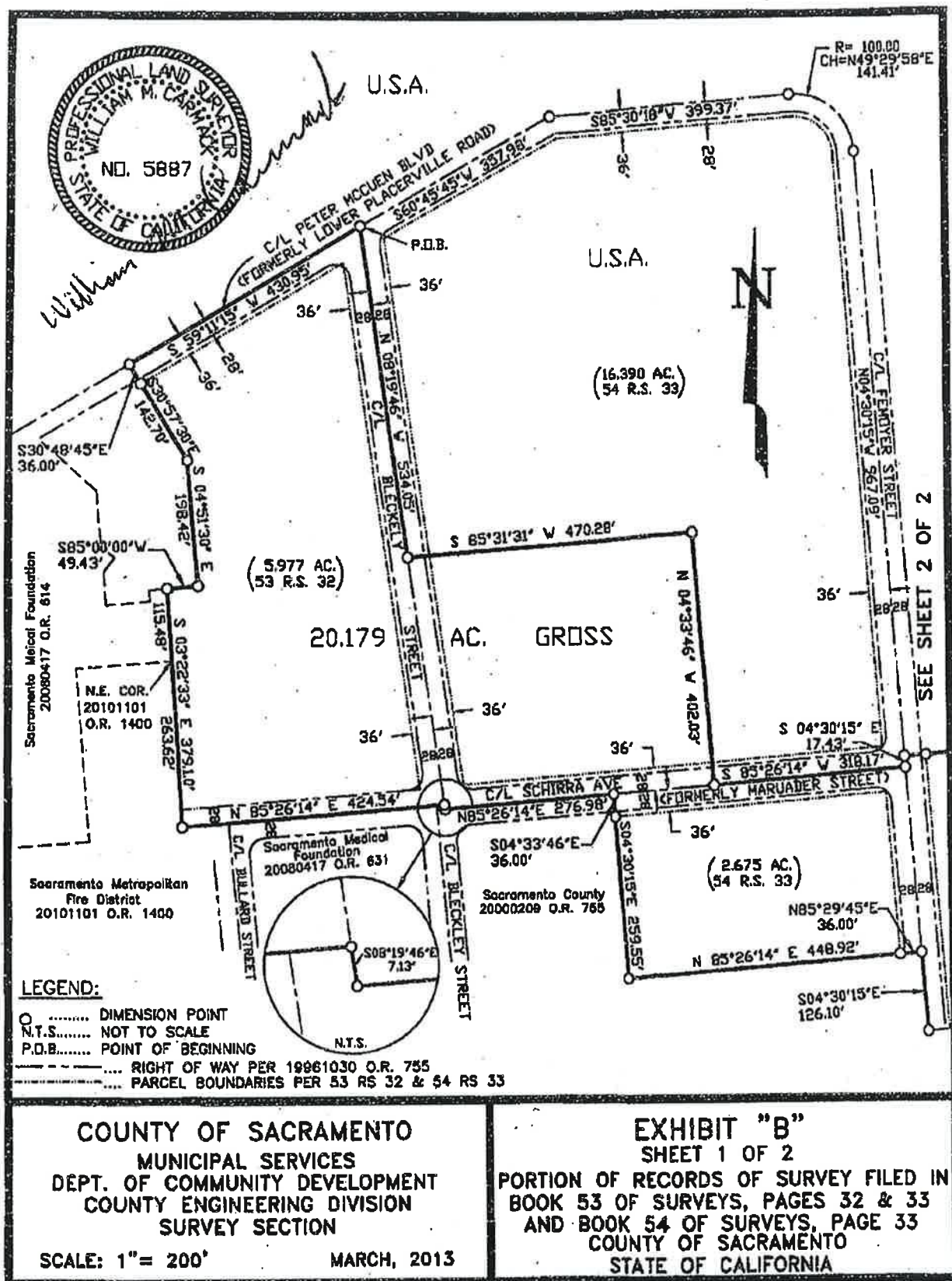
This description was prepared by me or under my direction pursuant to section 8761.1 of the Professional Land Surveyors Act.

William M. Carmack
William M. Carmack, P.L.S. 5887

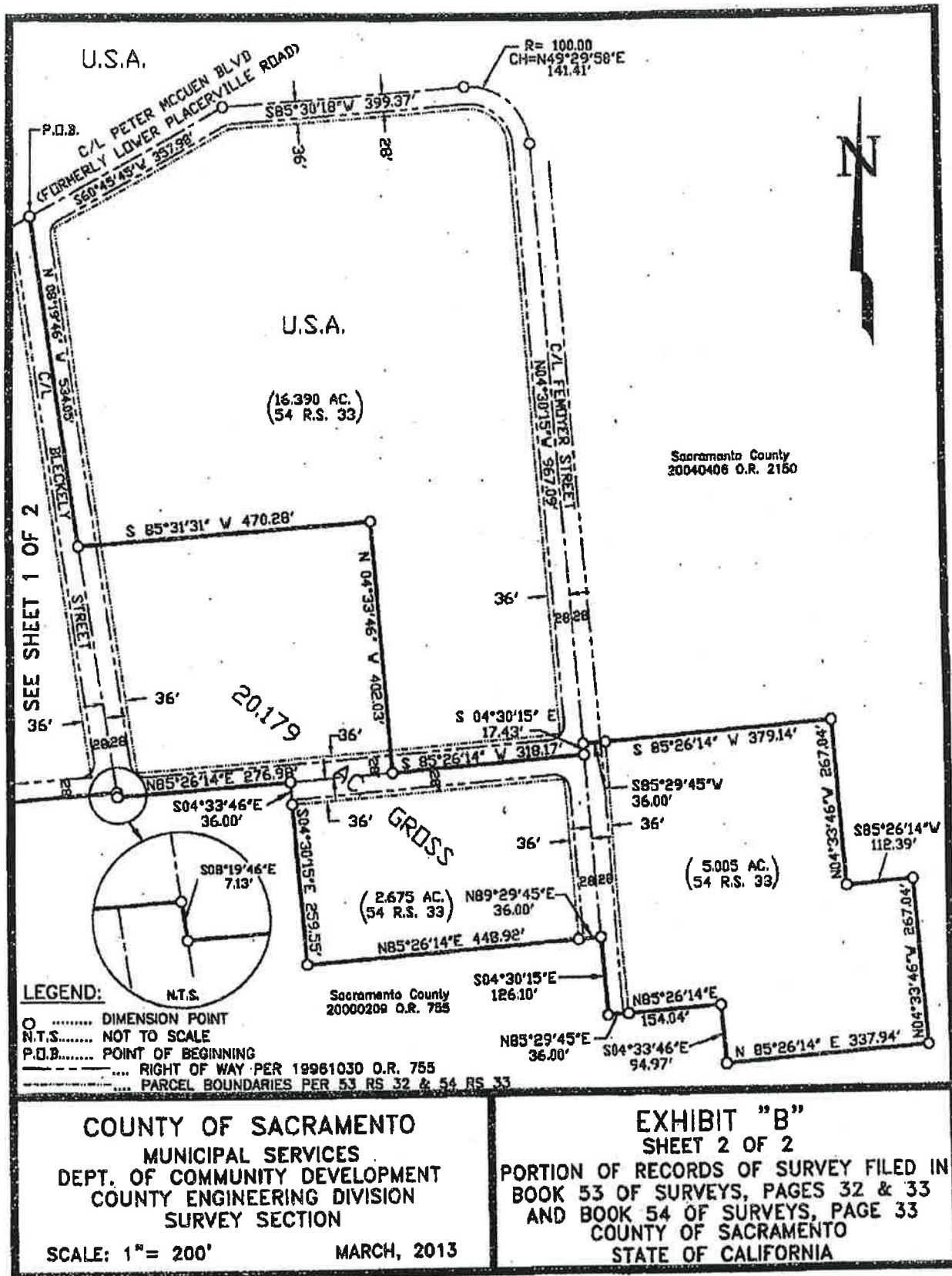


3/18/2013
Date

Quitclaim Deed (Parcel C-12 - 20.179 acres)



Quitclaim Deed (Parcel C-12 - 20.179 acres)



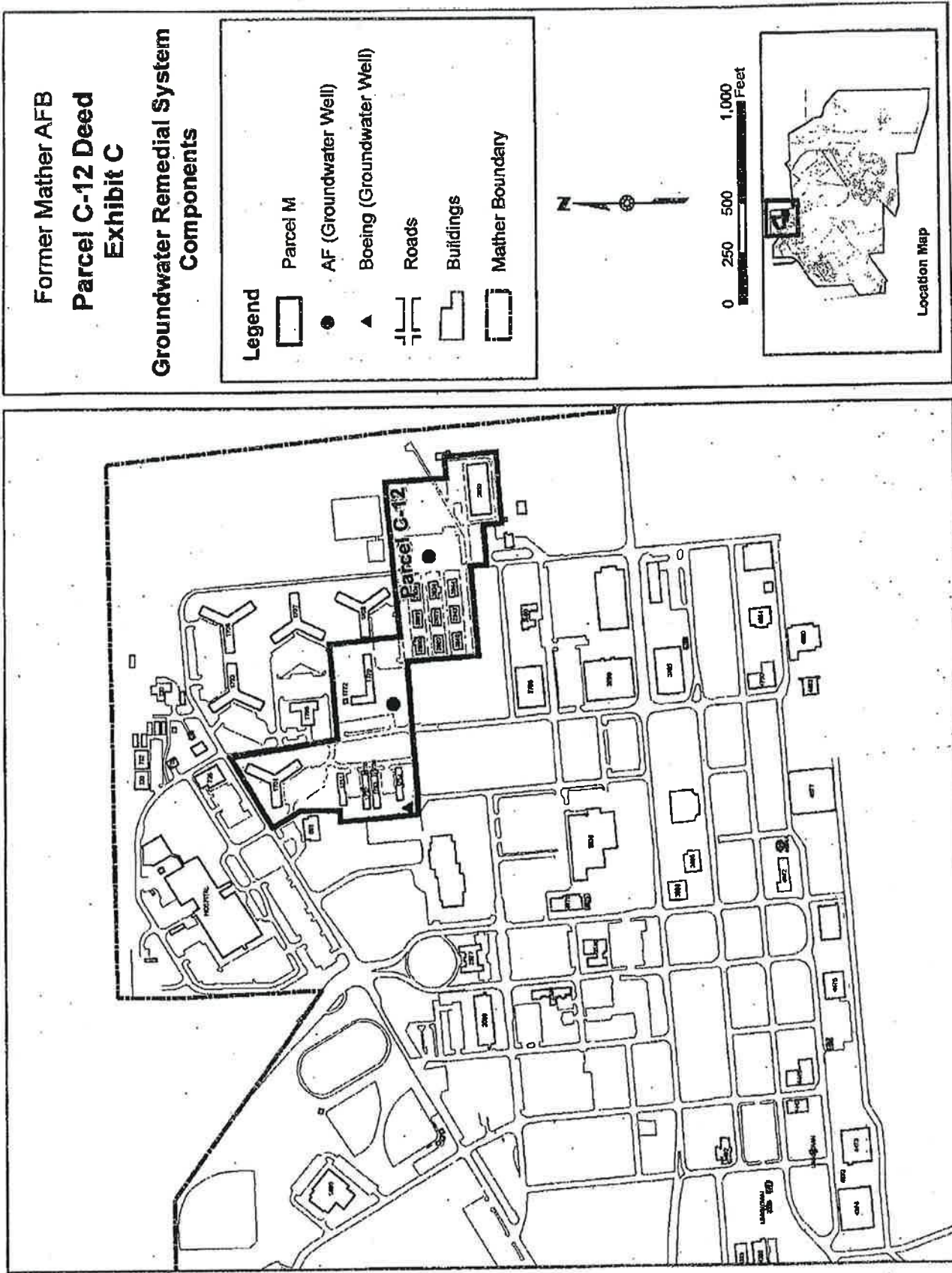


EXHIBIT E

NOTICE OF HAZARDOUS SUBSTANCES STORED

Notice is hereby provided that the following hazardous substances are known to have been stored on the Property and the date such storage took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund") 42 U.S.C. section 9620(h).

Facility 2950

Substance Stored	Constituents	CAS Registry Number	Quantity Stored (kg)	Date Stored
Lacquer and Enamel Paints	Toluene, Xylene, Methyl Ethyl Ketone, Petroleum Distillates	varies	136 kg/month	1984

Former Mather AFB, CA

Quitclaim Deed
(Parcel C-12 - 20.179 acres)
Exhibit E

EXHIBIT F

NOTICE OF HAZARDOUS SUBSTANCES RELEASED

Notice is hereby provided that the following hazardous substances are known to have been released on the Property and the dates such release took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund") 42 U.S.C. section 9620(h).

Main Base /SAC Area Plume (adjacent)

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity (kg/y) (lbs/y)	Date	Hazardous Waste ID Number	Response	Remarks
Perchloroethene	PCE	127-18-4	Unknown	Unknown	U210	None required. Levels on property below maximum contaminant levels (MCLs) since 2000. Pump-and-treat technology, treatment of extracted groundwater by air stripping, injection of treated groundwater, land use restrictions, and groundwater monitoring were implemented within the boundaries of the adjacent property (downgradient of the property) as per the selected remedies within the Groundwater Operable Unit Record of Decision dated 1996.	Monitoring wells installed on the southern portion of the property and adjacent to monitor transport of perchloroethene.

Former Mather AFB, CA

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Quitclaim Deed
(Parcel C-12 -- 20.179 acres)
Exhibit F

Main Base /SAC Area Plume (adjacent)

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity (kg/yr) (lbs/yr)	Date	Hazardous Waste ID Number	Response	Remarks
Trichloroethene	Trichloroethylene Ethylene trichloride Chloroethylene TCE 1,1,2-Trichloroethylene	79-01-6	Unknown	Unknown	UN1710	None required. Levels on property below maximum contaminant levels (MCLs) since 2000. Pump-and-treat technology, stripping, injection of treated groundwater, land use restrictions, and groundwater monitoring were implemented within the boundaries of the adjacent property (downgradient of the property) as per the selected remedies within the Groundwater Operable Unit Record of Decision dated 1996.	Monitoring wells installed on the southern portion of the property and adjacent to monitor transport of trichloroethene.
Carbon tetrachloride	Methane, tetrachloro	56235	Unknown	Unknown	U211	None required. Levels on property below maximum contaminant levels (MCLs) since 2000. Pump-and-treat technology, treatment of extracted groundwater by air stripping, injection of treated groundwater, land use restrictions, and groundwater monitoring were implemented within the boundaries of the adjacent property (downgradient of the property) as per the selected remedies within the Groundwater Operable Unit Record of Decision dated 1996.	Monitoring wells installed on the southern portion of the property and adjacent to monitor transport of carbon tetrachloride.

Note. Remedial action is currently ongoing within the boundaries of the adjacent property. Through historical investigations and reports, no hazardous substance release or disposal were identified within the boundaries of the Property that contributed to the contaminated groundwater.

Former Mather AFB, CA

Page 2 of 2

 Quitclaim Deed
 (Parcel C-12 - 20.179 acres)
 Exhibit F

Exhibit F

Form of Bill of Sale

Bill of Sale/ 3611 Bleckely Street
Project No. _____

BILL OF SALE

This BILL OF SALE is executed as of the _____ day of _____, 2013, by the **County of Sacramento**, a political subdivision of the State of California ("**Seller**"), in favor of the **City of Rancho Cordova**, a California incorporated municipality ("**Purchaser**").

Recitals

- A. Seller and Purchaser have entered into a separate 99-year Lease Agreement ("the Lease Agreement") for an area of approximately 3.69 acres of located at 3611 Bleckely Street, Mather, California 95655, being a APN 067-0010-099.
- B. Under the Lease Agreement, Seller will operate a veterans' affordable housing program on the leased premises.
- C. The leased premises includes an existing two-story, 24,093 square foot building known as "Building 1770" and more commonly identified as the Mather Infirmary; a small shed, and a small building containing mechanical equipment (collectively, the "Structures"); that Seller desires to convey as personal property, separate from the underlying land, to Purchaser. The Structures are more particularly identified in Attachment A to this Bill Of Sale.
- D. Purchaser desires to acquire the Structures from Seller as personal property, separate and apart from the underlying real property.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Seller agrees as follows:

Section 1. Recitals Incorporated By Reference

The above Recitals are hereby incorporated into this Bill of Sale as though fully set forth as terms of the sale.

Section 2. Grant

Seller grants, conveys and transfers to Purchaser all of Seller's rights to the Structures. It is understood by the Seller and Purchaser that the Structures are conveyed to City separate and apart from the land beneath them, such that Seller shall remain the owner of all real property constituting APN 067-0010-099. Purchaser has obtained access rights to the Structures by and through the Lease Agreement.

///

Bill of Sale/ 3611 Bleckely Street
Project No. _____

Section 3. No Warranties

Seller makes no warranties or representations concerning the condition or suitability of the Structures. Purchaser accepts the Structures "as is" and shall accept all risk and liability associated with ownership of the Structures.

Section 4. Governing Law

This Bill of Sale shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, heirs and legatees of Seller and Purchaser. This Bill of Sale shall be governed by, interpreted under, and construed and enforceable in accordance with the laws of the State of California.

IN WITNESS WHEREOF, Seller has executed and delivered this Bill of Sale as of the date first written above.

By: **County Of Sacramento**

By: _____

Date

Under delegated authority by

Resolution No. _____

Dated: _____

Approved As To Form

County Counsel

Date

Bill of Sale/ 3611 Bleckely Street
Project No. _____

STATE OF _____)

COUNTY OF _____)

On _____, 2013, before me, _____, a
notary public, personally appeared _____,

proved to me on the basis of satisfactory evidence to be the person(s) whose name is(are)
subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature: _____ (Seal)

2062729.2

MEMORANDUM

DATE: May 20, 2013

TO: Honorable Mayor and Council Members

FROM: Jessica Jordan, Senior Planner

SUBJECT: AN ORDINANCE AMENDING TITLE 6 AND TITLE 23 OF THE MUNICIPAL CODE



RECOMMENDATION

Introduce and waive first reading of Ordinance 13-2013.

RESULT OF RECOMMENDED ACTION

Adopting this Ordinance would improve and simplify the municipal code by repairing typographical errors, erroneous reference links, and addressing minor content issues (i.e. adding graphics to illustrate existing standards) in Title 6 (Health and Sanitation) and Title 23 (Zoning Code).

BACKGROUND

The City's Municipal Code is amended from time to time for a variety of reasons. The standard process for amending any section of the Code includes drafting of amended language by staff, internal review by management, and placement of the proposed amendments onto the City Council agenda for adoption at a regular City Council meeting. Following adoption of the amendments, the City provides the language to an external third party for formal codification. Formal codification mainly involves formatting the new text into the overall Municipal Code document and reviewing changes to ensure the Code continues to be internally consistent and useable. During the codification process, it is common for errors to be identified. Errors are either fixed administratively (i.e. isolated typo) as appropriate or they are compiled and included in future amendments to the Code that are formally adopted by the City Council.

PROJECT ANALYSIS

Title 6

In December 2012, the City Council adopted an Ordinance amending Chapters 6.20 and 6.21 of Title 6 of the Municipal Code repealing unnecessary Sacramento County Code provisions on solid waste from the City's Code and to reflect changes in State law concerning recycling requirements. The Ordinance became effective in February 2013. As part of the City's normal procedures, the Ordinance was forwarded to the third party for formal codification, the result of which included identifying a few incorrect references within Chapter 6.20 that required further updating. The amendments proposed herein are those references identified in the codification process within the Chapter 6.20 to the appropriate resource. The proposed amendments are summarized as follows:

- Section 6.20.130(A): Typographical error
- Section 6.20.150(E), (F): Erroneous references
- Section 6.20.230(D): Erroneous references
- Section 6.20.270(D): Erroneous references
- Section 6.20.290(C)(1), (2), (3), (4), (5), (6): Updated language
- Section 6.20.300(B)(1), (3): Typographical error, erroneous reference
- Section 6.20.310: Erroneous reference
- Section 6.20.340(A): Erroneous reference

Title 23

An extensive update to Title 23 (Zoning Code) was adopted by the City Council in 2011. The third party codifier was notified of the amendments in 2012 and began to codify the amended text over several weeks. As is their typical process, they informed the City of some issue areas and requested direction on how to proceed. Staff identified the issues that could be resolved administratively as well as those requiring Council action to remedy. The amendments included in this Ordinance are those issue areas requiring Council action to remedy within the Municipal Code. The proposed amendments are summarized as follows:

- Article 1: Typographical errors, erroneous references, removal of contradictory language, correcting formatting errors
- Article 3: Erroneous references
- Article 7: Replacement figures (Figure 23.704-3, 23.716-2, 23.719-6, 23.731-1, 23.734-1), correcting outdated references, correcting inconsistencies between the articles
- Article 9: Sentence structure, outdated references, minor updates to Home Occupations to reflect current State law
- Article 11: Add cottage food operation and floor area ratio definitions

Included in the amendments to Article 7 of Title 23 are five updated figures. These were directed to be included in the 2011 update by the City Council. However, it is unclear whether or not the City Council ever saw the final versions of the figures prior to adoption of the Ordinance. As such, in an overabundance of caution, staff is providing the figures as amendments to the Code once again to ensure their proper adoption and incorporation into the City's Municipal Code. These figures do not introduce new content rather they provide graphic demonstration of the written Code section in which they are placed for those items that may be difficult to understand through words alone.

Full text of the proposed amendments is included in **Attachment 2**. Added text is indicated by underline; deleted text is indicated by strikethrough.

ENVIRONMENTAL ANALYSIS

The Rancho Cordova General Plan Final Environmental Impact Report (EIR) was certified in June 2006 by the Rancho Cordova City Council. The General Plan EIR is a Program EIR (CEQA Guidelines section 15168). The City-Sponsored Zoning Code Amendment is an activity within the scope of the General Plan Program EIR and no further environmental review is required. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under State CEQA Guidelines Section 15162.

First, the Zoning Code amendments are consistent with the General Plan, are limited in nature, and do not constitute substantial changes to the existing policies and actions in the General Plan. Overall, the proposed amendments would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the General Plan Final EIR that would require major revisions to the General Plan Final EIR (State CEQA Guidelines Section 15162[a][1]). All impacts would be nearly equivalent to the impacts previously analyzed in the General Plan Final EIR.

Second, the City is not aware of any substantial changes in circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact requiring major revisions to the General Plan EIR (State CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions in the City not previously contemplated and analyzed in the General Plan EIR that would result in new or substantially more severe environmental impacts.

Third, there is no new information of substantial importance (which was not known or could not have been known at the time of the General Plan adoption in June 2006) that identifies: a new significant impact (condition "A" under State CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" State CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan; or mitigation measures or alternatives which are considerably different from those analyzed in the General Plan EIR which would substantially reduce one or more significant effects on the environment (conditions "C" and "D" State CEQA Guidelines Section 15162[a][3]). None of the "new information" conditions listed in the State CEQA Guidelines Section 15162[a][3] are present in this case to trigger the need for a subsequent EIR.

Lastly, all subsequent projects pursuing entitlements pursuant to the Zoning Code will be subject to additional environmental review. No projects resulting in environmental impacts will be allowed by right under the proposed amendments. Therefore, there is no direct, or reasonably foreseeable indirect, impact on the environment. (Guidelines section 15060(c)(2).) Therefore, no conditions have occurred that would require the preparation of a subsequent or supplemental EIR or MND and no further environmental review is necessary at this time.

FINANCIAL IMPLICATIONS TO CITY

There are no financial implications to the City in amending the Municipal Code.

ATTACHMENTS

1. Ordinance No. 13-2013, including Amended Title 6 – Chapter 6.20 (**Exhibit A**) and Title 23 – Articles 1, 3, 7, 9, and 11 Text (**Exhibit B**)
2. Redline Copy amended Chapter 6.20 and Title 23 (additions in underlined, deletions in strikethrough; pages with no edits have been omitted)

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 13-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING TITLE 6 AND TITLE 23 OF THE MUNICIPAL CODE**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**Section 1. Purpose and Declarations.**

WHEREAS, the City's Municipal Code is periodically amended to ensure the Code continues to reflect the goals, policies, and implementation measures of the City's General Plan, complies with all applicable Federal and State laws, and remains accurate and usable; and

WHEREAS, amendments are adopted by Ordinance by the City Council at a duly noticed public hearing; and

WHEREAS, the City employs an external third party to formally codify all portions of the Municipal Code; and

WHEREAS, the external third party, as part of their normal review process of the City's work, will occasionally identify typographical and reference errors in need of further correction; and

WHEREAS, these errors periodically require City Council action to be remedied in the Municipal Code; and

WHEREAS, the certified Environmental Impact Report prepared for the previously adopted General Plan was found to adequately address all potential environmental impacts associated with the adoption of the proposed Zoning Code amendment; and

WHEREAS, these amendments were analyzed and determined to be within the scope of the General Plan EIR and require no further environmental review under State CEQA Guidelines Section 15162; and

WHEREAS, on May 20, 2013, the City Council held a properly noticed public hearing for this Ordinance.

Section 2: Findings. The City Council hereby finds:

A. **CEQA Compliance.** The Rancho Cordova General Plan FEIR (SCH #2005022137) was certified in June 2006 by the Rancho Cordova City Council. The General Plan EIR is a Program EIR. (CEQA Guidelines section 15168.) The Title 23 Amendments are an activity within the scope of the General Plan EIR and requires no further environmental review. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under State CEQA Guidelines section 15162. Furthermore, these changes will not result in a direct, or reasonably foreseeable indirect, physical change in the environment. Therefore, adoption of the Ordinance is not subject to CEQA pursuant to Guidelines Section 15060(c)(2).

ATTACHMENT 1

B. **The proposed amendment is consistent with the General Plan.** The attached Zoning Code Amendment ("Amendment" or "proposed Amendment") is consistent with the General Plan as required by Government Code Section 65454. The Amendment is consistent with and implements the following provisions of the City's adopted General Plan:

General Plan Goals, Policies, and Actions:

- Land Use Action.1.5.2 – Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.

Finding: The proposed Zoning Code Amendment will correct typographical errors, update outdated references, and incorporate minor updates to content within the Code to clearly and accurately reflect the City Council's policy. These clarifying amendments will ensure the Code is consistent with the General Plan at the most basic level.

C. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The attached Zoning Code Amendment is focused on correcting typographical errors, updating outdated references, and minor updates to content. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City. Rather, the amendments will be beneficial and serve the public interest by ensuring the City's Municipal Code is correct and easily understood by staff and residents alike.

D. **The proposed amendment is internally consistent with other applicable provisions of this zoning code.** The attached Zoning Code Amendment is focused on improving the internal consistency of the code itself. By correcting typographical errors and erroneous references, the document is clearer and easier to implement.

Section 3. Amendments to Title 6

The City Council hereby adopts amended Chapter 6.20 of Title 6 (Health and Sanitation) of the Municipal Code in **Exhibit A**, attached and incorporated herein.

Section 4. Amendments to Title 23

The City Council hereby adopts amended Title 23 (Zoning Code) of the Municipal Code in **Exhibit B**, attached and incorporated herein.

Section 5. 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.

ATTACHMENT 1**Section 6. 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 _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

Chapter 6.20 SOLID WASTE MANAGEMENT

Sections:

- 6.20.010 Purpose and declarations.
- 6.20.020 Definitions.
- 6.20.030 Collection or transportation prohibited.
- 6.20.035 Mandatory service.
- 6.20.040 Public agency exemption.
- 6.20.045 Administrator exemption.
- 6.20.050 Franchise requirement.
- 6.20.055 Exempt collection or transportation.
- 6.20.060 City council authority to grant franchise.
- 6.20.070 Franchise terms and conditions.
- 6.20.080 Application for commercial or residential franchise.
- 6.20.090 Commercial franchise application review process.
- 6.20.095 Residential franchise application review process.
- 6.20.100 Appeal upon denial of award.
- 6.20.110 Awarding of franchise.
- 6.20.120 Requirements for franchise effectiveness.
- 6.20.130 Franchise fees.
- 6.20.140 Recycling facility reporting requirements.
- 6.20.150 Restrictions on franchisees.
- 6.20.160 Medical waste.
- 6.20.170 Enforcement.
- 6.20.180 Abatement proceedings.
- 6.20.190 Notices.
- 6.20.200 On-site storage.
- 6.20.210 Solid waste disposal restrictions.
- 6.20.220 Use of containers.
- 6.20.230 Rules and regulations.
- 6.20.240 Vehicle inspection.
- 6.20.250 Vehicle requirements.
- 6.20.260 Covered load requirement.
- 6.20.270 Rights reserved to city.
- 6.20.280 Other franchise provisions.
- 6.20.290 Criminal penalties for violations.
- 6.20.300 Civil penalties for violations.
- 6.20.310 Settlement process.
- 6.20.320 Hearing officer.
- 6.20.330 Appeals.
- 6.20.340 Appeal hearing.

6.20.010 Purpose and declarations.

A. It is hereby declared and determined that the business of collecting and subsequently transporting, transferring, disposing and/or recycling of residential and commercial solid waste generated, kept or accumulated within the incorporated limits of the city of Rancho Cordova affects the health, safety, public welfare and quality of life of the inhabitants of the city. The city further declares that the business of collecting and disposing of residential and commercial solid waste is a public service and should be regulated by the city to ensure reliability and adequacy of service. The use of any public street or public property in connection with such business is of great concern to the city and should be regulated by the city. Therefore, it is the purpose of this chapter to provide such regulation.

The city further declares that residential collection service will be most efficient, and at a lower cost, when collection routes provide door-to-door service uninterrupted by competition in the same area; and that exclusive residential collection services allow for energy conservation in fuel consumed by collection equipment, for the reduction of traffic congestion on roads and streets, and for fewer adverse effects on public streets and rights-of-way due to less truck traffic.

B. It is the further purpose of this chapter to regulate such business in order to ensure its orderly operation and to minimize the adverse effects it may have on the local environment. It is also the purpose of this chapter, aside and apart from regulation, to require compensation for the value of the franchise issued by the city.

C. It is the further purpose of this chapter to provide for the uniform regulation of residential and commercial solid waste collection, removal and transportation within the geographical area of the city.

D. The city hereby elects to have the grant of franchises governed by this chapter, and any ordinances amendatory thereof, and these provisions shall constitute the exclusive procedure applicable to the granting of franchises for the conduct of the business of collecting, transporting or disposing of residential and commercial solid waste. [Ord. 22-2013 § 2].

6.20.020 Definitions.

Unless the context otherwise requires, the definitions set forth in this section shall govern the interpretation of this chapter.

A. "Administrator" means the administrator of the city's solid waste program. The city council shall designate by resolution the administrator.

B. "City" means the city of Rancho Cordova.

C. "City council" means the city council of the city of Rancho Cordova.

D. "City clerk" means the city clerk of the city of Rancho Cordova.

E. "City engineer" means the engineer of the city of Rancho Cordova.

F. "City limits" means the territorial jurisdiction of the city of Rancho Cordova.

G. "Collection" means the act of picking up and removing solid waste or recyclable material at the place of waste generation.

H. "Commercial hauler" means any person who loads, collects, hauls, or transports commercial solid waste for a fee by use of any means, including, but not limited to, a dumpster truck; roll-off truck; a side-load, front-load, or rear-load garbage truck; or a trailer.

I. "Commercial solid waste" means all solid waste, as defined in this chapter, that is generated by and at commercial and industrial sources, multifamily residential property, and construction and demolition activities that is collected by a commercial hauler.

J. "Franchise" or "commercial franchise" means a commercial solid waste and recyclables collection franchise issued under the provisions of this chapter to a commercial hauler within the city.

K. "Franchisee" means a person or entity holding a franchise issued pursuant to this chapter.

L. "Materials recovery facility" or "MRF" means any facility designed, operated, and legally permitted for the purpose of receiving, sorting, processing, storing, or preparing recyclable materials for sale and which has obtained, and maintains valid permit(s) to accept, process or store recyclable materials. This definition shall apply only within the framework of materials recovery facility services and reporting of this chapter.

M. "Multifamily residential property" means five or more individual living units located on a single parcel of land and any mobile home park located within the city.

N. "Person" means an individual, firm, limited liability company, association, partnership, industry, public or private corporation, or any other entity whatsoever.

O. "Police chief" means the chief of police of the city of Rancho Cordova.

P. "Recycling" means the process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste and returning them for use or reuse in the form of raw materials for new, used or reconstituted products which meet the quality standard necessary to be used in the marketplace. "Recycling" does not include transformation as defined in Public Resources Code Section 40201.

Q. "Recycling facilities" means those facilities or operations that receive, process, and transfer to market recyclable materials that have been source separated from the solid waste stream.

R. "Recyclable material" or "recyclables" means materials that have been separated from the solid waste stream prior to disposal for the purpose of returning them for use or reuse in the form of raw materials for new, used or reconstituted products which meet the quality standard necessary to be used in the marketplace, and that are not landfilled.

S. "Removal" means the act of taking solid wastes or recyclable materials from the place of generation.

T. "Residential dwelling unit" means an individual living unit in a single-family dwelling, condominium, townhouse, mobile home, duplex (two units), triplex (three units), fourplex (four units) or building of four or less total individual living units intended for, or capable of being utilized for, residential living other than a hotel or motel.

U. "Residential hauler" means any person who loads, collects, hauls, or transports residential solid waste for a fee by use of any means, including, but not limited to, a dumpster truck; roll-off truck; a side-load, front-load, or rear-load garbage truck; or a trailer.

V. "Residential solid waste" means all solid waste, as defined in this chapter, that is generated by and at a residential dwelling unit.

W. "Residential franchise" means a residential solid waste collection franchise issued under the provisions of this chapter to a residential hauler within the city.

X. "Rubbish" means nonputrescible solid wastes such as ashes, paper, cardboard, tin cans, yard waste, wood, glass, bedding, crockery, plastics, rubber by-products and litter.

Y. "Solid waste" means all putrescible and nonputrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, construction and demolition debris, discarded home and industrial appliances, dewatered, treated or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. "Solid waste" does not include hazardous waste or low-level radioactive waste regulated under Chapter 7.6 (commencing with Section 25800) of Division 20 of the Health and Safety Code, or medical waste. "Solid waste" does not include recyclable materials set out for separate collection for the purposes of recycling, and that are not landfilled.

Z. "Source separate" or "source separated" means the process of removing recyclable materials from solid waste for the purpose of recycling.

AA. "Treated medical waste" means medical waste as defined in subsection (a) of Health and Safety Code Section 25023.5.

BB. "Construction and demolition debris" means used or discarded materials resulting from construction, renovation, remodeling, repair or demolition operations on any pavement, house, commercial building, or other structure and such other materials as may be removed during the normal cleanup process of such construction, renovation, remodeling, repair, or demolition operations. This includes mixed construction and demolition debris and source separated recyclable construction and demolition material. [Ord. 22-2013 § 2].

6.20.030 Collection or transportation prohibited.

Except as authorized by RCMC 6.20.040 and 6.20.050, it shall be unlawful for any person to engage in the business of collecting, removing or transporting residential or commercial solid waste, or otherwise organizing, directing, sponsoring, brokering or causing the collection, removal or transportation of commercial residential or solid waste within the city without possessing a valid franchise or valid residential franchise granted by the city. [Ord. 22-2013 § 2].

6.20.035 Mandatory service.

Except as otherwise expressly provided by this chapter, the owner, tenant, or occupant of every improved parcel (parcel with one or more business and/or residential buildings approved for occupancy) located within the city shall subscribe to a solid waste and recyclables collection service from a residential or commercial franchisee operating pursuant to this chapter. Each business (DBA) and/or residential building with a separate address and each separate business unit and each separate residential unit (under separate rental agreement) with a common address located on such parcel shall subscribe to such service. The owner, tenant or occupant of a parcel with a residential dwelling unit shall subscribe to a collection service from a residential franchisee operating according to this chapter. The owner, tenant, or occupant of a parcel with a commercial or multifamily property shall subscribe to a collection service from a commercial franchisee operating according to this chapter.

Any owner of an improved five-acre or larger parcel may submit a written request for an exemption from mandatory service to the administrator, who will consider such requests on a case-by-case basis. The administrator will submit a written response within 30 days of receipt of a written request either approving or denying the exemption from mandatory service. [Ord. 22-2013 § 2].

6.20.040 Public agency exemption.

The provisions of RCMC 6.20.035 shall not be applicable to the United States, the state of California, the county, a city, a special district or any other local public agency with respect to the accumulation, collection or transportation of refuse resulting from operations of such agency. [Ord. 22-2013 § 2].

6.20.045 Administrator exemption.

The administrator shall, upon application, grant a written exemption from the mandatory collection service requirements established by RCMC 6.20.035 for any property utilized for commercial purposes which does not generate solid waste, and may grant such an exemption for any residential dwelling unit (but not multifamily residential properties) if it determines that the occupant has made adequate and appropriate arrangements for the disposal of solid waste and required subscription to collection service would constitute an unreasonable hardship or impractical burden. [Ord. 22-2013 § 2].

6.20.050 Franchise requirement.

It is unlawful for any person to engage in the business of collecting, transporting or disposing of residential or commercial solid waste kept, accumulated or generated in the city, or to engage in the business of soliciting accounts or invoicing customers for residential or commercial solid waste service in the city unless:

A. A franchise or residential franchise therefor has first been granted pursuant to the provisions of this chapter and such franchise is in full force and effect and a written franchise agreement therefor has been executed between such person and the city and such agreement is in full force and effect. [Ord. 22-2013 § 2].

6.20.055 Exempt collection or transportation.

The following persons shall be authorized to organize, direct or sponsor the collection, removal or transportation of residential or commercial solid waste within the city, or collect, remove or transport such solid waste, without a franchise or a residential franchise:

A. The United States, the state of California, a city, a special district or other local public agency, or any employee or member of the Armed Forces thereof, or any individual or employee of such individual who has entered into a contract for solid waste collection with a federal or state agency, when collecting or transporting solid waste produced by operation of the public entity under a system of solid waste collection and transportation operated and maintained by the public agency;

B. The owner, operator or occupant or employee of a farm or ranch consisting of five acres or more, when transporting for off-site disposal solid waste accumulated as a result of operation of the farm or ranch;

C. An owner or occupant of a residential or multifamily residential property, when collecting or transporting rubbish, not containing garbage, from his or her residential premises to a lawful point of disposal;

D. A residential construction contractor, commercial or residential gardener and those engaged in the business of cleaning residential and commercial properties and employees thereof, when collecting or transporting rubbish consisting of by-products of the services provided to a lawful disposal location;

E. A person or employee thereof, when collecting or transporting dead animals, bones, meat scraps or food waste resulting from food processing plants for tallow or fertilizer, or other waste material to be used as raw material in manufacturing, or solid waste that is collected without charging a fee to the customer for purposes of salvage; provided, that such persons shall reuse or recycle or cause to be reused or recycled all materials collected, and shall not transport or arrange for the transport of any collected materials to a disposal site;

F. An operator or employee thereof of one or more industrial plants which are under single ownership, when collecting or transporting wastes which cannot be handled by standard solid waste collection equipment or which involve significant health, operating or handling hazards, including but not limited to rice hulls, tomato pulp, chemical residues, explosives, and other toxic, noxious or hazardous substances; provided, that all such wastes shall be deposited at an appropriate disposal area permitted pursuant to California State solid or hazardous waste management standards.

Any transportation of solid waste, refuse or rubbish authorized by this section shall be conducted in strict compliance with any and all requirements of this chapter relating to transportation and any regulations issued hereunder;

G. Any person collecting or transporting hazardous waste, medical waste and designated waste, as defined in law, regardless of its source;

H. Any person collecting or transporting by-products of sewage treatment, including sludge, sludge ash, grit, and screenings;

I. Any person collecting or transporting residue or nonprocessable waste from a solid waste management facility, including material recovery, composting, and transformation facilities; and

J. Municipal corporations and other governmental agencies using their own vehicles engaged in the collection, transportation, or disposal of solid waste within the city. [Ord. 22-2013 § 2].

6.20.060 City council authority to grant franchise.

A. The city council may and is hereby empowered to grant to a qualified applicant a nonexclusive franchise to engage in the business of collecting, transporting or disposing of commercial solid waste and designated recyclable materials kept, accumulated or generated in the city, or to delegate the authority, by resolution, to the administrator to grant the franchise.

B. The city council may and is hereby empowered to grant to a qualified applicant an exclusive residential franchise to engage in the business of collecting, transporting or disposing of residential solid waste and recyclable materials kept, accumulated or generated in the city, or to delegate the authority, by resolution, to the administrator to

grant the franchise, according to the procedures set forth in RCMC 6.20.080 and 6.20.095.

C. The city council may grant a commercial franchise or a residential franchise to an applicant based on compliance with this chapter. Any grant of a commercial franchise or a residential franchise by the city council may be subject to such terms, conditions, rules, regulations, restrictions, and limitations as the city council deems necessary to protect the public health, safety, or welfare.

D. The city council hereby empowers and grants to the administrator the authority to administer and negotiate nonsubstantive changes to the commercial franchise and residential franchise agreements. The city council may delegate authority by resolution to the administrator to administer, negotiate and execute franchise agreements. [Ord. 22-2013 § 2].

6.20.070 Franchise terms and conditions.

A. All franchises and residential franchises shall be subject to the terms and conditions specified in this chapter, in the franchise agreement and in all other applicable federal, state and local laws and regulations.

B. In granting any franchise or residential franchise, the city council may prescribe such other additional terms and conditions, not in conflict with this chapter, as in the judgment of the city council are in the public interest.

C. Each franchisee shall provide residential or commercial solid waste collection, removal, recycling, and transportation services consistent with the provisions of this chapter, the terms and conditions of the franchise issued to the franchisee, and any applicable federal, state, or local statute, ordinance, rule or regulation.

D. Each franchisee shall provide services without undue interruptions caused by mechanical failures or other inadequacies of equipment and shall utilize equipment in quantities and of an age and quality adequate for the provisions of reliable service and to provide preventive and repair maintenance of such equipment sufficient to ensure reliability. [Ord. 22-2013 § 2].

6.20.080 Application for commercial or residential franchise.

A. All applications for commercial or residential franchises pursuant to this chapter shall be in writing and shall be filed with the administrator.

B. Each application for a commercial or residential franchise from a company that has never held a commercial or residential franchise in the city shall be submitted by the applicant on a form provided by the administrator. The application shall include all attachments required by the administrator. At a minimum, the application shall contain the following information:

1. Identification.

a. The name and address of the applicant.
b. Business address and telephone number of the applicant.
c. Address where all vehicles and operating equipment used within the city will be kept.

d. If the applicant is a partnership, the applicant shall include the name and address of each partner, general, limited or otherwise, owning more than 10 percent ownership in the partnership and their percentage of ownership.

e. If the applicant is a corporation, the application shall state the names and addresses of the corporation's directors, date and place of incorporation, main offices, major stockholders and associates, and the names and addresses of the parent and subsidiary companies.

f. If the applicant is an affiliate or a franchised operation of another corporation (not to be confused in this instance with a solid waste franchisee of the city), the applicant shall list the names and addresses of the parent or subsidiary companies, together with a description of their business interests and/or ownership.

g. If the applicant is a joint venture or other combination of persons and corporations, identify separately the names and addresses of each member of the joint venture or combined effort, together with their percentage interest.

2. Business Operations. The names of the executive, operational and financial managers to be used in connection with the solid waste collection services, together with documentation that such persons and the applicant have sufficient experience in solid waste handling to perform solid waste collection services in the city.

a. Attestation that books and accounts of all revenue and income arising out of its operations will be kept in a manner that conforms to generally accepted accounting principles.

b. A statement that the applicant shall obtain insurance prior to commencing business subject to the franchise agreement.

c. A statement that the applicant shall maintain and report on a timely basis all operational information and data elements reasonably required by the city to comply with its reporting requirements such as those established under AB 939, and as defined in the franchise agreement.

d. A complete listing and explanation of any civil or criminal rulings or judgments in excess of \$5,000, or convictions against applicant, any of applicant's partners, major stockholders, corporate directors or parent or subsidiary companies, occurring within the last five years. Applicants that are subject to the periodic reporting requirements of Section 13(a) of the Securities Exchange Act may, in lieu of the information required by this subsection, submit the information reported pursuant to 17 CFR 229.103 (Legal proceedings) and 229.403 (Security ownership of certain beneficial owners and management) on the most recent form 10-K filed by the applicant with the Securities and Exchange Commission.

3. Facilities and Equipment.

a. A description of all vehicles and equipment that the applicant owns, has control of, or intends to acquire for the collection, transportation, or disposal of commercial waste in the city and which are subject to the provisions of the franchise agreement. A statement as to whether said vehicles and equipment are self-unloading and equipped with audible automatic back-up warning devices. The minimum vehicle description for existing vehicles shall include Vehicle Identification Number (VIN) and license plate number.

b. Evidence demonstrating that the applicant owns or will have access to suitable facilities for keeping vehicles and equipment clean and in good repair, and that the applicant owns or will have access to reasonable office and billing facilities.

c. Evidence demonstrating that the applicant owns or will have the legally enforceable right to use at least two collection vehicles, the bodies of which are closed,

leak-resistant, and constructed for the purpose of solid waste collection, transportation, and disposal. In the alternative, for the purposes of this provision, an applicant may demonstrate by the evidence that they service and transport open-top roll-off boxes for the collection, transportation, and disposal of nonputrescible waste and/or roll-off compaction boxes which are closed, leak-resistant, and are constructed for the purpose of solid waste collection, transportation, and disposal.

4. Financial Resources. Applicant shall provide proof satisfactory to the administrator that the applicant has adequate financial resources to conduct commercial solid waste collection services.

5. Diversion Plans. Each franchisee shall submit a diversion plan with their franchise application. The diversion plan shall provide a detailed description of how the franchisee intends to divert recyclable materials from commercial solid waste in order to assist the city in meeting the city's AB 939 reporting requirements.

6. Application for Police Chief Review.

a. The city may request that the police chief review each franchise application prior to the city issuing a franchise. The administrator may refer all franchise applications or renewals pursuant to this chapter to the police chief who, in conjunction with city staff, shall make such investigation of the applicant as the police chief deems necessary in order to determine whether the applicant's character or the business responsibility of the firm the applicant represents is satisfactory. The requirements of this section apply to all pending or future applications or proposals for issuance or renewal of such franchise pursuant to this chapter. The police chief's investigation may include, but is not limited to, obtaining the fingerprints and a photograph of the applicant, or any other person connected with the firm which the applicant represents, and the obtaining of reports from the state and federal law enforcement agencies and reports from any other appropriate sources.

b. If requested to review an application, the police chief shall evaluate each franchise application or proposal to determine whether the operation of the business which the applicant or party submitting the proposal represents would involve an unreasonable risk to the health, safety or general welfare of the public. In making such a determination, the police chief shall consider the character of the applicant or party submitting the proposal and each director, officer, manager and other person who exercises policy control over the operations of the applicant or proponent, the business responsibility of the firm which the applicant or party submitting the proposal represents, and the manner in which the firm intends to conduct its business.

c. The police chief shall notify the administrator of the results of the investigation conducted pursuant to this section. If the police chief recommends disapproval of the application or proposal, the reasons for disapproval shall be specified in writing. The police chief shall forward a copy of the statement of reasons to the administrator and shall provide a copy to the applicant or party submitting the application.

7. Other.

a. Any other evidence that demonstrates that the applicant is able to render collection and subsequent transportation and/or disposal services in accordance with applicable federal, state and local statutes.

b. Such additional information as may be reasonably requested by the administrator.

c. During the application or proposal period and during the full term of any franchise, all information contained in the franchise application shall be kept up to date by the applicant who shall file a new verified statement within 48 hours of any change indicating in detail the nature of any change in the information.

C. Each application for a commercial or residential franchise from a company holding a valid, current commercial or residential franchise which is set to expire shall be submitted by the applicant on a form provided by the administrator. The application shall include all attachments required by the administrator.

D. The application shall be signed by the person applying for the commercial or residential solid waste and recyclables collection franchise or, in the case of a partnership or corporation, by a person authorized to bind the partnership or corporation. [Ord. 22-2013 § 2].

6.20.090 Commercial franchise application review process.

A. The city council may award franchises for the collection of commercial solid waste within the city to applicants meeting all of the qualifications of this chapter.

B. Applicants may submit their completed application for a commercial franchise, as provided in RCMC 6.20.080, to the administrator for review and consideration at any time. The administrator shall review such submittals and either make a recommendation to the city council to award such franchise or notify applicant of denial within 60 days of receiving a completed application.

C. The administrator shall take into consideration all components of the completed application, including but not limited to:

1. The ability of the applicant to meet all terms of the agreement;
2. Any history of civil or criminal convictions that may compromise the public's interests; and
3. The completeness, accuracy, and validity of the application.

The administrator shall also have the authority to verify independently any and all statements made and implied in the application. The administrator may also request clarification from applicant of any or all elements of the submitted application.

D. After the 60-day review period, the administrator shall either:

1. Deny an award and notify the applicant in writing of the reasons why the award was denied; or
2. Recommend to the city council that a franchise be awarded.

E. Upon concurrence with a positive recommendation, the city council will award the franchise or will delegate authority to the administrator to award the franchise within a reasonable period of time. The administrator will notify applicant in writing of an award. [Ord. 22-2013 § 2].

6.20.095 Residential franchise application review process.

A. The city council may award an exclusive franchise for the collection of residential solid waste and recyclables within the city to an applicant meeting all of the qualifications of this chapter.

B. Applicants may submit their completed application for a residential franchise, as provided in RCMC 6.20.080, to the administrator for review and consideration when the city has noticed its desire to receive such applications and according to the deadlines set forth by such notice. The administrator shall review applications and either make a recommendation to the city council to award such franchise or notify applicant of denial within 60 days of receiving a completed application.

C. The administrator shall take into consideration all components of the completed application, including but not limited to:

1. The ability of the applicant to meet all terms of the agreement;
2. Any history of civil or criminal convictions that may compromise the public's interests;
3. The completeness, accuracy, and validity of the application; and
4. The applicant's ability to provide the most efficient and cost effective collection service to city residents while minimizing the adverse effects of such service on the residents, city streets and rights-of-way, and the environment.

The administrator shall also have the authority to verify independently any and all statements made and implied in the application. The administrator may also request clarification from applicant of any or all elements of the submitted application.

D. After the 60-day review period, the administrator shall either:

1. Deny an award and notify the applicant in writing of the reasons why the award was denied; or
2. Recommend to the city council that a franchise be awarded to a particular applicant; or
3. Recommend to the city council a group of finalists from which the city council may select an applicant to award an exclusive franchise to.

E. Upon concurrence with a positive recommendation, the city council will award the franchise or will delegate authority to the administrator to award the franchise within a reasonable period of time. The administrator will notify applicant in writing of an award. [Ord. 22-2013 § 2].

6.20.100 Appeal upon denial of award.

A. Within 30 days of written notification of award denial or within 60 days of the administrator's failure to act on the commercial or residential franchise application, the applicant has the right to meet with the administrator to review the items cited in the written notice and provide any additional evidence to support an award. Within 15 days of such meeting, the administrator will make a final, written determination of the application, based on the reviews of additional evidence, together with the original application. Administrator will send a copy of all final, written determinations, including reasons for denial, if any, to both applicant and the city council.

B. Applicant may, within 10 days after receiving the administrator's final denial, request a public hearing before the city council by submitting to the city clerk a written petition for an appeal hearing. If a public hearing is requested, the city clerk shall set the matter for hearing at the next regularly scheduled city council meeting or any later date as agreed upon by the applicant and clerk of the city council. At such hearing, applicant may present evidence in writing and through testimony of its employees and others relevant to the application. During such hearing, the city council may demand from the

applicant such additional information as the city council may deem relevant and necessary. Standard rules of evidence are not in effect at such public hearing, and the applicant shall have the burden of proof to show facts demonstrating that the applicant does in fact meet the requirements of this chapter. Any hearing may be continued or adjourned to a stated time and place without the giving of further notice. The city council will provide applicant with a written explanation of its determination on the application within 30 days of such hearing. The city council's decision is final.

C. If the term of an applicant's existing franchise expires while the application is under city review, the city council or the administrator may administratively extend the term for such period of time as is required to complete the appeal process. [Ord. 22-2013 § 2].

6.20.110 Awarding of franchise.

A. A commercial or residential franchise shall become effective only once the applicant and the city have signed a written agreement, and upon applicant's satisfying all of the requirements and conditions set forth in both this chapter and the franchise agreement.

B. The franchisee must provide to the city copies of all required certificates of insurance, and bonds as may be enumerated in the franchise agreement and this chapter. Should franchisee fail to maintain all such insurance and bonding requirements, uninterrupted for the term of the agreement, the city will immediately suspend or terminate the commercial or residential franchise.

C. If the franchisee's description of vehicles and equipment, as required under RCMC 6.20.080, has changed between the application date and the effective date of the franchise agreement, franchisee must submit to administrator an amended description, including all identification elements required under RCMC 6.20.080, prior to commencing services authorized in the agreement. [Ord. 22-2013 § 2].

6.20.120 Requirements for franchise effectiveness.

A franchise granted pursuant to this chapter shall not become effective unless and until all of the following requirements have been satisfied:

A. The ordinance granting the residential or commercial franchise, or the resolution granting the administrator the authority to grant the franchise, is effective.

B. The applicant and the city have executed a franchise agreement.

C. Within 20 days from the date of adoption of the ordinance granting the commercial or residential franchise, or within 20 days of the date of adoption of the resolution delegating authority to the administrator to grant the franchise, the applicant to whom a franchise has been granted has filed with the city clerk evidence of compliance with the insurance requirements specified in the franchise agreement. [Ord. 22-2013 § 2].

6.20.130 Franchise fees.

A. Each person engaging in the business of collecting, transporting or disposing of commercial or residential solid waste and recyclables kept, accumulated or generated in the city shall pay a franchise fee to the city. The city council shall set the franchise fee by resolution, or shall delegate the authority to set the franchise fee to the city manager.

B. The payment of franchise fees to the city pursuant to this section shall be in addition to any license fee or business tax prescribed by any local jurisdictions for the same period.

C. Commercial and residential solid waste franchise fees shall be payable on all gross collection revenues by a franchisee from its commercial or residential solid waste collection customers located within the city. The franchise fee shall be calculated based on gross collection revenues prior to franchisee imposing the franchise fee on its customers. Nonexclusive franchisees shall also pay franchise fees on revenues received from federal and state government entities within the city.

D. Franchise fees shall be payable by any person providing commercial or residential solid waste services within the city after the effective date of the ordinance codified in this chapter, even where no franchise has been granted. [Ord. 22-2013 § 2].

6.20.140 Recycling facility reporting requirements.

A. All recycling facilities within the city shall provide semi-annual written reports to the administrator, due 45 days after the close of the six-month reporting period, and including the following information for the previous six months:

1. The total aggregate tonnage of recyclable material received from generators located within the city;

2. The aggregate tonnage of recyclable material received from waste management and recycling operations in the city;

3. The aggregate tonnage of recyclable material received from franchises operating within the city; and

4. The total aggregate amount of residuals generated at the facility and disposed of at a permitted solid waste disposal facility, expressed as a percentage of total tonnage received.

B. To the extent permitted by the California Public Records Act, any report or other information required by this chapter shall be deemed confidential and shall not be subject to public disclosure except for aggregate totals for all facilities.

C. Recycling facilities receiving only scrap metals, agricultural waste, inert materials, and/or discarded, whitecoated, major appliances that are not normally disposed of and thus cannot be counted towards the state's diversion requirements are exempt from the reporting requirements of this chapter. [Ord. 22-2013 § 2].

6.20.150 Restrictions on franchisees.

The following restrictions shall be applicable to franchisees:

A. Except to meet the two-truck requirement of RCMC 6.20.080(B)(3)(c), no franchisee shall, by contract, subcontract, or otherwise, share with another franchisee any office space associated with operations under a franchise.

B. No franchisee, by contract, express understanding or indirectly, shall, in cooperation with another franchisee, divide, segregate or apportion any territory within the city for the purpose of restricting competition within a particular territory.

C. No franchisee shall, directly or indirectly, enter into any contract, express understanding or other transaction with another franchisee for the purpose of fixing customer rates or charges or otherwise maintaining rates or charges at a particular level.

D. No franchisee or any director, officer, partner, joint venturer, sole proprietor or corporate owner thereof shall be a controlling shareholder of, be a partner, joint venturer or sole proprietor, owner, have any other interest in or be employed by another franchisee. No franchisee which is owned in whole or in part by a corporation shall be effectively controlled by a person or entity by virtue of that person or entity's ownership of shares in the corporation, if the same person or entity otherwise controls another franchisee. The sole remedy for violation of the provisions of this subsection shall be revocation or refusal to renew a franchise.

E. Each franchisee shall provide to the administrator such information as the administrator determines is reasonably necessary to facilitate effective administration of the franchise under the provisions of this chapter. Diversion information may be provided consistent with the framework for materials recovery facility (MRF) services and reporting of RCMC 6.20.140.

F. Notwithstanding any other provisions of this chapter, it shall be allowable for a franchisee having an interest in a materials recovery facility (MRF) to provide a reporting service, a solid waste processing service, and/or a recyclables processing service to another franchisee consistent with the framework for MRF services and reporting of RCMC 6.20.140. [Ord. 22-2013 § 2].

6.20.160 Medical waste.

A. Commercial franchisees shall not be required to divert treated medical waste.

B. No treated medical waste from commercial or residential solid waste generators shall be delivered by a permittee to a materials recovery facility for the purpose of recycling. [Ord. 22-2013 § 2].

6.20.170 Enforcement.

Except as otherwise expressly provided, the provisions of this chapter shall be administered and enforced within the city by the administrator or other staff and enforcement officials designated by the administrator. [Ord. 22-2013 § 2].

6.20.180 Abatement proceedings.

Any operation or activity contrary to the provisions of this chapter or a franchise agreement, including the terms and conditions of any franchise, is unlawful and shall constitute a public nuisance. The administrator is authorized to commence in the name of the city actions or proceedings to abate and enjoin any such operation or activity. [Ord. 22-2013 § 2].

6.20.190 Notices.

A. Whenever a provision of this chapter authorizes or requires a public hearing to be conducted by the city council, notice of the time, date, place and purpose of the hearing shall be published at least once not later than 10 calendar days in advance of the date of such hearing in a newspaper of general circulation which is published within the city, and shall be served upon each franchisee who is affected by such hearing.

B. Any written notice or other communication to a franchisee which is authorized or required by this chapter shall be deemed served and effective for all purposes when deposited in the United States mail, postage prepaid, and addressed to the latest

address of the franchisee shown in the city records pertaining to the franchise. [Ord. 22-2013 § 2].

6.20.200 On-site storage.

Every owner, tenant or occupant of a residential dwelling unit or multifamily residential property and every owner, operator or keeper of any business with a fixed location in the city which generates solid waste and/or recyclable materials shall provide and at all times keep within an enclosure, or conveniently located near an enclosure or building, water-tight containers for solid waste and suitable containers for recyclable materials, and shall cause to be deposited in such containers, and not elsewhere, all solid waste and/or recyclable materials which accumulate on the premises. The containers shall have tightly fitted covers and shall not leak or permit the escape of odors. Notwithstanding the requirements of this section, generators shall not be required to set out or store recyclable materials together with solid waste and generators shall be allowed to appropriately store recyclable materials for collection separate from solid waste. It shall be unlawful for any person to fail to comply with the requirements of this section. Containers shall be clearly identified with the name of the franchisee. [Ord. 22-2013 § 2].

6.20.210 Solid waste disposal restrictions.

A. It shall be unlawful for any franchisee to do any of the following:

1. To operate or have an interest in a solid waste disposal site, other than a transfer, receiving and/or processing station, within the city;
2. To operate a solid waste disposal area in the city; or
3. To dump any solid waste upon, or permit the same to fall upon, any property, road or highway other than the areas designated by this chapter for the disposal or dumping of solid waste.

B. It shall be unlawful for any person to dump, deposit, or release any solid waste, rubbish, debris, garbage, trash, or recyclable materials in or on any public or private property, including streets, sidewalks, gutters, highways, or easements, except when acting in accordance with the solid waste collection regulations set forth in this chapter. [Ord. 22-2013 § 2].

6.20.220 Use of containers.

No person other than a customer who has contracted for service with a franchisee, or a person with such customer's consent, shall deposit solid waste into a solid waste bin, drop box or compactor placed in the city by a franchisee for the purpose of receiving solid waste. [Ord. 22-2013 § 2].

6.20.230 Rules and regulations.

A. The collection and subsequent transportation and disposal of commercial solid waste and recyclable materials within the city is under the supervision of the administrator who shall have the power to promulgate rules and regulations regulating such collection and subsequent transportation and disposal, including but not limited to:

1. Commercial solid waste generation, storage, recycling, recovery, accumulation, collection, removal, transportation and disposal;

2. The manner in which commercial solid waste collection and recycling services are provided;

3. Types of commercial solid waste and recycling containers and vehicles used therefor;

4. The operation and maintenance of sanitary methods of commercial solid waste disposal;

5. Reporting requirements for recycling facilities.

B. A copy of said rules and regulations and all amendments thereto shall be sent by registered or certified mail, postage prepaid, to all affected franchisees addressed to their last place of business. To the extent not otherwise provided by law, it shall be unlawful for a franchisee to collect and subsequently transport or dispose of commercial solid waste contrary to any regulation, order, permit or requirement promulgated by the administrator.

C. All such rules and regulations shall be consistent with the provisions of this chapter and shall be effective on the thirtieth day following the filing of any such rules and regulations with the city clerk.

D. Any person who asserts that he or she is aggrieved by the terms or application of a regulation issued pursuant to this section may appeal the issuance of such regulation by filing a written notice of appeal with the city clerk. The notice of appeal shall specifically identify the regulation or regulations from which the appeal is taken and the reasons for the appeal. Upon receipt of such notice, the city clerk shall schedule the appeal for a public hearing by the city council, notice of which shall be given in the manner prescribed by RCMC 6.20.340(A). At the conclusion of the public hearing, the city council shall be vested with jurisdiction to deny the appeal or to rescind or modify the regulation. The city council's determination in this regard shall be final.

E. Any regulation from which an appeal is filed prior to its effective date shall not become effective until the date of a determination by the city council of the appeal. Any regulation from which an appeal is filed on or subsequent to the effective date thereof shall remain in full force and effect during the pendency of the appeal, and any decision that rescinds or modifies the regulation shall apply prospectively.

F. It shall be unlawful and constitute a violation of this chapter for any person to violate or otherwise fail to comply with any rule or regulation issued pursuant to this section. [Ord. 22-2013 § 2].

6.20.240 Vehicle inspection.

All trucks and containers used in the collection, removal, transportation or storage of commercial solid waste in the city shall be subject to inspection by the city engineer for the purpose of determining whether or not the trucks and containers comply with California Code of Regulations, Title 14, Sections 17341 through 17345. [Ord. 22-2013 § 2].

6.20.250 Vehicle requirements.

The bodies of vehicles used in the collection, removal or transportation of commercial solid waste in the city shall have beds of metal or other impervious material which can be cleaned, and shall otherwise be of a type approved by the city engineer's department adopted pursuant to the California Code of Regulations, Title 14, Section

17341.B. The city engineer shall be authorized to issue administrative regulations pertaining to specifications for vehicles and containers, the cleansing and disinfecting thereof, and other sanitary measures in connection therewith. [Ord. 22-2013 § 2].

6.20.260 Covered load requirement.

A. All franchisee vehicles and all privately owned or operated vehicles using solid waste disposal facilities in the city shall have their vehicle loads covered, with a tarp or equivalent cover, to ensure protection from littering during transportation from the origin of the trip to any waste disposal facility located in the city.

B. All vehicles hauling materials with the load originating in the city to a waste disposal facility located outside of the city shall have their loads covered while in transit within the city.

C. Every permitted or nonpermitted waste disposal facility located within the city shall post signs notifying the public that it is illegal to haul uncovered loads to the facility. These facilities shall cooperate with the city enforcement staff by providing covered load education and promotion information to their customers to help assure the effectiveness of this chapter. [Ord. 22-2013 § 2].

6.20.270 Rights reserved to city.

In addition to all other rights reserved to the city under this chapter, the following shall apply:

A. There is hereby reserved to the city every right and power, and the exercise thereof, which is reserved or authorized by any provision of any lawful ordinance or resolution of the city, whether enacted before or after the effective date of the ordinance codified in this chapter.

B. Neither the granting of any franchise nor any provision of any franchise shall constitute a waiver of or a bar to the exercise of any governmental right or power of the city.

C. The franchisee shall have no recourse whatsoever against the city, its officers, employees or agents or any of the city member entities, their officers, employees, or agents for any loss, cost, expense or damage arising out of any provision or requirement of this chapter or of any franchise issued under this chapter or because of the enforcement of this chapter.

D. There is hereby expressly reserved to the city the power and authority to amend any section of this chapter so as to require additional or greater standards on the part of the franchisee and the power and authority to increase the franchise fees to be paid by the franchisee pursuant to RCMC 6.20.130. [Ord. 22-2013 § 2].

6.20.280 Other franchise provisions.

The city council may expand or contract the scope of franchise agreements over time due to changes in law or interpretations of law. [Ord. 22-2013 § 2].

6.20.290 Criminal penalties for violations.

The following criminal penalties apply to violations of this chapter:

A. Violation as Misdemeanor. Unless otherwise specified by this chapter, violations of the provisions of this chapter or failure to comply with any of its requirements,

including violations of terms and conditions established in connection with franchisees issued pursuant to this chapter, shall constitute a misdemeanor.

B. Penalty for Misdemeanor. Unless otherwise specified in this chapter, any person, whether as principal, agent, employee or otherwise, who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$1,000 or imprisoned for not more than six months in the county jail, or by both such fine and imprisonment. Each day such violation continues shall be considered a separate offense. Such penalties shall be in addition to any late fees, civil penalties, administrative civil penalties, or other charges payable to the city by a franchisee for the same period of time or for the same violations.

C. Violation as Infraction. Unless otherwise specified by this chapter or the franchise agreement, the following violations by a franchisee are infractions:

1. Delinquent Payment of Franchise Fee. A delinquent payment of a franchise fee that is not received by the city before the first day of the month following the due date established under the franchise agreement is a violation and a separate violation for every month the payment remains delinquent thereafter.

2. Delinquent Payment of Franchise Fee Late Charge. A delinquent payment of a late payment charge and/or interest charges for a late franchise fee payment (under the franchise agreement) that is not received by the city before the first day of the month following the due date is a violation and a separate violation for every month the payment remains delinquent thereafter.

3. Delinquent Payment of Late Report Charge. A delinquent payment of a late charge for a delinquent quarterly report of diversion (under the franchise agreement) that is not received before the first day of the month following the due date is a violation and a separate violation for every month the payment remains delinquent thereafter.

4. Delinquent Payment of Audit Fee. A delinquent payment of an audit fee (under the franchise agreement) that is not received by the city before the first day of the month following the due date is a violation and a separate violation for every month the payment remains delinquent thereafter.

5. Delinquent Diversion Report. A delinquent quarterly report of diversion (under the franchise agreement) that is not received by the city before the first day of the third month following the end of the quarter reporting is a violation and a separate violation for every month the report remains delinquent thereafter.

6. Incomplete Diversion Report. If a quarterly report of diversion (under the franchise agreement) that is received by the city is incomplete, the inadequacy must be remedied or corrected by the franchisee before the first day of the third month following the end of the quarter or it is a violation and a separate violation for every month the report remains incomplete thereafter. A complete quarterly report of diversion includes all information as may be required by the administrator. Partial quarterly reports of diversion will be considered incomplete.

D. Penalty for Infraction. Unless otherwise specified by this chapter or in the franchise agreement, an infraction is punishable by a fine not exceeding \$200.00 for a first violation of any offense under subsection (C) of this section within the preceding 12-month period; a fine of \$500.00 for a second violation of the same offense under subsection (C) of this section within the preceding 12-month period; and a fine of \$1,000 for each additional violation of the same offense under subsection (C) of this section

within the preceding 12-month period. The administrator or the city attorney shall also have the discretion to elevate any infraction under subsection (C) of this section to a misdemeanor, punishable under subsection (B) of this section. Such penalties shall be in addition to any late fees, civil penalties, administrative civil penalties, or other charges payable to the city by a franchisee for the same period of time or for the same violation.

E. Separate Remedies. Each civil, criminal, or administrative civil penalty imposed pursuant to this chapter for any separate violation shall be separate from, and in addition to, any other provision of law and does not supersede or limit any and all other legal remedies and penalties, civil, administrative or criminal, which may be applicable under other laws. [Ord. 22-2013 § 2].

6.20.300 Civil penalties for violations.

The following administrative civil penalties apply to violations of this chapter:

A. Administrative Civil Penalties. In addition to any other remedies provided by this chapter, any person who violates any provision of this chapter shall be liable for an administrative civil penalty to be imposed by the administrator. The amount of the penalty shall not be more than \$1,000 for each day of violation. Any person who knowingly violates any provision of this chapter, after reasonable notice of the violation, is liable for an administrative civil penalty of not more than \$1,000 for each day of violation. In determining the civil, criminal, and administrative civil penalties imposed pursuant to this chapter, all relevant circumstances shall be considered, including but not limited to the extent of harm or potential harm caused by the violation, the nature of the violation and the period of time over which it occurred, the frequency of past violations, and the corrective action, if any, taken by the violator.

B. Administrative Civil Penalty Procedure.

1. Notice of Violation. The administrator shall notify the violator in writing of the time within which an alleged violation must be remedied or corrected. The notice shall provide that an administrative civil penalty will be imposed if the continuing violation is not remedied or corrected within the time stated.

2. Notice of Penalty and Opportunity for Hearing. Notice of any administrative civil penalty shall set forth the alleged acts or failures to act that constitute a basis for liability and the amount of the proposed administrative civil penalty. The notice of administrative civil penalty shall be served by personal service or certified mail and shall inform the person so served that the administrative civil penalty imposed may be administratively reviewed by a city-designated hearing officer before it is enforced if a request for hearing is timely filed. The notice shall also specify the procedure for requesting a hearing before the hearing officer.

3. Administrative Review. If a person desires administrative review of the administrative civil penalty imposed by the administrator, it shall request a hearing by timely filing a written request pursuant to the provisions of RCMC 6.20.330. The written request for an appeal must be accompanied by an administrative hearing fee, as established by the city council. Any such appeal shall be in writing, shall state the specific reasons therefor and grounds asserted for relief, and shall be filed with the administrator not later than 15 calendar days after the date of service of any such decision. A hearing shall be conducted by the hearing officer pursuant to RCMC 6.20.340 unless the person has waived the right to a hearing or has entered into a

settlement agreement with the administrator. A person waives the right to a hearing by so stating in writing or by failure to file with the administrator a written request for hearing within 15 days after service of the notice of opportunity for hearing.

4. Effective Date. Where the person has waived the right to a hearing or where the person has entered into a settlement agreement, the administrative civil penalty shall not be subject to review by any court, the hearing authority, or any other agency and shall be effective 15 days after notice of the penalty is served. Where a hearing has been held, the penalty shall be effective 20 days after the decision of the hearing authority becomes final.

5. Judicial Review. The manner of contesting the final order of the hearing officer concerning any administrative civil penalty is governed by Government Code Section 53069.4, or any successor provision thereto. Service of the notice of appeal authorized by Government Code Section 53069.4 upon the city shall be by service upon the city clerk.

6. Payment of Costs of Enforcement/Collection. In addition to any penalty, sanction, fine or imprisonment, each person who violates this chapter shall be required to pay any and all expenses of enforcement including costs necessary to bring the person into compliance with this chapter. In addition to all remedies contained herein, the city may pursue all reasonable and legal means in collecting those sums authorized and due.

7. Collection. Payment of the penalty shall be made within 30 days from when the penalty became effective. In addition to all remedies herein contained, the city may pursue all reasonable and legal means in collecting administrative civil penalties. [Ord. 22-2013 § 2].

6.20.310 Settlement process.

The administrator may adopt a written settlement agreement process for the settlement of violations of this chapter, which shall take into consideration the penalty factors set forth in RCMC 6.20.300. [Ord. 22-2013 § 2].

6.20.320 Hearing officer.

Whenever the term “hearing officer” is utilized in this chapter, it shall be deemed to refer to one or more qualified persons assigned the responsibility of conducting a hearing by the city manager. [Ord. 22-2013 § 2].

6.20.330 Appeals.

Any decision of the administrator may be appealed to a hearing officer appointed by the city manager. Any such appeal shall be in writing, shall state the specific reasons therefor and grounds asserted for relief, and shall be filed with the administrator not later than 15 days after the date of service of any such decision. If an appeal is not filed within the time or in the manner prescribed above, the right to review of the action against which complaint is made shall be deemed to have been waived. [Ord. 22-2013 § 2].

6.20.340 Appeal hearing.

A. Not later than 30 days following the date of filing an appeal within the time and in the manner prescribed by RCMC 6.20.330, the hearing officer shall conduct a hearing for the purpose of determining whether the appeal should be granted. Written notice of the time, date and place of the hearing shall be mailed to the appellant not later than 10 days preceding the date of the hearing.

B. The provisions of the California Administrative Procedure Act (commencing at Section 11500 of the Government Code) shall not be applicable to such hearings; nor shall formal rules of evidence in civil or criminal judicial proceedings be so applicable. Testimony shall be given under oath, and the parties to the hearing shall have the right to cross-examine witnesses. Any relevant evidence shall be admitted if it is the type of evidence upon which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rules which make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state. Hearsay evidence may be admitted for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the same extent that they are now or hereafter may be recognized in civil actions. Irrelevant and unduly repetitious evidence shall be excluded.

1. Record. A record of the entire hearing proceedings shall be made by either a certified court reporter or tape recorder operated by the hearing officer. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established and revised from time to time by the city council.

2. Scope. Only those matters or issues specifically raised by the appellant(s) in the written appeal shall be considered in the hearing on appeal.

3. Oaths and Certification. The hearing officer has the power to administer oaths and affirmations and to certify official acts.

4. Oral Evidence. Oral evidence shall only be taken on oath or affirmation.

5. Rights of Parties. Each party shall have the right to call and examine witnesses, to introduce exhibits, to cross-examine opposing witnesses on any matter relevant to the issues of the hearing even though the matter was not raised in the direct examination, to impeach any witness regardless of which party first called him or her to testify, to present rebuttal evidence and to represent himself or herself or to be represented by anyone of his or her choice who is lawfully permitted to do so. No appellant shall be required to testify without his or her consent.

6. At the conclusion of the hearing, the hearing authority shall prepare a written decision that either grants or conditionally grants or denies the appeal, and contains findings of fact and conclusions. Notice of the written decision, including a copy thereof, shall be filed with the administrator and served not later than 30 days following the date on which the hearing is closed on the appellant and on other persons who appeared at the hearing and requested a copy. Service shall be by personal delivery or certified mail.

C. City and appellant shall jointly pay for the costs of the hearing. [Ord. 22-2013 § 2].

Article 1. Administration

Overview
This article establishes administrative elements of the zoning code, as follows: • Purpose and authority of the code as the key implementation tool of the city of Rancho Cordova General Plan. • The procedures for land use entitlement applications. • The list of planning entitlements required before a property can be used for a particular purpose. • How to appeal decisions, hold public hearings, amend the zoning code, handle nonconforming land uses and structures, and enforce code provisions. • Establishes which review body makes recommendations and final decisions to approve or deny a land use entitlement request. • Defines the type, size and character of development projects and determines which entitlement(s) is required and which procedure to follow.

Chapter 23.101 PURPOSE AND AUTHORITY

Sections:

- 23.101.010 Purpose of the zoning code.
- 23.101.020 Authority.
- 23.101.030 Applicability of regulations.
- 23.101.040 Actions subject to a land use permit.
- 23.101.050 Responsibility of administration.

23.101.010 Purpose of the zoning code.

The purpose of this zoning code is to set forth and coordinate city regulations governing the development and use of land in accordance with the city of Rancho Cordova General Plan. The zoning code is specifically intended to do the following:

A. Serve as the principal tool for implementing the city's General Plan in a manner that protects the health, safety, and welfare of the citizens of Rancho Cordova.

B. Facilitate prompt review of development proposals and provide for public information, review, and comment on development proposals that may have a significant impact on the community.

C. Create a comprehensive and stable pattern of land uses to help ensure the provision of adequate water, sewerage, transportation, drainage, parks, open space, and other public facilities.

D. Conserve and protect the city's natural resources and features such as creeks, significant trees such as heritage oaks, historic and environmental resources.

E. Create a complete multi-modal transportation network that promotes pedestrian-oriented development, safe and effective traffic circulation, and adequate facilities for all transportation modes (e.g., walking, bicycling, driving, and using transit).

F. Require that permitted uses and development designs provide reasonable protection from fire, flood, landslide, erosion, or other manmade or natural hazards.

G. Ensure compatibility between residential and nonresidential development and facilitate the development of compatible mixed-use developments. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.1.010)].

23.101.020 Authority.

This zoning code, hereafter referred to as "this code," is enacted based on the authority vested in the city of Rancho Cordova by the state of California, including but not limited to Article XI, Section 7 of the State Constitution; the Planning and Zoning Law (Government Code Section 65000 et seq.); the Subdivision Map Act (California Government Code Section 66410 et seq.); and the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.1.020)].

23.101.030 Applicability of regulations.

This code applies to all land uses, structures, subdivisions, and development within the city of Rancho Cordova, as follows:

A. New Land Uses or Structures and Changes to Land Uses or Structures. Compliance with the requirements of this zoning code is required for any person or public agency to lawfully establish, construct, reconstruct, alter, or replace any use of land or structure.

B. Issuance of Building Permits. The city may issue building or other construction permits only when:

1. The proposed land use and/or structures satisfy the requirements of subsection (A) of this section and all other applicable regulations; and
2. The director determines that the site was subdivided in compliance with the Rancho Cordova land division requirements.

C. Subdivisions. Any subdivision of land after the effective date of the ordinance codified in this code shall be consistent with minimum lot size requirements and all other requirements of this code.

D. Existing Uses and Structures. An existing land use or structure is lawful only when it was legally established and is operated and maintained in compliance with all applicable provisions of this code.

E. Minimum Requirements. The provisions of this code shall be the minimum to ensure the public health, safety, and welfare. For discretionary actions, city officials or bodies have the discretion to impose more stringent requirements than set forth in this code as may be necessary to promote orderly land use development and the purposes of this code.

F. Other Requirements. Nothing in this code eliminates the need for obtaining permits, approvals, or entitlements required by the county or any regional, state, or federal agency.

G. Severability. Invalidity or enforceability of one or more provisions of this code shall not affect any other provision of this code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.1.030)].

23.101.040 Actions subject to a land use permit.

Land use permits are required when a development as defined by this code is proposed unless exempted under a specific provision. When land use permits are required, the following shall apply:

A. No person shall initiate a qualifying development until a land use permit has been approved (including appeals).

B. The city shall not issue any other permit for the development until the land use permit has been approved (including appeals).

C. Concurrent review of building permit applications and other applications related to the land use permit are allowed under the following conditions:

1. Final approval of building and other permits is not allowed without land use permit approval; and
2. The applicant acknowledges the risk that a land use permit may be denied, the land use permit could change, and/or the outcome of the land use permit could alter other permit requirements.

D. A land use permit shall not be approved for the division, improvement, or use of land that has been divided or otherwise developed in violation of this code unless the violation is corrected prior to or concurrent with issuance of a land use permit.

E. All appeals related to a land use permit must be completed prior to any action that requires the related land use permit to initiate. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.1.040)].

23.101.050 Responsibility of administration.

This zoning code shall be administered by the city council and planning director as well as other city staff and decision-making bodies as defined in this code. Chapter 23.104 RCMC further defines the administrative responsibilities of each planning review body. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.1.050)].

Chapter 23.104 APPROVAL AUTHORITY

Sections:

- 23.104.010 Purpose.
- 23.104.020 Planning agency.
- 23.104.030 Recommending and approval authority.

23.104.010 Purpose.

The purpose of this chapter is to establish the administrative responsibilities of the zoning code and to identify the basic responsibilities of the officials and bodies charged with its administration. This chapter describes which review body makes the final decision on various types of land use entitlement applications. The zoning code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of this code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria and by providing for the modification of regulations in response to specific site conditions. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.010)].

23.104.020 Planning agency.

California Government Code Section 65100 requires each jurisdiction to establish a planning agency to carry out the land use and planning functions of the jurisdiction. The functions of the planning agency are assigned as designated by this code. In the absence of an assignment, the city council shall retain responsibility and authority to function as the planning agency. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.020)].

23.104.030 Recommending and approval authority.

The zoning code establishes which planning body recommends, makes final determinations, and hears appeals for each land use entitlement request.

A. Approval Authority. Table 23.104-1 lists the nature of the entitlement and the decision-making process determines whether or not a decision must be made by the city council or whether the decision can be delegated down to an appointed decision-making body, or to staff:

1. Administrative. Decisions require limited interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where no discretion is involved. Permits may be issued over the counter by staff.

2. Limited. The director or a designee can make limited land use decisions where the evaluation and approval must be consistent with adopted criteria. Approval or denial is based on discretionary standards that regulate the physical characteristics of an outright use. These entitlement requests do not typically require a public hearing but rather a formal determination by the director (or designee).

3. Quasi-Judicial. These decisions can be made by the city council or delegated to a different review body or to staff. The decisions are quasi-judicial in nature, meaning that they involve the application of discretionary approval standards to site-specific applications. A public hearing is required.

4. Legislative. Decisions must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy, requiring the greatest amount of discretion and evaluation of subjective approval criteria. Generally, a recommendation is requested from staff and/or another recommending body on legislative entitlements. A public hearing is required and these decisions cannot be appealed.

B. Consolidated Review. When more than one entitlement is required for a development project to proceed, then all entitlements shall be reviewed in a consolidated manner at the highest level of review.

C. Action. Table 23.104-1 establishes the responsibilities of the city's decision-making bodies, defined as follows:

1. "R" – Recommending body.
2. "F" – Final decision authority.
3. "A" – Appeal body.

Table 23.104-1: Approval Authority for Land Use Entitlements

Entitlement	Approval Type	Action	
		Planning Director	City Council
Zoning Certification	Administrative	F	
Temporary Use Permit	Limited	F	A
Similar Use Determination	Limited	F	A
Unified Sign Program	Limited	F	A
Administrative Use Permit	Limited	F	A
Limited Use Permit	Limited	F	A
Reasonable Accommodation	Limited	F	A
Adjustment	Limited	F	A
Nonconforming Use Permit	Limited	F	A
CUP Revocation	Limited	F	A
Minor Design Review	Limited	F	A
Conditional Use Permit	Quasi-judicial	R	F
Condominium Conversion Permit	Quasi-judicial	R	F
Major Design Review	Quasi-judicial	R	F
Variance	Quasi-judicial	R	F
Special Planning Areas	Legislative	R	F

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Chapter 23.104 APPROVAL AUTHORITY

Entitlement	Approval Type	Action	
		Planning Director	City Council
Zoning Amendments	Legislative	R	F
Specific Plans	Legislative	R	F
General Plan Amendments	Legislative	R	F
Development Agreements	Legislative	R	F

R – Recommending body

F – Final decision authority

A – Appeal body

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.030)].

Chapter 23.107 INTERPRETATION OF CODE

Sections:

- 23.107.010 Purpose.
- 23.107.020 Rules of interpretation.
- 23.107.030 Official interpretations.

23.107.010 Purpose.

This chapter assigns code interpretation responsibility to the director to allow interpretations to be made on a regular basis and allows the director to elevate certain interpretations to the city council when necessary to make a policy decision that may have a significant impact on the community at large. This chapter also provides rules for interpretation to clarify the use of some basic terms. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.3.010)].

23.107.020 Rules of interpretation.

The director shall have the authority and responsibility to interpret terms, provisions, and requirements of this code and according to the following:

A. Abbreviations. The following phrases, personnel and document titles are shortened in this code:

City of Rancho Cordova	=	City
Planning director	=	Director
City council	=	Council
Planning department	=	Department

B. Terminology. The following rules apply to all provisions in this code:

1. Language. The words “shall,” “will,” “is to,” and “are to” and similar words and phrases are always mandatory. “Should” is not mandatory but is strongly recommended and “may” is permissive.

2. Tense and Number. The present tense includes the past and future tense, and the future tense includes the present. The singular number includes the plural, and plural numbers include the singular unless the natural construction of the word indicates otherwise.

3. Conjunctions. “And” indicates that all connected items or provisions shall apply. “Or” indicates that the connected items or provisions may apply singly or in any combination. “Either...or” indicates that the connected items and provisions shall apply singly but not in combination. “Includes” and “including” shall mean “including but not limited to.”

4. Number of Days. Whenever a number of days is specified in this code, or in any entitlement, condition of approval, or notice issued or given as provided in this code, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business.

5. Minimum Requirements. All provisions of this code are considered to be minimum requirements, unless specifically stated otherwise.

C. Calculations – Rounding. Where any provision of this code requires calculation to determine applicable requirements, any fractional/decimal results of the calculation shall be rounded to the nearest whole number (0.5 or more is rounded up, less than 0.5 is rounded down).

D. Zoning Regulations. Any list of any item, including zones or uses, is exclusive. If a use or other item is not listed, it is not permitted, unless the use is determined to be similar to a listed use or use category.

E. Zone Boundaries. Where uncertainty exists with respect to the boundaries of the various zones as shown on the zoning map, the provisions of RCMC 23.301.030(E) shall apply.

F. Consistency of Text and Diagrams. Diagrams are provided within this code to illustrate the requirements of the zoning code's text. In the event of conflict between the text of this code and provided diagrams, the text shall determine the city's regulations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.3.020)].

23.107.030 Official interpretations.

Whenever the director determines that the meaning or applicability of any of the requirements of this code is ambiguous, misleading, or unclear, the director may issue an official interpretation or refer the question to the city council for a determination. The planning department shall keep records of the official determinations on file for future reference and to ensure consistency of interpretations over time. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.3.030)].

Chapter 23.110 APPLICATION PROCESSING

Sections:

23.110.010	Purpose.
23.110.020	Consolidated review.
23.110.030	Initiation of application.
23.110.040	Application requirements.
23.110.050	Determination of completeness.
23.110.060	Withdrawal of land use application.
23.110.070	Extension of land use entitlement.
23.110.080	Environmental assessment.
23.110.090	Pre-application conference.
23.110.100	Neighborhood meeting.
23.110.110	Staff evaluation and report.
23.110.120	Conditions of approval.
23.110.130	Revocation of previously approved entitlement.
23.110.140	Transfer of approval rights.
23.110.150	Land use determinations.

23.110.010 Purpose.

This chapter describes the general procedures that apply to land use entitlement reviews. It contains the step-by-step land use application processing requirements. This chapter applies to all land use entitlement applications. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.010)].

23.110.020 Consolidated review.

Where a proposal involves more than one entitlement for the same property, then all entitlements shall be reviewed in a consolidated manner by the highest review authority. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.020)].

23.110.030 Initiation of application.

Land use entitlement applications may be initiated as follows:

A. General Plan Amendment.

1. May be requested by any party; and
2. Initiated by city council action.

B. All other entitlement requests may be initiated by:

1. All the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;
2. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct;
3. The planning director;
4. The city council. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.030)].

23.110.040 Application requirements.

All applications for land use entitlements shall be submitted to the planning department with the following materials:

A. Completed application form including applicant signature(s), agent authorization (as appropriate), and proof of property ownership.

B. Required fee or deposit based on the entitlement(s) requested.

C. Plans, maps, and any other information deemed necessary by the director to provide the approving authority with adequate information to make informed decisions.

D. Materials listed on the land use entitlement application form related to the requested entitlement(s).

1.;

2.; and

3. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.040)].

23.110.050 Determination of completeness.

A. Within 30 days of application submittal, the director or designee shall determine whether or not the application is complete.

B. The applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.

C. If additional materials are required and the application is not made complete within six months of the completeness determination letter, the application may be considered withdrawn (see RCMC 23.110.060).

D. Rejection by the director for incompleteness shall be based solely on failure to address and supply information required by this code and/or failure to provide information requested by the director in a pre-application conference or otherwise, as determined necessary to adequately evaluate the proposal. Rejection shall not be based on differences of opinion as to quality or accuracy.

E. Acceptance of an application as complete indicates only that the application is ready for review.

F. Information submitted by the applicant to the city after the date the application is deemed complete that results in a substantial change from the original application shall require review as a new application. The director shall determine whether a substantial change from the original application has been proposed. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.050)].

23.110.060 Withdrawal of land use application.

The following procedure allows for the withdrawal of land use applications:

A. Request. The director may withdraw any application at the request of the applicant, prior to the final written decision on the entitlement.

B. Incomplete Applications. An application determined to be incomplete for a period longer than six months shall be considered withdrawn unless all required materials listed in the incompleteness determination letter are provided. The six-month time period may be extended at the discretion of the director.

C. Fees Refunded. Fees for withdrawn applications shall be refunded, less the actual costs incurred by the city in processing the application. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.060)].

23.110.070 Extension of land use entitlement.

The director, at the applicant's request, may extend a land use entitlement assuming the following criteria are met:

A. Requests for extension must be filed with the director prior to the expiration date of the original approval or subsequent extension.

B. No single extension of time shall exceed a three-year period.

C. Extensions shall not be approved where the effect of the extension would violate any provisions of this code or any amendments made following the effective expiration date.

D. Extensions shall not modify the original decision. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.070)].

23.110.080 Environmental assessment.

After determination of a complete application, the project shall be reviewed as required by the California Environmental Quality Act (CEQA) to determine whether the project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration may be issued, or whether an environmental impact report (EIR) shall be required. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.080)].

23.110.090 Pre-application conference.

A pre-application conference is available to acquaint applicants with the requirements of this code, the General Plan, and other relevant criteria. To schedule a pre-application conference, the applicant shall submit a request and provide submittal requirements identified by the planning department in the application materials. The director shall schedule the pre-application conference with planning staff or with a project review team composed of department and/or agency representatives. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.090)].

23.110.100 Neighborhood meeting.

A neighborhood meeting may be required for certain entitlements as follows:

A. Purpose. Provide for community outreach early in the application process to involve neighborhood stakeholders in a collaborative review of proposed development applications. The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

B. Expectations. The city expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The city expects the neighbors will work with the applicant to provide such input.

C. The director shall require a neighborhood meeting as follows:

1. An entitlement request has the potential to raise concerns of neighborhood or community impact.

2. The need for the meeting shall be established within seven days after the application is deemed complete.

D. If required, neighborhood meetings must be conducted before the director will schedule a public hearing for the entitlement request.

E. The director or a designee shall be invited to the neighborhood meeting and may attend, but attendance is not required.

F. Requirements.

1. A sign-in sheet must be completed on the night of the neighborhood meeting and submitted to the city as verification that the meeting was held. The sign-in sheet should indicate the date, time, and location of the meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting. The city shall retain the sign-in sheet as part of the record in the land use case file.

2. Those notified of the neighborhood meeting shall, at minimum, include all surrounding property owners and residents located within 500 feet, active homeowners associations, as well as any other interested parties identified by the director.

3. A presentation at a neighborhood meeting shall include, at a minimum:

- a. Map depicting the location of subject property.
- b. Visual description of the project including, but not limited to, a site plan and elevation drawings of any structure.
- c. A description of the nature of the use including, but not limited to, sizes, heights of structures, proposed lot sizes, densities, etc.
- d. The expected or anticipated impacts from development.
- e. Any mitigation proposed by applicant to alleviate the expected and anticipated impacts.

f. Opportunity for public comment.

4. Applicants shall provide the city with a summary of the meeting and the above meeting materials, including, but not limited to, public concerns that were raised and if those concerns can be addressed by the proposal and how the concerns were addressed. Applicants are encouraged to reconcile and propose modifications to the project to address public concerns prior to a public hearing. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.100)].

23.110.110 Staff evaluation and report.

A. Staff Evaluation. The director shall review all applications to determine compliance with provisions of this zoning code and other applicable provisions (e.g., land division ordinance, municipal code, General Plan, etc.). The project review will include any required environmental review as required by CEQA.

B. Staff Report. When this code requires council action, the director shall provide a written recommendation to the council to approve, deny, or approve with conditions the requested entitlement.

C. Report Distribution. Each staff report shall be furnished to the applicant and property owner at the same time as it is provided to the review authority prior to consideration of the entitlement request.

D. The staff report may be amended as necessary at any time prior to the hearing to address issues or information not reasonably known at the time the report is due.

E. Any applications under this code in which any identified or anticipated use is in any way related to religious exercise should be referred to the city attorney prior to consideration or decision. "Religious exercise" for purposes of this section includes, but is not limited to, prayer, religious gatherings, religious practices, religious education, and church administration. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.110)].

23.110.120 Conditions of approval.

A. Review bodies have the authority to impose reasonable conditions of approval to ensure that all applicable criteria are, or can be, met.

B. Failure to comply with any condition of approval shall be grounds for revocation of the entitlement(s) and grounds for instituting code enforcement proceedings.

C. Modification of Conditions. An applicant may request modification of a condition of approval after the final written decision is issued. A modification to condition(s) of approval shall be processed in the same manner and subject to the same standards as the original application (e.g., amended the original entitlement). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.120)].

23.110.130 Revocation of previously approved entitlement.

In the event an applicant, or the applicant's successor in interest, fails to comply with any of the conditions of entitlement approval, the city council may institute revocation proceedings if it is determined there is substantial likelihood that any of the following situations exist:

A. One or more conditions of approval have not been implemented or have been violated; or

B. The activities, or the use itself, are substantially different from what was approved.

Unless otherwise provided in this code, revocation of a previously approved entitlement shall be considered and decided by the city council. The director or any private complaining party shall have the burden to prove, based on substantial evidence in the whole record, that the applicant or the applicant's successor has violated the city's approval. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.130)].

23.110.140 Transfer of approval rights.

Unless stated otherwise in the city's entitlement decision, any approval granted under this code runs with the land and is transferred with ownership of that land. Any conditions, time limits, or other restrictions imposed with an entitlement approval shall bind all subsequent owners of the property for which the entitlement was granted. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.140)].

23.110.150 Land use determinations.

Unless otherwise specified, the final determination for an entitlement is made by one of the city planning bodies, as follows:

A. Administrative Determinations.

1. Notice. Administrative applications do not require notice to anyone other than the applicant.

2. Decision. The director or his designee shall make all administrative decisions and may approve, approve with conditions, or deny applications. Approval shall be signified, at a minimum, with a planning department approval stamp accompanied with the initials of the reviewing staff. An explanatory letter, form, or other instrument may also be included for more complex applications or where detailed conditions of approval are involved.

3. Findings. The director's decision shall be based on standards set forth within this code and may be accompanied by brief findings if appropriate.

4. Appeal. Administrative decisions can be appealed to the appropriate approving authority, determined by permit type (i.e. building permit, business license, etc).

B. Director Determinations – Notice of Decision (No Public Hearing).

1. Notice. The notice of decision shall be provided, in writing, to the applicant, interested parties, neighborhood associations within proximity of the subject site, properties within 500 feet of the property, and members of the city council. The notice shall include:

a. A brief statement explaining the criteria and standards considered relevant to the decision;

b. A statement of the standards relied upon in rendering the decision;

c. Findings as listed for each entitlement for the decision based on the criteria, standards, and facts set forth; and

d. An explanation of appeal rights and appeal deadlines.

2. Decision. The director may approve, approve with conditions, or deny the application. Decisions shall be based on standards and criteria set forth within this code and shall be accompanied by brief, written findings and a determination.

3. Appeal or Call-up. A planning director determination may be appealed to the city council, or called up to the full city council by a single city council member, for a final city determination according to Chapter 23.164 RCMC (Appeals) or Chapter 23.167 (Council Call-Ups).

C. Director Determinations – Public Hearing.

1. Notice of Public Hearing. A duly noticed public hearing is required by Government Code Section 65090 and shall be scheduled after the completion of any environmental documents if required by the California Environmental Quality Act (CEQA).

2. Hearing Procedure.

a. A hearing shall be held at the date, time, and place described in the required public notice.

b. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.

c. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, deny, continue, or take under advisement the subject of the public hearing.

d. Continuances. If a hearing cannot be completed on the scheduled day, the planning director, before the adjournment or recess of the hearing, may continue the hearing by publicly announcing the date, time, and place to which the hearing will be continued. Additional notice for the continued hearing shall not be required, unless otherwise required by law.

e. Application Denial. If an application is denied, no new application for the same or similar request may be accepted within one year of the denial, unless the director finds that the conditions surrounding the application have sufficiently changed to warrant a new application.

3. Decision. The planning director may approve, approve with conditions, or deny an application based upon substantial evidence in the record that addresses the pertinent standards and criteria set forth within this code.

4. Notice of Decision. Written notice of the decision shall be provided within seven days of the decision to the applicant, all parties who submitted comments orally or in writing, and to members of the city council. The notice shall clearly set forth deadlines and criteria and fees for filing an appeal.

5. Appeal or Call-Ups. Planning director decisions may be appealed to the city council, or called up to the full city council by a single city council member, for a final city determination according to Chapter 23.164 RCMC (Appeals) or Chapter 23.167 RCMC (Council Call-Ups).

D. City Council Determinations.

1. Notice of Public Hearings. A duly noticed public hearing is required by Government Code Section 65090 for a final city determination and shall be scheduled after the completion of any environmental document required under the California Environmental Quality Act (CEQA).

2. Hearing Procedure.

a. A hearing shall be held at the date, time, and place described in the required public notice.

b. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.

c. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, deny, continue, or take under advisement the subject of the public hearing.

d. Continuances. If a hearing cannot be completed on the scheduled day, the city council, before the adjournment or recess of the hearing, may continue the hearing by publicly announcing the date, time, and place to which the hearing will be continued. Additional notice for the continued hearing shall not be required, unless otherwise required by law.

e. Application Denial. If an application is denied, no new application for the same or similar request may be accepted within one year of the denial, unless the director finds that the conditions surrounding the application have sufficiently changed to warrant a new application.

3. Decision. The council may approve, approve with conditions, or deny an application based upon substantial evidence in the record that addresses the pertinent standards and criteria set forth within this code.

4. Notice of Determination. Written notice of the decision shall be provided to the applicant and all parties who submitted comments orally or in writing within seven days of the decision.

5. Appeal. Decisions of the city council are the final city determination and are not subject to appeal. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.150)].

Chapter 23.113 ZONING CERTIFICATION

Sections:

23.113.010	Purpose.
23.113.020	Applicability.
23.113.030	Approval findings.
23.113.040	Revocation or Cancellation
23.113.050	Permits Issued in Error

23.113.010 Purpose.

Zoning certification is an “over-the-counter” administrative procedure to certify that a proposed structure or land use is allowed in the applicable zoning district and that the project complies with all applicable requirements of the zoning code. This includes building permit plan check, business license review, home occupations, sign permits, and similar activities that require a compliance check with regard to zoning code provisions. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.5.010)].

23.113.020 Applicability.

Zoning certification is required:

- A. Prior to obtaining a building permit, sign permit, or other ministerial permit where planning approval is required.
- B. Prior to obtaining a business license, including home occupations (see also home occupation standards in RCMC 23.901.030 (Home occupations)).
- C. Prior to the establishment of any land use allowed as a permitted (“P”) use in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) that involves no construction requiring a building or other permit. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.5.020)].

23.113.030 Approval findings.

City staff shall provide the zoning certification after finding all of the following. If staff does not make all of these findings, the zoning certification shall not be provided.

- A. Existing site improvements and/or structures comply with all applicable requirements of this zoning code.
- B. New improvements comply with the standards and requirements of this zoning code and other applicable regulations.
- C. Approvals shall be indicated with a stamp, city staff signature, or other official notation on approved plans. A letter may also be provided to the applicant if warranted at the discretion of the director.

23.113.040 Revocation or Cancellation

The director shall revoke any approval or permit upon refusal by the permit holder to comply with the provisions of the permit after written notice of noncompliance and at least 30 days’ opportunity to correct. This provision does not apply in the event that a

structure, sign, tree, or other site or building feature, by nature of its physical condition, is an imminent and significant threat to public safety.

23.113.050 Permits Issued in Error

Permits Issued in Error. Any approval or permit issued in error may be revoked by the city upon written notice to the permit holder of the reason for the revocation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.5.030)].

Chapter 23.116 TEMPORARY USE PERMITS

Sections:

- 23.116.010 Purpose.
- 23.116.020 Applicability and procedure.
- 23.116.030 Allowed temporary activities.
- 23.116.040 Approval findings.
- 23.116.050 Conditions of approval.

23.116.010 Purpose.

Temporary use permits (TUP) provide a process for administrative review and determinations to allow short-term activities that may not meet the normal development or use standards of the applicable zoning district, but may be acceptable because of their temporary nature. Provisions in this chapter place restrictions on the duration of the temporary use, its location, and other development standards. The intent of these regulations is to ensure that the temporary use does not adversely impact the long-term uses of the same or neighboring sites, or impact the general health, safety, and welfare of persons residing within the community. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.6.010)].

23.116.020 Applicability and procedure.

A temporary use permit allows the short-term activities listed in RCMC 23.116.030 (Allowed temporary activities). Certain temporary activities are exempt from or subject to the provisions in this zoning code, as specified in RCMC 23.116.030.

A. The following submittals are required:

1. The required city application form and fee.
2. Site plan with dimensions, location of any temporary structures, and key features.
3. All proposed signage with dimensions.
4. Time period and dates requested for activity.
5. If a tent or temporary structure is to be used, a Sacramento metro fire permit is required prior to activity.

B. Temporary uses are reviewed as administrative permits, and the director or designee may issue the TUP in compliance with this section. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.6.020)].

23.116.030 Allowed temporary activities.

Allowed and exempt temporary activities and development standards related to those activities are provided in Chapter 23.922 RCMC (Temporary Uses). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.6.030)].

23.116.040 Approval findings.

The director shall approve, or approve with conditions, an application for temporary use permit after finding all of the following. If the director does not make all of these findings, he/she shall deny the temporary use permit.

A. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

B. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

C. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this zoning code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.6.040)].

23.116.050 Conditions of approval.

In approving a temporary use permit, the director may impose conditions, as follows:

A. Measures to minimize impact on adjacent uses, such as buffers, hours of operation, lighting requirements, and/or parking measures.

B. Property maintenance requirements to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

C. The review authority may require appropriate performance guarantees/security before initiation of the use to ensure proper cleanup after the use is finished.

D. Other conditions of approval deemed reasonable and necessary to ensure that the approval would be in compliance with the findings above. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.6.050)].

Chapter 23.119 UNIFIED SIGN PROGRAM

Sections:

- 23.119.010 Purpose.
- 23.119.020 Applicability.
- 23.119.030 Procedure.
- 23.119.040 Approval findings.

23.119.010 Purpose.

The unified sign program provides a process for review and decisions related to requests for signs for multitenant projects. The intent is to allow the integration of a project's signs with the design of the structures to achieve a unified architectural statement and to approve common sign regulations for multitenant projects, and to encourage design flexibility without circumventing the intent of this code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.7.010)].

23.119.020 Applicability.

A unified sign program shall be required for all new multitenant shopping centers, office parks, and other multitenant or mixed-use developments of three or more separate tenants/uses that share either the same parcel or structure and use common access and parking facilities, as described in Chapter 23.743 RCMC (Signs). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.7.020)].

23.119.030 Procedure.

Approval of a new unified sign program and amendments to an existing unified sign program may be approved or denied by the director. The city shall provide notice of a public hearing in compliance with RCMC 23.110.150 (Land Use Determinations). The notice shall state that the director will decide whether to approve or disapprove the unified sign program application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested party prior to the specified date for the decision. When a hearing is requested, notice of the hearing shall be provided in compliance with RCMC 23.110.150 (Land Use Determinations) and the director shall conduct the public hearing prior to a decision on the application. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.7.030)].

23.119.040 Approval findings.

The director shall approve, or approve with conditions, an application for a unified sign program after finding all of the following. If the director does not make all of these findings, he/she shall deny the unified sign program.

A. The proposed sign program does not violate provisions of this zoning code and the municipal code.

B. The proposed sign program is generally consistent with location, size, height, setback and other requirements of the underlying zoning district and applicable design guidelines for signs permitted with or without a unified sign program requirement.

C. The appearance, scale, materials, design and graphics, and orientation of signs are in keeping with the character of the site and buildings, and the surrounding neighborhood.

D. Approval of the unified sign program would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.7.040)].

Chapter 23.122 SIMILAR USE DETERMINATIONS

Sections:

23.122.010	Purpose.
23.122.020	Authority.
23.122.030	Applicability.
23.122.040	Approval findings.
23.122.050	Determinations.
23.122.060	Procedure.

23.122.010 Purpose.

The land use table may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted, the similar use determination allows the director to determine whether or not a proposed use is similar to a listed use and whether it may be permitted in a particular zoning district. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.8.010)].

23.122.020 Authority.

The director shall have the responsibility and authority to make similar use determinations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.8.020)].

23.122.030 Applicability.

A similar use determination is required when a use is not specifically listed in this zoning code but may be permitted if it is determined to be similar in nature to a permitted or conditionally permitted use. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.8.030)].

23.122.040 Approval findings.

The director shall make a similar use determination after finding all of the following. If the director does not make all of these findings, he/she shall not make the similar use determination.

A. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity, environmental impact or population density than the uses listed in the zoning district;

B. The proposed use will be consistent with the purposes of the applicable zoning district; and

C. The proposed use will be consistent with the General Plan, any applicable Specific Plan, and the zoning code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.8.040)].

23.122.050 Determinations.

Determinations shall be made in writing and shall contain the facts that support the determination. The department shall maintain all such determinations on record for

review by the general public upon request. The notice of decision shall be provided, in writing, to the applicant and interested parties. The notice shall include:

A. A brief statement explaining the criteria and standards considered relevant to the decision; and

B. A statement of the standards and facts relied upon in rendering the decision; and

C. An explanation of appeal rights and appeal deadlines. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.8.050)].

23.122.060 Procedure.

A notice of decision shall be provided according to RCMC 23.110.150(B), Director Determinations – Notice of Decision (No Public Hearing). [Ord. 12-2011 § 3 (Exh. A)].

Chapter 23.125 ADMINISTRATIVE AND LIMITED USE PERMITS

Sections:

23.125.010	Purpose.
23.125.020	Applicability.
23.125.025	Procedures.
23.125.030	Approval findings.
23.125.040	Conditions of approval.

23.125.010 Purpose.

The administrative use permit (AUP) and the limited use permit (LUP) provide processes for director review and determination of requests for uses and activities whose effects on adjacent sites and surroundings need to be evaluated in terms of specific development proposal for the specific site. It is anticipated that uses qualifying for an AUP are minor in nature, only have an impact on immediately adjacent properties and can be modified and/or conditioned to ensure compatibility. Uses qualifying for an LUP typically have a broader neighborhood or community impact and require more public review prior to a decision. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.9.010)].

23.125.020 Applicability.

This chapter applies to land use requiring an administrative use permit as designated with an “A” and limited use permit as designated with an “L” on the allowed use tables found in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). AUP and LUP may only be considered for projects exempt from the California Environmental Quality Act (CEQA). A project that is designated with an “L” on the allowed use table, but which requires CEQA analysis, shall require a conditional use permit. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.9.020)].

23.125.025 Procedures.

Determinations regarding an AUP and an LUP are made by the planning director, and both can be appealed to the city council or called up for a city council hearing by a member of the council. Decisions by the planning director are final unless appealed or called up. The following notification procedure applies following the submittal of a complete application:

A. For an AUP, a public hearing is not required, but a notice of decision shall be provided according to RCMC 23.110.150(B), Director Determinations – Notice of Decision (No Public Hearing).

B. For an LUP, a public hearing is required according to the process in RCMC 23.110.150(C), Director Determinations – Public Hearing. [Ord. 12-2011 § 3 (Exh. A)].

23.125.030 Approval findings.

The director shall approve or approve with conditions an application for an AUP or an LUP after finding all of the following. If the director does not make all of these findings, he/she shall deny the AUP or LUP.

A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards.

B. The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

C. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.9.030)].

23.125.040 Conditions of approval.

In approving an AUP or LUP, the director may impose any reasonable conditions to ensure that the approval will comply with the findings required by RCMC 23.125.030, as well as any performance criteria and development standards contained within this code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.9.040)].

Chapter 23.128 REASONABLE ACCOMMODATION

Sections:

- 23.128.010 Purpose.
- 23.128.020 Applicability.
- 23.128.030 Procedure.
- 23.128.040 Approval findings.
- 23.128.050 Conditions of approval.

23.128.010 Purpose.

This chapter provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.010)].

23.128.020 Applicability.

A. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of this zoning code or other city requirement, policy, or practice acts as a barrier to fair housing opportunities. A “person with a disability” is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment, or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this chapter without the need for the approval of a variance. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.020)].

23.128.030 Procedure.

A. Application. A request for reasonable accommodation shall be submitted on an application form provided by the department or in the form of a letter to the director, and shall contain the following information:

1. The applicant’s name, address, and telephone number;
2. Address of the property for which the request is being made;
3. The current actual use of the property;
4. The basis for the claim that the individual is considered disabled under the

Acts;

5. The zoning code provision, regulation, or policy from which reasonable accommodation is being requested; and

6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

B. Review with Other Land Use Applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including use permit, design review, etc.), then the applicant shall file the information required by subsection (A) of this section together for concurrent review with the application for discretionary approval.

C. Review Authority.

1. Director. A request for reasonable accommodation shall be reviewed by the director if no approval is sought other than the request for reasonable accommodation.

2. Other Review Authority. A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application.

D. Review.

1. Director Review. The director shall make a written determination within 45 days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.

2. Other Review Authority. The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the discretionary land use application in compliance with the applicable review procedure for the discretionary review.

E. Procedure. See RCMC 23.110.150(B), Director Determinations – Notice of Decision (No Public Hearing). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.030)].

23.128.040 Approval findings.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

A. Whether the housing in the request will be used by an individual disabled under the Acts;

B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;

C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;

D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning;

E. Potential impact on surrounding uses;

F. Physical attributes of the property and structures; and

G. Other reasonable accommodations that may provide an equivalent level of benefit. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.040)].

23.128.050 Conditions of approval.

In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.050)].

Chapter 23.131 ADJUSTMENT

Sections:

- 23.131.010 Purpose.
- 23.131.020 Applicability.
- 23.131.030 Procedure.
- 23.131.040 Findings for all adjustment requests.
- 23.131.050 Limitations on land use density.
- 23.131.060 Conditions of approval.

23.131.010 Purpose.

This chapter allows for adjustments to certain zoning code provisions to allow creative design solutions and to accommodate unique site conditions. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.010)].

23.131.020 Applicability.

An adjustment may be granted to modify certain requirements of this zoning code, as listed in Table 23.131-1.

Table 23.131-1: Standards Subject to Adjustment

Standard	Maximum Reduction or Increase
Parking or loading spaces – Number required	30%
Setbacks (reduction)	40%
Maximum lot coverage (increase)	30%
Maximum height (increase)	30%
Maximum density (increase) ¹	50%

1. Subject to the additional findings listed in RCMC 23.131.050, Limitations on land use density.

Under no circumstances shall an adjustment result in any of the following:

- A. Allow a land use not otherwise permitted in the zone;
- B. Waive a specific prohibition (e.g., prohibited sign); or
- C. Waive or modify a procedural requirement. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.020)].

23.131.030 Procedure.

The director makes final determinations on adjustment applications. The director may choose to refer any adjustment application to the city council for hearing and final decision. A notice of decision shall be provided according to RCMC 23.110.150(B), Director Determinations – Notice of Decision (No Public Hearing). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.030)].

23.131.040 Findings for all adjustment requests.

The director shall approve or approve with conditions an application for an adjustment after finding all of the following. If the director does not make all of these findings, he/she shall deny the adjustment.

A. That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

B. That the proposed development is compatible with existing and proposed land uses in the surrounding area.

C. That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g., additional open space, protection of natural resources, improved pedestrian connectivity, public plazas, etc.).

D. Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

E. The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.

F. The adjustment is the minimum required to achieve the desired result. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.040)].

23.131.050 Limitations on land use density.

The development permitted by the adjustment may exceed the maximum density permitted within a land use zone if the director finds that all of the following are met:

A. That certain environmentally sensitive or significant physical features exist on the proposed site that are worthy of preservation; and in order to preserve and protect these features, careful planning in the design of the development and in measures of treating the land is necessary;

B. That the design of the project, including the proposed grading, construction techniques and practices, will preserve the aforementioned features; and

C. That adequate measures are proposed which, to the extent possible, will protect these features from future uses and activities which may be inconsistent with their preservation.

D. An adjustment for additional density shall not be granted in combination with density bonus provisions. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.050)].

23.131.060 Conditions of approval.

In approving an adjustment, the director:

A. Shall impose conditions to ensure that the adjustment does not grant special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located;

B. May impose any reasonable conditions (e.g., the placement, height, nature, and extent of the use, buffers, landscaping and maintenance, off-site improvements, performance guarantees, screening, surfacing, hours of operation) to ensure that the approval complies with the findings required by this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.060)].

Chapter 23.134 CONDITIONAL USE PERMIT

Sections:

23.134.010	Purpose.
23.134.020	Applicability.
23.134.030	Approval findings.
23.134.040	Conditions of approval.
23.134.050	Procedure.
23.134.060	Revocation of conditional use permit.

23.134.010 Purpose.

The conditional use permit (CUP) provides a process for the city council to review decisions regarding uses which, due to the nature of their impacts on surrounding land uses and public facilities, require a case-by-case review and analysis. The purpose of this chapter is to provide standards and procedures under which a conditional use may be permitted, enlarged, or altered if the site is appropriate and if other appropriate conditions of approval can be met. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.010)].

23.134.020 Applicability.

The provisions of this chapter apply to land uses requiring a conditional use permit as designated with a “C” on the allowed use tables found in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.020)].

23.134.030 Approval findings.

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

A. The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

B. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

C. All required public facilities have adequate capacity to serve the proposal.

D. The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

E. If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.030)].

23.134.040 Conditions of approval.

The city council may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, the following:

- A. Limiting the hours, days, place, and/or manner of operation;
- B. Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor, and/or dust;
- C. Requiring larger setback areas, lot area, and/or lot depth or width;
- D. Limiting the building or structure height, size or lot coverage, and/or location on the site;
- E. Designating the size, number, location, and/or design of vehicle access points or parking areas;
- F. Requiring street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved;
- G. Requiring landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;
- H. Limiting the number, size, location, height, and/or lighting of signs;
- I. Limiting or setting standards for the location, design, and/or intensity of outdoor lighting;
- J. Requiring berms, screening, or landscaping and the establishment of standards for their installation and maintenance;
- K. Requiring and designating the size, height, location, and/or materials for fences;
- L. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or sensitive lands;
- M. Requiring the dedication of sufficient land to the public, and/or construction of pedestrian/bicycle pathways in accordance with the adopted plans, or requiring the recording of a local improvement district nonremonstrance agreement for the same; and
- N. Other conditions necessary to address the approval criteria and findings. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.040)].

23.134.050 Procedure.

The procedure is provided in RCMC 23.110.150(D), City Council Determinations. [Ord. 12-2011 § 3 (Exh. A)].

23.134.060 Revocation and Modification of conditional use permit.

The city council may initiate revocation or modification proceedings subject to the provisions of RCMC 23.173.080 (Permit revocation or modification). The city council shall have the authority to conduct the public hearing and make the final determination on the revocation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.050). Formerly 23.134.050].

Chapter 23.137 CONDOMINIUM CONVERSION PERMIT

Sections:

- 23.137.010 Purpose.
- 23.137.020 Approval findings.
- 23.137.050 Procedure.

23.137.010 Purpose.

The condominium conversion permit provides a process for city review and decisions regarding development of all residential condominiums and stock cooperatives including the conversion of existing dwelling units to condominiums, row houses, townhouses, and stock cooperatives. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.13.010)].

23.137.020 Approval findings.

No application for a condominium conversion permit shall be approved unless the following findings are made and the requirements of this chapter are met:

A. The condominium conversion meets all the development and other standards set forth in this title.

B. All notices required by the city of Rancho Cordova or state law pertaining to condominium conversions have been properly and timely served.

C. The conversion project will not be contrary to the public health, safety, and welfare of the city of Rancho Cordova.

D. The overall design and physical condition of the condominium conversion achieves a high degree of appearance, quality, and safety.

E. The proposed conversion is consistent with the General Plan and applicable city and other plans in effect at the time of the use permit application, especially with the objectives, policies, and programs of the housing element of the General Plan designed to provide affordable housing to all economic segments of the population. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.13.020)].

23.137.050 Procedure.

The procedure is provided in RCMC 23.110.150(D), City Council Determinations. [Ord. 12-2011 § 3 (Exh. A)].

Chapter 23.140 MINOR DESIGN REVIEW

Sections:

23.140.010	Purpose.
23.140.020	Applicability.
23.140.030	Exemptions.
23.140.040	Procedure.
23.140.050	Findings.
23.140.060	Conditions.

23.140.010 Purpose.

The purpose of the minor design review process is to establish expedited discretionary review of development projects that require additional site and design considerations beyond the minimum standards of the zoning code. [Ord. 12-2011 § 3 (Exh. A)].

23.140.020 Applicability.

A. Except as otherwise exempt pursuant to RCMC 23.140.030, minor design review is required for the following, and applies to all modifications to site plans, building plans, facade changes, etc., when the visual appearance of site or building elements is altered. Note that when minor design review is not required, major design review may be required according to RCMC 23.141.020:

1. New construction of a nonresidential building or structure less than 5,000 square feet in all zoning districts unless exempt in RCMC 23.140.030.
2. Nonresidential facade renovations that involve less than 5,000 square feet of existing floor area or less than 200 linear feet of facade frontage of an existing building, unless exempt in RCMC 23.140.030.
3. All new buildings and building expansions less than 10,000 square feet in area in industrial zoning districts OIMU, M-1, and M-2 unless exempt in RCMC 23.140.030.
4. Significant changes to multifamily and all nonresidential site plans that impact required site plan elements (e.g., required parking, shade canopy, lighting, landscaping, etc.).
5. The exterior remodel of multifamily residential buildings or structures.

B. All projects must demonstrate consistency with Rancho Cordova design guidelines and development standards contained within this code. [Ord. 12-2011 § 3 (Exh. A)].

23.140.030 Exemptions.

The following structures and improvements are exempt from minor design review. However, such structures may require additional permits, such as a use permit or building permit to ensure compliance with adopted building code standards and applicable zoning code provisions.

- A. A single-family custom home on a lot that is consistent with existing zoning;

- B. An addition to a single-family residential home that is consistent with existing zoning;
- C. Parcel map for a single-family residence;
- D. Additions to nonresidential structures less than 1,000 square feet in size;
- E. Accessory structures consistent with provisions of Chapter 23.734 RCMC (Residential Accessory Structures);
- F. Repairs and maintenance of site improvements or structures that do not add to, enlarge, or expand the area occupied by the land use or the floor area of the structure and do not significantly alter the appearance of site improvements or structures;
- G. Changes to site plan elements that are not specifically required by this code (e.g., decorative elements and landscaping that are not specifically required by code);
- H. Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure;
- I. Second dwelling units subject to California Government Code Section 65583.1; and
- J. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric, or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment). [Ord. 12-2011 § 3 (Exh. A)].

23.140.040 Procedure.

The procedure is provided in RCMC 23.110.150(C), Director Determinations – Public Hearing. [Ord. 12-2011 § 3 (Exh. A)].

23.140.050 Findings.

The director shall approve or approve with conditions an application for a minor design review after finding all of the following. If the director does not make all of these findings, he/she shall deny the minor design review.

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

B. 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.

C. 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.

D. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. [Ord. 12-2011 § 3 (Exh. A)].

23.140.060 Conditions.

The planning director may require modifications to plans in whole or in part and may condition the design review application to ensure specific design features, construction materials, and conformance with all applicable provisions of this chapter. [Ord. 12-2011 § 3 (Exh. A)].

Chapter 23.141 MAJOR DESIGN REVIEW

Sections:

23.141.010	Purpose.
23.141.020	Applicability.
23.141.030	Exemptions.
23.141.040	Procedure.
23.141.050	Findings.
23.141.060	Additional findings for residential design review applications.
23.141.070	Conditions.

23.141.010 Purpose.

The purpose of the design review process is to establish discretionary review of development projects that require additional site and design considerations beyond conformance with minimum standards of the zoning code. The intent of design review is to promote orderly and harmonious growth within the city. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.010). Formerly 23.140.010].

23.141.020 Applicability.

A. Except as otherwise exempt pursuant to RCMC 23.141.030 or subject to minor design review as specified in Chapter 23.140 RCMC, major design review is required for the following:

1. Single-family residential subdivision maps.
2. Master home plans for single-family residential subdivisions.
3. Multifamily residential development.
4. Commercial development.
5. Office development.
6. Industrial development.
7. Public/quasi-public developments (e.g., public safety facilities, library, city facilities).

B. All projects must demonstrate consistency with Rancho Cordova design guidelines and development standards contained within this code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.020). Formerly 23.140.020].

23.141.030 Exemptions.

The following structures and improvements are exempt from major design review. However, such structures may require additional permits, such as a use permit or a building permit to ensure compliance with adopted building code standards and applicable zoning code provisions.

- A. A single-family custom home on a lot that is consistent with existing zoning;
- B. An addition to a single-family residential home that is consistent with existing zoning;
- C. Parcel map for a single-family residence;
- D. Additions to nonresidential structures less than 1,000 square feet in size;

E. Accessory structures consistent with provisions of Chapter 23.734 RCMC (Residential Accessory Structures);

F. Repairs and maintenance of site improvements or structures that do not add to, enlarge, or expand the area occupied by the land use or the floor area of the structure and do not significantly alter the visual appearance of the site or structures;

G. Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure;

H. Second dwelling units subject to California Government Code Section 65583.1; and

I. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric, or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.030). Formerly 23.140.030].

23.141.040 Procedure.

Decisions on major design review applications shall be made by the city council according to RCMC 23.110.150(D), City Council Determinations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.040). Formerly 23.140.040].

23.141.050 Findings.

The city council may approve or approve with conditions an application for design review after finding all of the following. If the city council does not make all of these findings, the council shall deny the design review.

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

B. 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.

C. 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.

D. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.050). Formerly 23.140.050].

23.141.060 Additional findings for residential design review applications.

The city council may approve or approve with conditions an application for a single-family residential subdivision map after finding all of the following. If the city

council does not make all of these findings, the council shall deny the single-family residential subdivision map.

- A. The residential subdivision is well integrated with the city's street network;
- B. Unique neighborhood environments are created;
- C. Traditional or modern architectural styles are consistently applied;
- D. Pedestrian-friendly environments are created. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.060). Formerly 23.140.060].

23.141.070 Conditions.

The city council may require modifications to plans in whole or in part and may condition the design review application to ensure specific design features, construction materials, and conformance with all applicable provisions of this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.070). Formerly 23.140.070].

Chapter 23.143 VARIANCE

Sections:

23.143.010	Purpose.
23.143.020	Applicability.
23.143.030	Procedure.
23.143.040	Findings and decision.
23.143.050	Conditions of approval.

23.143.010 Purpose.

This chapter allows variances from the development standards of this zoning code only when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity in the same zoning district. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.15.010)].

23.143.020 Applicability.

A variance may be granted to waive or modify any requirement of this zoning code, except to:

- A. Allow a land use not otherwise permitted in the zone;
- B. Increase the maximum allowed residential density;
- C. Waive a specific prohibition (e.g., prohibited sign);
- D. Waive or significantly reduce parking requirements; or
- E. Waive or modify a procedural requirement. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.15.020)].

23.143.030 Procedure.

The procedure is provided in RCMC 23.110.150(D), City Council Determinations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.15.030)].

23.143.040 Findings and decision.

The review authority shall approve or approve with conditions an application for variance after finding all of the following. If the review authority does not make all of these findings, it shall deny the variance.

A. General Findings.

1. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this zoning code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district.

2. Granting the variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought.

3. Granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

4. The variance is consistent with the General Plan, any applicable Specific Plan, or development agreement.

B. Findings for Off-Street Parking Variances. In the case of a nonresidential development project proposing to locate a portion of the required parking in an off-site location or provide in-lieu fees or facilities instead of the required on-site parking spaces, the review authority shall first make both of the following findings, as required by Government Code Section 65906.5, instead of those required under subsection (A) of this section:

1. The variance will be an incentive to, and a benefit for, the nonresidential development; and

2. The variance will facilitate access to the nonresidential development by patrons of public transit facilities. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.15.040)].

23.143.050 Conditions of approval.

In approving a variance, the review authority:

A. Shall impose conditions to ensure that the variance does not grant special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located;

B. May impose any reasonable conditions (e.g., the placement, height, nature, and extent of the use, buffers, landscaping and maintenance, off-site improvements, performance guarantees, screening, surfacing, hours of operation) to ensure that the approval complies with the findings required by this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.15.050)].

Chapter 23.146 ZONING AMENDMENTS

Sections:

23.146.010	Purpose.
23.146.020	Applicability.
23.146.030	Procedure.
23.146.040	Approval findings.
23.146.050	Record of amendments.
23.146.060	Prezoning.

23.146.010 Purpose.

The purpose of a zoning amendment is to allow modification to any provisions of this code, including the adoption of new regulations or deletion of existing regulations, or to change the zoning designation on any parcel(s). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.16.010)].

23.146.020 Applicability.

The types of zoning amendments are listed as follows:

A. A map amendment has the effect of rezoning property from one zoning district to another.

B. A zoning text amendment may modify any standard, requirement, or procedure applicable to the use and development of land within the city.

C. An unincorporated property within the city's sphere of influence may be prezoned to the zoning district that would apply upon annexation to the city. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.16.020)].

23.146.030 Procedure.

Zoning amendments require a public hearing by the city council and require the adoption of an ordinance. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.16.030)].

23.146.040 Approval findings.

The city council may approve or approve with conditions an application for a zoning amendment after finding all of the following. If the city council does not make all of these findings, the council shall deny the zoning amendment.

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

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

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

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

E. If a text amendment, the amendment is internally consistent with other applicable provisions of this zoning code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.16.040)].

23.146.050 Record of amendments.

The planning department shall maintain a record of amendments to the text of this code and the land use districts map in a format convenient for public use. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.16.050)].

23.146.060 Prezoning.

A. Purpose. An unincorporated property within the city's sphere of influence may be rezoned to the zoning district that would apply upon annexation to the city.

B. Initiation and Processing. A rezoning shall be initiated, processed, and approved or disapproved in the same manner as provided for other amendments by this chapter.

C. Application of Official Zoning Designations. Upon the effective date of annexation, the zoning designation established by rezoning shall become the official zoning for the property and shall be so designated on the zoning map. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.16.060)].

Chapter 23.149 SPECIAL PLANNING AREAS

Sections:

23.149.010	Purpose.
23.149.020	Applicability.
23.149.030	Procedure.
23.149.040	Submittal requirements.
23.149.050	General provisions.
23.149.060	Approval findings.

23.149.010 Purpose.

A special planning area (SPA) is a land use zone that allows for the development of unique and imaginative projects that are otherwise not possible under the current provisions of the zoning code or to protect unique environmental, historic, architectural, and other features that require special consideration. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.17.010)].

23.149.020 Applicability.

An SPA may be adopted to accomplish the following:

- A. Protect a unique environmental, historical, architectural, or other significant site feature that cannot be adequately protected by adoption of another land use zone.
- B. Allow the development of an exceptional project design that cannot be built under an existing zoning district or due to constraints of existing development standards. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.17.020)].

23.149.030 Procedure.

Applications for a new SPA or an SPA amendment may be initiated in the same manner as a zoning code amendment and shall be processed as city council decisions. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.17.030)].

23.149.040 Submittal requirements.

- A. An SPA document shall include an existing setting description:
 - 1. Physical characteristics of the site.
 - 2. Location of structures and other significant improvements.
 - 3. Significant natural features of the site.
 - 4. Available public facilities.
 - 5. Capacity of existing and planned circulation systems.
 - 6. Existing and planned uses within 1,000 feet.
 - 7. A boundary survey map of the property and a calculation of the gross land area within the proposed district. A tentative subdivision map may be substituted if the applicant proposes to subdivide the property.
 - 8. An aerial photograph of the SPA and the surrounding properties.
 - 9. A discussion of specific objectives and limits for development of the property which recognize and respond to identified opportunities and constraints of the SPA.

10. Proposed land use and a description of how the land uses implement the General Plan.

11. Proposed density ranges for proposal that include housing and how the density ranges correspond to the General Plan.

12. Land use plan including, but not limited to, the acreage of each land use type and number of housing units by type. The distribution of land uses shall be expressed in terms of acreage and the total number of residential units and/or square footage of nonresidential buildings allowed.

13. A circulation plan showing existing and proposed public and private streets, pedestrian ways, trails, and related transportation access or circulation features required to serve the proposed development.

14. Performance and development standard requirements related to setbacks, lot area, intensity of development on each lot, parking requirements, landscaping, and signs.

15. Design standards and guidelines as appropriate for the specific site and development.

16. Open space plan including protection measures for significant natural features, parks, and other site amenities.

B. The SPA may include a procedure for review of proposed development, such as:

1. Types of projects that require review;
2. Documents required from developers;
3. Hearing procedures;
4. Regulations relating to nonconforming lots, uses, structures, and signs; and
5. Time phasing and sequence of development projects. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.17.040)].

23.149.050 General provisions.

A. An SPA must contain sufficient detail to allow the review body to implement its provisions and to describe to subsequent developers how properties within an SPA may be developed.

B. Where no specific standard is contained in a special planning area ordinance (e.g., parking, landscape standards, signs), the applicable provisions of the zoning code shall apply as determined by the director.

C. An SPA shall be clearly designated on the zoning map and incorporated into the zoning code as an appendix. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.17.050)].

23.149.060 Approval findings.

The city council may approve or approve with conditions an application for a special planning area after finding all of the following. If the city council does not make all of these findings, the council shall deny the special planning area.

A. The proposed SPA is consistent with the goals, policies, and objectives of the General Plan;

B. The proposed SPA meets the requirements set forth in this chapter; and

C. The SPA is needed because the project is not possible under the existing zoning requirements. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.17.060)].

Chapter 23.152 SPECIFIC PLANS

Sections:

23.152.010	Purpose.
23.152.020	Applicability.
23.152.030	Procedure.
23.152.040	Contents.
23.152.050	Environmental review.
23.152.060	Approval findings.

23.152.010 Purpose.

The purpose of a Specific Plan is to provide a regulatory document that implements the city's General Plan on an area-specific basis. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.18.010)].

23.152.020 Applicability.

The General Plan identifies certain areas of the city which require Specific Plans to implement General Plan policies. Specific Plans are also encouraged if they will lead to more effective implementation of the General Plan. In the event there is an inconsistency or conflict between an adopted Specific Plan and comparable provisions within the zoning code, the Specific Plan shall prevail. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.18.020)].

23.152.030 Procedure.

The city council shall hold a public hearing and make the final determination on Specific Plans, after receiving a recommendation from city staff. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.18.030)].

23.152.040 Contents.

In addition to the minimum content requirements of California Government Code Section 65451, the following items outline the city's content requirements for an application:

- A. Statement of relationship of the Specific Plan to the General Plan.
- B. Policies for development and standards for regulating development within the plan area.
- C. The proposed land uses for all areas covered by the plan.
- D. The types and configurations of buildings to be included in all developments within the plan area.
- E. The location of and types of streets.
- F. Public facilities and infrastructure required to serve developments within the Specific Plan area.
- G. A parking and circulation plan for off-street parking areas showing the location of parking lots, the approximate number of spaces, and the approximate location of entrances and exits.

H. Proposed conservation, open space, and/or recreation areas, if any.

I. Any other programs, guidelines, or standards appropriate for the area covered by the Specific Plan. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.18.040)].

23.152.050 Environmental review.

The majority of Specific Plans will require the preparation of an environmental impact report (EIR) under the California Environmental Quality Act and Guidelines. Once certified, the EIR for a Specific Plan may be relied upon for further entitlements sought subsequent to adoption of the Specific Plan. Unless otherwise exempt, an initial study shall be prepared for all subsequent applications to determine whether a supplement to the EIR must be prepared. In the event that a supplement to the EIR is determined not to be necessary, a negative declaration or mitigated negative declaration shall be prepared. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.18.050)].

23.152.060 Approval findings.

The city council may approve or approve with conditions an application for a Specific Plan after finding all of the following. If the city council does not make all of these findings, the council shall deny the Specific Plan.

A. The proposed Specific Plan is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument.

B. The proposed Specific Plan will not adversely affect surrounding properties. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.18.060)].

Chapter 23.155 GENERAL PLAN AMENDMENTS

Sections:

- 23.155.010 Purpose.
- 23.155.020 Applicability.
- 23.155.030 Procedure.
- 23.155.040 Approval findings.

23.155.010 Purpose.

As the city continues to grow and change over time, it is necessary to periodically update the General Plan. Amendments may be made to the General Plan text (e.g., goals, policies, or implementation programs) or map to change land use designations on any parcel(s) if the approval findings (RCMC 23.155.040) are met. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.19.010)].

23.155.020 Applicability.

A General Plan amendment may include revisions to the text, diagrams, and mapping designations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.19.020)].

23.155.030 Procedure.

The city council shall hold a public hearing and make the final determination on General Plan amendments, after receiving a recommendation from city staff. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.19.030)].

23.155.040 Approval findings.

The city council may approve or approve with conditions an application for a General Plan amendment after finding all of the following. If the city council does not make all of these findings, the council shall deny the General Plan amendment.

- A. The proposed amendment is internally consistent with the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city;
- C. In the case of amendments to the General Plan map, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested/anticipated land use developments; and
- D. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.19.040)].

Chapter 23.158 DEVELOPMENT AGREEMENTS

Sections:

- 23.158.010 Purpose.
- 23.158.020 Applicability.
- 23.158.030 Procedure.
- 23.158.040 Required contents.
- 23.158.050 Approval findings.

23.158.010 Purpose.

This chapter establishes procedures and requirements for the review and approval of development agreements when applied for as part of a land use entitlement in compliance with the provisions of California Government Code Sections 65864 through 65869.5.

The city council finds and declares the use of development agreements is beneficial to the public, in that:

A. Development agreements increase the certainty in the approval of development projects, thereby preventing the waste of resources, reducing the cost of development to the consumer, and encouraging investment in and commitment to comprehensive planning, all leading to the maximum efficient utilization of resources at the least economic cost to the public.

B. Development agreements provide assurance to the applicant for a development project that, upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval, thereby strengthening the public planning process, encouraging private participation in comprehensive planning, and reducing the economic costs of development.

C. Development agreements enable the city to plan for and finance public facilities, including, but not limited to, streets, sewerage, transportation, drinking water, school, and utility facilities, thereby removing a serious impediment to the development of new housing. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.20.010)].

23.158.020 Applicability.

The city may establish a development agreement between the city and any other person having legal or equitable interest in real property for the development of that property. Development agreements that contain a legislative or quasi-judicial land use decision or request a final decision on a land use action are governed by this section. The following include but are not limited to situations in which the city may seek a development agreement:

- A. Multiple-party, partnership, multiple-landowner situations;
- B. Large or complex infrastructure requirements;
- C. Timing and/or phasing issues;
- D. Redevelopment and urban renewal projects. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.20.020)].

23.158.030 Procedure.

A. A development agreement shall be processed as a city council decision. The mayor shall execute any development agreement approved.

B. Execution and Recordation.

1. Effective Date. The city shall execute development agreements on or after the effective date of the ordinance approving the agreement.

2. Recordation. A development agreement shall be recorded in the office of the county recorder no later than 10 days after it is executed.

C. Effect of Development Agreement.

1. Applicable Regulations. Unless otherwise provided by the development agreement itself, the rules, regulations, and official policies governing allowed uses of the land, density and intensity of use, design, improvement, and construction standards and specifications applicable to development of the property subject to a development agreement are the rules, regulations, and official policies in force at the time of execution of the agreement.

2. Additional Requirements. A development agreement does not prevent the city, in subsequent actions, from applying new rules, regulations, and policies that do not conflict with those applicable to the property, nor does a development agreement prevent the city from conditionally approving or disapproving any subsequent development project application on the basis of existing or new rules, regulations, and policies.

D. Amendments or Extensions to Development Agreements.

1. Changes to Approved Development. If any development agreement is amended during its term, any change shall be consistent with the provisions of the General Plan and any applicable Specific Plan.

2. Extension of Agreement. If the term of a development agreement is extended, any development that occurs after the original expiration date shall be consistent with the provisions of the General Plan as of the adoption date of the amended development agreement.

E. Periodic Review. The director shall review the development agreement every 12 months from the date the agreement is entered into and provide a written report to the city council. The burden of proof is on the applicant to provide necessary information verifying compliance with the terms of the agreement. The applicant shall also bear the cost of such review in accordance with the fee or deposit established by the city council resolution. If the director finds that any aspect of the development project is not in strict compliance with the terms of the agreement or may warrant consideration by the city council, the director may schedule the matter before the city council for review. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.20.030)].

23.158.040 Required contents.

In addition to such terms as the partner may agree to, a development agreement shall contain the mandatory provision specified by state law (Government Code Section 65865.2) including the following specific provisions:

A. The duration of the agreement.

B. The permitted uses of the property.

C. The density or intensity of permitted uses.

- D. The maximum height and size of proposed structures.
- E. Provisions for reservation or dedication of lands for public purposes.
- F. The development agreement may also contain the following information:
 - 1. Conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided such that the development of land for the purposes and level set forth in the agreement is limited.
 - 2. Requirements that the construction be commenced within a specific time period and that the project or any phase thereof be completed within a specific time frame. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.20.040)].

23.158.050 Approval findings.

The city council may grant a development agreement after finding all of the following. If the city council does not make all of these findings, the council shall not grant the development agreement.

A. The development agreement is consistent with the General Plan objectives, policies, land uses, and implementation programs and any other applicable Specific Plans.

B. The development agreement is in conformance with the public convenience and general welfare of persons residing in the immediate area and will not be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the city as a whole.

C. The development agreement will promote the orderly development of property or the preservation of property values. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.20.050)].

**Chapter 23.161
PUBLIC HEARINGS**

(Repealed by Ord. 12-2011)

Chapter 23.164 APPEALS

Sections:

- 23.164.010 Purpose.
- 23.164.020 Authority.
- 23.164.030 Filing.
- 23.164.040 Processing.

23.164.010 Purpose.

This chapter establishes procedures for the appeal and review of final determinations of approval authorities. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.22.010)].

23.164.020 Authority.

For determinations and actions that may be appealed, the authority to act on appeals shall be as follows:

A. Ordinance Administration and Interpretation. The following decisions and actions may be appealed to the city council:

1. Similar use determinations;
2. Reasonable accommodation;
3. Unified sign program;
4. Administrative use permits;
5. Limited use permits;
6. Adjustments;
7. Nonconforming use permit;
8. CUP revocation;
9. Minor design review;
10. Determinations regarding the interpretation or meaning of applicable provisions of the zoning code;
11. Any determination that an entitlement application is incomplete in compliance with state law (Government Code Section 65000). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.22.020)].

23.164.030 Filing.

A. An appeal may be filed:

1. By any person affected by an administrative determination or action by the director, as described in RCMC 23.164.020.
2. In the case of a planning entitlement described in RCMC 23.164.020, by anyone who, in person or through a representative, presented testimony at a public hearing in connection with the decision being appealed, or who otherwise informed the city in writing of the nature of their concerns prior to the hearing.

B. Timing and Form of Appeal. Appeals shall be filed with the planning department within 10 calendar days following the final date of the determination being appealed. All appeals shall be submitted in writing, together with the name, address, phone number,

and signature of the appellant, and the required filing fee. The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.

C. Scope of Planning Entitlement Appeals. An appeal of a decision on a planning entitlement shall be limited to issues raised at the public hearing, or in writing before the hearing, or information that was not known at the time of the decision that is being appealed.

D. Rights. Pending a decision on an appeal in compliance with this zoning code, all rights emanating from the planning entitlement, license, or other city action that is the subject of the appeal and all relevant time periods shall be suspended.

E. Multiple Actions. In the event an appeal is filed regarding a decision on one of multiple entitlements or city approvals concurrently granted for a single project, all concurrently granted city entitlements and approvals for the project shall be automatically appealed and shall be considered and acted upon in compliance with this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.22.030)].

23.164.040 Processing.

A. Scheduling of Hearing. After an appeal has been received in compliance with RCMC 23.164.030, the city clerk shall schedule the matter for a council agenda, as applicable to the appeal.

B. Report. After the hearing has been scheduled, the director shall prepare a report on the matter and forward the report to the appropriate hearing body.

C. Consolidation of Multiple Appeals. If more than one party files an appeal on a land use action, the appeals shall be consolidated and noticed and heard as one proceeding.

D. Withdrawal of an Appeal. An appeal may be withdrawn by an appellant at any time prior to the rendering of a final decision. The appeal proceedings shall terminate as of the date the withdrawal request is received by the city.

E. General Procedure. The hearing body shall conduct a public hearing in compliance with RCMC 23.110.150 (Land Use Determinations).

1. Scope of Review. The review authority may consider any issues associated with the decision under consideration, in addition to the specific grounds for the appeal. The review authority shall also consider any environmental determination applicable to the entitlement or decision under consideration.

2. New Evidence. If new or different evidence is presented during the hearing, council may refer the matter back to the original approval body as applicable for a report on the new or different evidence prior to a final decision.

3. Decision. After a public hearing, the hearing body may:

- a. Approve, modify, or disapprove the action, either in whole or in part, based on the record and the evidence received at the hearing;
- b. Adopt additional conditions of approval deemed reasonable and necessary;
- c. Disapprove the planning entitlement approved by the previous review authority, even if the request was to modify the project or to modify or eliminate one or more of the conditions of approval.

4. The lack of an affirmative majority vote or a tie vote shall constitute denial of the project.

5. The findings, decision, and action of the hearing body shall be final.

F. Effective Date of Decision. A decision by the city council on an appeal is effective as of the date of the decision. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.22.040)].

Chapter 23.167 COUNCIL CALL-UPS

Sections:

23.167.010	Purpose.
23.167.020	Authority.
23.167.030	Filing.
23.167.040	Rights.
23.167.050	Processing.

23.167.010 Purpose.

This chapter outlines the process for a member of the city council to elevate a decision of the director to the full city council for discussion and final determination. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.010)].

23.167.020 Authority.

Final decisions of the planning director, with the exception of ministerial entitlements (e.g., zoning certifications and temporary use permits), may be elevated to the city council for final determination under the following circumstances:

A. Any member of the city council may request that an item be elevated.

B. The item can only be elevated following the planning director decision.

C. All call-ups shall follow the public hearing process established in RCMC 23.110.150 (Land Use Determinations). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.020)].

23.167.030 Filing.

Council call-ups shall be filed with the planning department within 10 calendar days following the final date of the determination. All call-ups shall be submitted in writing by a member of the city council with a signature. The written call-up shall specifically state the pertinent facts of the case and the basis for the call-up. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.030)].

23.167.040 Rights.

A. Suspension. Pending a decision on a council call-up in compliance with this zoning code, all rights emanating from the entitlement, license, or other entitlement that is the subject of the appeal and all relevant time periods shall be suspended.

B. Multiple Actions. In the event a council call-up is filed regarding a decision on one of multiple entitlements or city approvals concurrently granted for a single project, all concurrently granted city entitlements and approvals for the project shall be automatically called up and shall be considered and acted upon in compliance with this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.040)].

23.167.050 Processing.

A. Scheduling of Hearing. After a council call-up is filed and received in compliance with RCMC 23.167.030, the city clerk shall schedule the matter for a council agenda, as applicable to the appeal.

B. Report. After the hearing has been scheduled, the director shall prepare a report on the matter and forward the report to the city council.

C. Consolidation of Multiple Call-Ups. If more than one member of the city council files a call-up on a land use action, the call-ups shall be consolidated and noticed and heard as one proceeding.

D. Withdrawal. A council call-up may be withdrawn at any time prior to the rendering of a final decision. The call-up proceeding shall terminate as of the date the withdrawal request is received by the city clerk.

E. General Procedure. The hearing body shall conduct a public hearing in compliance with RCMC 23.110.150 (Land Use Determination).

F. Scope of Review. The review authority may consider any issues associated with the decision under consideration, in addition to the specific grounds for the call-up. The review authority shall also consider any environmental determination applicable to the entitlement or decision under consideration.

G. New Evidence. If new or different evidence is presented during the hearing, the council may refer the matter back to the planning director as applicable for a report on the new or different evidence prior to a final decision.

H. Decision. After a public hearing, the hearing body may:

1. Approve, modify, or disapprove the action, either in whole or in part, based on the record and the evidence received at the hearing;
2. Adopt additional conditions of approval deemed reasonable and necessary;
3. Disapprove the planning entitlement approved by the previous review authority, even if the request was to modify the project or to modify or eliminate one or more of the conditions of approval.

I. The lack of an affirmative majority vote or a tie vote shall constitute denial of the project.

J. The findings, decision, and action of the hearing body shall be final.

K. Effective Date of Decision. A decision by the hearing body is effective as of the date of the decision. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.050)].

Chapter 23.170 NONCONFORMING USES AND STRUCTURES

Sections:

- 23.170.010 Purpose and applicability.
- 23.170.020 Definitions.
- 23.170.030 Continuation and maintenance.
- 23.170.040 Modification and expansion.
- 23.170.050 Destruction and replacement.
- 23.170.060 Loss of nonconforming status.
- 23.170.070 Nonconforming use permit procedures.

23.170.010 Purpose and applicability.

This chapter establishes special regulations for nonconforming land uses and structures that were lawful before the adoption or amendment of this zoning code, but which would be prohibited, regulated, or restricted differently under the current terms of this zoning code or future amendments. It is the intent of these regulations to allow the continuation of nonconformities under limited conditions outlined herein and reconstruction in the event of natural disaster. Generally, any expansion of nonconforming uses or structures is prohibited. However, this chapter establishes special regulations for the potential expansion of nonconformities in limited areas of the city on a case-by-case basis where specific findings can be made. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.010)].

23.170.020 Definitions.

For the purposes of this title, the following words and phrases shall have the meanings respectively ascribed to them in this section.

A. "Nonconforming use" means a use which is not permitted under the provisions of this title (or any amendments thereto) but was legally in place, with licenses and permits in current status, at the effective date of the ordinance codified in this chapter or any subsequent ordinance.

B. "Nonconforming structure" means a structure (including signs) which is not permitted under the provisions of this title (or any amendments thereto) but was legally in place, with licenses and permits in current status, at the effective date of the ordinance codified in this chapter or any subsequent ordinance. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.020)].

23.170.030 Continuation and maintenance.

A. A nonconforming use may continue to operate in perpetuity, be transferred, or be sold; provided, that the use shall not be enlarged or intensified, nor be expanded to occupy a greater area than it lawfully occupied before becoming nonconforming. Likewise, plans for any use approved as of the date the ordinance codified in this chapter becomes effective may be carried out as approved. Any extension of such approval for which the applicant was entitled to apply as of the effective date may be granted according to the regulations in effect prior to the effective date; if granted, such

extension will be considered the same as an approval granted before the effective date. The person asserting the nonconforming use must present evidence that the use existed before the enactment of the zoning code provision prohibiting the use.

B. A nonconforming structure may be maintained or improved as follows:

1. Maintenance and Repair. A nonconforming structure may be maintained and repaired. Maintenance may include repair work necessary to keep the building or structure in sound condition but maintenance shall not include the replacement of a building or structure.

2. Seismic Retrofitting and Building Code Compliance. Repairs, alterations, or reconstruction to reinforce unreinforced masonry structures or to comply with building code requirements shall be allowed; provided, that the work is exclusively to comply with applicable earthquake safety standards and the building code.

3. Structural alteration of a nonconforming structure to improve safety or to reduce fire hazard. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.030)].

23.170.040 Modification and expansion.

A nonconforming use or structure may be modified or expanded as listed below, subject to the provisions of RCMC 23.170.070 (Nonconforming use permit procedures):

A. Structural Modification. Addition, enlargement, extension, or relocation of a nonconforming structure may be allowed if the changes to the structure conform to applicable provisions of this zoning code. Such modifications may not expand the extent of the nonconforming aspect of the structure or result in any new nonconforming conditions for the subject property.

B. Expansion of Use. Expansion or modification of a nonconforming use may be allowed in limited areas of the city as outlined in RCMC 23.170.070 (Nonconforming use permit procedures).

C. Exterior improvements or expansion of structures may also require design review approval in keeping with Chapter 23.140 RCMC (Minor Design Review) or Chapter 23.141 (Major Design Review). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.040)].

23.170.050 Destruction and replacement.

If a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, the structure may be repaired or rebuilt and reoccupied in the same manner in which it originally existed if the restoration is started within one year of the date of the damage and is diligently pursued to completion. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.050)].

23.170.060 Loss of nonconforming status.

If a nonconforming use is discontinued for a continuous period of six months or more, rights to nonconforming status shall terminate. A determination that a use has been abandoned requires both (A) evidence of an intention to abandon, and (B) an act or failure to act which shows or implies that the owner does not continue to claim or retain an interest in the nonconforming use. Evidence may include, but is not limited to, removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to

document continued operation. Maintenance of a valid business license shall of itself not be considered a continuation of the use. Without further action by the city, any subsequent use of the site or structure shall comply with all of the regulations of the applicable zoning district and all other applicable provisions of this zoning code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.060)].

23.170.070 Nonconforming use permit procedures.

A. Purpose. The purpose of the nonconforming use permit is to allow for individual review of requests to expand or modify a nonconforming use in a manner that ensures compatibility with surrounding areas and uses.

B. Applicability. Nonconforming use permits may only be requested and considered for nonconforming uses and structures on property zoned for mixed-use.

C. Permit Requirements. A nonconforming use permit is required for the expansion or modification of existing nonconforming structures or uses.

D. Approving Authority. The director shall have approval authority for all nonconforming use permits with appeals to the city council.

E. Required Findings. A nonconforming use permit shall be granted only when the planning director determines that the proposed use or activity complies with all of the following findings:

1. The establishment, maintenance, or operation of the use expansion applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

2. The benefit to the public health, safety, or welfare exceeds the detriment inherent in the expansion of nonconformity.

3. The modified or expanded nonconforming structure or use would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.

F. Conditions/Guarantees. The director may impose conditions and/or require guarantees for the nonconforming use permit to ensure compliance with this section and other applicable provisions of this title and to prevent adverse or detrimental impact to the surrounding neighborhood. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.070)].

Chapter 23.173 ENFORCEMENT

Sections:

23.173.010	Purpose.
23.173.020	Violation of code prohibited.
23.173.030	Permits and licenses that conflict with code.
23.173.040	Property management and maintenance.
23.173.050	Official duty to enforce.
23.173.060	Violations.
23.173.070	Inspections.
23.173.080	Permit revocation or modification.
23.173.090	Enforcement action.
23.173.100	Recovery of costs and additional fees.

23.173.010 Purpose.

This chapter establishes provisions which are intended to ensure compliance with the requirements of this zoning code and any conditions of land use permits to promote the city's planning efforts and for the protection of the public health, safety, and welfare of the city. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.010)].

23.173.020 Violation of code prohibited.

No person shall erect, construct, alter, maintain, or use any building or structure or shall use, divide, or transfer any land in violation of this code or any amendment thereto. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.020)].

23.173.030 Permits and licenses that conflict with code.

All departments, officials, and public employees of the city who are assigned the authority or duty to issue permits or licenses shall comply with the provisions of this zoning code. The following actions are determined to conflict with this code:

A. Permits for uses or structures that would be in conflict with the provisions of the zoning code shall not be issued.

B. Any permit issued in conflict with the provisions of this zoning code shall be deemed void.

C. Any action taken by an official or public employee of the city in conflict with the provisions of this zoning code shall be deemed void. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.030)].

23.173.040 Property management and maintenance.

All development standards shall be continuously met for every project. If complaints are received regarding lack of maintenance as it relates to the provisions of this chapter, the following process shall be followed:

A. Buildings and Structures. Each exterior of a building or other structure (e.g., signs, trash enclosures, shade structures, etc.) must be kept in a good state of repair and the exterior finish must be clean and well maintained.

B. Site. The entire site, including paved, unpaved, landscaped areas, must be kept in a neat and orderly manner, free of junk, debris, abandoned vehicles, weeds, loose trash, and other litter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.040)].

23.173.050 Official duty to enforce.

A. The city manager, planning director, code enforcement officer, or designees may issue citations for any violations of the zoning code pertaining to the use of any land and the addition, alternation, construction, conversion, erection, moving, reconstruction, or use of any structure.

B. Other officials of the city charged by the law with the general duty of enforcing city ordinances shall also enforce the provisions of this zoning code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.050)].

23.173.060 Violations.

Any structure constructed or maintained contrary to the provisions of this zoning code and any use of land or structure operated or maintained contrary to the provisions of this zoning code are hereby declared to be a public nuisance.

A. Public Nuisance. Any structure or use which is altered, constructed, or established contrary to the provisions of this zoning code or any applicable condition of approval imposed on a permit is unlawful and a public nuisance, and shall be subject to the remedies and penalties identified in this chapter, the municipal code, and other remedies available to the city.

B. Infractions. It is an infraction for any person to do any act forbidden or fail to perform any act required by the zoning code. Penalties for infractions shall be in compliance with state law.

C. Stop Work Order. Any construction in violation of this zoning code or any conditions imposed on a permit shall be subject to the issuance of a stop work order.

D. Remedies. Each day any violation of this zoning code continues is a new and separate offense. Each violation of the zoning code is considered a separate offense. Should a person be found guilty and convicted of an infraction for the violation of any provision of this zoning code, the conviction shall not prevent the city from pursuing any other available remedy to correct the violation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.060)].

23.173.070 Inspections.

A. Pre-Approval Inspections. Every applicant seeking a permit or any other action in compliance with the zoning code shall allow the city officials handling the application access to any premises or property which is the subject of the application.

B. Post-Approval Inspections. If the permit or other action in compliance with this zoning code is approved, the owner or applicant shall allow appropriate city officials access to the premises in order to determine continued compliance with the approved permit and/or any conditions of approval imposed on the permit. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.070)].

23.173.080 Permit revocation or modification.

This section provides procedures for securing punitive revocation or modification of previously approved land use permits or entitlements.

A. Revocations. The city's action to revoke an entitlement shall have the effect of terminating the entitlement and denying the privileges granted by the original approval.

B. Modifications. The city may choose to allow the modification of the operational characteristics instead of revoking an entitlement. These modifications may include operation aspects related to buffers, duration of the entitlement, hours of operation, landscaping, lighting, parking, performance guarantees, property maintenance, signs, surfacing, traffic circulation, etc.

C. Hearings and Notice. The appropriate review authority shall hold a public hearing to revoke or modify an application, entitlement, or permit granted in compliance with the provisions of this zoning code. A public hearing shall be held in compliance with RCMC 23.110.150(D) (City Council Determinations). A special notice shall be delivered in writing to the applicant and/or owner of the property for which the permit was granted.

D. Review Authority Action and Findings. A land use entitlement or permit may be revoked or modified by the review authority which originally approved the entitlement if any of the following facts can be made in a positive manner:

1. Circumstances under which the entitlement or permit was granted have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be met;
2. The entitlement or permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the entitlement or permit;
3. One or more of the conditions of the permit have not been substantially fulfilled or have been violated;
4. The use or structure for which the permit was granted has ceased to exist or has lost its legal nonconforming use status;
5. The improvement authorized in compliance with the permit is in violation of any code, law, ordinance, regulation, or statute; or
6. The improvement/use allowed by the permit has become detrimental to the public health, safety, or welfare, or the manner of operation constitutes or is creating a public nuisance. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.080)].

23.173.090 Enforcement action.

This section describes the procedures for initiating enforcement action in cases where the director has determined that real property within the city is being used in violation of zoning code provisions.

A. Notice to Responsible Parties. The director shall provide the record owner of the subject site and any person in possession or control of the site with a written notice of violation, which shall include the following information:

1. A description of the violation and citations of applicable zoning code provisions being violated;
2. A time limit for correcting the violation;
3. A statement that the city intends to charge the property owner for all administrative costs associated with the abatement of the violation;

4. A statement that the property owner may request and be provided a meeting with the director or designee to discuss possible methods and time limits for the correction of the violations.

B. Time Limit for Correction.

1. The notice of violation shall state that the violations shall be corrected within 30 days from the date of the notice to avoid further enforcement action by the city.

2. The 30-day time limit may be extended by the director upon determining that the responsible party will likely correct the violations within a reasonable time period.

3. The director may also require through the notice of violation that the correction occur within less than 30 days if the violation constitutes a hazard to public health or safety.

C. Use of Other Enforcement Procedures. Additional enforcement remedies available to the city may be employed by the director after or instead of the provisions of this section where the director determines that this section would be ineffective in securing the correction of the violation within a reasonable time. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.090)].

23.173.100 Recovery of costs and additional fees.

A. Cost Recovery Where No Permit Is Required. The city shall be reimbursed for administrative cost, including, but not limited to, staff and city attorney time expended on the enforcement of the provisions of this zoning code, in cases where no permit is required in order to correct a violation.

1. **Record of Cost.** The planning department shall maintain records of all administrative costs incurred by responsible city departments and associated with the processing of violations and enforcement of this zoning code, and shall recover costs from the property owner.

2. **Notice.** Upon investigation and a determination that a violation of any of the provisions of this zoning code is found to exist, the director or designee shall notify the record owner or any person having possession or control of the property by mail of the existence of the violation and the department's intent to charge the property owner for all administrative costs associated with enforcement.

3. **Summary of Costs.** At the conclusion of the case, the director shall send a summary of costs associated with enforcement to the owner and/or persons having possession or control of the property by certified and first class mail.

B. Actions That Require a Permit. Any person who alters or establishes any land use or structure without first obtaining any permit required by this zoning code shall pay the additional permit processing fees as established by the city that result from this action.

C. Inspection Fee. An inspection fee as established by the city shall be imposed on each person who receives a notice of violation, notice and order, or letter of correction of any provision of this zoning code, adopted building code, or state law. The fee may be assessed for each inspection or reinspection conducted when the particular violation is not fully abated or corrected as directed. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.100)].

Article 3. Zoning Districts, Allowable Uses, and General Development Standards

Overview
This article establishes each of the base, special, and overlay zoning districts in the city and identifies the allowed use provisions and development standards for each of the districts. The article also establishes a system of land use classifications for defining the allowed use provisions, as well as establishing the zoning map and rules for its interpretation.

Chapter 23.301 ESTABLISHMENT OF ZONING DISTRICTS

Sections:

- 23.301.010 Purpose.
- 23.301.020 Zoning districts.
- 23.301.030 Zoning map.

23.301.010 Purpose.

This chapter establishes the framework for zoning districts within the city of Rancho Cordova and their relationship to the city's General Plan land use categories. This chapter also establishes the zoning map as the official designation of zoning district boundaries. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.1.010)].

23.301.020 Zoning districts.

The city of Rancho Cordova is divided into zoning districts that are generally grouped into two categories: (A) base zoning districts, and (B) overlay zoning districts. These districts implement the city's General Plan land use categories as described in Table 23.301-1. Each zone is further defined and regulated in the subsequent sections of this chapter.

A. Base Zoning Districts. The base zoning district is the primary zoning district that applies to a property. Every parcel throughout the city has a base zoning district that establishes the primary type and intensity of land use for the parcel, along with development regulations for that particular type and intensity of land use. Base districts are grouped into six categories as follows:

1. Agricultural zoning districts;
2. Residential zoning districts;
3. Mixed-use zoning districts;
4. General commercial and industrial zoning districts;
5. Public/quasi-public zoning districts;
6. Special purpose zoning districts.

B. Overlay Zoning Districts. An overlay zoning district (or as previously referred to as a combining zone) supplements the base zoning district for one or more of the following purposes:

1. To allow more flexibility from the standard provisions of the underlying base zone;
2. When special provisions are needed to protect unique site features or implement location-specific provisions; and/or
3. To specify a particular standard or guideline for an area.

In the event of a conflict between the regulations of the base zoning district and the overlay zoning district, the provisions of the overlay zoning district shall apply.

Table 23.301-1: Zoning Districts

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District ¹
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Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District ¹
Agricultural Zoning Districts		
AG-80	Agricultural, 80-acre minimum	Rural Agriculture
AG-20	Agricultural, 20-acre minimum	Rural Agriculture
Residential Zoning Districts		
RR	Rural Residential	Rural Residential
ER	Estate Residential	Estate Residential
RD-1	Residential, 1 dwelling unit per acre max.	Estate Residential
RD-2	Residential, 2 dwelling units per acre max.	Estate Residential
RD-3	Residential, 3 dwelling units per acre max.	Low Density Residential
RD-4	Residential, 4 dwelling units per acre max.	Low Density Residential
RD-5	Residential, 5 dwelling units per acre max.	Low Density Residential
RD-6	Residential, 6 dwelling units per acre max.	Low Density Residential
RD-7	Residential, 7 dwelling units per acre max.	Medium Density Residential
RD-10	Residential, 10 dwelling units per acre max.	Medium Density Residential
RD-15	Residential, 15 dwelling units per acre max.	Medium Density Residential
RD-20	Residential, 20 dwelling units per acre max.	High Density Residential
RD-25	Residential, 25 dwelling units per acre max.	High Density Residential
RD-30	Residential, 30 dwelling units per acre max.	High Density Residential
MDR	Medium Density Residential	Medium Density Residential
HDR	High Density Residential	High Density Residential
RMH	Residential Mobile Home	Medium Density Residential
Mixed-Use Zoning Districts		
RMU	Residential Mixed-Use	Residential Mixed-Use, Village Center
CMU	Commercial Mixed-Use	Commercial Mixed-Use, Village Center
OPMU	Office Professional Mixed-Use	Office Mixed-Use, Village Center
OIMU	Office Industrial Mixed-Use	Office Mixed-Use, Light Industrial
LIBP	Light Industrial Business Park	Light Industrial
VC	Village Center	Village Center
LTC	Local Town Center	Local Town Center
RTC	Regional Town Center	Regional Town Center
General Commercial and Industrial Zoning Districts		
GC	General Commercial	Commercial Mixed-Use
M-1	Light Industrial/Manufacturing	Light Industrial

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District ¹
M-2	Heavy Industrial/Manufacturing	Heavy Industrial
Public/Quasi-Public Zoning Districts		
POS	Parks and Open Space	Parks and Open Space, Natural Resources
CS	Community Services	Public/Quasi-Public
T	Transportation Corridor	Public/Quasi-Public
Special Purpose Zoning Districts		
SP	Specific Plan	All
SPA	Special Planning Area	All
Overlay Zoning Districts		
CO	Convention Overlay	Convention Overlay
TOD	Transit Oriented Development	Local Transit Oriented Development; Regional Transit Oriented Development
F	Flood	All
PD	Planned Development ²	All
PDC	Planned Development – County/City Initiated ²	All
PC	Parkway Corridor	Parks and Open Space, Natural Resources
SM	Surface Mining	Surface Mining

Notes:

1. All zoning districts are consistent with the public/quasi-public General Plan land use category, as described in the General Plan.

2. The PD and PDC overlay zones are combining zones held over from the old Sacramento County Zoning Code. As identified in RCMC 23.325.050 and 23.325.060, no additional property may utilize these zones.

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.1.020)].

23.301.030 Zoning map.

The city council hereby adopts the city of Rancho Cordova zoning map (hereafter referred to as the “zoning map”) as the official designation of zoning district boundaries on real property within the city. The zoning map shall be regulated as set forth:

A. Incorporated by Reference. The zoning map is hereby incorporated into this zoning code by reference as though it were fully included.

B. Map Amendments. Amendments to the zoning map shall follow the process established in Chapter 23.146 RCMC (Zoning Amendments).

C. Relationship to General Plan and Other Plans. The zoning map shall implement and shall be consistent with the city’s adopted General Plan. The zoning map shall be specifically consistent with the General Plan Land Use Plan and the roadway sizing diagram, and any adopted Specific Plans, special planning areas, or Master Plans.

D. Zoning District Symbol. Zoning districts shall be illustrated on the zoning map as follows:

1. Each base zoning district shall be described on the zoning map by use of its identified zoning district symbol, as listed in Table 23.301-1.

2. Each special purpose zoning district shall be delineated with a name, number, symbol, or other delineation, as determined by the planning director, which distinguishes it from other special purpose zones, base zoning districts, or overlay zones. The assignment of the special purpose designation serves to provide a reference to the corresponding special purpose zoning document (e.g., Specific Plan, special planning area) adopted by ordinance of the city council.

3. Overlay zoning districts shall be designated by their representative symbol along with the base zoning district in a format determined by the planning director.

E. Zoning Map Interpretation. If there is uncertainty about the location of any zoning district boundary shown on the zoning map, the precise location of the boundary shall be determined by the planning director as follows:

1. The boundaries of a zoning district shall be the centerlines of either streets or alleys, or lot lines of real property, unless otherwise shown. Where a district's boundaries approximately follow centerlines or lot lines, those lines shall be interpreted as the district boundaries.

2. If a district boundary divides a parcel and the boundary line location is not specified by distances printed on the zoning map, the location of the boundary shall be determined by using the scale appearing on the zoning map. Except as otherwise provided by this code through integrated development, each portion of the property shall be developed to the standards and allowed use provisions of the applied zoning district and any applied overlay zone(s).

3. Where the street layout on the ground or the lot lines differ from such layout or lines shown on the zoning map, the planning director shall determine the exact boundary and the map shall be amended to conform to the layout on the ground.

4. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley shall be included within the zoning district of the adjoining property on either side of the centerline of the vacated or abandoned street or alley. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.1.030)].

Chapter 23.304 LAND USE CLASSIFICATION

Sections:

- 23.304.010 Purpose.
- 23.304.020 Classification of land uses.
- 23.304.030 Allowed land uses and permit requirements.

23.304.010 Purpose.

The purpose of this chapter is to establish land use classifications and to explain how land uses are regulated in this title. This chapter explains the use classification system, the allowed use and permit requirements, how uses not listed are regulated, and how similar uses are determined. It is not possible to list every possible use, so general categories are provided, specific uses are identified as needed, and a process is provided to classify uses that do not clearly fit into a use classification. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.2.010)].

23.304.020 Classification of land uses.

In order to simplify land use regulations, land uses listed in this chapter and throughout this title have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These general allowed use categories are called “use classifications.” Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. Each land use is described in Article 11 of this title (Definitions), as grouped by use classification.

The following rules apply to use classifications:

A. **Specific Use Provisions.** Additional use regulations for special land uses are listed in Article 9 of this title (Specific Use Provisions).

B. **Uses Not Listed.** Land uses that are not listed in the zoning district tables are not allowed, except as otherwise provided for in this title.

C. **Illegal Uses.** No use that is illegal under local, state, or federal law shall be allowed in any zoning district within the city.

D. **Special Purpose Zoning District.** When a property is located within a special purpose zoning district, the allowed use provisions of that special purpose zoning district shall prevail. When a special purpose zoning district is silent on allowed use provisions, it defers the allowed use provisions to the base zoning district. Only where there is a conflict do the special purpose zoning district provisions prevail.

E. **Similar Uses.** When a use is not specifically listed in this code, it shall be understood that the use may be permitted if the planning director determines that the use is similar to other uses listed based on established criteria and required findings outlined in Chapter 23.122 RCMC (Similar Use Determinations). It is further recognized that every conceivable use cannot be identified in this title and, anticipating that new uses will evolve over time, the planning director may make a similar use determination to compare a proposed use and measure it against those uses listed.

F. Overlay Zoning District. When a property is located within an overlay zoning district that regulates the allowed use provisions of that subject property, the allowed use regulations of the overlay zoning district shall prevail. When an overlay zoning district is silent on allowed use provisions, it defers the allowed use provisions to the base zoning district. Only where there is a conflict between the base zoning district and the overlay zoning district do the regulations of the overlay zoning district prevail. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.2.020)].

23.304.030 Allowed land uses and permit requirements.

Zoning district allowed use tables throughout this article (Tables 23.307-1, 23.310-1, 23.313-1, 23.316-1, and 23.319-1) identify allowed land use and permit requirements in each of the city's base zoning districts. Generally, a use is allowed by right, allowed through issuance of an administrative, limited or conditional use permit, or not permitted. In addition to the permit requirements of this title, other permits may be required prior to establishment of the use (e.g., building permit). The permitting requirements identified in these tables are:

A. Permitted (P). A land use shown with a "P" indicates that the land use is permitted by right in the designated zoning district, subject to compliance with all applicable provisions of this zoning code (e.g., development standards, design review).

B. Administrative (AUP). A land use shown with an "AUP" indicates that the land use is permitted in the designated zoning district upon issuance of an administrative use permit from the designated approving authority, subject to compliance with all applicable provisions of this zoning ordinance (e.g., development standards, design review).

An administrative use permit may only be considered for projects exempt from the California Environmental Quality Act (CEQA). A project that is designated with an "L" on the allowed use tables, but requires CEQA analysis, shall require a conditional use permit.

C. Limited (LUP). A land use shown with an "L" indicates that the land use is permitted in the designated zoning district upon issuance of a limited use permit from the designated approving authority, subject to compliance with all applicable provisions of this zoning code (e.g., development standards, design review).

A limited use permit may only be considered for projects exempt from the California Environmental Quality Act (CEQA). A project that is designated with an "L" on the allowed use tables, but requires CEQA analysis, shall require a conditional use permit.

D. Conditional (CUP). A land use shown with a "C" indicates that the land use is permitted in the designated zoning district upon issuance of a conditional use permit from the designated approving authority, subject to compliance with all applicable provisions of this zoning code (e.g., development standards, design review).

E. Not Permitted (N). A land use shown with an "N" in the table is not allowed in the applicable zoning district. Additionally, uses not shown in the table are not permitted. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.2.030)].

Chapter 23.307 AGRICULTURAL ZONING DISTRICTS

Sections:

23.307.010	Purpose.
23.307.020	Characteristics of the agricultural zoning districts.
23.307.030	Allowed land uses and permit requirements.
23.307.040	Development standards.

23.307.010 Purpose.

The purpose of this chapter is to establish agricultural zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city's General Plan agricultural land use categories (general agricultural) as shown in Table 23.301-1 (Zoning Districts). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.010)].

23.307.020 Characteristics of the agricultural zoning districts.

The following descriptions of each agricultural zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. Agricultural (AG) Zoning Districts. These districts are intended to preserve land for agricultural use and operations and discourage the premature conversion of agricultural land to urban uses. The two agricultural zoning districts allow for a wide variety of agricultural and compatible uses on large tracts of land, such as crop production, animal keeping (e.g., livestock), and commercial agricultural-related uses (e.g., stables). The number associated with the AG district corresponds to the minimum lot size in each district and is limited to the following:

1. AG-80 Zoning District (80-acre minimum). The AG-80 zone is applied to areas of the city to accommodate a wide range of agricultural uses on parcels of land a minimum of 80 gross acres in size.

2. AG-20 Zoning District (20-acre minimum). The AG-20 zone is applied to areas of the city to accommodate agricultural use on parcels a minimum of 20 gross acres in size. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.020)].

23.307.030 Allowed land uses and permit requirements.

Table 23.307-1 below identifies allowed uses and corresponding permit requirements for the agricultural zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a limited use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

Table 23.307-1: Allowed Uses and Permit Requirements for Agricultural Zoning Districts

Land Use Category	AG-80	AG-20	Specific Use Regulations
Residential Uses			
Caretaker Housing	AUP	AUP	RCMC 23.901.020
Dwelling, Second Unit ¹	P	P	RCMC 23.901.060
Dwelling, Single-Family	P	P	
Employee Housing	P	P	
Family Day Care Home, Small	P	P	
Family Day Care Home, Large	AUP	AUP	
Garage Sale	P	P	
Group Residential	C	C	
Guest House	P	P	
Home Occupations	P	P	RCMC 23.901.030
Mobile Home	P	P	RCMC 23.901.050
Agriculture, Resource, and Open Space Uses			
Agricultural Tourism	C	C	
Animal Husbandry	P	P	
Animal Keeping, Domestic Pets	P	P	
Animal Keeping, Exotic Animals	P	P	
Animal Keeping, Livestock Animals	P	P	
Animal Keeping, Poultry	P	P	
Crop Production	P	P	RCMC 23.904.020
Equestrian Facility, Commercial	P	P	RCMC 23.904.020
Equestrian Facility, Hobby	P	P	RCMC 23.904.020
Hog Farm, Commercial	P	P	RCMC 23.904.020
Kennels, Hobby	P	P	RCMC 23.904.020
Recreation, Education, and Public Assembly Uses			
Cemeteries, Mausoleums	C	C	
Clubs, Lodges, and Private Meeting Halls	C	C	
Community Centers/Civic Uses	C	C	
Community Garden	P	P	
Golf Courses/Clubhouses	C	C	
Libraries and Museums	C	C	

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Land Use Category	AG-80	AG-20	Specific Use Regulations
Outdoor Commercial Recreation	C	C	
Parks and Public Plazas	P	P	
Public Safety Facility	P	P	
Religious Institutions	C	C	
Resource Protection and Restoration	P	P	
Resource-Related Recreation	P	P	
Schools, Private and Special/Studios	C	C	
Schools, Public	P	P	
Utility, Transportation, and Communication Use Listings			
Airport	N	N	
Bus and Transit Shelters	P	P	
Telecommunication Facility	L	L	RCMC 23.907.020
Utility Facilities and Infrastructure	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses			
Bed and Breakfast Inns	L	L	
Child Day Care Facility	L	L	
Kennels, Commercial	L	L	
Medical Services, General	N	N	
Medical Services, Hospitals	N	N	
Veterinary Facility	L	L	
Industrial, Manufacturing, and Processing Uses			
Agricultural Products Processing	C	C	

Notes:

- Each lot or parcel shall contain a minimum of five gross acres per second dwelling unit.

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.030)].

23.307.040 Development standards.

The following development standards are applicable to the agricultural zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.307-2: Agricultural Zoning Districts Development Standards

Development Standard		AG-80	AG-20
Minimum Lot Area		80 acres	20 acres
Maximum Density		1 du/parcel	1 du/parcel
Setbacks:			
Front		50 feet	50 feet
Sides, Interior Lot		50 feet	50 feet
Street Side/Corner Lot		50 feet	50 feet
Rear		50 feet	50 feet
Minimum Lot Dimensions:			
	Width/Frontage	1,000 feet	500 feet
	Depth	1,500 feet	1,500 feet
Height Limit		50 feet ¹	50 feet ¹

Notes:

1. Water tanks, silos, graneries, barns, and similar accessory structures or necessary mechanical appurtenances may exceed a height of 50 feet provided they do not exceed any other height restrictions imposed on the specific location of the structure.

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.040)].

Chapter 23.310 RESIDENTIAL ZONING DISTRICTS

Sections:

- 23.310.010 Purpose.
- 23.310.020 Characteristics of the residential zoning districts.
- 23.310.030 Allowed land uses and permit requirements.
- 23.310.040 Development standards.

23.310.010 Purpose.

The purpose of this chapter is to establish residential zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city's General Plan residential land use categories (rural residential, estate residential, low density residential, medium density residential, and high density residential). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.010)].

23.310.020 Characteristics of the residential zoning districts.

The following descriptions of each residential zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. Rural Residential (RR) Zoning District. This district is applied to areas of the city where development is limited to low density concentrations of single-family dwellings. The zone implements the General Plan's rural residential land use category by allowing residential developments between 0.1 and 0.5 dwelling units per acre. The zone is applied to parcels of land along or at the edge of the city, helping to define the city's boundary. The zone is intended to provide a gradual transition of density from the urban core to a rural edge of the community. Development in this zone is characterized by smaller local roads, the rural nature of improvements and services (e.g., no curb, gutter, streetlights), and larger lots. Limited agricultural-related uses (e.g., farming, animal keeping) are permitted in this zone when compatible with the primary residential use.

B. Estate Residential (ER) Zoning District. This district is applied to areas of the city where development is limited to low density concentrations of single-family dwellings. The zone implements the General Plan's estate residential land use category by allowing for residential development between 0.51 and 2.0 dwelling units per acre. The zone is applied to parcels of land near the edge of the city where urban development approaches the rural areas of the region. This zone promotes a gradual transition between urban areas and the rural country by introducing a more rural lifestyle with larger lots (between one-half acre and two acres in size). The ER zone also allows for specific nonresidential development that is in keeping with both the residential and rural nature of the zone, such as public safety facilities, parks, trails, and open space, and religious/institutional facilities. Generally, development within the zone is characterized by larger lots, two-lane roads, and formal curb and gutter at the roadway edge. Street lighting (in addition to safety lighting at intersections) and sidewalks may be included, but are not required. Public water and sewer service is encouraged, but should only be

required when it is immediately available to the individual lot or in proximity to a new estate residential development.

C. Residential (RD) Zoning Districts. These districts are established to provide sufficient space in appropriate locations for residential development to meet the housing needs of the city's present and expected future population with due allowance for the need for a choice of sites. There are 12 individual RD zones as listed below. The number associated with the RD district corresponds to the maximum gross density allowed in the district. The general character of each of the districts is listed as part of the allowed density range and is intended to help guide development within the district, consistent with and accompanying descriptions in the General Plan.

1. RD-1 Zoning District (one dwelling unit per acre maximum). This district should be applied to areas that are semi-rural in character, featuring a combination of larger lots typically found in rural areas but also more urban roadway and infrastructure improvements. This zone is targeted for more executive-style housing and allows for development in the 0.51 to 1.0 dwelling units per acre range, consistent with the estate residential General Plan land use category.

2. RD-2 Zoning District (two dwelling units per acre maximum). This district should be applied to areas that are semi-rural in character, featuring a combination of larger lots typically found in rural areas but also more urban roadway and infrastructure improvements. This zone is targeted for more executive-style housing and allows for development in the 1.1 to 2.0 dwelling units per acre range, consistent with the estate residential General Plan land use category.

3. RD-3 Zoning District (three dwelling units per acre maximum). This district allows for development in the 2.1 to 3.0 dwelling units per acre range. This district should be applied to areas that are strictly residential; however, other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities, may be located in the district.

4. RD-4 Zoning District (four dwelling units per acre maximum). This district should be applied to areas that are generally residential; however, the district does allow for other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities. The district allows for development in the 3.1 to 4.0 dwelling units per acre range.

5. RD-5 Zoning District (five dwelling units per acre maximum). This district makes up the vast majority of residential development built in the city prior to incorporation. The zone allows for residential development in the 4.1 to 5.0 dwelling units per acre range, as well as other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities.

6. RD-6 Zoning District (six dwelling units per acre maximum). This district allows for development between 5.1 and 6.0 dwelling units per acre. This district should be applied to areas that are primarily single-family residential; however, the district does allow for other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities.

7. RD-7 Zoning District (seven dwelling units per acre maximum). This is a medium density residential zoning district, allowing development in the 6.1 to 7.0 dwelling units per acre range. Properties within this zone typically include higher density

single-family homes (attached and detached). Other compatible neighborhood support uses may also be permitted, such as parks and religious institutions.

8. RD-10 Zoning District (10 dwelling units per acre maximum). As a medium density residential zoning district, this district allows development in the 7.1 to 10.0 dwelling units per acre range and includes both higher density single-family homes (attached and detached) and more traditional multifamily residential development. This district should be applied to areas that are located in proximity to neighborhood and employment centers and provides a compatible transition to lower density residential development.

9. RD-15 Zoning District (15 dwelling units per acre maximum). As with other medium density residential zoning districts, this district allows for both higher density single-family (attached and detached) and more traditional multifamily residential development. The district allows for residential development in the 10.1 to 15.0 dwelling units per acre range, is typically located in proximity to neighborhood and employment centers, and provides a compatible transition to lower density residential development.

10. RD-20 Zoning District (20 dwelling units per acre maximum). This district is a high density residential zoning district which allows 18.1 to 20.0 dwelling units per acre. Typical development in this district includes apartments, condominiums, and other high density multifamily dwellings. The district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

11. RD-25 Zoning District (25 dwelling units per acre maximum). This high density residential district allows for development in the 20.1 to 25.0 dwelling units per acre range and includes apartments, condominiums, and other high density residential multifamily dwellings. The district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

12. RD-30 Zoning District (30 dwelling units per acre maximum). This district allows for high density residential development (e.g., apartments, condominiums) in the 25.1 to 30.0 dwelling units per acre range. As with other high density residential districts, this district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

D. Medium Density Residential (MDR). This district designates property for the development of a wide range of housing types with a density range between 6.1 and 18.0 dwelling units per acre. The MDR district is intended for higher density single-family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower density residential neighborhoods of the city and the urban centers.

E. High Density Residential (HDR). This district designates property for the development of residential uses with a density between 20.1 and 40.0 dwelling units per acre. The HDR district is intended for higher density residential development, such as apartments, condominiums, lofts, and other multi-story residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers. High density residential development is designed to be pedestrian- and transit-friendly.

F. Residential Mobile Home (RMH). This district provides for the development of mobile home parks and/or the placement of mobile homes on individual lots within an approved subdivision of lots to accommodate mobile homes as the primary dwelling unit. The RMH zone also allows for the development of associated support uses, such as community centers, parks, and common areas, as part of both mobile home parks and mobile home subdivisions. Development within this district is limited to 7.1 to 18.0 dwelling units per acre. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.020)].

23.310.030 Allowed land uses and permit requirements.

Table 23.310-1 identifies allowed uses and corresponding permit requirements for the residential zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require an administrative use permit, “L” symbolizes uses that require approval of a limited use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.030)].

23.310.040 Development standards.

The following development standards are applicable to the residential zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city’s minimum requirements and expectations for high quality development.

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

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH	Specific Use Regulations
Residential Uses																		
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	
Caretaker Housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.901.020
Dwelling, Multifamily ⁸	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
Dwelling, Second Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.060
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	
Dwelling, Two-Family	N	N	N	N	N	L ¹	L ¹	L ¹	L ¹	P	P	P	P	P	P	N	N	
Emergency Shelter	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	
Employee Housing	L	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Family Day Care Home, Small ⁹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Family Day Care Home, Large ⁹	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	
Guest House	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.030
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N	RCMC 23.901.040
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH	Specific Use Regulations
Mobile Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	RCMC 23.901.050
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	RCMC 23.901.050
Residential Care Home (Small)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Residential Care Home (Large) ¹⁰	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	
Transitional Housing ⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture, Resource, and Open Space Uses																		
Agricultural Tourism	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Husbandry	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Domestic Pets	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	
Animal Keeping, Exotic Animals	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	
Animal Keeping, Livestock Animals	P ⁴	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Animal Keeping, Poultry	P ⁵	N	P ⁵	P ⁵	N	N	N	N	N	N	N	N	N	N	N	N	N	
Crop Production	L	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Equestrian Facility, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Equestrian Facility, Hobby	P	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Kennels, Hobby	P	N	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH	Specific Use Regulations
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	
Community Centers/Civic Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Courses/Clubhouse	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
Indoor Fitness and Sports Facility	N	N	N	N	N	N	N	N	N	N	N	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	
Libraries and Museums	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Outdoor Commercial Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C	
Resource Protection and Restoration	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Resource-Related Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Schools, Private and	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C	

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH	Specific Use Regulations
Special/Studios																		
Schools, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, Transportation, and Communication Use Listings																		
Bus and Transit Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	RCMC 23.907.020
Transit Stations and Terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	P	RCMC 23.907.030
Retail, Service, and Office Uses																		
Bed and Breakfast Inns	AUP	AUP	AUP	AUP	N	N	N	N	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	N	
Child Day Care Facility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Kennels, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Medical Services, Extended Care	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	
Medical Services, Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Residential Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Retail (Accessory) ¹²	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	AUP ¹¹	N	
Veterinary Facility	L	L	L	L	N	N	N	N	N	N	N	N	N	N	N	N	N	

Notes:

1. Duplexes/halfplexes are permitted (P) on corner lots by right. On interior lots, a limited use permit (L) is required. In such instances, duplexes/halfplexes are exempt from the density requirements of the zoning district; provided, that the overall neighborhood or subdivision has an average density within the allowable range.
2. Domestic pets: Keeping of more than four dogs, more than four cats, or any combination of five or more cats and dogs is considered a kennel for the purposes of this code and not permitted in zones that do not permit a kennel.
3. Exotic animals: No more than five exotic animals are permitted per parcel. All exotic animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
4. Livestock animals: Two livestock animals may be permitted for each half-acre of land. All livestock animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
5. Poultry: All poultry shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
6. Permitted as an accessory use to an otherwise permitted use in the listed district (e.g., community clubhouse).
7. Transitional housing shall be treated like similar uses as required by state law (e.g., a single-family home used for transitional housing is subject to same requirements as a typical single-family home, apartment building treated similar to apartment building, etc.).
8. Senior independent living facilities are required to meet provisions in Chapter 23.901 RCMC (Residential Uses).
9. See additional provisions in RCMC 23.901.080, Family day care (large).
10. See additional provisions in RCMC 23.901.090, Residential care home (large).
11. Limited to 25% of building square footage of churches, schools and multifamily developments larger than 20 units in size.
12. All commercial activity, display and storage shall occur within a building or within a screen enclosure.

Table 23.310-2: Residential Zoning Districts Development Standards

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10 ²	RD-15 ²	RD-20 ²	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH ¹
Density (gross, neighborhood or development average for product type) ⁵																	
Minimum	1 du/ 10 ac	1 du/ 1.9 ac	1 du/ 2 ac	1 du/ 0.9 ac	2.1 du/ac	3.1 du/ac	4.1 du/ac	5.1 du/ac	6.1 du/ac	7.1 du/ac	10.1 du/ac	18.1 du/ac	20.1 du/ac	25.1 du/ac	6.1 du/ac	20.1 du/ac	7.1 du/ac
Maximum	1 du/ 2 ac	2 du/ac	1 du/ac	2 du/ac	3.0 du/ac	4.0 du/ac	5.0 du/ac	6.0 du/ac	7.0 du/ac	10.0 du/ac	15.0 du/ac	20.0 du/ac	25.0 du/ac	30.0 du/ac	18.0 du/ac	40.0 du/ac	18.0 du/ac
Setbacks (minimum)																	
Front – General	30 ft			20 ft					18 ft	18 ft ²		18 ft					
Front – Living Area	n/a				14 ft				n/a						10 ft	n/a	
Side – Interior Lot/Detached Units	15 ft		5 ft							5 ft		25 ft			3 ft	20 ft	5 ft
Side – Interior Lot/Attached Units	n/a		n/a							5 ft		n/a			0 ft	n/a	
Side – Street Side/Corner Lot	30 ft		12.5 ft									25 ft			12.5 ft	15 ft	15 ft

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10 ²	RD-15 ²	RD-20 ²	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH ¹
Side – Zero Lot Line	n/a		0 ft/10 ft							0 ft/10 ft		0 ft/10 ft			0 ft/10 ft	n/a	
Rear – In General ⁶	25 ft ⁴									20 ft		20 ft			10 ft	20 ft	20 ft
Rear – Setback to Alley ROW	3 ft																
Lot Dimensions (minimum)																	
Width/Frontage – Interior Lot	250 ft	75 ft	75 ft		65 ft		n/a										
Width/Frontage – Corner Lot	250 ft	100 ft	75 ft		65 ft		n/a										
Depth	100 ft		n/a														
Height (maximum)																	
Primary Structure/Unit	40 ft		30 ft									40 ft			45 ft	60 ft	30 ft
Accessory Structure	16 ft									16 ft				26 ft	26 ft	16 ft	
Lot Coverage (maximum)	25%	30%	75%									75%			75%	75%	n/a
Common Open Space Requirement (minimum) ³	n/a									25%			n/a	25%	n/a		

Notes:

1. These development standards address overall development of a mobile home park. Standards for individual mobile home lots within a park or mobile home subdivision can be found in RCMC 23.901.050 (Mobile homes and mobile home parks).

2. Setback standards may be amended during the design review process to accommodate innovative housing types or adjust for unique site conditions.

3. Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approving authority.

4. The required minimum rear setback for lots less than 125 feet in depth in RD-1 to RD-10 is 20 percent of minimum lot depth.

5. Residential developers are encouraged to avoid the monotonous use of similar lot sizes on adjacent parcels. This code does not require minimum lot sizes to avoid monotonous lot configurations and home sizes.

6. Encroachments are permitted into the rear yard according to Chapter 23.704 RCMC.

7. Second dwelling units (attached or detached) may be constructed up to the maximum height limit of the primary structure.

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.040)].

Chapter 23.313 MIXED-USE ZONING DISTRICTS

Sections:

- 23.313.010 Purpose.
- 23.313.020 Characteristics of the mixed-use zoning districts.
- 23.313.030 Allowed land uses and permit requirements.
- 23.313.040 Development standards.

23.313.010 Purpose.

The purpose of this chapter is to establish several mixed-use zoning districts in the city. These districts provide for the compatible integration of residential, commercial, office, and/or industrial uses on a single project site. These districts are consistent with and implement the city's following General Plan land use categories: residential mixed-use, commercial mixed-use, office mixed-use, light industrial, local town center, and regional town center. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.010)].

23.313.020 Characteristics of the mixed-use zoning districts.

The following descriptions of each mixed-use zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. Residential Mixed-Use (RMU) Zoning District. This district is intended to designate property for the development of medium and high density housing (between 6.1 and 40 dwelling units per acre) that may incorporate office and/or commercial services. While the predominant use of the development is residential, the city encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development.

B. Commercial Mixed-Use (CMU) Zoning District. This district is intended to designate property for vibrant commercial and mixed-use development. While a predominantly commercial district, the CMU category is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. In multiple-story buildings, retail uses are the predominant use on the ground floor.

C. Office Professional Mixed-Use (OPMU) Zoning District. This district is intended to designate property for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial and residential uses may be integrated into office buildings or located horizontally in freestanding buildings.

D. Office Industrial Mixed-Use (OIMU) Zoning District. This district is intended to designate property for a wide range of office and light industrial development. The OIMU district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. Public and quasi-public uses are permitted by right in this district.

E. Light Industrial Business Park (LIBP) Zoning District. This district is intended to designate property for the development of research and development, industrial, and/or manufacturing activities that occur primarily within an enclosed building. Development in this district may be integrated into a business park or campus setting with supporting retail services. This district also allows warehousing activities or distribution centers. Limited office and retail service uses may be integrated into the predominantly industrial use of the property horizontally or vertically. This district also allows public/quasi-public uses by right.

F. Village Center (VC) Zoning District. This district is intended to provide centers of activity that are within an easy walking distance from neighborhood homes and to provide local-serving commercial opportunities. A network of sidewalks, bicycle trails and transit routes provides easy nonvehicular access to these centers and buildings within this zone are appropriately scaled to fit in the neighborhood context and are placed to encourage the active use of public spaces and generate pedestrian activity.

G. Local Town Center (LTC) Zoning District. This district is intended to provide vibrant activity centers that serve the major retail and entertainment needs for a collection of neighborhoods that form districts as defined by the city's community building block concept of the General Plan. Nightlife is an important component of this district. An extensive network of sidewalks, bicycle trails and transit routes will connect these centers to the neighborhoods. The local town centers created within this zone will provide pedestrian-oriented gathering places.

H. Regional Town Center (RTC). This district is intended to provide locations for regional-serving retail, office, and residential uses that provide a vibrant mixed-use setting that fosters positive day and nighttime activity. Development may feature dynamic taller buildings and building complexes (over four stories in height) that are scaled appropriately to create a comfortable pedestrian environment and be compatible with adjacent neighborhoods. Mixed-use development can be designed horizontally (e.g., a grocery store next to a residential building) or vertically (e.g., a grocery store as the ground floor use with residential units above). Design characteristics include public plazas and other gathering places, open storefronts with expansive windows, and a rich mix of uses and tenants. [Ord. 12-2011 § 3 (Exh. A); Ord. 4-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.020)].

23.313.030 Allowed land uses and permit requirements.

Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a limited use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Second Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Two-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large ¹⁷	AUP	N	N	N	N	N	N	N	RCMC 23.901.080
Group Residential	L	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P ¹	P ¹	P ¹	N	N	P ¹	P ¹	P ¹	RCMC 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large ¹⁸	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	L	P	P	P	

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility	AUP	P	P	P	AUP	L	P	P	
Indoor Fitness and Sports Facility	L	P	P	P	AUP	L	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation	N	C	P	P	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios	P	P	P	P	C	P	P	P	
Schools, Public	P	P	P	P	P	P	P	P	
Theaters and Auditoriums	C	P	P	P	N	AUP	P	P	
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	L	L	L	L	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	L	P	P	P	P	L	P	P	
Telecommunication Facility	C	L/C ²¹	L/C ²¹	L/C ²¹	L/C ²¹	L/C ²¹	L/C ²¹	L/C ²¹	RCMC 23.907.020

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses²²									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site ¹⁶	N	C	C ²	C ²	C ²	C	C	C	
Ambulance Service	N	L	L	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	P ²	N	N	P	P	P	
Art, Antique, Collectable	P ²	P	P ²	P ²	N	P	P	P	
Artisan Shops	AUP	P	P ²	P ²	P ²	P	P	P	
Banks and Financial Services	P ²	P	P	P	P	P	P	P	
Bars and Nightclubs	C ³	C ³	C ^{2, 3}	C ^{2, 3}	C ^{2, 3}	C ³	C ³	C ³	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	N	C ⁴	C ⁴	
Business Support Services	AUP ^{2, 4, 5}	P	P	P	AUP	P ⁵	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Child Day Care Facility	AUP	AUP	AUP ²	AUP ²	AUP ²	P	C	C	
Convenience Stores	L ²	L	L ²	L ²	L ²	L	L	L	
Drive-In and Drive-Through Sales and Service	N	C ^{20, 21}	C ^{6, 20, 21}	C ^{6, 20, 21}	C ^{6, 20, 21}	C ^{20, 21}	C ^{20, 21}	C ^{20, 21}	RCMC 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP ²	P	P ²	AUP ²	N	AUP ⁸	P	P	
Home Improvement Supplies	N	P ⁹	N	P	P	N	P ⁹	P ⁹	
Hotels and Motels	C ²	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay	C ²	C	C	C	N	C	C	C	
Kennels, Commercial	C ^{4, 2}	AUP ⁴	AUP ⁴	AUP ⁴	AUP ⁴	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	L ²	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes ¹⁵	N	P	P	P	P ¹⁵	N	N	N	
Neighborhood Market	P ²	P	P ²	L ²	N	P	P	P	
Offices, Business and Professional	P ²	P ²	P	P	N	P ²	P ²	P ²	
Offices, Accessory	P	P	P	P	L ¹⁰	P	P	P	
Personal Services	P ^{5, 2}	P	P ²	P ²	P ²	P	P	P	
Residential Care Facility	L	C	C	N	N	N	N	N	
Restaurants	P ²	P	P ²	P ²	P ²	P	P	P	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	P	P	P	
Retail, General	P ^{2, 11}	P	N	N	N	P	P	P	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Veterinary Facility	L ²	P	P	P	L	L	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P ¹⁹	N	N	P ¹⁹	N	N	N	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C ¹²	P ¹²	N	N	N	
Auto Parts Sales	N	P ^{11,12}	N	N	P ^{11,12}	N	N	N	
Car Washing and Detailing	N	L ¹³	L ¹³	L ¹³	L	N	C	C	
Service Stations	N	L	L	L	P	N	C	C	
Vehicle Services, Major	N	N	N	C ¹²	P ¹²	N	N	N	
Vehicle Services, Minor	N	L ^{12,13}	N	L ¹²	P ¹²	N	N	N	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C	P	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	P ¹⁴	P ¹⁴	N	N	N	
Wholesaling and Distribution	N	N	N	P ¹⁴	P ¹⁴	N	N	N	
Special Regulated Uses									
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors	N	P	N	N	N	N	N	N	
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	RCMC 23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	N	P	N	L	L	N	N	N	RCMC 23.919.090

Notes:

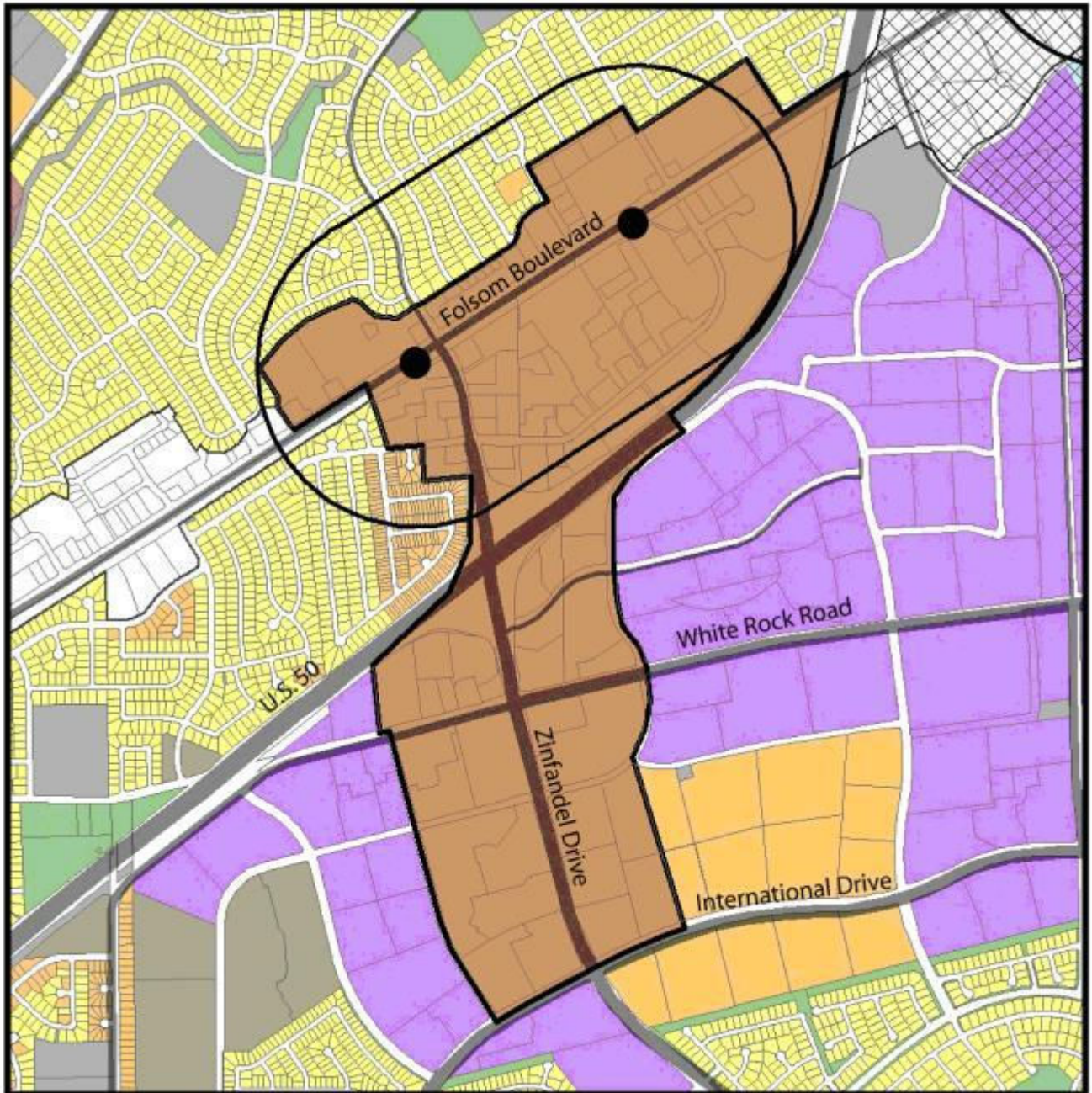
1. See the density restrictions in the underlying zoning district.
2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development.
3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
5. Maximum gross floor area is less than 5,000 square feet.
6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
7. Maximum tenant space shall be 25,000 square feet.
8. Maximum tenant space shall be 50,000 square feet.
9. Uses 25,000 square feet and over require a conditional use permit.
10. Limited to less than 50 percent of the gross floor area of the integrated development.
11. Maximum tenant space shall be 15,000 square feet.

12. All activity and storage must be located within an enclosed structure.
13. No portion of the use shall be located within 500 feet of an intersection.
14. All activity must be entirely screened from public view and not within 500 feet of a residential use.
15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit. On-site consumption is considered a permitted use if the related use is a permitted use.
17. See additional provisions in RCMC 23.901.080, Family day care (large).
18. See additional provisions in RCMC 23.901.090, Residential care home (large).
19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
20. Drive-throughs that are added to existing buildings may be processed with an LUP.
21. CUP required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, limited use permit or conditional use permit may be obtained to deviate from this requirement.
[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

23.313.040 Development standards.

The following development standards are applicable to the mixed-use zoning districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development. Where identified, the downtown shall be that area identified as the downtown planning area in the city's General Plan and as illustrated in Figure 23.313-1.

Figure 23.313-1: Downtown Planning Area



Development standards for the village center (VC), local town center (LTC), and regional town center (RTC) zoning districts are listed in Article 5 of this title (Form-Based Zoning Provisions). Because of their unique character and location within the city, these zoning districts benefit from the application of these form-based standards.

Table 23.313-2: Mixed-Use Zoning District Development Standards

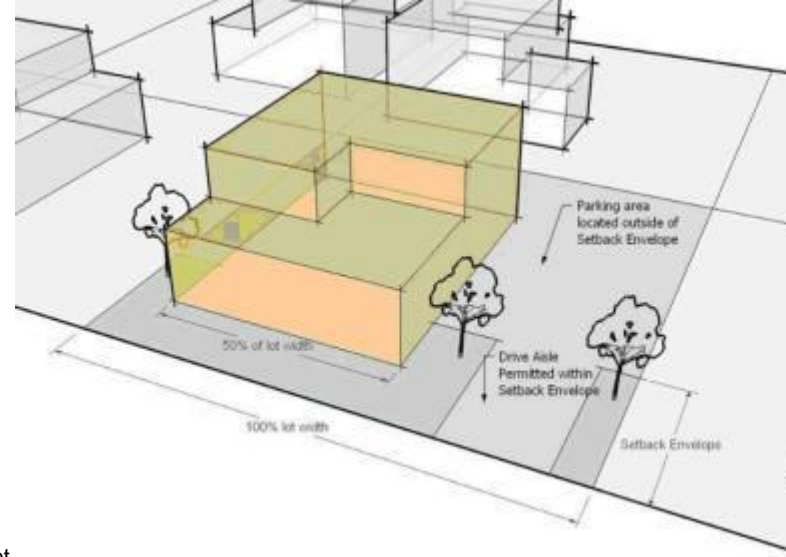
Development Standard	RMU (UR2 in FBSP)	CMU	CMU Downtown	OPMU	OPMU Downtown	OIMU	LIBP
Density ²							
Minimum	6.1 du/ac	10.0 du/ac	10.0 du/ac	10.0 du/ac		n/a	
Maximum	40.0 du/ac	18.0 du/ac	40.0 du/ac	18.0 du/ac		n/a	
Predominant Use Standards							
Use Type	Residential	Commercial		Office		Industrial	
Standard	≥ 50% total combined building sf	≥ 50% of combined ground floor building sf ²		≥ 50% total combined building sf		n/a	
Floor Area Ratio ^{3, 4}							
Minimum	n/a	0.25	0.4	0.25	0.3	n/a	
Maximum	n/a	1.5	3.0	2.0	2.5	n/a	
Setbacks (minimum) ⁵							
Front	10 ft	See below (based on project size)		10 ft		25 ft	
Front – Front-Facing Garage ⁵	18 ft	n/a				n/a	
Front and Street- Side, ≤ 15 acres	n/a	0 ft (min.) to 30 ft (max.) ⁷		n/a		n/a	
Front and Street- Side, > 15 acres	n/a	0 ft (min.) to 80 ft (max.) ⁷		n/a		n/a	
Street-Side	10 ft			10 ft		25 ft	
Rear ⁶	10 ft	10 ft				10 ft	
Interior	n/a	0 ft				10 ft	
Interior – Attached Units	0 ft	n/a					

Development Standard	RMU (UR2 in FBSP)	CMU	CMU Downtown	OPMU	OPMU Downtown	OIMU	LIBP
Interior – Detached Units	5 ft	n/a					
Interior – Zero Lot Line ⁸	0 ft /10 ft						
Residential, Stand-alone Structure	n/a	Refer to setbacks for the MDR or HDR zone, based on density of project					n/a
Height (maximum)							
Primary Structures ⁹	50 ft	50 ft	No Maximum ¹⁰	65 ft	No Maximum ¹⁰	45 ft	
Accessory/Second Dwelling Units ¹¹	26 ft						

Notes:

1. VC, LTC, and RTC development standards are provided in Article 5 of this title, Form-Based Zoning Provisions.
2. The minimum and maximum density standards are only applicable to mixed-use and integrated developments that include residential uses. Residential projects shall include a minimum of four units. The planning director may approve residential densities below 10 dwelling units per acre if the units are located above retail or office uses.
3. Excludes square footage of structured parking.
4. Includes residential uses and square footage. See Article 11 of this title for definition of floor area ratio (FAR).
5. At no time shall any portion of the structure be located within a designated public utility easement.
6. Garages may also be accessed from an alley with a minimum three-foot rear setback.
7. Consistent with the setback provisions in the design guidelines, the city requires new commercial and mixed use buildings to be located in close proximity to the street for improved relationship to the street and pedestrian. Therefore, for lots less than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between zero and 30 feet from the front property line. Similarly, for lots greater than 15 acres in size, at least 50 percent of the lot width

is occupied by primary building frontage and/or pedestrian features located between zero and 80 feet from the front property line. The following figure, from the design



guidelines, is provided to help illustrate this concept.

8. A zero lot line home allows a zero side-yard minimum setback on one side with a corresponding 10-foot minimum side-yard setback on the other side.

9. The maximum height may be increased in conjunction with design review when the proposed structure includes a parking structure or a combination of uses (e.g., commercial with residential and/or office) in the same structure.

10. While there is no height maximum in the downtown, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the safety element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

11. Secondary dwelling units are subject to the square footage limitations provided within this zoning code (see RCMC 23.901.060). Second dwelling units may be located above the garage.

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.040)].

Chapter 23.316 GENERAL COMMERCIAL AND INDUSTRIAL ZONES

Sections:

- 23.316.010 Purpose.
- 23.316.020 Characteristics of zoning districts.
- 23.316.030 Allowed land uses and permit requirements.
- 23.316.040 Development standards.

23.316.010 Purpose.

The purpose of this chapter is to establish zoning districts in the city that support general commercial and industrial uses to implement the city's commercial mixed-use and heavy industrial General Plan land use categories. These districts provide sufficient and appropriately located land for general commercial and industrial uses that minimize impacts on residential neighborhoods. [Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.010)].

23.316.020 Characteristics of zoning districts.

The following descriptions of each zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. General Commercial. This district is consistent with the General Plan commercial mixed-use designation by providing locations for a wide variety of commercial uses and some higher density residential uses. The purpose of this zone is to provide an area for general commercial and heavier types of commercial uses. The most appropriate location for this district is along major streets or in commercial areas where the heavier uses permitted would not adversely affect surrounding properties.

B. Light Industrial (M-1) Zoning District. This district is consistent with the General Plan light industrial land use designation by providing locations for the development of industrial uses such as fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone.

C. Heavy Industrial (M-2) Zoning District. This district is consistent with the heavy industrial General Plan land use category by providing appropriate locations for intensive industrial uses that may generate noise, vibration, odor, or other conditions that make them undesirable and incompatible near or in conjunction with residential uses or the city's mixed-use districts. A wide range of industrial manufacturing and warehousing uses are permitted in this district. The M-2 district is generally located in areas of the city where it would not create a substantial impact on sensitive residential, commercial, or office uses. Where feasible, development in the M-2 district may require additional measures to reduce impacts to neighboring properties, such as increased setbacks, landscaping, and screening. [Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.020)].

23.316.030 Allowed land uses and permit requirements.

Table 23.316-1 identifies allowed uses and corresponding requirements for the general commercial and industrial zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

This zoning code relies upon a generalized list of allowed and conditionally allowed uses. Some interpretation is required to determine whether or not a specific use falls into a particular use category. Typically a use clearly falls into a particular category, but three additional tools are provided in this title to identify the appropriate use category when necessary:

A. Chapter 23.1101 RCMC includes land use descriptions.

B. For industrial uses, Chapter 23.328 RCMC provides Table 23.328-1, industrial classification equivalency, to help identify whether a specific use is permitted (P); permitted with an administrative use permit (AUP); permitted with a limited use permit (L); permitted with a conditional use permit (C) or not permitted (N) in the M-1 and M-2 zoning districts.

C. Similar Use Determinations. For uses that are not listed on Table 23.316-1 or where it is not clear whether a use would be permitted, a similar use determination can be processed according to Chapter 23.122 RCMC. All of the definitions, tables and other provisions of this title, in addition to the operational characteristics of the intended use, can be used to make a similar use determination.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a limited use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

**Table 23.316-1: Allowed Use and Permit Requirements for
General Commercial and Industrial Zoning Districts**

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Residential Uses				
Caretaker Housing	P	P	AUP	RCMC 23.901.020
Dwelling, Multifamily	P	C	N	RCMC 23.901.070 (if senior independent living)
Emergency Shelters	C	C	C	
Home Occupations	P	P	N	RCMC 23.901.030
Live-Work Facility	P	P	N	RCMC 23.901.040
Mobile Home Park	C	N	N	RCMC 23.901.050
Single-Room Occupancy (SRO)	C	C	N	
Transitional Housing	P	P	N	
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	C	C	
Clubs, Lodges, and Private Meeting Halls	P	P	P	
Indoor Amusement/Entertainment Facility	P	AUP	AUP	
Indoor Fitness and Sports Facility	P	AUP	AUP	
Libraries and Museums	P	P	C	
Outdoor Commercial Recreation	C	C	C	
Public Safety Facility	P	P	P	
Recreational Vehicle Parks	P	C	C	
Religious Institutions	P	L	L	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Schools, Private and Special/Studios	P	L ¹	L ¹	
Schools, Public	P	P	P	
Theaters and Auditoriums	P	C	C	
Utility, Transportation, and Communication Use Listings				
Broadcasting and Recording Studios	P	P	P	
Bus and Transit Shelters	P	P	P	
Freight Yard/Truck Terminal	N	P ²	P ²	
Fuel Storage and Distribution	N	P ²	P	
Heliports	C	C	C	
Park and Ride Facility	P	P	P	
Parking Facility	P	P	P	
Telecommunication Facility	L	L	L	RCMC 23.907.020
Transit Facilities	N	P	P	
Transit Stations and Terminals	P	P	P	
Utility Facilities and Infrastructure	L	P	P	RCMC 23.907.030
Retail, Service, and Office Use Listings				
Alcoholic Beverage Sales	C ⁴	C ³	C ³	
Ambulance Service	AUP	AUP	AUP	
Animal Sales and Grooming	P	AUP	L	
Art, Antique, Collectable	P	AUP	L	
Artisan Shops	P	AUP	L	
Banks and Financial Services	P	AUP	L	
Bars and Nightclubs	C	C	C	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Building Materials Stores and Yards	P	P ²	P ²	
Business Support Services	P	P ²	P ²	
Call Centers	L	L	L	
Child Day Care Facility	P	C	N	
Convenience Stores	P	C	C	RCMC 23.910.020
Drive-in and Drive-through Sales and Service	P	C	C	RCMC 23.910.030
Equipment Sales and Rental	P ^{2,8}	P ^{2,8}	P	
Furniture, Furnishings, and Appliance Stores	P	P ²	AUP	
Garden Center/Plant Nursery	P	P ²	AUP	
Grocery Stores/Supermarket	P	L	L	
Home Improvement Supplies	P ²	P ²	P	
Hotels and Motels	P	N	N	
Hotels and Motels, Extended Stay	P	N	N	
Kennels, Commercial	L	AUP	AUP	
Maintenance and Repair, Small Equipment	P ²	P	P	
Medical Services, General	P	AUP	AUP	
Medical Services, Extended Care	P	N	N	
Medical Services, Hospitals	P	L	P	
Mortuaries and Funeral Homes	P	C	C	
Neighborhood Market	P	AUP	L	
Offices, Business and Professional	P	AUP	L	
Offices, Accessory	P ⁶	P ⁶	P ⁷	
Personal Services	P	AUP	L	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Restaurants	P	AUP	L	
Retail, Accessory	P ⁶	P ⁶	P ⁷	
Retail, General	P	AUP	L	
Retail, Warehouse Club	P	AUP	L	
Veterinary Facility	P	P ²	P ²	
Automobile and Vehicle Uses				
Auto and Vehicle Dismantling	N	N	C	RCMC 23.913.020
Auto and Vehicle Sales	L	L ⁵	L ⁵	RCMC 23.913.040
Auto and Vehicle Rental	P ⁹	P ⁹	P ⁹	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	L ⁵	L	L	RCMC 23.913.040
Auto and Vehicle Storage	P ²	P ²	P ²	
Auto Parts Sales	P ²	P ²	P ²	
Car Washing and Detailing	C	P	P	
Service Stations	C	C	C	RCMC 23.913.030
Vehicle Services, Major	P ²	P ²	P ²	
Vehicle Services, Minor	P ²	P ²	P ²	
Industrial, Manufacturing, and Processing Uses				
Agricultural Products Processing	N	C	P	
Junk Tire Facility	N	N	P	RCMC 23.916.020
Manufacturing, Major	N	L ²	P	
Manufacturing, Minor	N	P ²	P	
Manufacturing, Small Scale	P	P ²	P	
Printing and Publishing	N	P	P	

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Chapter 23.316 GENERAL COMMERCIAL AND
INDUSTRIAL ZONES

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Land Use Category	GC	M-1	M-2	Specific Use Regulations
Recycling Facility, Processing	N	L	P	
Recycling Facility, Scrap and Dismantling Facility	N	N	C	
Research and Development	N	P	P	
Storage, Personal Storage Facility	N	P ²	P	
Storage, Warehouse	L	P ²	P	
Storage, Yards	N	N	P ²	
Wholesaling and Distribution	P	P ²	P	
Special Regulated Uses				
Card Rooms	N	C	C	RCMC 23.919.020
Check Cashing Businesses	N	N	C	RCMC 23.919.030
Massage Parlor	N	N	C	
Pawnshops	N	N	C	RCMC 23.919.040
Recycling Facility, Collection Facility	N	L	P	RCMC 23.919.050
Sexually Oriented Businesses	N	P	P	RCMC 23.919.060
Smoke Shops	N	N	C	RCMC 23.919.070
Tattoo Parlors	N	N	C	RCMC 23.919.080
Thrift Store	N	L	C	RCMC 23.919.090

Notes:

1. Trade schools permitted by right, all other schools require an LUP.
2. Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted use (e.g., breweries, wineries). Only retail sale of alcohol is permitted as part of the primary use. All other types of off-site sales (e.g., convenience store) require a conditional use permit. See Wholesaling and Distribution for nonretail sales.
4. On-site sales permitted with limited use permit. Off-site requires a conditional use permit.
5. Incidental sales up to 15 percent of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15 percent of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of a limited use permit.
6. All retail, accessory and office, accessory uses are permitted up to a combined 50 percent of total building square footage.

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

7. The following limitations apply to retail, accessory and office, accessory in the M-2 district:
 - a. Sales are allowed when incidental to a permitted use and sales and stock room area do not exceed 25 percent of total floor area;
 - b. Offices are allowed when incidental to a permitted use and do not exceed 25 percent of total floor area;
 - c. Cafes/restaurants are allowed up to 15 percent of building square footage (freestanding restaurants require the issuance of a CUP).
8. Up to 50 percent of total building area may be used for storage, warehousing, distribution or similar use as a permitted use. A CUP is required to exceed this percentage.
9. This use is permitted if an integral part of the primary use (unrelated, incidental rental operations are not permitted). Additional provisions in RCMC 23.913.040 apply.
[Ord. 12-2011 § 3 (Exh. A); Ord. 20-2010 § 3 (Exh. B); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.030)].

23.316.040 Development standards.

The following development standards are applicable to the general commercial and industrial zoning districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.316-2: General Commercial and Industrial Zoning Districts Development Standards

Development Standards	GC	M-1	M-2
Setbacks (minimum):			
Front and Street-Side/Corner	25 ft	25 ft	25 ft
Side and Rear	25 ft	0 ft	0 ft
Side and Rear, Abutting Agricultural or Residential Use or Zone	25 ft	15 ft	15 ft
Height (maximum):			
All Other Parcels	100 ft ¹	40 ft ¹	100 ft ¹

Notes:

1. The height may be increased to a maximum of 150 feet as part of design review.

[Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.040)].

Chapter 23.319 PUBLIC/QUASI-PUBLIC ZONING DISTRICTS

Sections:

23.319.010	Purpose.
23.319.020	Characteristics of the public/quasi-public zoning districts.
23.319.030	Allowed land uses and permit requirements.
23.319.040	Development standards.

23.319.010 Purpose.

The purpose of this chapter is to establish public and quasi-public zoning districts in the city that provide appropriate locations for parks, open space, public service uses, and transportation facilities. These districts are consistent with and implement the city's public/quasi-public, parks and open space, and natural resources General Plan land use categories. The districts provide locations in the city for necessary public services (e.g., fire and police stations) and locations for recreation and community gathering in close proximity to neighborhood residential. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.7.010)].

23.319.020 Characteristics of the public/quasi-public zoning districts.

The following descriptions of each public/quasi-public zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. Parks and Open Space (POS) Zoning District. This district is intended to provide locations for parks, open space, natural resource areas, and other related compatible public services/uses. Both active and passive recreational activities are permitted.

B. Community Services (CS) Zoning District. This district is intended to provide a zoning district in the city for the establishment of public safety facilities (e.g., police stations, fire stations, hospitals), public schools (schools, colleges, and universities), and utility substations. The intent of this district is to identify appropriate locations for these uses without impacting, disrupting, or otherwise removing other lands for residential or other uses. This district specifically implements the public/quasi-public land use category of the General Plan. In order to meet future community needs, new development projects should include community service sites for future, undetermined uses. Permitted with this zone are a wide range of public park and recreation uses, since within the city public parks are often adjacent to public schools to allow co-use of facilities.

C. Transportation Corridor (T) Zoning District. The purpose of the transportation corridor (T) zoning district is to identify property specifically for transportation purposes (e.g., light rail tracks/station, multi-modal transportation hubs, park and ride facilities). Such properties typically include transportation infrastructure (e.g., rails, catenaries, signals), but may also include related and supporting uses (e.g., stations with transit and services for riders). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.7.020)].

23.319.030 Allowed land uses and permit requirements.

Table 23.319-1 identifies allowed uses and corresponding permit requirements for the public/quasi-public zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title.

Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses allowed by right, “L” symbolizes uses that require approval of a limited use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

**Table 23.319-1: Allowed Use and Permit Requirements for
Public/Quasi-Public Zoning Districts**

Land Use Category	POS	CS	T	Specific Use Regulations
Residential Uses				
Caretaker Housing	C	C	N	RCMC 23.901.020
Dwelling, Single-Family	N	N	N	
Employee Housing	N	N	N	
Family Day Care Home, Large	N	N	N	
Family Day Care Home, Small	N	N	N	
Home Occupations	N	N	N	RCMC 23.901.030
Mobile Home	N	N	N	RCMC 23.901.050
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	C	N	
Clubs, Lodges, and Private Meeting Halls	C	C	N	
Community Centers/Civic Uses	P	P	N	
Community Garden	P	P	N	
Golf Courses/Clubhouses	P	C	N	
Indoor Amusement/Entertainment Facility	C	C	N	
Indoor Fitness and Sports Facility	C	C	N	
Libraries and Museums	P	P	N	
Outdoor Commercial Recreation	C	C	N	
Parks and Public Plazas	P	P	P	

Land Use Category	POS	CS	T	Specific Use Regulations
Public Safety Facility	P	P	P	
Recreational Vehicle Parks	C	N	N	
Religious Institutions	C	C	N	
Resource Protection and Restoration	P	N	N	
Resource-Related Recreation	P	N	N	
Schools, Private and Special/Studios	N	C	N	
Schools, Public	N	P	N	
Theaters and Auditoriums	N	C	N	
Utility, Transportation, and Communication Use Listings				
Airport	N	P	P	
Bus and Transit Shelters	P	P	P	
Heliports	N	P	P	
Park and Ride Facility	N	P	P	
Parking Facility	N	P	P	
Telecommunication Facility	L	L	L	RCMC 23.907.020
Transit Stations and Terminals	N	P	P	
Utility Facilities and Infrastructure	P	P	P	RCMC 23.907.030
Retail, Service, and Office Uses				
Child Day Care Facility	N	C	N	
Medical Services, Hospitals	C	C	N	

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.7.030)].

23.319.040 Development standards.

The following development standards are applicable to the public/quasi-public zoning districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.319-2: Public/Quasi-Public Zoning Districts Development Standards

Development Standard	POS	CS	T
Setbacks (minimum):			
Front	25 ft	25 ft	25 ft
Street-Side	25 ft	25 ft	25 ft
Interior and Rear	10 ft	10 ft	10 ft
Height (maximum)	40 ft	40 ft	45 ft

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.7.040)].

**Chapter 23.322
SPECIAL PURPOSE ZONES**

(Repealed by Ord. 6-2011)

Chapter 23.325 OVERLAY ZONING DISTRICTS

Sections:

23.325.010	Purpose.
23.325.020	Convention (CO) overlay zoning district.
23.325.030	Transit oriented development (TOD) overlay zoning district.
23.325.040	Flood (F) overlay zoning district.
23.325.050	Planned development (PD) overlay zoning district.
23.325.060	Planned development – County/city initiated (PDC) overlay zoning district.
23.325.070	Parkway corridor (PC) overlay zoning district.
23.325.080	Surface mining (SM) overlay zoning district.

23.325.010 Purpose.

The overlay zoning districts established in this chapter are designed to supplement the use regulations and/or development standards of the applicable underlying base zoning district by recognizing distinctive areas of the city that have special and unique social, architectural, or environmental characteristics which require special considerations not otherwise adequately provided by the underlying base zone applicable to the property. The application of these overlay zoning districts emphasizes the need for special attention in planning projects in the area governed by the overlay. The provisions of this chapter shall apply to all parcels of land located within the designed boundaries of an overlay district as illustrated on maps contained in this chapter and on the city zoning map. On the zoning map, overlay zoning districts shall be designated by their representative symbol along with the base zoning district in a format determined by the planning director. In the event of a conflict with the regulations of the underlying base zoning district and the overlay zoning district, the provisions of the overlay zoning district shall apply. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.010)].

23.325.020 Convention (CO) overlay zoning district.

A. Purpose and Intent. The purpose of the convention (CO) overlay zoning district is to establish an area in the city specifically for the development of a convention center with related and supporting uses. The convention district is intended to be a special place in the city that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. This overlay district supplements the provisions of the underlying zoning districts for the special purposes identified herein. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

B. Convention Overlay District Area. The convention overlay zoning district is applied to those parcels described in Figure 23.325-1 (Convention Overlay District Area), consistent with the General Plan's convention overlay. The convention overlay district is generally defined as that area south of Highway 50, east of Kilgore Road, north of Sun Center Drive, and west of Citrus Road.

Figure 23.325-1: Convention Overlay District Area



C. Allowed Uses. Specific to the convention overlay zoning district, Table 23.325-1 identifies the allowed use provisions within the convention overlay zoning district. The allowed use provisions of Table 23.325-1 supersede and replace the allowed use provisions of the underlying base zoning district of the applicable property. Similar uses may be determined as identified in this title. The allowed use provisions are listed in compliance with Chapter 23.304 RCMC (Land Use Classification).

Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses allowed by right, “L” symbolizes uses that require approval of a limited use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.325-1: Allowed Use Provisions in the Convention Overlay Zoning District

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Residential Uses		
Caretaker Housing	C	
Dwelling, Multifamily	P ¹	
Dwelling, Single-Family	C	
Dwelling, Two-Family	C	
Home Occupations	C	RCMC 23.901.030
Live-Work Facility	C	RCMC 23.901.040
Recreation, Education, and Public Assembly Uses		
Clubs, Lodges, and Private Meeting Halls	P	

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Convention Center	P	
Indoor Amusement/Entertainment Facility	P	
Indoor Fitness and Sports Facility	C	
Libraries and Museums	P	
Outdoor Commercial Recreation	C	
Parks and Public Plazas	P	
Public Safety Facility	P	
Religious Institutions	C	
Schools, Private and Special/Studios	P	
Schools, Public	P	
Theaters and Auditoriums	P	
Utility, Transportation, and Communication Use Listings		
Heliports	C	
Park and Ride Facility	C	
Telecommunication Facility	C	RCMC 23.907.020
Transit Stations and Terminals	C	
Utility Facilities and Infrastructure	C	RCMC 23.907.030
Retail, Service, and Office Uses		
Alcoholic Beverage Sales	C	
Banks and Financial Services	P	
Bars and Nightclubs	C	
Bed and Breakfast Inns	C	
Building Materials Stores and Yards	C	
Business Support Services	C	
Child Day Care Facility	C	
Drive-In and Drive-Through Sales and Service	N	RCMC 23.910.030
Home Improvement Supplies	C	
Hotels and Motels	P	
Hotels and Motels, Extended Stay	C	
Medical Services, General	C	
Medical Services, Extended Care	C	
Medical Services, Hospitals	C	
Offices, Business and Professional	P	

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Offices, Accessory	P	
Personal Services	P	
Restaurants	P	
Retail, Accessory	P	
Retail, General	P	
Veterinary Facility	C	
Automobile and Vehicle Uses		
Auto and Vehicle Sales and Rental	C ²	
Car Washing and Detailing	C	
Service Stations	C	
Vehicle Services, Minor	C	
Industrial, Manufacturing, and Processing Uses		
Printing and Publishing	C	
Research and Development	C	

Notes:

1. The use is permitted in conjunction with the predominant use of the underlying base zoning district. In other words, this use is only allowed as part of an integrated development.
2. Rental only.

D. Development Standards. The following development standards are applicable to the convention overlay zoning district. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development. Where site development standards listed herein are in conflict with the site development standards in other chapters of this code or the underlying zoning district, these standards shall apply. The designated approving authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Table 23.325-2: Development Standards in the Convention Overlay District

Development Standard	Convention Overlay District
Density¹	
Minimum	10 du/ac
Maximum	18.0 du/ac
Floor Area Ratio²	

Development Standard	Convention Overlay District
Minimum	0.4
Maximum	3.0
Setbacks	
Front and Street-Side	0 ft.
Rear	10 ft.
Between Structures	10 ft. ³
Interior	0 ft.
Residential, Stand-Alone Structure ⁴	Refer to setbacks for the MDR zone
Height Limit	
Primary Structures	No maximum ⁵

Notes:

1. The minimum and maximum density standards are only applicable to mixed-use and integrated developments that include residential uses. Residential projects shall include a minimum of four units.
2. Includes residential uses and square footage. See Article 11 of this title for definition of floor area ratio (FAR).
3. The distance between structures may be modified as part of design review; however, any modifications must be consistent with the Uniform Building Code.
4. For residential units developed as part of an integrated development but not in the same building as the primary use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary structure(s).
5. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the safety element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

E. Parking Standards. Parking standards for uses in the convention overlay zoning district shall be consistent with Chapter 23.719 RCMC (Parking and Loading). Required off-street loading/unloading and passenger loading areas shall also be consistent with applicable provisions of Chapter 23.719 RCMC (Parking and Loading). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.020)].

23.325.030 Transit oriented development (TOD) overlay zoning district.

A. Purpose and Intent. The purpose of the transit oriented development (TOD) overlay zoning district is to promote and provide for higher density and intensity uses as part of or in proximity to transit stations. The objective of locating more intensive uses near transit stations is to promote transit services along major transit corridors of the city. The transit oriented development overlay zoning district implements the local transit oriented development and regional transit oriented development land use categories of the General Plan.

B. Applicability.

1. TOD Designation. The transit oriented development overlay zoning district shall be applied to properties that are located within one-quarter mile of an existing or planned light rail/streetcar station or bus rapid transit station. In determining the extent of the applicability, a circle of one-quarter mile in radius shall be drawn from a central point at the designated station location (e.g., station platform). See Figure 23.325-2

(Transit Oriented Development Overlay Zoning District) for a prototypical example of a TOD overlay.

Figure 23.325-2: Transit Oriented Development Overlay Zoning District



2. Properties Partially Located Within the TOD Overlay. The provisions of the transit oriented development overlay zoning district shall only apply to those portions of property located within the one-quarter-mile radius circle. Those portions of parcels zoned transit oriented development overlay but not included within the one-quarter-mile radius circle shall have development standards consistent with the underlying base district (see section on integrated development as described later in this chapter) and may only be developed consistent with the development standards of the base district. Qualifying integrated developments as defined in Chapter 23.707 RCMC (Integrated Developments) may locate more intense development outside of the one-quarter-mile radius circle, provided the provisions of this section are observed.

3. Special Standards for Integrated Development. When a portion of an integrated development, as defined in Chapter 23.707 RCMC (Integrated Developments), includes both an area zoned transit oriented development overlay and an area not subject to the development standards of the transit oriented development overlay zone, the development potential for the site shall be determined on an aggregate basis. For example, if half of a 10-acre site is zoned transit oriented development overlay and the other half is zoned commercial mixed-use, then the development potential of the first half is 400 dwelling units (80 du/ac times five acres) and the potential of the second half is 90 dwelling units (18 du/ac times five acres), resulting in a total potential of 490 dwelling units. Consistent with the provisions for integrated developments, the 490 dwelling units may be located anywhere within the development, except that the majority of the units shall be located within the one-quarter-mile radius. The designated approving authority, as part of design review, may allow the majority of the units to be located outside of the one-quarter-mile radius; provided, that pedestrian uses and gathering spaces are located within the radius and connect the residential area(s) to the transit station.

C. Development Standards. The following development standards are applicable to the transit oriented development overlay zoning district. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development. Where site development standards listed herein are in conflict with the site development standards in other chapters of this code or the underlying base zoning district, these standards shall apply. The designated approving authority will review development applications against these standards to determine compliance with applicable zoning regulations.

The table describes development standards for two types of transit oriented developments – TODs generally and TODs as part of regional town centers. For the majority of transit oriented developments, the general development standards of the “TODs Generally” column will apply. In those cases where a transit oriented development overlay is applied to a regional town center base zoning district, the development standards of the “TODs as Part of a Regional Town Center” shall apply. The intent of these two sets of standards is to implement the unique development standards of the local TOD and regional TOD land use categories under the city's General Plan.

Table 23.325-3: Transit Oriented Development Overlay Zoning District Development Standards

Development Standard	TODs Generally	TODs as Part of a Regional Town Center
Density ¹		
Minimum	20.0 du/ac	
Maximum	80.0 du/ac	
Floor Area Ratio ²		
Minimum	0.50	0.65
Maximum	2.5	3.0
Height (maximum)	80 feet	No maximum ³

Notes:

1. The minimum and maximum density standards are only applicable to mixed-use and integrated developments that include residential uses. Residential projects shall include a minimum of four units.

2. Includes residential uses and square footage. See Article 11 of this title for definition of floor area ratio (FAR).

3. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the safety element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.030)].

23.325.040 Flood (F) overlay zoning district.

A. Purpose and Intent. The flood (F) overlay zoning district as shown on the zoning map is intended to comprise all land covered by rivers, creeks, and streams and land subject to flooding within the city. The city council, in adopting the regulations in this section, recognizes that:

1. The promotion of the orderly development and beneficial use of lands subject to recurrent flooding is necessary if the potential property damage which results from improper development is to be minimized.

2. There is a need to protect current and future occupants of land subject to flooding from the physical damage of flooding.

3. The health, general welfare, and safety of the public of the city as a whole requires that lands subject to flooding be strictly regulated as to the uses permitted on the land and the amount of open space which separates buildings and structures.

4. Inundation frequently causes extensive property damage.

5. Strict regulation of flood lands is necessary to protect prospective buyers of land from deception as to the utility of the land within the flood zones.

B. Prohibition. No building, structure, vehicle, sign, or area in any zone with which the flood overlay zone is applied shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any zone with which the flood overlay zone is applied, except as hereinafter specifically provided in this section or elsewhere in this title; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems detrimental to the public health, safety, or general welfare, or so as to constitute a public nuisance. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot, in any zone with which the flood overlay zone is applied shall be regulated and governed by the provisions of this section, the regulations and provisions applicable to the base zone with which the flood overlay zone is applied, and the general regulations and conditions of this title. If there are any conflicts between the flood overlay zoning district and the base zone to which it is applied, the provisions of the flood overlay zoning district shall apply.

C. Elevations. No building or structure designed for human habitation shall hereafter be erected, altered, moved, or enlarged with a first floor elevation lower than required by the Sacramento County water agency drainage ordinance and regulations adopted pursuant thereto.

D. Area. Each lot or parcel shall have a minimum lot area and/or density as specified in the base zoning district. If neither a public water supply nor a public sewerage facility is in use, the net lot area for each lot or parcel shall be not less than one acre.

E. Lot Width. Each lot or parcel shall have a minimum lot width as required by the base zoning district.

F. Determination of Zoning Boundaries. For purposes of the flood overlay zoning district, the following rules shall apply when determining the boundaries of the zone:

1. Zoning boundaries of the flood overlay zoning district are intended to represent the 100-year floodplain as determined by public works. The 100-year floodplain will be based on the best available information, which may include the National Flood Insurance Program flood insurance rate map, county Drainage Master Plan, historic flooding events, or other available information.

2. When public works revises the 100-year flood elevation based upon detailed engineering data, the zoning boundaries of the flood overlay zoning district may be adjusted by the planning director so as to accurately reflect the 100-year floodplain.

3. Upon development of a property, the designated approving authority shall determine the exact location of the 100-year floodplain based on a topographic survey of the property at one-foot intervals and the 100-year flood elevation as determined by public works. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.040)].

23.325.050 Planned development (PD) overlay zoning district.

A. Purpose. The purpose of the planned development (PD) overlay zoning district is to encourage a creative and more efficient approach to the use of land, to maximize choice in the type of environment available to the people of the city, and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such rearrangement is desirable and feasible. While this overlay district has been established to reflect previous actions of the county of Sacramento prior to incorporation of the city, subsequent development does not require a planned development overlay zoning district to establish development rights consistent with this title and the city's General Plan. Existing planned development overlay zoning districts are hereby incorporated into this title by reference and are considered consistent with the city's General Plan.

B. Intent of the Planned Development Overlay Zoning District. The intent of the planned development overlay zoning district is to carry out the purpose as set forth above by providing the means of greater creativity and flexibility in design than are provided under the strict application of the zoning and subdivision ordinances while at the same time preserving the public interest, health, safety, welfare, and property values. Various land uses may be combined in a planned development zone including combinations of residential, commercial, industrial, utility, institutional, educational, cultural, recreational, and other uses provided the combination of uses results in a balanced and stable environment. A PD zone may be combined with any other zoning classification except permanent agricultural or agricultural hold zones, provided the underlying base zoning district is consistent with the General Plan.

C. Criteria. The criteria for establishing new planned development overlay zoning districts are as follows:

1. Size. A planned development, or unit thereof, shall be of sufficient size, composition, and arrangement that its composition, marketing, and operation are feasible as a complete unit independent of any subsequent unit.

2. Permitted Uses. All uses which are authorized in the base zone(s) with which the planned development overlay zoning district is combined, including uses which are authorized only with a use permit, provided the uses are approved and made part of the development plan as provided in this section. In residential developments, the applicant must show that accessory commercial uses are intended to serve principally the residents of the development.

3. Land Use Intensity. The planned development shall be at a land use intensity which conforms to the city's General Plan and complements existing permitted uses in the neighborhood. If the planned development proposed indicates a greater intensity of

land use than is permitted by existing zoning regulations, the applicant shall show that the design of the project merits such a change in zoning and will not:

- a. Create traffic congestion in the streets which adjoin or are near the planned development;
- b. Create a burden on parks, schools, and other public facilities and utilities which serve or are proposed to serve the planned development;
- c. Have an undue and adverse impact on the reasonable enjoyment of neighboring property.

An increase in land use intensity shall be compensated for by additional amenities to be achieved by the amount, location, and proposed use of open space and location, design, and type of development.

4. Design Standards. The city council may permit deviations from the standards in the base zones with which the planned development overlay zoning district is combined provided the developer demonstrates by his design proposal that the objectives of the General Plan, the subdivision ordinance (RCMC Title 22), and this title will be achieved.

5. Common Open Space. The city council may adopt regulations to govern the amount, use, and location of open space. After development, the common open space may be conveyed to a public agency or private association. The city council, prior to any conveyance of common open space, shall approve all agreements and instruments relating to use, maintenance, and ownership thereof. The city council may also require the dedication of development rights or scenic easements to assure that common open space will be maintained. The city council may further require that instruments of conveyance or covenants or deed restrictions of associations provide that, in the event the common open space is not maintained in a condition consistent with the approved development plan, the city may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association. If the common open space is dedicated, conveyed, or designed for use by the general public and so used, any assessment of maintenance costs shall be made by benefit areas which are not necessarily restricted to the subject planned development overlay zoning district.

D. Preliminary Plan.

1. Purpose. The purpose of the preliminary plan is to require the developer to demonstrate the feasibility and general design concept of a proposed development to the planning department. Prior to submitting an application for zone change to the planned development overlay zoning district, the applicant shall submit and receive approval of a preliminary plan for the full area to be covered by the planned development overlay zoning district from the planning director. Approval of the preliminary plan does not grant or vest development rights, but rather ensures that the proposed development will comply with the goals and policies of the city's General Plan and other standards and regulations of the city prior to zone change.

2. Procedure. The initial step to be taken by the developer is to submit a preliminary plan to the planning department. The plan shall include:

- a. Maps or drawings which may be schematic in form;
- b. Proposed land uses, the approximate number of dwelling units, acres and population density for each area of land, existing uses of surrounding property;

c. Proposed circulation system, indicating both public and private streets;
d. Public uses including schools, parks, recreation areas, and other open spaces;

e. The use and general description of each different type of structure;
f. Nature of the applicant's interest in the land proposed to be developed;
g. Written explanation of the nature of the proposed development and the deviations from regulations otherwise applicable to the property;
h. Proposed sequence and schedule of development; and
i. Other contents as deemed necessary by the planning director and city council.

3. Action by the Planning Department. Review and processing of the preliminary plan application shall be consistent with the provisions of Chapter 23.110 RCMC (Application Processing). The designated approving authority for the preliminary plan shall be the planning director; however, the director shall have the authority to elevate the preliminary plan review to the city council.

E. Proposed Development Plan and Request for Planned Development Overlay Zoning District. Within one year after approval of the preliminary plan, an application may be filed with the planning director for a planned development overlay zoning district. The petitioner shall include with the application for zone change his proposed development plan for all or a portion of the property included within the preliminary plan, which shall include all information required for the preliminary plan and the following:

1. Maps showing existing topography, tree cover, buildings, streets, and other existing physical features;

2. Detailed breakdown of the proposed land use showing lot lines, location of buildings, parking areas, common grounds, recreation improvements and structures, and open space around buildings and structures;

3. Elevation drawings of typical proposed structures and improvements for each proposed use except detached single-family dwellings;

4. At least one perspective drawing or model which will demonstrate the architectural character of the project;

5. Proposed agreements, deed restrictions, bylaws, and articles of incorporation which relate to the preservation or maintenance of open space and associations created to preserve and maintain said open space;

6. A schedule and sequence of development for all of the property included in the preliminary development plan even though the applicant elects to include only a portion of the property in the proposed tentative development plan.

F. Action on the Proposed Development Plan and Request for Planned Development Overlay Zoning District.

1. The process for approving a proposed development plan and request for zone change to the planned development overlay zoning district shall be the same as for zoning amendments as provided for in Chapter 23.146 RCMC (Zoning Amendments).

2. Findings. In addition to the findings for approval of a zoning amendment, the designated approving authority shall also make all of the following findings when approving a zone change to the planned development overlay zoning district:

a. The proposed development will carry out the intent of the General Plan.

b. The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

c. The proposed development is compatible with existing and proposed land uses in the surrounding area.

d. Any exceptions to the standard requirements of the base zoning district and the provisions of this title are justified by the design of the development. In the case of residential areas, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces.

e. There is adequate assurance that all public improvements will be installed at the scheduled times as required by the public works department.

f. There is adequate assurance that the development schedule will be met.

g. The existing or proposed utility services are adequate for the uses and population densities proposed.

G. Designation of Planned Development Overlay Zoning District. A planned development overlay zoning district shall be delineated on the zoning map in a manner similar to that of any other overlay district by showing a name, number, symbol, or other designation after the base zone for the subject property(ies), as determined by the planning director, which distinguishes it from other overlay zones, base zoning districts, or special purpose zones.

H. Adoption by Reference. The following planned development overlay zoning district(s) has/have been adopted as part of this title by reference and is/are so designated on the zoning map of the city:

1. Briarwood Coloma Planned Development (adopted by Ordinance 71-PD-2, amended by Ordinances 71-PD-2A, 71-PD-2A1, 71-PD-2C, and 71-PD-2D).

I. Subsequent Approvals. No subsequent approvals, including tentative maps, conditional use permits, and other discretionary permits, as well as building permits, grading plans, improvement plans, sign permits, temporary sign permits, and other ministerial permits/actions, shall be approved unless they are substantially compliant with the provisions of the adopted planned development and other regulations of this title. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.050)].

23.325.060 Planned development – County/city initiated (PDC) overlay zoning district.

A. Purpose. This section establishes the procedure whereby the city council may initiate proceedings to regulate certain property through the process of a county initiated planned development overlay zoning district. The city council recognizes that there are areas throughout the city that have unique environmental, economic, historic, or architectural features and that too little attention has been given through the application of standard zone regulations to these special characteristics. It is the purpose of this section to provide for the city to guide the regulation of such areas so as to preserve such unique characteristics. While this overlay district has been established to reflect previous actions of the county of Sacramento prior to incorporation of the city, subsequent development does not require a planned development – county/city initiated overlay zoning district to establish development rights consistent with this title and the city's General Plan. Existing planned development – county/city initiated overlay zoning

district zones are hereby incorporated into this title by reference and are considered consistent with the city's General Plan.

B. Designation. A planned development – county/city initiated overlay zoning district shall be delineated on the zoning map in a manner similar to that of any other overlay district by showing a name, number, symbol, or other designation after the base zoning district for the subject property(ies), as determined by the planning director, which distinguishes it from other overlay zoning districts, base zoning districts, or special purpose zones.

C. Initiation of Zone. The city council may initiate proceedings to place parcels within the planned development – county/city initiated overlay zoning district. The procedure for zoning property to the planned development – county/city initiated overlay zoning district shall be the same as for changing the zone as provided in Chapter 23.146 RCMC (Zoning Amendments).

D. Content of County/City Initiated Planned Development Ordinance.

1. The following provisions are mandatory and shall be included in each county/city initiated planned development overlay zoning district ordinance:

- a. A list of permitted uses.
- b. Performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.
- c. Other design standards appropriate for the specific planned development.
- d. Legal description of property covered by the ordinance.
- e. Reasons for establishment of a planned development – county/city initiated overlay zoning district on the particular property.

2. The following provisions are permissive and are not intended to be an exclusive list of the provisions that could be part of a planned development – county/city initiated overlay zoning district ordinance.

a. Procedures for Review of Proposed Development. The procedures could include:

- i. Types of projects that require review.
- ii. Documents required from developers.
- iii. Hearing procedures, if any.
- b. Regulations relating to nonconforming lots, uses, structures, and signs.
- c. Time phasing and sequence of development projects.

E. Application for Amendment to the Planned Development – County/City Initiated Overlay Zoning District. The procedures for filing an amendment to the planned development – county/city initiated overlay zoning district adopted pursuant to this title shall be the same as for any amendment to the zoning code.

F. Adoption by Reference. The following planned development – county/city initiated overlay zoning district(s) has/have been adopted as part of this title by reference and is/are so designated on the zoning map of the city:

1. Sunriver Planned Development (adopted by Ordinance 77-PDC-4, amended by Ordinance SZC 93-0037). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.060)].

23.325.070 Parkway corridor (PC) overlay zoning district.

A. Purpose. The parkway corridor (PC) overlay zoning district, as shown on the zoning map, shall be used to regulate property along the American River within the city. The goals promoted by establishment of this zone include:

1. Implement the goals and policies of the city's General Plan relative to preservation of the American River parkway.
2. Preserve and enhance the American River and its immediate environment consistent with the goals and policies of the American River Parkway Plan.
3. Ensure, to the extent possible, the compatibility of land uses within the American River parkway and land adjacent to the parkway for their mutual benefit.
4. Ensure that development with access within and adjacent to the American River parkway is designed to reduce as much as possible visible intrusion into the parkway and to complement the naturalistic amenities of the parkway.
5. Provide flexibility in development requirements such as setback, height, bulk, and landscaping applicable to parcels of property subject to the regulations of the parkway corridor (PC) zone.
6. Minimize risks to public health, safety, and welfare in areas which are potentially threatened by erosional processes.
7. Ensure that bluff development, including related storm runoff, foot traffic, site preparation, construction activity, irrigation, and other activities and facilities accompanying such development, does not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding areas.
8. Ensure that bluff development is sited and designed to assure stability and structural integrity for its expected economic life span while minimizing alteration of natural landform features.
9. Ensure that development within the American River parkway corridor zone occurs in a manner which maintains a safe environment for homes and other improvements and protects the aesthetic and environmental quality of the parkway.

B. Applicability of Parkway Corridor Overlay Zoning District Designation.

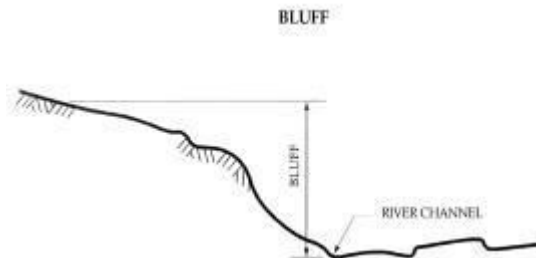
1. Property regulated by the parkway corridor overlay zoning district shall be identified in the city zoning map consistent with the provisions of this title.
2. The parkway corridor overlay zoning district may be applied to property within the city adjacent to or near the American River for which the city council determines that land development may affect the stability of bluffs or terraces or have an impact on the preservation or enhancement of scenic, recreational, fishery, or wildlife values along or near the American River.
3. The parkway corridor overlay zoning district contains erosion zones based on geologic hazards resulting from erosional processes. Erosion zones have been defined with development setbacks which identify areas potentially subject to erosion within the next 100 years. Property owners and developers must address the erosion problems associated with the erosion zones prior to development in the applicable erosion zone.

C. Definitions. The following definitions apply to this chapter. The planning director or a designee shall resolve disputes with regard to a determination made establishing a bluff or terrace, the edge of a bluff or terrace, toe of a bluff or terrace, 100-year floodplain, designated floodway, or other significant topographic or geologic feature. Any person dissatisfied with the determination made by the director or a designee may

appeal such determination as set forth in Chapter 23.164 RCMC (Appeals) and Chapter 23.167 RCMC (Council Call-Ups).

1. “Bluff” is an escarpment or steep face of rock, decomposed rock, sediment, or soil resulting from erosion, faulting, folding, or excavation of a landmass. A bluff may be planar or have a curved surface, or it may be steplike in section. As used in this zone, “bluff” is limited to those features having a vertical relief of 10 feet or more whose toe is subject to river erosion (see Figure 23.325-3).

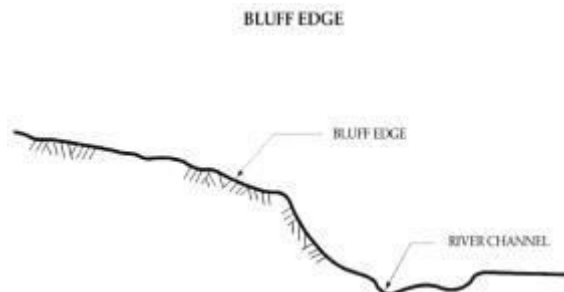
Figure 23.325-3



2. “Bluff edge” is the upper termination of a bluff. The bluff edge can be defined in the following manner:

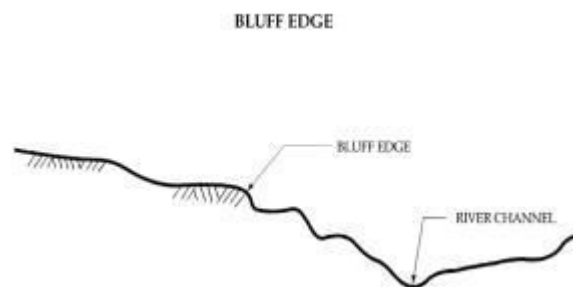
a. When the top of the bluff is rounded away from the face of the bluff, the edge shall be defined as that point nearest the bluff at which the slope of the land surface becomes more or less continuous with the general slope of the surrounding land area going away from the river (see Figure 23.325-4).

Figure 23.325-4



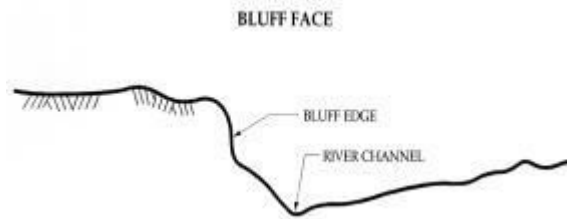
b. When there is a steplike feature at the top of the bluff face, the landward edge of the topmost riser shall be defined as the bluff edge (see Figure 23.325-5).

Figure 23.325-5



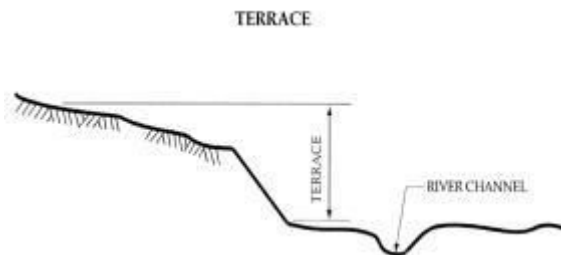
3. “Bluff face” shall be defined as that portion of the bluff’s land surface which extends in a downward gradient from the bluff edge to the toe (see Figure 23.325-6).

Figure 23.325-6



4. “Terrace” shall be defined as an elevated portion of rock, decomposed rock, sediment, or soil resulting from erosion, faulting, folding, or excavation of a landmass. A terrace may have a curved surface or it may be steplike in section. As used in this zone, a “terrace” is limited to those features having a vertical relief of 10 feet or more whose toe is not presently subject to river erosion (see Figure 23.325-7).

Figure 23.325-7



D. Use of County-Owned Property. Consistent with the regulations of Sacramento County, property owned or controlled by the county that is subject to the parkway corridor overlay zoning district shall require prior approval of the Sacramento County board of supervisors for any use of the property.

E. Authorized Uses.

1. The following use is permitted in an erosion zone as described on Exhibits A through D at the end of this chapter and within the total setback distance as shown on Table 23.325-4 (Development Setbacks) upon submission of geotechnical data as set forth in subsection (J) of this section (Application Requirements) and approval of a conditional use permit by the designated approving authority:

a. Construction, enlargement, or modification of any building or structure for which a building permit is required.

2. Construction, erection, or installation of any structure, wall, abutment, or similar device intended to reinforce, stabilize, or otherwise protect any bluff or terrace from erosion, mass wasting, or similar land movement is permitted subject to the submission of geotechnical data as set forth in subsection (J) of this section (Application Requirements) and approval of a conditional use permit by the designated approving authority.

3. Notwithstanding other provisions of this title, the following uses, buildings, and structures, either located outside an erosion zone or within an erosion zone as described in Exhibits A through D at the end of this chapter, but outside the total setback distance as shown in Table 23.325-4 (Development Setbacks), are authorized

without the grant of a conditional use permit upon compliance with the provisions of subsection (I) of this section (Submittal of Plans) and provided the buildings or structures meet the development standards specified in subsection (H) of this section (Development Standards); otherwise such uses, buildings, or structures shall not be erected or maintained without first obtaining a conditional use permit as set forth in subsection (E)(4) of this section.

- a. One single-family detached dwelling, including mobile home, on each lot.
- b. One two-family dwelling, including mobile home, on each lot.
- c. Accessory uses, buildings, and structures (including swimming pools and appurtenant equipment) customarily incidental to and subordinate to single-family detached and two-family dwellings.

4. Unless otherwise provided in this title, all uses designated as either permitted or conditional uses in the underlying zone shall be authorized in the parkway corridor overlay zoning district provided a conditional use permit is first obtained from the designated approving authority.

F. Findings. In addition to the findings required by this title, when development is proposed within an erosion zone as described in Exhibits A through D of this section and within the total setback distance as shown on Table 23.325-4 (Development Setbacks), the designated approving authority shall not grant a conditional use permit pursuant to subsection (E) of this section unless it finds and records in writing that:

1. Development will be sited and designed to assure stability and structural integrity for its expected economic life span while minimizing alteration of natural landform features;
2. Development will not create or contribute to significant problems of erosion or geologic instability on the site or on surrounding areas;
3. Development will maintain a safe environment for homes and other improvements and protect the aesthetics and environmental quality of the American River parkway;
4. Development does not preclude or foreclose future recreation or open space potential in the American River parkway; and
5. There are adequate provisions included in the development proposal for maintenance and revegetation of the project area.

G. Authority of Hearing Body. Generally, development requirements of property including lot area, lot width, or public street frontage applicable to property located in the underlying zone shall apply to the uses authorized by subsection (E) of this section. However, the designated approving authority, in granting the conditional use permit, may impose any or all of the development requirements specified in this section if, in the judgment of the designated approving authority, the special requirements specified in this section are necessary to carry out the intent of this title.

The granting authority may:

1. Require a reasonable additional building setback or yard area, particularly in high terrace and bluff areas which overlook the American River.
2. Require the screening of any portion or all of the structure, building, or use through the use of walls or fences, the planting of locally native trees or shrubbery, or combinations thereof.

3. Require the modification of exterior features of structures where necessary to minimize physical or visual intrusion into the parkway.

4. Establish a limitation on the size or bulk of a building or structure.

5. Regulate the design and location of access drives and other features.

6. Regulate the location, design, and capacity of utilities.

7. Require the use of specific colors, lighting, and landscaping features as otherwise required by this chapter.

8. Regulate the design, as well as require the maintenance, of grounds, landscaping, or an irrigation or drainage system.

9. Regulate noise, vibration, odors, and other similar concerns within certain performance standards.

10. Require the phasing of development.

11. Require a bond or deposit of money to assure completion of development as authorized by the permit.

12. Require the use of noncombustible roofing and siding materials to minimize structural loss in areas with limited accessibility and which are potentially threatened by the occurrence of fire originating from the parkway.

13. Require a fire-resistant buffer between the open areas of the parkway and structures adjacent to it, or require locally native plant varieties which are drought- and fire-resistant. A list of locally native plant varieties is maintained by the Cordova recreation and park district (CRPD).

14. Require that disruption to natural riparian vegetation be minimized, and no trees which are native to the area and which are six inches in diameter or larger shall be damaged or removed unless in imminent danger of collapse from erosion.

15. Require that the area disrupted by the project be revegetated in accordance with a revegetation program utilizing an approved combination of locally native riparian trees, shrubs, and groundcover. If gabion, riprap, or other structural measures are used, require that they be screened from public view with locally native vegetation.

16. Require that the slope and appearance of the project area be compatible with the natural character of nearby slopes or riverbanks.

17. Require that, where feasible, vegetation be used to prevent further erosion. Gabions, rock and wire mattresses, or wire mesh over stone may be used where vegetative measures alone are insufficient, but the erosion control program shall include measures to minimize damage to riparian vegetation and wildlife. Riprap shall not be used unless slope, stream current, and existing native vegetation are favorable to providing substantial vegetative screening of the riprap. Rubble, gunite, cement or sandbags, bulkheads, fences, used tires, and similar materials or structures are prohibited.

18. Require the review of development at a specified time to ensure compliance with all conditions of approval, zoning agreements, ordinances, statutes, regulations, and procedures applicable at the time of development.

If the granting authority imposes any of the development requirements specified above, the designated approving authority shall find and record in writing as required by this title the circumstances which it determined necessary to require the imposition of any special development requirement.

H. Development Standards.

1. Development standards for uses, buildings, or structures on lots protected by levees maintained by a public agency.

a. Height. The maximum height of a building or structure shall not exceed the difference between the elevation of the finished grade of the building site and the elevation of that portion of the levee crown closest to the building site, plus five feet, plus one foot for each five feet by which the distance from the building structure to the landward toe of the levee exceeds 35 feet, but in no event greater than the height limitations set forth in the underlying zone.

b. Setback. No building or structure other than an accessory building is located closer than 35 feet, and no accessory building is located closer than 25 feet, to the landward toe of the levee.

2. Development standards for uses, buildings, or structures on lots not protected by levees maintained by a public agency, and also not within the total setback distance in an erosion zone as described on Exhibits A through D at the end of this chapter.

a. Accessory buildings shall not exceed 12 feet in height.

b. Dwellings and other structures shall be screened by live plantings of locally native trees and shrubs to minimize the visual impact of the dwelling or structure from the parkway.

c. Dwellings and structures shall be finished in earthtones as defined in Article 11 of this title (Definitions).

3. Development standards for uses, buildings, or structures on lots which are located within an erosion zone as described on Exhibits A through D at the end of this chapter and within the total setback distance for that zone as shown on Table 23.325-4 (Development Setbacks).

a. Accessory buildings shall not exceed 12 feet in height.

b. Dwellings and other structures shall be screened by live plantings of locally native trees and shrubs to minimize the visual impact of the dwelling or structure from the parkway.

c. Dwellings and structures shall be finished in earthtones as defined in Article 11 of this title (Definitions).

d. Accessory uses, buildings, and structures (including swimming pools and appurtenant equipment) customarily incidental to and subordinate to single-family detached and two-family dwellings shall not be located closer than 20 feet from the edge of a bluff or terrace.

e. Construction, erection, or installation of any fence, wall, abutment, or similar device shall not be located closer than:

i. Twenty feet from the edge of a bluff or terrace when proposed in Erosion Zone 1 or 2; and

ii. Ten feet from the edge of a bluff or terrace when proposed in Erosion Zone 3 or 4.

f. No form of trenching, grading, earth filling, or similar disturbance of residual or transported soils shall occur within:

i. Twenty feet from the edge of a bluff or terrace when proposed in Erosion Zone 1 or 2; and

ii. Ten feet from the edge of a bluff or terrace when proposed in Erosion Zone 3 or 4.

Table 23.325-4: Development Setbacks

Erosion Zone	Potential Recession Due to Long-Term Channel Migration ¹	Distance of Potential Short-Term Erosion Due to Slope Erosion ²	Buffer Zone ³	Total Setback ⁴
1	0	20 feet	20 feet	40 feet
2	30 feet	20 feet	20 feet	70 feet
3	30 feet	10 feet	20 feet	60 feet
4	30 feet	10 feet	20 feet	60 feet
5	*	*	*	*

Notes:

1. Long-term bluff recession is based on estimated channel migration rate and a 100-year time period.
 2. Distance measured from edge of bluff which is potentially subject to erosion within 10 years.
 3. Buffer zone added to allow for property remaining at end of 100-year period.
 4. The total setback distance is measured from the edge of a bluff or terrace, whichever is closer to the river.
- *The entire area within Zone 5 is potentially subject to erosion within a 100-year period.

Any reference to erosion zones in this chapter shall be shown on Exhibits A through D at the end of this chapter, which are hereby incorporated by this reference into this chapter.

I. Submittal of Plans. Any application for a building permit or other entitlement of use, building, or structure subject to the parkway corridor overlay zoning district authorized without a conditional use permit by subsection (E) of this section shall be reviewed by the director for compliance with the provisions of this chapter. The director may require a site plan as provided in subsection (J) of this section (Application Requirements) to make any determination. If, in the opinion of the director, the proposed development will not meet the development requirements provided in this chapter, the director shall inform the applicant that the building permit or other entitlement of use is disapproved. The director's decision is not subject to an appeal. The applicant's sole recourse to the director's decision is to apply for approval of the proposed development as provided in subsection (E) of this section.

J. Application Requirements. In addition to other data required by this title for conditional use permits, the following information shall be required for any application of a conditional use permit in the parkway corridor overlay zoning district.

1. Site plan showing:
 - a. Location of existing and proposed structures, buildings, and signs.
 - b. Location of existing trees and shrubs. For trees, the species and dbh (i.e., diameter breast height) shall be indicated.
 - c. Location of any proposed off-street parking and loading.
 - d. Location of adjacent public rights-of-way and private easements for ingress and egress, if any.
 - e. Location of proposed vehicle entrances and internal circulation patterns.
 - f. Location of any proposed walls and fences; the height and construction materials thereof.
 - g. Proposed exterior lighting, if any.
 - h. Finished grade of the site at the building.
 - i. Location of an irrigation system, subterranean water lines, drainage facilities, and other appurtenant equipment.
2. Preliminary landscaping plans.
3. Color, materials, and texture of proposed buildings and structures.
4. Location, materials, size and copy of any signs, and illumination thereof, if any.
5. Elevation drawing of all improvements.
6. Other data or materials deemed necessary by the director.

K. Geotechnical Requirements. In addition to other data required pursuant to subsection (J) of this section (Application Requirements) for a conditional use permit, the following information shall be required when development is proposed within an erosion zone as described on Exhibits A through D at the end of this chapter and within the total setback distance as shown in Table 23.325-4 (Development Setbacks) in subsection (H) of this section (Development Standards).

1. A geotechnical investigation and report shall be filed by the applicant. The report shall be prepared by a registered geologist or professional civil engineer with expertise in soils or foundation engineering, surface and groundwater hydrology, river hydraulics, and erosion control. The report shall evaluate the topographic and geologic

conditions of the site and the effect of the development. The report shall be based on an on-site investigation in addition to a review of the general character of the area.

The report shall consider, describe, and analyze the following:

- a. Bluff and site topography, extending the surveying work beyond the site as needed to depict geomorphic conditions that might affect the site;
- b. Geologic conditions, including soil, sediment, and rock types and characteristics, in addition to structural features, such as bedding, joints, and faults;
- c. Hydrologic conditions, including surface water drainage, groundwater, and American River 100-year floodplain and designated floodway locations and elevations;
- d. Historic, current, and foreseeable bluff erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available, and possible changes in channel configuration and sediment transport;
- e. The potential effects of the development on both on-site and off-site erosion;
- f. The impact of the proposed construction activity on both on-site and off-site erosion;
- g. The effect of foreseeable erosion on the development and potential mitigation measures, including maintenance requirements;
- h. Potential effects of seismic forces resulting from a maximum credible earthquake;
- i. Any other factors which may affect slope stability and erosion.

2. The report shall contain a diagram establishing the location of the bluff edge, the toe of the bluff, other significant geologic features, and the 100-year floodplain and designated floodway locations. Distances to each feature shall be identified, with measurements taken from a fixed location.

3. The report shall detail mitigation measures for any potential impacts and shall outline alternative solutions. The report shall express a professional opinion as to whether the project can be designed so that it will neither be subject to nor contribute to significant geologic instability throughout the economic life span of the project.

4. The report shall use a currently acceptable engineering stability analysis method and shall also describe the degree of uncertainty of analytical results due to assumptions and unknowns. The degree of analysis required shall be appropriate to the degree of potential risk presented by the site and the proposed project.

5. An engineered design for the development and/or erosion protection measures shall be filed by the applicant. The design shall be of sufficient detail to ensure compliance with the American River Parkway Plan and to allow for appropriate consideration of all potential erosion problems affected by and affecting the proposed development and its associated construction activity.

L. Exemption. When the procedures set forth in this chapter differ from procedures for review of development set forth in any county or privately initiated planned development, special development permit, or zoning agreement, then the procedures set forth in the planned development ordinance, special development permit, or zoning agreement shall prevail. Notwithstanding the preceding sentence, when this chapter prescribes a procedure for review and issuance for permits within an erosion zone as described on Exhibits A through D at the end of this chapter and within the total setback

distance as shown in Table 23.325-4 (Development Setbacks) of subsection (H) of this section (Development Standards), the procedures set forth in this title shall prevail.

Exhibit A

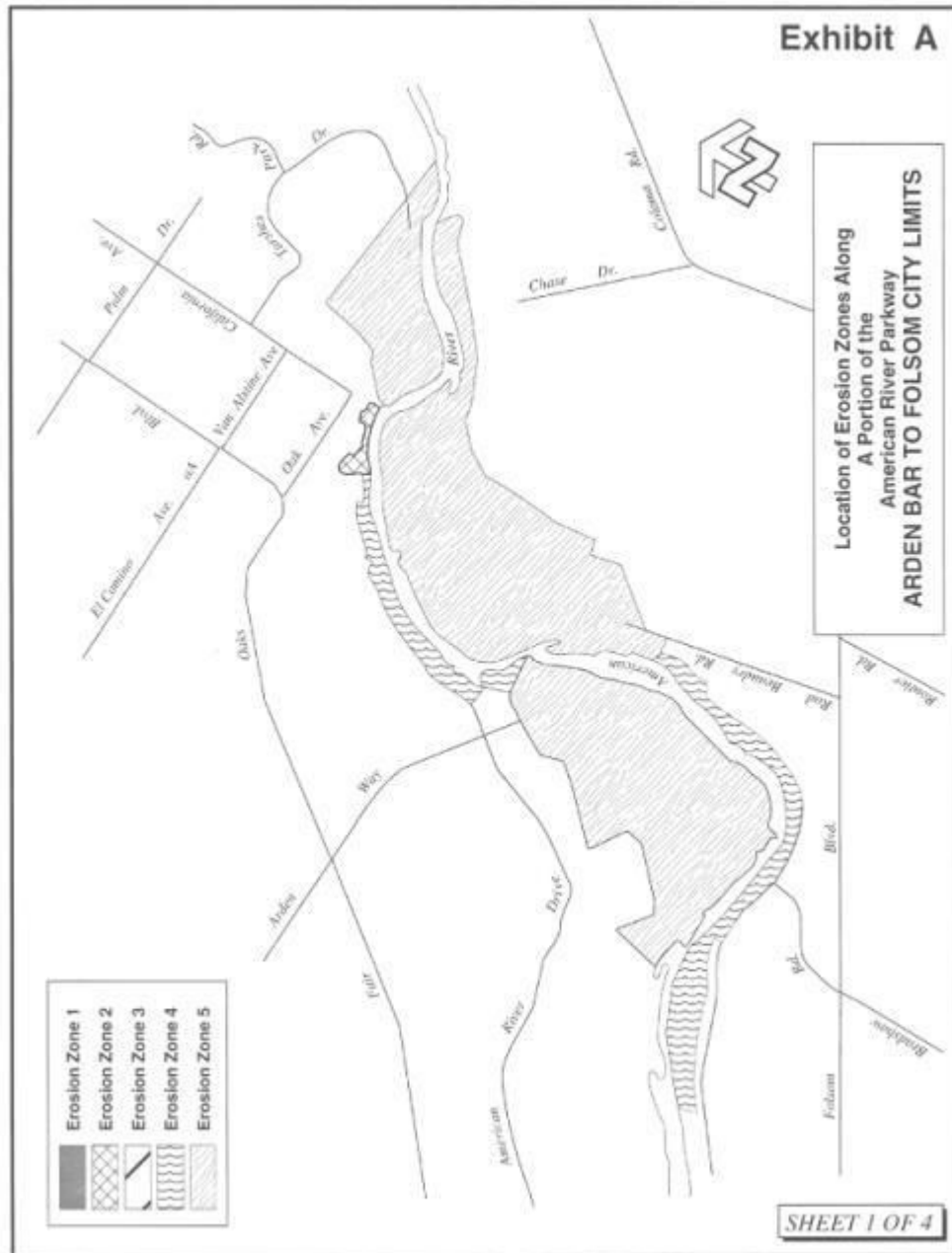


Exhibit B



Exhibit C

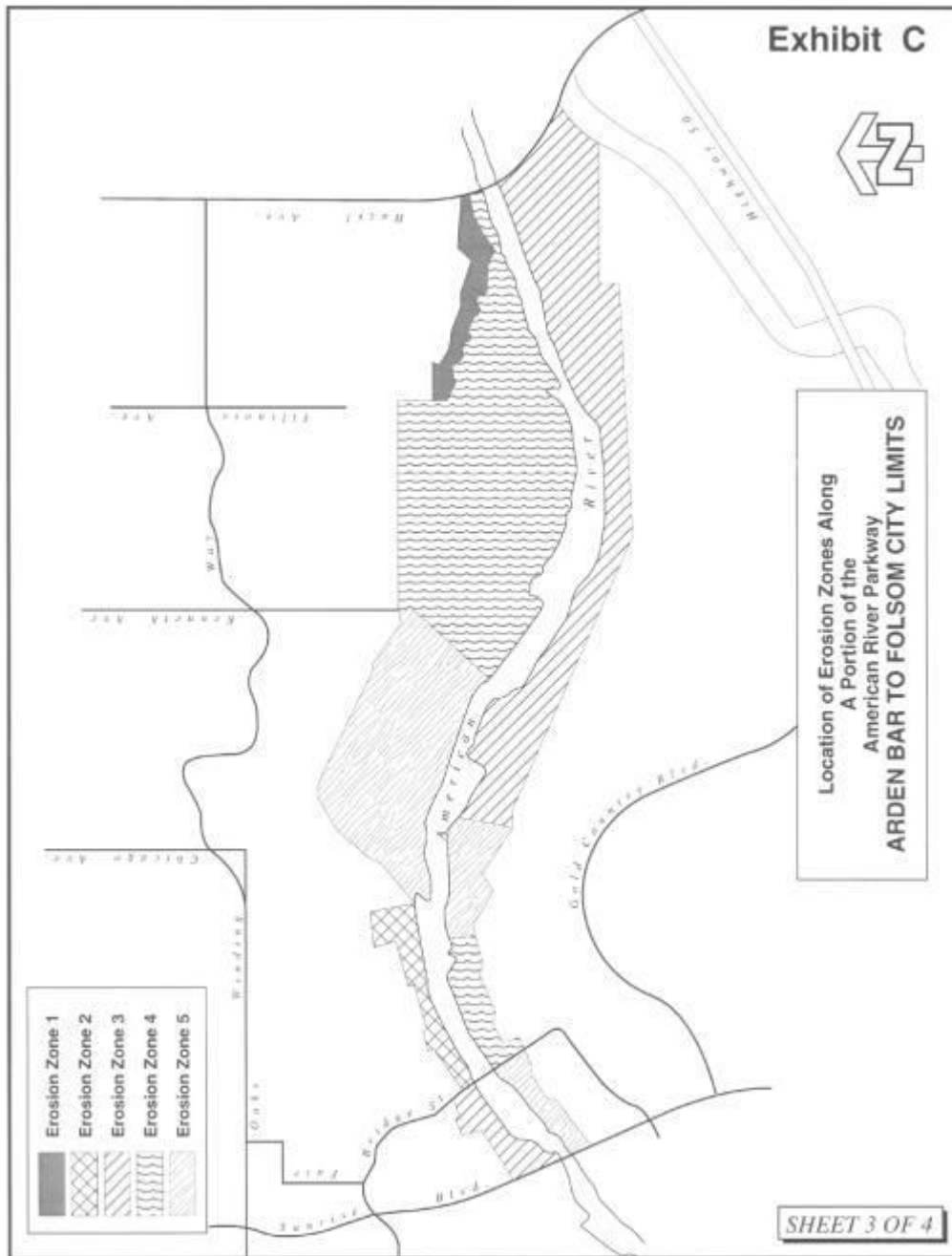
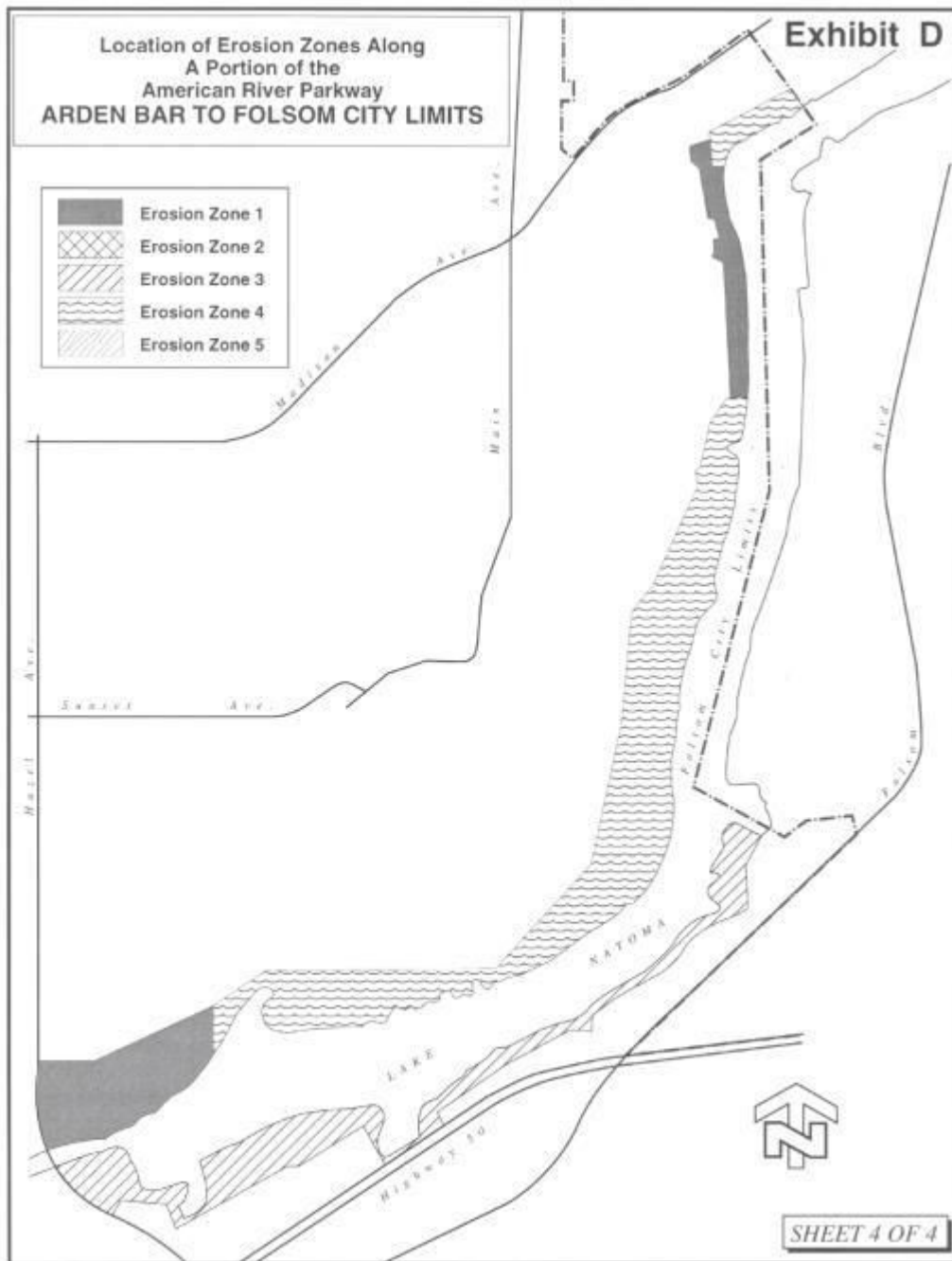


Exhibit D



[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.070)].

23.325.080 Surface mining (SM) overlay zoning district.

A. Purpose and Intent. The city of Rancho Cordova recognizes that the extraction of minerals is essential to the continued economic well-being of the city and to the needs of society and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety. The city also realizes that surface mining takes place in diverse areas where the geologic,

topographic, climatic, biological, and social conditions are significantly different, and the reclamation operations and the specifications therefor may vary accordingly.

The purpose and intent of this section is to ensure the continued availability of important mineral resources, while regulating surface mining operations as required by California's Surface Mining and Reclamation Act of 1975 (Public Resources Code (PRC) Section 2710 et seq.), as amended, hereinafter referred to as "SMARA" or "the Act," Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations (hereinafter referred to as "state regulations") for surface mining and reclamation practices (California Code of Regulations (CCR), Title 14, Division 2, Chapter 8, Subchapter 1, Section 3500 et seq.), to ensure that:

1. Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.
2. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.
3. Residual hazards to the public health and safety are eliminated.

B. Definitions. The definitions set forth below shall govern the construction of this section:

1. "Area of regional significance" means an area designated by the State Mining and Geology Board which is known to contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in a particular region of the state within which the minerals are located and which, if prematurely developed for alternate incompatible land uses, could result in the premature loss of minerals that are of more than local significance.
2. "Area of statewide significance" means an area designated by the Board which is known to contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in the state and which, if prematurely developed for alternate incompatible land uses, could result in the permanent loss of minerals that are of more than local or regional significance.
3. "Board" means the State Mining and Geology Board.
4. "Borrow pits" means excavations created by the surface mining of rock, unconsolidated geologic deposits, or soil to provide material (borrow) for fill elsewhere.
5. "Compatible land uses" means land uses inherently compatible with mining and/or that require a minimum public or private investment in structures and land improvements, and which may allow mining because of the relative economic value of the land and its improvements. Examples of such uses may include, but shall not be limited to, very low density residential, geographically extensive but low impact industrial, recreational, agricultural, silvicultural, grazing, and open space.
6. "Haul road" means a road along which material is transported from the area of excavation to the processing plant or stock pile area of the surface mining operation.
7. "Idle" means surface mining operations curtailed for a period of one year or more, by more than 90 percent of the operation's previous maximum annual mineral production, with the intent to resume those surface mining operations at a future date.

8. "Incompatible land uses" means land uses inherently incompatible with mining and/or that require public or private investment in structures, land improvements, and landscaping and that may prevent mining because of the greater economic value of the land and its improvements. Examples of such uses may include, but shall not be limited to, high density residential, low density residential with high unit value, public facilities, geographically limited but impact-intensive industrial, and commercial.

9. "Mined lands" means the surface, subsurface, and groundwater of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

10. "Minerals" means any naturally occurring chemical element or compound, or group of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum.

11. "Operator" means any person who is engaged in surface mining operations or who contracts with others to conduct operations on his/her behalf, except a person who is engaged in surface mining operations as an employee with wages as his/her sole compensation.

12. "Reclamation" means the combined process of land treatment that maximizes post-mining land uses and minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed as rapidly as reasonably feasible to an unusable condition which is readily adaptable for alternate land uses and creates no danger to public health or safety. The process may extend to affected lands surrounding mined lands and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

13. "Streambed skimming" means excavation of sand and gravel from streambed deposits above the mean summer water level or stream bottom, whichever is higher.

14. "Surface mining operation" means all, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations include, but are not limited to, in-place distillation or retorting or leaching, the production and disposal of mining waste, prospecting and exploratory activities, borrow pitting, streambed skimming, and segregation and stockpiling of mined materials (and recovery of same).

C. Incorporation by Reference. The provisions of SMARA (PRC Section 2710 et seq.), PRC Section 2207, and state regulations (CCR Section 3500 et seq.), as those provisions and regulations may be amended from time to time, are made a part of this section by reference with the same force and effect as if the provisions therein were specifically and fully set out herein, excepting that when the provisions of this chapter are more restrictive than correlative state provisions, this section shall prevail.

D. Scope. Except as provided in this section, no person shall conduct surface mining operations unless a permit, reclamation plan, and financial assurances for reclamation have first been approved by the city. Any applicable exemption from this requirement does not automatically exempt a project or activity from the application of other regulations, ordinances or policies of the city, including, but not limited to, the application of CEQA, the requirement of site approvals or other permits, the payment of development impact fees, or the imposition of other dedications and exactions as may be permitted under the law. The provisions of this section shall apply to all lands within the city, public and private.

This section shall not apply to the following activities, subject to the above-referenced exceptions:

1. Excavations or grading related to agricultural activities or on-site construction or for the purpose of restoring land following a flood or natural disaster.

2. On-site excavation and on-site earthmoving activities which are an integral and necessary part of a construction project that are undertaken to prepare a site for construction of structures, landscaping, or other land improvements, including the related excavation, grading, compaction, and the creation of fills, road cuts, and embankments, whether or not surplus materials are exported from the site, subject to all of the following conditions:

a. All required permits for the construction, landscaping, or related land improvements have been approved by a public agency in accordance with applicable provisions of state law and locally adopted plans and ordinances, including, but not limited to, the California Environmental Quality Act (CEQA, Public Resources Code Division 13, Section 21000 et seq.);

b. The city's approval of the construction project including consideration of the on-site excavation and on-site earthmoving activities pursuant to CEQA;

c. The approved construction project is consistent with the General Plan or zoning of the site; and

d. Surplus materials shall not be exported from the site unless and until actual construction work has commenced and shall cease if it is determined that construction activities have terminated, have been indefinitely suspended, or are no longer being actively pursued.

3. Operation of a plant site used for mineral processing, including associated on-site structures, equipment, machines, tools, or other materials, including the on-site stockpiling and on-site recovery of mined materials, subject to all of the following conditions:

a. The plant site is located on lands designated for industrial or commercial uses in the city's General Plan;

b. The plant site is located on lands zoned industrial or commercial, or is contained within a zoning category intended exclusively for industrial activities by the city;

c. None of the minerals being processed is being extracted on site; and

d. All reclamation work has been completed pursuant to the approved reclamation plan for any mineral extraction activities that occurred on site after January 1, 1976.

4. Prospecting for, or the extraction of, minerals for commercial purposes and removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less.

5. Surface mining operations that are required by federal law in order to protect a mining claim, if those operations are conducted solely for that purpose.

6. Any other surface mining operations that the State Mining and Geology Board determines to be of an infrequent nature and which involve only minor surface disturbances.

7. Emergency excavations or grading conducted by the Department of Water Resources or the Reclamation Board for the purpose of averting, alleviating, repairing, or restoring damage to property due to imminent or recent floods, disasters, or other emergencies.

8. Road construction and maintenance for timber or forest operations if the land is owned by the same person or entity and if the excavation is conducted adjacent to timber or forest operation roads. This exemption is only available if slope stability and erosion are controlled in accordance with Board regulations and, upon closure of the site, the person closing the site implements, where necessary, revegetation measures and post-closure uses in consultation with the Department of Forestry and Fire Protection. This exemption does not apply to on-site excavation and grading that occurs within 100 feet of a Class One watercourse or 75 feet of a Class Two watercourse, or to excavations for materials that are or have been sold for commercial purposes.

9. Excavations, grading, or other earthmoving activities in an oil or gas field that are integral to, and necessary for, ongoing operations for the extraction of oil or gas that comply with all of the following conditions: (a) the operations are being conducted in accordance with Division 3 (commencing with PRC Section 3000); (b) the operations are consistent with the city's General Plan and the zoning applicable to the site; (c) the earthmoving activities are within oil or gas field properties under a common owner or operator; and (d) no excavated materials are sold for commercial purposes.

E. Vested Rights. No person who obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall be required to secure a permit to mine, so long as the vested right continues and as long as no substantial changes have been made in the operation except in accordance with SMARA, state regulations, and this section. Where a person with vested rights has continued surface mining operations in the same area subsequent to January 1, 1976, he shall obtain city approval of a reclamation plan covering the mined lands disturbed by such subsequent surface mining. In those cases where an overlap exists (in the horizontal and/or vertical sense) between pre- and post-Act mining, the reclamation plan shall call for reclamation proportional to that disturbance caused by the mining after the effective date of the Act (January 1, 1976).

All other requirements of state law and this section shall apply to vested mining operations.

F. Process.

1. Applications for a site approval or reclamation plan for surface mining or land reclamation projects shall be made on forms provided by the planning department. Said application shall be filed in accord with this section and procedures to be established by the planning director. The forms for reclamation plan applications shall require, at a

minimum, each of the elements required by SMARA (PRC Sections 2772 through 2773) and state regulations, and any other requirements deemed necessary to facilitate an expeditious and fair evaluation of the proposed reclamation plan, to be established at the discretion of the planning director. As many copies of the site approval application as may be required by the planning director shall be submitted to the planning department.

2. As many copies of a reclamation plan application as may be required shall be submitted in conjunction with all applications for site approvals for surface mining operations. For surface mining operations that are exempt from a site approval pursuant to this section, the reclamation plan application shall include information concerning the mining operation that is required for processing the reclamation plan. All documentation for the reclamation plan shall be submitted to the city at one time.

3. Applications shall include all required environmental review forms and information prescribed by the planning director.

4. Upon completion of the environmental review procedure and filing of all documents required by the planning director, consideration of the site approval or reclamation plan for the proposed or existing surface mine shall be completed pursuant to this section at a public hearing before the city council and pursuant to Section 2774 of the Public Resources Code.

5. The reclamation plan shall be applicable to a specific property or properties and shall be based upon the character of the surrounding area and such characteristics of the property as the type of overburden, vegetation, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities.

6. All reclamation plans shall contain, at a minimum, the following information and documents:

a. The estimated time schedule for the beginning and completion of reclamation activities. If the mining operation is to be accomplished in phases, the time schedule shall indicate the estimated beginning and completion of reclamation activities for each phase.

b. An estimate of the cost of completion of reclamation activities, computed at current cost at the time proposed in the time schedule submitted for completion of the reclamation plan.

c. A description of the existing vegetation at and surrounding the site.

d. A general description of the geology of the surrounding area and a detailed description of the geology at the reclamation site.

e. A description of the proposed use or potential uses of land after reclamation, and evidence that all owners of a possessory interest in the land have been notified of the proposed use or potential uses.

f. A description of the manner in which reclamation, adequate for the proposed use or potential uses, will be accomplished, including:

i. The manner in which mining wastes and related contaminants will be controlled and disposed of.

ii. The manner in which affected streambed channels and stream banks will be rehabilitated to a condition minimizing erosion and sedimentation.

g. An assessment of the effect of implementation of the reclamation plan on future mining in the area.

h. A statement by the applicant that he accepts responsibility for reclaiming mined lands in accordance with the approved reclamation plan.

i. A statement by the applicant that he accepts responsibility for all completed reclamation work for a period of two years or such greater period as deemed necessary by the city council to assure the permanency of all features of the reclamation plan. This subsection shall not apply to normal maintenance and repairs unrelated to the reclamation work on public facilities where dedicated to and accepted by the city of Rancho Cordova.

j. Such other information as the planning department may require.

k. The planning department may waive the filing of one or more of the above items where it is determined unnecessary to process the application subject to the provisions of this chapter.

7. Additional information may be required per a planning department form. Where a reclamation plan is not filed as a part of a surface mining permit, such plan shall be accompanied by an application for separate reclamation plan approval which contains the following information:

a. The names and addresses of the applicant and the mining operator, if different, and of any persons designated by the applicant as his agents for service of process; and

b. The names and addresses of all persons owning a possessory and/or mineral interest in any or all of the property to be used for mining operations.

8. The planning department may deny, without a public hearing, an application for a reclamation plan if such application or plan does not contain the information required in subsection (F)(6) of this section. The planning department may permit the applicant to amend such application.

9. Within 10 days of acceptance of an application as complete for a site approval for surface mining operations and/or a reclamation plan, the planning department shall notify the State Department of Conservation of the filing of the application(s). Whenever mining operations are proposed in the 100-year floodplain of any stream, as shown in Zone A of the flood insurance rate maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any state highway bridge, the planning department shall also notify the State Department of Transportation that the application has been received.

10. The planning department shall process the application(s) through environmental review pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the city's environmental review guidelines.

11. Subsequent to the appropriate environmental review, the planning department shall prepare a staff report with recommendations for consideration by the city council.

12. The city council shall hold at least one noticed public hearing on site approval and/or reclamation plan.

13. Prior to final approval of a reclamation plan, financial assurances (as provided in this section), or any amendments to the reclamation plan or existing financial assurances, the city council shall certify to the State Department of Conservation that the reclamation plan and/or financial assurance complies with the applicable requirements of state law, and submit the plan, assurance, or amendments

to the State Department of Conservation for review. The city council may conceptually approve the reclamation plan and financial assurance before submittal to the State Department of Conservation. If a site approval is being processed concurrently with the reclamation plan, the city council may simultaneously also conceptually approve the site approval. However, the city council may defer action on the site approval until taking final action on the reclamation plan and financial assurances. If necessary to comply with permit processing deadlines, the city council may conditionally approve the Site Approval with the condition that the planning department shall not issue the site approval for the mining operations until cost estimates for financial assurances have been reviewed by the State Department of Conservation and final action has been taken on the reclamation plan and financial assurances.

Pursuant to PRC Section 2774(d), the State Department of Conservation shall be given 30 days to review and comment on the reclamation plan and 45 days to review and comment on the financial assurance. The city council shall evaluate written comments received, if any, from the State Department of Conservation during the comment periods. Staff shall prepare a written response describing the disposition of the major issues raised by the state for the city council's approval. In particular, when the city council's position is at variance with the recommendations and objections raised in the state's comments, the written response shall address, in detail, why specific comments and suggestions were not accepted. Copies of any written comments received and responses prepared by the city council shall be promptly forwarded to the operator/applicant.

14. The city council shall then take action to approve, conditionally approve, or deny the site approval and/or reclamation plan, and to approve the financial assurances pursuant to PRC Section 2770(d).

15. The planning department shall forward a copy of each approved site approval for mining operations and/or approved reclamation plan, and a copy of the approved financial assurances, to the State Department of Conservation. By July 1st of each year, the planning department shall submit to the State Department of Conservation for each active or idle mining operation a copy of the site approval or reclamation plan amendments, as applicable, or a statement that there have been no changes during the previous year.

G. Standards for Reclamation.

1. All reclamation plans shall comply with the provisions of SMARA (Sections 2772 and 2773) and state regulations (CCR Sections 3500 through 3505). Reclamation plans approved after January 15, 1993, reclamation plans for proposed new mining operations, and any substantial amendments to previously approved reclamation plans shall also comply with the requirements for reclamation performance standards (CCR Sections 3700 through 3713).

2. The city may impose additional performance standards, including without limitation standards beyond those cited to make the findings in this chapter, as developed either in review of individual projects, as warranted, or through the formulation and adoption of citywide performance standards.

3. Reclamation activities shall be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance. Interim reclamation may also be required for mined lands that have been disturbed and that

may be disturbed again in future operations or in connection with approved or proposed development. Reclamation may be done on an annual basis, in stages compatible with continuing operations, or on completion of all excavation, removal, or fill, as approved by the city. Each phase of reclamation shall be specifically described in the reclamation plan and shall include (a) the beginning and expected ending dates for each phase; (b) all reclamation activities required; (c) criteria for measuring completion of specific reclamation activities; and (d) estimated costs for completion of each phase of reclamation.

4. Unless otherwise specified in the approved reclamation plan, the reclamation of mined lands shall be carried out in accordance with the following requirements:

a. Reclamation Timing.

i. The reclamation of mined lands shall occur as soon as practical following completion of mining operations at successive locations within the mining site as required by the schedule in the approved reclamation plan.

ii. The reclamation of lands affected by surface mining operations shall be completed within one year of the completion of mining operations, except where the permanent reclaimed condition of mined lands cannot be achieved within one year due to the regulatory approvals (e.g., compliance with the California Environmental Quality Act) required for the ultimate land use contemplated or proposed for the property (e.g., urban development). In such case, only interim reclamation, pursuant to this chapter, need be accomplished within one year, and final reclamation shall be completed as soon as it is possible to complete the reclamation in compliance with the above regulatory approvals, but in no case shall reclamation take more than three years.

b. Disposal of Overburden and Mining Waste.

i. Permanent piles or dumps of overburden and waste rock placed on the land shall be made stable, shall not restrict natural drainage without provision for diversion, and shall have an overall smooth or even profile subject to the satisfaction of the city engineer. Where practical, such permanent piles or dumps shall be located in the least visible location at the mining site.

ii. Old equipment and inert mining wastes shall be removed or buried subject to the approval of the hearing officer.

iii. Toxic materials shall be removed from the site or permanently protected to prevent leaching into the underlying groundwater, to the satisfaction of the planning department.

iv. Overburden and mining waste placed beneath the existing or potential groundwater level which will reduce the transmissivity or area through which water may flow shall be confined to an area approved by the city engineer.

c. Revegetation.

i. All permanently exposed lands that have been denuded by mining operations shall be revegetated to provide ground cover sufficient to control erosion from such lands.

ii. All plantings shall be established and maintained in good horticultural condition. The revegetation shall be able to survive under natural conditions, with native species used whenever possible.

iii. Revegetation methods shall take into account the topography and existing growth patterns and mixes of flora present at and adjacent to the site of mining

operations in order to create a more natural appearance. Plantings shall avoid rigid, geometric patterns and shall utilize natural scatterings.

iv. Where the ultimate intended or proposed use of mined lands would be a level of development inconsistent with extensive permanent vegetation, the amount of vegetation required for reclamation need not be more than is sufficient to prevent erosion.

d. Resoiling.

i. Resoiling measures shall take into consideration the quality of soils which may be required to sustain plant life pursuant to any revegetation that the hearing officer may require in its approval of the applicant's reclamation plan.

ii. Coarse, hard material shall be graded and covered with a layer of finer material or weathered waste. A soil layer shall then be placed on this prepared surface. Where quantities of available soils are inadequate to provide cover, native materials shall be upgraded to the extent feasible for this purpose.

e. Final Slopes.

i. Final slopes shall be engineered and contoured so as to be geologically stable, to control the drainage therefrom, and to blend with the surrounding topography where practical. On the advice of the city engineer, the planning department may require the establishment of terrace drains to control drainage and erosion.

ii. Final slopes shall not be steeper than two feet horizontal to one foot vertical unless the applicant can demonstrate to the planning department's satisfaction that a steeper slope will not:

(A) Reduce the effectiveness of revegetation and erosion control measures where they are necessary; and

(B) Be incompatible with the alternate future uses approved by the city council for the site; and

(C) Be hazardous to persons that may utilize the site under the alternate future uses approved for the site.

f. Drainage, Erosion, and Sediment Control.

i. Any temporary stream or watershed diversion shall be restored to its state prior to any surface mining activities unless the planning department deems otherwise based on recommendations from the city engineer.

ii. Streambed channels and stream banks affected by surface mining shall be rehabilitated to a condition which would minimize erosion and sedimentation, except that such rehabilitation need not attempt to restore or mimic natural conditions where the contemplated or proposed ultimate use of the reclaimed property would be inconsistent with the maintenance of restored or rehabilitated streambed channels and stream banks.

iii. Revegetation and regrading techniques shall be designed and executed so as to minimize erosion and sedimentation. Drainage shall be provided to natural outlets or interior basins designed for water storage, with such basins subject to the approval of the city engineer. In addition, final excavation shall eliminate potholes and similar catchments so as to prevent potential breeding areas for mosquitoes.

iv. The final grading and drainage of the site shall be designed in a manner to prevent discharge of sediment above natural levels existent prior to mining operations.

v. Silt basins which will store water during periods of surface runoff shall be equipped with sediment control and removal facilities and protected spillways designed to minimize erosion when such basins have outlet to lower ground.

vi. No condition shall remain after reclamation which will or could lead to degradation of groundwater quality below applicable standards of the regional water quality control board or any other agency with jurisdiction over water quality.

g. Backfilling and Grading.

i. Subject to the approval of the city engineer, backfilled and graded areas shall be compacted to avoid excessive settlement and to the degree necessary to accommodate anticipated future uses.

ii. Materials used in the refilling shall be of a quality suitable to prevent contamination and/or pollution of groundwater. If materials for backfilling and grading are obtained from an area other than the site of surface mining operations, such materials shall be included and the approximate quantities identified in the applicant's reclamation plan.

h. Reservoirs, ponds, lakes, or any body of water created as a feature of the reclamation plan shall be approved by the city engineer and the planning department.

i. The periodic review of the conditions contained in approved reclamation plans shall be conducted by the planning department in accordance with the schedule adopted at the time such plans were approved. At the time of approval of a permit to mine, the city shall determine whether future public hearings are necessary to consider such new or changed circumstances as physical development near the mining site and improved technological innovations in the field of reclamation which may significantly improve the reclamation process. The city may set a term for such reviews on a case-by-case basis as a condition of the permit if it deems such a review to be necessary. Should a permit be modified pursuant to such a review, the modified permit and/or reclamation plan shall be binding upon the operator and all successors, heirs, and assigns of the applicant.

H. Statement of Responsibility. The person submitting the reclamation plan shall sign a statement accepting responsibility for reclaiming the mined lands in accordance with the reclamation plan. Said statement shall be kept by the planning department in the mining operation's permanent record. Upon sale or transfer of the operation, the new operator shall submit a signed statement of responsibility to the planning department for placement in the permanent record.

I. Findings for Approval.

1. Site Approvals. In addition to any findings required by this section, site approvals for surface mining operations shall include a finding that the project complies with the provisions of SMARA and state regulations.

2. Reclamation Plans. For reclamation plans, the following findings shall be required:

a. That the reclamation plan complies with SMARA Sections 2772 and 2773 and any other applicable provisions.

b. That the reclamation plan complies with applicable requirements of state regulations (CCR Sections 3500 through 3505 and 3700 through 3713).

c. That the reclamation plan will restore the mined lands to a usable condition that is readily adaptable for alternative land uses that are consistent with this section

and either (i) the city's General Plan and any applicable resource plan or element, or (ii) probable future uses anticipated by the city to be adopted in future amendments to the city's General Plan, which uses are identified in findings made on approval of the reclamation plan.

d. That the reclamation plan has been reviewed pursuant to CEQA and the city environmental review guidelines, and any significant adverse impacts from reclamation of the surface mining operations are mitigated to the extent feasible.

e. That the land and/or resources such as water bodies to be reclaimed will be restored to a condition that is compatible with, and blends in with, the surrounding natural environment, topography, and other resources, or that suitable off-site development will compensate for related disturbance to resource values.

f. That a written response to the State Department of Conservation has been prepared, describing the disposition of major issues raised by that department. Where the city's position is at variance with the recommendations and objections raised by the State Department of Conservation, said response shall address, in detail, why specific comments and suggestions were not accepted.

J. Financial Assurances.

1. To ensure that the reclamation will proceed in accordance with the approved reclamation plan, the city shall require as a condition of approval security in the form of a surety bond, trust fund, or irrevocable letter of credit from an accredited financial institution, or other method acceptable to the city and the State Mining and Geology Board as specified in state regulations, and which the city reasonably determines is adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan. Financial assurances shall be made payable to the city of Rancho Cordova and the State Department of Conservation.

2. Financial assurance will be required to ensure compliance with elements of the reclamation plan, including, but not limited to, revegetation and landscaping requirements, restoration of aquatic or wildlife habitat, restoration of water bodies and water quality, slope stability and erosion and drainage control, disposal of hazardous materials, and other measures, if necessary.

3. Cost estimates for the financial assurance shall be submitted to the planning department for review and approval prior to the operator securing financial assurances. The planning director shall forward a copy of the cost estimates, together with any documentation received supporting the amount of the cost estimates, to the State Department of Conservation for review. If the State Department of Conservation does not comment within 45 days of receipt of these estimates, it shall be assumed that the cost estimates are adequate, unless the city has reason to determine that additional costs may be incurred. The planning director shall have the discretion to approve the financial assurance, if it meets the requirements of this section, SMARA, and state regulations.

4. The amount of the financial assurance shall be based upon the estimated costs of reclamation for the years or phases stipulated in the approved reclamation plan, including any maintenance of reclaimed areas as may be required, subject to adjustment for the actual amount required to reclaim lands disturbed by surface mining activities necessary to implement the approved reclamation plan, the unit costs for each of these activities, the number of units of each of these activities, and the actual

administrative costs. Financial assurances to ensure compliance with revegetation, restoration of water bodies, restoration of aquatic or wildlife habitat, and any other applicable element of the approved reclamation plan shall be based upon cost estimates that include but may not be limited to labor, equipment, materials, mobilization of equipment, administration, and reasonable profit by a commercial operator other than the permittee. A contingency factor of 10 percent shall be added to the cost of the financial assurance.

5. In projecting the costs of financial assurances, it shall be assumed without prejudice or insinuation that the surface mining operation could be abandoned by the operator and, consequently, the city or State Department of Conservation may need to contract with a third-party commercial company for reclamation of the site.

6. The financial assurances shall remain in effect for the duration of the surface mining operation and any additional period until reclamation is completed (including any maintenance required).

7. The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operation, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. The financial assurances shall include estimates to cover reclamation for existing conditions and anticipated activities during the upcoming year, excepting that the permittee may not claim credit for reclamation scheduled for completion during the coming year.

8. Revisions to financial assurances shall be submitted to the planning director each year prior to the anniversary date for approval of the financial assurances. The financial assurance shall cover the cost of existing disturbance and anticipated activities for the next calendar year, including any required interim reclamation. If revisions to the financial assurances are not required, the operator shall explain, in writing, why revisions are not required.

K. Interim Management Plans.

1. Within 90 days of a surface mining operation becoming idle, the operator shall submit to the planning department a proposed interim management plan (IMP). The proposed IMP shall fully comply with the requirements of SMARA, including but not limited to all site approval conditions, and shall provide measures the operator will implement to maintain the site in a stable condition, taking into consideration public health and safety. The proposed IMP shall be submitted on forms provided by the planning department and shall be processed as an amendment to the reclamation plan. IMPs shall not be considered projects for the purposes of environmental review.

2. Financial assurances for idle operations shall be maintained as though the operation were active.

3. Upon receipt of a complete proposed IMP, the planning department shall forward the IMP to the State Department of Conservation for review. The IMP shall be submitted to the State Department of Conservation at least 30 days prior to approval by the city council.

4. Within 60 days of receipt of the proposed IMP, or a longer period mutually agreed upon by the planning director and the operator, the city council shall review and approve or deny the IMP in accordance with this section. The operator shall have 30 days, or a longer period mutually agreed upon by the planning director and the operator,

to submit a revised IMP. The city council shall approve or deny the revised IMP within 60 days of receipt.

5. The IMP may remain in effect for a period not to exceed five years, at which time the city council may renew the IMP for another period not to exceed five years or require the surface mining operator to commence reclamation in accordance with its approved reclamation plan.

L. Annual Report Requirements. Surface mining operators shall forward an annual surface mining report to the State Department of Conservation and to the city planning department on a date established by the State Department of Conservation, on forms furnished by the State Mining and Geology Board. New mining operations shall file an initial surface mining report and any applicable filing fees with the State Department of Conservation within 30 days of permit approval or before commencement of operations, whichever is sooner. Any applicable fees, together with a copy of the annual inspection report, shall be forwarded to the State Department of Conservation at the time of filing the annual surface mining report.

M. Inspections. The planning department shall arrange for inspection of a surface mining operation within six months of receipt of the annual report required in subsection (L) of this section (Annual Report Requirements) to determine whether the surface mining operation is in compliance with the approved site approval and/or reclamation plan, approved financial assurances, and state regulations. In no event shall less than one inspection be conducted in any calendar year. Said inspections may be made by a state-registered geologist, state-registered civil engineer, state-licensed landscape architect, or state-registered forester who is experienced in land reclamation and who has not been employed by the mining operation in any capacity during the previous 12 months, or other qualified specialists, as selected by the planning director. All inspections shall be conducted using a form approved and provided by the State Mining and Geology Board.

The planning department shall notify the State Department of Conservation within 30 days of completion of the inspection that said inspection has been conducted and shall forward a copy of said inspection notice and any supporting documentation to the mining operator. The operator shall be solely responsible for the reasonable cost of such inspection.

N. Violations and Penalties. If the planning director, based upon an annual inspection or otherwise confirmed by an inspection of the mining operation, determines that a surface mining operation is not in compliance with this section, the applicable site approval, any required permit, and/or the reclamation plan, the city shall follow the procedures set forth in Public Resources Code Sections 2774.1 and 2774.2 concerning violations and penalties, as well as those provisions of the city development code for revocation and/or abandonment of site approval which are not preempted by SMARA.

O. Appeals. Any person aggrieved by an act or determination of the planning department in the exercise of the authority granted herein shall have the right to appeal to the city council. An appeal shall be filed on forms provided, within 15 calendar days after the rendition, in writing, of the appealed decision.

P. Fees. The city shall establish such fees as it deems necessary to cover the reasonable costs incurred in implementing this section and the state regulations, including, but not limited to, processing of applications, annual reports, inspections,

monitoring, enforcement, and compliance. Such fees shall be paid by the operator, as required by the city, at the time of filing of the site approval application, reclamation plan application, and at such other times as are determined by the city to be appropriate in order to ensure that all reasonable costs of implementing this section are borne by the mining operator.

Q. Mineral Resource Protection. Mine development is encouraged in compatible areas before encroachment of conflicting uses. Except as provided by Public Resources Code Section 2763, mineral resource areas that have been classified by the State Department of Conservation's Division of Mines and Geology or designated by the State Mining and Geology Board, as well as existing surface mining operations that remain in compliance with the provisions of this section, shall be protected from the intrusion by incompatible land uses that may impede or preclude mineral extraction or processing, to the extent possible for consistency with the city's General Plan.

In accordance with PRC Section 2762, the city's General Plan and resource maps will be prepared to reflect mineral information (classification and/or designation reports) within 12 months of receipt from the State Mining and Geology Board of such information. Land use decisions within the city will be guided by information provided on the location of identified mineral resources of regional significance. Conservation and potential development of identified mineral resource areas will be considered and encouraged. Recordation on property titles of the presence of important mineral resources within the identified mineral resource areas may be encouraged as a condition of approval of any development project in the impacted area. Prior to approving a use that would otherwise be incompatible with mineral resource protection, conditions of approval may be applied to encroaching development projects to minimize potential conflicts. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.080)].

Chapter 23.328 SUPPLEMENTAL INFORMATION

Sections:

- 23.328.010 Purpose.
23.328.060 Industrial land use equivalency table.

23.328.010 Purpose.

The purpose of this chapter is to provide additional information related to this article of the zoning code. This information is typically not needed for day-to-day implementation of the code but can be used to help clarify certain provisions and provide more detailed information where necessary. [Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A)].

23.328.060 Industrial land use equivalency table.

Table 23.328-1 provides a detailed list of commercial and industrial uses that may be permitted in the light industrial (M-1) and heavy industrial (M-2) zoning districts. The purpose of this table is to help determine whether or not certain specific uses are:

- A. Permitted (P);
- B. Permitted with an administrative use permit (AUP);
- C. Permitted with a limited use permit (L);
- D. Permitted with a conditional use permit (C);
- E. Not permitted (N); or
- F. Allowed with a temporary use permit (T);

Table 23.328-1 is arranged to match Table 23.316-1 to help identify land uses that were permitted under Sacramento County jurisdiction and the equivalent land use permit requirement under Rancho Cordova jurisdiction. This table should always be used in conjunction with Table 23.316-1, Allowed Use and Permit Requirements for General Commercial and Industrial Zoning Districts.

Table 23.328-1: Land Use Category Equivalents in M-1 and M-2 with Sacramento County Designations

Land Use Category	M-1	M-2
Residential Uses		
Caretaker Housing		
Residence for night watchman or caretaker	P	AUP
Recreation, Education, and Public Assembly Uses		
Clubs, Lodges, and Private Meeting Halls		
Labor union hall	P	P
Community Center/Civic Uses (e.g., Utility Facility, Offices – Business and Professional, Auto and Vehicle Storage)		

Land Use Category	M-1	M-2
Buildings and facilities owned by the federal and state governments and located on grounds owned by the federal and state governments	Based on use type	
Local agency building, grounds (defined, Government Code Section 53090)	Based on use type	
Other government and public buildings, facilities, and grounds	Based on use type	
Privately owned uses within public and government-owned buildings, facilities, and grounds	Based on use type	
Public and government uses within privately owned buildings, facilities, and grounds	Based on use type	
School district nonclassroom facilities	Based on use type	
Indoor Amusement/Entertainment Facility		
Dance halls	AUP	AUP
Shooting galleries	AUP	AUP
Outdoor Commercial Recreation		
Drive-in theater	C	C
Driving ranges	C	C
Race tracks	C	C
Shooting ranges	C	C
Stadiums	C	C
Schools, private and special/studios		
Trade school (permitted by right, all other private schools require LUP)	P	P
Utility, Transportation, and Communication Use Listings		
Freight Yard/Truck Terminal		
Bus and freight depot and truck terminal	P ²	P ²
Draying and freight yard	P ²	P ²
Freight classification yard	P ²	P ²
Truck terminal yard	P ²	P ²
Fuel Storage and Distribution		
Petroleum storage	P ²	P
Feed and fuel yard	P ²	P
Parking facility		
Parking lot as a primary use subject to off-street parking development standards	P	P
Parking lot/garage (primary use)	P	P

Land Use Category	M-1	M-2
Utility Facility and Infrastructure		
Public utility and public service facility	P	P
Public utility service yard	P	P
Retail, Service, and Office Uses		
Building Materials Stores and Yards		
Building materials sales yard	P ²	P ²
Lumber yard	P ²	P ²
Lumber yard – new and used, sales and storage	P ²	P ²
Business Support Services		
Armored car service	P ²	P ²
Appliance, radio and television, repair shop	P ²	P ²
Blueprinting/photostating service	P ²	P ²
Delivery service	P ²	P ²
Disinfecting or fumigating	P ²	P ²
Drafting service	P ²	P ²
Equipment rental agency	P ²	P ²
Gardening and landscaping; service yard and work shop	P ²	P ²
Grinding/sharpening service	P ²	P ²
Gunsmith	P ²	P ²
Janitorial	P ²	P ²
Laboratory, materials testing	P ²	P ²
Laboratory, medical, dental, or optical	P ²	P ²
Laboratory, research, experimental	P ²	P ²
Locksmith, safe repair shop	P ²	P ²
Mail order business	P ²	P ²
Pest control	P ²	P ²
Pool service	P ²	P ²
Security service	P ²	P ²
Taxicab service and storage	P ²	P ²
Towing service	P ²	P ²
Trailer sale, rental service (utility trailers only/not for habitation)	P ²	P ²
Tree service	P ²	P ²

Land Use Category	M-1	M-2
Upholstery, furniture cleaning	P ²	P ²
Video tape editing, processing	P ²	P ²
Equipment Sales and Rental		
Hay, seed, grain and farm equipment store	P ²	P
Heavy equipment storage, sales, rental, service and repair yard	P ²	P
Machinery rental yard	P ²	P
Military surplus equipment and goods	P ²	P
Retail, Accessory		
Cafe/restaurant, freestanding or occupying more than 15% of a building	P ⁵	P ⁶
Manufacturing and distribution of pools, spas – sales and display permitted as an incidental use provided it does not exceed 25% of the total floor area	P ⁵	P ⁶
Retail, General		
Certified farmers market (if located within a building)	AUP	L
Firewood, fuel sales and storage	AUP	L
Hay, seed, grain and farm equipment store	AUP	L
Automobile and Vehicle Uses		
Auto and Vehicle Storage		
Auto storage, indoor	P ²	P ²
Auto storage, outdoor	P ²	P ²
Parking yard for damaged vehicles	P ²	P ²
Parking yard for towed operable vehicles (requires on-site office for vehicle retrieval)	P ²	P ²
Recreational vehicle and boat storage – outdoor	P ²	P ²
Recreational vehicle and boat storage – indoor	P ²	P ²
Storage of dismantled vehicles	P ²	P ²
Vehicle Services, Major		
Antique auto, storage and rebuilding	P ²	P ²
Boat service and repair	P ²	P ²
Heavy equipment storage, sales, rental, service and repair yard	P ²	P ²
Painting	P ²	P ²
Reconditioning	P ²	P ²

Land Use Category	M-1	M-2
Repair and overhauling	P ²	P ²
Repair garage, machine repair and overhaul	P ²	P ²
Upholstering	P ²	P ²
Vehicle Services, Minor		
Heavy equipment storage, sales, rental, service and repair yard	P ²	P ²
Inspection station	P ²	P ²
Motorcycle repair, dismantling	P ²	P ²
Tire shop, including sales and installation	P ²	P ²
Industrial, Manufacturing, and Processing Uses		
Agricultural Products Processing		
Agricultural uses	C	P
Honey extraction	C	P
Olive processing plants	C	P
Manufacturing, Major		
Aircraft engine testing	L ²	P
Alcohol, industrial or grain manufacture	L ²	P
Ammonia, bleaching powder or chlorine manufacture	L ²	P
Animal slaughter	L ²	P
Asphalt manufacture or refining	L ²	P
Blast furnace or coke oven	L ²	P
Boiler works	L ²	P
Brick, adobe, tile, terra cotta or concrete products	L ²	P
Canneries	L ²	P
Chemical manufacture	L ²	P
Concrete or cement products manufacture	L ²	P
Dead animal reduction	L ²	P
Distillation of bones	L ²	P
Drop forge industry manufacturing, including forges with power hammers	L ²	P
Fat rendering, except as an incidental use	L ²	P
Garbage or offal reduction	L ²	P
Fish smoking, curing or canning	L ²	P

Land Use Category	M-1	M-2
Iron or steel foundry or fabrication plant and heavyweight casting	L ²	P
Lampblack manufacture	L ²	P
Lightweight nonferrous metal casting foundry	L ²	P
Linoleum and oilcloth manufacture	L ²	P
Manufacture of sauerkraut, vinegar, yeast	L ²	P
Milk products plant, dairy	L ²	P
Ore reduction	L ²	P
Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture	L ²	P
Paper and pulp manufacture	L ²	P
Petroleum products manufacture	L ²	P
Plastic manufacture	L ²	P
Potash works	L ²	P
Quarry or stone mills	L ²	P
Railroad repair shops	L ²	P
Rocket testing facilities	L ²	P
Rolling mills	L ²	P
Rubber fabrication or products made from finished rubber	L ²	P
Smelting of tin, copper, zinc, or iron ore	L ²	P
Soap manufacture	L ²	P
Sodium compound manufacture	L ²	P
Tannery or the curing or storing of raw hides	L ²	P
Tar distillation or tar products manufacture	L ²	P
Tire retreading, recapping and rebuilding	L ²	P
Wool pulling or scouring	L ²	P
Manufacturing, Minor		
Air separation plant	P ²	P
Assembly of plastic items from finished plastic	P ²	P
Assembly of small electrical and electronic equipment	P ²	P
Boat building	P ²	P
Book binding	P ²	P

Land Use Category	M-1	M-2
Bottling plants	P ²	P
Butcher, wholesale (excluding slaughterhouse)	P ²	P
Carpet and rug cleaning plants	P ²	P
Ceramic products using only previously pulverized clay and fired in kilns using electricity or gas only	P ²	P
Egg processing facilities	P ²	P
Electric or neon sign manufacture	P ²	P
Garment manufacture	P ²	P
Ice manufacture and cold storage	P ²	P
Laundries, cleaning and dyeing plants	P ²	P
Machinery shop uses: • Blacksmith shops • Cabinet or carpenter shops • Electric motor rebuilding • Machine shops • Manufacturing, compounding, assembly, or treatment of articles or merchandise from previously prepared metals • Plumbing shops • Sheet metal shops • Welding shops	P ²	P
Manufactured home sales, rental, storage, and assembly	P ²	P
Manufacturing and distribution of pools, spas – sales and display permitted as an incidental use provided it does not exceed 25% of the total floor area	P ²	P
Manufacturing, compounding or processing of such products as: • Bakery goods • Candy • Cosmetics • Dairy products • Drugs • Fruits and vegetables (packing only) • Meat products • Other food products (excluding fish, meat, sauerkraut, wine, yeast, and rendering of fats and oils) • Perfume • Toiletries	P ²	P
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: • Bone • Canvas • Cellophane • Cloth • Cork • Feathers • Felt • Fiber • Fur • Hair	P ²	P

Land Use Category	M-1	M-2
• Horn • Glass • Leather • Paper, no milling • Precious or semiprecious stones or metals • Plaster • Plastic • Shells • Textiles • Tobacco • Wood • Yarns		
Mixing, batching, and compounding of paint, adhesives and resins	P ²	P
Photographic chemical processing and wholesale distribution	P ²	P
Planing and sawmills	P ²	P
Printing shops, lithography, publishing	P ²	P
Rubber and metal stamps, musical instruments, toys and novelties	P ²	P
Winery, brandy distillery or brewery	P ²	P
Recycling Facility, Processing		
Recycling plant	L	P
Recycling Facility, Scrap and Dismantling Facility		
Automobile wrecking yard	N	C
Junk tire handling, including: junk tire recycling, shredding, cutting, splitting, and/or storage	N	C
Machinery wrecking yard	N	C
Storage, Personal Storage Facility		
Moving and storage	P ²	P
Storage building, mini	P ²	P
Storage, warehouse		
Commercial grain elevators	P ²	P
Frozen food lockers, cold storage	P ²	P
General storage	P ²	P
Storage, Yards (note: storage yards are permitted if incidental to a permitted use and screened)		
Brick yard	N	P ²
Contractor's storage yard	N	P ²
General storage	N	P ²
Moved building storage (long term)	N	P ²
Moved building storage, temporary (7	N	P ²

Land Use Category	M-1	M-2
days or less)		
Public utility service yard	N	P ²
Used building materials scrap or junk yard	N	P ²
Wholesale and Distribution		
Bottled gas sale and related storage	P ²	P
Nursery, wholesale	P ²	P
Storage and distribution of bottled gas	P ²	P
Wholesaling and warehousing	P ²	P
Special Regulated Uses		
Recycling Facility, Collection Facility		
Recycling center	L	P
Sexually Oriented Businesses		
Adult book stores	P	P
Adult motion picture theater	P	P
Adult live theater	P	P
Adult video tape stores	P	P
Miscellaneous		
Classified as an accessory use		
Coffee shop, snack bar, delicatessen, cafeteria, when located as one tenant in a building	P ⁵	P ⁶
Offices, when incidental to a permitted use	P ⁵	P ⁶
Parts sales when incidental to a permitted use	P ⁵	P ⁶
Not Listed		
Gas and oil wells	N	N
Hazardous waste storage, disposal facility	N	N
Irrigation disposal of wastewater	N	N
Lagoon disposal of wastewater	N	N
Private airports, landing fields and heliports approved by CAD and FAA	N	N
Public use airports, aircraft landing fields, and heliports	N	N
Stock yard or feeding pens	N	N
See Signs (Chapter 23.743 RCMC)		
Signs, off-site		

Land Use Category	M-1	M-2
Sign relocation, off-site		
Signs, on-site		
Temporary Use Permit Required		
Certified farmers market	TUP	TUP
Temporary concession stand	TUP	TUP
Circus	TUP	TUP

Notes:

1. Trade schools permitted by right; all other schools require an LUP.
 2. Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
 3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted use (e.g., breweries, wineries). Only retail sale of alcohol is permitted as part of the primary use. All other types of off-site sales (e.g., convenience store) require a conditional use permit. See Wholesale and Distribution for non-retail sales.
 4. On-site sales permitted with limited use permit. Off-site requires a conditional use permit.
 5. Incidental sales up to 15 percent of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15 percent of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of a limited use permit.
 6. All retail, accessory and office, accessory uses are permitted up to a combined 50 percent of total building square footage.
 7. The following limitations apply to retail, accessory and office, accessory in the M-2 district:
 - a. Sales are allowed when incidental to a permitted use and sales and stock room area do not exceed 25 percent of total floor area;
 - b. Offices are allowed when incidental to a permitted use and do not exceed 25 percent of total floor area;
 - c. Cafes/restaurants are allowed up to 15 percent of building square footage (freestanding restaurants require the issuance of a CUP);
 8. Up to 50 percent of total building area may be used for storage, warehousing, distribution or similar use as a permitted use. A CUP is required to exceed this percentage.
 9. This use is permitted if an integral part of the primary use (unrelated, incidental rental operations are not permitted). Additional provisions in RCMC 23.913.040 apply.
- [Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A)].

Article 7. Site Planning and Development Standards

Overview
This article provides standards to ensure that properties are developed consistent with the General Plan vision of a quality-built environment, reflected in the character of neighborhoods, walkable developments, unified architectural details, landscaping and integrated public spaces. This article will also ensure that development is safe and functional, interconnected with adjacent properties and the surrounding neighborhood, and visually consistent with the community. To achieve these objectives, this article provides development regulations related to site-specific components of projects, such as landscaping, parking, loading, lighting, pedestrian facilities, public spaces, accessory structures, and signage.

Chapter 23.701 HEIGHT MEASUREMENT AND EXCEPTIONS

Sections:

23.701.010	Purpose.
23.701.020	Definitions.
23.701.030	Height regulations.
23.701.040	Height measurement.
23.701.050	Height exceptions.

23.701.010 Purpose.

The purpose of this chapter is to provide the rules for determining and calculating height of structures within the city. Additionally, it includes exceptions to the height requirements of the underlying zoning district based on use type and features. The intent of these regulations is to provide for compatibility of building height when adjacent lots have different maximum height limits or there are different grade levels between a development site and its adjacent roadway. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.1.010)].

23.701.020 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

A. "Basement" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above which is partly below grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the floor above.

B. "Grade" is the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five feet distant from said wall, or the lowest point of elevation on the finished surface of the ground between the exterior wall of a building and the property line if it is less than five feet distant from said wall. In cases where walls and fences are parallel to and within five feet of a public sidewalk, alley, or other public way, the grade shall be the elevation of the sidewalk, alley, or public way. In the case of signs, "grade" is the lowest point of elevation of the finished surface of the ground at the base of the sign, or in the case of a double support, the lowest point of elevation of the finished surface of the ground at the supports.

C. Grade, Existing. "Existing grade" shall mean the natural grade in place prior to the preparation of property for development. For individual recorded lots, "existing grade" shall mean natural grade or the grade established as a part of the development of the subdivision.

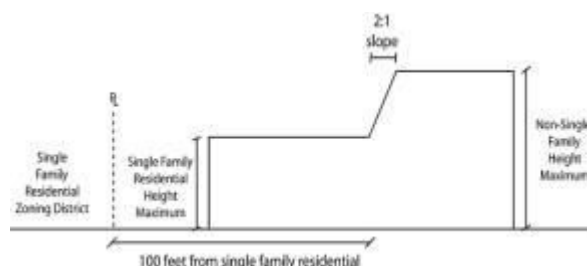
D. Grade, Finish. "Finish grade" shall mean the final contour of the ground surface of a site that conforms to the approved grading plan inclusive of cut and fill when not part of master grading of a subdivision. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.1.020)].

23.701.030 Height regulations.

A. Generally. Except as otherwise provided by this chapter or any other provisions of this title, all structures shall be limited to the maximum height identified in the underlying (or applicable overlay) zoning district as identified in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards), to the maximum height allowed for accessory structures as identified in Chapter 23.734 RCMC (Residential Accessory Structures), or to the maximum height allowed for telecommunication facilities as identified in RCMC 23.907.020 (Telecommunication facilities). The height provisions for buildings or structures shall be interpreted so that both the limitation as to the number of stories and the limitation of the height in feet shall both apply when both standards are listed.

B. Height Compatibility with Single-Family Development. Whenever a structure is proposed on a lot that is adjacent to a single-family residential zone (e.g., CMU adjacent to RD-5), the proposed structure shall maintain the same maximum height allowed in the adjacent single-family residential zone (e.g., the RD-5 lot) within 100 feet of the shared property line. From that point measured 100 feet from the shared line, the maximum height of the proposed structure may increase to the maximum allowed by its underlying zoning at a two-to-one ratio. See Figure 23.701-1 (Height Compatibility with Single-Family Development). In the instance where the zones are separated by a public right-of-way, this rule shall still apply and the 100-foot distance measurement shall begin from the property line of the residential zone adjacent to the right-of-way.

Figure 23.701-1: Height Compatibility with Single-Family Development

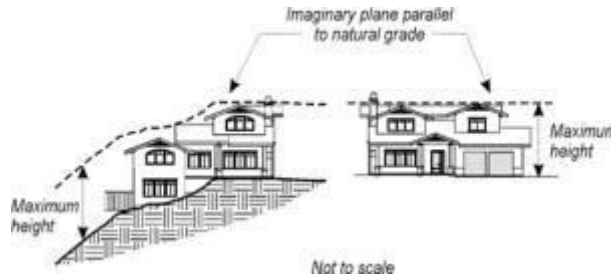


C. Height Limits in Aircraft Approach Zones. In any zone, no tree or other object of natural growth shall be allowed to grow and no building or appurtenance thereon, tower, or other structure shall be erected or maintained to exceed the height limits developed for aircraft approach and take-off areas, nor the imaginary surfaces as defined by the Federal Aviation Administration. Such approach and take-off areas may be depicted on the zoning map for reference. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.1.030)].

23.701.040 Height measurement.

The height of a structure shall be measured as the vertical distance from the finish grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade (see Figure 23.701-2, Measurement of Height).

Figure 23.701-2: Measurement of Height



[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.1.040)].

23.701.050 Height exceptions.

Exceptions to the height regulations are as follows:

A. General Height Exceptions. Towers, penthouses, and other roof structures for the purpose of shelter for mechanical equipment, cupolas, water tanks, church steeples, carillon towers, radio/television antennas, and similar structures and necessary mechanical appurtenances may be erected on a building, or on the ground, to a height greater than the limit otherwise established within the underlying zone, or for that use; provided, that no such exception shall cover at any level more than 15 percent of the area of the lot nor have an area at the base greater than 1,600 square feet. (See RCMC 23.907.020 (Telecommunication facilities) for dish antenna regulations.) All construction is subject to approval of building inspection. Signs may not be placed on such structures at any height exceeding the height of an otherwise permitted building. Fences or walls may be required and conditioned to exceed six feet in height for a project, as determined by the approving authority hearing related planning matters on the same parcel of land.

B. Height Exceptions for Residential Zones. As part of design review, the designated approving authority may allow apartment houses, schools, churches, public buildings, and other similar buildings to be erected to a height not to exceed 75 feet; provided, that the required yards are increased one foot for each one foot of height increase of said building.

C. Mixed-Use, Automotive, and Industrial Zones. As part of design review, the designated approving authority may permit the maximum height for buildings in the mixed-use, automotive, and industrial zones to be increased to a maximum of 150 feet; provided, that all portions of the building exceeding the underlying height maximum are set back from the ultimate right-of-way line of all abutting streets and freeways a distance at least equal to the height of that portion of the building. For any residential portion of a hotel or a residential use, all required yards and courts shall be increased one square foot for each foot that such building exceeds the maximum height of the underlying zoning district. In any case, the floor area to lot area ratio shall not exceed that allowed in the underlying zoning district or two-and-one-half to one when no maximum is specified. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.1.050)].

Chapter 23.704 YARD MEASUREMENT AND PROJECTIONS

Sections:

- 23.704.010 Purpose.
- 23.704.020 Definitions.
- 23.704.030 Yard and setback regulations.
- 23.704.040 Allowed encroachments/projections into required yards.

23.704.010 Purpose.

The purpose of this chapter is to establish rules and regulations for setback measurement, yard areas, and encroachments. These provisions, in conjunction with other applicable provisions of this title, are intended to ensure open areas around primary structures, maintain clear visibility for traffic safety and pedestrian access, buffer between property and land uses, and establish natural and visual light and air space privacy, landscaping, and recreation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.2.010)].

23.704.020 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

“Lot” means a parcel of land shown on a subdivision map, parcel map, certificate of compliance, or a record of survey map, or described by metes and bounds and recorded in the office of the county recorder of Sacramento County, or a site under one ownership having an area for each main building or use as required in the applicable zone and having a frontage upon or access by adequate public easement to a public street, road, or highway. Types of lots include the following and are described in Figure 23.704-1 (Lot and Yard Types):

A. “Lot, corner” means a lot situated at the intersection of two or more public streets having an angle of intersection of not more than 135 degrees.

B. “Lot, interior” means a lot other than a corner lot.

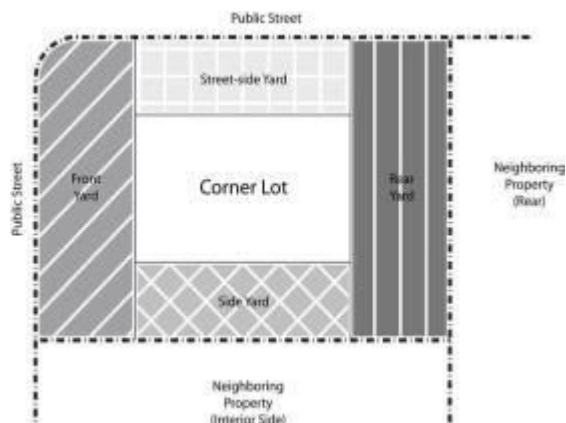
C. “Lot, through” means a lot having a frontage on two parallel or approximately parallel streets.

D. “Lot, flag” means a parcel of land shaped like a flag; the staff (access corridor) is a narrow strip of land providing vehicular and pedestrian access to the street with the bulk of the property lying to the rear of other lots.

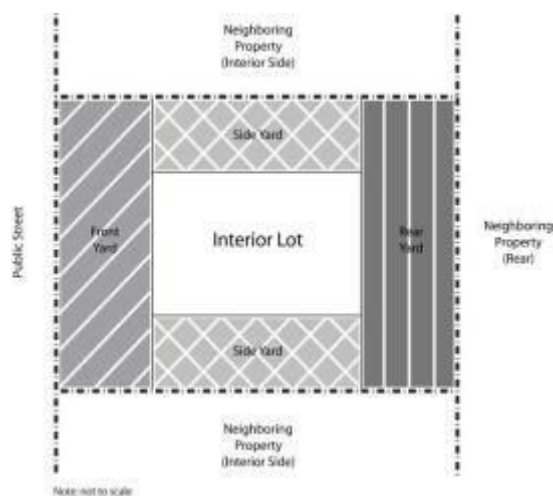
Figure 23.704-1: Lot and Yard Types

Corner Lot

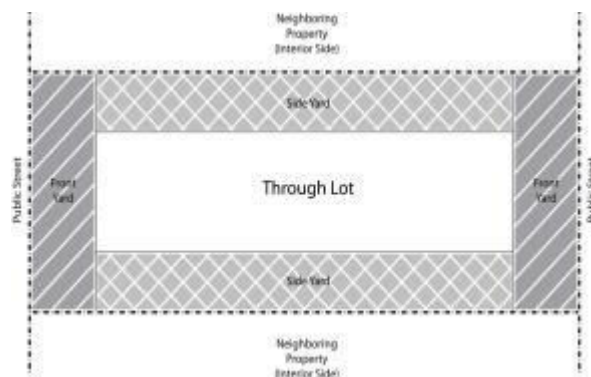
Rancho Cordova Municipal Code
Chapter 23.704 YARD MEASUREMENT AND
PROJECTIONS



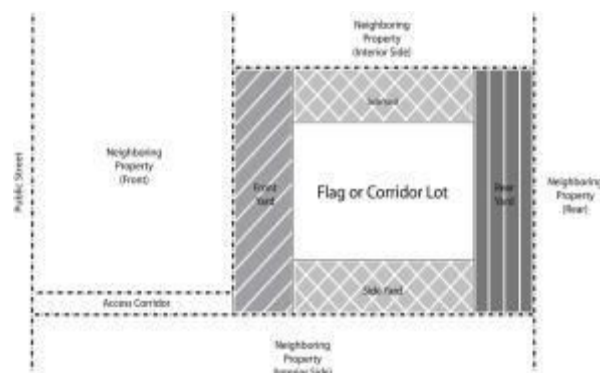
Interior Lot



Through Lot



Flag Lot



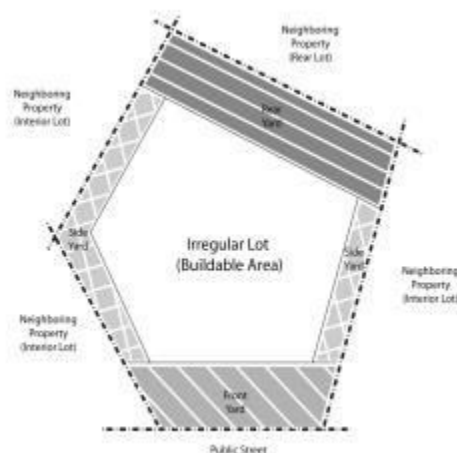
“Lot depth” means the horizontal distance between the front and rear lot lines measured on the longitudinal center line.

“Lot frontage” means the portion of a property that abuts one side of a public street which allows primary access to the property. The public street frontage for lots fronting on a curved street, or on the curved portion of a cul-de-sac street, shall be measured along an arc located within the front 50 feet of the lot and based on a center point coincidental with the center point of the street curve. If such arc is farther than 20 feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot.

“Lot line, front” means, in the case of an interior lot, a line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street. In the case of a square or nearly square-shaped corner lot, the owner may choose which street shall be designated as the front of the lot. Once the choice of frontage has been made, it cannot be changed unless all requirements for yard space are complied with.

“Lot line, rear” means a lot line which is opposite and most distant from the front lot line and, in case of an irregular, triangular, or gore-shaped lot, a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line. See Figure 23.704-2 (Setbacks for Irregular Lots).

Figure 23.704-2: Setbacks for Irregular Lots



“Lot line, side” means any lot boundary line not a front lot line or a rear lot line.

“Lot width” means the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

“Right-of-way line” means the future right-of-way line or plan lines of any highway or street as shown on the current circulation plan roadway system and sizing map of the city’s General Plan.

“Setback” means the minimum distance between a structure and a property line of the lot, measured at a right angle from the designated property line.

“Yard” means an open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this code. Types of yards include the following and are described in Figure 23.704-1 (Lot and Yard Types):

A. “Yard, front” means a yard extending across the full width of the lot between the front of the main building and the front lot line. The depth of the required front yard shall be measured horizontally between the nearest part of the closest building and the nearest point of the front lot line.

B. “Yard, rear” means a yard extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

C. “Yard, side” means a yard between a building and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the closest building.

D. “Yard, side street” means a yard between a building and the side lot line adjacent to the street right-of-way, extending from the front yard to the rear yard. The depth of the required side street yard shall be measured horizontally between the nearest part of the closest building and the nearest point of the side lot line adjacent to the street.

Yard Area, Actual. The actual yard area of a lot is the horizontal area between the property line and a parallel line along the nearest structure located outside of the required setback area.

Yard Area, Required. The required yard area (front, interior side, street side, and/or rear) of a lot is the horizontal area between the property line and the minimum setback distance for the respective yard pursuant to Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.2.020)].

23.704.030 Yard and setback regulations.

A. Required Yard Area. Except as otherwise specified in this zoning code, required yard areas shall be kept free of buildings and structures.

B. Vertical Clearance. Except as otherwise provided in this title, every part of a required yard shall be open from its lowest point to the sky unobstructed. Building overhangs, bay windows, and other such elements may intrude as permitted.

C. Lots Abutting Two or More Streets. In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required setback of any of the streets.

D. Through Lots. Where a through lot has a depth of 125 feet or more, said lot shall be subject to front yard setback requirements, and other requirements related to a front yard along the secondary frontage.

E. Lot Area, Depth, Width, and Setback Reduction. Where a lot area or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for a highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication had not taken place.

F. Setback Measurement. The setbacks of all buildings and structures shall be determined by the exterior boundaries of the streets and highways and their proposed widening and extensions as indicated on the circulation plan roadway system and sizing map of the city's General Plan. The width of any street or highway which does not appear in the circulation plan shall be determined from the standards for street widths and improvements set forth in the city's development standards.

G. Flag Lots. Flag lots shall have a minimum frontage width at the entrance to the parcel from the public right-of-way of 20 feet. No portion of the access corridor shall have a width less than 20 feet. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.2.030)].

23.704.040 Allowed encroachments/projections into required yards.

The following encroachments shall be permitted; provided, that all such features and structures maintain a minimum three-foot setback from all property lines and a minimum distance of six feet from any other structure:

A. Detached accessory structures as identified in Chapter 23.734 RCMC (Residential Accessory Structures).

B. Cornices, sills, eaves, canopies, awnings, and similar features may encroach into any required yard area a distance not to exceed 24 inches.

C. Window bays, including roof overhangs, having a minimum surface area of 50 percent glass, may encroach 24 inches into the required yard area when the finished floor of the window bay is at least 15 inches above the finished floor of the room.

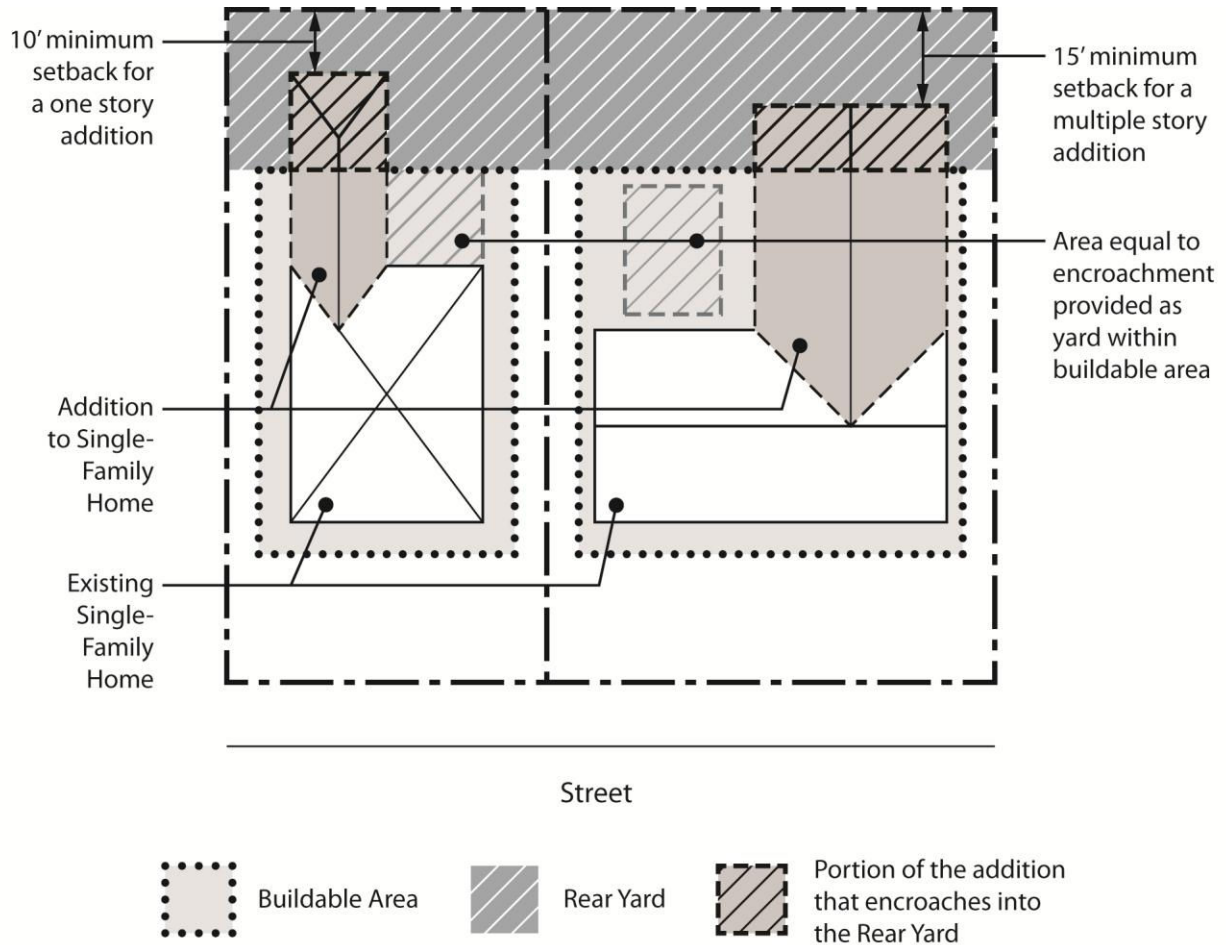
D. Fire escapes, outside stairways, balconies, and water heater enclosures projecting into a yard, court, or place not more than 36 inches and the ordinary projections of chimneys and flues may be permitted by the chief building official where the same are so placed as not to obstruct the light and ventilation of the subject property.

E. For single-family residential development, a portion of the main building may project into the required rear yard area; provided, that an equal area of the buildable portion of the lot (this area can be anywhere on the lot) is provided as a yard or court. See Figure 23.704-3 (Single-Family Encroachment). Minimum setbacks are required as follows:

1. One-story additions shall be set back a minimum of 10 feet from the rear property line.

2. Additions exceeding one story shall be set back a minimum of 15 feet from the rear property line.

Figure 23.704-3: Single-Family Encroachment



[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.2.040)].

Chapter 23.707 INTEGRATED DEVELOPMENTS

Sections:

23.707.010	Purpose.
23.707.020	Definition of integrated developments.
23.707.030	Objective of integrated developments.
23.707.040	Applicability.
23.707.050	Review of integrated developments.
23.707.060	Types of integrated developments.

23.707.010 Purpose.

The purpose of this chapter is to create special regulations for projects with multiple parcels and/or buildings. The intent is to encourage the integration of uses (vertically and horizontally) and to establish flexibility in the strict zoning regulations as they apply. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.3.010)].

23.707.020 Definition of integrated developments.

For purposes of this title, an “integrated development” is a group of two or more adjacent parcels or uses planned and/or developed in a joint manner which may include shared buildings, public spaces, landscape, and/or parking facilities. Integrated developments may be under single or multiple ownership. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.3.020)].

23.707.030 Objective of integrated developments.

The objective of an integrated development is to maximize development opportunities and minimize site constraints for a dynamic mix of uses (horizontally and/or vertically) with high quality and compatible design. Integrated developments are often governed by a common business, tenant, homeowner or other association, or by common conditions, covenants, and restrictions (CC&Rs), regardless of whether such uses or entities are located on the same lot or parcel. Individual parcels and pieces of the development act as puzzle pieces that connect and work together to create a seamless picture. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.3.030)].

23.707.040 Applicability.

The provisions for integrated developments herein are only applicable to the medium density residential (MDR), high density residential (HDR), and mixed-use districts (RMU, CMU, OPMU, OIMU, LIBP, VC, LTC, RTC). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.3.040)].

23.707.050 Review of integrated developments.

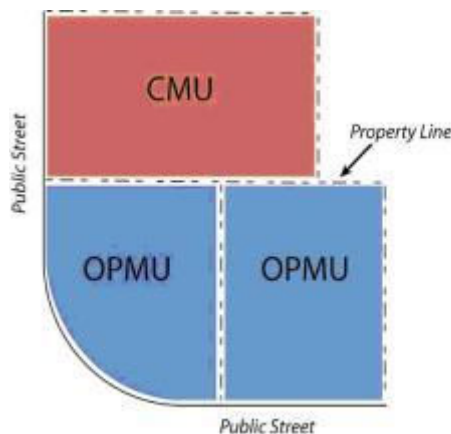
The city encourages integrated developments as a means to maximize development opportunities and to create dynamic and high quality projects throughout the community. The purpose requiring design review for integrated developments is to ensure quality design, but also to allow flexibility in development standards for vertical

and/or horizontal integration of uses. Integrated developments may also require a conditional use permit, depending upon the proposed uses, as outlined in RCMC 23.707.060 (Types of integrated developments). In reviewing integrated developments, the city will analyze the combined development rights applicable to the individual subject parcels that comprise the integrated development. The development rights of each parcel are available, on an aggregate basis, to the entire integrated development.

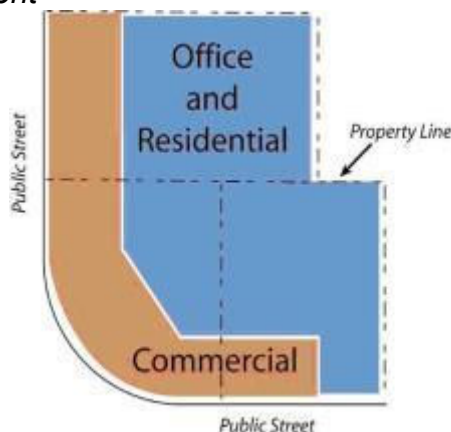
For example, if an integrated development includes parcels zoned office professional mixed-use (OPMU) and parcels zoned commercial mixed-use (CMU), the corresponding development rights are not constrained to each individual parcel, respectively. Rather, the integrated development may redistribute the development rights available in the CMU zone in some portion of the integrated development other than just the property(ies) zoned CMU. The intent is to provide design flexibility and promote a better integration of uses than would otherwise be available for “nonintegrated” or “stand-alone” developments. Figure 23.707-1 (Example Integrated Development) illustrates this concept. The city will also review the relationship of the uses to ensure the different pieces of the development are integrated together (e.g., pedestrian circulation and spaces, parking, lighting, access).

Figure 23.707-1: Example Integrated Development

Zoning



Integrated Development



[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.3.050)].

23.707.060 Types of integrated developments.

Integrated developments can be achieved in a number of ways. This section is intended to explain a variety of scenarios in which integrated developments may be considered. In all cases, the individual pieces work together to create the integrated development. Integrated developments may include a combination of developed and undeveloped parcels.

A. Common Ownership of Multiple Parcels. In instances where multiple parcels (either contiguous with shared property lines or located across the street from one another) are under the sole ownership of one party or ownership entity, a design review application may be submitted that involves all of the subject properties and as such will be considered together with respect to the design consideration and development rights.

B. Multiple Ownership of Multiple Parcels. Multiple property owners may bring forward a design review application for an integrated development where subject parcels are contiguous or are located across the street from one another. As with common ownership, the application will be considered with respect to the zoning districts of the collective properties.

C. Single Parcel with Multiple Uses. A property owner of a single parcel may submit a design review application for an integrated development which includes multiple uses in a single building or in multiple buildings on the site. The city may grant a conditional use permit to deviate from the predominant use of a mixed-use designation by up to 10 percent (e.g., to allow 41, rather than 51, percent office use in an office professional mixed-use district).

D. Single Parcel with Supportive Use. A property owner may submit a design review application for a single parcel integrated development that includes a use(s) that would normally be supported within the zone but is not proposed in conjunction with a primary use (e.g., restaurant use within the OIMU zone). In such instances, the city will consider a conditional use permit application on a case-by-case basis to determine if the proposed use can function as an integrated use with surrounding uses. In addition to the standard CUP finding in RCMC 23.134.030, the designated approving authority shall make the following findings:

1. That the proposed use supports the activities of the surrounding uses;
2. That the proposed use does not cause the character or overall development pattern of the area to change contrary to the development characteristics of the underlying zoning district; and
3. That the intensity of the proposed use does not create a use that is predominant within the integrated development and, as such, would otherwise require a rezoning. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.3.060)].

Chapter 23.710

HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

Sections:

23.710.010	Purpose.
23.710.020	Definitions.
23.710.030	Eligibility for incentives and bonuses.
23.710.040	General provisions for incentives and bonuses.
23.710.050	Number and types of incentives and bonuses allowed.
23.710.060	Location of bonus units.
23.710.070	Continued availability.
23.710.080	Process for approval or denial.

23.710.010 Purpose.

The purpose of this chapter is to provide incentives for the production of housing for very low, low, and moderate income, special needs, and senior households in accordance with Government Code Sections 65915 through 65918. In enacting this chapter, it is the intent of the city council to facilitate the development of affordable housing and to implement the goals and policies of the city's General Plan housing element. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.010)].

23.710.020 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

"Affordable rent" means monthly housing expenses, including a reasonable allowance for utilities, for rental target units reserved for very low or lower income households, not exceeding the following calculations:

A. Very low income: 50 percent of HUD determined area median income for Sacramento County, adjusted for household size, multiplied by 30 percent and divided by 12.

B. Lower income: 80 percent of the HUD determined area median income for Sacramento County, adjusted for household size, multiplied by 30 percent and divided by 12.

"Affordable sales price" means a sales price at which lower or very low income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the development.

"Child care facility" means a facility installed, operated, and maintained for the nonresidential care of children as defined under applicable state licensing requirements for the facility. Such facilities include, but are not limited to, infant centers, preschools, extended day care facilities, school-age child care centers, or family day care homes as defined in this title.

"Density bonus" means a density increase over the otherwise maximum allowable residential density under the applicable zoning district and the land use element of the General Plan.

“Density bonus housing agreement” means a legally binding agreement between a developer and the city to ensure that the requirements of this chapter are satisfied.

“Density bonus units” means those residential units granted pursuant to the provisions of this chapter which exceed the otherwise maximum residential density for the development site.

“Equivalent financial incentive” means a monetary contribution, based upon a land cost per dwelling unit value, equal to one of the following:

- A. A density bonus and an incentive(s); or
- B. A density bonus, where an incentive(s) is not requested or is determined to be unnecessary.

“Housing cost” means the sum of actual or projected monthly payments for all of the following associated with for-sale target units: principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, homeowner association fees, and a reasonable allowance for utilities. Adjustments should be made as necessary for down payment assistance.

“Housing development” means one or more groups of projects for residential units planned for construction in the city. It includes a subdivision or common interest development as defined in Section 1351 of the Civil Code, residential units or unimproved residential lots, the rehabilitation of existing multifamily dwellings where the rehabilitation would result in a net increase in available units, and the conversion and rehabilitation of an existing commercial building to residential use.

“Incentive and concession” means such regulatory concessions as specified in subdivision (I) of Government Code Section 65915 which include, but are not limited to, the following:

- A. The reduction of site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable financially sufficient and actual cost reductions;

- B. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located;

- C. Direct financial assistance; and/or

- D. Other regulatory incentives or concessions which result in identifiable cost reductions or avoidance.

“Lower income household” means a household whose income does not exceed the lower income limits applicable to Sacramento County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.

“Maximum residential density” means the maximum number of residential units permitted by the city’s General Plan land use element and zoning ordinance at the time of application.

“Moderate income household” means a household whose income does not exceed the moderate income limits applicable to Sacramento County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

“Nonrestricted unit” means all units within a housing development excluding the target units.

“Persons and families of moderate income” shall mean households whose income does not exceed the moderate limits applicable to Sacramento County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50093 of the California Health and Safety Code.

“Qualifying housing development” is a housing development where the applicant or developer of the housing development agrees to provide one or more of the following:

A. At least 10 percent of the total units of the housing development as target units affordable to lower income households;

B. At least five percent of the total units of the housing development as target units affordable to very low income households;

C. At least 10 percent of the total dwelling units in a common interest development project (as defined by subsection (f) of Section 1351 of the California Civil Code) or in a planned development (as defined in subsection (k) of Section 1351 of the California Civil Code) for persons of moderate income; or

D. Senior citizen housing.

“Qualifying senior resident” means senior citizens or other persons eligible to reside in a senior citizen housing development.

“Senior citizen housing development” means a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least 35 dwelling units and complies with the requirements of California Civil Code Section 51.3.

“Special needs population” means persons identified as having special needs related to any of the following:

A. Mental health;

B. Physical disabilities;

C. Developmental disabilities, including, but not limited to, mental retardation, cerebral palsy, epilepsy, and autism;

D. The risk of homelessness; or

E. Persons eligible for mental health services funded in whole or in part by the mental health services fund, created by Section 5890 of the Welfare and Institutions Code.

“Target unit” means a dwelling unit within a housing development which will be reserved for sale or rent to, and affordable to, very low or lower income households or qualifying senior residents.

“Very low income household” means a household whose income does not exceed the very low income limits applicable to Sacramento County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50105 of the California Health and Safety Code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.020)].

23.710.030 Eligibility for incentives and bonuses.

The city of Rancho Cordova shall grant one density bonus, with concessions or incentives, as specified in RCMC 23.710.050 (Number and types of incentives and bonuses allowed), or provide other incentives or concessions of equivalent financial value based upon the land cost per dwelling unit, when the applicant for the housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least one of the following:

- A. Ten percent of the total units of a housing development for lower income households;
- B. Five percent of the total units of a housing development for very low income households;
- C. Housing for special needs populations;
- D. A senior citizen housing development; or
- E. Ten percent of the total dwelling units in a common interest development as defined in Section 1351 of the California Civil Code for persons and families of moderate income; provided, that all units in the development are offered to the public for purchase. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.030)].

23.710.040 General provisions for incentives and bonuses.

The following general provisions apply to the application and determination of all incentives and bonuses:

- A. All density calculations resulting in fractional units shall be rounded up to the next whole number.
- B. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, rezone, or other discretionary approval.
- C. The density bonus shall not be included when determining the number of housing units that is equal to five or 10 percent of the total.
- D. Upon request by the applicant, the city shall not require that a housing development meeting the requirements of RCMC 23.710.030 (Eligibility for incentives and bonuses) provide a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following:
 - 1. Zero (studio) to one bedrooms: one on-site parking space per unit;
 - 2. Two to three bedrooms: two on-site parking spaces per unit;
 - 3. Four and more bedrooms: two and one-half parking spaces per unit.
- E. If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.
- F. The city shall not apply any development standard that would have the effect of precluding the construction of a housing development meeting the requirements of RCMC 23.710.030 (Eligibility for incentives and bonuses) at the densities or with the incentives permitted by this chapter. An applicant may submit to the city a proposal for the waiver or reduction of development standards. Nothing in this subsection, however, shall be interpreted to require the city to waive or reduce development standards if the waiver or reduction would have a specific adverse impact, as defined in paragraph (2) of

subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Furthermore, the applicant shall be required to prove that the waiver or modification is necessary to make the target units economically feasible. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.040)].

23.710.050 Number and types of incentives and bonuses allowed.

A. General Project Density Bonus. A housing development that satisfies all applicable provisions of this chapter shall be entitled to the following density bonus:

1. For developments providing lower income target units, a 20 percent base density bonus plus a one-and-one-half percent supplemental increase over that base for every one percent increase in low income units above 10 percent. The maximum density bonus allowed including supplemental increases is 35 percent.
2. For developments providing very low income target units, a 20 percent base density bonus plus a two-and-one-half percent supplemental increase over that base for every one percent increase in very low income units above five percent. The maximum density bonus allowed including supplemental increases is 35 percent.
3. For senior citizen housing developments, a flat 20 percent density bonus.
4. For common interest developments providing moderate income target units, a five percent base density bonus plus a one percent increase in moderate-income units above 10 percent. The maximum density bonus allowed including supplemental increases is 35 percent.

B. Number of Incentives or Concessions. In addition to the eligible density bonus percentage described in this section, an applicant may request one or more incentives or concessions in connection with its application for a density bonus as follows:

1. One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.
2. Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.
3. Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

C. Available Incentives and Concessions. The following incentives and concessions are available for compliance with this chapter:

1. A reduction in the site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5, Section 18907 of Division 13 of the Health and Safety Code, including but not limited to a reduction in setback and square footage requirements and in ratio of vehicle

parking spaces that would otherwise be required and that results in identifiable, financially sufficient, and actual cost reductions.

2. Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and the nonresidential land uses are compatible with the housing development and surrounding development.

3. Other regulatory incentives or concessions proposed by the applicant or that the city determines will result in identifiable, financially sufficient, and actual cost reductions.

4. Priority processing of a housing development that provides income-restricted units.

D. Additional Density Bonus and Incentives and Concessions for Donation of Land to the City.

1. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the city and agrees to include a minimum of 10 percent of the total units before the density bonus for very low income households, as provided for in this subsection, the applicant shall be entitled to a 15 percent base density bonus plus a one percent supplemental increase for each additional percentage of very low income units, to a maximum density bonus of 35 percent.

2. The density bonus provided in this subsection shall be in addition to any other density bonus provided by this chapter to a maximum combined density bonus of 35 percent.

3. The applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:

a. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application;

b. The developable acreage and zoning designation of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development;

c. The transferred land is at least one acre in size or is of sufficient size to permit development of at least 40 units, has the appropriate General Plan land use and zoning designations, and is or will be served by all required public facilities and infrastructure;

d. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with the requirements of this chapter;

e. The land is transferred to the city or to a housing developer approved by the city; and

f. The transferred land shall be within the boundary of the proposed development or, at the city's approval, within one-quarter mile of the boundary of the proposed development.

4. Nothing in this subsection shall be construed to enlarge or diminish the authority of the city to require a developer to donate land as a condition of development.

E. Additional Density Bonus and Incentives and Concessions for Development of Child Care Facility.

1. Housing developments meeting the requirements of RCMC 23.710.030 (Eligibility for incentives and bonuses) and including a child care facility that will be located on the premises of, as part of, or adjacent to the housing development shall receive either of the following:

a. An additional density bonus that is an amount of square footage of residential space that is equal to or greater than the amount of square footage in the child care facility.

b. An additional incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility.

2. The density bonus housing agreement for the housing development shall ensure that:

a. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the target units are required to remain affordable; and

b. Of the children who attend the child care facility, the children of very low income households, lower income households, or persons or families of moderate income shall equal a percentage that is equal to or greater than the percentage of target units that are required pursuant to RCMC 23.710.030 (Eligibility for incentives and bonuses).

3. The city shall not be required to provide a density bonus or incentive or concession for a child care facility if it makes a written finding, based upon substantial evidence, that the community has adequate child care facilities. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.050)].

23.710.060 Location of bonus units.

As required by state law, the location of density bonus units within the housing development may be at the discretion of the developer. However, the inclusionary units shall be dispersed throughout the development (where feasible), shall contain, on average, the same number of bedrooms as the noninclusionary units in the development, and shall be compatible with the design or use of the remaining units in terms of appearance, materials, and quality finish. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.060)].

23.710.070 Continued availability.

A. If a housing development providing low or very low income target units receives only a density bonus, the target units must remain restricted to low or very low income households for a minimum of 30 years from the date of issuance of the certificate of occupancy.

B. If a housing development providing low or very low income target units receives both a density bonus and an additional incentive, the target units must remain restricted to low or very low income households for a minimum of 50 years from the date of issuance of the certificate of occupancy.

C. In the case of a common interest housing development providing moderate income target units, the initial occupant of the target unit must be a person or family of

moderate income. Upon resale, the seller of the target units shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation, which shall be used within three years for any of the purposes described in subdivision (e) of Section 33334.2 of the California Health and Safety Code that promote homeownership. The city's proportionate share shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of the initial sale. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.070)].

23.710.080 Process for approval or denial.

A. Process for Approval. The density bonus and incentive(s) and concession(s) request shall be considered in conjunction with any necessary development entitlements for the project. The designated approving authority for density bonuses shall be the city council. In approving the density bonus and any related incentives or concessions, the city and applicant shall enter into a density bonus agreement. The form and content of the density bonus agreement shall be determined by the city.

B. Approval Required Unless Denial Findings Made. The city shall grant the density bonus, incentive(s), and concession(s) requested by the applicant unless the city makes a written finding, based upon substantial evidence, of either of the following:

1. The incentive or concession is not required in order to provide for affordable housing costs or affordable rents.

2. The incentive or concession would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or physical environment or any real property that is listed in the California Register of Historical Resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.080)].

Chapter 23.713 CONDOMINIUM CONVERSION

Sections:

23.713.010	Purpose.
23.713.020	Definitions.
23.713.030	Application acceptance.
23.713.040	Permit required.
23.713.050	Application content.
23.713.060	Vacancy rate limitations.
23.713.070	Building code requirements.
23.713.080	Consumer protection provisions.
23.713.090	Anti-discrimination.
23.713.100	Preconversion protection.
23.713.110	Appliance warranties.
23.713.120	Development standards.
23.713.130	Lapse of condominium conversion permit.
23.713.140	Right to terminate conversion.

23.713.010 Purpose.

The provisions of this section shall apply to the development of all residential condominiums and stock cooperatives including the conversion of existing dwelling units to condominiums, row houses, townhouses, and stock cooperatives. The purpose of this chapter is to establish procedures for the conversion as well as to ensure that rental apartments being converted meet applicable physical standards. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.010)].

23.713.020 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

“Applicant” means the owner(s) or subdivider(s) with a controlling interest in the proposed project and any successors in interest.

“Condominium” specifically includes, but is not limited to, the conversion of any existing structure for sale pursuant to a method described in subsections (A) through (D) of this definition:

A. “Condominium” as defined by Section 783 of the Civil Code;

B. “Community apartment project” as defined by Section 11004 of the Business and Professions Code;

C. “Stock cooperative” as defined by Section 11003.2 of the Business and Professions Code; and

D. “Planned development” as defined by Section 11003 of the Business and Professions Code.

“Condominium conversion” or “conversion” means a change in the ownership of a parcel or parcels of property, together with structures thereon, whereby the parcel or parcels and structures previously used as rental units are changed to condominium

ownership. "Condominium conversion" includes projects which have previously obtained final map approval, but have not proceeded to sell any of the apartment units to individual unit owners.

"Condominium project" or "project" includes the real property and any structures thereon, or any structures to be constructed thereon, which are to be divided into condominium ownership.

"Condominium unit or units" means the individual spaces with a condominium project owned as individual estates.

"Eligible tenant" means any tenant who is a resident of the project proposed for conversion on the date notice of intent to convert is given as required by state law.

"Low income," when used by itself or as a modifier of "person" or "household" or other term, means a household whose income does not exceed 80 percent of the median income applicable to Sacramento County, adjusted for family size, as published and annually updated by the United States Department of Housing and Urban Development.

"Moderate income," when used by itself or as a modifier of "person" or "household" or other term, means a household whose income does not exceed 81 percent to 120 percent of the median income applicable to Sacramento County, adjusted for family size, as published and annually updated by the United States Department of Housing and Urban Development.

"Notice of intent to convert" means a notice required to be served upon tenants or prospective tenants pursuant to the requirements of Section 66427.1, 66452.8, 66452.9, or 66459 of the Subdivision Map Act. The definition includes both 60- and 180-day notices as further defined in the applicable section.

"Special category tenants" refers to persons or tenants who fall within one or more of the following categories:

- A. "Elderly" means individuals 62 years of age or older;
- B. "Handicapped or permanently disabled" as defined in Section 50072 of the California Health and Safety Code or 42 USC 423 and 24 CFR 8.3;
- C. "Low income" or "very low income" as defined in this section.

"Vacancy rate" means the actual physical vacancy rate of nonrented apartments in the project.

"Very low income," when used by itself or as a modifier of "person" or "household" or other term, means a household whose income does not exceed 50 percent of the median income applicable to Sacramento County, adjusted for family size, as published and annually updated by the United States Department of Housing and Urban Development. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.020)].

23.713.030 Application acceptance.

An application for a condominium conversion permit is required and shall apply to the whole multifamily housing project and partial conversions shall not be permitted. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.030)].

23.713.040 Permit required.

All condominium conversion projects require a condominium conversion permit as outlined in this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.040)].

23.713.050 Application content.

Recognizing that the conversion of existing structures which have been previously occupied and constructed as rental units presents unique problems to present tenants and future buyers, the application for a use permit for a condominium conversion project shall include the following information:

A. The proposed organizational documents, including the covenants, conditions and restrictions, to be recorded pursuant to Section 1350 et seq. of the Civil Code. The organizational documents shall provide for the following:

1. Transfer of title to each unit;
2. Assignment of parking for each owner, and provisions for parking of recreational vehicles;
3. The management of common areas within the project and the complex generally;
4. The anti-discrimination provisions set forth in this chapter;
5. A copy of the maintenance program and proposed budget by a homeowners association or other enforceable means to ensure maintenance of common areas, landscaping, private streets, parking areas, and recreational facilities.

B. A property report prepared by a licensed engineer and that shall describe the condition and structural integrity, and estimate the remaining useful life of each of the following elements of each structure situated within the project proposed for conversion: roofs, foundations, exterior paint, insulation, paved surfaces, mechanical systems, electrical systems, plumbing systems, sewage systems, sprinkler systems for landscaping, utility delivery systems, central or community heating and air conditioning systems, fire protection systems including any automatic sprinkler systems, alarm systems, or standpipe systems, structural elements, and drainage systems.

1. The property report shall state what the Sound Transmission Class and Sound Impact Class of the existing floor-to-ceiling and wall-to-wall assemblies of sample units are. The report shall also explain, in nontechnical terms, what the class ratings mean and state what measure, if any, the applicant will take to improve sound attenuation between units.

2. The property report shall list each fixed appliance to be contained in each or any unit offered for sale and shall state whether the appliance is or will be new or used when the unit is first offered for sale. The report shall also state the terms and nature of the warranty offered by the applicant on each such appliance.

3. Each portion of the property report shall be prepared by an appropriately licensed engineer, and each unit shall be fully inspected. Upon completion and submittal of the report, the city's neighborhood services rental inspection team shall confirm the findings of the property report in writing subsequent to their independent review of conditions.

4. The property report should include an estimate of the cost to improve all of the systems so that a new buyer could reasonably expect a 30-year life from the structure and grounds involved.

C. A structural pest control report.

D. A building history report identifying the date of construction of all elements of the project.

E. A report identifying all characteristics of the building not in compliance with this chapter or applicable building or housing codes. The report shall also indicate how the buildings and/or units will be brought into compliance with the existing building code.

F. A rental history report detailing:

1. The size, in square footage, of the building or buildings and each unit;
2. The current or last rental rate; the name and address of each present tenant; the monthly rental rate for the preceding four quarters for each unit;
3. The average monthly vacancy over the preceding four quarters;
4. The number of evictions over the preceding four quarters; and
5. Evidence shall be submitted that tenants have been notified and have acknowledged the applicant's intent to file a request for conversion for a period of at least 90 days prior to the initial filing of an application for conversion use permit or tentative subdivision map.

Failure to provide any information required by subsections (B) through (F) of this section shall be accompanied by an affidavit or declaration given under penalty of perjury setting forth in detail all efforts undertaken to discover the information and all reasons why the information could not be obtained.

G. A detailed report describing the relocation and moving assistance information to be given to each tenant, and the steps the applicant will take to ensure the successful relocation of each tenant. The report should state in detail what assistance will be provided for special category tenants, including a discussion of long-term or life-term leases and provisions to allow such tenants to continue renting after conversion until comparable housing is available.

H. A survey of all the tenants in the conversion project indicating the tenants' household income, how long each tenant had been a resident of the project, how long each tenant had planned to live in the project, whether or not each tenant would be interested in purchasing a unit, to which city area each tenant would choose to relocate if the conversion took place and the tenant did not purchase a unit, and the extent of tenant approval in principle of the conversion. The survey must include an estimate of the sales price for each unit, not including inflation and adjustments that would take place during conversion.

To comply with this provision, the applicant shall provide a tenant rights handout and a questionnaire, in a form approved by the city, to each tenant with an envelope, postage prepaid, addressed to the city planning department. The questionnaire shall direct the tenant to return the completed form directly to the city planning department. The planning director may require additional information necessary to assist in evaluating said conversion project in order to make proper findings in accordance with the purposes and objectives set forth in the adopted city General Plan. Such information may include, but shall not be limited to:

1. A report comparing the units in the conversion project, as both rentals and ownership units, with housing available within the city as affected by the project.
2. A report on availability of comparable rental units at similar rental rates remaining within the city, including vacancy rate information.
3. A report outlining the available low and moderate income housing units (rental and sales housing) within the city.
4. A report providing the overall vacant rate of apartments within the city. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.050)].

23.713.060 Vacancy rate limitations.

If the vacancy rate within the city is less than five percent, then a condominium conversion is not permitted, unless measures are provided by the applicant to offset the loss of affordable apartment units. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.060)].

23.713.070 Building code requirements.

All converted units shall be retrofitted to the standards required of new residential condominiums as required by the chief building inspector, including energy conservation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.070)].

23.713.080 Consumer protection provisions.

In addition to the tenant protection provisions set out in the Subdivision Map Act, the applicant shall comply with the provisions below, as conditions of any permit for a condominium conversion project approved pursuant to this chapter.

A. Sales and Lease Termination. The tenants of the project on the date of application shall be offered the first right of refusal to purchase units. The offer shall run for 90 days from the date of issuance of subdivision public report by the State Department of Real Estate unless the tenant gives prior written notice of intention not to exercise the right. A tenant of any project proposed for conversion on the date of application for each conversion may terminate any lease after giving 30 days' notice. The required relocation assistance shall be applicable to all units from the date of final approval of the use permit to the closing of escrow for the final unit in the project.

B. Relocation Assistance. The applicant shall offer to each eligible tenant a plan for relocation to comparable housing, as approved by the city council.

The relocation plan shall provide, at a minimum, for the following:

1. Assistance to each eligible tenant in locating comparable housing, including, but not limited to, providing availability reports and transportation, where necessary.
2. Payment of a relocation fee to each tenant who does not choose to stay. At a minimum, such payment shall be equal in amount to two months' rent and the security deposit amount paid by the tenant for the existing apartment unit. A tenant is not entitled to a relocation fee pursuant to this subsection if the tenant has been evicted for just cause.
3. In the case of eligible tenants who are elderly, handicapped, low income, or single heads of households living with one or more minor children, the following additional provisions must be made:

a. Payment of the first month's rent in the new complex and refund of all key, utility, and pet deposits to which the tenant is entitled upon vacating the unit. Cleaning and security deposits, minus damages, shall be refunded to the tenant upon vacating the unit.

b. If the amount of deposits and other fees required upon moving into the new complex exceed the amounts refunded to the tenant plus damages, the applicant shall pay the difference.

c. If amount of damage to any unit exceeds the deposit, the excess may be subtracted from the relocation assistance payment.

d. Residents with school-age children shall not be required to relocate during the school year.

4. In the case of eligible special category tenants, the following additional provisions must be made:

a. Subsidy. Where the rent for the comparable unit is higher than the rent for the current unit, the applicant shall pay the difference for a period of one year from the date of relocation.

b. Evictions. Until each tenant is successfully relocated, the tenant shall not be unjustly evicted.

c. Life-Term and Long-Term Leases. The applicant shall offer eligible tenants leases for a term of:

i. Fifty-nine years when the tenant is elderly or handicapped and who also qualifies as low income. Such leases shall provide that annual rent increase shall not exceed the percent of change in HUD's defined fair market rent.

ii. Fifty-nine years when the tenant is elderly or handicapped with a moderate income or greater. Rents may be increased at the prevailing market rate.

iii. An annually renewable lease for a term not to exceed five years for low income households when the appropriate authority finds that comparable units are not available for the relocation of low income persons. Such agreements shall be certified for tenant eligibility each calendar year. Qualification for the federal Section 8 program or its successor shall constitute certification.

d. The offer to each eligible tenant of a plan for relocation shall be free of any coercion, intimidation, inducement, or promise not herein specified and shall not cause the tenant to vacate in advance of, or prior to, a timetable or schedule for relocation as approved in the application for approval of conversion. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.080)].

23.713.090 Anti-discrimination.

The applicant or owner of any condominium unit within a project shall not discriminate in the sale, or in the terms and conditions of sale, of any dwelling unit against any person who is or was a lessee or tenant of any such dwelling unit because such person opposed, in any manner, the conversion of such building into a condominium. In a like manner, the applicant or owner shall not discriminate in the sale, or in the terms and conditions of sale, of any dwelling unit against any person or household based upon age or household size, when household size does not exceed the Uniform Housing Code standard which states:

Every dwelling unit shall have at least one room which shall have not less than 150 square feet of floor area. Other habitable rooms, except kitchens, shall have an area of not less than 70 square feet. Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of 50 square feet for each occupant in excess of two (Uniform Housing Code Section 503(b)).

This anti-discrimination section shall be included in the conditions, covenants, and restrictions for the project. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.090)].

23.713.100 Preconversion protection.

From the date of application for a permit to convert, or until relocation takes place or the application is denied or withdrawn, but in no event for more than two years, no tenant shall be unjustly evicted and no tenant's rent shall be increased (1) more frequently than once every six months nor (2) in an amount greater than the annual increase in utility costs and insurance costs, plus increased operating costs not to exceed two percent per year. This limitation shall not apply if rent increases are expressly provided for in leases or contracts in existence prior to the filing date of the use permit. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.100)].

23.713.110 Appliance warranties.

The applicant shall provide free of charge to the first individual purchaser of each unit a one-year warranty on each fixed appliance contained in the unit, whether new or used. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.110)].

23.713.120 Development standards.

The following development standards shall apply to all applications for a use permit for condominium conversion and new construction:

A. Gas. Each condominium unit shall have a separate gas service where gas is a necessary utility. If this provision places an unreasonable economic burden on the applicant, the designated approving authority may approve an alternative.

B. Electricity. Each condominium unit shall have a separate electrical service, with separate meters and disconnects, and with ground fault interrupters where ground fault interrupters are required by present building codes.

C. Telephone Company Access. The telephone company serving the location under conversion shall have the right to construct and maintain (place, operate, inspect, repair, replace, and remove) communication facilities as it may from time to time require (including access) in or upon any portion of the common area, including the interior and exterior of the buildings as necessary to maintain communication service within the project. This provision may not be amended or terminated without the consent of the serving telephone company. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.120)].

23.713.130 Lapse of condominium conversion permit.

An approved condominium conversion permit, if not used for the purpose for which it was granted, shall lapse three years following the date on which the permit became effective. Since the regulations related to condominium conversions are unique in that

(1) measures come into place with the filing of the application for the use permit, (2) in terms of the financial obligations related to eligible tenants, and (3) rental limitations, the following provision shall apply to use permits for condominium conversions:

A use permit shall be deemed in effect if, within three years from the date of approval, one of the following occurs:

A. A final subdivision map is recorded for all or a portion of the property involved in the use permit; or

B. Pursuant to the approved relocation assistance plan, written evidence has been filed with the planning director that more than 10 percent of eligible tenants have been relocated. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.130)].

23.713.140 Right to terminate conversion.

Within three years of the approval of a condominium use permit for a condominium conversion after the use permit is in effect, the applicant may elect not to pursue the completion of all or part of the approved conversion. Upon the acceptance of a notice of termination by the designated approving authority, along with evidence that all remaining eligible tenants have been notified in writing, the condominium conversion permit shall be deemed lapsed and void. Acceptance of the notice of termination shall be an administrative authority of the planning director. Such acceptance shall be by a written notice of acceptance which may be withheld until such time as the director is assured that any required tenant obligations incurred during the preconversion process have been satisfied. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.140)].

Chapter 23.716 LANDSCAPING

Sections:

23.716.010	Purpose.
23.716.020	Applicability.
23.716.030	Landscape plan and irrigation plans required.
23.716.040	General location for landscape improvements.
23.716.050	Landscape design and planting requirements.
23.716.060	Special landscape provisions.
23.716.070	Parking lot landscape.
23.716.080	Removal and replacement of landscaping and trees from approved plans.
23.716.090	Replanting requirements and replacement fee.
23.716.100	Landscape care and maintenance.
23.716.110	Tree pruning.

23.716.010 Purpose.

This purpose of this chapter is to establish minimum landscape standards to enhance the appearance of developments, reduce heat and glare, control soil erosion, conserve water, ensure the ongoing maintenance of landscape areas, and ensure that landscape installations do not create hazards for motorists or pedestrians. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.010)].

23.716.020 Applicability.

A. New Projects. New nonresidential, mixed-use, multifamily residential, and single-family residential subdivisions shall provide landscaping in compliance with the requirements of this chapter.

B. Existing Development.

1. Existing nonresidential, mixed-use, multifamily and/or single-family residential development shall comply with the minimum maintenance provisions of this chapter (RCMC 23.716.100).

2. Proposed amendments to existing nonresidential, mixed-use, and/or multifamily projects that increase the building square footage by 10 percent or more shall comply with all of the minimum requirements of this chapter as deemed necessary and appropriate by the approval authority through the minor design review approval process.

C. Changes to Existing Site Landscaping. When significant changes are made to required elements of existing site landscaping (e.g., parking lot shade canopy trees, pervious surfaces, buffer areas, landscape screens, etc.) of a nonresidential, mixed-use, and/or multifamily residential project, provisions of this chapter apply to the affected area. Minor design review may be required according to Chapter 23.140 RCMC.

D. Minor Changes to Standards. As part of the design review (minor or major) process, the designated approving authority may authorize minor deviations from the

requirements of this chapter where said changes are determined to achieve the objectives of this chapter.

E. Flexibility. As part of design review, the designated approving authority may modify the standards of this chapter to accommodate alternatives to required landscape materials or methods, where the designated approving authority first determines that the proposed alternative will be equally effective in achieving the purposes of this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.020)].

23.716.030 Landscape plan and irrigation plans required.

A. Preliminary Landscape and Irrigation Plan. A preliminary landscape plan and irrigation plan shall be submitted for each application for new development or existing development as identified in RCMC 23.716.020 (Applicability). This plan would conceptually show locations for trees, shrubs, ground cover, etc. Additionally, this would also include a list of tree species and size and the location of any required purple pipe system.

B. Final Landscape and Irrigation Plan. A final landscape and irrigation plan shall be submitted in conjunction with site improvement plans and reviewed and approved by the planning director prior to issuance of building permits and/or any installation of landscape materials for projects as identified in RCMC 23.716.020 (Applicability). The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect. Final plans would show exact locations and irrigation for trees, shrubs, and ground cover. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.030)].

23.716.040 General location for landscape improvements.

Landscaping shall be provided in the following locations for all types of development as listed below and as illustrated in Figure 23.716-1 (Required Landscape Areas), unless the designated approving authority determines that the required landscape is not necessary to fulfill the purposes of this chapter. Nothing in this chapter is intended to discourage landscape areas outside and beyond the minimum requirements listed herein.

A. Setbacks. All setback areas required by this code shall be landscaped in compliance with this chapter except where a required setback is occupied by a sidewalk or driveway.

B. Unused Areas. All areas of a project site not intended for a specific use or purpose in conjunction with a current application, including pad sites being held for future development, shall be landscaped and irrigated.

C. Parking Areas. Within parking lots, landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement consistent with the provisions of this chapter.

Figure 23.716-1: Required Landscape Areas



Setbacks



Unused Areas



Parking Areas

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.040)].

23.716.050 Landscape design and planting requirements.

A. Landscape Design. Landscaping shall be designed as an integral part of the overall site plan with the purpose of enhancing building design and public views and spaces, and providing buffers, transitions, and screening. At a minimum, the following landscape design provisions shall apply:

1. Planting design shall have focal points at project entries, plaza areas, and other areas of interest using distinct planting and/or landscape features.

2. As appropriate, building and site design shall include the use of pots, vases, wall planters, and/or raised planters, as well as flowering vines both on walls and on arbors.

3. Landscaping shall be designed with pedestrian paths throughout the landscape areas connecting designated on-site pedestrian circulation.

4. Amenities such as seating areas shall be incorporated. Entry plazas, bicycle parking, and transit shelters are allowed within landscape areas. Also see Chapter 23.722 RCMC (Standards for Pedestrian-Oriented Spaces).

5. Landscape design shall meet crime prevention through environmental design principles, including:

a. All trees shall have a minimum clearance under the canopy of six feet at maturity to allow for surveillance to occur throughout the site.

b. Within three feet of walking paths, all shrubbery shall have a height of not more than two feet to eliminate opportunities for criminals to “lie in wait.”

B. Plant Type. Landscape planting shall emphasize drought-tolerant and native species (especially along natural, open space areas), shall complement the architectural design of structures on the site, and shall be suitable for the soil and climatic conditions specific to the site.

1. Planting Layout and Plant Diversity. Plant selection shall vary in type and planting pattern. Informal planting patterns are preferred over uniform and entirely symmetrical planting patterns. Use of flowering trees and colorful plantings is encouraged in conjunction with evergreen species. Groupings of shrubs shall contain multiple plant types, interspersed with varying heights and blooming seasons for year-round interest.

2. Street and Parking Lot Trees. Street and parking lot trees shall be selected from the city’s adopted master list of street trees and parking lot trees. A minimum of 30

percent of the street trees and parking lot trees, respectively, shall be an evergreen species.

3. Trees planted within 10 feet of a street, sidewalk, paved trail, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

C. Planting Size, Spacing, and Planter Widths. In order to achieve an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes, plant spacing, and minimum planter widths (inside measurement) are as follows:

1. Trees. The minimum planting size for trees shall be 15-gallon, with 25 percent of all trees on a project site planted at a minimum 24-inch-box size. For commercial, office, community/civic, and industrial development, tree spacing within the perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths for trees shall be between five and 10 feet, consistent with the city-adopted master tree list for street trees and parking lot trees.

2. Shrubs. Shrub planting shall be a minimum five-gallon size. The minimum planter width for shrubs is four feet.

3. Ground Cover. Plants used for mass planting may be grown in flats of up to 64 plants or in individual one-gallon containers. Rooted cuttings from flats shall be planted no farther apart than 12 inches on center, and containerized woody, shrub ground cover plantings shall be planted no farther apart than three feet on center in order to achieve full coverage within one year. Minimum planter width for ground cover is two feet, with the exception of sod, which requires a minimum planter width of six feet.

4. Additional Spacing Provisions. Tree spacing shall ensure unobstructed access for vehicles and pedestrians and provide clear vision at intersections. Specifically, tree planting shall comply with the following spacing criteria:

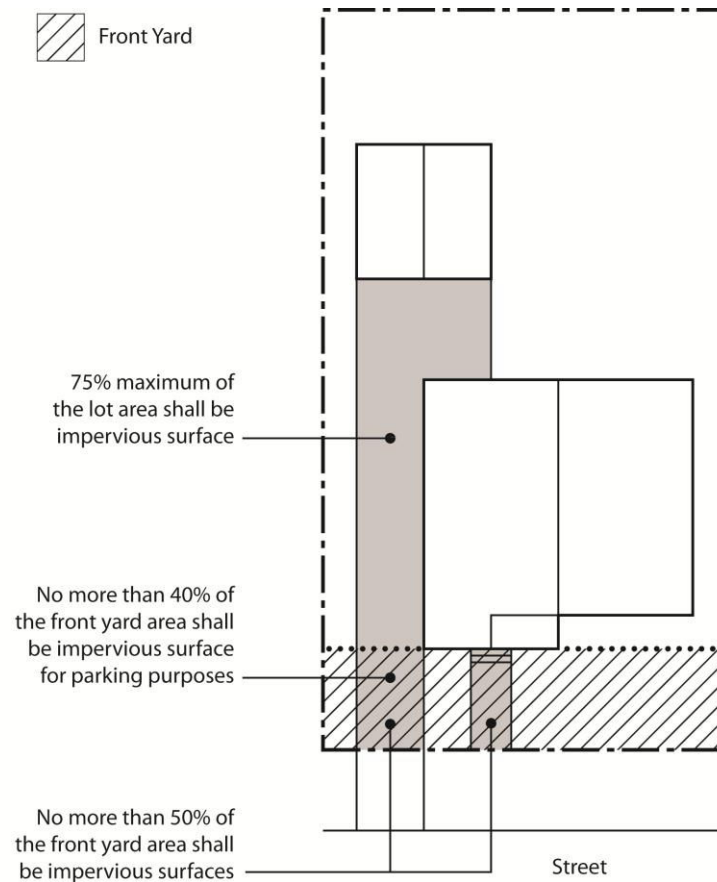
a. Trees or shrubs with a full-grown height equal to or greater than 30 inches shall not be planted in any clear vision triangle.

b. A minimum distance of 15 feet is required between the center of trees and shrubs to streetlight standards and fire hydrants. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.050)].

23.716.060 Special landscape provisions.

A. Residential Landscape. For single-family and two-family residential zoning districts, a maximum of 75 percent of the lot area shall be impervious surface. No more than 40 percent of the front yard area shall be impervious surface for parking purposes and no more than 50 percent of the entire front yard shall be impervious surface for all purposes (e.g., additional sidewalk separated from driveway may be added). Landscaped (pervious) areas shall include a combination of well maintained ground cover, shrubs, hedges, trees and other pervious landscape materials.

Figure 23.716-2: Impervious Surface Limits in Residential Areas



B. Project Entry Landscaping. Entries to multitenant projects shall be designed as special statements reflective of the character and scale of the project in order to establish identity for tenants, visitors, and patrons. Flowering access plantings and specimen trees shall be used to reinforce the entry statement.

C. Screening of Drive-Through Aisles. In order to screen vehicles in a drive-through lane and associated headlights from view of abutting street rights-of-way, a five-foot-wide planter between the drive-through aisle and the parking area shall be established. The planter shall include a minimum two-foot-tall (maximum three-foot-tall) landscape barrier planted with trees and other landscaping consistent with those in the parking area. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. Plantings shall also be designed to discourage potential safety issues (e.g., persons lying in wait).

D. Service Stations. For service stations, as defined in this code, a minimum of 20 percent of the lot area shall be landscaped. A minimum of 70 percent of the landscaped area shall be covered with live landscaping, such as lawn, ground cover, trees, or shrubs, and not more than 30 percent of the landscape area shall be covered with hard

surfaces, such as gravel, landscaping rock, concrete, artificial materials, or other impervious materials.

E. Telecommunication Towers. Where appropriate, facilities shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage, and shrubs, whether or not utilized for screening. Additional landscaping shall be planted around the tower and related equipment to buffer abutting residential zoning districts or uses, and to buffer public trails.

F. On-Site Pedestrian Pathways. Pedestrian pathway landscaping shall include shade trees placed so as to cover 60 percent of the total pathway area with tree canopies within 15 years of securing building permit.

G. Public Spaces. Pedestrian space landscaping shall include a combination of shade trees and pedestrian shading devices (e.g., canopies, awnings, and umbrellas) placed so as to cover 60 percent of the total space with a shade canopy within 15 years of securing building permit.

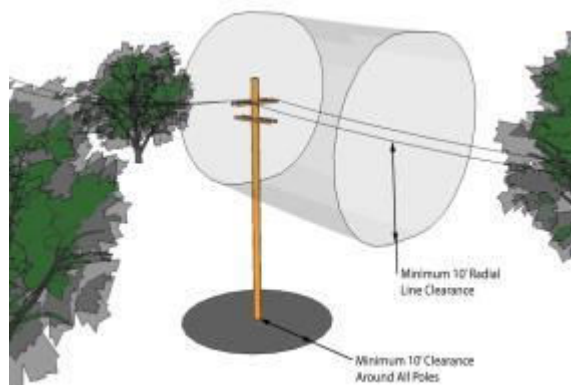
H. Signs. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 50 square feet of sign area requires 100 square feet of landscaped area (see Chapter 23.743 RCMC (Signs)).

I. Planting and Overhead Utility Lines. In keeping with the purposes of this chapter, the city encourages planting within overhead utility corridors. However, landscape planting near overhead utility lines and abutting utility support structures has the potential of creating a public safety hazard by causing physical damage, disrupting service, and obstructing access. Therefore, within 20 feet of any overhead utility lines, planting restrictions are as follows (see Figure 23.716-2, Planting and Overhead Utility Lines):

1. Tree species at full growth shall not encroach within a ten-foot radial line clearance of all overhead electric utility distribution or transmission lines. Unless ground clearance is greater than 30 feet, mature tree height shall not exceed 20 feet.

2. A minimum 10-foot clearance shall be maintained around all poles and ground structures to ensure necessary fire breaks and unobstructed access.

Figure 23.716-2: Planting and Overhead Utility Lines



J. Water-Efficient Landscape Requirement. Development shall comply with Chapter 22.180 Water Use and Conservation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.060)].

23.716.070 Parking lot landscape.

A. Parking Areas. All surface parking areas shall be screened from streets and adjoining properties, and the open space areas between the property line and public street right-of-way shall be landscaped. Parking areas shall be landscaped as follows:

1. Landscape Materials. Landscape materials shall include a combination of trees, shrubs, and ground cover.

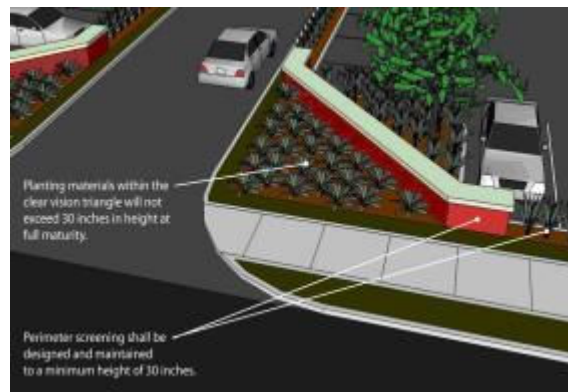
2. Curbing. Areas containing plant materials should be bordered by a concrete curb at least six inches high and six inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles and/or to filter/retain runoff on site may be approved by the designated approving authority.

3. Runoff. Parking lot landscaped areas shall be designed to filter/retain runoff.

4. Location of Landscaping. Parking lot landscaping shall be located so that pedestrians are not required to cross unpaved areas to reach building entrances from parked cars. This can be achieved through proper orientation of the landscape fingers and islands and by providing pedestrian access through the landscaped areas that would otherwise block direct pedestrian routes.

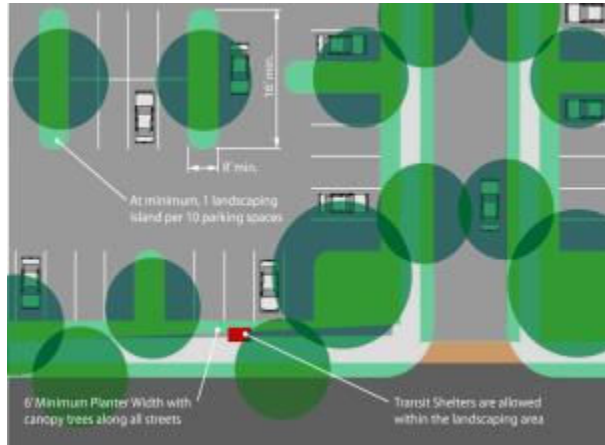
B. Parking Lot Screening. Landscaping within the perimeter planter abutting any street right-of-way shall be designed and maintained for partial screening of vehicles to a minimum height of 30 inches, measured from the finished grade of the parking lot. Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening devices authorized by the designated approving authority which meet the intent of this screening requirement. Planting materials shall be designed to ensure that planting within the clear vision triangle at driveway and street intersections will not exceed 30 inches in height at full maturity. See Figure 23.716-3 (Parking Lot Screening).

Figure 23.716-3: Parking Lot Screening



C. Planters, Landscaping. Planters containing live landscaping shall be provided adjacent to and within parking areas in accordance with the following regulations. See Figure 23.716-4 (Planter Requirements).

Figure 23.716-4: Planter Requirements



1. A planter at least five feet wide, excluding curbing, shall be provided adjacent to all street rights-of-way. The planter shall be increased to a minimum of six feet wide when canopy trees are used.

2. Transit shelters are allowed within the landscaping area.

3. Parking lots of five spaces or more shall provide a landscaped island measuring a minimum of eight feet by 16 feet at a ratio of one island for every eight spaces. As a minimum, the islands shall be placed every 10 spaces.

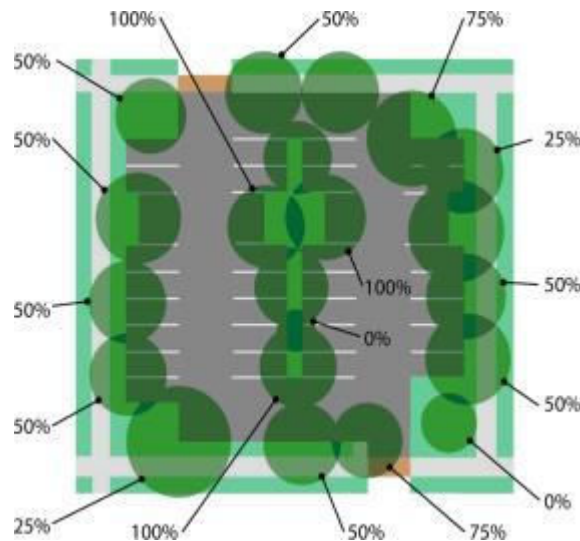
4. Shade Canopy Requirement.

a. Parking lot landscaping shall include shade trees placed so as to cover 50 percent of the total parking area with tree canopies within 15 years of securing building permit, illustrated in Figure 23.716-5 (Parking Lot Shade Requirements). Shade tree selection shall be approved by the director to ensure that shade canopy will be achieved.

b. The percentage of area required to be shaded shall be based on the number of aboveground and uncovered parking spaces provided.

c. Tree coverage shall be determined by the approximate crown diameter of each tree at 15 years, as estimated on the approved tree list. Trees shall be a minimum 15-gallon size at planting.

Figure 23.716-5: Parking Lot Shade Requirements



Notes:

1. This diagram is intended to reflect the manner in which shade is credited under various conditions.
2. Trees may receive 25 percent, 50 percent, 75 percent, or 100 percent as shown.
3. Shade overlap is not counted twice.

5. All landscaping shall be within planters bounded by a curb at least six inches high. No planter shall be smaller than 25 square feet, excluding curbing. Each planter shall include an irrigation system.

6. Existing mature trees on the site shall be preserved whenever possible.

7. All landscaped areas shall be designed so that plant materials are protected from vehicle damage or encroachment.

8. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects, and diseases. Plant materials showing such damage shall be replaced by the same or similar species. Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to safety, drainage, or appearance.

9. Not more than 25 percent of the planter or landscaped area may be covered with hard surfaces such as gravel, landscaping rock, artificial turf, concrete, or other impervious materials. Bus shelters are excluded from this limitation.

10. Varied tree and plant species shall be used throughout the parking lot. No one species shall comprise more than 75 percent of the plantings within each of the following categories: shade tree, screen tree, shrub. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.070)].

23.716.080 Removal and replacement of landscaping and trees from approved plans.

A. All plant material removed from a project in which the planning department has approved the landscape plan or tree removal permit shall be replaced with the following replacement sizes: shrubs – five-gallon size; ground cover – flats. Replacement of trees shall be as specified in RCMC 23.716.090 (Replanting requirements and replacement fee).

B. Tree removal shall be limited to trees which are in poor health, structurally distressed, or unsafe. The removal of a tree shall be the final recourse upon determining that it is infeasible to save the tree by any other method (e.g., pruning, treatment of diseases, fertilizing). Prior to the removal of any tree, director approval is required.

The following information shall be required:

1. A written statement of the health and condition of the trees to be removed by a certified arborist;
2. Reasons for removal;
3. Landscape plan indicating size, quantity, species, and location of the trees to be removed and replaced.

C. Failure to obtain director approval prior to removing an approved tree shall require the owner of the project to replace the removed tree as stated in the replanting requirements in RCMC 23.716.090 (Replanting requirements and replacement fee). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.080)].

23.716.090 Replanting requirements and replacement fee.

A. Replacement trees shall be required for trees removed with or without director approval as set forth below.

B. Trees removed or severely and improperly trimmed shall be replaced according to Table 23.716-1.

Table 23.716-1: Tree Replacement Schedule

Size of Damaged/ Removed Tree	Replacement Tree Required
2 inches	15-inch box
4 inches	24-inch box
6 inches or greater	36-inch box

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.090)].

23.716.100 Landscape care and maintenance.

A. Irrigation. All multifamily, nonresidential, and mixed-use development shall have a low-pressure irrigation system in 30 percent of all landscaped areas. Automatic programmable controllers with check valves shall be installed in sloping areas with elevation differences of more than five feet as defined from the toe to the top of slope. Landscape materials with the same watering needs shall be grouped together and irrigated through separate control valves. Irrigation systems shall be designed to avoid runoff, excessive low head drainage, overspray, or other similar conditions where water flows or drifts onto adjacent property, nonirrigated areas, walks, roadways, or structures. The annual maintenance program with seasonal watering schedule shall be laminated and permanently posted in or near the control box on site.

B. Maintenance of Landscaped Areas. All multifamily, single-family, nonresidential, and mixed-use development shall maintain landscape and planting areas throughout property and in accordance with the following:

1. Planting and landscape areas shall be permanently maintained by watering, clearing debris and litter, removal of weeds and dead vegetation, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials.

2. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access.

3. All trees, shrubs, and plants which, due to accident, damage, disease or other cause, fail to show a healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.

4. Grass must be maintained below 12 inches.

5. Bushes, shrubs, hedges and the like shall not project into the street, alleyway or sidewalk.

6. All impervious surface areas located in public view, such as driveways, walkways and pedestrian paths, shall be maintained free of damage, trash and debris, oils and other hazardous materials, and maintained in good condition. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.100)].

23.716.110 Tree pruning.

A. Tree pruning shall be performed by a California landscape contractor. The licensed contractor shall also be certified by the International Society of Arboriculture as a certified tree trimmer or certified arborist or other qualified tree expert.

B. Tree Pruning Limitations. Tree pruning is limited to the following:

1. Remove dead wood and diseased, crowded, and weakly attached trunks and branches which create a hazard to private property and citizens;
2. Provide adequate clearance and visibility for safe use of parking stalls, travel ways, and walkways for the passage of persons and vehicles;
3. Remove visibility obstruction of traffic signs;
4. Provide adequate visibility for security patrols;
5. Repair split trees and limbs in order to save the tree and its appearance;
6. Remove or sever roots of trees which are causing damage to public or private property such as curbs, gutters, sidewalk, drainage lines, and parking lot surfaces;
7. Provide visibility for merchant signage and increase parking lot lighting only when the aesthetics of the tree and the parking lot shading requirements will not be reduced.

C. Director Approval Required to Deviate from Tree Pruning Limitations. Tree pruning beyond the limitations listed in subsection (B) of this section requires an administrative use permit (AUP) from the director and potential replacement of landscaping. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.110)].

Chapter 23.719 PARKING AND LOADING

Sections:

23.719.010	Purpose.
23.719.020	Applicability.
23.719.030	Permit requirements.
23.719.040	Calculations.
23.719.050	Definitions.
23.719.060	Use and general requirements for parking lots.
23.719.070	Requirements for off-street parking spaces.
23.719.080	Vehicle parking requirements.
23.719.090	Reductions and exceptions to minimum parking requirements.
23.719.100	Design standards for surface parking lots.
23.719.110	Design standards for parking structures.
23.719.115	Bicycle parking requirements.
23.719.120	Design standards for bicycle parking facilities.
23.719.130	Standards for off-street parking for private residences.
23.719.140	Trip reduction requirements.
23.719.150	Off-street loading requirements.

23.719.010 Purpose.

This chapter establishes standards for the amount, location, and development of motor vehicle parking, bicycle parking, and on-site loading areas. The purpose of the standards is to provide for safe vehicular parking, circulation, and loading requirements supportive of a variety of uses in an increasingly pedestrian, bicycle-friendly, and transit-oriented community. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.010)].

23.719.020 Applicability.

Off-street parking and loading provisions of this chapter shall apply as follows:

A. New Development. For all buildings or structures erected and all uses of land established after the effective date of the ordinance codified in this title, parking for vehicles and bicycles and loading facilities shall be provided as required by this chapter.

B. Change in Use. When the use of any building, structure, or premises is changed, resulting in an increase of more than 10 percent in the required number of off-street parking spaces, additional off-street parking shall be provided consistent with Table 23.719-1 (Required Minimum Vehicle Ratios), required bicycle parking, and the parking lot design shall comply with the requirements of this code.

C. Change of Occupancy. Where a new business license is required, additional parking spaces shall be provided if the new occupancy would result in an increase of more than 10 percent in the required number of off-street parking spaces, and the parking lot design shall comply with the requirements of this code.

D. Modification to Existing Structures. Whenever an existing building or structure is modified such that it creates an increase of more than 10 percent in the number of

off-street parking spaces required, additional off-street parking spaces shall be provided in accordance with the requirements of this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.020)].

23.719.030 Permit requirements.

New parking lots and modifications or expansions to existing parking lots require the following permits:

A. Building Permit. New parking lot design and modifications to existing parking lots in conjunction with a substantial change in use to an existing structure shall be reviewed in conjunction with the building permit and any other land use or development permit required for the project.

B. Zoning Certification. Modification or improvement to an existing parking lot that impacts the parking space layout, configuration, number of stalls, landscape planters, etc., shall require zoning certification as provided in Chapter 23.113 RCMC (Zoning Certification) to authorize the change as consistent with the zoning code.

C. Exempt Activities. Parking lot improvements listed below shall be considered minor in nature in that they do not alter the number or configuration of parking stalls. Such improvements shall be exempt from permit requirements.

1. Repairing any defects in the surface of the parking area, including holes and cracks;

2. Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces;

3. Repairing or replacing in the same location damaged planters and curbs; and

4. Working in landscape areas, including sprinkler line repair, replacement of landscape materials, or refurbishment. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.030)].

23.719.040 Calculations.

A. If the calculation for parking needs results in the requirement for a fraction of a parking space, the value shall be rounded to the nearest whole number as provided in RCMC 23.107.020 (Rules of interpretation).

B. Seating capacity shall be based upon the actual number of seats or one seat per 18 inches of bench or pew length and one seat per 24 inches of booth length for dining. For other areas where seating is not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.040)].

23.719.050 Definitions.

For purposes of this chapter, the following terms shall have the definitions set forth herein:

“Commercial vehicle” means a motor vehicle used for commercial, industrial, or agricultural purposes and rated more than one ton (2,000 pounds) capacity. Examples of commercial use vehicles include, but are not limited to, tow trucks, flatbed trucks, mobile food preparation vehicles including large trucks converted as food vehicles (ice cream, etc.), street sweepers, buses, utility trucks with hydraulic arms or lifts, and tractors and semi-trailers, etc.

“Park and ride facility” means a designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

“Parking facility” means a public or shared parking lot or structured parking garage.

“Recreational vehicle (RV)” means an enclosed piece of equipment dually used as both a vehicle and a temporary travel home. Travel trailers are included under this definition. RVs are intended for everything from brief leisure activities, such as vacations and camping, to full-time living.

“Trailers” means generally an unpowered vehicle pulled by a powered vehicle. Commonly, the term “trailer” refers to such vehicles used for transport of goods and materials. Travel trailers are considered recreational vehicles.

“Vessel” means watercraft used or capable of being used as a means of transportation on water. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.050)].

23.719.060 Use and general requirements for parking lots.

A. All vehicular parking areas shall be maintained by the owner of the property, such as being kept free of damage to asphalt or concrete surface, damage to landscape areas or curbing, garbage and debris.

B. Required off-street parking spaces and parking areas shall be used only for parking operable vehicles of residents, employers, employees, customers, and visitors as appropriate to the allowed uses of the applicable zone.

C. Required off-street parking space shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting business. Parking spaces not needed to meet the minimum requirement may be used for alternative uses subject to the provisions of this title (e.g., temporary use permit, permanent or semi-permanent display of merchandise).

D. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted in parking spaces without necessary permits for such use.

E. All required off-street parking shall be kept clear of temporary or permanent obstructions.

F. Existing parking shall not be reduced below the requirements of this section.

G. Living, sleeping, or housekeeping in any vehicle, trailer, or vessel is prohibited.

H. For residential tenant and guest parking, the spaces must be marked per the required minimum standards for tenant and guest parking. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.060)].

23.719.070 Requirements for off-street parking spaces.

A. Required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel (see RCMC 23.719.130 (Standards for off-street parking for private residences) for additional allowances and requirements).

B. Parking may not occur within any required clear vision triangle area on a corner lot.

C. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian accessway, or fire safety equipment. Such access shall be a

clear minimum width of 44 inches, no part of which shall be within a parking space.
[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.070)].

23.719.080 Vehicle parking requirements.

A. Minimum Requirements. Minimum vehicle and parking space requirements are listed in Table 23.719-1 (Required Minimum Vehicle Ratios). Where there is more than one parking ratio listed in the table, the greater of the two applies.

B. For the purpose of calculating parking ratios in all districts, the following types of parking are considered outdoor storage and are not considered parking:

1. Fleet vehicle parking.
2. Parking for vehicles that are for sale, lease, or rent.

C. Parking areas that exceed minimum vehicle parking requirements are subject to the following requirements:

1. All projects that exceed the minimum parking requirement by more than 125 percent shall demonstrate how the property can be developed in the future to utilize the additional parking areas for structures, landscaping, plazas, or other active use.

2. In the downtown district, the number of vehicle parking spaces provided shall not exceed 150 percent of the minimum parking ratio. Where no parking is required, the maximum parking allowance is two spaces.

D. Similar Use. For a use not listed in Table 23.719-1 (Required Minimum Vehicle Ratios), the required vehicle shall be the same as for the most similar use listed, as determined by the planning director.

E. Compact Car Spaces.

1. Up to 50 percent of the required number of parking spaces may be sized for compact cars.

2. Compact car parking spaces shall be at least eight feet in width and 16 feet in length, and shall be clearly marked "COMPACT CARS ONLY," "COMPACT," or "C."

3. Compact car spaces shall be distributed throughout the parking lot.

4. Where an entire section of the parking lot is restricted to compact parking with an angle of 90 degrees, the aisle width may be reduced from the standard 25 feet to 21 feet. Such compact sections should be located so as to minimize the distance from the parking lot section to the appropriate building or activity.

F. Disabled Parking. All off-street parking areas of multifamily, mixed use, and nonresidential properties must comply with the requirements of the Disabled Access Regulations, California Building Code, Title 24.

G. Exceptions. Exceptions to minimum parking space standards shall be permitted in accordance with RCMC 23.719.090 (Reductions and exceptions to minimum parking requirements).

Table 23.719-1: Required Minimum Vehicle Ratios

Land Use Category	Vehicle Parking Spaces
Residential Uses	
Adult Day Care Home	None beyond single-family
Caretaker Housing	1/bedroom

Land Use Category	Vehicle Parking Spaces
Dwelling, Multifamily	
Studio and one-bedroom units	1.5/unit
Two- and three-bedroom units	2/unit
Four- or more bedroom units	2/unit
+ Guest parking	0.6/unit
Dwelling, Second Unit	1/unit
Dwelling, Single-Family ^{1,2}	2/unit
Dwelling, Two-Family ^{1,2}	2/unit
Family Day Care Home, Large	1 additional
Family Day Care Home, Small	No minimum
Group Residential	None beyond single-family
Guest House	0 additional
Home Occupations ³	1 additional
Live-Work Facility	2/unit (plus 0.25/unit for guests)
Manufactured Home	2/unit
Mobile Home	2/unit
Mobile Home Park	2/unit
Residential Care Home	1/4 beds
Senior Independent Living Facility	0.5/unit (plus 0.1 per unit for guests)
Agriculture, Resource, and Open Space Uses	
Equestrian Facility	1/4 stables
Recreation, Education, and Public Assembly Uses	
Cemeteries, Mausoleums	1/4 seats ⁵
Clubs, Lodges, and Private Meeting Halls	1/3 seats ⁵
Community Centers/Civic Uses	3/1,000 sf
Community Garden	5/acre ⁴
Correctional Institution	Parking Study Required
Golf Courses ⁶	10/hole
Indoor Amusement/Entertainment Facility	4/1,000 sf
Indoor Fitness and Sports Facility	4/1,000 sf
Libraries and Museums	3/1,000 sf
Outdoor Commercial Recreation	2/1,000 sf ⁷
Parks and Public Plazas (less than 10 acres)	No minimum

Land Use Category	Vehicle Parking Spaces
Parks (10 acres or larger)	4/acre ^{4,7}
Public Safety Facility	4/1,000 sf
Recreational Vehicle Parks	1.5/site
Religious Institutions	0.3/seat
Resource-Related Recreation	See Parks
Schools, Public	
Pre-school facilities and kindergartens	1/employee or 1/3 seats in assembly area
Elementary or middle schools	1/employee or 1/3 seats in assembly area
High schools	1/employee plus 1/3 students in 11th and 12th grades; or 1/3 seats in main auditorium
Colleges	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Commercial schools	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Stadiums/Arenas	Special Review of Parking Required
Theaters and Auditoriums	0.3/seat ¹⁰
Utility, Transportation, and Communication Use Listings	
Airport	Parking Study Required
Broadcasting and Recording Studios	3.2/1,000 sf
Heliports	1/landing pad
Park and Ride Facility	N/A
Parking Facility	N/A
Telecommunication Facility	0.5/1 employee
Utility Facilities and Infrastructure	0.5/1 employee
Retail, Service, and Office Uses	
Adult Day Care Facility	2/1,000 sf
Alcoholic Beverage Sales	3.6/1,000 sf
Ambulance Service	3.2/1,000 sf
Animal Sales and Grooming	3.6/1,000 sf
Art, Antique, Collectable	3.6/1,000 sf
Artisan Shops	3.6/1,000 sf
Banks and Financial Services	3.2/1,000 sf
Bars and Nightclubs	6/1,000 sf
Bed and Breakfast Inns	1/room
Building Materials Stores and Yards	1/1,000 sf

Land Use Category	Vehicle Parking Spaces
Business Support Services	3.2/1,000 sf
Call Centers	5/1,000 sf
Child Day Care Facility	3.2/1,000 sf
Convenience Stores	2.5/1,000 sf
Drive-in and Drive-Through Sales and Service (not including restaurants)	2.5/1,000 sf
Equipment Sales and Rental ⁸	1/1,000 sf
Furniture, Furnishings, and Appliance Stores	1/1,000 sf
Garden Center/Plant Nursery	1/1,000 sf
Grocery Stores/Supermarket	2.9/1,000 sf
Home Improvement Supplies	1/1,000 sf
Hotels and Motels	1/room
Kennels, Commercial	3.2/1,000 sf
Maintenance and Repair, Small Equipment	3.2/1,000 sf
Medical Services, General	3.9/1,000 sf
Medical Services, Extended Care	1/4 beds
Medical Services, Hospitals ⁹	2/bed or 2/1,000 sf
Mortuaries and Funeral Homes ⁵	1/3 seats
Neighborhood Market	2.9/1,000 sf
Offices, Business and Professional	2.7/1,000 sf
Offices, Accessory	2.7/1,000 sf
Personal Services	3.2/1,000 sf
Residential Care Facility	1/4 beds
Restaurants	1/3 seats
Retail, Accessory	3.6/1,000 sf
Retail, General	3.6/1,000 sf
Retail, Warehouse Club	3.6/1,000 sf
Veterinary Facility	3.2/1,000 sf
Regional Shopping Center	5.5/1,000 sf
Automobile and Vehicle Uses	
Auto and Vehicle Dismantling	1/1,000 sf
Auto and Vehicle Sales and Rental	3.2/1,000 sf
Auto and Vehicle Sales, Wholesale	3.2/1,000 sf
Auto and Vehicle Storage	3.2/1,000 sf

Land Use Category	Vehicle Parking Spaces
Auto Parts Sales	3.6/1,000 sf
Car Washing and Detailing	3 spaces minimum + 2 per bay
Service Stations	3 spaces minimum + 2 per bay
Vehicle Services	4/1,000 sf
Industrial, Manufacturing, and Processing Uses	
Agricultural Products Processing	1.6/1,000 sf
Manufacturing	1.6/1,000 sf
Office (as accessory to a use in this category)	2.7/1,000 sf
Printing and Publishing	1/1,000 sf
Recycling Facility, Processing	1/1,000 sf
Recycling Facility, Scrap and Dismantling Facility	1/1,000 sf
Research and Development	3/1,000 sf
Storage, Personal Storage Facility	1/1,000 sf
Storage, Warehouse	0.5/1,000 sf
Wholesaling and Distribution	0.5/1,000 sf
Special Regulated Uses	
Card Rooms	4/1,000 sf
Check Cashing Businesses	3.6/1,000 sf
Massage Parlor	3.2/1,000 sf
Pawnshops	3.6/1,000 sf
Recycling Facility, Collection Facility	3.2/1,000 sf
Sexually Oriented Businesses	(see similar use, e.g., nightclub, retail)
Smoke Shops	3.6/1,000 sf
Tattoo Parlors	3.6/1,000 sf
Thrift Store	3.6/1,000 sf

Notes:

1. Required parking spaces shall be enclosed and covered within a garage and are not permitted within setbacks. Additional parking in excess of the minimum required may be provided on a driveway or other appropriate parking surface as defined by this code.
2. Parking may be reduced to one space per unit for residential units for low or moderate income subsidized homeownership units.
3. Additional parking for home occupations is not required to be covered or enclosed and may occur within the front or street-side yard setback on a driveway or other paved surface.
4. On-street parking space adjacent to park property may be credited toward parking requirement.
5. Applies to seating in main or largest assembly area only.
6. Clubhouse calculated as retail and provided in addition to required spaces for golf courses. Additional parking not required for accessory uses (e.g., driving ranges, putting greens, maintenance shops, equipment storage, etc.).
7. Parking based on area of active recreation only.

Land Use Category	Vehicle Parking Spaces
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8. Indoor and outdoor merchandise display areas.

9. Calculate associated medical office facilities as medical services, general.

10. If fixed seating is not used, then parking shall be provided at a ratio of one space/30 square feet of floor area in the assembly hall(s).

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.080)].

23.719.090 Reductions and exceptions to minimum parking requirements.

The following are exceptions or reductions to minimum parking requirements that are available:

A. **Parking District Waiver.** Minimum off-street parking requirements may be waived for properties that have access to public parking facilities. The waiver may be granted by the planning director.

B. **Parking Reduction.** Parking may be reduced by the approval authority according to the following provisions. Total parking reductions may not exceed 20 percent of required parking:

1. **Reduction for Special Motor Vehicles.** Up to 20 percent of the off-street parking may be provided by smaller parking spaces for special or alternative motor vehicles (e.g., golf carts, motorcycles, motorized scooters, etc.).

2. **Reduction for Secure Bicycle Parking.** Developments which provide additional secure bicycle parking facilities over and above the minimum requirement may reduce their parking requirement by one vehicle space for every two additional bicycle spaces provided.

3. **Reduction for Parking Near Major Transit Stops** (e.g., light rail stations, BRT stations, or significant bus facilities). Parking requirements may be reduced by 10 percent when within one-quarter mile of a major transit stop.

4. **Reduction for Existing Uses to Enable Property Enhancements.** Parking requirements for existing nonresidential development may be reduced by up to 10 percent if spaces are replaced with either of the following:

- a. Landscaping; and/or
- b. On-site pedestrian plazas, seating areas, shelters, bicycle racks, and/or walkways.

5. **Shower/Locker Facilities.** Developments with 100 or more employees may reduce their parking requirement by providing shower and clothing locker facilities for bicycle commuting employees. Maximum reduction: five percent of required parking.

6. **Preferred Carpool/Vanpool Parking Spaces.** Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: five percent of required parking.

C. **Joint Vehicle Parking Lot or Structure.** Required parking for two or more freestanding uses on adjacent or nearby sites may be satisfied by the use of a joint vehicle parking facility to the extent that it can be shown by the owners or operators that the demand for parking in the joint facility does not materially overlay (e.g., uses

primarily of a daytime versus a nighttime or weekday versus weekend nature); and provided, that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument upholding such joint use. In this situation, the size of the joint parking lot shall be at least as large as the number of vehicle parking spaces required by the largest user.

D. Parking in Mixed-Use Projects. In mixed-use projects with residential, office and/or commercial components it is assumed that some parking spaces will be shared due to the difference in peak parking demand and required motor vehicle parking may be reduced according to the following formula:

1. Calculation of the minimum vehicular parking for the portion of the building occupied by the primary is based on 100 percent of the floor area.

2. Calculation of the minimum vehicular parking for the portion of the building occupied by secondary or subsequent uses may be calculated at 80 percent of the floor area.

E. Available parking in public or common parking lots and structures.

F. Additional parking reductions may be permitted as part of an adjustment process. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.100)].

23.719.100 Design standards for surface parking lots.

A. All vehicular parking spaces shall be on the same lot as the main structure they serve, on an abutting lot, or within 1,000 feet, subject to the following requirements:

1. There is a safe, direct, attractive, lighted, and convenient pedestrian route between the vehicle parking area and the use being served.

2. There is an assurance in the form of deed, lease, contract, or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards.

B. Special Requirement for Parking in Downtown District.

1. Auto parking lots shall be located behind or beside buildings on one or both sides.

2. Auto parking and maneuvering areas (including any permitted drive-through service lanes) shall not be located between the street and the building facade with the primary entrance.

3. Auto parking and maneuvering areas located to the side of a building cannot occupy more than 50 percent of the site's frontage onto an arterial or collector roadway. When a site has more than one frontage on an arterial or collector roadway, then the auto parking lot located to the side of a building may occupy more than 50 percent of the site's frontage on the secondary street.

4. Auto parking and maneuvering areas on corner lots shall not be located adjacent to intersections.

C. Parking Lot Design.

1. Surfacing and Striping. Areas used for parking and maneuvering of vehicles shall be paved with a minimum of two-inch asphalt, concrete, or equivalent surface. All parking areas shall be appropriately striped, marked, and signed.

2. Curb Cuts/Access Points. Street access points shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street. Curb cuts must comply with city street improvement standards.

3. Driveways/Driveway Approach Width and Grade. The minimum driveway width shall comply with public improvement and fire safety standards.

4. Back-Out Parking. With the exception of duplexes and single-family residences, all parking areas shall be designed so that vehicles are not permitted to back out of the parking area onto a public street.

5. Driveway/Drive Aisle Width. Driveways shall have a minimum paved width of 20 feet for two-way circulation and 14 feet for one-way circulation or according to Table 23.719-2, wherever is greater. Driveways shall not occupy a yard setback or buffer except to pass through the yard in order to connect directly to a public street or as necessary for shared driveways and internal access between uses on abutting lots.

6. Turnaround Areas. Parking spaces shall be provided with adequate drive aisles or turnaround areas so that all vehicles may enter the street in a forward manner.

7. Setback Restrictions for Parking Spaces and Drive Aisles. Parking areas including spaces, aisles, and turnaround and maneuvering areas shall not occupy the required setbacks.

8. Connect Parking Lots. Auto parking areas shall be designed to connect with auto parking areas on adjacent sites to eliminate the necessity of utilizing the public right-of-way for cross movements. Joint or shared access, internal circulation, or parking is encouraged with adjacent uses.

9. Minimum Clearance. Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 12 feet for the entire length and width, but such clearance may be reduced in parking structures.

10. Drainage. Adequate drainage shall be provided to dispose of the runoff generated by the impervious surface area of the parking area. Provision shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property.

11. Clear Vision Area. See RCMC 23.731.050 for driveway clearance vision area requirements.

12. Service and Loading Areas. Service and loading areas shall not be located on the frontage of a light rail station or adjacent street.

D. Space and Aisle Standards for Surface Parking Lots.

1. All surface parking lots shall be designed in accordance with city standards for stalls and aisles as set forth in Tables 23.719-2 (Angle Parking Space and Drive Aisle Dimensions) and 23.719-3 (Parallel Parking Space and Drive Aisle Dimensions) and Figures 23.719-1 (Angle Parking Space and Drive Aisle Dimensions) and 23.719-2 (Parallel Parking Space and Drive Aisle Dimensions).

Table 23.719-2: Angle Parking Space and Drive Aisle Dimensions

Angle	Stall Width a	Stall to Curb b	Aisle c	Two Rows + Aisle d
90°	9'-0"	19'-0"	25'-0"***	63'-0"
	9'-6"	19'-0"	24'-8"***	62'-6"
	10'-0"	19'-0"	24'-0"***	62'-0"
60°	9'-0"	21'-0"	20'-0"***	62'-0"
	9'-0"	21'-0"	19'-0"*	61'-0"
	9'-6"	21'-3"	18'-6"*	61'-0"
	10'-0"	21'-6"	18'-0"*	61'-0"
45°	9'-0"	19'-10"	20'-0"***	59'-8"
	9'-0"	19'-10"	16'-4"*	56'-0"
	9'-6"	20'-2"	15'-2"*	55'-6"
	10'-0"	20'-6"	14'-0"*	55'-0"

** Two-way aisle.

* One-way aisle.

Figure 23.719-1: Angle Parking Space and Drive Aisle Dimensions

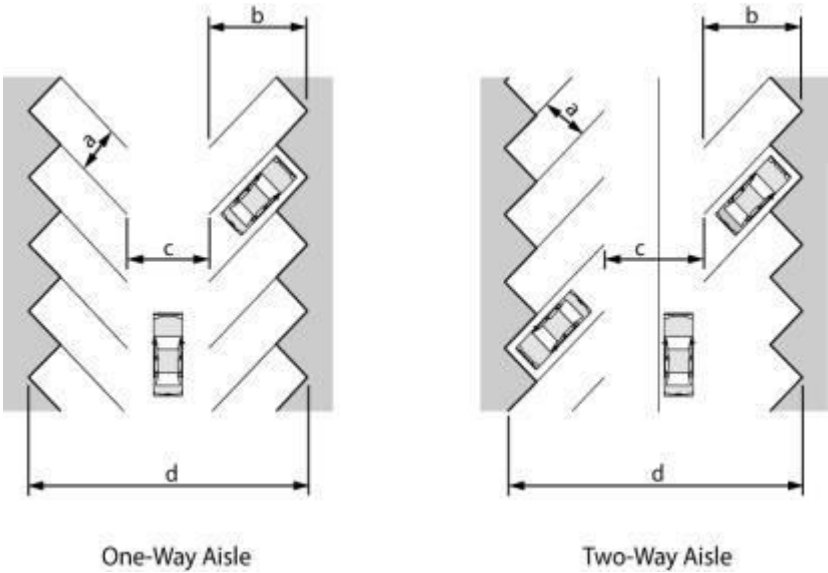
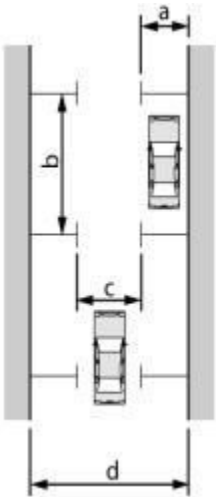


Table 23.719-3: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"*	30'
9'-6"	24'-0"	12'-0"*	31'
10'-0"	24'-0"	12'-0"*	32'

*One-way

Figure 23.719-2: Parallel Parking Space and Drive Aisle Dimensions



E. A minimum of 50 percent of vehicle parking stalls shall be of standard size (the remainder may be compact). See RCMC 23.719.080(E) (Compact Car Spaces).

F. Landscaping of Parking Lots. See RCMC 23.716.070 (Parking lot landscape).

G. Pedestrian Circulation/Walkways. Pedestrian circulation/walkways shall be designed to the requirements specified in RCMC 23.722.060 (Standards for on-site pedestrian pathways). Sidewalks shall be designed to ensure that vehicles that may overhang or intrude into the sidewalk system do not reduce the minimum required sidewalk width.

H. Lighting of Parking Lot. See Chapter 23.725 RCMC (Outdoor Lighting). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.110)].

23.719.110 Design standards for parking structures.

A. Ground Floor Active Use. For all new multi-level parking structures, a minimum of 50 percent of the total ground floor street frontage, excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths, shall be designed to accommodate commercial, retail, office, or residential floor space.

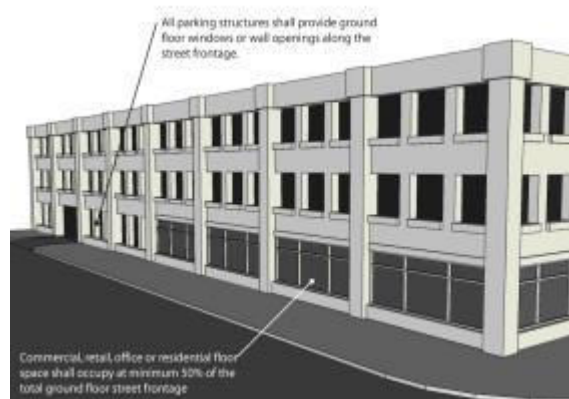
B. Ground Floor Facades. Blank, flat walls are prohibited on all parking structure facades that face public rights-of-way. The following are acceptable methods to avoid blank, flat walls. One or more of these methods shall be incorporated along the entire facade:

1. Street-facing ground floor active uses (see subsection (A) of this section, Ground Floor Active Use);
2. Ground floor windows, doors, or display areas;
3. A repeating pattern of color change, texture change, and material change, each of which should be integral parts of the structure and not superficially applied trim, graphics, or paint; and/or
4. The use of reveals, projecting ribs, or offsets which should be no less than 12 inches in width. All elements should repeat at intervals of 30 feet or less.

C. Lighting. Metal halide lighting shall be used for all parking structures, with uplighting being the preferred method of lighting. This allows for a more even lighting distribution across the floor and field of vision for users, accurate color rendition, and protection from lighting elements.

D. All parking structures are subject to design review as described in Chapter 23.140 RCMC (Minor Design Review) or Chapter 23.141 RCMC (Major Design Review).

Figure 23.719-3: Parking Structure Design Requirements



[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.120)].

23.719.115 Bicycle parking requirements.

A. Short-Term Bicycle Parking. If a land use or project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within 100 feet of the visitors' entrance. To enhance security and visibility the bicycle racks shall be readily visible to passersby. The bicycle capacity of the racks must equal an amount equivalent to five percent of all required motorized vehicle parking. There shall be a minimum of one rack with capacity for two bicycles.

B. Long-Term Bicycle Parking. Buildings with over 10 tenant-occupants (e.g., multifamily tenants, owners, employees, etc.) shall provide secure bicycle parking for five percent of required motorized vehicle spaces for employees/residents, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.
4. In the case of residential development a standard garage is sufficient, if available. [Ord. 12-2011 § 3 (Exh. A)].

23.719.120 Design standards for bicycle parking facilities.

All developments shall meet the following minimum requirements for bicycle parking and design. The purpose of these design standards is to ensure that bicycle parking is visible from the buildings served, is convenient to cyclists, and provides sufficient security from theft and damage.

A. Minimum Required Bicycle Parking. Minimum required bicycle parking spaces are required as designated in RCMC 23.719.115.

B. Bicycle Parking Location and Access.

1. Use. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.
2. Lighting. See RCMC 23.725.070 (General lighting standards).
3. Location.

a. Outdoor bicycle parking should be located within 100 feet, or as close as possible to the primary building entrance, without impeding pedestrian circulation or emergency access.

b. Bicycle parking must be visible from within on-site buildings or the street.

c. Bicycle parking may be located within a building if access is readily available from an outdoor entrance.

d. Bicycle parking is prohibited within 100 feet of a trash or recycling enclosure.

4. Amenities. Bicycle parking areas are encouraged to include a bench and bicycle rack screened with 30- to 36-inch shrubs from any parked cars or arterial streets.

5. Pedestrian Conflicts. Bicycle parking and bicycle racks shall be located to avoid conflicts with pedestrian movement and accessibility requirements.

C. Covered Bicycle Parking Spaces for All Uses. All required employee bicycle parking spaces and 50 percent of all visitor bicycle parking must be sheltered from precipitation by means such as roof extensions, overhangs, awnings, arcades, carports, roofed enclosures, lockers, or indoor bicycle rooms. These may be Class I parking spaces (e.g., bike lockers) or other suitable alternative.

D. Bicycle Parking for Residential Uses. When required, 25 percent of all bicycle parking for residential uses shall be provided as Class I facilities (locker, bike room, etc.).

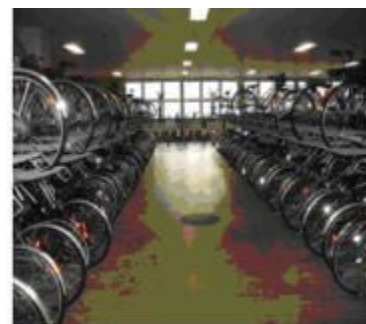
Figure 23.719-4: Acceptable Covered Bicycle Parking Options (Bicycle Parking Near Entry Door, Freestanding Bicycle Parking Enclosure, and Indoor Bicycle Room)



Bicycle Parking Near Entry



Freestanding Bicycle Parking Enclosure



Bicycle Room

E. Bicycle Rack Types and Dimensions.

1. Security. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object (i.e., "rack") upon which the bicycle can be locked. Bicycle parking racks, shelters, or lockers must be securely anchored to the ground or to a structure. Bicycle racks must hold bicycles securely by the means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.

Figure 23.719-5: Acceptable Bicycle Rack Options



Bicycle Racks That Support Both Sides of a Bicycle



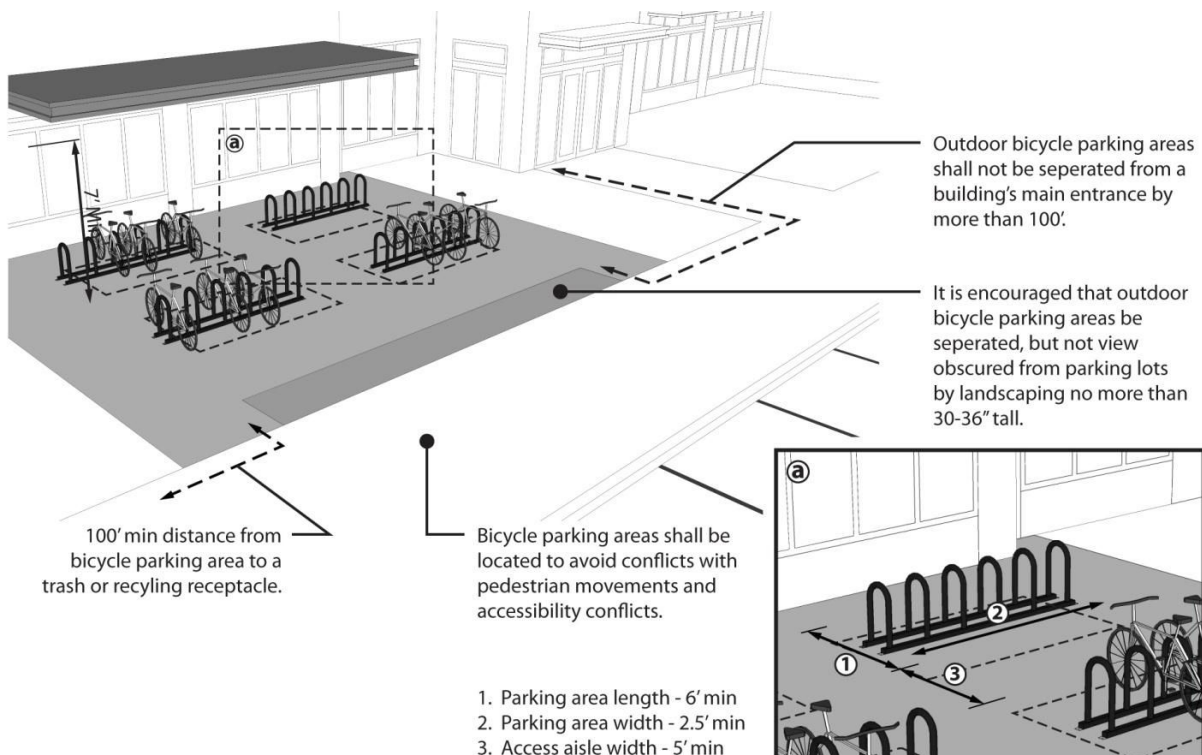
Bicycle Lockers



Sheltered Parking

2. Standards. Bicycle parking shall be at least one and one-half feet wide by six feet long for a single bicycle parking space or two and one-half feet wide by six feet long for two paired bicycle racks (as pictured below) and, when covered, provide a minimum vertical clearance of seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking. Each required bicycle space must be accessible without moving another bicycle. Bicycle parking spaces required by this chapter may not be rented or leased.

Figure 23.719-6: Bicycle Parking Area Design Requirements



F. Paving and surfacing of bicycle parking areas shall be surfaced with hard surfacing of at least two inches minimum (i.e., pavers, asphalt, concrete, or similar material). This surface must be designed to maintain a well-drained condition.

G. Exemptions. The following uses are exempt from bicycle parking requirements:

1. Temporary uses.
2. Agriculture.
3. Mini-storage facilities.
4. Home occupations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.130)].

23.719.130 Standards for off-street parking for private residences.

Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

A. Any vehicle, trailer, or vessel which is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard within a residential zoning district or neighborhood.

B. Unless specifically permitted by this code, required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel. Required parking must be provided within a fully enclosed garage.

C. Parking in excess of the required parking (e.g., driveways) may be provided within the front and street side yard setback, as follows:

1. Vehicle parking (including driveways) in residential areas shall be provided on permanent paved surfaces. Permeable pavement is permitted as an alternative to a standard asphalt or concrete surface.

2. Parking areas shall not exceed the maximum impervious surface allowed on a parcel (e.g., impervious surface in front yards is limited to 40 percent coverage).

3. Parking may not occur within any required clear vision triangle area on a corner lot.

D. Each parking space shall be at least eight and one-half feet wide by 18 feet deep.

E. Tandem (end-to-end) parking is allowed to meet the minimum off-street parking requirements.

F. Required parking may be provided in the rear yard only when an alley is available for access.

G. All vehicles are required to be parked on a paved surface. Driveways and driveway approaches shall be paved.

H. The minimum driveway width is 10 feet.

I. The use of structures, temporary canopies, tarps, and other similar types of covering for vehicles is strictly prohibited within the front setback.

J. Parking of RVs, trailers, and vessels shall conform with the following additional regulations:

1. Parking on a hard surface such as compacted gravel, concrete, asphalt, or similar durable material is required.

2. Parking within the clear vision area is prohibited. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.140)].

23.719.140 Trip reduction requirements.

A. Applicability. The provisions of this chapter shall apply to all major development projects defined as follows:

1. Any commercial, industrial, institutional, or other use which is expected to employ 200 or more persons, as determined by either actual employee projections or equivalent development size; and
2. Any existing facility or development which increases its gross floor area and, after such increase, exceeds the minimum equivalent development size.
3. The planning director may, if projected traffic conditions warrant, apply the provisions of this section to developments smaller than those specified.

B. Exempt Projects. Notwithstanding any other provisions of this code, the following uses and activities shall be specifically exempt from the provisions of this section:

1. Development projects expected to employ fewer than 200 persons.
2. Temporary construction activities on any affected project, including activities performed by engineers, architects, contractors, subcontractors, and construction workers.

C. Equivalent Development Size. For the purpose of this section, the standards listed in Table 23.719-4 (Equivalent Development Size) shall be considered equivalent to the 200-employee threshold.

Table 23.719-4: Equivalent Development Size

Type of Use	Minimum Development Size (in square feet) Equivalent to 200 Employees
Office (excluding medical)	50,000
Industrial Office Park (MP)	60,000
Hospital and Medical Offices	80,000
Commercial	100,000
Light Industrial (M-1)	95,000
Heavy Industrial (M-2)	130,000
Mixed or Multiple Uses	1

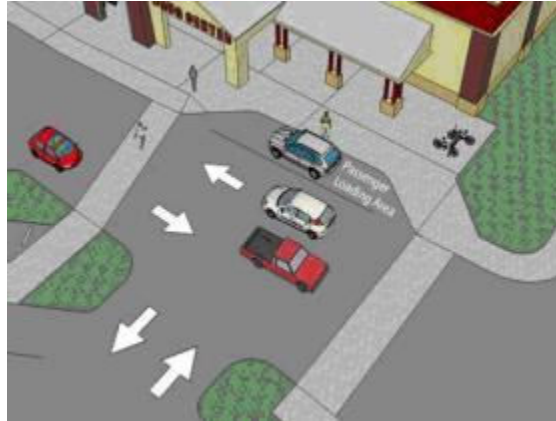
Notes:

1. The minimum development size for mixed or multiple use developments shall be calculated based on the employment equivalent of the square footage or areas devoted to each type of use.

D. Passenger Loading Areas. Parking areas for major development projects shall designate a passenger loading area or areas for embarking and disembarking passengers from ridesharing vehicles. Such passenger loading areas shall be located at the point(s) of primary pedestrian access from the parking area to the adjacent building, or buildings, and shall be designed in such a manner that vehicles waiting in the loading area do not impede vehicular circulation in the parking area. The passenger loading

areas shall be designed as a turn-out as indicated by Figure 23.719-7 and shall be large enough to accommodate the number of waiting vehicles equivalent to one-half percent of the required parking for the project. See Figure 23.719-7 (Passenger Loading Areas).

Figure 23.719-7: Passenger Loading Areas



E. Preferential Parking Spaces for Carpool and Vanpool Vehicles. All major development projects shall reserve and designate at least 10 percent of the employee parking spaces for the project for ridesharing vehicles by marking such spaces “Carpool/Vanpool Only.” The number of preferential parking spaces must be increased above 10 percent of the employee parking as necessary to accommodate all legitimate carpools and vanpools. Such spaces shall be located near the building entrance(s), covered, shaded, or in some other obvious way be determined as preferential. For purposes of this section, the factors listed in Table 23.719-5 (Employee Parking Ratios) shall be used to determine the number of employee parking spaces.

Table 23.719-5: Employee Parking Ratios

Type of Use	Percentage of Total Parking Devoted to Employee Parking
Office (excluding medical)	70%
Hospital and Medical Office	50%
Commercial	30%
Industrial	70%

F. Shower and Locker Facilities. All development projects above the minimum development size threshold shall provide shower and locker facilities for use by employees or tenants who commute to the site by bicycle or walking. Such facilities shall be clearly indicated on all development/improvement plans. One shower and eight lockers with minimum dimensions of 12 inches by 18 inches by 36 inches shall be provided for each 200 employees or fraction thereof, based on the equivalent development size data. The shower and locker facilities must be located convenient to one another and should be located near the employee bicycle parking facilities whenever possible. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.150)].

23.719.150 Off-street loading requirements.

A. Purpose of Loading Area Requirements. The purpose of these regulations is to provide the number, size, location, and screening requirements for loading areas in mixed-use, commercial, and industrial uses. The intent of these regulations is to minimize disruptions of traffic flow by freight-carrying vehicles blocking the public right-of-way and to minimize impacts to vehicular and pedestrian conflicts.

B. When Loading Regulations Apply. This regulation applies to all nonresidential development in mixed-use commercial and industrial districts, whether or not a permit or other approval is required for the development. Buildings smaller than 8,000 square feet in size are exempt from the requirements of this section.

C. General Loading Area Requirements.

1. The number of required loading spaces is based on the use of the building and the building size minus any residential component square footage.

2. Where two or more uses are located on the same premises, the number of loading area spaces required is the sum of the spaces required for each use.

3. The provision for maintenance of off-street loading facilities is a continuing obligation of the property owner.

4. Loading and maneuvering areas shall be hard-surfaced unless a permeable surface is required to reduce surface runoff, as determined by the director.

5. Parking of passenger vehicles may be allowed in off-street loading areas subject to specific time limits to prevent conflicts with off-street loading activities. If parking is allowed, the parking time limits shall be clearly posted. These parking spaces shall not count toward meeting the general parking requirements.

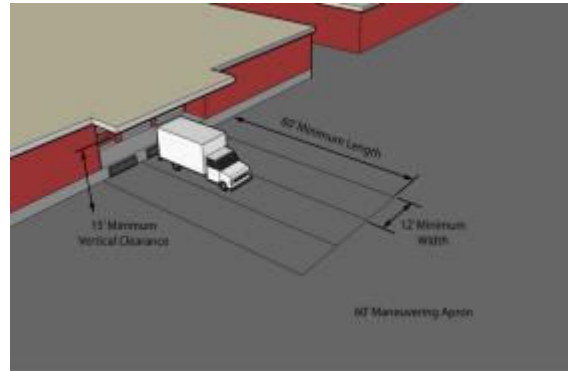
6. Off-Street Loading Standards.

a. Each required off-street loading space in an industrial area shall have a minimum length of 60 feet, a minimum width of 12 feet, and a minimum vertical clearance of 15 feet inside dimensions. Off-street loading spaces in industrial zones shall also provide a 60-foot maneuvering apron in addition to the minimum length of the loading space. These requirements apply to all off-street loading spaces in industrial zones including at-grade and depressed loading docks.

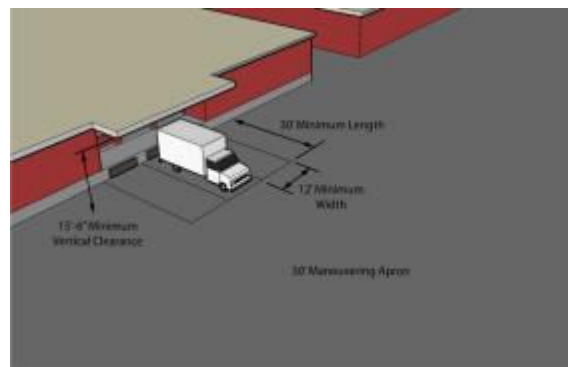
b. Each required off-street loading space, other than in industrial zones, shall have a minimum length of 30 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14.5 feet inside dimensions. Off-street loading spaces shall also provide a 30-foot maneuvering apron in addition to the minimum length of the loading space. These requirements apply to all off-street loading spaces including at-grade and depressed docks.

7. Loading areas must comply with the setback and perimeter landscaping and screening standards. When parking areas are prohibited or not allowed between a building and a street, loading areas are also not allowed.

Figure 23.719-8: Typical Loading Area



Off-Street Loading Spaces in an Industrial Area



Off-Street Loading Spaces in a Nonindustrial Area

8. For uses not specifically mentioned, the requirements for off-street loading facilities shall be the same as the closest approximate use as determined by the planning director.

D. Location of Required Loading Facilities.

1. The off-street loading facilities, including the required maneuvering apron, in all cases, shall be on the same lot or parcel of land as the structure they are intended to serve.

2. The off-street loading facilities shall be designed and located so that loading vehicles do not encroach upon required setbacks, driveways, or required parking spaces during maneuvering and loading activities.

3. No loading space, including the required maneuvering apron, shall be located so that a vehicle using such loading space projects into any public street or any adjoining property except in the case of a reciprocal access agreement or similar mechanism.

4. Loading spaces shall be provided with access to an alley when alley access is available.

5. Bays and doors shall be located in a manner that would preclude any possibility for trucks to back into bays from arterial streets. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.160)].

Chapter 23.722 STANDARDS FOR PEDESTRIAN-ORIENTED SPACES

Sections:

23.722.010	Purpose.
23.722.020	Definitions.
23.722.030	Applicability.
23.722.040	Pedestrian plan required.
23.722.050	Standards for all pedestrian-oriented spaces.
23.722.060	Standards for on-site pedestrian pathways.
23.722.070	Standards for public spaces.

23.722.010 Purpose.

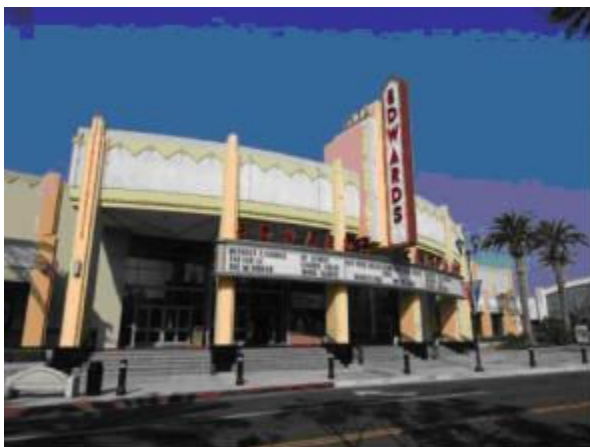
This chapter establishes provisions for the design and construction of all pedestrian-oriented spaces in Rancho Cordova, including on-site pedestrian pathways and public spaces. The purpose of these standards is to provide for pedestrian-oriented spaces that are safe, comfortable, and usable, provide aesthetic value to the project's site design, and fully comply with the requirements of the Americans with Disabilities Act and the city-adopted building code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.010)].

23.722.020 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

“Arcade” means a continuously covered public space open on the sides, except for structural columns or piers, adjacent to and extending along the facade of a building. The space may be located between the facade and a sidewalk or another public space, or it may replace a sidewalk along a private street where no building setback is present. See Figure 23.722-1 (Arcades).

Figure 23.722-1: Arcades



“Building entry space” means a public space adjacent to a pedestrian building entrance as shown in Figure 23.722-2 (Building Entry Spaces).

Figure 23.722-2: Building Entry Spaces



“Corner arcade” means a small covered space adjoining the intersection of two streets at the same elevation as the adjoining sidewalk or sidewalk widening and directly accessible to the public at all times.

“Employee break area” means a public space reserved for employee use on a lot zoned for commercial, office or industrial use. See Figure 23.722-3 (Employee Break Areas).

Figure 23.722-3: Employee Break Areas



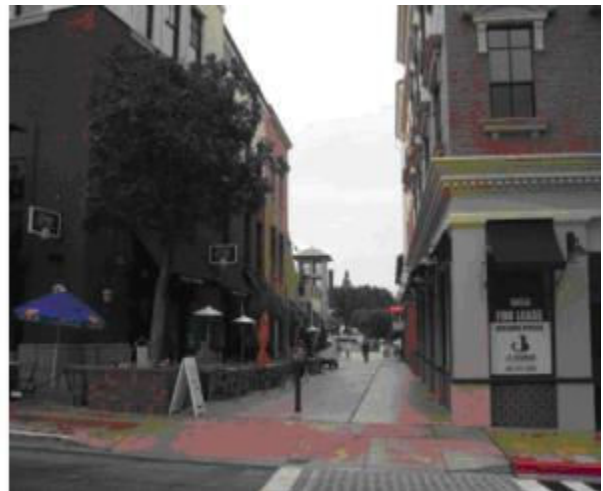
“On-site main street” means a street or drive aisle located on a lot designed to resemble streets found in an urban context. Defining features of these “streets” include narrow travel lanes, on-street parking, wide sidewalks designed in accordance with RCMC 23.722.060(F)(2), and buildings located adjacent to or near sidewalks as shown in Figure 23.722-4 (On-Site Main Streets).

Figure 23.722-4: On-Site Main Streets



“Paseo” means a public space that is located within a block’s interior and that connects two streets that are parallel or within 45 degrees of being parallel to each other. See Figure 23.722-5 (Paseos).

Figure 23.722-5: Paseos



“Pedestrian pathways” refers to the infrastructure which provides a safe pedestrian circulation system throughout the development site that minimizes the conflict between pedestrians and vehicular traffic at all points, including parking areas and building access points. The pathway system comprises standard pedestrian paths – pathways that meet the ADA sidewalk width requirements of four feet – and enhanced pedestrian paths – pathways that exceed the ADA sidewalk width requirement and include amenities (e.g., seating, trash receptacles, and drinking fountains).

“Plaza” means an urban public space typically bounded by buildings, public rights-of-way, and other secondary public spaces. See Figure 23.722-6 (Plazas).

Figure 23.722-6: Plazas



“Public space” means an open area for public use on a lot developed in accordance with requirements of an arcade, a building entry, an employee break area, or a plaza. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.020)].

23.722.030 Applicability.

Whenever a nonresidential, mixed-use, or multifamily residential project is subject to design review, the requirements of this chapter shall apply. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.030)].

23.722.040 Pedestrian plan required.

As part of the design review application, the applicant shall submit a pedestrian plan demonstrating compliance with the relevant standards and performance criteria in this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.040)].

23.722.050 Standards for all pedestrian-oriented spaces.

A. Materials. Materials used in pedestrian-oriented spaces shall be attractive, durable, slip-resistant, of high quality, and compatible in color and pattern with a project's design. Surfaces in pedestrian circulation areas shall be constructed from materials that provide a hard, stable surface and that permit comfortable maneuverability for people of all abilities. Wherever a pathway crosses a drive aisle, loading area, or parking area, the pathway shall be made identifiable by the use of one of the following: elevation changes, changes in paving materials, and/or the use of colors. Such designations are subject to the approval of the city council.

B. Lighting. Lighting in pedestrian-oriented spaces shall be consistent with the requirements of Chapter 23.725 RCMC (Outdoor Lighting).

C. Landscaping. Landscaping in pedestrian-oriented spaces shall be consistent with the requirements of Chapter 23.716 RCMC (Landscaping).

D. Electrical Power. To provide adequate power for temporary uses and to ensure proper maintenance, at least two outlets shall be provided for every 2,000 square feet of pedestrian-oriented space.

E. Required Amenities. The following amenities shall be located within all public spaces. Each amenity includes the city-recommended performance standard to ensure the successful design of public space.

1. Seating.

a. Seating should provide a variety of abundant, accessible, comfortable seating options throughout pedestrian-oriented spaces. Specific considerations include:

- i. Provide a variety of seating types and configurations.
- ii. Accommodate solitary and social activities.
- iii. Provide a safe, comfortable seating surface with smooth, even surfaces and curved edges.
- iv. Seating types shall conform to crime prevention standards, such as “open seating” that inhibits vandalism and skateboarding. Armrests or other obstructions shall be provided on any public bench that is designed for two or more people to inhibit the ability to sleep on benches.

b. Seating within public spaces should be provided at the ratio of approximately one linear foot per 30 square feet of space.

c. Seating along pedestrian pathways should be provided at the ratio of approximately one linear foot per two linear feet of pathway.

d. The following kinds of seating may be used to meet the requirement: moveable seating, fixed individual seating, fixed benches with and without backs, and seating designed into architectural features (e.g., walls, planter ledges, and seating steps). All spaces shall include at least two kinds of seating. It is recommended that spaces in excess of 5,000 square feet provide at least three kinds of seating and spaces larger than 10,000 square feet include moveable seating as one of the seating types.

e. Seating that faces a wall shall be located at least six feet away from the wall.

f. Seating as part of a tenant space shall not count toward meeting this requirement.

2. Bicycle Racks. Bicycle racks shall be provided based on the development’s anticipated parking demand (see Chapter 23.719 RCMC (Parking and Loading)). Racks shall be located adjacent to or near bicycle pathways and routes and building entrances.

3. Drinking Fountains. It is recommended that one drinking fountain be provided for every 10,000 square feet of pedestrian-oriented space.

4. Trash Receptacles. It is recommended that one trash receptacle be provided for every 1,500 square feet of cafe space up to 6,000 square feet and spaces in excess of 6,000 square feet include an additional receptacle for every 2,000 square feet of space. Spaces that include an outdoor cafe should provide an additional trash receptacle for every 1,500 feet of cafe space. Trash receptacles shall have a capacity of at least 25 gallons and feature top and/or side openings of at least 12 inches. The city recommends that receptacles be located within 50 feet of all seating areas.

F. Additional Amenities. In addition to the required amenities, the following improvements will further enhance public spaces and should be considered in the design of the spaces, particularly those that are greater than 5,000 square feet in size:

1. Amphitheater.

2. Children's play area. Play equipment shall be designed and constructed to meet the United States Consumer Products Safety Commission standards and best practices, including the installation of protective surfaces and barriers. To allow for the supervision of children, barriers surrounding the play area shall be substantially transparent and not exceed three feet six inches in height.

3. Directional/directory maps.

4. Game tables and associated seating.

5. Food service. Food shall be served from restaurants located in retail spaces adjacent to a space, kiosks, or open space cafes.

6. Moveable tables and chairs. See subsection (E)(1) of this section for requirements.

7. Public art. Public art shall integrate with the project and the space's design. Art shall not impede public access, circulation, or visual openness within the space or between the space and adjacent public areas.

8. Stage.

9. Transit station.

10. Water features. Water features may include fountains, reflecting pools, and waterfalls. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.050)].

23.722.060 Standards for on-site pedestrian pathways.

A. On-Site Connectivity. The pedestrian paths system shall be designed to provide the pedestrian safe passage throughout the project area. Adherence to all of the following provisions will create maximum safe connectivity for pedestrians:

1. A continuous path which connects the primary entrances of the structure(s) on the site.

2. Clear and continuous paths from every primary building entrance to all transit stops and crosswalks directly adjoining the site.

3. A clear and continuous path that connects the main pedestrian access point to the site with the main entrance of the primary use structure on site.

4. Pedestrian pathways from the building to adjacent streets at a ratio of one for each vehicle entrance on site. For example, if there are two driveways into the site, two sidewalk entries that connect to the building's primary entrance are required. Entrances designed primarily for service and delivery vehicles are not included in this ratio.

5. Drive aisles leading to main entrances with a walking path on at least one side.

B. Connectivity to Adjoining Property. The pedestrian paths system shall be designed to provide the pedestrian safe passage between adjoining properties and shall connect their pedestrian pathways. Adherence to all of the following provisions will create maximum safe connectivity for pedestrians:

1. A clear and continuous path along all adjacent streets that connects the main entrance of the primary use structure on each property.

2. A clear and continuous path along all drive aisles providing access between the properties that connects the main entrance of the primary use structure on each property.

3. Special pedestrian paths/connections between adjoining lots where those uses are compatible.

C. Building Perimeter Pathways. The following dimensional standards shall apply to building perimeter pathways in nonresidential districts:

1. Building perimeter pathways that are a minimum six feet in width.
2. A continuous building perimeter path interconnecting all entrances and exits of a building.
3. If parking area is proposed along the building facade within 15 feet from a building wall, a building perimeter path must be provided along the full length of the row of parking spaces facing the building.

D. Site Barriers. Where a berm, landscaping, fencing, or another physical barrier creates a site frontage impenetrable to pedestrians and bicyclists, there shall be no less than one point of access to a pedestrian pathway for every 100 feet of street frontage.

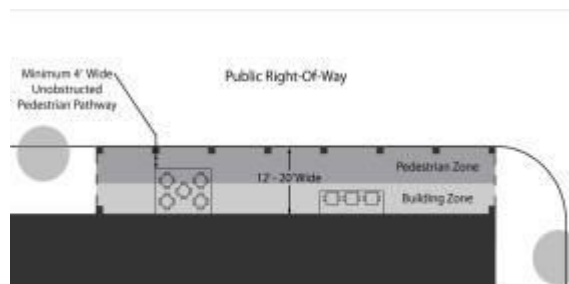
E. Parking Areas. The design and construction of pedestrian pathways into and through parking areas shall comply with the following standards:

1. No parking space shall be located farther than 130 feet from a designated pedestrian pathway.
2. Where parking areas are located between a public right-of-way and a primary entrance into a site's primary use structure, a continuous and well-designed pedestrian path shall be provided through the parking area that connects the public right-of-way and the said entrance.

F. Standards for Enhanced Pedestrian Pathways. The following minimum standards apply when the enhanced pathway is used:

1. Arcades. If an arcade is provided, it shall be designed and constructed according to the following standards:

Figure 23.722-7: Design Requirements for Arcades



a. Permitted. An arcade may be designed and constructed in conjunction with a commercial or mixed-use project.

b. Width. The width of an arcade shall extend from a building's facade to the public right-of-way, the edge of an adjacent public space, or the face of the curb along a private street. The minimum width shall be 12 feet and the maximum width shall be 20 feet. The width shall be divided between two zones, the building zone and the pedestrian zone, in the following manner:

i. The pedestrian zone includes the area adjacent to a public right-of-way, adjacent public space, or face of curb and shall be at minimum eight feet wide. This zone shall be free of all obstructions, except for select amenities, including cafe seating and food service vendors, which extend into the zone from the building zone. In the

instance of such obstructions, a continuous four-foot-wide unobstructed pedestrian pathway must be maintained throughout the zone.

ii. The building zone is located between the pedestrian zone and a building's facade and shall be at maximum 12 feet wide. The zone shall include all required amenities (see RCMC 23.722.050(E)) and may include the following additional amenities: cafe seating, directional/directory maps, food service vendors, and public art (see RCMC 23.722.050(F)).

c. Addressing the Street Frontage and Public Space. Arcades shall be designed to address adjoining street frontages and public spaces in the following ways:

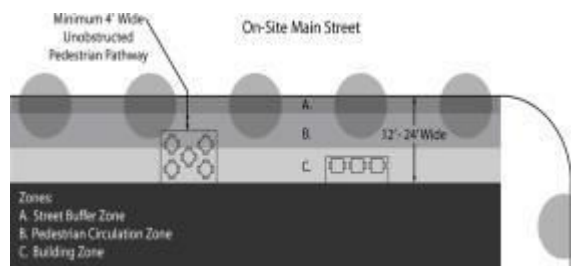
i. When a lot occupies the entire street frontage between two intersections, an arcade shall extend along the lot's entire frontage or provide unobstructed pedestrian flow along the entire frontage in combination with one or more of the following spaces: a corner arcade, a paseo, a plaza, or an intersecting sidewalk widening.

ii. When a lot occupies less than the entire street frontage between two intersections, an arcade shall contribute to unobstructed pedestrian flow along the entire frontage by aligning with one or more of the following spaces on the lot and adjoining lots: a corner arcade, a paseo, a plaza, or an intersecting sidewalk widening.

iii. An arcade adjacent to a public space shall provide continuous unobstructed pedestrian access to the space, except for structural members, and to one or more of the following public spaces that may be located at one or both ends of the arcade: a corner arcade, a paseo, an intersecting extension of the public space, or an intersecting sidewalk widening.

2. Sidewalks Along On-Site Main Streets. On-site main streets shall be designed and constructed according to the following standards:

Figure 23.722-8: Design Requirements for Sidewalks Along On-Site Main Streets



a. Permitted. An arcade may be designed and constructed in conjunction with a commercial or mixed-use project.

b. Width. The width of a sidewalk shall extend from the face of the curb backwards toward a building's facade. The minimum width shall be 12 feet and the maximum width shall be 24 feet. The width shall be divided between three zones, the street buffer zone, the pedestrian circulation zone, and the amenity zone, in the following manner:

i. The street buffer zone includes the area adjacent to the back edge of a sidewalk. To accommodate the planting of street trees and the placements of tree wells, the zone shall be at minimum four feet wide and at maximum eight feet wide. The zone shall include all required amenities (see RCMC 23.722.050(E)) and may include the

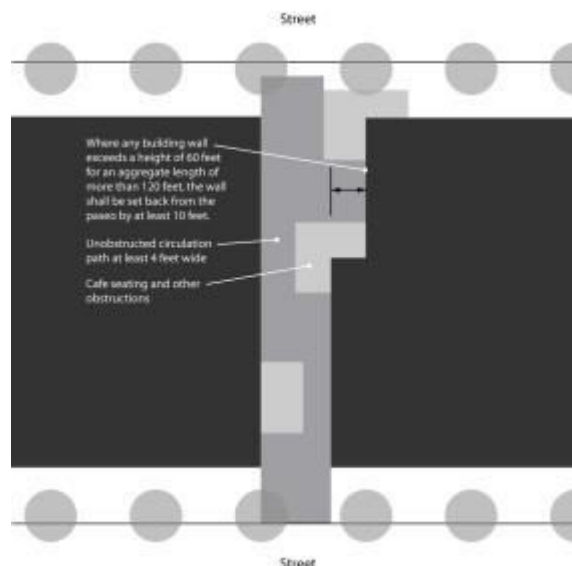
following additional amenities: cafe seating, directional/directory maps, food service vendors, and public art (see RCMC 23.722.050(F)).

ii. The building zone includes the area adjacent to a building's facade and shall be at minimum two feet wide and at maximum 12 feet wide. The zone shall include all required amenities (see RCMC 23.722.050(E)) and may include the following additional amenities: cafe seating, directional/directory maps, food service vendors, and public art (see RCMC 23.722.050(F)).

iii. The pedestrian circulation zone is located between the street buffer zone and the building zone, and shall be at minimum six feet wide. This zone shall be free of all obstructions, except for select amenities, including cafe seating and food service vendors, which extend into the zone from the building zone. In the instance of such obstructions, a continuous four-foot-wide unobstructed pedestrian pathway must be maintained throughout the zone.

3. Paseos. Paseos shall be designed and constructed according to the following standards:

Figure 23.722-9: Design Requirements for Paseos



a. Permitted. A paseo may be designed and constructed in conjunction with a commercial or mixed-use project.

b. Width. A paseo shall be at least 20 feet in width.

c. Circulation. A paseo shall contain an unobstructed circulation path at least four feet in width, connecting the two streets on which the paseo fronts.

d. Relationship to Buildings. Where any building wall or walls adjoin a paseo and where such wall or walls exceed a height of 60 feet for an aggregate length of more than 120 feet, the wall or walls shall be set back from the paseo by a minimum distance of 10 feet. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.060)].

23.722.070 Standards for public spaces.

A. Outdoor Gathering Places. Every project shall include one or more outdoor gathering place(s). The size and scale of such areas shall be appropriate to the type

and use of each particular development. Appropriate spaces may include, but are not limited to, building entries, employee break areas, courtyards, pocket parks, plazas, squares, and pedestrian pathways.

B. Public Space Area Requirement. Public space shall occupy at minimum five percent of the gross square footage of new development. All public spaces, including the specific spaces listed in this chapter, arcades, sidewalks adjacent to an on-site main street, and paseos, may count toward meeting this requirement.

C. Sidewalk Frontage. To facilitate access from a public right-of-way or an on-site sidewalk to a public space, the following standards shall be followed:

1. For a public space located adjacent to one street, the area of the space within 15 feet of a public right-of-way or an on-site sidewalk along at least 50 percent of the space's street frontage shall be free of obstructions, except for those listed below.

2. For corner public spaces, the area within 15 feet of the intersection of two or more streets on which the space fronts shall be at the same elevation as the adjoining sidewalk. In addition, at least 50 percent of each of the space's frontages shall be free of obstructions, except for those listed below.

3. To be considered free of obstructions, public spaces shall include at least four feet of unobstructed area between obstructions when measured parallel to right-of-way or sidewalk.

4. For obstructed portions of a space's frontage, no walls or other obstructions, except for those listed in subsection (C)(5) of this section and fixed and moveable seating and tables, shall be higher than two feet above the curb level in front of the space.

5. Trees planted flush to grade, light stanchions, public space signage, trash receptacles, railings for steps, and substantially open fencing around seating areas not exceeding 36 inches in height shall be considered permitted obstructions.

D. Circulation Space. Public spaces shall include one or more unobstructed circulation spaces, connecting all adjacent public rights-of-way, on-site sidewalks, building entrances, and public spaces. These spaces shall be at minimum eight feet wide.

Public spaces shall include one or more unobstructed, continuous circulation spaces of at minimum four feet in width to provide pedestrian access across the spaces and between all adjoining public rights-of-way, on-site sidewalks, primary building entrances, and public spaces.

E. Level of Public Space. To ensure visual surveillance of a public space from the sidewalk and street, the elevation of a public space shall in no location be greater than the average curb level elevation of the nearest adjoining street.

F. Hours of Access. All public spaces shall be accessible to the public at all times, unless the approving authority authorizes a nighttime closing contingent upon the following provisions:

1. A new space may be granted nighttime closing if potentially significant safety issues are documented and submitted as part of an application to authorize the closing.

2. An existing space may be granted nighttime closing if the space has been open for at least one year and significant operational and safety issues have been documented.

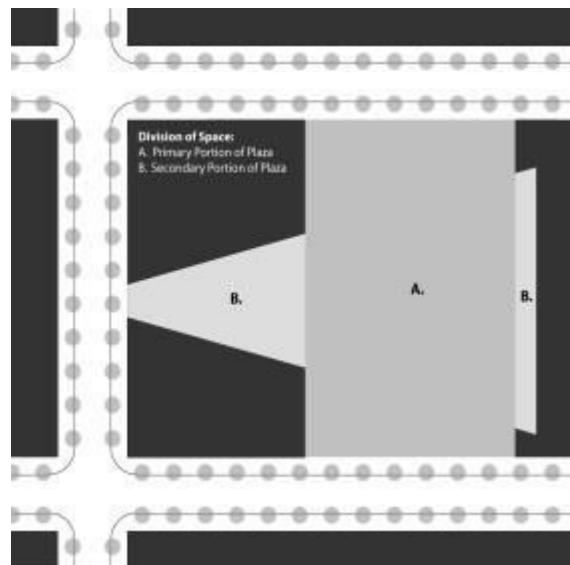
3. Nighttime closing of the space is necessary for public safety and/or maintenance within the space.

4. Any approved design element that limits nighttime public access shall not impede public circulation and visual or physical access within the space or between the space and public areas during hours of public operation.

G. Standards for Specific Public Spaces. Building entry spaces, employee break areas, paseos, and plazas shall be designed and constructed to comply with the following standards:

1. Plazas. Plazas shall be designed and constructed according to the following standards:

Figure 23.722-10: Design Requirements for Plazas



a. Permitted. A plaza may be designed and constructed in conjunction with a commercial, mixed-use, or multifamily residential project.

b. Area. It is recommended that a plaza occupy at least 2,000 square feet.

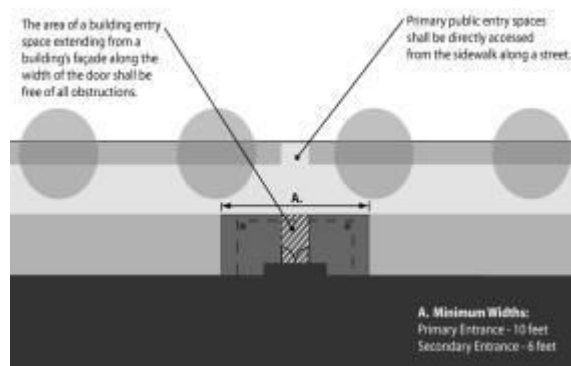
c. Division of Space. It is recommended that plazas be divided into primary and secondary portions in the following manner:

i. Primary Portion of Plaza. The major portion of a plaza is the largest area of the public plaza and the area of primary use. Major portions should be generally regular in shape, easily and directly accessible from adjoining buildings, public spaces, and public rights-of-way, and continuously visible from within all portions of the public plaza and from adjoining public spaces. Major portions should occupy no less than 75 percent of the total public plaza area.

ii. Secondary Portion of a Plaza. Minor portions of plazas are secondary areas that allow for additional flexibility in the shape and configuration of a plaza. Minor portions should not occupy more than 25 percent of the total area of the plaza.

2. Building Entry Spaces. Building entry spaces shall be designed and constructed according to the following standards:

Figure 23.722-11: Design Requirements for Building Entry Spaces



a. Location. A building entry space shall be located adjacent to a building entrance and between the building's facade and a public right-of-way, a public space, or a sidewalk along a private street.

b. Area. It is recommended that a building entry space occupy at minimum 200 square feet.

c. Width. A primary public entry space shall be at least 10 feet in width and a secondary public entry space shall be at least six feet in width.

d. Access. Primary public entry spaces shall be directly accessed from the sidewalk along a street rather than from a parking lot. Buildings facing public spaces shall have their primary entrances facing the public space. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

e. Obstructions. The area of a building entry space extending from a building's facade to a sidewalk or public space along the width of the door shall be free of all obstructions.

f. Paving Requirement. A building entry shall consist of at minimum 50 percent decorative paving.

3. Employee Break Areas. Employee break areas shall be designed according to the following standards:

a. Required. Employee break areas shall be included in all projects featuring commercial office or industrial uses.

b. Area. It is recommended that an employee break area occupy at least 200 square feet.

c. Location. An employee break area shall be located adjacent to a pathway connecting the space to a secondary entrance or within a highly visible interior space (e.g., atrium). When an employee break area is located outside of a building, the space shall be separated from parking areas by a walkway, landscaping, a fence, and/or a similar element.

d. Visibility. When an employee break area is located outside of a building, the space shall be visible from at least one public right-of-way. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.070)].

Chapter 23.725 OUTDOOR LIGHTING

Sections:

23.725.010	Purpose.
23.725.020	Applicability.
23.725.030	Definitions.
23.725.040	Permit required.
23.725.050	Exempt lighting.
23.725.060	Prohibited lighting.
23.725.070	General lighting standards.
23.725.080	Outdoor lighting plans required.

23.725.010 Purpose.

The purpose of this chapter is to regulate lighting to balance the safety and security needs for lighting with the city's desire to preserve dark skies and to ensure that light trespass and glare have negligible impact on surrounding property (especially residential) and roadways. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.010)].

23.725.020 Applicability.

The provisions of this chapter apply to all new and existing land uses, including permanent and temporary uses in all zoning districts. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.020)].

23.725.030 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

"Foot-candle" means a unit of illumination produced on a surface, all points of which are one foot from a uniform point of one candle.

"Full shielding" means a technique or method of construction which causes all light emitted from an outdoor light fixture to be projected below an imaginary horizontal plane passing through the lowest point on the fixture from which light is emitted.

"Glare" means light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see and, in extreme cases, causing momentary blindness.

"Light pollution" means artificial light which causes a detrimental effect on the environment, astronomical research, or enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent property.

"Light trespass" means the shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

"Luminaire" means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts. The pole, post, or bracket is not considered a part of the luminaire.

"Shielding" means a technique or method of construction which causes light emitted from an outdoor light fixture to be projected below an imaginary horizontal plane

passing through the fixture. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.030)].

23.725.040 Permit required.

Unless otherwise exempt by RCMC 23.725.050 (Exempt lighting), all outdoor lighting fixtures for new multifamily residential, commercial, industrial, mixed-use, and public/quasi-public uses require design review approval by the designated approving authority pursuant to Chapter 23.140 RCMC (Minor Design Review). Such approval shall be granted in conjunction with required land use and development permits for a project. Any retrofit or amendment to existing site and/or building lighting that would have a measurable impact on abutting property or views from street right-of-way as determined by the planning director shall require minor design review approval. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.040)].

23.725.050 Exempt lighting.

The following items shall be exempt from design review requirements:

- A. Temporary lights used for holiday decorations.
- B. Emergency lighting erected for official purposes by local, state, or federal agencies.
- C. Lighting for temporary uses and special events permitted consistent with this code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.050)].

23.725.060 Prohibited lighting.

The following types of lighting are prohibited:

- A. Neon tubing or band lighting along buildings and/or structures as articulation, except as approved through design review.
- B. Search lights, laser source lights, or any similar high intensity light, except for emergency use by police or fire personnel or at their discretion, or for approved temporary lighting for a special event approved by the city.
- C. Lighting fixtures operated in such a manner as to constitute a hazard or danger to persons or to safe vehicular travel.
- D. Roof-mounted lighting except for security purposes.
- E. Moving, flashing, or animated lighting.
- F. Light poles that obstruct pedestrian traffic. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.060)].

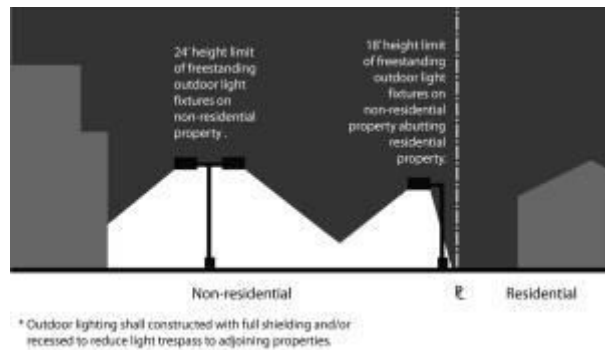
23.725.070 General lighting standards.

The following standards shall apply to all outdoor lighting:

- A. Nuisance Prevention. All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution.
- B. Maintenance. Fixtures and lighting shall be maintained in good working order and in a manner that serves the original design intent.
- C. Shielding. Except as otherwise exempt, all outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each

fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site.

Figure 23.725-1: Shielding Provisions for Outdoor Lighting



D. Level of Illumination. Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties. Illumination standards are as follows:

1. Public, civic and religious buildings are permitted to be fully illuminated.
2. Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The following uses shall provide additional lighting as described below:
 - a. Convenience stores, card rooms, and check cashing establishments shall provide a minimum level of illumination of one and one-half foot-candles across the parking lot during business hours.
3. Pedestrian walkways shall be illuminated with a minimum maintained one-half foot-candle of light and an average not to exceed two foot-candles of light.
4. Entryways and exterior doors of nonresidential structures shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level.
5. In order to minimize light trespass on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed the moon's potential ambient illumination of one-tenth foot-candle.

E. Maximum Height of Freestanding Outdoor Light Fixtures. The maximum height of freestanding outdoor light fixtures abutting residential development shall be 18 feet. Otherwise, the maximum height for freestanding outdoor light structures shall be 24 feet. Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture.

F. Energy-Efficient Fixtures Required. Outdoor lighting shall utilize energy-efficient (high pressure sodium, metal halide, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater efficiency) fixtures and lamps. All new outdoor lighting fixtures shall be energy-efficient with a rated average bulb life of not less than 10,000 hours.

G. Accent Lighting. Architectural features may be illuminated by uplighting; provided, that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures shall be used.

H. Signs. Lighting of signs shall be in compliance with Chapter 23.743 RCMC (Signs).

I. Sports Fields/Outdoor Activity Areas. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed, and shielded so that the light falls within the primary playing area and no significant off-site light trespass is produced. Additionally, the lights shall be turned off within one hour after the end of the event.

J. Telecommunications Towers. Telecommunication towers and related equipment shall be unlit except as provided below:

1. A manually operated or motion-detector-controlled light above the equipment shed door may be provided, except that the light shall remain off except when personnel are present at night; and

2. The minimum tower lighting required under FAA regulation; and

3. Where tower lighting is required, said lighting shall be shielded or directed downward to the greatest extent possible to ensure that such light does not spill over onto abutting properties, especially residential zoning districts or uses.

K. Alternative Designs, Materials, and Installations. The designated approving authority may grant approval of alternatives to this section as part of a design review permit. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.070)].

23.725.080 Outdoor lighting plans required.

A. When Required. A preliminary outdoor lighting plan shall be submitted as part of each planning permit application, and a final plan shall be submitted as part of an application for a building permit for a new structure or an addition of 25 percent of the gross floor area, seating capacity, or parking spaces. A final outdoor lighting plan is required for all new outdoor lighting installations on commercial, mixed-use, multi-unit residential, industrial, and institutional properties. The director may request outdoor lighting plans from applicants for other types of projects due to location, size, or proposed use, as necessary.

B. Plan Content. At a minimum, an outdoor lighting plan shall include the following:

1. Manufacturer specifications sheets, cut sheets, and other manufacturer-provided information for all proposed outdoor light fixtures to show fixture diagrams and outdoor light output levels.

2. The proposed location, mounting height, and aiming point of all outdoor lighting fixtures.

3. If building elevations are proposed for illumination, drawings of all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illumination level of the elevations, and the aiming point for any remote light fixture.

4. Photometric data including a computer-generated photometric grid showing foot-candle readings every 10 feet within the property or site and 10 feet beyond the property lines. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.080)].

Chapter 23.728 OUTDOOR DISPLAY, SALES, AND STORAGE

Sections:

23.728.010	Purpose.
23.728.020	Permit requirements and exemptions.
23.728.030	Development standards.

23.728.010 Purpose.

The purpose of this chapter is to regulate permanent and temporary outdoor display and storage uses. The intent of these regulations is to encourage outdoor displays and activities that are compatible with associated and nearby uses and do not obstruct pedestrian or vehicle circulation or create an unsightly appearance of unrestricted clutter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.10.010)].

23.728.020 Permit requirements and exemptions.

The following outdoor activities shall be subject to the permit requirements listed herein:

A. Permanent Outdoor Display and Sales. Permanent outdoor display and sales are permitted (consistent with the allowed use provisions of the underlying zoning district), subject to zoning certification, when all related activities are developed and operated consistent with the standards of this chapter.

B. Temporary Outdoor Display and Sales. A temporary use permit is required for all temporary outdoor displays and sales. Such uses shall be consistent with the development standards of this chapter and shall also be consistent with the standards for temporary uses (Chapter 23.922 RCMC, Temporary Uses). The following uses and activities are exempt from these requirements:

1. Garage sales; provided, that each garage sale complies with the standards of this title and other titles and chapters of this municipal code.

2. Fireworks stands, provided they are consistent with the standards of the fire district and/or other regulatory agencies and a valid business license has been issued consistent with the requirements of Chapter 4.54 RCMC, Article VII (Fireworks).

C. Permanent Outdoor Storage. Permanent outdoor storage is permitted as a specified land use (storage yards) in the allowed use tables of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). If not part of the original development permit for the principal use, permanent outdoor storage may be permitted in mixed-use, automotive and industrial, and public/quasi-public zoning districts subject to design review approval. In all cases, permanent outdoor storage shall be consistent with the development standards of this chapter.

D. Temporary Outdoor Storage. Generally, temporary outdoor storage shall require the issuance of a temporary use permit (see Chapter 23.922 RCMC for requirements) and shall be consistent with the development standards of this chapter. The following uses and activities are exempt from such permit requirements:

1. Storage of construction materials and equipment as part of an active construction site, provided a valid building permit or improvement permit is in effect and the materials and equipment are stored on the construction site pursuant to approved permit(s).

2. Emergency facilities to accommodate emergency public health and safety needs and activities. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.10.020)].

23.728.030 Development standards.

A. General Development Standards for All Activities. The following development standards apply to all outdoor display, sales, and storage activities:

1. Location. Outdoor display, sales, and storage activities shall not be located within any public right-of-way (unless an encroachment permit has been issued), in required parking spaces or within designed vehicle drive aisles, or within required landscape planter areas. Outdoor display, sales, and storage activities may also not disrupt or impede required pedestrian circulation paths as required by Chapter 23.722 RCMC (Standards for Pedestrian-Oriented Spaces) or the building code.

2. Hours of Operation. Except as otherwise provided, hours of operation for outdoor display, sales, and storage activities shall be consistent for the hours of operation for the corresponding primary use.

3. Noise. Any noise generated by the outdoor display, sales, or storage activity shall be consistent with the city's noise ordinance (Chapter 6.68 RCMC, Noise Control).

4. Signs. No additional business identification or advertising signs for the outdoor display, sales, or storage activity may be permitted above the maximum allowable sign area for the corresponding primary use, except when the outdoor activity is the primary use, as determined by the planning director (e.g., Christmas tree lot).

5. Maintenance. Outdoor activity areas shall be kept free of garbage and other debris.

B. Standards for Outdoor Display and Sales. The following development standards shall apply to all permanent and temporary outdoor display and sales activities:

1. Associated with the Primary Use. All outdoor display and sales activities shall be associated with the primary use of the property. Only those goods and services associated with the primary use may be stored, sold, or displayed. All outdoor display and sales activities that are independent of the primary use shall be considered their own primary use and regulated as such (e.g., seasonal sales as a temporary use requiring a temporary use permit).

2. Maximum Area. Unless otherwise approved in conjunction with development permits, the area used for permanent outdoor display and sales of materials shall not exceed 10 percent of the gross floor area of the corresponding commercial building. The following uses and activities are specifically exempt from this requirement, provided all other development standards are satisfied:

a. Vehicle and equipment sales and rentals (e.g., automobile, boat, RV, construction equipment, etc.), provided storage and display is limited to vehicles offered for sale or rental only.

3. Time Limit for Temporary Activities. See the provisions of Chapter 23.922 RCMC (Temporary Uses) for duration and permit requirements for temporary promotional sales.

C. Standards for Outdoor Storage. The following development standards shall apply to all permanent and temporary outdoor storage activities:

1. Location. Outdoor storage may not be located within any required front or street side yard for the underlying zoning district within which the activity is located.

2. Height Limitation. The height of stacked materials and goods shall be no greater than that of any building, wall, fence, or gate enclosing the storage area. For additional height limitations for recycling and junk tire facilities, see RCMC 23.916.020 (Junk tire facility). For additional height limitations for automotive dismantling, see RCMC 23.913.020 (Automobile dismantling).

3. Screening. Screening of outdoor storage shall be consistent with RCMC 23.731.080(A)(7) (Outdoor Equipment, Storage, and Work Areas).

4. Parking. Parking for permanent outdoor storage shall be provided as required in Chapter 23.719 RCMC (Parking and Loading). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.10.030)].

Chapter 23.731 FENCES, WALLS, AND SCREENING

Sections:

23.731.010	Purpose.
23.731.020	Definitions.
23.731.030	Permit required.
23.731.040	Exemptions.
23.731.050	Height limits and locations.
23.731.060	Height measurement.
23.731.070	Prohibited materials.
23.731.080	Special fencing and screening requirements.
23.731.090	Continued maintenance and operation.

23.731.010 Purpose.

The purpose of this chapter is to regulate the height and location of fences, walls, and screening to provide light, air, and privacy without obstructing views, to establish buffers between certain land uses, and to safeguard against visual obstructions at street intersections and/or driveway locations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.010)].

23.731.020 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

“Concertina wire” means a type of barbed wire or razor wire that is formed into large coils that usually sit atop another type of fencing.

“Open view fencing” means fencing that does not create a solid visual barrier, such as wrought iron or tubular steel.

“Retaining wall” means a structure that holds back soil and rock from a building, structure, or area that helps to prevent erosion and the downward slide of such materials. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.020)].

23.731.030 Permit required.

Unless otherwise exempt in RCMC 23.731.040 (Exemptions), an administrative use permit shall be required for new fences and walls. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.030)].

23.731.040 Exemptions.

The following fences and walls shall be exempt from RCMC 23.731.030; however, a building permit may be required.

A. Retaining Walls. Retaining walls less than 36 inches in height.

B. Residential Fences. Fences located on residential property (privacy fences) constructed in compliance with the standards of RCMC 23.731.050 (Height limits and locations).

C. Required Fences. These regulations do not apply to fences and walls required by a state or federal agency, or by the city for public safety. Sound walls required for noise attenuation must adhere to the provisions of RCMC 23.731.080(G) (Sound Walls). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.040)].

23.731.050 Height limits and locations.

Each fence, wall, and screen shall comply with height limits and locations shown in Table 23.731-1 (Maximum Height of Fences, Walls, and Screening in Required Yard Area).

Table 23.731-1: Maximum Height of Fences, Walls, and Screening in Required Yard Area

Location of Fence/Wall/Screen ¹	Maximum Height ²
Required front yard area	3 feet ³
Required rear and interior side yard area (along rear and interior property lines)	6 feet
Required street side yard area	6 feet ³
At intersections of streets, alleys, and driveways within the clear visibility area ⁴	30 inches

Notes:

1. Fences, walls, and screening are not required between land uses unless otherwise specified in this chapter. Fences, walls, and screening must also be located outside of any public utility easement except as authorized by the applicable utility agency.
2. Maximum height may be increased by no more than 2 feet by the designated approving authority as part of an administrative use permit.
3. Fences three feet, zero inches or less may be located at the property line. For all fences over three feet in height, the minimum setback of three feet is required. Height of front yard fence may be increased to five feet if the fence remains visually open and transparent (e.g., picket fence, open wood slats, open wrought iron, etc.).
4. See definition for clear vision triangle in Chapter 23.1104 RCMC (General Definitions). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.050)].

23.731.060 Height measurement.

A. Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material. Grade may not be modified in order to increase fence height.

B. The height of fencing placed atop a wall shall be measured from the base of the wall, except as provided in subsection (C) of this section.

C. Where the elevation of the finished grade within six feet of the base of the fence differs from one side of the fence to the other (as when a fence is placed at the top of a slope or on a retaining wall), the height shall be measured from the side with the lowest natural grade.

Figure 23.731-1: Residential Fence Limitations

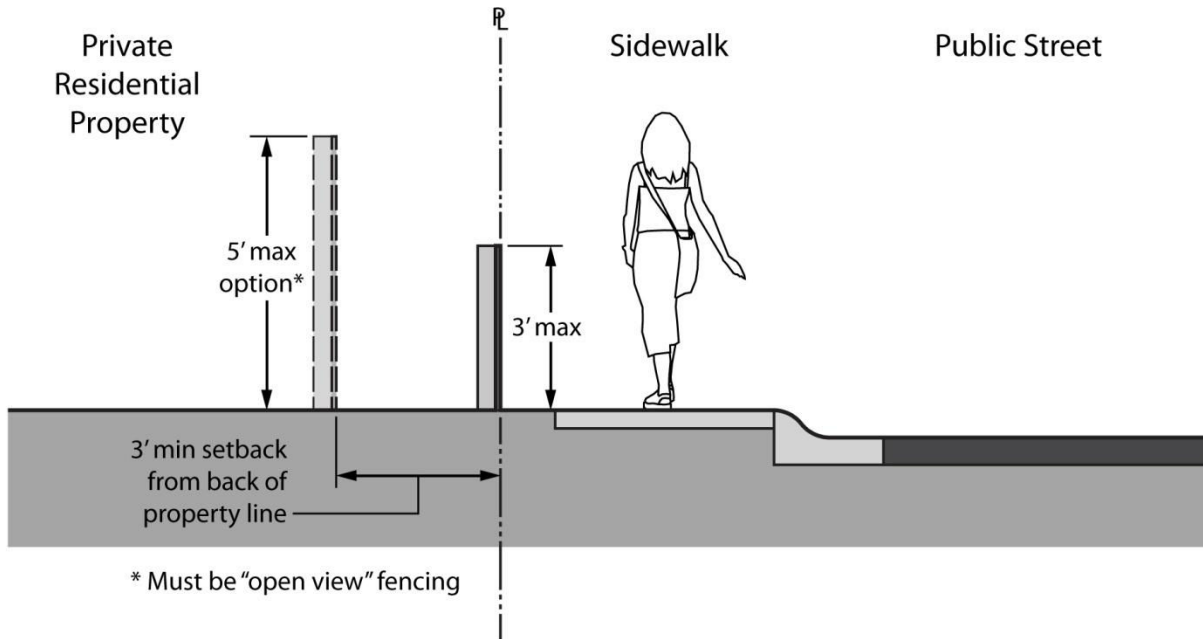
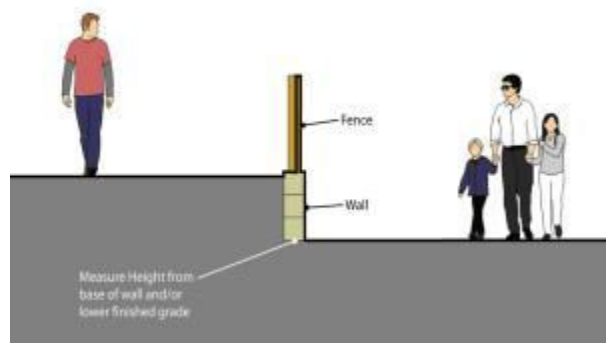


Figure 23.731-2: Height Measurements



[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.060)].

23.731.070 Prohibited materials.

The following fence materials are prohibited in all zones unless approved pursuant to Chapter 23.125 RCMC (Administrative Use Permit) for security needs or required by the city or state or federal law or regulation:

- A. Barbed wire or electrified fence;
- B. Razor or concertina wire in conjunction with a fence or wall, or by itself; and
- C. Chain link fencing within a front yard or street side yard. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.070)].

23.731.080 Special fencing and screening requirements.

This section establishes screening standards and special provisions for walls and fencing. This applies to all walls and fences unless otherwise specified (e.g., South Sunrise special planning area).

A. Screening.

1. Screening Between Different Land Uses. The city encourages the integration and connection of compatible uses. To that end, contiguous barriers in the form of solid fences and walls should only be used between land uses when residential uses are located next to industrial uses or when necessary as determined by the designated approving authority. When used, the screening shall meet the following standards (see Figure 23.731-3, Screening Between Different Land Uses):

a. The screen shall consist of a solid decorative wall of masonry or similar durable material or, in lieu of decorative masonry, the wall shall be covered with plant materials (e.g., ivy) or shall be blocked from view by landscape materials. The wall shall be a minimum of six feet in height, and shall comply with the height limitations listed in RCMC 23.731.050 (Height limits and locations).

b. The decorative wall shall be architecturally treated on both sides and is subject to an administrative use permit.

c. A landscaping strip with a minimum width of five feet shall be installed adjacent to a screening wall, except that a minimum of six feet of landscaping (with trees) shall be provided between a parking lot and a screening wall.

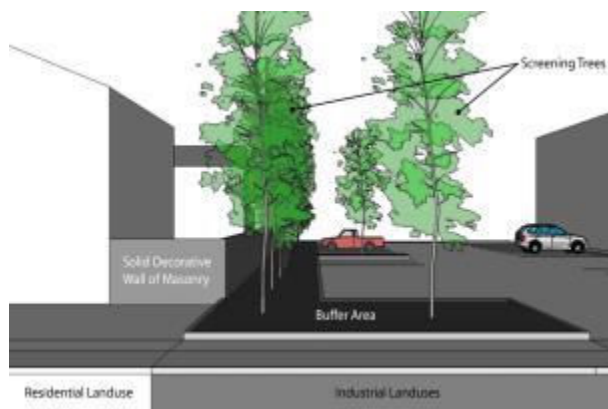
d. The designated approving authority may waive or approve a substitute for the requirements above if it is determined that:

i. The relationship of the proposed uses makes screening unnecessary or undesirable;

ii. The intent of this section is successfully met by alternative screening methods; and/or

iii. Physical characteristics and/or constraints on the site make required screening infeasible or unnecessary.

Figure 23.731-3: Screening Between Different Land Uses



2. Screening of Mechanical Equipment. Mechanical equipment shall be screened as follows:

a. All exterior mechanical equipment shall be screened from view on all sides.

b. Screening on top of the equipment may be required by the designated approving authority if necessary to protect views from a neighboring residential zone.

3. Screening of Roof-Mounted Equipment. Roof-mounted mechanical equipment shall be screened in compliance with the following standards (see Figure 23.731-4, Screening of Roof-Mounted Equipment):

Figure 23.731-4: Screening of Roof-Mounted Equipment



a. Screening materials may be solid concrete, wood, or other opaque material and shall effectively screen the mechanical equipment so that it is not visible from a public street.

b. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural styles.

4. Screening of Ground-Mounted Antennas. Ground-mounted antennas shall be screened with a fence, wall, or dense landscaping so that the antenna is not visible from the public right-of-way and to minimize the visual impact on abutting properties.

Building-mounted antennas shall be screened as follows:

a. Wall-mounted equipment shall be flush-mounted and painted or finished to match to building with concealed cables.

b. Roof-mounted equipment shall be screened from view of public rights-of-way by locating the antenna below the roofline, parapet wall, or other roof screen and by locating the antenna as far away as physically feasible and aesthetically desirable from the edge of the building.

c. Color. Antennas shall have subdued colors and nonreflective materials which blend with the materials and colors of the surrounding area or building.

5. Screening of Commercial Loading Docks and Refuse Areas. Loading docks and refuse storage areas shall be screened from public view and adjoining public streets and rights-of-way and residentially zoned areas. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style. Exceptions may be permitted through design review for sites with unique characteristics (e.g., shallow lot depth, adjacency to single-family residential). All dumpsters shall be locked when not in use.

6. Screening of Residential Trash Enclosures/Recycle Containers. Residential trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard and shall be screened from view of the public right-of-way by a solid fence not less than four feet in height. Exceptions to fence height standards may be granted by the designated approving authority to ensure proper placement and screening of trash receptacles. See Figure 23.731-5 (Screening of Trash Enclosures/Recycling Containers).

Figure 23.731-5: Screening of Trash Enclosures/Recycling Containers



7. Outdoor Equipment, Storage, and Work Areas. Outdoor storage areas for materials other than plants shall be enclosed and screened from view from the public right-of-way and abutting property by a solid fence or wall a minimum of six feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obstructing construction.

8. Screening for Special Uses. The following uses shall be screened for abutting properties and the public right-of-way as provided below:

a. Automobile Dismantling. Outdoor storage areas for automobile dismantling uses shall be screened from public view by a minimum six-foot-tall masonry wall. The maximum allowed height of the wall shall be 14 feet. Materials and goods stored in the yard area may not be stacked above the height of the enclosing wall. Those portions of walls fronting onto public rights-of-way shall be buffered by a minimum 10-foot-wide landscape area that includes ground cover and evergreen trees planted 30 feet on center. The wall shall be covered with either graffiti-resistant paint or coating or with vines or other landscaping. The design of the landscaping (e.g., irrigation, planting) shall be consistent with the standards of Chapter 23.716 RCMC (Landscaping).

b. Junk Tire Facility. Junk tires shall be stored behind a visual screen fence no higher than eight feet tall and shall not be stacked higher than the height of such fence. Fences shall be required between a licensed junk yard facility and any adjoining parcel which has a more restrictive land use zoning designation.

c. Potable Water Storage Facility. Potable water storage facilities shall be enclosed by a six-foot-tall solid masonry wall and buffered from the public right-of-way by a minimum 10-foot-wide landscape planter that includes ground cover and evergreen trees planted 30 feet on center. The masonry wall shall be covered in either graffiti-resistant paint or coating or with vines or other landscaping. The design of the landscaping (e.g., irrigation, planting) shall be consistent with the standards of Chapter 23.716 RCMC (Landscaping).

d. Service Stations. Service stations shall be screened from abutting residential zoning districts and uses by a solid six-foot masonry wall along the property line between the service station and the abutting property, except that within the first 25 feet from the street right-of-way line said wall shall not exceed two and one-half feet in height.

B. Retaining Walls. An embankment to be retained that is over 48 inches in height shall be benched so at the low side no individual retaining wall exceeds a height of 36 inches above the finished grade and each bench has a minimum depth of 36 inches. Wood shall not be used for a retaining wall over two feet in height.

C. Swimming Pools, Spas, and Similar Features. Swimming pools/spas and other similar water features shall be fenced in compliance with city-adopted building code requirements.

D. Temporary Fencing. Temporary fencing may be required by the designated approving authority where necessary to protect trees or other sensitive features and the general public from construction activities during site preparation and construction.

E. Temporary Security Fencing. Temporary security fencing (including chain link) with a maximum height of six feet may be installed around the property lines of vacant property with approval from the designated approving authority through the design review (minor) or administrative use permit process. The vacant property shall be maintained in a condition free from weeds and litter.

F. Open Space and Trails. Fences adjacent to open space and trail areas shall be constructed and maintained as open view fencing and shall not be chain link.

G. Sound Walls. Whenever sound walls are required to mitigate sound impacts adjacent to streets, the following standards shall apply. These standards shall not preclude the use of other innovative methods of project design utilizing greater setbacks, building design, mounding, or single-story structures with solid walls facing the street.

1. Setbacks. Walls shall be set back a sufficient distance from the ultimate public street right-of-way in accordance with noise attenuation and landscaping. The area between the right-of-way and the wall shall include a public sidewalk and landscaping, including canopy street trees.

2. Height. Maximum height of a wall shall not exceed six feet above the finished grade at the base of the wall on the roadway side.

3. Earthmounds. When the sound and visual attenuation requires a wall exceeding six feet above the grade of the adjacent roadway, earthmounds shall be used such that no more than six feet of the wall is visible from the roadway. The mounds shall not exceed a three-to-one slope. The mounds may support the wall or be placed against the wall on the street side. Drainage shall be contained so there is no sheet flow of water onto the sidewalk where the slope exceeds six to one.

4. Type of Wall. Walls shall be constructed of graffiti-resistant solid brick or masonry material that requires minimum maintenance and provides the required sound and visual attenuation.

H. Agricultural Fencing. All fences which enclose livestock shall be designed, constructed, and maintained so as to control and contain such livestock at all times and so as to prevent such livestock from reaching across any property lines so as to damage adjacent property.

I. Electric Fencing. The construction and use of electric fencing shall be allowed in the city only as provided in this subsection, subject to the following standards:

1. Location. Electric fences are allowed by right in the M-2 (heavy industrial) zone so long as the property on which the fence is to be installed is surrounded, on all sides, by M-2 zoned property. Electric fences are allowed in the M-1 (light industrial) zone or

M-2 zone when bordered by another zoning district upon issuance of an administrative use permit as defined and regulated in Chapter 23.125 RCMC.

Electric fences are only allowed around nonresidential outdoor storage areas or contractor's equipment or storage yard. No electric fence shall be permitted, installed, or used unless it is completely surrounded by a nonelectric fence or wall that is at least six feet in height.

2. Height. Electric fences may have a maximum height of 10 feet.

3. Spacing between Fences. The space between an electric fence and perimeter wall or fence may not exceed 12 inches and shall be kept clean and free of litter, debris, and vegetation.

4. Aesthetics. Electric fences shall be installed as to be as minimally intrusive as possible. Fences should utilize horizontal electrified wires and minimal vertical support beams.

In making the findings for an administrative use permit when one is required, the planning director will determine that the proposed electric fence is not detrimental to the aesthetics and continued viability of the surrounding properties. As such, electric fences are likely not compatible if proposed immediately adjacent to an existing retail, restaurant, or other heavily trafficked commercial area unless substantial camouflaging or other design efforts are undertaken to completely shield the electric fence from view.

5. Electrification. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC.

The electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission (IEC) Standard 60335-2-76.

The fence must also comply with all applicable local and state regulations including being issued a permit by the building department.

6. Warning Signs. Electric fences shall be clearly identified with warning signs that read, at minimum, "Danger – Electric Fence" at an interval of not less than 60 feet and at least one sign per side of the area to be fenced.

7. Electric fences equipped with monitored alarm systems may require an alarm permit issued by the Rancho Cordova police department. [Ord. 18-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.080)].

23.731.090 Continued maintenance and operation.

A. Maintenance. Fences, walls, and landscape screening shall be continuously maintained in an orderly and good condition, at no more than their maximum allowed height.

B. Graffiti Resistance. Each fence or wall adjacent to a public right-of-way in any zoning district shall be provided with a permanently maintained graffiti-resistant coating (a painted wood fence meets this requirement, since it can be repainted). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.090)].

Chapter 23.734 RESIDENTIAL ACCESSORY STRUCTURES

Sections:

- 23.734.010 Purpose.
- 23.734.020 Applicability.
- 23.734.030 Permit requirements and exceptions.
- 23.734.040 Definitions.
- 23.734.050 Development standards.

23.734.010 Purpose.

This chapter defines detached accessory structures on residential properties and establishes development standards for nonexempt structures. The purpose of this chapter is to promote a positive aesthetic relationship between accessory structures and primary structures on a property, in addition to allowing a positive community impact through the reduction of impacts to light, air quality, drainage, or aesthetics on surrounding properties. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.010)].

23.734.020 Applicability.

The regulations and standards contained in this chapter shall apply only to those uses expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). Specifically, this chapter covers those accessory uses within the residential uses land use category. Additional provisions related to second dwelling units are provided in RCMC 23.901.060, which may be attached or detached to the residential structure. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.020)].

23.734.030 Permit requirements and exceptions.

Except as otherwise exempt below, the majority of accessory structures governed by this chapter shall go through a simple plan check (zoning clearance) at the time a building permit is issued to ensure compliance with applicable regulations. The following structures shall be exempt from the requirements of this chapter as specified below and are subject to compliance with all other provisions of this title:

A. Enclosed and/or solid-roofed accessory structures that are smaller than 120 square feet in size with no portion of the structure equal to or greater than nine feet in height. Structures shall not be located in a required front yard. In order to maintain necessary fire breaks, all combustible accessory structures shall be set back a minimum of three feet from side and rear property lines with a minimum six-foot separation between structures.

B. Landscape features and play equipment that are smaller than 120 square feet in size with no portion of the structure equal to or greater than eight feet in height. In order

to maintain necessary fire breaks, combustible landscape features shall be set back a minimum of three feet from all interior property lines with a minimum six-foot separation between structures. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.030)].

23.734.040 Definitions.

For the purposes of this title, “accessory structure” means a detached structure or building which is subordinate to, and the use of which is customarily incidental to, that of the main building, structure, or use on the same lot. The types of accessory structures listed below shall have the meanings respectively ascribed to them in this chapter:

“Accessory structure, enclosed and/or solid-roofed” means a detached accessory structure which is either entirely enclosed by walls and a solid roof or is partially enclosed with a solid roof. This classification of accessory structures includes garages, greenhouses, poolhouses, sunrooms, workshops, storage sheds, and carports, patio covers, and gazebos with solid roof construction.

“Landscape feature” means a detached decorative structure typically used in conjunction with plant materials for aesthetic enhancement, such as patio trellis covers, pergolas, and gazebos with nonsolid roof construction, arched trellises, vertical lattice structures, statues, and similar features. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.040)].

23.734.050 Development standards.

The development standards in this section are intended to supplement the standards in the underlying base zoning district for accessory structures. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply. In the event of conflict between these standards and the overlay zoning district regulations of Article 3 of this title, the overlay zoning district regulations shall apply.

A. The total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 50 percent of the habitable floor area of the primary residential dwelling on the same parcel.

B. Not more than 30 percent of the required rear yard shall be occupied by all permitted structures.

C. The appropriate approving authority may apply additional conditions to a use permit relative, but not limited, to dwelling size, location, access, height, etc., if special circumstances arise requiring such mitigation of anticipated adverse impacts to neighboring residences.

D. Accessory structures must be constructed in conjunction with or subsequent to construction of the primary building(s) on the site.

E. Proposed structures must meet the development standards outlined in Table 23.734-1 (Development Standards for Accessory Structures) (also see Figure 23.734-1 (Development Standards for Accessory Structures)). Unless otherwise described in the table, all accessory structures must meet the setbacks in the “General” category.

F. Maximum structure height is 16 feet as indicated in Table 23.310-2.

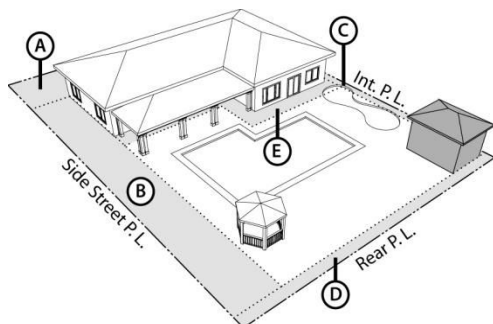
Table 23.734-1: Development Standards for Accessory Structures

Accessory Use Category	Setback From				
	Front Property Line	Side Street Property Line	Interior Property Line	Rear Property Line	Building Separation
General ¹	²	12.5 feet ²	3 feet ³	3 feet ³	6 feet
Swimming Pool or Spa ⁴	⁴	⁴	3 feet ⁵	3 feet ⁵	6 feet
Pad, < 8 inches tall	None	None	None	None	None

Notes:

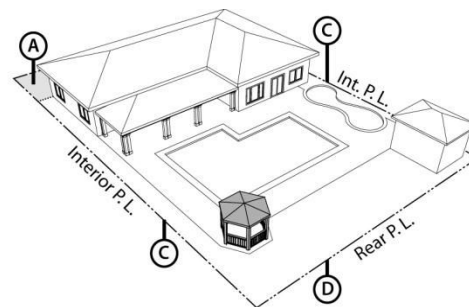
1. Unless otherwise described in the table, all accessory structures must meet the setbacks in the “General” category.
2. The minimum setback distance shall be consistent with the minimum setback distance for the primary structure in the underlying zoning district. On all lots, the accessory structures shall not be placed in front of the principal building. If located to the side of the principal building on an interior lot, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.
3. Accessory structures must maintain a minimum three-foot setback from property lines for any portion of the structure, except that smaller structures or sheds which do not exceed 120 square feet in area and nine feet in height overall may be placed on the property line.
4. Swimming pools and spas may not be located: (a) within the required front or side street yard; (b) within a recorded setback except the rear yards of through lots unless otherwise prohibited by a recorded subdivision map; (c) within a public utility easement; or (d) within a public easement. The provisions herein shall not affect requirements of SPA zones.
5. The chief of the building inspection division may approve setbacks of less than three feet. For the purpose of this section, setback shall be from the right-of-way or property line to the water line.

Figure 23.734-1: Development Standards for Accessory Structures



Accessory Structure Setback from:

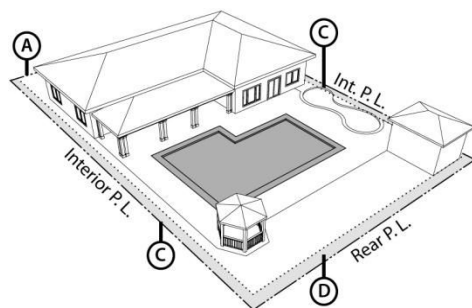
- A. Front Property Line - Consistent with Primary Structure
- B. Side Street Property Line - 12.5'
- C. Interior Property Line - 3'
- D. Rear Property Line - 3'
- E. Primary Structure - 6'



Smaller Accessory Structure Setback from:

- A. Front Property Line - Consistent with Primary Structure
- B. Side Street Property Line - 0'
- C. Interior Property Line - 0'
- D. Rear Property Line - 0'

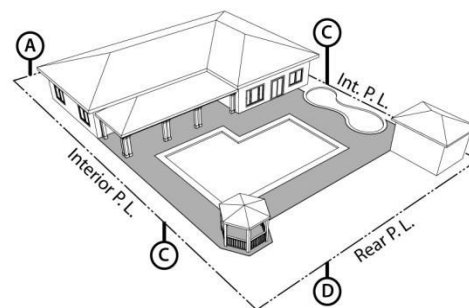
**Structures may measure no more than 120 sq. ft. and less than 9' in height*



Swimming Pool or Spa Setback from:

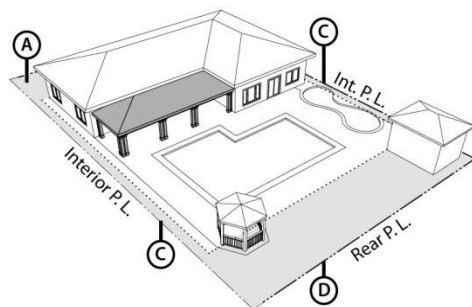
- A. Front Property Line - 0'
- B. Side Street Property Line - 0'
- C. Interior Property Line - 3'
- D. Rear Property Line - 3'

**For safety, the Building Code requires a fence around the pool measuring at minimum 5' in height.*



Pad (e.g., Concrete) Setback from:

- A. Front Property Line - 0'
- B. Side Street Property Line - 0'
- C. Interior Property Line - 0'
- D. Rear Property Line - 0'



Patio Cover Setback from:

- A. Front Property Line - Consistent with Primary Structure
- B. Side Street Property Line - 12.5'
- C. Interior Property Line - 3'
- D. Rear Property Line - Consistent with Primary Structure

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.050)].

Chapter 23.737

NOISE, ODOR, AND VIBRATION PERFORMANCE STANDARDS

Sections:

- 23.737.010 Purpose.
- 23.737.020 Applicability.
- 23.737.030 Noise standards.
- 23.737.040 Odor, particulate matter, and air contaminants standards.
- 23.737.050 Vibration standards.

23.737.010 Purpose.

The purpose of this chapter is to provide performance standards for all permanent and temporary land uses within the city relative to noise, odor, and vibration. The intent is to provide compatibility between neighboring land uses by minimizing various potential operational impacts. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.13.010)].

23.737.020 Applicability.

The standards of this chapter apply to all new and existing land uses within the city, unless otherwise exempted. Existing uses shall not be modified in conflict with the provisions of this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.13.020)].

23.737.030 Noise standards.

All uses shall comply with the noise standards set forth in the city's General Plan and within the city's noise ordinance (Chapter 6.68 RCMC, Noise Control). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.13.030)].

23.737.040 Odor, particulate matter, and air contaminants standards.

A. Odor. No obnoxious odors or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.

B. Particulate Matter and Air Contaminants. The operation of facilities shall not directly or indirectly discharge air contaminants into the atmosphere, including smoke, sulfur compounds, dust, soot, carbon, noxious acids, gases, mist, odors, or particulate matter, or other air contaminants or combinations which exceed any local, state, or federal air quality standards or which might be obnoxious or offensive to anyone residing or conducting business either on site or abutting the subject site. Particulate matter shall not be discharged into the atmosphere in excess of the standards of the federal Environmental Protection Agency, the California Air Resources Board, or the Sacramento metropolitan air quality management district. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.13.040)].

23.737.050 Vibration standards.

Uses that generate vibrations that may be considered a nuisance or hazard on any adjacent property shall be cushioned or isolated to prevent generation of vibrations.

Uses shall be operated in compliance with the following provisions:

A. Uses shall not generate ground vibration that is perceptible without instruments by the average person at any point along or beyond the property line of the parcel containing the activities;

B. Uses, activities, and processes shall not generate vibrations that cause discomfort or annoyance to reasonable persons of normal sensitivity or which endanger the comfort, repose, health, or peace of residents whose properties abut the property lines of the subject parcel;

C. Uses shall not generate ground vibration that interferes with the operations of equipment and facilities of adjoining parcels; and

D. Vibrations from temporary construction/demolition and vehicles that leave the subject parcel (e.g., trucks, trains, and aircraft) are exempt from the provisions of this section. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.13.050)].

Chapter 23.740 PUBLIC UTILITIES

Sections:

- 23.740.010 Purpose.
- 23.740.020 Requirements.

23.740.010 Purpose.

The purpose of this chapter is to provide uniform standards and regulations for the undergrounding of all utilities serving the public and to identify the requirements for public water and sewer service. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.14.010)].

23.740.020 Requirements.

A. Underground Utilities.

1. New Developments. In new development areas (e.g., Greenfield) of the city, all utilities, including but not limited to electrical (60 kilovolts or less), telephone, cable television, and similar distribution lines, shall be installed underground. The city council may grant exceptions for new rural residential or estate residential projects as part of the proposed development application.

2. Existing Developments. In existing areas of the city where utilities (e.g., electrical, telephone, cable television) have not been undergrounded, the following rules shall apply:

a. When feasible, an existing development that is being comprehensively redeveloped or additional building square footage totaling 25 percent or more of the existing gross floor area is being added, all utility lines on the project site and having the capacity to serve the project (e.g., connecting to the buildings on site) shall be undergrounded. "Comprehensively redeveloped" shall mean any instance where a demolition permit has or would be issued for a minimum of 50 percent of the existing building area.

b. For development with less than 500 feet of public frontage or where utilities are located within a dedicated public utility easement, the project proponent may elect to pay an in-lieu fee as established by city council resolution, provided the project has been designed to the satisfaction of the public works director such that the project can be easily improved at such time as the utilities are undergrounded.

B. Public Utilities Required. As required in RCMC 22.24.630 (Water and sewer requirements), all lots in the city are required to have public water and sewer service. Exempted from this requirement are lots zoned agricultural (AG-80, AG-20), rural residential (RR), or estate residential (ER), except that estate residential lots are encouraged to have public water and sewer if the service is immediately available to the individual lot or in proximity to a new estate residential development/ subdivision. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.14.020)].

Chapter 23.743 SIGNS

Sections:

- 23.743.010 Purpose.
- 23.743.020 Basic policies for sign regulations.
- 23.743.030 Definitions.
- 23.743.040 Permit requirements and exemptions for signs.
- 23.743.050 Prohibited signs.
- 23.743.060 Allowed permanent on-site sign standards.
- 23.743.065 Standards for electronic message signs.
- 23.743.070 Allowed temporary on-site sign standards.
- 23.743.080 Allowed off-site sign standards.
- 23.743.090 General development, maintenance, and removal provisions for all sign types.
- 23.743.100 Development standards for special types of signs.
- 23.743.110 Special sign districts.
- 23.743.120 Special sign corridors.
- 23.743.130 Gateway signage program.
- 23.743.140 Nonconforming and abandoned signs.
- 23.743.150 Digital freeway signs overlay.

23.743.010 Purpose.

This chapter establishes regulations for signs within the city for the purposes of safeguarding and protecting the public health, safety, and welfare through appropriate prohibitions, regulations, and controls on the design, location, and maintenance of signs. The city recognizes that signs have the potential to enhance the overall character and quality of the built environment and do provide for economic benefit from real property within the city. However, the city also recognizes the inherent public interest in regulating the time, place, and manner in which signs, both commercial and noncommercial in nature, display their message. Such interest is based on a desire to enhance traffic safety in the community by ensuring that signage does not distract motorists or obstruct or otherwise impede traffic circulation, and a desire to ensure aesthetic, architectural, and cosmetic compatibility with the surrounding community by limiting visual clutter of the streetscape, such as through the regulation of oversized signs and excessive temporary signs.

The standards of this chapter apply to signs in all zoning districts. Only signs authorized by this chapter shall be allowed. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.010)].

23.743.020 Basic policies for sign regulations.

A. Enforcement. The planning director is authorized and directed to administer the provisions of this chapter. The neighborhood services director is authorized and directed to enforce the provisions of this chapter.

B. Interpretations. All interpretations of this chapter are to be made with consideration to the city's message neutrality and message substitution policies. When a particular type of sign is proposed in a permit application and is not, within this chapter, expressly identified as either an exempted, prohibited, or allowed sign type, the planning director shall approve, conditionally approve, or disapprove the application based on the most similar sign type that is expressly regulated by this chapter.

C. Message Neutrality. It is the city's policy and intent to regulate both commercial and noncommercial signs in a viewpoint-neutral or content-neutral manner.

D. Message Substitution. Subject to the property owner's consent, the message on any type of existing sign may be substituted with a noncommercial message, in whole or in part, without consideration of message content; provided, that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial message over any other noncommercial message. In addition, any on-site commercial message may be substituted, in whole or in part, for any other on-site commercial message; provided, that the sign structure or mounting device is legal without consideration of message content. This provision does not create a right to increase the total amount of signage on a parcel, lot, or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device; and does not allow the substitution of an off-site commercial message in place of an on-site commercial message or a noncommercial message.

E. Off-Site/On-Site Distinction. Within this chapter, the distinction between on-site (or on-premises or point-of-sale) and off-site (or off-premises or nonpoint-of-sale) applies only to commercial speech messages.

F. Discretionary Approvals. Whenever any zoning certification, variance, conditional use permit, unified sign program or special planning area approval, or other sign-related decision is made, such determination shall be based only on the noncommunicative aspects of the sign, such as size, height, orientation, location, setback, illumination, spacing, scale, and mass of the structure. Graphic design may be evaluated only for a unified sign program and then only as applicable to commercial message signs.

G. Residential Uses Combined with Nonresidential Uses. In any zone where both residential and nonresidential uses are allowed, the sign-related rights and responsibilities applicable to any particular parcel or land use shall be determined as follows: residential uses shall be treated as if they were located in a zone where a use of that type would be allowed as a matter of right, and nonresidential uses shall be treated as if they were located in a zone where that particular use would be allowed, either as a matter of right or subject to a conditional use permit or similar discretionary process.

H. Mixed-Use Zones/Developments. As described in RCMC 23.743.060 (Allowed permanent on-site sign standards), on-site signs are regulated by development type, rather than by zoning district. However, when multiple use types are present within one development (e.g., commercial and office, office and institutional), the development standards for signs applicable to that site shall be those applicable to the majority of

uses in the development. For instance, if the predominant use in a development is commercial, then sign(s) for any other use type located with that same development (except as regulated in subsection (G) of this section) shall also be governed by those same regulations (e.g., an office use in a commercial development shall be held to the standards for commercial developments). Additionally, the following rules shall apply:

1. Commercial uses on the ground floor of a multi-story building where nonretail uses (e.g., office, residential) are located above the retail, regardless of the zoning district of predominant use, shall solely be regulated by the commercial sign standards.

2. Office uses above the first floor of a multi-story building where the ground floor uses are predominantly commercial in character shall be solely regulated by the office sign standards for building-attached signs.

I. Owner Consent. No sign may be placed on private property without the consent of the property owner or persons holding the present right of possession and control.

J. Illegal Signs. A sign shall be considered an illegal sign when it does not conform to the provisions and standards of this chapter, zoning certification has not been approved, and it is not otherwise determined to be a nonconforming sign as provided in RCMC 23.743.140 (Nonconforming and abandoned signs). Illegal signs may be abated by the city. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.020)].

23.743.030 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

“Abandoned sign” means any sign which is located on a premises that has been vacated for a period of more than 90 days, as regulated in RCMC 23.743.140 (Nonconforming and abandoned signs).

“Animated sign” means any sign which uses mechanical or electrical movement or change of lighting, either natural or artificial, to depict action or to create visual motion or the appearance thereof.

“Area (of a sign)” means the measurable surface area of a sign, calculated as described in RCMC 23.743.090 (General development, maintenance, and removal provisions for all sign types).

“Awnings” means any structure made of a flexible fabric or similar material covering a metal frame attached to a building, whether or not the same is so erected as to permit its being raised to a position flat against the building when not in use.

“Balloon sign” means a flexible bag made of a material such as rubber, latex, polychloroprene, or a nylon fabric that is filled with a gas such as helium, hydrogen, nitrous oxide, or air. A balloon qualifies as a “sign” when it is larger than eight cubic feet in volume or is stationed at or above 10 feet above the ground.

“Banner” means any sign of lightweight fabric or similar material that is mounted to a building at one or more edges. Flags shall not be considered banners (see “flag” definition).

“Billboard” means a sign which meets one or more of the following criteria (also see “off-site or off-premises sign”):

A. A permanent structure sign which is used for the display of off-site commercial messages;

B. A permanent structure sign which constitutes a principal, separate, or secondary use, as opposed to an accessory use, of the parcel on which it is located;

C. An outdoor sign used as advertising for hire, e.g., on which display space is made available to parties other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel or in the same development as the sign), in exchange for a rent, fee, or other consideration; or

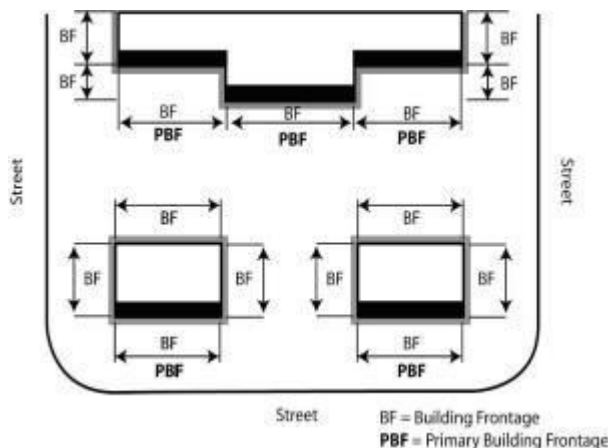
D. An off-site outdoor advertising sign on which space is leased or rented.

“Blade/bracket sign” means a small, pedestrian-oriented sign that projects perpendicular from a structure (bracket sign) or is hung beneath a canopy (blade sign; may also be referred to as an “under canopy sign”).

“Building-attached sign” means a sign placed on a wall, awning, canopy, parapet, or a projecting sign. Also see “wall sign,” “canopy sign,” and “blade/bracket sign.”

“Building frontage, primary” means the building frontage that faces the street. In cases where a building has more than one street frontage, the longest of the street frontages shall be considered the primary building frontage. In cases where a business has no building frontage facing a street, the building frontage with the primary business entrance shall be considered the primary building frontage (e.g., an entrance facing a courtyard) (see Figure 23.743-1 (Building Frontage and Primary Building Frontage)). For multitenant buildings, ground floor tenants may have their primary frontage determined independently of the rest of the building based upon the aforementioned rules.

Figure 23.743-1: Building Frontage and Primary Building Frontage



“Canopy sign” means any sign that is part of or attached to an awning, canopy, or other material or structural protective cover over a door, entrance, window, or outdoor service area.

“Changeable copy sign” means a sign which has a readerboard for the display of text information in which each alphanumeric character, graphic or symbol is defined by objects, not consisting of an illumination device, and may be changed or re-arranged manually or mechanically with characters, letters, or illustrations that can be changed or rearranged without altering the face of the surface of the sign.

“Changeable copy sign, electronic” means a sign, or portion thereof, that displays electronic static images, static graphics or static pictures, with or without text

information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto building or other objects.

“Channel letter sign” means a sign made up of individual letters that are independently mounted to a wall or other surface. The “air space” between the letters is not part of the sign structure but rather of the building facade. A logo may also be considered a channel letter provided it is clearly distinguishable from other sign elements.

“Commercial mascot” means a human or live animal used as a commercial advertising or signaling device. Sometimes called sign twirlers or sign clowns.

“Commercial message” means any sign wording, logo, or other representation that names or advertises a business, product, service, or other commercial activity.

“Community interest group sign” means a sign identifying fraternal, benevolent, social services, and religious organizations and setting forth time, place, and location of meetings within the city.

“Construction sign” means a temporary sign located on a site where physical construction is occurring or is scheduled to begin in the near future.

“Development,” for purposes of this chapter, shall mean a proposed or already-constructed building or group of buildings.

“Digital display area” means the portion of a digital freeway sign that consists of digital display area(s) used for general commercial advertising. See also “Sign structure.”

“Digital freeway sign” means an off-site outdoor advertising sign with one or more digital display areas. A digital freeway sign may be internally or externally illuminated. Digital freeway signs are always considered off-site signs and are regulated as such.

“Directional sign, on-site” means a sign located on the same property as an establishment, primarily providing direction to guide vehicles and pedestrians to businesses, including but not limited to those signs identifying parking areas and circulation patterns.

“Directory sign” means a pedestrian-oriented sign that identifies or lists the names and locations of tenants at a multitenant site.

“Electronic graphic display sign” means a sign or portion thereof that displays electronic static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics on buildings or other objects.

“Electronic message sign” means an electronic sign, typically comprising a liquid crystal diode (LCD), light emitting diode (LED), plasma, or other digital illuminated sign

that displays one or more messages. An electronic message sign is different from an illuminated sign in that the illumination of the display creates the message, rather than illumination illuminating the message. An electronic message sign could be used as a message delivery method for a wall sign, a monument sign or other freestanding sign, or a billboard and is subject to conditional use permit approval per RCMC 23.743.040 (Permit requirements and exemptions for signs). Digital freeway signs utilizing electronic messaging technology are subject to the standards and permit requirements in RCMC 23.743.150.

“Establishment” means any nonresidential use of land involving structures, as defined in the building code, and the presence of human beings during normal hours of operation. By way of example and not limitation, this definition includes businesses, factories, farms, schools, hospitals, hotels and motels, offices and libraries, but does not include power transformers or other utility facilities at which human beings are usually not present, single-family homes, mobile homes, residential apartments, residential care facilities, or residential condominiums.

“Exempt sign” means a sign which is not subject to zoning certification, temporary use permit, or other approval.

“Face change” means a change in color, material, copy, graphics, or visual image that requires the installation of a new or modified sign face, but which does not involve any change to an existing sign structure or mounting device.

“Flag” means any fabric, banner, or bunting containing distinctive colors, patterns, or design that displays the symbol(s) of a nation, state, local government, company, organization, belief system, idea, or other meaning.

“Flashing sign” means an illuminated sign that exhibits a changing light or color effect by blinking or any other such means so as to provide a nonconstant illumination.

“Flashing sign” means a directly or indirectly illuminated sign or portion thereof that exhibits changes in light or color effect by any means, so as to provide intermittent illumination that changes light intensity in sudden transitory bursts and creates the illusion of intermittent flashing light by streaming graphic bursts showing movement, or any mode of lighting which resembles twinkling or sparkling.

“Freestanding sign” means a permanent sign that is self-supporting in a fixed location and not attached to a building. It includes a sign connected or attached to a sign structure, fence, or wall that is not an integral part of a building. Freestanding signs are of three types: monument, pole, and pylon.

“Future tenant signs” means signs erected for the purpose of announcing the future occupancy of a new tenant, other than the current resident tenant.

“Garage, yard, estate, and other home-based sales” means the occasional nonbusiness public sale of secondhand household and other goods incidental to household uses by a person or persons from a residential use.

“Gas pricing signs” means signs identifying the brand, types, octane rating, etc., of gasoline for sale, as required by state law.

“General advertising” means the business of advertising or promoting other businesses or causes using methods of advertising, in contrast to self-promotion or on-site advertising; also known as advertising for hire.

“Governmental/civic sign” means any temporary or permanent sign erected and maintained by or required by the city or the county, state, or federal government for the

purpose of providing official governmental information to the general public, including but not limited to traffic direction, city entrance, or for designation of direction to any school, hospital, historical site, or public service, property or facility.

“Home occupation sign” means a sign located at a residence advertising a business or profession legally conducted in the residence.

“Iconic signage” means expressions on a business without the use of words or copy that thereby make maximum use of logos and graphics to represent the establishment.

“Illuminated sign” means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign. This includes signs made from neon or other gas tube(s) that are bent to form letters, symbols, or other shapes. Excludes electronic message sign, which is separately defined.

“Incidental sign” means a sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, including but not limited to rest rooms, phones, credit cards, or hours of business.

“Menu/order board sign” means a sign installed in a drive-through facility and oriented so as to be visible primarily by drive-through customers.

“Monument sign” means a sign constructed upon a solid-appearing base or pedestal (typically stone, brick, or concrete), the total width of which is at least 50 percent of the overall height of the sign. Also see “pylon sign” and “pole sign.” See Figure 23.743-2 (Monument Sign).

Figure 23.743-2: Monument Sign



“Multivision sign” means any sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time of one or two or more images.

“Name plate” means a sign attached to a wall that identifies the occupant.

“Noncommercial sign” means a sign which displays noncommercial speech, e.g., commentary or advocacy on topics of public debate and concern.

“Noncommunicative aspects” means those aspects of a sign which are not directly communicative, such as sign height, setback, illumination, spacing, density, etc.

“Nonconforming sign” means a sign lawfully erected and legally existing at the time of the effective date of an ordinance, but which does not conform to the provisions of this chapter.

“Off-site or off-premises sign” means a sign which directs attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same lot or parcel on which said sign is located. This definition shall include billboards, posters, panels, painted bulletins, and similar advertising displays. The off-site/on-site distinction applies only to commercial messages. Off-site signs meet any one of the following criteria:

A. A permanent structure sign which is used for the display of off-site commercial messages;

B. A permanent structure sign which constitutes a principal, separate, or secondary use, as opposed to an accessory use, of the parcel on which it is located;

C. An outdoor sign used as advertising for hire, e.g., on which display space is made available to parties other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel or is the same development as the sign), in exchange for a rent, fee, or other consideration; or

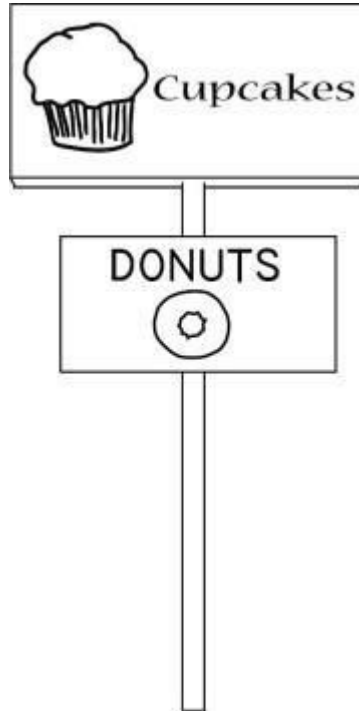
D. An off-site outdoor advertising sign on which space is leased or rented.

“On-site or on-premises sign” means a sign which directs attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered upon the lot or parcel on which the sign is placed. The off-site/on-site distinction applies only to commercial messages. In the case of multiple-tenant commercial or industrial developments, a sign is considered on site whenever it is located anywhere within the development. In the case of a duly approved unified sign program, a sign anywhere within the area controlled by the program may be considered on site when placed at any location within the area controlled by the program.

“Pennant” means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a rope, wire, or string, usually in a series, designed to move in the wind and attract attention.

“Pole sign” means an on-site freestanding sign, supported by a sign structure from the ground, which identifies businesses located on the same parcel or in the same development on which the sign is located. Generally, pole signs are supported by one or more metal or wood posts, pipes, or other vertical supports. The support structure is not integrated into the overall design of the sign. Also see “monument sign” and “pylon sign.” See Figure 23.743-3 (Pole Sign).

Figure 23.743-3: Pole Sign



“Portable sign” means any on-site or off-site advertising device defined as a sign that is not permanently attached to a building or to the ground. Portable signs include, but are not limited to, signs designed to be transported by means of wheels; signs configured as A-frame or T-frame; menu and sandwich board signs; and umbrellas used for advertising. Clothing or other aspects of personal appearance are not within this definition (see “commercial mascot”).

“Primary site frontage” is the longest frontage of a site that adjoins or fronts onto a public right-of-way.

“Pylon sign” means an on-site freestanding sign, supported by a sign structure from the ground, which identifies businesses located on the same parcel or in the same development on which the sign is located. Pylon signs are designed such that the support structure and the sign face are designed as one architecturally unified and proportional element. Also see “monument sign” and “pole sign.” See Figure 23.743-4 (Pylon Sign).

Figure 23.743-4: Pylon Sign



“Readerboard sign” means a sign on which copy is changed manually in the field or electronically, including but not limited to theater marquee signs, business directories, church and museum signs, and gas price signs.

“Real estate sign” means any sign, temporary in nature, the copy of which concerns a proposed economic transaction involving real property. This definition does not include occupancy signs at establishments offering transient occupancy, such as hotels and motels.

“Roof sign” means a sign installed on a roof or projecting above the eave of a building or mounted on an arcade or parapet.

“Roofline” means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

“Sign” means any structure, part thereof, device, fixture, or placard or inscription which is located upon, attached to, or painted or represented on any land, or on the outside of any building or structure, or on an awning, canopy, marquee or similar appendage, or permanently affixed to the glass on the outside or inside of a window so as to be seen from the outside of the building, and which displays or includes any numeral, letter, word, model, banner, emblem, insignia, symbol, device, light, trademark, or other representation used as, or in the nature of, an announcement, advertisement, attention arrester, direction, warning, or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry when such image is visible from any public right-of-way. Notwithstanding the generality of the foregoing, the following are not within this definition:

A. Architectural features. Decorative or architectural features of buildings (not including lettering, trademarks, or moving parts).

B. Fireworks, etc. The legal use of fireworks, candles, and artificial lighting not otherwise regulated by this chapter.

C. Gravestones and grave markers.

D. Manufacturers' marks. Marks on tangible products which identify the maker, seller, provider, or product and which customarily remain attached to the product even after sale.

E. Newsracks and newsstands.

F. Personal appearance. Items or devices of personal apparel, decoration, or appearance, including tattoos, makeup, wigs, costumes, masks, etc. (but not including commercial mascots).

G. Symbols embedded in architecture. Symbols of noncommercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building which is otherwise legal. The definition also includes foundation stones and cornerstones.

"Sign structure" means the portion of a digital freeway sign other than the digital display area, including but not limited to supporting pole(s), display frame and all ancillary equipment and utilities installed on the sign site.

"Subdivision directional sign" means a temporary or otherwise limited-term sign for the purpose of providing direction for vehicular and/or pedestrian traffic to the initial home sales of multiple lots with a single builder within a master planned community, including both single-family and multifamily for-sale products. All other home sales are included within the definition of "real estate sign."

"Subdivision permanent identification sign" means a sign located at the entrance to the subdivision for the purpose of a permanent identification of the subdivision. Such signs are of a permanent nature, usually constructed of long-lasting, weather-resistant materials such as stone or metal.

"Subdivision sign" means a sign identifying the initial home sale and location of land and/or multiple lots with a single builder within an approved residential subdivision/master planned community, including both single-family and multifamily for-sale products.

"Temporary sign" means a sign not constructed or intended for long-term use. If a sign does not qualify as a "structure" under the building code, it is presumably a temporary sign, but subject to the interpretation of the planning director consistent with the interpretations policy in RCMC 23.743.020(B) (Interpretations). Types of temporary signs include on-site subdivision balloons, directional signs and flags; building-attached signs (e.g., banners and blade signs); and freestanding signs (A-boards, vertical ground-mounted banners, and flags).

"Three-dimensional object sign" means a sign that comprises a three-dimensional object that graphically or iconically brands an establishment or development. Such signs may be used as both building-attached or freestanding signs.

"Time/temperature sign" means an electronic or mechanical device that shows time and/or temperature but contains no business identification or advertising.

Under Canopy Sign. See "blade/bracket sign."

"Vehicle sign (large)" means any sign exceeding 10 square feet in area mounted, painted, placed on, attached or affixed to a trailer, watercraft, truck, automobile or other form of motor vehicle so parked or placed so that the sign thereon is discernible from a

public street or right-of-way as a means of communication and which by its location, size, and manner of display is reasonably calculated to exhibit commercial advertising, identifying an on-site business, or supplying directional information to an off-site business. A vehicle sign may be defined as a vehicle that functions primarily as a sign rather than as a transportation device as determined by consideration of any combination of the following factors:

- A. The absence of a current, lawful license plate affixed to the vehicle on which the sign is displayed;
- B. The vehicle on which the sign is displayed is inoperable as defined by this city code;
- C. The vehicle on which the sign is displayed is not parked in an identified parking space on the lot;
- D. The vehicle on which the sign is displayed is not regularly used for transportation associated with the use it advertises;
- E. The vehicle remains parked on the premises after normal business hours when customers and employees are not normally present on the premises and is not part of the business's vehicle fleet;
- F. The vehicle remains parked in the same vicinity on the property in a location which maximizes its visibility from the public street or right-of-way on a regular basis.

"Video display sign" means a sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs.

"Wall sign" means a sign attached directly to an exterior wall of a building or dependent upon a building for support with the exposed face of the sign located in such a way as to be substantially parallel to such exterior building wall to which it is attached or supported by.

"Weekend directional stake sign" means a sign, customarily displayed on the weekends, measuring less than nine square feet in area, mounted on a wooden stake, and identifying the location and name of an active new home sales location/subdivision.

"Wind sign" means a sign that spins or is otherwise propelled by the force of air moving across its face.

"Window sign" means a sign attached to, suspended behind, placed, or painted upon the window or glass door of a building and intended for viewing from the exterior of such building. This definition does not include merchandise offered for sale on site when on display in a window. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.030)].

23.743.040 Permit requirements and exemptions for signs.

A. Zoning Certification Required. To ensure compliance with the regulations of this chapter and except as otherwise exempted, no person shall erect, move, alter, replace, or maintain any sign within the city of Rancho Cordova without first obtaining zoning certification from the designated approving authority as established in Chapter 23.113

RCMC (Zoning Certification). Zoning certification shall not be required for the maintenance of an existing sign, such as repainting, which does not result in a change or alteration in the size, shape, illumination, or text of said sign.

B. Temporary Use Permit Required. A temporary use permit shall be required prior to establishment of any new temporary sign as required by this chapter.

C. Limited Use Permit (LUP) Required for Electronic Changeable Copy Signs, Electronic Graphic Display Signs, Multivision Signs and Video Display Signs as Defined by This Chapter. An LUP shall be required prior to issuance of a building permit (and corresponding zoning certification), for any new electronic message signs, regardless of the type of application (wall sign, monument sign, etc.). Development standards are provided for this sign type in RCMC 23.743.065. The applicant must satisfy the conditions of approval established through the LUP process prior to and/or in conjunction with the subsequent administrative issuance of the sign permit. Digital freeway signs utilizing electronic messaging technology may only be approved subject to a CUP and are subject to the standards and permit requirements in RCMC 23.743.150.

D. Unified Sign Program.

1. Purpose. The purpose of the unified sign program is to adopt unique and specific design and development standards for individual multitenant and mixed-use developments. The intent is to integrate a project's signs with the design of the structures to achieve a unified architectural statement. A unified sign program provides a means for defining common sign regulations for multitenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

2. Applicability. A unified sign program shall be required for:

a. All new multitenant shopping centers, office parks, and other multitenant or mixed-use developments of three or more separate tenants/uses that share either the same parcel or structure and use common access and parking facilities; and

b. All redesign, remodel, or redevelopment of existing uses identified in subsection (D)(2)(a) of this section if not already covered by a unified sign program adopted after the effective date of the ordinance codified in this chapter. The requirement of a new unified sign program shall be a condition of approval as part of the design review application for the development and should be reviewed concurrently with the design review. The designated reviewing authority for the design review approval may waive this requirement on a case-by-case basis for minor pad-building remodel projects that do not impact the rest of the multitenant center.

3. Approval of a Unified Sign Program. The designated approving authority for unified sign programs, and amendments or revisions thereto, shall be as identified in Chapter 23.119 RCMC (Unified Sign Program).

4. Standards. The unified sign program shall include criteria for building-attached and freestanding signs for tenants, anchors, and the integrated development itself to establish consistency of sign type, location, logo and/or letter height, lines of copy, illumination, and construction details of signs for the project. All signs within the development shall be consistent with the unified sign program as the adopted program in the sign standards for the development. The message substitution policy of this

chapter shall be deemed incorporated in every sign program, even if the sign program documents do not explicitly so state.

E. Exempt Signs. The following sign types are exempt from the permit requirements of this chapter and title but still must satisfy any and all other applicable permit requirements (e.g., building, electrical, plumbing, grading, encroachment). Any exception to the limitations for exempt signs listed herein shall require a variance pursuant to Chapter 23.143 RCMC (Variance). However, consideration of the variance request shall not evaluate the message or graphic design of a sign.

1. Exempt Signs Without Limitations. The following signs are exempt from zoning certification and city review:

- a. All devices which are excluded from the definition of a sign;
- b. Approved highway directional signs;
- c. Railroad signal signs;
- d. Signs prohibiting trespassing and hunting;
- e. Warning signs required by law or erected by public agencies;
- f. Utility company signs identifying cables, conduits, danger, and so forth;
- g. Public notices and announcements authorized by courts and public officials, including neighborhood watch signs (e.g., governmental/civic signs);
- h. Signs on buses, light rail, or other mass transit vehicles and taxis;
- i. Signs on vehicles (except where defined as “vehicle signs (large)” by this chapter) and vessels, including license plates, license plate frames, registration insignia, noncommercial messages, messages relating to the business for which the vehicle or vessel is an instrument or tool (not including general advertising), and messages relating to the proposed sale, lease, or exchange of the vehicle or vessel;
- j. Signs located entirely within a building or other enclosed structure and not visible from the exterior, or located at least five feet from the window, provided the building or enclosed structure is otherwise legal;
- k. Signs erected out of doors within courtyards and mall spaces (below the height of enclosed buildings) within the buildable portion of the lot where signs are not visible from a public street or adjacent parcel;
- l. Signs on shopping carts, golf carts, and horse-drawn carriages;
- m. Name plates and incidental signs;
- n. Vending machines which do not display off-site commercial messages;
- o. Graphic images which are only visible from above, such as those visible only from airplanes or helicopters, only if not visible from the street surface or public right-of-way;
- p. On residential uses, holiday and cultural observance decorations that are displayed for not more than 45 calendar days per year (cumulative, per parcel or use) and that do not include commercial advertising messages; and
- q. Change of copy that does not alter the size, location, or illumination of a sign (see RCMC 23.743.020(D), Message Substitution) (e.g., face change).

2. Exempt Signs with Limitations. The following signs are exempt from zoning clearance; provided, that they meet the size, height, duration, and/or maximum number limitations listed:

- a. Freestanding street address identification signs. Freestanding signs which only indicate the street address of the property on which the sign is located; provided,

that the sign does not exceed an area of four square feet and is located with a setback of at least five feet with a height no greater than 30 inches.

b. Window signs limited to painted signs on glazing, poster paper signs, and place cards attached to the inside of glazing of store fronts; provided, that no more than 25 percent of the store front window area is covered. In the case of convenience stores and other similar retail establishments, views from the public right-of-way to the cash register area shall not be impeded. The intent is to provide visibility of the sales counter for increased public safety.

c. Flags, provided they meet the following standards. The minimum setback from the public right-of-way for all poles is 10 feet. Flag(s) must either be removed at sunset or, if flown for 24 hours, must be illuminated at night.

i. Agricultural and Residential Zones and Uses. There shall be no limit on the number of flags or the number or height of poles.

ii. All Other Zones. A maximum of two poles. The maximum allowed height of each pole is 25 feet.

d. Temporary construction signs provided there is no more than one sign per site, not exceeding 32 square feet in area, it is set back 10 feet from the public right-of-way, it is a maximum of 10 feet tall, and it is not illuminated. The sign may be attached to a building, provided it does not exceed the roofline or parapet wall of the building. The sign must be stationary and must be removed at the time of the final inspection.

e. Political, religious, and civic campaign signs, not exceeding 24 square feet in size. Such signs shall be located on private property (with owner's consent) and set back a minimum of 10 feet from the public right-of-way. Such signs are authorized in any zone for a period not to exceed 90 days provided such signs are removed within 10 days following the conclusion of the campaign.

f. Electronic time and temperature signs as part of an on-site advertising sign are permitted as regulated by development standards contained in RCMC 23.743.065, Standards for electronic message signs.

g. On-site directional signs. Exit, entrance, or other on-site traffic directional signs are permitted. When located within a required front yard or street side yard area, the maximum height of any directional sign shall be 30 inches and the maximum size shall be four square feet. No advertising or message other than for traffic directions shall be displayed and such signs shall be subject to review and enforcement authority. The use of iconic signage as part of on-site directional signs is highly encouraged and may be required as part of a unified sign program. For village centers, local town centers, regional town centers, and other special developments and districts, it may be appropriate to design directional signs with the height and appearance similar to a city street sign.

h. Community interest group signs (e.g., fraternal, benevolent, social services, and religious organizations) displaying a noncommercial message, such as time and place/location of meetings, provided said signs are combined onto a common sign structure, the overall area of which does not exceed 100 square feet, and the area devoted to any one organization does not exceed 20 square feet. Such signs may be located off site of where the activity takes place; however, no more than four locations for such signs will be permitted within the city. Such signs must be set back a minimum

of 25 feet from the public right-of-way in residential districts and 10 feet in nonresidential and mixed-use districts and must be located a minimum of 75 feet from any other freestanding sign.

- i. Real estate sign, subject to the following limitations:
 - i. Not more than one on-site for sale sign and one for lease sign is permitted per property frontage.
 - ii. The size of all on-site nonresidential real estate signs is limited to a maximum of 32 square feet and shall be set back a minimum of three feet from the right-of-way (window signs are exempt from setback requirement) and shall not obstruct the corner visibility requirements of Chapter 12.12 RCMC (Obstruction of Corners).
 - iii. The size of all residential real estate signs is limited to 10 square feet and must be set back a minimum of three feet and shall not obstruct the corner visibility requirements of Chapter 12.12 RCMC (Obstruction of Corners).
 - iv. Portable off-site real estate signs. Real estate signs located off site from the property advertised, for purposes of directing traffic to the property in question, may be allowed, provided they do not exceed an overall size of nine square feet each, including supports, and do not exceed a height of 30 inches. Such signs may not be located within the public right-of-way and may only be displayed on weekends and holidays when open house sales activities are ongoing (e.g., the home is open to the public for viewing and inspection). One sign may be placed for each change in direction of travel to a maximum of five signs.
- j. Menu/order board signs. A maximum of one menu/order board sign shall be permitted for each drive-in or drive-through establishment; provided, that the sign does not exceed a maximum of 40 square feet in sign area and that the sign be limited in height to eight feet. The menu/order board sign does not count toward the total allowed signage for the establishment as described in Table 23.743-1 (Allowed Permanent On-Site Sign Standards). Additional signs, area, and/or height may be permitted through issuance of a limited use permit; provided, that the location of the sign(s) does not interfere with on-site vehicle circulation or traffic in the public right-of-way (e.g., line of sight). [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.040)].

23.743.050 Prohibited signs.

The signs listed in this section are inconsistent with the purposes and standards of this chapter as described below and as such are prohibited in all zoning districts, unless specifically authorized by another provision of this chapter:

- A. Moving or rotating signs, except barber poles at barbershops.
- B. Signs with flashing, moving, or animated illumination (e.g., flashing signs), except barber poles at barbershops and electronic readerboards. Sign content must remain static and not change message or appearance and may only change message or appearance after a minimum period of 60 minutes.
- C. Any sign displaying any obscene matter.
- D. Signs located within the clear vision triangle as defined by this title.
- E. Signs which imitate or resemble official traffic warning devices or signs, that by color, location, content, or lighting may confuse or disorient vehicular or pedestrian traffic, excluding on-site directional signs as specified in RCMC 23.743.040.

F. Portable signs (e.g., A-frame sign), except as provided for real estate signs as provided in RCMC 23.743.040(E)(2)(i) or as permitted as a temporary sign with a temporary use permit.

G. Temporary signs, except when a valid zoning certification has been issued or as otherwise exempted in RCMC 23.743.040 (Permit requirements and exemptions for signs).

H. Inflatable or lighter-than-air devices (e.g., balloon sign) of any kind when attached or secured from the ground or to any object on the ground, except for residential real estate as part of zoning certification and under the standards of RCMC 23.743.080 (Allowed off-site sign standards).

I. Portable readerboard advertising devices which are readerboard signs affixed with wheels so as to make them moveable signs.

J. Signs projecting over roofs and roof signs except where specifically provided for under the provisions of signs attached to buildings.

K. Signs projecting from buildings except where provided for in a special sign district ordinance or otherwise specifically provided for.

L. Banners, except when allowed through a temporary use permit.

M. Pennant flags and string pennant flags.

N. Wind signs.

O. Vehicle signs (large) as defined in this chapter.

P. Video display signs prohibited except as provided for in RCMC 23.743.065.

Q. Electronic changeable copy signs are prohibited except as provided for in RCMC 23.743.065.

R. Digital freeway signs are prohibited except as provided for in RCMC 23.743.150.

S. Electronic graphic display sign prohibited except as provided for in RCMC 23.743.065.

T. Multivision signs except as provided for in RCMC 23.743.065.

U. Signs with fluctuating illumination are prohibited, including any changes in light intensity or use of intermittent, strobe or moving light that does not fall under the definition of another sign type (e.g., video display sign).

V. Any other advertising device attached to a building, fence, pole, or vehicle on display not specifically mentioned, unless otherwise provided for in this code.

W. Any sign in the public right-of-way unless otherwise permitted in this code or by the public works director (e.g., encroachment permit).

X. Signs on portions of a structure exempted from the height requirements as described in RCMC 23.701.050 (Height exceptions) when said features exceed the height limit of the underlying zone. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.050)].

23.743.060 Allowed permanent on-site sign standards.

Table 23.743-1 (Allowed Permanent On-Site Sign Standards) lists the development standards for all on-site permanent signs. These regulations are based on use type, rather than by zoning district, except as otherwise described herein. Only those signs that are permitted are listed. As provided in RCMC 23.743.040(A), all signs require zoning clearance prior to construction/installation, unless otherwise exempted. The purpose of these regulations is to regulate permanent signs that have a commercial

message so that they comply and are consistent with the intent of this chapter. Regulations for temporary signs are listed in RCMC 23.743.070 (Allowed temporary on-site sign standards). Regulations for off-site signs are listed in RCMC 23.743.080 (Allowed off-site sign standards).

The following rules and standards apply to permanent signs regulated by this section:

A. Collective Sign Area. The total sign area allowed herein for each sign type may be distributed among the maximum number of signs permitted for that sign type. For example, the total allowed area for wall signs for a particular establishment may be distributed amongst the maximum number of wall signs allowed for that same establishment.

B. Minimal Illumination. Signs that may be illuminated may be done by any method that minimizes glare onto neighboring or abutting property, such as from behind the sign (e.g., light source behind the face of the sign, such as with the opaque, nontransparent face of a “can” sign or channel letters; silhouette spotlight behind letters) or low-level spotlight. In the case of electronic message signs, it is recognized that this standard is not applicable and, in such instances, the illumination level shall be regulated such that the illumination is appropriate to the time of day through the use of such means as light meters and programmed illumination regulation or LEDs that are designed to limit the spread of light.

C. Sign Area Allowance. Allowable sign area is either a set square footage per establishment or is based on a ratio of sign area to primary building frontage. It is calculated as described in RCMC 23.743.090 (General development, maintenance, and removal provisions for all sign types). Where a ratio is described, it applies up to the listed maximum sign area.

D. Building Frontage for Multiple Story Buildings. For multi-story office buildings, the maximum sign area for building-attached signs is based on the primary building frontage of the building, not of the tenants. The total area allowed may be distributed among the tenants at the owner’s discretion.

E. Signage for Mixed-Use and Integrated Developments. Generally, the standards listed are applicable to the use of the individual establishment or tenant. When multiple use types are present within one development (e.g., commercial and office, office and institutional), the development standards for signs applicable to that site shall be those applicable to the majority of uses in the development. For instance, if the predominant use in a development is commercial, then sign(s) for any other use type located with that same development (except as regulated in subsection (D) of this section) shall also be governed by those same regulations (e.g., an office use in a commercial development shall be held to the standards for commercial developments). Additionally, the following rules shall apply:

1. Commercial uses on the ground floor of a multi-story building where nonretail uses (e.g., office, residential) are located above the retail, regardless of the zoning district of predominant use, shall solely be regulated by the commercial sign standards. Building-attached signs must be located on the same story as the commercial use anywhere within the tenant space’s building frontage.

2. Office uses above the first floor of a multi-story building where the ground floor uses are predominantly commercial in character shall be solely regulated by the office sign standards for building-attached signs.

Table 23.743-1: Allowed Permanent On-Site Sign Standards

Sign Type		Maximum Number Permitted	Maximum Area ⁶	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Home Occupations							
Building-Attached Sign	All types	1/home occupation	4 sf	Not extending above the roofline of the building	No		
Agricultural Uses							
Freestanding Sign	Monument only	1/establishment	Parcels < 5 ac, 16 sf; Parcels > 5 ac, 24 sf	6 ft	No	10 ft	
Permanent Subdivision Identification Signs							
Freestanding Sign	Monument or on fence/wall, not in ROW	1/entrance	24 sf	6 ft	Yes	10 ft	
	Monument, w/in ROW	1/entrance	24 sf	6 ft	No	1	
Multifamily Dwellings and Complexes							
Freestanding Sign	Monument only	1/entrance	24 sf	6 ft	Yes	10 ft	
Commercial Uses							
Building-Attached Signs	All types	No maximum	< 50 ft from ROW: 2:1; ≥ 50 ft from ROW: 3:1; max 300 sf ⁶	Not extending above the roofline of the building	Yes		
Freestanding Signs	Monument only	1/75 ft public street frontage, max 1/parcel ^{2,3}	1 sf/ft street frontage, max 200 sf	10 ft	Yes	10 ft	4
Office Uses							
Building-Attached	All types	1/establishment	1:1, max 200	Not extending	Yes		

Sign Type		Maximum Number Permitted	Maximum Area ⁵	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Signs		/building frontage	sf ⁶	above the roofline of the building			
Freestanding Signs	Monument only	1/parcel	24 sf	6 ft	Yes	10 ft	⁴
Industrial Uses							
Building-Attached Signs	All types	No maximum	< 50 ft from ROW: 2:1; ≥ 50 ft from ROW: 3:1; max 250 sf ⁶	Not extending above the roofline of the building	Yes		
Freestanding Signs	Monument only	1/parcel	40 sf	5 ft	Yes	10 ft	
Automotive Service Stations⁵							
Building-Attached Signs	All types	No max	125 sf all signs	Not extending above the roofline of the building	Yes		
Freestanding Signs	Monument only	2	36 sf for freestanding signs. 52 sf including pricing signs	10 ft	Yes	10 ft	
Institutional and Public/Quasi-Public Uses							
Building-Attached Signs	All types	1	24 sf	Not extending above the roofline of the building	Yes		
Freestanding Signs	Monument only	1/major entrance	24 sf	6 ft	Yes	10 ft	
Parks							
Building-Attached Signs	All types	1/building	24 sf	Not extending above the roofline of the building	Yes		

Sign Type		Maximum Number Permitted	Maximum Area ⁶	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Freestanding Signs	Monument, 0 – 5 ac site	1/site	1 sf/ft primary site frontage, max 24 sf	6 ft	Yes	10 ft	
	Monument, 5 – 15 ac site	1/major entrance, max 2 per site	1 sf/ft primary site frontage, max 40 sf each	6 ft	Yes	10 ft	
	Monument, 15+ ac site	1/major entrance	1 sf/ft primary site frontage, max 100 sf each	10 ft	Yes	10 ft	
Religious Institutions							
Building-Attached Signs	All Types	1	36 sf total	Not extending above the roofline of the building	Yes		
Freestanding Sign	Monument only	1	24 sf for freestanding sign	6 ft	Yes	10 ft	

Notes:

1. Within median island, sign must be set back three feet from sides and 12 feet from ends.
2. Where a parcel has more than 300 feet of public street frontage, one additional sign may be allowed for each additional 300 feet of frontage.
3. For corner lots, one additional sign may be allowed for the secondary street frontage, provided there is a minimum of 50 feet of frontage.
4. Must be located a minimum of 50 feet from all other freestanding signs.
5. Excludes the gas pricing component of the subject sign, which is regulated by state law.
6. Maximum total sign area may be exceeded with the approval of a unified sign program. Signage may also be permitted to exceed the total signage allowance based on primary site or building frontage by 25 percent with the approval of a unified sign program.

[Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.060)].

23.743.065 Standards for electronic message signs.

A. Applicability. The signs listed below are permitted with the issuance of a limited use permit as on-site signs in nonresidential zoning districts within the size and height limits in RCMC 23.743.060. Provisions of this section apply to the following sign types as defined in this chapter:

1. Video display signs;
2. Electronic changeable copy signs;
3. Electronic graphic display signs;
4. Multivision signs; and
5. Time and temperature signs.

B. Development Standards. The following provisions apply to all electronic message signs:

1. An electronic sign or signs are limited to a maximum of 32 square feet per site and shall be included as part of the total sign area allowances established by Table 23.743-1.
2. Sign must be located on the site of the use identified or advertised by the sign.
3. Signs are only permitted in nonresidential zoning district and must be located a minimum distance of 100 feet from an abutting residential district boundary.
4. Audio speaker or any form of pyrotechnics are prohibited in association with any electronic message signs.
5. The provisions in Table 23.743-2 apply as noted.

Table 23.743-2: Additional Standards for Electronic Message Signs

Sign Type	Description	Text Limit	Minimum Duration	Brightness (NITs) Day/Night ¹
Electronic Changeable Copy	Text only – no picture or movement (e.g., no scrolling)	10 words	10 seconds	6,000 / 1,000
Electronic Graphic Display	Images and text	No limit	20 seconds	6,000 / 1,000
Video Display	Moving pictures, not permitted in any zone	N/A	N/A	N/A
Multivision Sign	Rotating slats or cylinders creating a series of static graphic or text messages	No limit	10 seconds	6,000 / 1,000
Time and Temperature	Informational only	Time and temperature only	5 seconds	6,000 / 1,000

1. Dimmer control required to change to the lower nighttime brightness setting at least 30 minutes prior to sunset. A change to the higher brightness setting is not permitted until 30 minutes after sunrise.
[Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A)].

23.743.070 Allowed temporary on-site sign standards.

This section describes standards for temporary on-site signs. All temporary signs require a temporary use permit prior to their establishment. Temporary signs may include, but are not limited to, commercial signs for grand openings or for special product, sale, or event advertising. All temporary signs must comply with the standards

listed in Table 23.743-2 (Allowed Temporary On-Site Sign Standards) and are subject to the following:

A. Time Duration. Permitted for a period not to exceed 30 days. No more than four temporary use permits for temporary signs shall be issued for the same property per calendar year. Inflatable signs are prohibited.

B. Illumination. Temporary signs may not be illuminated.

C. Message. Temporary signs displaying a commercial message shall be limited to on-site signage only. Off-site signage displaying a commercial message shall not be permitted.

Table 23.743-3: Allowed Temporary On-Site Sign Standards

Type	Maximum Temporary Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW ¹
On-Site Subdivision Balloons ²	5 balloons per sales trailer or model home complex	none	65 ft	5 ft
On-Site Subdivision Directional Signs	1/subdivision entrance, max 6 ³	32 sf	10 ft	10 ft
On-Site Subdivision Flags	10 poles/subdivision	15 sf/pole	20 ft	10 ft
Commercial, Office, and Industrial Uses, Building-Attached Signs (Including Banners)	2/establishment ⁵	100 sf ⁴	roofline	
Commercial, Office, and Industrial Uses, Freestanding Signs ⁵	2/establishment ⁵	24 sf ⁴	10 ft	5 ft
Multifamily Dwelling Complexes (e.g., apartments)	3/complex	< 10 units: 24 sf > 10 units: 32 sf	roofline if on building; otherwise 10 ft	5 ft
Agricultural Uses	1/establishment	5 sf	5 ft	5 ft
Public/Quasi-Public Uses	1/use	5 sf	5 ft	5 ft

Notes:

1. Must be located outside of the clear vision triangle.
2. Only allowed Friday to Monday, except "infill subdivisions" west of Sunrise Boulevard may display balloons seven days a week.
3. There is no limit on the number of on-site directional signs when they are internal to the subdivision. All other standards are required.
4. Combined square footage of all temporary signs shall not exceed 100 square feet.
5. Includes vertical "flag" signs which shall be securely anchored into the ground.

[Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.070)].

23.743.080 Allowed off-site sign standards.

New off-site commercial signage is prohibited within the city except as permitted in this section and RCMC 23.743.150, Digital freeway signs overlay. Existing off-site commercial signs (e.g., billboards) not permitted pursuant to subsection (C) of this section or RCMC 23.743.150 are considered nonconforming signs as regulated by RCMC 23.743.140. However, consistent with state law, the city does permit off-site

subdivision directional signs. As described in RCMC 23.743.030, these are temporary and limited-term signs that provide direction/location information to motorists and pedestrians for initial home sales of multiple lots with a single builder within a master planned community, including both single-family and multifamily for-sale products.

Off-site signs shall be regulated as follows:

A. Weekend Directional Stake Signs. Weekend directional stake signs are those signs customarily displayed on the weekends, measuring less than nine square feet in area, and mounted on wooden stakes. Such signs may be used to identify the name and location of active home sales as part of a new residential subdivision/condominium project; provided, that each face of the sign does not exceed four square feet, and it is mounted such that it is no more than four feet tall from the ground and is set back a minimum of five feet from the edge of the roadway pavement. Additionally, such signs are only allowed on a temporary basis from noon on Friday to no later than noon on the following Monday. In the event that Friday is a nationally recognized holiday, said signs may be erected on Thursday after noon. In the event that Monday is a nationally recognized holiday, said signs may remain in place until Tuesday by noon. In no event may a weekend directional stake sign be located within a roadway median.

B. Multi-Development Kiosk. Temporary off-site multisectioned directional subdivision signs are permitted, subject to the issuance of a temporary use permit and conformance with the following development standards:

1. Location. The kiosk shall be located outside of the clear vision triangle and within the buildable area of the lot as defined by the setback regulations of the underlying zoning district. The sign shall only be located a minimum of 75 feet from another freestanding sign. It shall only be located on streets with an ultimate design of four travel lanes or more.

2. Height. The maximum height of the kiosk shall be 20 feet.

3. Area. The maximum area of one face of the kiosk shall be 36 square feet. The maximum area for any one subdivision per face shall be 12 square feet.

4. Number of Faces. The kiosk may have up to four faces with the angle between the faces no more than 90 degrees.

5. Illumination. Kiosks may not be illuminated.

C. Billboard Relocation. Off-site signs which meet the eligibility criteria outlined below may be relocated from one location to another location, subject to issuance of a conditional use permit from the city council. Billboard relocations that include the use of a digital display area(s) must meet the permit requirements and development standards identified in RCMC 23.743.150, in addition to the eligibility criteria outlined below.

1. Eligibility Criteria for Existing Signs and Site Locations.

- a. Existing sign has been documented by the applicant/owner to have been lawfully erected and maintained.

- b. Site has not been acquired by any public agency necessitating sign removal.

- c. Existing sign owner and/or property owner has not been notified by the city that the sign must be amortized because it is presently located in an agricultural or residential zone.

- d. The proposed sign location is within an automotive or industrial zone.

2. Development Standards for Relocated Signs. Relocated billboard signs shall comply with the following standards:

- a. Area. The maximum area allowed shall be 720 square feet.
- b. Length. The maximum length allowed shall be 50 feet.
- c. Location. Each off-site sign shall be located not less than 300 feet from any other off-site sign nor closer than 75 feet from any on-site freestanding sign. No off-site sign shall be located within 200 feet of a parcel located within any agricultural or residential zone nor shall any such off-site sign be located more than 1,000 feet from a parcel lawfully used for commercial or industrial purposes. Each off-site sign shall be so located that the part of the sign closest to the street right-of-way shall be not less than 50 feet from the right-of-way. An off-site sign may be permitted with a setback the same as the building on the parcel, with a minimum setback of 25 feet.
- d. Height. The maximum height shall be 30 feet.
- e. Measurement of the Spacing of Off-Site Signs Regulated by This Section.
 - i. When measuring the separation of signs or uses along a public street, the location of each sign shall be projected at right angles to the center line of the street and distance measured along the street center line between the two points projected thereto.
 - ii. When measuring distance between signs located on parcels located at intersecting streets, the sign location is to be projected at right angles to the street center line and the distance is measured on the center line of the two streets between the two projected points. Only one off-site sign shall be permitted per corner parcel.
 - iii. Any measurement from a sign to another land use zone shall be by straight line measurements from the closest point of the sign to the zoning boundary.
- f. Aesthetics.
 - i. The sign will not require removal or substantial trimming of existing vegetation or landscaping.
 - ii. The sign will not obstruct or obscure on-site signs on the same or adjacent properties.
- g. Traffic Safety.
 - i. The sign will not be a visibility hazard to traffic on adjacent streets or parking areas.
 - ii. The sign will not reduce parking availability as required by this title.
 - iii. The sign will not interfere with on-site vehicular circulation.
- h. Compatibility. The sign will not have substantial detrimental effects on views from and light striking adjacent or surrounding properties.

3. Proposed Sign and Site Location Guidelines for Relocated Signs within Automotive and Industrial Areas. The following guidelines are not mandatory but should be considered by the designated approving authority during public hearings on conditional use permit applications for relocated signs:

- a. All relocated off-site signs should be freestanding and should be built with a single supporting post, if at all possible, and should be located on no more than two supporting posts.
- b. Signs should not be relocated into the special sign district.

c. Double-paneled signs should not have an interior angle between the face of the panels greater than 20 degrees. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.080)].

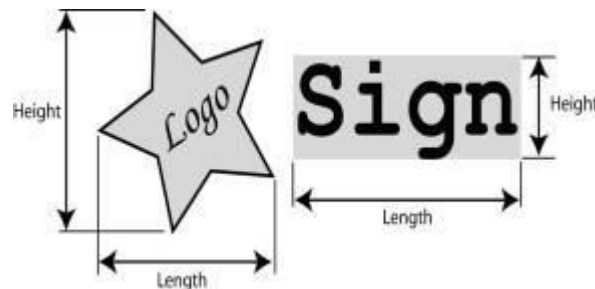
23.743.090 General development, maintenance, and removal provisions for all sign types.

This section describes the standards applied to the development, maintenance, and removal of signs within the city.

A. Measurement of Sign Area.

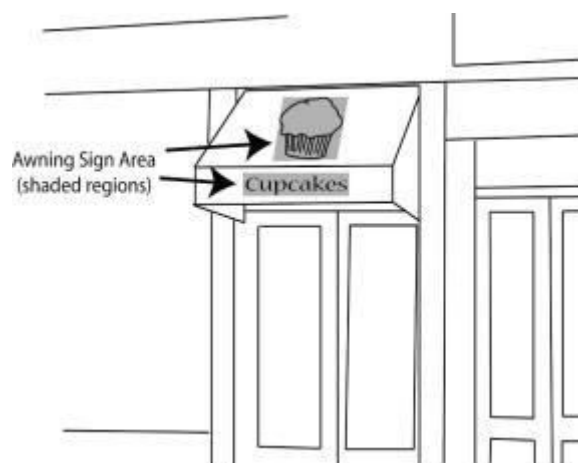
1. Generally. When the sign is composed of letters applied to the building without a distinctive background (e.g., channel letters), the area of the sign may be measured by the height of the letters times the length of each line of letters and may be computed at 75 percent; otherwise, the area of the sign shall be measured to the outside perimeter of the sign, including the area of any voids within a simple bounding perimeter. See Figure 23.743-5 (Sign Area).

Figure 23.743-5: Sign Area



2. Awning or Canopy Signs. Sign copy which is applied to an awning or canopy shall be computed at 100 percent of the area within a single rectangle enveloping the sign copy. See Figure 23.743-6 (Awning or Canopy Sign Area).

Figure 23.743-6: Awning or Canopy Sign Area

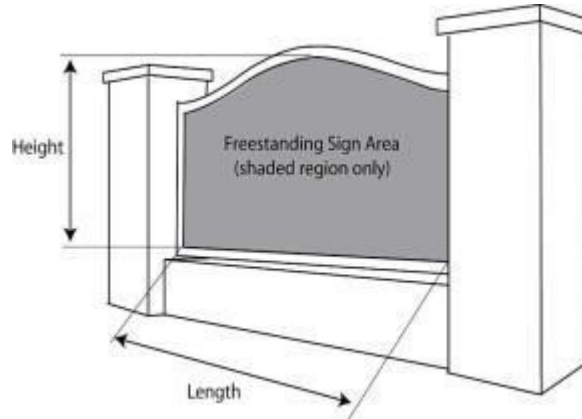


3. Freestanding Signs. Freestanding signs are to be computed as total height by the total length of the sign or signs for one side for double-faced signs, excluding framework of separate single wood post or masonry column and single wood or

masonry beam. The base of a monument sign is not part of the sign. See Figure 23.743-7 (Freestanding Sign Area).

a. Freestanding signs that have more than one face (e.g., two-sided, three-sided) shall have the sign area computed based on the largest area.

Figure 23.743-7: Freestanding Sign Area



4. Three-Dimensional Objects. Where a sign consists of one or more three-dimensional objects (e.g., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area shall be measured at their maximum projection upon a vertical plane, as viewed from a position in the public right-of-way which produces the largest visual projection.

B. Measurement of Sign Height. Sign height shall be measured from the uppermost part of the sign used in determining the area of the sign to the lowest elevation at the base of the sign.

C. Maintenance of Signs. All signs shall comply with the following criteria:

1. All transformers, equipment, programmers, and other related items shall be screened and/or painted to match the building or shall be concealed within the sign.

2. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, concrete, natural stone, glass, and acrylics. Techniques shall be incorporated during construction to reduce fading and damage caused by exposure to sunlight or degradation due to other elements.

3. All signs shall be constructed in compliance with any applicable building, electrical, or other code in effect at the time of construction or maintenance, with particular respect to wind and seismic loads and overturning moment.

4. All freestanding signs that incorporate lighting shall have underground utility service.

5. Signs shall be cleaned, updated, and/or repaired as necessary to maintain an attractive appearance and to ensure safe operation of the sign. Unacceptable sign conditions include broken or missing sign faces, broken or missing letters, chipped or peeling paint, water damage, missing or inoperative lights, exposed mechanical or electrical components, and missing or broken fasteners. Failure to respond to a written request from the city to perform maintenance work shall result in revocation of the sign's permit or status as exempt from permit, subject to the appeal provisions of this code.

6. All temporary signs and banners shall be made of a material designed to maintain an attractive appearance for as long as the sign is displayed.

7. All illuminated signs shall be of such intensity or arranged in such a manner so as to avoid unreasonable glare for abutting properties or vehicular traffic.

D. Illumination Standards. The artificial illumination of signs, either from an internal or external source, shall be designed to minimize negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

1. External light sources shall be directed and shielded to limit direct illumination of an object other than the sign;

2. The light from an illuminated sign shall not be of an intensity or brightness that will create glare or other negative impact on residential properties in direct line of sight to the sign;

3. Unless otherwise permitted by another provision of this chapter, signs shall not have blinking, flashing, or fluttering lights, or other illumination devices that have a changing light intensity, brightness, or color, unless otherwise allowed as an electronic message sign;

4. Colored lights shall not be used in a manner so as to be confused with traffic control devices;

5. Reflective type bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so that the face of the bulb or lamp is exposed to a public right-of-way or adjacent property; and

6. Light sources shall utilize energy-efficient fixtures to the greatest extent possible.

E. Sign Removal or Replacement. When a sign is removed or replaced, all brackets, poles, and other structural elements that support the sign shall also be removed. Affected building surfaces shall be restored to match the adjacent portion of the structure. This provision does not apply to routine maintenance.

F. Setback and Spacing of Freestanding Signs.

1. The minimum setback distance for signs shall be measured from the back of the public right-of-way, unless an encroachment permit is granted.

2. Except as provided herein, setback for signs shall be measured from the future right-of-way as provided by subsection (F)(1) of this section to the closest edge of the sign. For streets which are improved to a width less than the future right-of-way, setback for signs may be measured from the existing improvements meeting current city standards; provided, that a relocation agreement shall be recorded at the owner's expense which guarantees that the property owner agrees to relocate the sign at his/her own expense to the required setback from the right-of-way at such time that the city widens (or causes to be widened) the street to the future right-of-way. For parcels where improvements are not complete to meet present city standards, setback shall be measured from that point which would abut city standard improvements if they were installed. For parcels that do not have existing improvements and where other parcels within the same block have improvements, the setback may be measured from a projection of existing street improvements within the same block. In no case shall a sign be located within the dedicated right-of-way.

G. Location of Building Signs. Building signs may be located along any frontage of a building that faces directly onto a public right-of-way or an internal circulation path of the site. Orientation of signs such that they face directly onto residential property is to be avoided and is allowed only when there is no practical alternative and the visibility of the

sign from the residence is minimized. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.090)].

23.743.100 Development standards for special types of signs.

This section describes the standards for certain types of signs as defined in RCMC 23.743.030 (Definitions). These provisions are consistent with the development standards for signs as listed in Table 23.743-1 (Allowed Permanent On-Site Sign Standards).

A. Awning and Canopy Signs. Awning or canopy signs may be permitted only as an integral part of the awning or canopy to which they are attached or applied. Awning and canopy signs shall be regularly cleaned and kept free of dust and visible defects.

B. Blade/Bracket Signs. All signs projecting over walks, halls, corridors, passageways, or aisles shall be installed in compliance with the Handicapped Access Regulations, California Code of Regulations, Title 24, State Building Code, Part 2, Section 2-1721, entitled "Protruding Objects."

C. Freestanding Signs.

1. Design. The mass/scale of a freestanding sign shall be consistent with the overall design of the building. The design and placement of the sign shall not interfere with the required clear vision triangle.

2. Landscape Requirements. See RCMC 23.716.060(H) (Signs).

3. Construction. Only monument signs are permitted types of permanent freestanding signs in the city. Signs constructed with exposed metal poles that are not architecturally integrated into the design of the sign are considered pole signs and are prohibited. Freestanding signs may be constructed with poles as a substructure; provided, that the poles are covered with architectural cladding or coverings so they appear to be architecturally integrated.

D. Electronic Message Signs. Electronic message signs as part of an on-site sign may be permitted through a conditional use permit from the city council; provided, that the message is for on-site message, except for public information messages, and shall be programmed so that the message does not change more than once every 60 seconds (scrolling messages are prohibited).

E. Time/Temperature Signs. A time and/or temperature sign does not count toward the otherwise applicable limits as to number and size of signs for the property on which it is located, provided:

1. Maximum Area and Height. The sign shall have a maximum area of 36 square feet and shall comply with the height requirements established in Table 23.743-1 (Allowed Permanent On-Site Sign Standards) for the type of sign (building/freestanding) to which it is attached.

2. Design. The sign shall be designed in a manner that is architecturally compatible with other signs and with the structure on which it is placed.

F. Building-Attached Signs. Building-attached signs (e.g., wall signs, channel letter signs) shall comply with the following development standards:

1. Location. The sign shall not be placed to obstruct any portion of a window, doorway, transom, or other architectural detail.

2. Maximum Area and Height. The sign shall not project above the edge of a structure and shall comply with the height requirements established in Table 23.743-1 (Allowed Permanent On-Site Sign Standards).

3. Projection from Wall. The sign shall not project from the surface upon which it is attached more than required for construction purposes and in no case more than 18 inches. See RCMC 23.743.090 (General development, maintenance, and removal provisions for all sign types) for three-dimensional elements on all signs. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.100)].

23.743.110 Special sign districts.

Nothing within this chapter shall prohibit the city from establishing special sign districts for specific areas or districts of the city. The intent of these special sign districts is to provide a uniform and consistent branding and identification for areas of the city which would benefit from such regulations. Examples may include, but are not limited to, the downtown and the convention district. As part of the special sign district, the city may adopt special development standards for private party signs that apply to property within the special sign district. The designated approving authority for adoption of special sign districts shall be the city council and the process for adoption shall be the same as for text amendments to this zoning code. Upon adoption, each special sign district shall be listed herein for reference, and the boundaries and title of the special sign district shall be added to or otherwise designated on the city zoning map. Applications for zoning clearance under the regulations of a special sign district shall be reviewed in the same manner as other zoning clearances for signs. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.110)].

23.743.120 Special sign corridors.

A. Purpose and Designation. The special sign corridors are hereby designated along state highways, county roads, and rivers which accommodate the traveling public. These types of corridors have traditionally attracted large, bright, gaudy signs in an effort to attract the attention of the traveler to a business or a product which may or may not be related to the travel way or the needs of the traveler. The purpose of the regulations in this section is to make provisions for signs that identify the name and type of business in an aesthetic manner that complements the architecture of the building and serves the needs of the traveling public.

B. Locations and Boundaries of Special Sign Corridors. The following roads, rivers, and other travel ways shall have a special sign corridor established for them based upon a radius/buffer from the established centerline of the roadway as identified. These special sign corridors and their respective radii shall be delineated on the city zoning map (see RCMC 23.301.030, Zoning map).

1. U.S. Highway 50: 1,000-foot radius/buffer;
2. Sunrise Boulevard from the American River to Jackson Highway: 500-foot radius/buffer;
3. American River centerline/northern city limits: 500-foot radius/buffer.

C. Permit Required.

1. Within the special sign corridors, a conditional use permit shall be required from the designated approving authority prior to issuance of zoning clearance for any

freestanding sign located within the special sign corridor. For all other signs, only zoning clearance (administrative approval) is required.

2. Where the building and facilities are of size, shape, height, of multiple uses, or of such geographical conditions or location that office use sign provisions are not appropriate, an individual sign or the complete sign program for said parcel or facility may be considered by conditional use permit when the designated approving authority finds that the proposed sign or signs:

- a. Are proportional and in scale with the buildings.
- b. Are compatible in design, color, and material with the building and surrounding area.
- c. Do not constitute a special privilege over adjoining uses.
- d. Do not block from view existing buildings and existing signs.
- e. Are unobtrusive.
- f. Are in keeping with the intent of the sign regulations.
- g. Do not exceed the height and size entitlement for signs located on parcels in the same zone which are not within the special sign corridor.

D. Applicability to Special Standards. Unless otherwise exempted, all signs proposed for property located either entirely or partially within a special sign corridor shall require issuance of zoning certification and shall conform to the special development standards herein established. Those signs specifically exempted from these special standards include the following:

1. Signs otherwise exempt from the requirement for zoning clearance as identified in RCMC 23.743.040(E) (Exempt Signs), provided they conform to any applicable development standards listed therein (e.g., directional signs);
2. Signs for automotive service stations, limited to signage specifically required by state law;
3. Signs which can be shown by the applicant through a visual simulation or other quantifiable justification to not be visible from the roadway or travel way associated with the respective special sign corridor.

E. Prohibited Signs. In addition to the provisions of RCMC 23.743.050 (Prohibited signs), the following additional sign types shall be prohibited within special sign corridors:

1. Pole signs.
2. Any off-site sign except the following:
 - a. Off-site subdivision signs developed consistent with the standards of RCMC 23.743.080(B) (Multi-Development Kiosk); or
 - b. Billboards relocated pursuant to the standards of RCMC 23.743.080(C) (Billboard Relocation), provided the sign being relocated to the special sign corridor was already located within a special sign corridor.
 - c. Digital freeway signs allowed pursuant to the standards of RCMC 23.743.150 (Digital freeway signs overlay), provided the digital freeway sign is a refurbished, existing traditional billboard, or replaces an existing sign that is being relocated from elsewhere within the special sign corridor.

F. Standards for Signs in Special Sign Corridors.

1. Generally, all signs located within a special sign corridor, regardless of associated use type or underlying zoning district, shall conform to the development

standards listed in Table 23.743-1 (Allowed Permanent On-Site Sign Standards) for office uses.

2. The exception to this standard shall be, as described in subsection (D) of this section (Applicability to Special Standards), if an applicant can demonstrate that a proposed sign will not be visible from the roadway or travel way associated with the respective special sign corridor, that sign may be developed consistent with the provisions for the associated use type.

3. For parcels with no public street frontage and being served by access easement, mutual parking agreement, or a private road, that parcel may have one monument sign at the point of access to a public or private street consistent with the following standards:

- a. The maximum area allowed shall be 24 square feet.
- b. The maximum height allowed shall be six feet.
- c. The minimum setback allowed shall be 10 feet from existing street improvements or right-of-way line, or as otherwise determined by enforcement agency when other than a public street.
- d. A minimum of 50 feet of spacing shall be maintained between the subject freestanding sign and any other freestanding sign.
- e. The sign shall be located within a landscaped area with a minimum of three feet of landscape area in each direction. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.120)].

23.743.130 Gateway signage program.

A. Establishment and Purpose. The city does hereby establish a gateway signage program for the purposes of establishing special signage at key entrances into the city and major districts within the city. The city recognizes that by providing major signage opportunities at key entrances to the city and major districts (e.g., downtown, convention area, regional town center), the businesses, activities, events, and places of the community can be promoted for the greater public benefit.

B. Location Requirements for Gateway Signs. Gateway signs may be located at each of the entrances to the city from U.S. Highway 50, including Bradshaw Road, Mather Field Road, Zinfandel Drive, Sunrise Boulevard, and Rancho Cordova Parkway. Gateway signs must be located on property within the city limits, within the city's public right-of-way, or within the Caltrans right-of-way upon issuance of a Caltrans encroachment permit. Gateway signs may also be located as part of any regional town center zone.

C. Administration, Design, and Operation of Gateway Signs. The gateway signage program is a city-administered program. The process for securing sites, designing the signs, leasing or otherwise providing space on the sign for identification of uses and events in the city, maintaining the signs, and other functions shall be established by city council resolution and may be updated from time to time as deemed necessary by the council. Nothing herein shall prohibit the city from acquiring the services of a private organization for purposes of designing, constructing, maintaining, and operating the sign(s).

D. Special Development Standards for Gateway Signs. Because of the unique location and purpose of gateway signs, the following general development standards shall apply:

1. As a freestanding sign, gateway signs may be either monument or pylon signs. The maximum height allowed shall be 60 feet. The maximum allowed area for all signage on each gateway sign shall be 1,000 square feet.

2. No more than one sign shall be located at each freeway off-ramp site or regional town center zone.

3. The sign should include the city logo and identification, through text and/or iconic signage, of the area of the city with which it is associated (e.g., Cordova Town Center, Sunrise Station, Mills Station/Mather Field).

4. All other development standards listed in RCMC 23.743.090 (General development, maintenance, and removal provisions for all sign types) shall be adhered to, especially illumination standards. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.130)].

23.743.140 Nonconforming and abandoned signs.

A. Except as otherwise provided in this chapter, any sign lawfully in use on the effective date of the ordinance codified in this title, or any amendment thereto, shall be considered a legal use and as such may continue to operate and exist, provided:

1. Nonconforming signs shall be kept in good repair and visual appearance. Structural alterations or modifications of any nonconforming sign are prohibited. Structural repair resulting in same size and shape is permitted subject to the provisions of RCMC Title 18. Change of copy on a nonconforming sign shall be allowed, provided the change does not increase the area of the sign (see RCMC 23.743.040).

2. Whenever any modifications, alterations, or changes occur or are proposed as provided in Chapter 23.170 RCMC (Nonconforming Uses and Structures), the sign shall be brought into conformance with the provisions, standards, and regulations of this chapter, requiring issuance of zoning clearance.

B. The city council or other designated approving authority may, as a condition of rezoning, design review or use permit (any type), or other development entitlement, require any nonconforming sign on the applicable property to be removed or altered so as to comply with the provisions of this chapter.

C. Off-site signs, except off-site subdivision directional signs that were lawfully erected pursuant to the zoning code in effect immediately prior to December 26, 1985, and which do not comply with Sacramento County Ordinance No. SZC 85-124, shall be nonconforming signs subject to the remedies in Business and Professions Code Section 5412. The failure to have a conditional use permit for an off-site sign as of December 26, 1985, shall not, by itself, cause a sign to become nonconforming.

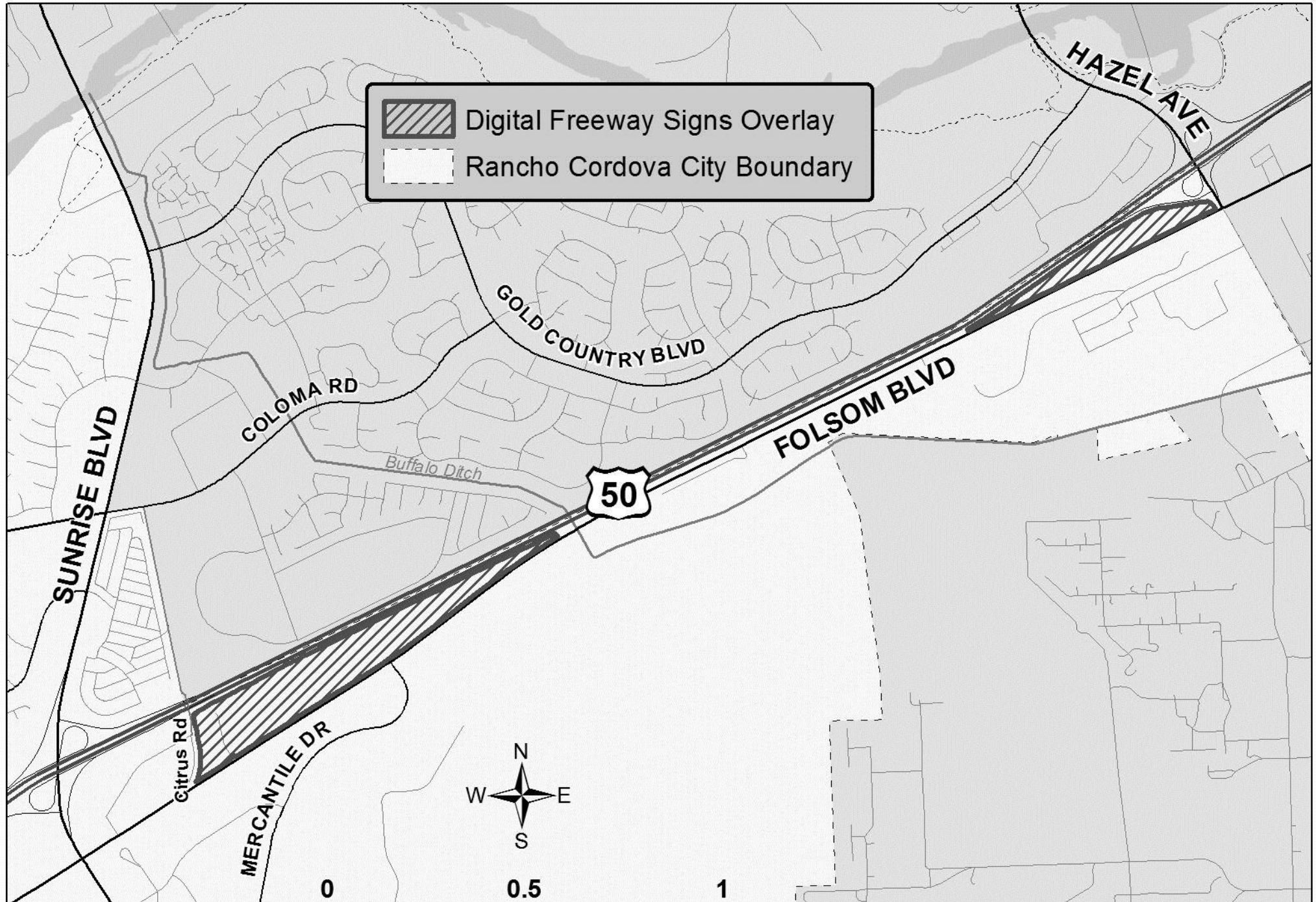
D. Sign structures which have no message attached to them for more than 90 days shall be considered abandoned signs and as such may be abated by the city. For regulatory purposes, any factors indicating abandonment shall not begin occurring until 90 days after the ordinance codified in this chapter first goes into effect. [Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.140)].

23.743.150 Digital freeway signs overlay.

A. Purpose and Designation. The digital freeway signs overlay is hereby established to enable the consideration of digital freeway signs in certain, specific locations within the city. Digital freeway signs located within the overlay area that meet the development standards established below may be permitted through a conditional use permit. Digital freeway signs are only allowed as billboard relocations or as conversions of an existing billboard in place.

B. Location. The digital freeway signs overlay encompasses two specific geographies in the northeastern area of the city. As seen in Figure 23.743-8, the Sunrise Boulevard area is bound by Highway 50 on the north, Folsom Boulevard on the south, Citrus Road on the west, and the terminus of the industrially zoned parcels on the east. Also, as seen in Figure 23.743-8, the Hazel Avenue area is bound by Highway 50 on the north, Folsom Boulevard on the south, and Hazel Avenue on the east. Digital freeway signs proposed outside of these two specific areas are prohibited.

Figure 23.743-8: Digital Freeway Signs Overlay Location



C. Development Standards.

1. Legally existing billboards may be refurbished to become a digital freeway sign, subject to the development standards below and issuance of a conditional use permit.

a. Number of Faces. A digital freeway sign may consist of, at most, two digital display areas, each positioned to be visible only by opposing directions of traffic. Double-faced signs shall not have an interior angle between the face of the panels greater than 45 degrees.

b. Height. The maximum height shall be 60 feet.

c. Area. The maximum area of each digital display area is 672 square feet.

d. Distance between Signs. No digital freeway sign shall be located within 2,500 feet of any other digital freeway sign within the city limits.

e. Sign Structure. The sign structure supporting and surrounding the digital display area shall be as small as feasibly possible so as to avoid any unnecessary height or width to the sign. The sign structure shall not add stylistic or architectural detailing to further call attention to the sign.

f. Pole Cladding. Decorative pole covering is required for newly constructed digital freeway signs as well as any existing traditional billboard that is converted to a digital freeway sign. Such covering shall be simple and streamlined in material and design so as to not call further attention to the sign.

g. Message Display. Digital freeway signs shall display static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement in or on any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing or scintillating lighting, or varying light intensity.

h. Minimum Display Time. Each message on the sign must be displayed for a minimum of eight seconds.

i. Illumination. Digital freeway signs shall not operate at brightness levels of more than 0.3 foot-candles above ambient light, as measured using a foot-candle meter at a distance of 250 feet from the sign face. Each digital display area shall have a light sensing device that will adjust the brightness of the sign as ambient light conditions change throughout the day.

j. Aesthetics. The sign will not require substantial trimming or reduction of existing vegetation and landscaping. The sign will not obstruct or obscure on-site signs on the same or adjacent properties.

k. Traffic Safety. The sign shall not create a visibility hazard to traffic on adjacent streets, freeways, or parking areas. The sign will not reduce parking availability as required by this title. The sign will not interfere with on-site vehicular circulation.

l. Future Technologies. There may be alternate, preferred, or superior technology available in the future to illuminate digital freeway signs. These alternate technologies may be incorporated into existing legally permitted digital freeway signs in the future without additional permissions from the city council so long as (i) the requisite maximum brightness standards are met and (ii) no exterior physical change to the digital display area will occur. The owner is responsible for obtaining any required ministerial permits for technology improvements as required by applicable code

standards. The city will expedite any such required approvals for technology that is superior in energy efficiency over previous generations or types.

m. Community Messaging. The city shall be provided with access to a portion of the total available display time to allow the city to present messages of community interest. This access shall also include other appropriate agencies for the purpose of displaying public safety messages such as “Amber Alert” messages and emergency-disaster communications.

n. Quality and Maintenance Plan. The applicant must establish a quality and maintenance plan in order to ensure implementation of all above-listed development standards and to assure the proper maintenance and repair of the digital freeway sign as needed.

2. Billboard Removal. For every one digital freeway sign installed, the applicant must permanently remove at least four legally existing billboard structures (each of which may have more than one billboard sign face) within the city prior to operation of the digital freeway sign. An existing billboard being refurbished as a digital freeway sign may count as one of the four required permanent removals.

3. Operating Agreement. At the applicant’s request, the city and applicant may enter into an operating agreement in conjunction with the issuance of a conditional use permit for a digital freeway sign. The city and applicant may use the operating agreement, on a case-by-case basis, to deviate from the development standards in subsection (C)(1) of this section or reduce the required billboard removals under subsection (C)(2) of this section. The city council will only approve an operating agreement if it determines that the operating agreement achieves community benefits that are equivalent to those that would be achieved through strict compliance with subsection (C)(1) or (C)(2) of this section. [Ord. 23-2013 § 3 (Exh. A); Ord. 16-2012 § 3 (Exh. A)].

Article 9. Specific Use Provisions

Overview
This article includes special provisions for certain land use categories and activities. These regulations are in addition to other development standards and regulations in other parts of this code, such as Article 7 of this title (Site Planning and Development Standards). The intent of this article is to ensure that the uses regulated are compatible with the surrounding uses.

Chapter 23.901 RESIDENTIAL USES

Sections:

23.901.010	Purpose and applicability.
23.901.020	Caretaker housing.
23.901.030	Home occupations.
23.901.040	Live/work facility.
23.901.050	Mobile homes and mobile home parks.
23.901.060	Second dwelling units.
23.901.070	Senior independent living facility.
23.901.080	Family day care (large).
23.901.090	Residential care home (large).

23.901.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for caretaker housing, home occupations, live/work facilities, mobile homes, mobile home parks, and second dwelling units. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by applying special design requirements, regulating activities within the use, and establishing special setback and other development standards.

B. Applicability. The regulations and standards contained in this chapter shall apply only to caretaker housing, home occupations, live/work facilities, mobile homes, mobile home parks, and second dwelling units as expressly identified in the corresponding sections and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with, the permit requirements of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.010)].

23.901.020 Caretaker housing.

A. Purpose and Applicability. The regulations contained in this section shall apply to caretaker housing as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new caretaker housing shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as with other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

B. Associated Use. One caretaker housing unit may be permitted in conjunction with an otherwise permitted nonresidential use on the same property. The caretaker unit must be associated with and directly support the nonresidential use of the property (e.g., night watchman or site superintendent for an industrial use).

C. Occupancy. Occupancy of the caretaker unit shall be limited to the caretaker or superintendent of the associated nonresidential use of the site and his or her household.

D. Design. The design of the caretaker unit shall be consistent and uniform with the design of the associated use. Temporary trailers as caretaker units may be permitted with issuance of a temporary use permit (see Chapter 23.116 RCMC, Temporary Use Permits) for a period of not more than six months as described in Chapter 23.922 RCMC (Temporary Uses). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.020)].

23.901.030 Home occupations.

A. Purpose and Applicability. The regulations contained in this section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.

B. Definition. A “home occupation” is an accessory, nonresidential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone.

C. Approval Process. A home occupation shall not be conducted prior to approval of zoning certification (see Chapter 23.113 RCMC, Zoning Certification).

D. Business License. A business license from the city is required for any home occupation.

E. Performance Standards. It is the intent of the following standards to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity. These standards shall be incorporated as conditions of the zoning clearance. Failure to comply with these standards will result in revocation of the home occupation permit and/or business license.

1. Number of Home Occupations. There is no limit on the number of home occupations at a residence; provided, that the performance standards identified in this section are met. All of the following standards are calculated and/or applied based on a single residence.

2. Employees. Off-site employees or partners are permitted as part of the home occupation so long as they do not report for work at the subject property.

3. Habitable Floor Area. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.

4. Off-Site Effects. There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. Noise level at the property line shall not exceed 55 dBA and shall comply with the city’s noise ordinance (Chapter 6.68 RCMC). No process shall be used which is hazardous to public health, safety, morals, or welfare.

5. On-Site Sales. There shall be no products sold on the premises except artist’s originals or products individually made to order on the premises except as provided by the California Health and Safety Code for cottage food operators and except as specified in subsection (E)(7) of this section.

6. Products which are not artist's originals or individually made to order may be constructed on site, using equipment normally found in a residence; however, these products may only be sold at a permitted commercial location.

7. Servicing, repair and sales of firearms are permitted, subject to obtaining any state or federal license.

8. Display. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.

9. Traffic/Vehicles. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at the home at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet.

10. Storage. There shall be no storage of material or supplies within view of a public right-of-way and storage shall not utilize a required parking space (e.g., within a required garage).

11. Exterior Appearance. There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.

12. Signs. Signs shall be allowed for the home occupation in accordance with Chapter 23.743 RCMC (Signs).

13. Visitors and Customers. Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than one business visitor an hour and eight a day, during the hours of 8:00 a.m. to 7:00 p.m. (regardless of how many businesses operate out of the home).

14. Deliveries. Deliveries shall not exceed those normally and reasonably occurring for a residence and not more than one delivery of products or materials a week. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx-, UPS-, or USPS-type home pickups and deliveries.

15. Hazardous Materials. No storage of hazardous materials is permitted beyond normal household use. Businesses that require hazardous chemicals (e.g., pest control, pool cleaning, etc.) are not permitted as home occupations.

F. Limitations on Specific Home-Based Businesses.

1. Certified massage practitioners are permitted if the following criteria are met:

- a. Only one client is on site at a time and by appointment only.
- b. The use shall be conducted on a part-time basis.
- c. The practitioner must submit proof of a certificate of training from a state-approved school (e.g., Department of Education, Office of Post Secondary Education).
- d. The use will not be conducted in such a fashion as to constitute a public or a private nuisance.

2. Mobile food vendor vehicles cannot be parked at a private residence (see mobile food vendor limitation in RCMC 23.910.040).

3. Taxicab, limousine, or pedicab service shall not be on call and available for service; no vehicle shall be dispatched from the residence by radio, telephone, or other means, but may be parked at the residence when not in service.

4. Cottage Food Operations, as defined by and consistent with the requirements of the California Health and Safety Code, are limited to one full time employee, not including a family member or household member of the cottage food operation.

G. Prohibited Home Occupations.

1. Alcohol beverage manufacturing or sales business;
2. Ambulance service;
3. Ammunition reloading, including custom reloading;
4. Boarding house, bed-and-breakfast hotel, timeshare condominium;
5. Carpentry, cabinet makers;
6. Ceramics (kiln of six cubic feet or more);
7. Firearms sales;
8. Health salons, gyms, dance studios, aerobic exercise studios;
9. Medical, dental, chiropractic, or veterinary clinics;
10. Mortician, hearse service;
11. Noncertified massage practitioners;
12. Palm reading, fortunetelling;
13. Private clubs;
14. Repair or reconditioning of boats or recreation vehicles;
15. Restaurants or taverns;
16. Retail sales from site (except direct distribution of artist's originals, and as provided by the California Health and Safety Code for Cottage food operations);
17. Storage, repair, or reconditioning of major household appliances;
18. Storage, repair, or reconditioning of motorized vehicles or large equipment on site;
19. Tattoo service;
20. Tow truck service;
21. Veterinary uses (including boarding);
22. Welding services. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.030)].

23.901.040 Live/work facility.

A. Purpose and Applicability. The regulations contained in this section shall apply to live/work facilities as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new live/work facilities shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

B. Limitations on Use. The nonresidential component of a live/work facility shall be a use allowed within the applicable base zoning district; however, the uses and activities described below shall be prohibited:

1. Any automobile and vehicle uses as listed in Chapter 23.1101 RCMC (Land Use Descriptions).

2. Any special regulated uses as listed in Chapter 23.1101 RCMC (Land Use Descriptions).

3. Any activity which involves:

a. Storage of flammable liquids or hazardous materials beyond those normally associated with a residential use;

b. Welding, machining, or any open flame work; and/or

c. Major manufacturing as defined in Chapter 23.1101 RCMC (Land Use Descriptions).

4. Any other activity or use as determined by the planning director as incompatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents, because of the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or that would be hazardous because of materials, processes, products, or wastes.

C. Density. Live/work units shall comply with the density regulations of the applicable base zoning district.

D. Design Standards.

1. Floor Area Requirements. No more than 50 percent of the ground floor area shall be reserved for living space. Up to 100 percent of the ground floor area may be dedicated to working space.

2. Separation and Access. Each live/work unit shall be separated from other units and other uses in the structure. Access to each unit shall be provided from common access areas, corridors, or halls, and the access to each unit shall be clearly separate from other live/work facilities or other uses within the same structure.

3. Facilities to Accommodate Commercial or Industrial Activities. A live/work facility shall be designed to accommodate commercial or industrial uses, as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for the same work activity.

4. Integration of Living and Working Space. The living space within the live/work facility shall be designed as an integral part of the unit and not with separate access from the work space, except that mezzanines and lofts may be used as living space subject to compliance with the other provisions of this section, and living and working space may be separated by interior courtyards or similar private space.

5. Parking. Each live/work facility shall comply with the parking standards of Chapter 23.719 RCMC (Parking and Loading).

E. Nonresident Employees. Up to two persons who do not reside in the live/work unit may work in the unit at any one time. Additional employment may be permitted through issuance of a limited use permit based on findings that the employment will not adversely affect traffic and parking conditions in the vicinity of the site.

F. Changes in Use. After approval, a live/work facility shall not be converted to entirely residential use, nor shall the ratio of living space to working space be changed, unless authorized through limited use permit approval. As part of the approval of the limited use permit, the designated approving authority must find that the exclusive residential use will not impair the ability of nonresidential uses on and adjacent to the

site to continue operating because of potential health or safety concerns or nuisance complaints raised by the exclusively residential use and/or its occupants. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.040)].

23.901.050 Mobile homes and mobile home parks.

A. Purpose and Applicability. This section applies to new and existing mobile homes and mobile home parks within the city. The purpose of this chapter is to establish standards for the development, modification, and operation of mobile home parks.

B. Definitions. For purposes of this section, the following terms shall have the definitions set forth herein.

1. "Mobile/manufactured home" means a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including a recreational vehicle, commercial coach, or factory-built (modular) housing (single-family dwelling). A mobile home on a permanent foundation is included under the definition of single-family dwellings.

2. "Mobile home park" means a residential facility arranged or equipped for the accommodation of two or more mobile homes, with spaces for such mobile homes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobile home spaces therein.

C. Special Standards for Mobile Homes. Mobile homes outside of a mobile home park shall comply with the standards set forth for single-family homes in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards), as well as the following criteria:

1. A mobile home must be built on a permanent foundation as approved by the building department.

2. It must have been constructed after June 15, 1976, and must be certified under the National Manufactured Home Construction and Safety Act of 1974.

3. The unit's skirting must extend to the finished grade.

4. Exterior siding must be compatible with adjacent residential structures, and shiny and metallic finishes are prohibited.

D. Mobile Home Parks. Mobile home parks must be constructed and designed according to state law.

E. Management and Maintenance. Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.050)].

23.901.060 Second dwelling units.

A. Purpose and Applicability. This section applies to second dwelling units within the city. Second dwelling units are permitted by right in the agricultural, residential, and residential mixed-use zoning districts subject to the standards of this section. The purpose of this chapter is to regulate second dwelling units in residential zoning districts and on residential property consistent with state law (California Government Code

Section 65852.150 et al.). Implementation of this section is intended to expand housing opportunities for low income and moderate income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

B. Definitions. For purposes of this section, the following terms shall have the definitions set forth herein.

1. "Primary dwelling unit" means an existing single-family residential structure on a single parcel with provisions for living, sleeping, eating, a single kitchen for cooking, and sanitation facilities occupied and intended for one household.

2. "Second dwelling unit" means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. This definition shall also include:

a. Efficiency unit as defined in Section 17958.1 of the California Health and Safety Code;

b. Manufactured home as defined in Section 18007 of the California Health and Safety Code.

3. "Guest house/pool house" means an attached or detached habitable structure with only sleeping, living, and bathroom provisions, exclusive of kitchen or cooking facilities. Such structures shall not be used or rented as a separate dwelling for permanent living quarters unless a conditional use permit is granted to do so.

C. Development Standards. Pursuant to Government Code Section 65852.2, second units shall be permitted on agricultural, residential, and residential mixed-use parcels when the following conditions are met:

1. Second units shall only be located on lots with an area of 5,000 square feet or larger.

2. Second units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.

3. No more than one second unit shall be allowed per parcel.

4. The property owner shall occupy either the primary unit or second unit. The property owner shall record a declaration acknowledging owner occupancy, recorded with the property as a condition of the administrative permit.

5. A second unit shall not exceed 1,200 square feet, excluding garage area.

6. Building setbacks for second units shall comply with all required building setbacks for the primary unit.

7. The maximum height of a detached second unit shall not exceed the height of the primary dwelling unit.

8. No second unit may be sold separately from the primary dwelling unit.

9. Parking. See Chapter 23.719 RCMC (Parking and Loading). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.060)].

23.901.070 Senior independent living facility.

A. Elevators shall be provided for all multi-story structures; or

B. A management program shall be in place to address the aging in place issue that is acceptable to the director. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.070)].

23.901.080 Family day care (large).

A. Plans shall be approved by the fire department prior to any approval and additional fire protection measures may be required.

B. City business license is required.

C. Any required play area cannot be contained within any front or side setbacks.

D. Use of converted garages for day care use is not permitted.

E. Minimum lot size of 5,000 square feet is required.

F. A family day care (large) is not permitted within 300 feet of another family day care facility (large or small).

G. One additional off-street parking space is required for each employee. These spaces can be provided in a driveway and can have a tandem orientation. [Ord. 12-2011 § 3 (Exh. A)].

23.901.090 Residential care home (large).

A. Plans shall be approved by the fire department prior to any approval and additional fire protection measures may be required.

B. City business license is required.

C. Minimum 1,000-foot separation is required between other residential care home facilities. [Ord. 12-2011 § 3 (Exh. A)].

Chapter 23.904 AGRICULTURAL, RESOURCE, AND OPEN SPACE USES

Sections:

- 23.904.010 Purpose and applicability.
- 23.904.020 Agricultural activities.

23.904.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for agricultural, resource, and open space land uses and/or activities that are allowed by Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) within individual or multiple zoning districts. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses.

B. Applicability. The regulations and standards contained in this chapter shall apply only to those uses expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described herein and shall only be authorized in concert with the permit requirements of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). Specifically, this chapter covers those uses within the agricultural, resource, and open space land use categories. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.2.010)].

23.904.020 Agricultural activities.

A. Purpose and Applicability. The purpose of this section is to establish development and operating standards for incidental agricultural activities and intensive agricultural activities. The intent of these provisions is to mitigate the potential adverse impacts of these activities on adjacent and surrounding land uses while implementing the city's right to farm ordinance (RCMC Title 14). Uses subject to these standards include:

1. Incidental agricultural uses pertaining to estate uses common in estate residential districts (ER), including row crop cultivation and animal husbandry other than kennels; hog farms; feedlots; equestrian activities that consist of riding stables, boarding stables, and riding academies, whether private or commercial; and the keeping of domestic pets, exotic pets, livestock, and poultry, provided the activity is conducted on a hobby-type basis for personal use or consumption and that such activity is not a primary use of the premises; and

2. Intensive agricultural activities pertaining to agricultural uses common in the agricultural zoning districts (AG-80 and AG-20), including the cultivation and tillage of the soil; dairying; the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture; the raising of livestock, fur-bearing animals, fish, or poultry; and any practices performed by a farmer or on a farm as incidental to or in conjunction with farming operation, including preparation for market, delivery to storage or to market, or to carriers for transportation to market, as protected in the city's right to farm ordinance (RCMC 14.05.030).

B. Development Standards for Incidental Agricultural Activities. In addition to the development standards of the underlying zoning district, the following special standards apply to all incidental agricultural activities:

1. Yards and Height. All buildings and structures erected or maintained on any lot or parcel for uses set forth in this section shall have yards and height limitations as follows:

a. All barns, stables, and other structures used for the housing of animals on any lot or parcel used as a commercial, public, or private stable or for incidental agricultural uses shall be located not less than 25 feet from all property and street right-of-way lines, except as otherwise herein provided. Said buildings or structures shall not exceed one story, except for a storage loft, nor be greater than 24 feet in height, unless a conditional use permit is first obtained from the city council.

2. Building Area. The maximum area of buildings or structures used for incidental agricultural uses shall be limited to 1,000 square feet, unless a conditional use permit is first obtained from the city council.

3. Lot Area. The minimum lot area for any lot used for any use set forth in this section, whether such use is a principal use of the property or is incidental to another principal use, shall be the area specified in this code applicable to the zone in which the property is located or the area hereinafter specified, whichever is the greater:

a. For any commercial or public stable, the minimum lot area shall be the area specified in this code applicable to the zone in which the property is located, or three acres, whichever is the greater.

b. For any private stable, the minimum lot area shall be the area specified in this code applicable to the zone in which the property is located, or 20,000 square feet, whichever is the greater.

c. For the keeping of small animals (with a weight of less than 75 pounds at maturity), other than domestic pets as defined in Chapter 23.1101 RCMC, on a noncommercial scale as an incidental use, the minimum lot area shall be the area specified in this code applicable to the zone in which the property is located, or 10,000 square feet, whichever is the greater.

d. For any other incidental agricultural use, the minimum lot area shall be 20,000 square feet.

e. For the incidental keeping of animals on any parcel or lot, a minimum lot area is not required; provided, that:

i. The conditions, standards, and requirements of the Rancho Cordova Municipal Code are met to the satisfaction of the chief of animal control.

ii. All areas devoted to such uses shall comply with the standards adopted by the Department of Public Health relative to noise, dust, odor, and pests, and shall be maintained to the satisfaction of the Director of Public Health.

iii. The keeping of animals on lots smaller than 20,000 square feet, except for the keeping of animals provided for in subsection (B)(3)(c) of this section, shall be conducted in accordance with a development plan and management plan approved by the city council at a public hearing for a conditional use permit.

iv. The provisions of this section shall not apply to public or private stables, or where such animals are kept as a general agricultural use.

4. Riding Stables and Corral Standards. In addition to the requirements set forth in this chapter, riding stables, boarding stables, and riding academies, whether private or commercial, shall not be erected, located, enlarged, or maintained without complying with the following standards:

a. Any corral, riding ring, or exercise yard used for keeping horses shall be enclosed by fence or other enclosure; and no part of any such corral, riding ring, or exercise yard shall be located closer than 20 feet from any door, window, or other opening of any building or structure on the same or any other parcel used or designed to be used for human habitation.

b. All fences which enclose livestock shall be designed, constructed, and maintained as provided in Chapter 23.731 RCMC (Fences, Walls, and Screening).

c. An operator of a commercial or private stable shall not allow dust, odor, or flies to become a public nuisance according to the provisions of the Public Health and Safety Code and at a minimum shall comply with the following:

i. The operator of a stable shall take every reasonable precaution to prevent the breeding of flies or the emission of dust or odors into the neighborhood. Reasonable precautions shall include:

ii. Routine manure and bedding clean-out of stalls and routine cleanup of manure deposited on the property.

iii. Maintaining sufficient natural vegetation.

iv. Watering down the corral area as often as necessary.

v. Disposal of animal wastes in a manner and location approved by the department of health, such as:

(A) Properly drying or composting, away from neighboring properties;

(B) Burying (two feet minimum); and/or

(C) Removal to approved disposal site.

vi. All areas shall be maintained in a sanitary condition and in compliance with the following standards: water usage and drainage shall not mix with manure accumulations and shall not be disposed of contrary to local and state requirements.

vii. Animal feed shall be stored and utilized in a manner that will not encourage rodent populations.

C. Development Standards for Intensive Agricultural Activities. In addition to the development standards of the underlying zoning district and Chapter 14.05 RCMC, the right-to-farm ordinance, the following special standards apply to all intensive agricultural activities:

1. The right to conduct intensive agriculture shall not invalidate any provisions contained in the Health and Safety Code, Fish and Game Code, Food and Agricultural Code, or Division 7 (commencing with Section 13000) of the State of California Water Code, if the agricultural activity, operation, or facility, or appurtenances thereof, constitutes a nuisance, public or private, as specifically defined in any such provisions (RCMC 14.05.050(C)) to the satisfaction of the director.

2. Agricultural operation shall be conducted in a manner consistent with accepted agricultural practices. If residents raise complaints that agricultural activities are not conducted in a reasonable manner or that operations are not conducted according to currently acceptable methods, a complaint may be filed according to the provisions

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established in the municipal code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.2.020)].

Chapter 23.907 UTILITY, TRANSPORTATION, AND COMMUNICATION USES

Sections:

- 23.907.010 Purpose and applicability.
- 23.907.020 Telecommunication facilities.
- 23.907.030 Utility facilities and infrastructure.

23.907.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for utility, transportation, and communication uses, including telecommunication facilities and utility facilities and infrastructure. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by regulating the size, scale, and location of these uses, as well as requiring additional setbacks, landscaping, and other buffering between the subject use and surrounding property.

B. Applicability. The regulations and standards contained in this chapter shall apply only to telecommunication facilities and utility facilities and infrastructure as expressly identified in the corresponding sections and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.3.010)].

23.907.020 Telecommunication facilities.

A. Purpose and Applicability. This section establishes standards for placement of telecommunication facilities within the city and regulates the installation of antennas and other wireless communication facilities consistent with federal law. The city promotes and protects the public safety and public welfare while protecting the visual character of the city to minimize potential impacts of wireless telecommunication facilities development and installation.

B. Definitions. For purposes of this section, the following terms shall have the definitions set forth herein:

1. "Antenna" means any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure or is portable or moveable. Antennas shall include devices having active elements extending in any direction and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

2. "Antenna, amateur radio" means any antenna which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

3. "Antenna, directional" (also known as a "panel antenna") means an antenna that transmits and/or receives radio frequency signals in a directional pattern of less than 360 degrees.

4. "Antenna, building-mounted" means any antenna directly attached or affixed to a building, tank, tower, or other structure. Building-mounted antennas are identified in two distinct categories herein as follows:

a. "Wall-mounted" means attached or affixed to the elevation of the structure.
b. "Roof-mounted" means attached or affixed to the rooftop or top of the structure.

5. "Antenna, ground-mounted" means any antenna with its base (either single or multiple posts) placed directly on the ground or a mast 12 feet or less in height and six inches in diameter.

6. "Antenna, parabolic" (also known as a "satellite dish antenna") means any device incorporating a reflective surface that is solid, open mesh, or bar configured that is shallow dish, cone, horn, bowl, or cornucopia shaped and is used to transmit and/or receive electromagnetic or radio frequency communication/signals in a specific directional pattern from orbiting satellites or ground transmitters. This definition is meant to include what are commonly referred to as television receive only (TVRO) and satellite microwave antennas.

7. "Collocation" means a wireless communication facility owned and operated by a communication service provider which is located on the same tower, building, accessory structure, or property as another communication facility owned or operated by a different communication service provider.

8. "Direct broadcast satellite (DBS) service" means a system in which signals are transmitted directly from a satellite to a small home receiving dish.

9. "Electromagnetic" means an electrical wave propagated by an electrostatic and magnetic field of varying intensity.

10. "NIER" means non-ionizing electromagnetic radiation (e.g., electromagnetic radiation primarily in the visible, infrared, and radio frequency portions of the electromagnetic spectrum).

11. "Related equipment" means all equipment ancillary to the transmission and reception of voice and data by means of radio frequencies. Such equipment may include cables, conduits, connectors, equipment pads, equipment shelters, cabinets, buildings, and access ladders.

12. "Satellite earth station" means a facility consisting of more than a single satellite dish or parabolic antenna that transmits to and/or receives signals from an orbiting satellite.

13. "Tower" means a mast, pole, monopole, lattice tower, or other structure designed and primarily used to support antennas. This definition includes ground-mounted structures 12 feet or greater in height and building-mounted structures that extend above the roofline, parapet wall, or other roof screen with a mast greater than six inches in diameter supporting one or more antennas, dishes, arrays, or other associated equipment.

14. "Wireless communication facility" means a facility that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers or similar structures supporting said equipment, equipment buildings, parking area, and other accessory development.

C. A use permit (limited or conditional as identified in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) is required for the following wireless facilities:

1. Any new telecommunication tower that is not part of a collocation.
2. Any collocation that increases the overall height of an existing tower in order to add antennas.
3. Any building-mounted or roof-mounted antennas that are not screened from view.

D. Exemptions. The following wireless communication facilities are exempt from the requirements of this chapter as specified below and are subject to compliance with other provisions of this title:

1. A wireless communication facility shall be exempt from the provisions of this section if and to the extent that a permit issued by the California Public Utilities Commission (CPUC) or the rules and regulations of the Federal Communications Commission (FCC) specifically provide that the antenna is exempt from local regulation.

2. Satellite earth station (SES) antennas, which are two meters (6.5616 feet) or less in diameter or in diagonal measurement, located in any nonresidential zoning district. In order to avoid the creation of an attractive public nuisance, reduce accidental tripping hazards, and maximize stability of the structure, such antennas shall be placed whenever possible on top of buildings and as far away as possible from the edges of rooftops.

3. Parabolic antennas, direct broadcast satellite (DBS) antennas and multi-point distribution service (MDS) antennas, which are one meter (3.2808 feet) or less in diameter or diagonal measurement, and television broadcast service (TVBS) antennas, so long as said antennas are located entirely on private property and are not located within the required front yard setback area.

4. Amateur radio antenna structures provide a valuable and essential telecommunication service during periods of natural disasters and other emergency conditions and are therefore exempt from permit provisions of this chapter in compliance with the following standards:

- a. Height Limits. Amateur radio antennas in any district may extend to a maximum height of 75 feet; provided, that the tower is equipped with a lowering device (motorized and/or mechanical) capable of lowering the antenna to the maximum permitted building height for the zone when not in operation.

- b. Location Parameters. All antenna structures shall be located outside of required front and street side yard areas. Antenna structures shall also be set back a minimum distance of five feet from interior property lines.

- c. Tower Safety. All antennas shall be located within an enclosed fenced area or have a minimum five-foot-high tower shield at the tower base to prevent climbing. All active elements of antennas shall have a minimum vertical clearance of eight feet.

5. Collocation on an existing telecommunications structure with a valid use permit.

6. Antennas placed on a building or rooftop that are completely screened from view.

E. General Development Standards. Unless otherwise exempt pursuant to subsection (D) of this section (Exemptions), the following general development standards shall apply to all wireless communication facilities:

1. All wireless communication facilities shall comply with all applicable requirements of the current uniform codes as adopted by the city and shall be consistent with the General Plan and this code, as well as other standards and guidelines adopted by the city.

2. To minimize the overall visual impact, new wireless communication facilities shall be collocated with existing facilities, with other planned new facilities, and with other facilities such as water tanks, light standards, and other utility structures whenever feasible and aesthetically desirable. To facilitate collocation when deemed appropriate, conditions of approval for conditional use permits shall require all service providers to cooperate in the siting of equipment and antennas to accommodate the maximum number of operators at a given site when found to be feasible and aesthetically desirable. The applicant shall agree to allow future collocation of additional antennas and shall not enter into an exclusive lease for the use of the site.

3. At least 10 feet of horizontal clearance shall be maintained between any part of the antenna and any power lines unless the antenna is installed to be an integral part of a utility tower or facility.

F. Development Standards for Antennas (Excluding Amateur Radio Antennas). Unless otherwise exempt pursuant to subsection (D) of this section (Exemptions), the following development standards shall apply to receive-only antennas (ground- and building-mounted), parabolic antennas, and satellite earth stations as defined in this section:

1. Antenna Location. Parabolic antenna and satellite earth stations shall be ground-mounted in residential zoning districts. In all nonresidential zoning districts, the preference is for building-mounted antennas. No antenna shall be located in the required front or street side yard of any parcel unless entirely screened from pedestrian view of the abutting street rights-of-way (excluding alleys). In all zoning districts, ground-mounted antennas shall be situated as close to the ground as possible to reduce visual impact without compromising their function, and all portions of the structure/antenna shall be set back a minimum of five feet from any property line.

2. Height Limit. The height limit for a ground-mounted antenna is six feet. However, the height may be increased to a maximum of 15 feet if the setback distance from all property lines is at least equal to the height of the antenna and if the structure is screened in accordance with subsection (F)(3) of this section (Screening). Building-mounted and roof-mounted antennas shall not extend above the roofline, parapet wall, or other roof screen beyond a maximum of four feet or extend out from the face of the building or other support structure by more than 18 inches.

3. Screening. Ground-mounted antennas shall be screened consistent with the provisions of RCMC 23.731.080(A)(4) (Screening of Ground-Mounted Antennas).

G. Development Standards for Amateur Radio Antennas. Amateur radio antennas as defined in subsection (B) of this section (Definitions) may exceed the height limit and/or amend the setback provisions of the exempt amateur radio antenna structures only when said regulation will result in unreasonable limitations on, or prevent, reception or transmission of signals.

H. Development Standards for Towers. The following development standards shall apply to towers (including collocation facilities):

1. Site Design. All facilities (including related equipment) shall be designed to minimize the visual impact to the greatest extent feasible, considering technological requirements, by means of placement, screening, and/or camouflage, to be compatible with existing architectural elements, landscape elements, and other site characteristics. The applicant shall use the smallest and least visible antennas possible to accomplish the owner/operator's coverage objective. A visual impact analysis is required to demonstrate how the proposed facility will appear from public rights-of-way (including public trails).

2. Safety Design. All facilities shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or attractive nuisances.

3. Location. Towers shall not be located in any required front or street side yard in any zoning district. The setback distance from any abutting street right-of-way, residential property line, or public trail shall be equal to the height of the facility (tower and related equipment). Otherwise, the minimum setback distance from all other property lines shall be at least equal to 20 percent of the height of the tower. In order to facilitate collocations, setback distance will be waived for placement of antennas on existing towers when there is no increase in the overall height of the tower.

4. Height Limit. The height limit for towers shall be consistent with the maximum building height of the zoning district of the subject parcel. Exceptions to the height limit may be granted when the designated approving authority finds that reasonable alternatives do not exist to provide the necessary service. There is no height limit specified for collocations on existing structures, provided facilities are screened from view of abutting street rights-of-way or camouflaged by matching the color(s) and/or material(s) of the structure to which they are attached.

5. Lighting. Towers and related equipment shall be lit consistent with the provisions of RCMC 23.725.070(J) (General Lighting Standards).

6. Landscape. Towers shall be landscaped consistent with the provisions of RCMC 23.716.060(E) (Telecommunication Towers).

7. Design/Finish. New towers shall be camouflaged whenever possible. If not feasible to camouflage, the tower and related equipment shall have subdued colors and nonreflective materials that blend with the colors and materials of surrounding areas.

8. Advertising. The tower and related equipment shall not bear any signs or advertising devices other than certification, warning, or other required seals or signs.

I. Operation and Maintenance Standards.

1. Noise. All wireless communication facilities shall comply with the city's noise ordinance (Chapter 6.68 RCMC).

2. Non-Ionizing Electromagnetic Radiation (NIE) Exposure. No wireless communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To this end, no facility or combination of facilities shall produce, at any time, power densities in any inhabited area that exceed the FCC's maximum permissible exposure (MPE) limits for electric and magnetic field strength and power density for transmitters or any more restrictive standard subsequently adopted or promulgated by the city or by the county, state, or federal government.

J. Removal Provisions. In the event one or more antennas, towers, or related equipment are not operated for the provision of wireless telecommunication services for a continuous period of three months or more, such antenna, tower, and/or related equipment shall be deemed abandoned. The owner of same shall remove all such items within 30 days following the mailing of written notice that removal is required. If two or more providers of wireless telecommunication services use the antenna support structure or related equipment, the period of non-use under this section shall be measured from the cessation of operation at the location by all such providers. Failure to remove shall constitute a public nuisance and shall be enforced as such.

K. Effects of Development. The city shall not be liable if development within the city, after installation of the antenna, impairs antenna reception. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.3.020)].

23.907.030 Utility facilities and infrastructure.

A. Purpose and Applicability. The regulations contained in this section shall apply to utility facilities and infrastructure as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new utility facilities and infrastructure shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The intent of these provisions is to minimize the visual and physical impacts of the use on surrounding property by balancing the need for the facilities with a desire to minimize the visual impact.

B. Definitions. For the purpose of this chapter, the following terms shall have the definitions set forth herein:

1. "Communication substation" means a telephone switching station or similar facility used to route telecommunication signals from their origin to their destination. Wireless communication facilities (e.g., cellular towers) are included in the use listing "telecommunication facility" and are regulated in RCMC 23.907.020 (Telecommunication facilities).

2. "Electrical substation," for the purposes of this zoning code, means any structure with 100,000 volts or greater incoming capacity which either:

- a. Converts electrical energy to a lesser voltage for the purpose of subregional or localized distribution;
- b. Functions as a transition point from overhead to underground electrical transmission lines; or
- c. Acts as the point of convergence for two or more transmission lines.

3. "Fixed-base structures and facilities" shall include substations (both communication and electrical), potable water storage facilities, public water system wells, natural gas regulating and distribution facilities, and treatment plants.

4. "Potable water storage facility" means a water tank or similar structure that collects and/or stores potable water, either just prior to or after treatment to make the water safe for human consumption.

5. "Transmission lines and pipelines" means those facilities that transmit or transport electricity, potable water, reclaimed water, natural gas, sewage, and telephone, telegraph, cable television, and other communication transmission facilities that utilize direct physical conduits.

6. "Treatment plants" means a facility used to treat water into potable water suitable for human consumption or used to treat sewage/waste water so that it may be reclaimed for use as irrigation water or otherwise released back into the natural environment. It may also include settling ponds and disposal fields related to the operation of the treatment plant.

C. Permit Requirements and Exemptions. To the extent allowed by state or federal law, the uses regulated by this section shall be subject to the allowed use and permit requirements of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). In addition, such facilities may be subject to design review as required by Chapter 23.140 RCMC (Minor Design Review) or Chapter 23.141 (Major Design Review) and allowed by state and federal law.

D. Location Requirements for Transmission Lines and Pipelines.

1. General Location. Generally, transmission lines and pipelines shall be located within public rights-of-way (with approval of the public works director) or within dedicated easements for transmission lines (e.g., public utility easement).

2. Electrical Transmission Lines. Electrical transmission lines of 100,000 volts or greater capacity may be located in any zone and shall be located in easements or rights-of-way which permit access for maintenance with minimal disruption to surrounding properties. Preference shall be given to the location of transmission lines in the rank order specified below; every reasonable effort shall be exerted to avoid established residential areas. In the event SMUD determines that it has no alternative but to route a 100,000 volt or greater capacity transmission line through an established residential area, such lines shall be installed underground except when SMUD can demonstrate that it is not feasible to do so. "Feasible" shall be as defined in California Government Code Section 53096(c).

a. Within existing SMUD transmission rights-of-way or those anticipated for other projects proposed subject to this code.

b. Adjacent to railroads or adopted freeway routes.

c. Along or adjacent to major arterial streets where existing or planned uses are commercial or industrial.

d. Adjacent to or through existing or planned commercial, industrial, or agricultural uses.

e. Along arterial streets where residential uses designated in an adopted plan are RD-20 or greater density.

f. Through areas where land uses in an adopted plan are predominantly commercial, but include residential uses.

g. Through residential areas, including side and rear yards, irrespective of density.

E. Location Requirements for Fixed-Base Structures and Facilities. In siting fixed-base structures and facilities, the city shall place preference on the locations listed below in the order listed. In any case, siting fixed-base facilities within residential zoning districts, particularly those intended for multifamily housing, shall be a last resort. All new subdivisions and land planning (e.g., Specific Plans) shall include provisions for siting fixed-base facilities in dedicated, reserved locations that are identified with assistance from the utility service provider.

1. Sites zoned community service (CS), transportation corridor (T), or parks and open space (POS);
2. Areas within Specific Plans or special planning areas specifically identified for utility facilities and infrastructure uses;
3. Sites zoned heavy industrial (M-2);
4. Sites zoned any mixed-use zoning district, provided the facility is not located at the intersection of two major streets;
5. Any other portion of a mixed-use zoning district not otherwise described above; or
6. Within a residential or agricultural zoning district.

F. Development Requirements for Fixed-Base Structures and Facilities.

1. Communication Substations. Communication substations shall be entirely located within an enclosed building, the design of which shall be consistent with the standards of the underlying zoning district and the citywide design guidelines, the intent being to integrate the design of the facility into the area in which it is located.

2. Electrical Substations.

a. Overhead electrical transmission lines of 100,000 volts or greater capacity shall be installed in such a manner as to minimize adverse visual impacts. When feasible, SMUD shall relocate and combine existing overhead transmission poles and lines with new installations.

b. Substations shall be designed and constructed in such a manner as to minimize off-site visual and noise impacts. Planted or landscaped setbacks of at least 25 feet shall be provided on all property lines.

3. Potable Water Storage Facility. Potable water storage facilities shall observe all development standards of the underlying zoning district. Additionally, such facilities shall be screened consistent with the provisions of Chapter 23.731 RCMC (Fences, Walls, and Screening).

4. Treatment Plant. Treatment plants shall observe all development standards of the underlying zoning district, except that any treatment ponds or other structures that may emit an odor shall be located a minimum of 200 feet from a residential zoning district or residential use. The use shall also provide landscaping along the perimeter of the use, including a minimum 25-foot-wide landscape area and evergreen trees planted 30 feet on center. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.3.030)].

Chapter 23.910 RETAIL, SERVICE, AND OFFICE USES

Sections:

- 23.910.010 Purpose and applicability.
- 23.910.020 Convenience stores.
- 23.910.030 Drive-in and drive-through sales and service.
- 23.910.040 Mobile food vendors.

23.910.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for retail, service, and office uses within individual or multiple zoning districts. Specifically, this chapter applies to convenience stores and drive-in and drive-through sales and service. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by requiring additional setbacks, screening, lighting, and specific security measures beyond those otherwise required in the underlying zoning district.

B. Applicability. The regulations and standards contained in this chapter shall apply only to convenience stores and drive-in and drive-through sales and service as expressly identified in the corresponding sections and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.4.010)].

23.910.020 Convenience stores.

A. Purpose. The purpose of this section is to provide additional design and operational standards for convenience stores for increased security and safety for employees and patrons of the convenience store and compatibility with surrounding businesses and residents.

B. Applicability. The regulations contained in this section shall apply to all new convenience stores as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new convenience stores shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

C. Outdoor Lighting. New convenience stores shall maintain the special lighting standards listed in RCMC 23.725.070(D) (Level of Illumination).

D. Property Maintenance and Litter Removal. Property management shall be responsible for the removal of litter from adjacent property and streets that results from

the convenience store developed after the date of adoption of the ordinance codified in this section (with adjacent property owner consent).

E. Security Measures. Convenience stores shall incorporate the following features:

1. Store Windows. Window placement and design shall allow for window surveillance by employees of all outside areas from the employee's primary work position. No more than 15 percent of a window may be covered by displays, posters, or other coverings.

2. Building Security. Building security systems shall be installed to resist crime attempts by incorporating the following improvements:

a. Raised cashier stations to give an advantage of height against would-be criminals.

b. Display counter low enough that the cashier has visibility throughout the store. Install mirrors to increase visibility in any corners or hidden areas.

c. Buzzer on doors of the coldbox so that the clerks will know when someone has removed merchandise from the refrigerator areas.

d. The cashier station shall be designed to be visible from the parking area. Windows or doors shall not be blocked with posters or signs. Counters shall be maintained free from excess displays to enhance visibility of the cashier station.

e. Inside doors to storage, utility, and office areas shall be provided with two-way mirrors to create uncertainty as to how many people are in the store and to deter criminals.

f. A timed drop safe shall be provided adjacent to the cashier station. Premises shall be posted accordingly.

g. Height tape installed next to the exit.

h. A prominently displayed video camera for identifying criminals. The video camera should include a device that records 24 hours of video.

F. Required Signs. Signs shall be posted prohibiting loitering and the consumption of alcoholic beverages in the business or in the parking areas, and any other signs as required by the city. This signage requirement shall not count toward the maximum signage allowed by Chapter 23.743 RCMC (Signs).

G. Hours of Operation. The hours of operation for all new convenience stores shall be limited to between the hours of 6:00 a.m. and 11:00 p.m. daily. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.4.020)].

23.910.030 Drive-in and drive-through sales and service.

A. Purpose. The purpose of this section is to regulate drive-through windows and remote tellers with development standards that address the mitigation of traffic, congestion, excessive pavement, pedestrian connections, litter, and noise.

B. Applicability. Development standards herein shall apply to all new facilities with drive-in and drive-through sales and services and will be reviewed in conjunction with the required conditional use permit and/or design review application.

C. Permit Requirements. Pursuant to Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards), a conditional use permit is required for all drive-in and drive-through sales and services.

D. Required Findings. All of the findings below shall be made in order for the designated approving authority to approve a conditional use permit for a drive-in and drive-through sales and service use:

1. The design and location of the facility and lane will not contribute to increased congestion on public or private streets adjacent to the subject property.

2. The design and location of the facility and lane will not impede access to or exit from the parking lot serving the facility nor impair normal circulation within the parking lot.

3. The design and location of the facility will not create a nuisance for adjoining properties.

E. Development and Design Standards. The following standards shall be the minimum requirements for all drive-through windows and remote tellers. Deviations from these provisions may be considered through the issuance of a conditional use permit.

1. Drive-Through and Remote Teller Aisles. The minimum standards for drive-through aisles are as follows:

a. Aisles shall have a 12-foot minimum width on curves and an 11-foot minimum width on straight sections.

b. Aisles shall provide at least 180 feet of reservoir space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Nonfood and/or nonbeverage businesses may reduce the stacking space to a minimum of 60 feet. Exceptions may be granted by the designated approving authority when an applicant demonstrates that the required reservoir space is unnecessary.

c. Aisle entrances and exits shall be at least 25 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the curb-cut on an adjacent property. When an aisle encroaches into the front yard and side street setbacks, 25 feet of landscaping shall be provided, with at least 10 feet of landscaping between the aisle and right-of-way. Exceptions may be granted by the designated approving authority when aisle pull-out spaces are provided.

d. Aisles shall be separated from the site's ingress and egress routes or access to a parking space.

e. Landscaping of Drive-Through Aisles. Landscaping of drive-through aisles shall be consistent with the requirements of RCMC 23.716.060(C) (Screening of Drive-Through Aisles).

2. Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous, minimum four-foot-wide sidewalk or delineated walkway. Generally, pedestrian walkways should not intersect the drive-through aisles, but where they do the walkways shall have clear visibility and shall be delineated by textured and colored paving and shall be clearly signed to alert vehicles in the drive-through aisles.

3. Parking. Drive-up windows, remote tellers, and drive-through aisles shall be designed and constructed to be consistent with the requirements of Chapter 23.719 RCMC (Parking and Loading). The placement of drive-up windows, remote tellers, and drive-through aisles shall not be considered as justification for reducing the number of parking spaces which are otherwise required.

4. Congestion. The conditional use permit is revocable if congestion attributable to the facility regularly occurs on public streets or within the parking lot and the management cannot alleviate the situation.

5. Noise. Drive-up windows and their order stations with amplified sound shall be located to reduce the noise impact on adjacent property to less than 45 dB as measured at the nearest residential property line.

6. Signs. Signage for drive-up windows and remote tellers shall be consistent with the requirements of Chapter 23.743 RCMC (Signs).

7. Drive-through windows shall be visible from a public way to ensure that all activity can be viewed from an adjacent street. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.4.030)].

23.910.040 Mobile food vendors.

A. Purpose. The purpose of this section is to regulate mobile food vendors to ensure that operations do not conflict with the functional aspects of commercial site and building operations and that the operation is limited to a short time period.

B. Applicability. Development standards herein shall apply to all mobile food vendors applied as conditions as part of a business license.

C. Standards.

1. The maximum time period for a vendor in a single location is two hours.

2. Vendor shall be able to demonstrate property owner permission.

3. No freestanding signs are permitted.

4. No tables or chairs are permitted at site locations.

5. Vehicles cannot be parked at a private residence if more than two axle vehicle. [Ord. 12-2011 § 3 (Exh. A)].

Chapter 23.913 AUTOMOTIVE AND VEHICLE USES

Sections:

- 23.913.010 Purpose and applicability.
- 23.913.020 Automobile dismantling.
- 23.913.030 Service stations.
- 23.913.040 Accessory automobile sales and rental uses.

23.913.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for automotive and vehicle uses within individual or multiple zoning districts. Specifically, this chapter includes regulations for automobile dismantling and service stations. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by applying special location and design requirements beyond those otherwise required in the underlying zoning district.

B. Applicability. The regulations and standards contained in this chapter shall apply only to automobile dismantling and service stations as expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.5.010)].

23.913.020 Automobile dismantling.

A. Purpose and Applicability. The regulations contained in this section shall apply to new or expanded automobile dismantling uses as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new automobile dismantling uses shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The intent of these provisions is to promote compatibility between automobile dismantling and adjacent uses through the application of special screening provisions.

B. Location. Automobile dismantling uses may only be located in those zoning districts as described in Article 3 of this title (Zoning Districts, Allowed Land Uses, and Development Standards).

C. Screening. All outdoor storage areas of the automobile dismantling use shall be screened from public view consistent with the standards of RCMC 23.731.080(A)(8) (Screening for Special Uses). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.5.020)].

23.913.030 Service stations.

A. Purpose. The purpose of this section is to establish requirements for the location and construction of new service stations (as defined in Chapter 23.1101 RCMC, Land Use Descriptions). The intent of these provisions is to ensure that new service stations are compatible with surrounding uses and activities by mitigating associated problems with traffic, congestion, excessive pavement and lighting, litter, and hazardous materials.

B. Applicability. The regulations contained in this section shall apply to service stations as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new service stations shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

C. Special Requirements for Use Permit Approval.

1. Approving Authority. In those instances where a conditional use permit is required by Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) for the establishment of a new service station, the designated approving authority shall be the city council.

2. Conditions of Approval. In addition to any other conditions which may be imposed, any conditional use permit issued pursuant to this section shall include the following conditions:

a. If the operation of the service station is discontinued for any reason for a continuous period in excess of 180 days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with RCMC 23.173.080 (Permit revocation or modification);

b. Upon the revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station; and

D. Location Requirements.

1. Abutting Residential Zones or Uses. No new service stations shall be permitted or located on lots abutting property in any agricultural or residential zoning district or residential use, unless the designated approving authority can make the finding that the design of the service station, along with the conditions placed upon the conditional use permit, will mitigate any adverse effects the station may have on the abutting property. In the event that the property adjacent to an existing service station is subsequently rezoned to an agricultural or residential zoning district, such rezoning shall not cause the service station to be nonconforming with regard to this location requirement.

2. Location Near Nonoperational Service Stations. In deciding whether a service station shall be permitted pursuant to this section, the designated approving authority shall consider, in addition to any other limitation provided by this section, whether there are any vacant or unoccupied service stations within a half-mile radius of the proposed

service station site and, if so, shall determine whether the area immediate to such proposed service station suffers from an overconcentration of service stations. If it is determined that the area does suffer from an overconcentration of service stations, then the application for a conditional use permit shall be denied. An “overconcentration of service stations” shall be defined as when the approval of a new service station would result in five or more stations within a radius of 350 feet around the proposed site and 10 stations in a one-and-one-half-square-mile area around the proposed site.

E. Development and Design Standards. The following special standards apply to all new service stations and qualifying expansions/improvements to existing service stations. Service station uses shall also comply with all applicable state and federal regulations regarding site design, pricing signs, containment, maintenance, and operations.

1. Frontage. The minimum public street frontage shall be 135 feet on each public street for all new service stations.

2. Pump Islands. Service station pump islands may be placed in required yards provided they are no closer than 15 feet to the street right-of-way.

3. Access Driveways. Driveway design shall be consistent with the city of Rancho Cordova public works improvement standards, except that the minimum width for driveways shall be 35 feet. The width shall be expanded to 45 feet whenever the driveway accesses a street with a width of, or with a planned ultimate width of, 84 feet or greater. Driveways shall be no closer than 40 feet from the nearest intersecting point of street right-of-way lines, or as otherwise determined by the public works director for traffic safety.

4. Landscaping. Landscape shall be provided consistent with the provisions of RCMC 23.716.060(D) (Service Stations).

5. Signs. Signs shall be consistent with the standards of Chapter 23.743 RCMC (Signs).

6. Fences and Walls. A wall shall be provided between service stations and abutting residential zoning or uses consistent with the provisions of RCMC 23.731.080(A)(8) (Screening for Special Uses).

7. Structure Height. Structures shall observe the height limits of the underlying zoning district, except that canopies constructed over pump islands located outside the buildable area of the lot shall not exceed a maximum height of 17 feet. Deviations from these standards may be allowed in conjunction with design review. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.5.030)].

23.913.040 Accessory automobile sales and rental uses.

A. Purpose. The purpose of this section is to establish requirements for automobile sales and rentals when this activity is accessory to a primary use. The display and storage of these vehicles can consume needed customer parking spaces, can have negative visual impacts and can result in other activities which may not be allowed in this zoning district, or not allowed without a CUP (e.g., auto repair and/or detailing).

B. Development Standards.

1. Vehicles for sale or for rent may not occupy required parking spaces.

2. Vehicles must be directly related to the primary use (e.g., home improvement store renting trucks to carry large products to customer's home is permitted). [Ord. 12-2011 § 3 (Exh. A)].

Chapter 23.916 INDUSTRIAL, MANUFACTURING, AND PROCESSING USES

Sections:

- 23.916.010 Purpose and applicability.
- 23.916.020 Junk tire facility.

23.916.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for industrial, manufacturing, and processing uses within individual or multiple zoning districts. Specifically, this chapter includes regulations for junk tire facilities. It is the city's intent, in establishing these standards, to mitigate the potential adverse visual impacts of this use on adjacent and surrounding property by requiring additional setbacks, screening, and other location standards.

B. Applicability. The regulations and standards contained in this chapter shall apply only to junk tire facilities as expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). This use may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.6.010)].

23.916.020 Junk tire facility.

A. Purpose and Applicability. The regulations contained in this section shall apply to junk tire facilities as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new junk tire facilities shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these provisions is to ensure compatibility with surrounding land uses by limiting the amount and duration of tire storage, requiring special siting of storage areas, and requiring additional screening of storage areas from public view.

B. Fire Department Review. No conditional use permit to allow junk tire facilities shall be approved unless the designated approving authority has considered any recommendations concerning potential fire hazards associated with the proposed use made by the chief of the fire district.

C. Development Standards. The following special standards apply to all new junk tire facilities and qualifying expansions/improvements to existing junk tire facilities:

1. Junk tires shall be removed from the site within 30 days after their receipt or acquisition.
2. An approved site shall contain no more than one acre of junk tire storage area.
3. All equipment necessary to conduct the proposed junk tire handling activities shall be at the site and in operating condition before operations (including collection,

receipt, or storage of junk tires) commence. Any shredder to be used shall be capable of shredding at least 250 passenger tires an hour.

4. The approved junk tire operation shall comply with all federal, state, and local statutes or ordinances, including nuisance laws and noise and air quality standards. The granting of a conditional use permit under this section shall not be deemed to indicate that all such statutes have been obeyed.

5. Junk tire storage shall be screened consistent with the provisions of RCMC 23.731.080(A)(8) (Screening for Special Uses).

6. Junk tires located on properties approved pursuant to this section shall be located at least 500 feet from property zoned or used for residential or agricultural/residential purposes.

7. If junk tires are to be stored within areas subject to flooding, no storage is to be permitted during the winter flood season from November 1st through March 31st.

8. No junk tires shall be stored within 100 feet of any area where any material is burned, including, but not limited to, farming activities, vehicle dismantling yards, welding shops, or any other activity utilizing flame or fire. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.6.020)].

Chapter 23.919 SPECIAL REGULATED USES

Sections:

23.919.010	Purpose and applicability.
23.919.020	Card room.
23.919.030	Check cashing businesses.
23.919.040	Pawnshop.
23.919.050	Recycling facility, collection.
23.919.060	Sexually oriented business.
23.919.070	Smoke shop.
23.919.080	Tattoo parlor.
23.919.090	Thrift store.

23.919.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for special regulated uses within individual or multiple zoning districts. These provisions apply to card rooms, check cashing businesses, pawnshops, recycling facilities (collection), sexually oriented businesses, smoke shops, tattoo parlors, and thrift stores. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by requiring special siting and location standards.

B. Applicability. The regulations and standards contained in this chapter shall apply only to those uses expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). Specifically, this chapter covers those uses within the special regulated uses land use category. Other land use categories are addressed in other chapters of this article. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.010)].

23.919.020 Card room.

A. Purpose and Applicability. The regulations contained in this section shall apply to all new and qualifying expansion of existing card rooms as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new card rooms shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these regulations is to prevent the overconcentration of card rooms within the city and ensure compatibility with surrounding uses by requiring additional lighting and site maintenance.

B. Business License. All new card rooms shall comply with the business license requirements of Chapter 4.22 RCMC.

C. Location. All new card rooms shall be located consistent with the following standards:

1. Located a minimum of 1,000 feet from another card room.
2. Located a minimum of 500 feet from a public school, community center, or

library.

D. Development Standards. In addition to the development standards of the underlying zoning district, the following special standards apply to all new card rooms:

1. Lighting. Card rooms shall maintain lighting consistent with the provisions of RCMC 23.725.070(D) (Level of Illumination).

2. Site Maintenance. Management shall be responsible for the removal of litter from adjacent property and streets that results from the card room (with adjacent property owner consent). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.020)].

23.919.030 Check cashing businesses.

A. Purpose and Applicability. The standards of this section shall apply to all new and qualifying expansion of existing check cashing businesses as defined in Chapter 23.1101 RCMC (Land Use Descriptions) and as permitted in those zoning districts as described in Article 3 of this title (Zoning Districts, Allowed Uses, and General Development Standards). The provisions of this section shall apply in addition to other regulations of this zoning code. In those instances where there are conflicts between other sections and this section, the provisions of this section shall apply. The purpose of these regulations is to prevent the overconcentration of check cashing businesses and ensure compatibility with surrounding uses by requiring additional lighting, security, and maintenance, as well as limiting the hours of operation.

B. Location. All new check cashing businesses shall be located consistent with the following standards:

1. Located a minimum of 1,000 feet from another check cashing establishment;
2. Located a minimum of 500 feet from all of the following uses:
 - a. Public school, community center, or library;
 - b. State or federally chartered bank, savings association, credit union, or industrial loan company; and
 - c. Alcoholic beverage sales, excluding restaurants, grocery stores/supermarkets, and neighborhood markets.

C. Development Standards. In addition to the development standards of the underlying zoning district, the following special standards apply to all new check cashing businesses:

1. Lighting. Check cashing businesses shall maintain lighting consistent with the provisions of RCMC 23.725.070(D) (Level of Illumination).

2. Days and Hours of Operation. Operation of check cashing establishments shall be limited to Monday through Saturday, from 7:00 a.m. to 7:00 p.m.

3. Site Maintenance. Management shall be responsible for the removal of litter from adjacent property and streets that results from the check cashing business (with adjacent property owner consent).

4. On-Site Security. A minimum of one certified uniformed security guard shall be on duty at all times the establishment is open. The guard shall patrol both the interior and exterior portions of the property under control of the owner or lessee including, but not limited to, parking lots and any open public spaces such as lobbies. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.030)].

23.919.040 Pawnshop.

A. Purpose and Applicability. The regulations contained in this section shall apply to all new and qualifying expansion of existing pawnshops as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new pawnshops shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these provisions is to limit the overconcentration of pawnshops within the city by applying minimum distance standards between pawnshops and other sensitive land uses and ensuring compatibility with surrounding uses by limiting the hours of operation.

B. Business License. All new pawnshops shall comply with the business license requirements of Chapter 4.30 RCMC.

C. Location and Development Standards. In addition to the development standards of the underlying zoning district, the following special standards shall apply to all new pawnshops:

1. Location. New pawnshops shall not be located closer than 1,000 feet from an existing pawnshop and no closer than 250 feet from a public school, park, community center, or library.

2. Hours of Operation. The hours of operation of pawnshops shall be limited to between 8:00 a.m. and 9:00 p.m. daily. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.040)].

23.919.050 Recycling facility, collection.

A. Purpose and Applicability. The regulations contained in this section shall apply to all recycling collection facilities as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of recycling collection facilities shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district (e.g., setbacks, screening requirements, etc.). Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these provisions is to provide for compatibility with surrounding uses by requiring additional setbacks, limitation on mechanical equipment, and special parking provisions.

B. Location. New recycling collection facilities shall not be located within 75 feet of a residential use or residential zoning district and shall not be located within a required setback. Must serve a state-defined “convenience zone” (typically within one-half-mile radius of a full service market with more than \$2,000,000 in annual sales).

C. Development Standards. All new recycling collection facilities shall observe all development standards of the underlying zoning district, except that they shall also comply with the following additional standards:

1. Recycling facilities can accept only post-consumer recyclable containers comprised of glass, plastic, or metal commonly found in household-generated waste. Scrap metal shall not be accepted.

2. Power-driven processing equipment shall not be used except for reverse vending machines.

3. Containers must be constructed with durable waterproof and rustproof material(s), secure from unauthorized removal of material, and shall be of a capacity sufficient to accommodate materials collected and the collection schedule.

4. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present.

5. Use of parking spaces by the facility and by the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows that existing capacity is not fully utilized during the time the mobile recycling facility would be on the site.

6. Facilities shall be maintained free of litter. All convenience facilities shall be swept and cleaned of all debris at the end of each day. Materials shall not be left outside when attendant is not present.

7. The design of the facility shall meet the following requirements:
a. Shall not impair the existing required landscaping.
b. Design and color of the facility shall be compatible with the existing use on the site.

c. Improvements to the recycling facility shall be required to ensure compatibility with existing buildings, including but not limited to landscaping, screening, trailer skirting, and parking lot improvements. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.050)].

23.919.060 Sexually oriented business.

A. Purpose.

1. As defined in this section, “sexually oriented businesses” include adult bookstores, adult motion picture theaters, adult live theaters, and adult video tape stores. Subparagraph (g) of Government Code Section 65850 provides that the city may regulate, pursuant to a content-neutral ordinance, the time, place, and manner of operation of sexually oriented businesses. As hereinafter set forth, the city council has determined that the regulations of this section serve a substantial governmental interest and do not unreasonably limit alternative avenues of communication and are based on narrow, objective, and definite land use standards.

In adopting this section, the city council relied upon the experience of the city of Renton and the city of Seattle and the findings of federal and state court decisions in establishing the reasonableness and the constitutionality of the provisions of this section and the reliance thereto the specific effects such adult businesses may have on the residents and businesses of Rancho Cordova, and the proximity of such businesses to other land uses, including but not limited to churches, schools, parks, places frequented by children, and other sexually oriented businesses.

2. The city council, as a result of concerns regarding the harmful secondary effects of sexually oriented businesses, finds that such establishments require special regulations to restrict the location, operation, and concentration of these businesses.

3. Increasing urbanization, changing community standards, and evolving legal standards for the regulation of such sexually oriented businesses dictated that the city of Rancho Cordova address its regulations of such establishments so as to provide for such uses, taking into consideration the compatibility thereof with existing land uses and land use regulations, and to minimize the cumulative impacts and harmful secondary effects.

4. The city council recognizes that the land uses regulated by this section constitute protected expressions of speech and that said uses must be permitted, and reasonably available to potential patrons, within certain areas of the city of Rancho Cordova. The council also recognizes that the nature of such uses, and the activities of patrons on or near the premises on which the adult uses are located, can be a threat to the public health and safety and the welfare of the citizens of the city of Rancho Cordova. The council is fully aware that the activities conducted in such businesses are provided protection under the federal and state Constitutions. Accordingly, the council finds that the regulations of this section are based on narrow, objective, and definite standards that are intended to provide a reasonable number of available sites for such uses while minimizing the harmful secondary effects of these uses.

B. Definitions. For the purpose of this chapter, the following terms shall have the definitions set forth herein:

1. "Adult bookstore" means a building or portion thereof used by an establishment under either of the following circumstances:

a. Where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or

b. Where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

2. "Adult live theater" means a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in this section or specified anatomical areas as defined in this section for observation by patrons or customers.

3. "Adult motion picture theater" means a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified

sexual activities as defined in this section or specified anatomical areas as defined in this section.

4. "Adult uses," as used in this zoning code, shall mean sexually oriented businesses.

5. "Adult video store" means a building or portion thereof used by an establishment under either of the following circumstances:

a. Where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos (tapes, DVDs, etc.) is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or

b. Where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

6. "Sexually oriented business," as used in this zoning code, is an adult bookstore, an adult video store, an adult motion picture theater, or a live adult theater, or any establishment that consists of any combination of such uses.

7. "Specified anatomical areas" means:

a. Less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; and

b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

8. "Specified sexual activities" means:

a. Display or manipulation of human genitals in a state of sexual stimulation or arousal;

b. Acts of human masturbation, sexual intercourse, or sodomy;

c. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast.

C. Location Conditions.

1. Sexually oriented businesses are permitted subject to compliance with the following conditions:

a. Such use is more than 1,000 feet from any residential zoning district as identified in Chapter 23.310 RCMC (amended June 2010).

b. Such use is situated more than 1,000 feet from any other sexually oriented business.

c. Such use is located more than 1,000 feet from any of the following uses:

i. Single-family, duplex, or multifamily residences;

ii. Clinic, child/family guidance;

iii. Library;

iv. Public park;

- v. Church;
 - vi. Citizens improvement club/community center;
 - vii. Public or private K – 12 school;
 - viii. Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.
- d. The 1,000-foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.
- e. No more than three such uses shall be permitted within the boundary of the planning area for a community planning advisory council established by the city council pursuant to the Rancho Cordova Municipal Code.
- f. Such use is situated in either an LIBP, M-1 or M-2 land use zone. [Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3; Ord. 27-2008 § 1 (Exh. A § 5.7.060)].

23.919.070 Smoke shop.

A. Purpose and Applicability. The regulations contained in this section shall apply to new and qualifying expansion of existing smoke shops as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new smoke shops shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these regulations is to limit the overconcentration of smoke shops within the city by applying minimum distance standards between smoke shops and ensuring compatibility with the surrounding community by limiting the location of smoke shops near schools, parks, community centers, and libraries.

B. Location. Smoke shops shall not be located closer than 500 feet from another smoke shop and no closer than 1,000 feet from a public school, park, community center, or library. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.070)].

23.919.080 Tattoo parlor.

A. Purpose and Applicability. The regulations contained in this section shall apply to new and qualifying expansion of existing tattoo parlors as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new tattoo parlors shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these regulations is to limit the overconcentration of tattoo parlors within the city by applying minimum distance standards between tattoo parlors and ensuring compatibility with the surrounding community by limiting the location of tattoo parlors near schools, parks, community centers, and libraries.

B. Location. Tattoo parlors shall not be located closer than 1,000 feet from another tattoo parlor and no closer than 250 feet from a public school, park, community center, or library. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.080)].

23.919.090 Thrift store.

A. Purpose and Applicability. The regulations contained in this section shall apply to new and qualifying expansion of existing thrift stores as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new thrift stores shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these regulations is to limit the overconcentration of thrift stores within the city by applying minimum distance standards between thrift stores and ensuring compatibility with surrounding uses by requiring special standards for collection/receiving and refuge areas and requiring additional property maintenance.

B. Location. Thrift stores shall not be located closer than 1,000 feet from another thrift store.

C. Development Standards. All new thrift stores shall observe all development standards of the underlying zoning district, except that they shall also comply with the following additional standards:

1. Enclosed Activities. All activities shall be completely enclosed within the building for the use.

2. Collection/Receiving Area. The collection area shall be located on the side or rear of the building. Adequate directional signage shall be provided from the main entrance to the use to direct individuals to the collection area. The collection area shall be noticed to prohibit depositing goods when the store is closed.

3. Property Maintenance. Management shall be responsible for the removal of litter from the subject property, adjacent property, and streets that results from the thrift store (with adjacent property owner consent). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.090)].

Chapter 23.922 TEMPORARY USES

Sections:

23.922.010	Purpose.
23.922.020	Permit required.
23.922.030	Temporary use regulations.
23.922.040	General development standards.
23.922.050	Similar uses.

23.922.010 Purpose.

The purpose of this chapter is to establish regulations for uses of private property that are temporary in nature. These provisions place restrictions on the duration of the temporary use, its location, and other development standards. The intent of these regulations is to ensure that the temporary use does not adversely impact the long-term uses of the same or neighboring sites, or impact the general health, safety, and welfare of persons residing within the community. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.8.010)].

23.922.020 Permit required.

A. Except as otherwise provided in this zoning code, the temporary uses listed in this chapter shall require the issuance of a temporary use permit from the designated approving authority prior to establishment of the use. The process for accepting, reviewing, and approving or denying a temporary use permit shall be as described in Chapter 23.116 RCMC (Temporary Use Permits). Additionally, the designated approving authority may impose conditions on the approval of a temporary use consistent with the standards of Chapter 23.116 RCMC (Temporary Use Permits).

B. Applicants seeking a temporary use permit for a time period longer than otherwise allowed by this chapter may submit for an administrative use permit for said activity; provided, that it complies with all other relevant development and operational standards (other than time duration) for the use as provided in this chapter. Approval of the administrative use permit shall be in accordance with the standards of Chapter 23.125 RCMC (Administrative and Limited Use Permits). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.8.020)].

23.922.030 Temporary use regulations.

A. Exempt Temporary Uses. The following temporary uses are exempt from the permit requirements of this chapter, provided they comply with the development standards listed herein:

1. Garage and yard sales. Permitted on any parcel where the sale operator resides, not to exceed three sales per calendar year and two consecutive days for each sale.
2. Emergency facilities. Temporary facilities to accommodate emergency public health and safety needs and activities.

3. Construction yards – on-site. Yards and sheds for the storage of materials and equipment used as part of a construction project provided a valid building permit has been issued and the materials and equipment are stored on the same site as the construction activity.

4. Fireworks stands. Other permit(s) may be required by the Fire District and/or other regulatory agencies and a valid business license may be required.

5. Mobile food vendors are permitted on property with a nonresidential zoning designation (see RCMC 23.910.040 for additional standards).

6. Activities conducted on public property or within the public right-of-way that are approved by the city or as otherwise required by the municipal code.

B. Allowed Temporary Uses and Related Standards. The following temporary uses may only be established after first obtaining a valid temporary use permit as described in RCMC 23.922.020 (Permit required). Uses that do not fall within the categories defined below shall comply with the use and development regulations and planning permit requirements that otherwise apply to the property:

1. Construction office. A temporary construction office, used during the construction of a main building or buildings on the same site.

2. Construction yards – off-site. Site contractors' construction yards, in conjunction with an approved construction project.

3. A mobile home for temporary caretaker quarters during the construction of a subdivision, multifamily, or nonresidential project, while a valid building permit is in force.

4. Model homes. A model home or model home complex may be authorized before the completion of subdivision improvements.

5. Temporary real estate offices, including sales trailers and related facilities, may be established within the area of an approved residential subdivision project, solely for the first sale of homes. In addition, conditions of approval regulating the hours of operation, landscaping, or other aspects as deemed necessary may be imposed as part of the temporary use permit.

6. Outdoor displays/sales (e.g., sidewalk sales). Outdoor sales and display of goods, including promotional sales, may be conducted as part of an otherwise lawfully permitted or allowed permanent use. The temporary activity must be related to the on-site use and provided all activities shall be conducted within the buildable portion of the lot. The temporary activity is limited to a maximum of 30 consecutive days. A total maximum of four 30-day periods are permitted per year. Sales and display may not occupy more than 10 percent of the parking area and shall not substantially alter the existing circulation pattern of the site. Temporary sales and displays shall not obstruct any existing handicapped-accessible parking space.

7. Seasonal sales lots. Temporary seasonal sales activities (e.g., Christmas trees, pumpkin sales, and other similar outdoor sales) may be permitted in any commercial or industrial zoning district, or on any religious facility or school site that abuts a collector or arterial roadway as designated in the General Plan. Seasonal sales (e.g., Christmas tree sales, pumpkin sales) may be permitted in any nonresidential zoning district upon issuance of a temporary use permit. Only one permit per property is permitted within a one-year time period and the term of permit shall not exceed 60 days. Temporary dwellings, including mobile homes, when a primary dwelling is being

constructed or remodeled may be permitted, provided a valid building permit has been issued. The temporary dwelling shall be limited to a maximum of one year.

8. Temporary signs. Banners and other signage displays are permitted for a period not to exceed 30 days. No more than four temporary use permits for temporary signs shall be issued for the same property per calendar year. Inflatable signs are prohibited. See RCMC 23.743.070, Allowed temporary on-site sign standards, for standards and additional limitations.

9. Temporary structures (e.g., tents). A Sacramento metro fire permit is required as part of application.

10. Grand opening event/special day or weekend event (e.g., auction, craft fair, carnival, parking lot sale). The temporary activity is limited to a maximum of 30 consecutive days. A total maximum of four 30-day periods are permitted per year. The use must be located on mixed-use, automotive, and industrial zoned land. Flea markets are not permitted.

11. Farmers' markets may be permitted, provided such markets qualify as certified farmers' markets and all producers/vendors qualify as certified producers under the California Department of Food and Agriculture. The market must be located within the buildable portion of the lot on which it is to be located. The temporary use permit may impose conditions establishing the length of the permit, days and hours of operation, and other development factors as deemed appropriate.

12. When a temporary use is not specifically listed in this section, the director shall determine whether the proposed use is similar in nature to listed use(s) and shall establish the term and make necessary findings and conditions for the particular use. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.8.030)].

23.922.040 General development standards.

Each use granted a temporary use permit shall comply with all applicable zoning district and development standards as outlined in this zoning code. The director shall establish the following standards in combination with the provisions in RCMC 23.922.030 (Temporary use regulations) and based on the type of temporary use, in addition to standards within the zoning code, for guidance:

A. Measures for removal of the activity and site restoration, to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this zoning code; and

B. Limitation on the duration of approved temporary structures, to a maximum of one year, so that they shall not become permanent or long-term structures; and

C. Other requirements as appropriate to minimize any adverse impacts of the use. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.8.040)].

23.922.050 Similar uses.

When a temporary use is not specifically listed in this section, the director shall determine whether the proposed use is similar in nature to listed use(s) and shall establish the term and make necessary findings and conditions for the particular use, consistent with the provisions for similar use determination in Chapter 23.122 RCMC (Similar Use Determinations). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.8.050)].

Article 11. Definitions

Overview
This article provides all definitions that are used throughout the zoning code. Definitions are grouped according to land use descriptions or general definitions and alphabetized. All definitions included here are also provided in relevant sections of the zoning code.

Chapter 23.1101 LAND USE DESCRIPTIONS

Sections:

- 23.1101.010 Purpose.
- 23.1101.020 Land use definitions.

23.1101.010 Purpose.

The purpose of this chapter is to provide descriptions for each of the land use categories used in this title. Descriptions are grouped by general category on the basis of function, product, or compatibility characteristics as used in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 10.1.010)].

23.1101.020 Land use definitions.

“Adult day care facilities” means state-licensed facilities that provide nonmedical care and supervision for more than six adults for periods of less than 24 hours, with no overnight stays.

“Adult day care home” is defined by state law as the provision of nonmedical care to six or fewer adults, including seniors, in the provider’s own home, for a period of less than 24 hours at a time. Homes serving more than six adults are included in “Adult day care facilities.”

“Agricultural products processing” means the act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, cleaning and packing of fruits.

“Agricultural tourism” means establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent roadside crop stands or fruit stands.

“Airport” means a facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

“Alcoholic beverage sales” means the retail sale of beer, wine, and/or other alcoholic beverages for off-premises consumption.

“Ambulance service” means emergency medical care and transportation, including incidental storage and maintenance of vehicles.

“Animal husbandry” means raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming, and beekeeping, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. Animal sales, boarding, and grooming are defined separately under “Animal sales and grooming.” Keeping of animals is defined separately under “Animal keeping.”

“Animal keeping” means care and maintenance of animals on private property. The listing below provides a distinction between various types of animals related to allowed use provisions in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). This classification is distinct from animal husbandry, animal sales and grooming, and equestrian facilities (commercial or hobby). Also see “Kennels, commercial,” which provides for the boarding of animals (e.g., “doggie day care”).

A. “Domestic pets” means small animals (no larger than the largest breed of dogs) customarily kept as pets within a dwelling unit. This classification includes dogs, cats, fish, and birds (excluding large tropical birds and poultry).

B. “Exotic animals” means wild animals not customarily confined or cultivated by man for domestic or commercial purposes, but kept as a pet or for display, including potbelly pigs, snakes, reptiles, and large tropical birds (including peacocks).

C. “Livestock animals” means domesticated animals that may be kept or raised in pens, barns, houses, and pastures, whether for commercial or private use. Livestock includes, but is not limited to, cattle, sheep, swine, goats, equine, and fowl.

D. “Poultry” means domesticated birds (fowl) customarily kept for eggs or meat. This classification includes chickens, roosters, ducks, geese, turkeys, guinea fowl, and Cornish game hens.

“Animal sales and grooming” means retail sales of domestic and exotic animals, bathing and trimming services, and boarding of said animals for a maximum period of 72 hours, conducted entirely within an enclosed building with no outdoor use.

“Art, antique, collectable” means retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as “Artisan shops.”

“Artisan shops” means retail stores selling art, glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

“Auto and vehicle sales and rental” means retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see “Auto parts sales”), bicycle and moped sales (see “Retail, general”), tire recapping establishments (see “Vehicle services – major”), businesses dealing exclusively in used parts (see “Recycling facility – scrap and dismantling”), or “Service station,” all of which are separately defined.

“Auto and vehicle sales, wholesale” means wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking yard, junkyard, or salvage yard. Conventional automobile dealerships are listed under “Auto and vehicle sales and rental.”

“Auto and vehicle storage” means facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling (see “Auto vehicle dismantling”) or retail sales (see “Auto and vehicle sales, wholesale”).

“Auto parts sales” means stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see “Vehicle services – minor”). Does not include tire recapping establishments, which are found under “Vehicle services – major” or businesses dealing exclusively in used parts, which are included under “Auto and vehicle sales, wholesale.”

“Auto vehicle dismantling” means establishments for the dismantling of automobile vehicles, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. Retail sales are included under the definition of “Auto and vehicle sales, wholesale.”

“Banks and financial services” means financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM).

“Bars and nightclubs” means any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include the brewing of beer as part of a brew pub or microbrewery. Bars and nightclubs may include outdoor food and beverage areas.

“Bed and breakfast inns” means residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable health department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of “Hotels and motels.”

“Broadcasting and recording studios” means commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus such as antennas and towers, which are under the definition of “Telecommunication facility.”

“Building materials stores and yards” means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in “Wholesaling and distribution.” Hardware stores are listed in the definition of “Retail, general,” even if they sell some building materials. Also see “Home improvement supplies” for smaller specialty stores.

“Bus and transit shelter” means a small structure designed for the protection and convenience of waiting transit passengers and that has a roof and usually two or three sides.

“Business support services” means establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include, but are not limited to:

- A. Equipment repair services (except vehicle repair; see “Vehicle services”);
- B. Commercial art and design (production);
- C. Computer-related services (rental, repair);
- D. Copying, quick printing, and blueprinting services (other than those defined as “Printing and publishing”);
- E. Equipment rental businesses within buildings (rental yards are “storage yards”);
- F. Film processing laboratories;
- G. Heavy equipment repair services where repair occurs on the client site;
- H. Janitorial services;
- I. Mail advertising services (reproduction and shipping);
- J. Mailbox services;
- K. Outdoor advertising services; and
- L. Photocopying and photofinishing.

“Call center” means an office equipped to handle a large volume of calls, especially for taking orders or servicing customers.

“Car washing and detailing” means permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day) are not part of this use classification.

“Card rooms” means gambling establishments that offer card games for play by the public.

“Caretaker housing” means a residence that is accessory to a site with a nonresidential primary use and that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

“Cemeteries” or “mausoleums” means land used for the burial of the dead and dedicated for cemetery purposes, including crematories, columbariums, and mausoleums. Also see “Mortuaries and funeral homes.”

“Check cashing business” means an establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see “Banks and financial services”).

“Child day care facility” means a state-licensed facility which provides nonmedical care, protection, and supervision to more than 14 children under 18 years of age, on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

Clear Vision Triangle. The clear vision triangle (sometimes called the “sight triangle”) is a triangular-shaped area on corner lots. Fences and landscaping within this area are limited to 30 inches above the elevation of the curb or street centerline so that drivers stopped at an intersection can see oncoming traffic. Buildings, of course, are prohibited.

Regulations related to the clear vision triangle are provided in Chapter 12.12 RCMC, Obstruction of Corners.

“Clubs, lodges, and private meeting halls” means permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Community centers/civic uses” means multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchens and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

“Community garden” means a site used for growing plants for food, fiber, herbs, or flowers, which is shared and maintained by city residents.

“Convenience stores” means easy-access retail stores of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers’ shopping needs. These stores may be part of a service station or an independent facility. Also see “Neighborhood market” and “Grocery store/supermarket” for larger stores or stores oriented toward the daily shopping needs of residents.

“Cottage Food Operation” means a Cottage food operation as defined in the California Health and Safety Code.

“Crop production” means raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes uses for which other garden, nursery, or landscape merchandise is stored and sold on the site.

“Drive-in and drive-through sales and service” means facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through coffee, dairy products, photo stores, etc.

“Dwelling, multifamily” means a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

“Dwelling, second unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

“Dwelling, single-family” means a building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

“Dwelling, two-family” means an attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are

located on a single lot. For the purposes of this title, this definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include second dwelling units (see “Dwelling, second unit”).

“Emergency shelter” means any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

“Employee housing” means property used temporarily or seasonally for the residential use of five or more unrelated persons/families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boarding house, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. Concurrent with the previous definition, employee housing may also involve permanent residency if the housing accommodation is a mobile home, manufactured home, travel trailer, or recreational vehicle.

“Equestrian facility, commercial” means commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals, and paddocks accessory and incidental to these uses.

“Equestrian facility, hobby” means stables, corrals, and paddocks used by the individual homeowners of corresponding property and their animals.

“Equipment sales and rental” means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g., construction equipment).

“Family day care home, large” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

“Family day care home, small” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

“Fuel storage and distribution” means a large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

“Furniture, furnishings, and appliance stores” means stores engaged primarily in selling the following products and related services, including incidental repair services: draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, moveable spas and hot tubs, office furniture, other

household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.

“Garden center/plant nursery” means establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment.

“Golf courses/clubhouse” means golf courses and accessory facilities and uses including clubhouses with bar and restaurant, locker and shower facilities, driving ranges, “pro shops” for on-site sales of golfing equipment, and golf cart storage and sales facilities.

“Grocery store/supermarket” means a retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate but related listings for “Neighborhood market” and “Convenience store.”

“Group residential” means shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, dormitories, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boarding houses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

“Guest house” means a detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

“Heliport” means a designated, marked area on the ground or the top of a structure where helicopters may land at any time.

“Hog farm, commercial” means any premises used for the raising or keeping of hogs when raised, fed, and fattened for purposes of sale and consumption by other than the owner of the site. In agricultural and agricultural-residential zoning districts, the term “hog farm, commercial” does not exclude the raising of hogs as part of general agricultural practices and 4-H purposes (also see “Animal keeping”).

“Home improvement supplies” means establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger building materials stores and yards use classification and may be combined with or separate from such uses.

“Home occupation” means the conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), and real estate sales.

“Hotels and motels” means facilities with guest rooms or suites, provided without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway and typically

include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hotels and motels, extended stay” means facilities with guest rooms or suites, provided with kitchen facilities, rented to the general public for transient lodging (less than 30 days) or for longer periods of time. Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Indoor amusement/entertainment facilities” means establishments providing indoor amusement and entertainment services for a fee or admission charge, including dance halls and ballrooms and electronic game arcades, as primary uses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or less machines are not considered a land use separate from the primary use of the site.

“Indoor fitness and sports facilities” means predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see “Schools, private and special/studio.”

Kennels, Commercial. These facilities provide boarding of animals as the primary use of the facility. May also include day-time boarding and activity for animals (e.g., “doggie day care”) and ancillary grooming facilities. Also see “Animal sales and grooming.”

“Kennels, hobby” means facilities for the keeping, boarding, or maintaining of five or more dogs (four months of age or older) or five or more cats. Excludes dogs or cats for sale in pet shops or patients in animal hospitals. This includes a kennel where the animals are owned or kept by the owner or occupant for personal, noncommercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or for enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

“Libraries and museums” means public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

“Live-work facility” means a structure or portion of a structure:

A. That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner’s employee, and that person’s household;

B. Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and

C. Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

“Maintenance and repair, small equipment” means establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

Manufactured Home. California Health and Safety Code Section 18007 defines a manufactured home as a structure that meets the following criteria:

- A. Transportable in one or more sections;
- B. When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet;
- C. Built on a permanent chassis;
- D. Designed to be used as a residential dwelling;
- E. Erected with or without a permanent foundation when connected to the required utilities;
- F. Includes the plumbing, heating, air conditioning, and electrical systems contained therein.

This term shall include any structure which meets all the requirements of this definition except the size requirements so long as the manufacturer voluntarily files a certification and complies with the standards established under this definition.

“Manufactured home” includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 USC Section 5401 et seq.).

“Manufacturing, major” means manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, and plastics and rubber products manufacturing. Also see “Manufacturing, minor” and “Manufacturing, small scale.”

“Manufacturing, minor” means manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and beverage manufacturing, processing and assembly. Also see “Manufacturing, major” and “Manufacturing, small scale.”

“Manufacturing, small scale” means establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. This use category also includes minor manufacturing, so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size. Also see “Manufacturing, major” and “Manufacturing, minor.”

“Massage parlor” means an establishment where customers can receive a massage.

“Medical services, extended care” means residential facilities providing nursing and health-related care as a primary use with inpatient beds, such as board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential care home.”

“Medical services, general” means facilities primarily engaged in providing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals, including medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under “Offices.”

“Medical services, hospitals” means hospitals and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of “Retail, accessory”), and emergency heliports.

“Mobile home” means a transportable structure which is built on a permanent chassis and designed as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein (California Health and Safety Code Sections 18007 and 18008). A mobile home is included in the definition of “Manufactured home,” and the minimum dimensions for a mobile home are eight feet wide, 40 feet long, and a total area of 320 square feet.

“Mobile home park” means any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

“Mortuaries and funeral homes” means funeral homes and parlors, where the deceased are prepared for burial or cremation and funeral services may be conducted.

“Neighborhood market” means a pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see “Grocery store/supermarket.” Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.

“Offices, accessory” means offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leaseable floor area of the tenant space for a single-use development or the combined floor area of an integrated development for a mixed-use project.

Offices, Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center),

professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see “Medical services”), temporary offices (see Chapter 23.922 RCMC, Temporary Uses), or offices that are incidental and accessory to another business or sales activity that is the primary use (see “Offices, accessory”). Outdoor storage of materials is prohibited.

“Outdoor commercial recreation” means facilities for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

“Park and ride facility” means a designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

“Parking facility” means a parking lot or parking structure used for parking motor vehicles where the facility is the primary use of the site. Parking structures and lots that are developed in conjunction with another primary use of the site to satisfy the on-site parking requirements for the development are not included in this definition.

“Parks and public plazas” means public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of “Outdoor commercial recreation.”

“Pawnshop” means, consistent with RCMC 4.30.010, any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

“Personal services” means establishments providing nonmedical services as a primary use, including, but not limited to, barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

“Printing and publishing” means establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include “quick printing” services or desktop publishing, which are included in “Business support services.”

“Public safety facility” means a facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

“Recreational vehicle park” means a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each

lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

“Recycling facility – collection” means a recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. This also includes so-called “reverse vending machines,” an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container’s redemption value as determined by the state.

“Recycling facility – processing” means a recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. “Processing” means the preparation of material for efficient shipment or to an end user’s specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Collection of recycling materials as the sole activity is included in the definition of “Recycling facility – collection.”

“Recycling facility – scrap and dismantling” means uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials. This use does not include landfills or other terminal waste disposal sites. Also see “Auto vehicle dismantling” for related use for automobiles. Collection of recycling materials as the sole activity is included in the definition of “Recycling facility – collection.”

“Religious institutions” means facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which were authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

“Research and development” means indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see “Offices, business and professional”), soils and other materials testing laboratories (see “Business support services”), or medical laboratories (see “Medical services, general”).

“Residential care facility” means, consistent with the definitions of state law, a facility that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, residential care facilities for the elderly, adult

residential facilities, wards of the juvenile court, and other facilities licensed by the state of California.

“Residential care home (large)” means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services, extended care.”

“Residential care home (small)” means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services, extended care.”

“Resource protection and restoration” means activities and management of an area to preserve, re-create, and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, vernal pools, erosion control, and floodwater conveyance.

“Resource-related recreation” means facilities related to passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

“Restaurant” means a retail business selling food and beverages prepared and/or served on the site, for on- or off-premises consumption. Includes eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption and establishments where most customers are served food at tables for on-premises consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

“Retail, accessory” means the retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on site. The permitted retail area of the accessory use is based on the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

“Retail, general” means stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries,

bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales only; outdoor sales are plant nurseries and included in the definition of “Garden center/plant nursery”), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies, specialty shops, sporting goods and equipment, stationery, and variety stores.

“Retail, warehouse club” means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

“Schools, private and special/studio” includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or online), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor fitness and sports facilities.”

“Schools, public” means public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies.

“Service station” means a retail business selling gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under “Vehicle services – minor.”

“Sexually oriented business” means adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC

23.919.060. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

“Single room occupancy (SRO) facilities” means multi-unit housing for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a government housing agency.

“Smoke shop” means an establishment that either devotes more than 15 percent of its total floor area to smoking, drug, and/or tobacco paraphernalia or devotes more than a two-foot by four-foot (two feet in depth maximum) section of shelf space for display for sale of smoking, drug, and/or tobacco paraphernalia.

“Storage, personal storage facility” means a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

“Storage, warehouse” means a facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see “Storage, personal storage facility”) or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see “Wholesaling and distribution”).

“Storage, yards” means the storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

“Supportive housing” means a combination of affordable housing and services. Supportive housing is typically for individuals and families confronted with homelessness and who also have very low incomes and/or serious life challenges. Supportive housing can be coupled with such social services as job training, life skills training, alcohol and drug abuse programs, and case management to populations in need of assistance, including the developmentally disabled, those suffering from dementia, including Alzheimer’s disease, and the frail elderly.

“Tattoo parlor” means any establishment that engages in the business of tattooing and/or branding human beings.

“Telecommunication facility” means a facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and/or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

“Theaters and auditoriums” means indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for “live” theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see “Outdoor commercial recreation.”

“Thrift store” means a retail establishment selling secondhand goods donated by members of the public.

“Transit facilities” means maintenance and service centers for the vehicles operated in a mass transportation system. Includes buses, taxis, railways, etc.

“Transit stations and terminals” means passenger stations for vehicular and rail mass transit systems.

“Transitional housing” means housing containing sleeping, kitchen, and bathroom facilities that is used to ease the transition of homeless individuals to independent living within 24 months. Usually provided with supportive services to assist in finding and keeping permanent housing.

“Utility facilities and infrastructure” includes the following:

A. Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in “Offices”) or equipment and material storage yards.

B. Pipelines for potable water, reclaimed water, natural gas, and sewage collection and disposal, and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television, and other communications transmission facilities utilizing direct physical conduits.

“Vehicle services – major” means the repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

“Vehicle services – minor” means minor facilities that specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check).

Does not include repair shops that are part of a vehicle dealership on the same site (see “Auto and vehicle sales”) or automobile dismantling yards, which are included under “Recycling facility – scrap and dismantling.”

“Veterinary facility” means a veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

“Wholesaling and distribution” means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment. [Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 10.1.020)].

Chapter 23.1104 GENERAL DEFINITIONS

Sections:

- 23.1104.010 Purpose.
- 23.1104.020 General definitions.

23.1104.010 Purpose.

The purpose of this chapter is to provide all general definitions used throughout this title. Definitions are organized alphabetically. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 10.2.010)].

23.1104.020 General definitions.

“Abandoned sign” means any sign which is located on a premises that has been vacated for a period of more than 90 days as regulated in RCMC 23.743.140 (Nonconforming and abandoned signs).

“Accessory structure, enclosed and/or solid-roofed” means a detached accessory structure which is either entirely enclosed by walls and a solid roof or is partially enclosed with a solid roof. This classification of accessory structures includes garages, greenhouses, poolhouses, sunrooms, workshops, storage sheds, and carports, patio covers and gazebos with solid roof construction.

“Adult bookstore” means a building or portion thereof used by an establishment under either of the following circumstances:

A. Where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or

B. Where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

“Adult live theater” means a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060 for observation by patrons or customers.

“Adult motion picture theater” means a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as

defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060.

“Adult uses,” as used in this zoning code, shall mean sexually oriented businesses.

“Adult video store” means a building or portion thereof used by an establishment under either of the following circumstances:

A. Where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or

B. Where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

“Affordable rent” means monthly housing expenses, including a reasonable allowance for utilities (30 percent of gross monthly income), for rental target units reserved for very low or lower income households, not exceeding the following calculations:

A. Very low income: 50 percent of the area median income for Sacramento County, adjusted for household size, multiplied by 30 percent and divided by 12.

B. Lower income: 80 percent of the area median income for Sacramento County, adjusted for household size, multiplied by 30 percent and divided by 12.

“Affordable sales price” means a sales price at which lower or very low income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the development.

“Animated sign” means any sign which uses mechanical or electrical movement or change of lighting, either natural or artificial, to depict action or to create visual motion or the appearance thereof.

“Antenna” means any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure, or is portable or moveable. Antennas shall include devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

“Antenna, amateur radio” means any antenna which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

“Antenna, building-mounted” means any antenna directly attached or affixed to a building, tank, tower, or other structure. Building-mounted antennas are identified in two distinct categories herein as follows:

A. “Wall-mounted” means attached or affixed to the elevation of the structure.

B. “Roof-mounted” means attached or affixed to the rooftop or top of the structure.

“Antenna, directional” (also known as a “panel antenna”) means an antenna that transmits and/or receives radio frequency signals in a directional pattern of less than 360 degrees.

“Antenna, ground-mounted” means any antenna with its base (either single or multiple posts) placed directly on the ground or a mast 12 feet or less in height and six inches in diameter.

“Antenna, parabolic” (also known as a “satellite dish antenna”) means any device incorporating a reflective surface that is solid, open mesh, or bar configured that is shallow dish, cone, horn, bowl, or cornucopia shaped and is used to transmit and/or receive electromagnetic or radio frequency communication/signals in a specific directional pattern from orbiting satellites or ground transmitters. This definition is meant to include what are commonly referred to as television receive only (TVRO) and satellite microwave antennas.

“Applicant” means the owner(s) or subdivider(s) with a controlling interest in the proposed project and any successors in interest.

“Arcade” means a continuously covered public space open on the sides, except for structural columns or piers, adjacent to and extending along the facade of a building. The space may be located between the facade and a sidewalk or another public space, or it may replace a sidewalk along a private street where no building setback is present.

“Area (of a sign)” means the measurable surface area of a sign, calculated as described in RCMC 23.743.090 (General development, maintenance, and removal provisions for all sign types).

“Awnings” means any structure made of a flexible fabric or similar material covering a metal frame attached to a building, whether or not the same is so erected as to permit its being raised to a position flat against the building when not in use.

“Balloon sign” means a flexible bag made of a material such as rubber, latex, polychloroprene, or a nylon fabric that is filled with a gas such as helium, hydrogen, nitrous oxide, or air. A balloon qualifies as a “sign” when it is larger than eight cubic feet in volume or is stationed at or above 10 feet above the ground.

“Banner” means any sign of lightweight fabric or similar material that is mounted to a building at one or more edges. Flags shall not be considered banners (see “Flag” definition).

“Basement” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above which is partly below grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the floor above.

“Billboard” means a sign which meets any one or more of the following criteria (also see “Off-site or off-premises sign”):

A. A permanent structure sign which is used for the display of off-site commercial messages;

B. A permanent structure sign which constitutes a principal, separate, or secondary use, as opposed to an accessory use, of the parcel on which it is located;

C. An outdoor sign used as advertising for hire, e.g., on which display space is made available to parties other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on

the same parcel or in the same development as the sign), in exchange for a rent, fee, or other consideration; or

D. An off-site outdoor advertising sign on which space is leased or rented.

“Blade/bracket sign” means a small, pedestrian-oriented sign that projects perpendicular from a structure (bracket sign) or is hung beneath a canopy (blade sign; may also be referred to as an under canopy sign).

“Building-attached sign” means a sign placed on a wall, awning, canopy, parapet, or a blade bracket. Also see “Wall sign,” “Canopy sign,” or “Blade/bracket sign.”

“Building entry space” means a public space adjacent to a pedestrian building entrance.

“Building frontage, primary” means the building frontage that faces the street. In cases where a building has more than one street frontage, the longest of the street frontages shall be considered the primary building frontage. In cases where a business has no building frontage facing a street, the building frontage with the primary business entrance shall be considered the primary building frontage (e.g., an entrance facing a courtyard). For multitenant buildings, ground floor tenants may have their primary frontage determined independently of the rest of the building based upon the aforementioned rules.

“Building sign” means a sign placed on a wall, awning, canopy, or parapet, or a projecting sign.

“Canopy sign” means any sign that is part of or attached to an awning, canopy, or other material, or structural protective cover over a door, entrance, window, or outdoor service area.

“Changeable copy sign” means a sign with text, which text may only be changed or rearranged manually or mechanically. It does not include signs with text or images that can be (A) changed, (B) revealed or (C) rearranged, either electronically or by illumination.

“Changeable copy sign, electronic” means a sign, or portion of a sign, that (A) by means of any form of illumination, displays electronic fixed text or fixed images, using any types of illumination device and (B) in which said text or images change in sequence. Electronic graphic display signs may include computer programmable, microprocessor-controlled electronic or digital displays. Electronic graphic display signs may project text or images onto buildings or other objects.

“Channel letter sign” means a sign made up of individual letters that are independently mounted to a wall or other surface. The “air space” between the letters is not part of the sign structure but rather of the building facade. A logo may also be considered a channel letter provided it is clearly distinguishable from other sign elements.

“Child care facility” means a facility installed, operated, and maintained for the nonresidential care of children as defined under applicable state licensing requirements for the facility. Such facilities include, but are not limited to, infant centers, preschools, extended day care facilities, school-age child care centers, or family day care homes as defined in this title.

Clear Vision Triangle. The clear vision area (sometimes called the “sight triangle”) is a triangular-shaped area on corner lots or where driveways exit onto public streets. Fences and landscaping within this area are limited to 30 inches above the elevation of

the curb or street centerline so that drivers stopped at an intersection can see oncoming traffic. Buildings are strictly prohibited within the clear vision triangle.

“Collocation” means a wireless communication facility owned and operated by a communication service provider which is located on the same tower, building, accessory structure, or property as another communication facility owned or operated by a different communication service provider.

“Commercial mascot” means a human or live animal used as a commercial advertising or signaling device. Sometimes called sign twirlers or sign clowns.

“Commercial message” means any sign wording, logo, or other representation that names or advertises a business, product, service, or other commercial activity.

“Commercial vehicle” means a motor vehicle used for commercial, industrial, or agricultural purposes and rated more than one ton (2,000 pounds) capacity. Examples of commercial use vehicles include but are not limited to tow trucks, flat-bed trucks, mobile food preparation vehicles including large trucks converted as food vehicles (ice cream, etc.), street sweepers, buses, utility trucks with hydraulic arms or lifts, and tractors and semi-trailers.

“Communication substation” means a telephone switching station or similar facility used to route telecommunication signals from their origin to their destination. Wireless communication facilities (e.g., cellular towers) are included in the use listing “telecommunication facility” and are regulated in RCMC 23.907.020 (Telecommunication facilities).

“Community interest group sign” means a sign identifying fraternal, benevolent, social services, and religious organizations and setting forth time, place, and location of meetings within the city.

“Concertina wire” means a type of barbed wire or razor wire that is formed into large coils that usually sit atop another type of fencing.

“Condominium” means and includes the items below. The term “condominium” specifically includes, but is not limited to, the conversion of any existing structure for sale pursuant to a method described in subsections (A) through (D) of this definition:

- A. Condominium as defined by Section 783 of the Civil Code;
- B. Community apartment project as defined by Section 11004 of the Business and Professions Code;
- C. Stock cooperative as defined by Section 11003.2 of the Business and Professions Code; and
- D. Planned development as defined by Section 11003 of the Business and Professions Code.

“Condominium project” or “project” includes the real property and any structures thereon, or any structures to be constructed thereon, which are to be divided into condominium ownership.

“Condominium unit or units” means the individual spaces within a condominium project owned as individual estates.

“Construction sign” means a temporary sign located on a site where physical construction is occurring or is scheduled to begin in the near future.

“Conversion” or “condominium conversion” means a change in the ownership of a parcel or parcels of property, together with structures thereon, whereby the parcel or parcels and structures previously used as rental units are changed to condominium

ownership. Condominium conversion includes projects which have previously obtained final map approval, but have not proceeded to sell any of the apartment units to individual unit owners.

“Corner arcade” means a small covered space adjoining the intersection of two streets at the same elevation as the adjoining sidewalk or sidewalk widening and directly accessible to the public at all times.

“Deck/patio” means a detached porch or platform that is generally constructed with wood, concrete, or stone that is above the natural grade or located over a basement or story below.

“Density bonus” means a density increase over the otherwise maximum allowable residential density under the applicable zoning district and land use element of the General Plan.

“Density bonus housing agreement” means a legally binding agreement between a developer and the city to ensure that the requirements of this zoning code are satisfied.

“Density bonus units” means those residential units granted pursuant to the provisions of this zoning code which exceed the otherwise maximum residential density for the development site.

“Development” means, for purposes of this zoning code, a proposed or already-constructed building or group of buildings.

“Direct broadcast satellite service (DBS)” means a system in which signals are transmitted directly from a satellite to a small home receiving dish.

“Directional sign, on-site” means a sign located on the same property as an establishment, primarily providing direction to guide vehicles and pedestrians to businesses, including but not limited to those signs identifying parking areas and circulation patterns.

“Directory sign” means a pedestrian-oriented sign that identifies or lists the names and locations of tenants at a multitenant site.

“Earthtones” means colors similar to those found in earth and soils, such as shades of brown or reddish-browns.

“Electrical substation” means, for the purposes of this zoning code, any structure with 100,000 volts or greater incoming capacity which either:

A. Converts electrical energy to a lesser voltage for the purpose of subregional or localized distribution;

B. Functions as a transition point from overhead to underground electrical transmission lines; or

C. Acts as the point of convergence for two or more transmission lines.

“Electromagnetic” means an electrical wave propagated by an electrostatic and magnetic field of varying intensity.

“Electronic graphic display sign” means a sign or portion of a sign that displays electronic, static images, static graphics or static pictures, with or without text information, generated by a number of small matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor-controlled electronic or

digital displays. Electronic graphic display signs may project text or images onto buildings or other objects.

“Electronic message sign” means an electronic sign, typically comprising a liquid crystal diode (LCD), light emitting diode (LED), plasma, or other digital illuminated sign that displays one or more messages. An electronic message sign is different from an illuminated sign in that the illumination of the display creates the message, rather than illumination illuminating the message. An electronic message sign could be used as a message delivery method for a wall sign, a monument sign or other freestanding sign, or a billboard and is subject to conditional use permit approval per RCMC 23.743.040 (Permit requirements and exemptions for signs).

“Eligible tenant” means any tenant who is a resident of the project proposed for conversion on the date notice of intent to convert is given as required by state law.

“Employee break area” means a public space reserved for employee use on a lot zoned for commercial, office, or industrial use.

“Equivalent financial incentive” means a monetary contribution, based upon a land cost per dwelling unit value, equal to one of the following:

A. A density bonus and an incentive(s); or

B. A density bonus, where an incentive(s) is not requested or is determined to be unnecessary.

“Establishment” means any nonresidential use of land involving structures, as defined in the building code, and the presence of human beings during normal hours of operation. By way of example and not limitation, this definition includes businesses, factories, farms, schools, hospitals, hotels and motels, offices, and libraries, but does not include power transformers or other utility facilities at which human beings are usually not present, single-family homes, mobile homes, residential apartments, residential care facilities, or residential condominiums.

“Exempt sign” means a sign which is not subject to a sign permit.

“Face change” means a change in color, material, copy, graphics, or visual image that requires the installation of a new or modified sign face, but which does not involve any change to an existing sign structure or mounting device.

“Fixed-base structures and facilities” shall include substations (both communication and electrical), potable water storage facilities, public water system wells, natural gas regulating and distribution facilities, and treatment plants.

“Flag” means any fabric, banner, or bunting containing distinctive colors, patterns, or design that displays the symbol(s) of a nation, state, local government, company, organization, belief system, idea, or other meaning.

“Flashing sign” means a directly or indirectly illuminated sign or portion thereof that exhibits changes in light or color effect by any means, so as to provide intermittent illumination that changes light intensity in sudden transitory bursts and creates the illusion of intermittent flashing light by streaming graphic bursts showing movement, or any mode of lighting which resembles twinkling or sparkling

“Floor Area Ratio (FAR)” expresses the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building stands. It is obtained by dividing the gross floor area of a building by the total area of the lot. FAR is usually expressed as a decimal fraction (for example, 0.5 or 2.0).

“Foot-candle” means a unit of illumination produced on a surface, all points of which are one foot from a uniform point of one candle.

“Freestanding sign” means a permanent sign that is self-supporting in a fixed location and not attached to a building. It includes a sign connected or attached to a sign structure, fence, or wall that is not an integral part of a building. Freestanding signs are of three types: monument, pole, and pylon.

“Full shielding” means a technique or method of construction which causes all light emitted from an outdoor light fixture to be projected below an imaginary horizontal plane passing through the lowest point on the fixtures from which light is emitted.

“Future tenant signs” means signs erected for the purpose of announcing the future occupancy of a new tenant, other than the current resident tenant.

“Garage, yard, estate, and other home-based sales” means the occasional nonbusiness public sale of secondhand household and other goods incidental to household uses by a person or persons from a residential use.

“Gas pricing signs” means signs identifying the brand, types, octane rating, etc., of gasoline for sale, as required by state law.

“General advertising” means the business of advertising or promoting other businesses or causes using methods of advertising, in contrast to self-promotion or on-site advertising; also known as advertising for hire.

“Glare” means light emitting from a luminaire with an intensity great enough to reduce a viewer’s ability to see and, in extreme cases, causing momentary blindness.

“Governmental/civic sign” means any temporary or permanent sign erected and maintained by or required by the city or the county, state, or federal government for the purpose of providing official governmental information to the general public, including but not limited to traffic direction, city entrance, or for designation of direction to any school, hospital, historical site, or public service, property or facility.

“Grade” means the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five feet distant from said wall, or the lowest point of elevation on the finished surface of the ground between the exterior wall of a building and the property line if it is less than five feet distant from said wall. In cases where walls and fences are parallel to and within five feet of a public sidewalk, alley, or other public way, the grade shall be the elevation of the sidewalk, alley, or public way. In the case of signs, grade is the lowest point of elevation of the finished surface of the ground at the base of the sign, or in the case of a double support, the lowest point of elevation of the finished surface of the ground at the supports.

“Grade, existing” means the natural grade in place prior to the preparation of property for development. For individual recorded lots, “existing grade” shall mean natural grade or the grade established as a part of the development of the subdivision.

“Grade, finish” means the final contour of the ground surface of a site that conforms to the approved grading plan inclusive of cut and fill when not part of master grading of a subdivision.

“Guest house/pool house” means an attached or detached habitable structure with only sleeping, living, and bathroom provisions, exclusive of kitchen or cooking facilities. Such structure shall not be used or rented as a separate dwelling for permanent living quarters unless a conditional use permit is granted to do so.

“Home occupation” means an accessory, nonresidential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone.

“Home occupation sign” means a sign located at a residence advertising a business or profession legally conducted in the residence.

“Housing cost” means the sum of actual or projected monthly payments for all of the following associated with for-sale target units: principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, homeowner association fees, and a reasonable allowance for utilities. Adjustments should be made as necessary for down payment assistance.

“Housing development” means one or more groups of projects for residential units planned for construction in the city. It includes a subdivision or common interest development as defined in Section 1351 of the Civil Code, residential units or unimproved residential lots, the rehabilitation of existing multifamily dwellings where the rehabilitation would result in a net increase in available units, and the conversion and rehabilitation of an existing commercial building to residential use.

“Iconic signage” means expressions on a business without the use of words or copy that thereby make maximum use of logos and graphics to represent the establishment.

“Illuminated sign” means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign. This includes signs made from neon or other gas tube(s) that are bent to form letters, symbols, or other shapes. Excludes electronic message signs, which are separately defined.

“Incentives and concessions” means such regulatory concessions as specified in subdivision (I) of Government Code Section 65915 which include, but are not limited to, the following:

A. The reduction of site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable financially sufficient and actual cost reductions.

B. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

C. Direct financial assistance.

D. Other regulatory incentives or concessions which result in identifiable cost reductions or avoidance.

“Incidental sign” means a sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, including but not limited to rest rooms, phones, credit cards, or hours of business.

“Landscape feature” means a detached decorative structure typically used in conjunction with plant materials for aesthetic enhancement, such as patio trellis covers, pergolas and gazebos with nonsolid roof construction, arched trellises, vertical lattice structures, statues, and similar features.

“Light pollution” means artificial light which causes a detrimental effect on the environment, astronomical research, or enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent property.

“Light trespass” means the shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

“Lot” means a parcel of land shown on a subdivision map, parcel map, certificate of compliance, or a record of survey map or described by metes and bounds and recorded in the office of the county recorder of Sacramento County, or a site in one ownership having an area for each main building or use as required in the applicable zone and having a frontage upon or access by adequate public easement to a public street, road, or highway. Types of lots include the following:

A. “Lot, corner” means a lot situated at the intersection of two or more public streets having an angle of intersection of not more than 135 degrees.

B. “Lot, flag” means a parcel of land shaped like a flag; the staff (access corridor) is a narrow strip of land providing vehicular and pedestrian access to the street with the bulk of the property lying to the rear of other lots.

C. “Lot, interior” means a lot other than a corner lot.

D. “Lot, through” means a lot having a frontage on two parallel or approximately parallel streets.

“Lot depth” means the horizontal distance between the front and rear lot lines measured on the longitudinal center line.

“Lot frontage” means the portion of a property that abuts one side of a public street which allows primary access to the property. The public street frontage for lots fronting on a curved street, or on the curved portion of a cul-de-sac street, shall be measured along an arc located within the front 50 feet of the lot and based on a center point coincidental with the center point of the street curve. If such arc is farther than 20 feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot.

“Lot line, front” means, in the case of an interior lot, a line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street. In the case of a square or nearly square-shaped corner lot, the owner may choose which street shall be designated as the front of the lot. Once the choice of frontage has been made, it cannot be changed unless all requirements for yard space are complied with.

“Lot line, rear” means a lot line which is opposite and most distant from the front lot line and, in case of an irregular, triangular, or gore-shaped lot, a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line.

“Lot line, side” means any lot boundary line not a front lot line or a rear lot line.

“Lot width” means the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

“Low income” means, when used by itself or as a modifier of “person” or “household” or other term, a household whose income does not exceed 80 percent of the median

income applicable to Sacramento County, adjusted for family size, as published and annually updated by the United States Department of Housing and Urban Development.

“Lower income households” means households whose income does not exceed the lower income limits applicable to Sacramento County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.

“Luminaire” means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts. The pole, post, or bracket is not considered a part of the luminaire.

“Maximum residential density” means the maximum number of residential units permitted by the city’s General Plan land use element and this title at the time of application.

“Menu/order board sign” means a sign installed in a drive-through facility and oriented so as to be visible primarily by drive-through customers.

“Mobile food vendor” means a person or enterprise that sells, serves, offers for sale, or gives away only food from a mobile food vending unit parked or located on a private parcel of property. This term includes a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis.

“Mobile home park” means a residential facility arranged or equipped for the accommodation of two or more mobile homes, with spaces for such mobile homes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobile home spaces therein.

“Mobile vending operation” means peddling, vending, selling, serving, displaying, offering for sale or giving away goods, wares, merchandise or food from either a mobile vending unit, mobile stand/display or a mobile food vending unit located on private property.

“Mobile/manufactured home” means a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including a recreational vehicle, commercial coach, or factory-built (modular) housing (single-family dwelling). A mobile home on a permanent foundation is included under the definition of single-family dwellings.

“Moderate income” means, when used by itself or as a modifier of “person” or “household” or other term, a household whose income does not exceed 81 percent to 120 percent of the median income applicable to Sacramento County, adjusted for family size, as published and annually updated by the United States Department of Housing and Urban Development.

“Moderate income households” means households whose income does not exceed the income limits applicable to Sacramento County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

“Monument sign” means a sign constructed upon a solid-appearing base or pedestal (typically stone, brick, or concrete), the total width of which is at least 50 percent of the overall height of the sign. Also see “Pylon sign” and “Pole sign.”

“Multivision sign” means any sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that

partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time of one or two or more images.

“Name plate” means a sign attached to a wall that identifies the occupant.

“NIER” means non-ionizing electromagnetic radiation (e.g., electromagnetic radiation primarily in the visible, infrared, and radio frequency portions of the electromagnetic spectrum).

“Noncommercial sign” means a sign which displays noncommercial speech, e.g., commentary or advocacy on topics of public debate and concern.

“Noncommunicative aspects” means those aspects of a sign which are not directly communicative, such as sign height, setback, illumination, spacing, density, etc.

“Nonconforming sign” means a sign lawfully erected and legally existing at the time of the effective date of an ordinance, but which does not conform to the provisions of this zoning code.

“Nonrestricted unit” means all units within a housing development excluding the target units.

“Notice of intent to convert” means a notice required to be served upon tenants or prospective tenants pursuant to the requirements of Section 66427.1, 66452.8, 66452.9, or 66459 of the Subdivision Map Act. The definition includes both 60-day and 180-day notices as further defined in the applicable section.

Odor. No obnoxious odors or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.

“Off-site or off-premises sign” means a sign which directs attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same lot or parcel on which said sign is located. This definition shall include billboards, posters, panels, painted bulletins, and similar advertising displays. The off-site/on-site distinction applies only to commercial messages. Off-site signs meet any one of the following criteria:

A. A permanent structure sign which is used for the display of off-site commercial messages;

B. A permanent structure sign which constitutes a principal, separate, or secondary use, as opposed to an accessory use, of the parcel on which it is located;

C. An outdoor sign used as advertising for hire, e.g., on which display space is made available to parties other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel or in the same development as the sign), in exchange for a rent, fee, or other consideration; or

D. An off-site outdoor advertising sign on which space is leased or rented.

“On-site main street” means a street or drive aisle located on a lot designed to resemble streets found in an urban context. Defining features of these “streets” include narrow travel lanes, on-street parking, wide sidewalks designed in accordance with RCMC 23.722.060(F)(2), and buildings located adjacent to or near sidewalks.

“On-site or on-premises sign” means a sign which directs attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered upon the lot or parcel on which the sign is placed. The off-site/on-site distinction applies only to commercial messages. In the case of multiple-tenant commercial or industrial

developments, a sign is considered on-site whenever it is located anywhere within the development. In the case of a duly approved uniform sign program, a sign anywhere within the area controlled by the program may be considered on-site when placed at any location within the area controlled by the program.

“Open view fencing” means fencing that does not create a solid visual barrier, such as wrought iron.

“Park and ride facility” means a designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

“Parking facility” refers to a public or shared parking lot or structured parking garage.

Particulate Matter and Air Contaminants. The operation of facilities shall not directly or indirectly discharge air contaminants into the atmosphere, including smoke, sulfur compounds, dust, soot, carbon, noxious acids, gases, mist, odors, or particulate matter, or other air contaminants or combinations which exceed any local, state, or federal air quality standards or which might be obnoxious or offensive to anyone residing or conducting business either on site or abutting the subject site. Particulate matter shall not be discharged into the atmosphere in excess of the standards of the federal Environmental Protection Agency, the California Air Resources Board, or the Sacramento metropolitan air quality management district.

“Paseo” means a public space that is located within a block’s interior and that connects two streets that are parallel or within 45 degrees of being parallel to each other.

“Pedestrian pathways” refers to the infrastructure which provides a safe pedestrian circulation system throughout the development site that minimizes the conflict between pedestrians and vehicular traffic at all points, including parking areas and building access points. The pathway system comprises standard pedestrian paths – pathways that meet the ADA sidewalk width requirements of four feet – and enhanced pedestrian paths – pathways that exceed the ADA sidewalk width requirement and include amenities (e.g., seating, trash receptacles, and drinking fountains).

“Pennant” means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a rope, wire, or string, usually in a series, designed to move in the wind and attract attention.

“Persons and families of moderate income” means households whose income does not exceed the moderate income limits applicable to Sacramento County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50093 of the California Health and Safety Code.

“Play equipment” means structures and surfaces used for recreational purposes, including play structures, jungle gyms, and sports courts such as tennis and basketball courts.

“Plaza” means an urban public space typically bounded by buildings, public rights-of-way, and other secondary public spaces.

“Pole sign” means an on-site freestanding sign supported by a sign structure from the ground which identifies businesses or institutions located on the same parcel or in the same development on which the sign is located. Generally, pole signs are supported by one or more metal or wood posts, pipes, or other vertical supports. The support structure is not integrated into the overall design of the sign. Also see “Monument sign” and “Pylon sign.”

“Pool/spa” means a structure greater than 120 square feet with at least 2,000 gallons of water and a minimum depth of three feet.

“Portable sign” means any on-site or off-site advertising device defined as a sign that is not permanently attached to a building or to the ground. Portable signs include, but are not limited to, signs designed to be transported by means of wheels; signs configured as A-frame or T-frame; menu and sandwich board signs; and umbrellas used for advertising. Clothing or other aspects of personal appearance are not within this definition (see “Commercial mascot”).

“Potable water storage facility” means a water tank or similar structure that collects and/or stores potable water, either just prior to or after treatment to make the water safe for human consumption.

“Primary dwelling unit” means an existing single-family residential structure on a single parcel with provisions for living, sleeping, eating, a single kitchen for cooking, and sanitation facilities occupied and intended for one household.

“Primary site frontage” means the longest frontage of a site that adjoins or fronts onto a public right-of-way.

“Public space” means an open area for public use on a lot developed in accordance with requirements of an arcade, a building entry, an employee break area, or a plaza.

“Pylon sign” means an on-site freestanding sign supported by a sign structure from the ground which identifies businesses located on the same parcel or in the same development on which the sign is located. Pylon signs are designed such that the support structure and the sign face are designed as one architecturally unified and proportional element. Also see “Monument sign” and “Pole sign.”

“Qualifying housing development” means a housing development where the applicant or developer of the housing development agrees to provide one or more of the following:

A. At least 10 percent of the total units of the housing development as target units affordable to lower income households;

B. At least five percent of the total units of the housing development as target units affordable to very low income households;

C. At least 10 percent of the total dwelling units in a condominium project (as defined by subsection (f) of Section 1351 of the California Civil Code) or in a planned development (as defined in subsection (k) of Section 1351 of the California Civil Code) for persons of moderate income; or

D. Senior citizen housing.

“Qualifying senior resident” means senior citizens or other persons eligible to reside in a senior citizen housing development.

“Readerboard sign” means a sign on which copy is changed manually in the field or electronically, including but not limited to theater marquee signs, business directories, church and museum signs, and gas price signs.

“Real estate sign” means any sign, temporary in nature, the copy of which concerns a proposed economic transaction involving real property. This definition does not include occupancy signs at establishments offering transient occupancy, such as hotels and motels.

“Recreational vehicle (RV)” means an enclosed piece of equipment dually used as both a vehicle and a temporary travel home. Travel trailers are included under this

definition. RVs are intended for everything from brief leisure activities, such as vacations and camping, to full-time living.

“Related equipment” means all equipment ancillary to the transmission and reception of voice and data by means of radio frequencies. Such equipment may include cables, conduits, connectors, equipment pads, equipment shelters, cabinets, buildings, and access ladders.

“Retaining wall” means a structure that holds back soil and rock from a building, structure, or area that helps to prevent erosion and the downward slide of such materials.

“Right-of-way line” means the future right-of-way line or plan lines of any highway or street as shown on the current circulation plan roadway system and sizing map of the city’s General Plan.

“Roof sign” means a sign installed on a roof or projecting above the eave of a building or mounted on an arcade or parapet.

“Roofline” means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

“Satellite earth station” means a facility consisting of more than a single satellite dish or parabolic antenna that transmits to and/or receives signals from an orbiting satellite.

“Second dwelling unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. This definition shall also include:

A. “Efficiency unit” as defined in Section 17958.1 of the California Health and Safety Code;

B. “Manufactured home” as defined in Section 18007 of the California Health and Safety Code.

“Senior citizen housing development” means a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least 35 dwelling units and complies with the requirements of California Civil Code Section 51.3.

“Setback” means the minimum distance between a structure and a property line of the lot, measured at a right angle from the designated property line.

“Shielding” means a technique or method of construction which causes light emitted from an outdoor light fixture to be projected below an imaginary horizontal plane passing through the fixtures.

“Sign” means any structure, part thereof, device, fixture, or placard or inscription which is located upon, attached to, or painted or represented on any land, or on the outside of any building or structure, or on an awning, canopy, marquee or similar appendage, or permanently affixed to the glass on the outside or inside of a window so as to be seen from the outside of the building, and which displays or includes any numeral, letter, word, model, banner, emblem, insignia, symbol, device, light, trademark, or other representation used as, or in the nature of, an announcement, advertisement, attention arrester, direction, warning, or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry when such image is visible from any public right-of-way.

Notwithstanding the generality of the foregoing, the following are not within this definition:

A. Architectural features. Decorative or architectural features of buildings (not including lettering, trademarks, or moving parts).

B. Fireworks, etc. The legal use of fireworks, candles, and artificial lighting not otherwise regulated by this zoning code.

C. Gravestones and grave markers.

D. Manufacturers' marks. Marks on tangible products, which identify the maker, seller, provider or product, and which customarily remain attached to the product even after sale.

E. Newsracks and newsstands.

F. Personal appearance. Items or devices of personal apparel, decoration, or appearance, including tattoos, makeup, wigs, costumes, masks, etc. (but not including commercial mascots).

G. Symbols embedded in architecture. Symbols of noncommercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building which is otherwise legal. The definition also includes foundation stones and cornerstones.

"Special category tenants" refers to persons or tenants who fall within one or more of the following categories:

A. "Elderly" means individuals 62 years of age or older;

B. "Handicapped or permanently disabled" as defined in Section 50072 of the California Health and Safety Code or 42 USC 423 and 24 CFR 8.3;

C. "Low income" or "very low income" as defined in this zoning code.

"Special needs population" means persons identified as having special needs related to any of the following:

A. Mental health;

B. Physical disabilities;

C. Developmental disabilities, including, but not limited to, mental retardation, cerebral palsy, epilepsy, and autism;

D. The risk of homelessness; or

E. Persons eligible for mental health services funded in whole or in part by the Mental Health Services Fund, created by Section 5890 of the Welfare and Institutions Code.

"Subdivision directional sign" means a temporary or otherwise limited-term sign for the purpose of providing direction for vehicular and/or pedestrian traffic to the initial home sales of multiple lots with a single builder within a master planned community, including both single-family and multifamily for-sale products. All other home sales are included within the definition of "Real estate sign."

"Subdivision permanent identification sign" means a sign located at the entrance to the subdivision for the purpose of a permanent identification of the subdivision. Such signs are of a permanent nature, usually constructed of long-lasting, weather-resistant materials such as stone or metal.

"Subdivision sign" means a sign identifying the initial home sale and location of land and/or multiple lots with a single builder within an approved residential

subdivision/master planned community, including both single-family and multifamily for-sale products.

“Target unit” means a dwelling unit within a housing development which will be reserved for sale or rent to, and affordable to, very low or lower income households, or qualifying senior residents.

“Temporary sign” means a sign not constructed or intended for long-term use. If a sign does not qualify as a structure under the building code, it is presumably a temporary sign, but subject to the interpretation of the planning director consistent with the interpretations policy in RCMC 23.743.020(B) (Interpretations).

“Three-dimensional object sign” means a sign that comprises a three-dimensional object that graphically or iconically brands an establishment or development. Such signs may be used as both building-attached and freestanding signs.

“Time/temperature sign” means an electronic or mechanical device that shows time and/or temperature but contains no business identification or advertising.

“Tower” means a mast, pole, monopole, lattice tower, or other structure designed and primarily used to support antennas. This definition includes ground-mounted structures 12 feet or greater in height and building-mounted structures that extend above the roofline, parapet wall, or other roof screen with a mast greater than six inches in diameter supporting one or more antennas, dishes, arrays, or other associated equipment.

“Trailers” means generally an unpowered vehicle pulled by a powered vehicle. Commonly, the term “trailer” refers to such vehicles used for transport of goods and materials. Travel trailers are considered recreational vehicles.

“Transmission lines and pipelines” means those facilities that transmit or transport electricity, potable water, reclaimed water, natural gas, sewage, and telephone, telegraph, cable television, and other communication transmission facilities that utilize direct physical conduits.

“Treatment plants” means a facility used to treat water into potable water suitable for human consumption or used to treat sewage/waste water so that it may be reclaimed for use as irrigation water or otherwise released back into the natural environment. May also include settling ponds and disposal fields related to the operation of the treatment plant.

“Truck yard/freight terminal” means an establishment where the primary activities are furnishing services incidental to air, motor freight, and rail transportation, where freight transferring occurs. This includes freight forwarding services; freight terminal facilities; joint terminal and service facilities; packing, crating, inspection, and weighing services; postal service bulk mailing distribution centers; transportation arrangement services; repair and storage of vehicles as ancillary activities; truck terminals; and trucking facilities.

“Under canopy sign.” See “Blade/bracket sign.”

“Vacancy rate” means the actual, physical vacancy rate of nonrented apartments in the project.

“Vehicle sign” means a sign that is attached to and is an integral part of a motorized vehicle or bicycle used directly for the purpose of a particular business and not used primarily as a sign base or for general advertising.

“Vehicle sign (large)” means any sign exceeding 10 square feet in area mounted, painted, placed on, attached or affixed to a trailer, watercraft, truck, automobile or other form of motor vehicle so parked or placed that the sign thereon is discernible from a public street or right-of-way as a means of communication and which by its location, size, and manner of display is reasonably calculated to exhibit commercial advertising, identifying an on-site business, or supplying directional information to an off-site business. A vehicle sign may also be defined as a vehicle that functions primarily as a sign rather than as a transportation device as determined by consideration of any combination of the following factors:

- A. The absence of a current, lawful license plate affixed to the vehicle on which the sign is displayed;
- B. The vehicle on which the sign is displayed is inoperable as defined by this city code;
- C. The vehicle on which the sign is displayed is not parked in an identified parking space on the lot;
- D. The vehicle on which the sign is displayed is not regularly used for transportation associated with the use it advertises;
- E. The vehicle remains parked on the premises after normal business hours when customers and employees are not normally present on the premises and is not part of the business’s vehicle fleet;
- F. The vehicle remains parked in the same vicinity on the property in a location which maximizes its visibility from the public street or right-of-way on a regular basis.

“Very low income” means, when used by itself or as a modifier of “person” or “household” or other term, a household whose income does not exceed 50 percent of the median income applicable to Sacramento County, adjusted for family size, as published and annually updated by the United States Department of Housing and Urban Development.

“Very low income households” means households whose income does not exceed the very low income limits applicable to Sacramento County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50105 of the California Health and Safety Code.

“Vessel” means watercraft used or capable of being used as a means of transportation on water.

“Video display sign” means a sign or portion of a sign that (A) changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and (B) depicts action or a special effect to imitate movement, the presentation of text or images displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands or light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs may project text or images onto buildings or other objects.

“Wall sign” means a sign attached directly to an exterior wall of a building or dependent upon a building for support with the exposed face of the sign located in such a way as to be substantially parallel to such exterior building wall which it is attached to or supported by. While generally can signs and channel letter signs are a kind of wall sign, other types of wall signs include, but are not limited to, vinyl or plastic letters

affixed directly to the building's surface, text cut into sheet metal that is bolted to a wall, or other such signs.

"Weekend directional stake sign" means a sign, customarily displayed on the weekends, measuring less than nine square feet in area, mounted on a wooden stake, and identifying the location and name of an active new home sales location/subdivision.

"Wind sign" means a sign that spins or is otherwise propelled by the force of air moving across its face.

"Window sign" means a sign attached to, suspended behind, placed, or painted upon the window or glass door of a building and is intended for viewing from the exterior of such building. This definition does not include merchandise offered for sale on site when on display in a window.

"Wireless communication facility" means a facility that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers or similar structures supporting said equipment, equipment buildings, parking area, and other accessory development.

"Yard" means an open space other than a court on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this code. Types of yards include the following and are described in Figure 23.704-1 (Lot and Yard Types):

A. "Yard, front" means a yard extending across the full width of the lot between the front of the main building and the front lot line. The depth of the required front yard shall be measured horizontally between the nearest part of the closest building and the nearest point of the front lot line.

B. "Yard, rear" means a yard extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

C. "Yard, side" means a yard, between a building and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the closest building.

D. "Yard, side street" means a yard, between a building and the side lot line adjacent to the street right-of-way, extending from the front yard to the rear yard. The depth of the required side street yard shall be measured horizontally between the nearest part of the closest building and the nearest point of the side lot line adjacent to the street.

"Yard area, actual" means the horizontal area between the property line and a parallel line along the nearest structure located outside of the required setback area. See Figure 23.704-1, Lot and Yard Types.

Yard Area, Required. The required yard area (front, interior side, street side, and/or rear) of a lot is the horizontal area between the property line and the minimum setback distance for the respective yard pursuant to Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 10.2.020)].

Chapter 6.20 SOLID WASTE MANAGEMENT

Sections:

- 6.20.010 Purpose and declarations.
- 6.20.020 Definitions.
- 6.20.030 Collection or transportation prohibited.
- 6.20.035 Mandatory service.
- 6.20.040 Public agency exemption.
- 6.20.045 Administrator exemption.
- 6.20.050 Franchise requirement.
- 6.20.055 Exempt collection or transportation.
- 6.20.060 City council authority to grant franchise.
- 6.20.070 Franchise terms and conditions.
- 6.20.080 Application for commercial or residential franchise.
- 6.20.090 Commercial franchise application review process.
- 6.20.095 Residential franchise application review process.
- 6.20.100 Appeal upon denial of award.
- 6.20.110 Awarding of franchise.
- 6.20.120 Requirements for franchise effectiveness.
- 6.20.130 Franchise fees.
- 6.20.140 Recycling facility reporting requirements.
- 6.20.150 Restrictions on franchisees.
- 6.20.160 Medical waste.
- 6.20.170 Enforcement.
- 6.20.180 Abatement proceedings.
- 6.20.190 Notices.
- 6.20.200 On-site storage.
- 6.20.210 Solid waste disposal restrictions.
- 6.20.220 Use of containers.
- 6.20.230 Rules and regulations.
- 6.20.240 Vehicle inspection.
- 6.20.250 Vehicle requirements.
- 6.20.260 Covered load requirement.
- 6.20.270 Rights reserved to city.
- 6.20.280 Other franchise provisions.
- 6.20.290 Criminal penalties for violations.
- 6.20.300 Civil penalties for violations.
- 6.20.310 Settlement process.
- 6.20.320 Hearing officer.
- 6.20.330 Appeals.
- 6.20.340 Appeal hearing.

applicant such additional information as the city council may deem relevant and necessary. Standard rules of evidence are not in effect at such public hearing, and the applicant shall have the burden of proof to show facts demonstrating that the applicant does in fact meet the requirements of this chapter. Any hearing may be continued or adjourned to a stated time and place without the giving of further notice. The city council will provide applicant with a written explanation of its determination on the application within 30 days of such hearing. The city council's decision is final.

C. If the term of an applicant's existing franchise expires while the application is under city review, the city council or the administrator may administratively extend the term for such period of time as is required to complete the appeal process. [Ord. 22-2013 § 2].

6.20.110 Awarding of franchise.

A. A commercial or residential franchise shall become effective only once the applicant and the city have signed a written agreement, and upon applicant's satisfying all of the requirements and conditions set forth in both this chapter and the franchise agreement.

B. The franchisee must provide to the city copies of all required certificates of insurance, and bonds as may be enumerated in the franchise agreement and this chapter. Should franchisee fail to maintain all such insurance and bonding requirements, uninterrupted for the term of the agreement, the city will immediately suspend or terminate the commercial or residential franchise.

C. If the franchisee's description of vehicles and equipment, as required under RCMC 6.20.080, has changed between the application date and the effective date of the franchise agreement, franchisee must submit to administrator an amended description, including all identification elements required under RCMC 6.20.080, prior to commencing services authorized in the agreement. [Ord. 22-2013 § 2].

6.20.120 Requirements for franchise effectiveness.

A franchise granted pursuant to this chapter shall not become effective unless and until all of the following requirements have been satisfied:

A. The ordinance granting the residential or commercial franchise, or the resolution granting the administrator the authority to grant the franchise, is effective.

B. The applicant and the city have executed a franchise agreement.

C. Within 20 days from the date of adoption of the ordinance granting the commercial or residential franchise, or within 20 days of the date of adoption of the resolution delegating authority to the administrator to grant the franchise, the applicant to whom a franchise has been granted has filed with the city clerk evidence of compliance with the insurance requirements specified in the franchise agreement. [Ord. 22-2013 § 2].

6.20.130 Franchise fees.

A. Each person engaging in the business of collecting, transporting or disposing of commercial or residential solid waste and recyclables kept, accumulated or generated in the city shall pay a franchise fee to the city. The city council shall set the franchise fee

by resolution, or shall delegate the authority to set the franchise fee to the city manager.
by

B. The payment of franchise fees to the city pursuant to this section shall be in addition to any license fee or business tax prescribed by any local jurisdictions for the same period.

C. Commercial and residential solid waste franchise fees shall be payable on all gross collection revenues by a franchisee from its commercial or residential solid waste collection customers located within the city. The franchise fee shall be calculated based on gross collection revenues prior to franchisee imposing the franchise fee on its customers. Nonexclusive franchisees shall also pay franchise fees on revenues received from federal and state government entities within the city.

D. Franchise fees shall be payable by any person providing commercial or residential solid waste services within the city after the effective date of the ordinance codified in this chapter, even where no franchise has been granted. [Ord. 22-2013 § 2].

6.20.140 Recycling facility reporting requirements.

A. All recycling facilities within the city shall provide semi-annual written reports to the administrator, due 45 days after the close of the six-month reporting period, and including the following information for the previous six months:

1. The total aggregate tonnage of recyclable material received from generators located within the city;

2. The aggregate tonnage of recyclable material received from waste management and recycling operations in the city;

3. The aggregate tonnage of recyclable material received from franchises operating within the city; and

4. The total aggregate amount of residuals generated at the facility and disposed of at a permitted solid waste disposal facility, expressed as a percentage of total tonnage received.

B. To the extent permitted by the California Public Records Act, any report or other information required by this chapter shall be deemed confidential and shall not be subject to public disclosure except for aggregate totals for all facilities.

C. Recycling facilities receiving only scrap metals, agricultural waste, inert materials, and/or discarded, whitecoated, major appliances that are not normally disposed of and thus cannot be counted towards the state's diversion requirements are exempt from the reporting requirements of this chapter. [Ord. 22-2013 § 2].

6.20.150 Restrictions on franchisees.

The following restrictions shall be applicable to franchisees:

A. Except to meet the two-truck requirement of RCMC 6.20.080(B)(3)(c), no franchisee shall, by contract, subcontract, or otherwise, share with another franchisee any office space associated with operations under a franchise.

B. No franchisee, by contract, express understanding or indirectly, shall, in cooperation with another franchisee, divide, segregate or apportion any territory within the city for the purpose of restricting competition within a particular territory.

C. No franchisee shall, directly or indirectly, enter into any contract, express understanding or other transaction with another franchisee for the purpose of fixing

customer rates or charges or otherwise maintaining rates or charges at a particular level.

D. No franchisee or any director, officer, partner, joint venturer, sole proprietor or corporate owner thereof shall be a controlling shareholder of, be a partner, joint venturer or sole proprietor, owner, have any other interest in or be employed by another franchisee. No franchisee which is owned in whole or in part by a corporation shall be effectively controlled by a person or entity by virtue of that person or entity's ownership of shares in the corporation, if the same person or entity otherwise controls another franchisee. The sole remedy for violation of the provisions of this subsection shall be revocation or refusal to renew a franchise.

E. Each franchisee shall provide to the administrator such information as the administrator determines is reasonably necessary to facilitate effective administration of the franchise under the provisions of this chapter. Diversion information may be provided consistent with the framework for materials recovery facility (MRF) services and reporting of RCMC 6.20.140170*.

F. Notwithstanding any other provisions of this chapter, it shall be allowable for a franchisee having an interest in a materials recovery facility (MRF) to provide a reporting service, a solid waste processing service, and/or a recyclables processing service to another franchisee consistent with the framework for MRF services and reporting of RCMC 6.20.14070*. [Ord. 22-2013 § 2].

6.20.160 Medical waste.

A. Commercial franchisees shall not be required to divert treated medical waste.

B. No treated medical waste from commercial or residential solid waste generators shall be delivered by a permittee to a materials recovery facility for the purpose of recycling. [Ord. 22-2013 § 2].

6.20.170 Enforcement.

Except as otherwise expressly provided, the provisions of this chapter shall be administered and enforced within the city by the administrator or other staff and enforcement officials designated by the administrator. [Ord. 22-2013 § 2].

6.20.180 Abatement proceedings.

Any operation or activity contrary to the provisions of this chapter or a franchise agreement, including the terms and conditions of any franchise, is unlawful and shall constitute a public nuisance. The administrator is authorized to commence in the name of the city actions or proceedings to abate and enjoin any such operation or activity. [Ord. 22-2013 § 2].

6.20.190 Notices.

A. Whenever a provision of this chapter authorizes or requires a public hearing to be conducted by the city council, notice of the time, date, place and purpose of the hearing shall be published at least once not later than 10 calendar days in advance of the date of such hearing in a newspaper of general circulation which is published within the city, and shall be served upon each franchisee who is affected by such hearing.

B. Any written notice or other communication to a franchisee which is authorized or required by this chapter shall be deemed served and effective for all purposes when deposited in the United States mail, postage prepaid, and addressed to the latest address of the franchisee shown in the city records pertaining to the franchise. [Ord. 22-2013 § 2].

6.20.200 On-site storage.

Every owner, tenant or occupant of a residential dwelling unit or multifamily residential property and every owner, operator or keeper of any business with a fixed location in the city which generates solid waste and/or recyclable materials shall provide and at all times keep within an enclosure, or conveniently located near an enclosure or building, water-tight containers for solid waste and suitable containers for recyclable materials, and shall cause to be deposited in such containers, and not elsewhere, all solid waste and/or recyclable materials which accumulate on the premises. The containers shall have tightly fitted covers and shall not leak or permit the escape of odors. Notwithstanding the requirements of this section, generators shall not be required to set out or store recyclable materials together with solid waste and generators shall be allowed to appropriately store recyclable materials for collection separate from solid waste. It shall be unlawful for any person to fail to comply with the requirements of this section. Containers shall be clearly identified with the name of the franchisee. [Ord. 22-2013 § 2].

6.20.210 Solid waste disposal restrictions.

A. It shall be unlawful for any franchisee to do any of the following:

1. To operate or have an interest in a solid waste disposal site, other than a transfer, receiving and/or processing station, within the city;
2. To operate a solid waste disposal area in the city; or
3. To dump any solid waste upon, or permit the same to fall upon, any property, road or highway other than the areas designated by this chapter for the disposal or dumping of solid waste.

B. It shall be unlawful for any person to dump, deposit, or release any solid waste, rubbish, debris, garbage, trash, or recyclable materials in or on any public or private property, including streets, sidewalks, gutters, highways, or easements, except when acting in accordance with the solid waste collection regulations set forth in this chapter. [Ord. 22-2013 § 2].

6.20.220 Use of containers.

No person other than a customer who has contracted for service with a franchisee, or a person with such customer's consent, shall deposit solid waste into a solid waste bin, drop box or compactor placed in the city by a franchisee for the purpose of receiving solid waste. [Ord. 22-2013 § 2].

6.20.230 Rules and regulations.

A. The collection and subsequent transportation and disposal of commercial solid waste and recyclable materials within the city is under the supervision of the

administrator who shall have the power to promulgate rules and regulations regulating such collection and subsequent transportation and disposal, including but not limited to:

1. Commercial solid waste generation, storage, recycling, recovery, accumulation, collection, removal, transportation and disposal;
2. The manner in which commercial solid waste collection and recycling services are provided;
3. Types of commercial solid waste and recycling containers and vehicles used therefor;
4. The operation and maintenance of sanitary methods of commercial solid waste disposal;
5. Reporting requirements for recycling facilities.

B. A copy of said rules and regulations and all amendments thereto shall be sent by registered or certified mail, postage prepaid, to all affected franchisees addressed to their last place of business. To the extent not otherwise provided by law, it shall be unlawful for a franchisee to collect and subsequently transport or dispose of commercial solid waste contrary to any regulation, order, permit or requirement promulgated by the administrator.

C. All such rules and regulations shall be consistent with the provisions of this chapter and shall be effective on the thirtieth day following the filing of any such rules and regulations with the city clerk.

D. Any person who asserts that he or she is aggrieved by the terms or application of a regulation issued pursuant to this section may appeal the issuance of such regulation by filing a written notice of appeal with the city clerk. The notice of appeal shall specifically identify the regulation or regulations from which the appeal is taken and the reasons for the appeal. Upon receipt of such notice, the city clerk shall schedule the appeal for a public hearing by the city council, notice of which shall be given in the manner prescribed by RCMC 6.20.340(A)240*. At the conclusion of the public hearing, the city council shall be vested with jurisdiction to deny the appeal or to rescind or modify the regulation. The city council's determination in this regard shall be final.

E. Any regulation from which an appeal is filed prior to its effective date shall not become effective until the date of a determination by the city council of the appeal. Any regulation from which an appeal is filed on or subsequent to the effective date thereof shall remain in full force and effect during the pendency of the appeal, and any decision that rescinds or modifies the regulation shall apply prospectively.

F. It shall be unlawful and constitute a violation of this chapter for any person to violate or otherwise fail to comply with any rule or regulation issued pursuant to this section. [Ord. 22-2013 § 2].

6.20.240 Vehicle inspection.

All trucks and containers used in the collection, removal, transportation or storage of commercial solid waste in the city shall be subject to inspection by the city engineer for the purpose of determining whether or not the trucks and containers comply with California Code of Regulations, Title 14, Sections 17341 through 17345. [Ord. 22-2013 § 2].

6.20.250 Vehicle requirements.

The bodies of vehicles used in the collection, removal or transportation of commercial solid waste in the city shall have beds of metal or other impervious material which can be cleaned, and shall otherwise be of a type approved by the city engineer's department adopted pursuant to the California Code of Regulations, Title 14, Section 17341.B. The city engineer shall be authorized to issue administrative regulations pertaining to specifications for vehicles and containers, the cleansing and disinfecting thereof, and other sanitary measures in connection therewith. [Ord. 22-2013 § 2].

6.20.260 Covered load requirement.

A. All franchisee vehicles and all privately owned or operated vehicles using solid waste disposal facilities in the city shall have their vehicle loads covered, with a tarp or equivalent cover, to ensure protection from littering during transportation from the origin of the trip to any waste disposal facility located in the city.

B. All vehicles hauling materials with the load originating in the city to a waste disposal facility located outside of the city shall have their loads covered while in transit within the city.

C. Every permitted or nonpermitted waste disposal facility located within the city shall post signs notifying the public that it is illegal to haul uncovered loads to the facility. These facilities shall cooperate with the city enforcement staff by providing covered load education and promotion information to their customers to help assure the effectiveness of this chapter. [Ord. 22-2013 § 2].

6.20.270 Rights reserved to city.

In addition to all other rights reserved to the city under this chapter, the following shall apply:

A. There is hereby reserved to the city every right and power, and the exercise thereof, which is reserved or authorized by any provision of any lawful ordinance or resolution of the city, whether enacted before or after the effective date of the ordinance codified in this chapter.

B. Neither the granting of any franchise nor any provision of any franchise shall constitute a waiver of or a bar to the exercise of any governmental right or power of the city.

C. The franchisee shall have no recourse whatsoever against the city, its officers, employees or agents or any of the city member entities, their officers, employees, or agents for any loss, cost, expense or damage arising out of any provision or requirement of this chapter or of any franchise issued under this chapter or because of the enforcement of this chapter.

D. There is hereby expressly reserved to the city the power and authority to amend any section of this chapter so as to require additional or greater standards on the part of the franchisee and the power and authority to increase the franchise fees to be paid by the franchisee pursuant to RCMC 6.20.1~~3050~~^{3050*}. [Ord. 22-2013 § 2].

6.20.280 Other franchise provisions.

The city council may expand or contract the scope of franchise agreements over time due to changes in law or interpretations of law. [Ord. 22-2013 § 2].

6.20.290 Criminal penalties for violations.

The following criminal penalties apply to violations of this chapter:

A. Violation as Misdemeanor. Unless otherwise specified by this chapter, violations of the provisions of this chapter or failure to comply with any of its requirements, including violations of terms and conditions established in connection with franchisees issued pursuant to this chapter, shall constitute a misdemeanor.

B. Penalty for Misdemeanor. Unless otherwise specified in this chapter, any person, whether as principal, agent, employee or otherwise, who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$1,000 or imprisoned for not more than six months in the county jail, or by both such fine and imprisonment. Each day such violation continues shall be considered a separate offense. Such penalties shall be in addition to any late fees, civil penalties, administrative civil penalties, or other charges payable to the city by a franchisee for the same period of time or for the same violations.

C. Violation as Infraction. Unless otherwise specified by this chapter or the franchise agreement, the following violations by a franchisee are infractions:

1. Delinquent Payment of Franchise Fee. A delinquent payment of a franchise fee that is not received by the city before the first day of the month following the due date established under the franchise agreement RCMC 6.20.150(B)* is a violation and a separate violation for every month the payment remains delinquent thereafter.

2. Delinquent Payment of Franchise Fee Late Charge. A delinquent payment of a late payment charge and/or interest charges for a late franchise fee payment (under the franchise agreement RCMC 6.20.150(F)*) that is not received by the city before the first day of the month following the due date is a violation and a separate violation for every month the payment remains delinquent thereafter.

3. Delinquent Payment of Late Report Charge. A delinquent payment of a late charge for a delinquent quarterly report of diversion (under the franchise agreement RCMC 6.20.170(F)*) that is not received before the first day of the month following the due date is a violation and a separate violation for every month the payment remains delinquent thereafter.

4. Delinquent Payment of Audit Fee. A delinquent payment of an audit fee (under the franchise agreement RCMC 6.20.210(B)*) that is not received by the city before the first day of the month following the due date is a violation and a separate violation for every month the payment remains delinquent thereafter.

5. Delinquent Diversion Report. A delinquent quarterly report of diversion (under the franchise agreement RCMC 6.20.170*) that is not received by the city before the first day of the third month following the end of the quarter reporting is a violation and a separate violation for every month the report remains delinquent thereafter.

6. Incomplete Diversion Report. If a quarterly report of diversion (under the franchise agreement RCMC 6.20.170*) that is received by the city is incomplete, the inadequacy must be remedied or corrected by the franchisee before the first day of the third month following the end of the quarter or it is a violation and a separate violation for every month the report remains incomplete thereafter. A complete quarterly report of diversion includes all information as may be required by the administrator. Partial quarterly reports of diversion will be considered incomplete.

D. Penalty for Infraction. Unless otherwise specified by this chapter or in the franchise agreement, an infraction is punishable by a fine not exceeding \$200.00 for a first violation of any offense under subsection (C) of this section within the preceding 12-month period; a fine of \$500.00 for a second violation of the same offense under subsection (C) of this section within the preceding 12-month period; and a fine of \$1,000 for each additional violation of the same offense under subsection (C) of this section within the preceding 12-month period. The administrator or the city attorney shall also have the discretion to elevate any infraction under subsection (C) of this section to a misdemeanor, punishable under subsection (B) of this section. Such penalties shall be in addition to any late fees, civil penalties, administrative civil penalties, or other charges payable to the city by a franchisee for the same period of time or for the same violation.

E. Separate Remedies. Each civil, criminal, or administrative civil penalty imposed pursuant to this chapter for any separate violation shall be separate from, and in addition to, any other provision of law and does not supersede or limit any and all other legal remedies and penalties, civil, administrative or criminal, which may be applicable under other laws. [Ord. 22-2013 § 2].

6.20.300 Civil penalties for violations.

The following administrative civil penalties apply to violations of this chapter:

A. Administrative Civil Penalties. In addition to any other remedies provided by this chapter, any person who violates any provision of this chapter shall be liable for an administrative civil penalty to be imposed by the administrator. The amount of the penalty shall not be more than \$1,000 for each day of violation. Any person who knowingly violates any provision of this chapter, after reasonable notice of the violation, is liable for an administrative civil penalty of not more than \$1,000 for each day of violation. In determining the civil, criminal, and administrative civil penalties imposed pursuant to this chapter, all relevant circumstances shall be considered, including but not limited to the extent of harm or potential harm caused by the violation, the nature of the violation and the period of time over which it occurred, the frequency of past violations, and the corrective action, if any, taken by the violator.

B. Administrative Civil Penalty Procedure.

1. Notice of Violation. The administrator shall notify the violator in writing of the time within which an alleged violation must be remedied or corrected. The notice shall provide that an administrative civil penalty will be imposed if the continuing violation is not remedied or corrected within the time stated.

2. Notice of Penalty and Opportunity for Hearing. Notice of any administrative civil penalty shall set forth the alleged acts or failures to act that constitute a basis for liability and the amount of the proposed administrative civil penalty. The notice of administrative civil penalty shall be served by personal service or certified mail and shall inform the person so served that the administrative civil penalty imposed may be administratively reviewed by a city-designated hearing officer before it is enforced if a request for hearing is timely filed. The notice shall also specify the procedure for requesting a hearing before the hearing officer.

3. Administrative Review. If a person desires administrative review of the administrative civil penalty imposed by the administrator, it shall request a hearing by timely filing a written request pursuant to the provisions of RCMC 6.20.4330*. The

written request for an appeal must be accompanied by an administrative hearing fee, as established by the city council. Any such appeal shall be in writing, shall state the specific reasons therefor and grounds asserted for relief, and shall be filed with the administrator not later than 15 calendar days after the date of service of any such decision. A hearing shall be conducted by the hearing officer pursuant to RCMC 6.20.4340* unless the person has waived the right to a hearing or has entered into a settlement agreement with the administrator. A person waives the right to a hearing by so stating in writing or by failure to file with the administrator a written request for hearing within 15 days after service of the notice of opportunity for hearing.

4. Effective Date. Where the person has waived the right to a hearing or where the person has entered into a settlement agreement, the administrative civil penalty shall not be subject to review by any court, the hearing authority, or any other agency and shall be effective 15 days after notice of the penalty is served. Where a hearing has been held, the penalty shall be effective 20 days after the decision of the hearing authority becomes final.

5. Judicial Review. The manner of contesting the final order of the hearing officer concerning any administrative civil penalty is governed by Government Code Section 53069.4, or any successor provision thereto. Service of the notice of appeal authorized by Government Code Section 53069.4 upon the city shall be by service upon the city clerk.

6. Payment of Costs of Enforcement/Collection. In addition to any penalty, sanction, fine or imprisonment, each person who violates this chapter shall be required to pay any and all expenses of enforcement including costs necessary to bring the person into compliance with this chapter. In addition to all remedies contained herein, the city may pursue all reasonable and legal means in collecting those sums authorized and due.

7. Collection. Payment of the penalty shall be made within 30 days from when the penalty became effective. In addition to all remedies herein contained, the city may pursue all reasonable and legal means in collecting administrative civil penalties. [Ord. 22-2013 § 2].

6.20.310 Settlement process.

The administrator may adopt a written settlement agreement process for the settlement of violations of this chapter, which shall take into consideration the penalty factors set forth in RCMC 6.20.4300*. [Ord. 22-2013 § 2].

6.20.320 Hearing officer.

Whenever the term "hearing officer" is utilized in this chapter, it shall be deemed to refer to one or more qualified persons assigned the responsibility of conducting a hearing by the city manager. [Ord. 22-2013 § 2].

6.20.330 Appeals.

Any decision of the administrator may be appealed to a hearing officer appointed by the city manager. Any such appeal shall be in writing, shall state the specific reasons therefor and grounds asserted for relief, and shall be filed with the administrator not later than 15 days after the date of service of any such decision. If an appeal is not filed

within the time or in the manner prescribed above, the right to review of the action against which complaint is made shall be deemed to have been waived. [Ord. 22-2013 § 2].

6.20.340 Appeal hearing.

A. Not later than 30 days following the date of filing an appeal within the time and in the manner prescribed by RCMC 6.20.4330*, the hearing officer shall conduct a hearing for the purpose of determining whether the appeal should be granted. Written notice of the time, date and place of the hearing shall be mailed to the appellant not later than 10 days preceding the date of the hearing.

B. The provisions of the California Administrative Procedure Act (commencing at Section 11500 of the Government Code) shall not be applicable to such hearings; nor shall formal rules of evidence in civil or criminal judicial proceedings be so applicable. Testimony shall be given under oath, and the parties to the hearing shall have the right to cross-examine witnesses. Any relevant evidence shall be admitted if it is the type of evidence upon which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rules which make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state. Hearsay evidence may be admitted for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the same extent that they are now or hereafter may be recognized in civil actions. Irrelevant and unduly repetitious evidence shall be excluded.

1. Record. A record of the entire hearing proceedings shall be made by either a certified court reporter or tape recorder operated by the hearing officer. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established and revised from time to time by the city council.

2. Scope. Only those matters or issues specifically raised by the appellant(s) in the written appeal shall be considered in the hearing on appeal.

3. Oaths and Certification. The hearing officer has the power to administer oaths and affirmations and to certify official acts.

4. Oral Evidence. Oral evidence shall only be taken on oath or affirmation.

5. Rights of Parties. Each party shall have the right to call and examine witnesses, to introduce exhibits, to cross-examine opposing witnesses on any matter relevant to the issues of the hearing even though the matter was not raised in the direct examination, to impeach any witness regardless of which party first called him or her to testify, to present rebuttal evidence and to represent himself or herself or to be represented by anyone of his or her choice who is lawfully permitted to do so. No appellant shall be required to testify without his or her consent.

6. At the conclusion of the hearing, the hearing authority shall prepare a written decision that either grants or conditionally grants or denies the appeal, and contains findings of fact and conclusions. Notice of the written decision, including a copy thereof, shall be filed with the administrator and served not later than 30 days following the date on which the hearing is closed on the appellant and on other persons who appeared at

the hearing and requested a copy. Service shall be by personal delivery or certified mail.

C. City and appellant shall jointly pay for the costs of the hearing. [Ord. 22-2013 § 2].

Article 1. Administration

Overview

This article establishes administrative elements of the zoning code, as follows:

- Purpose and authority of the code as the key implementation tool of the city of Rancho Cordova General Plan.
- The procedures for land use entitlement applications.
- The list of planning entitlements required before a property can be used for a particular purpose.
- How to appeal decisions, hold public hearings, amend the zoning code, handle nonconforming land uses and structures, and enforce code provisions.
- Establishes which review body makes recommendations and final decisions to approve or deny a land use entitlement request.
- Defines the type, size and character of development projects and determines which entitlement(s) is required and which procedure to follow.

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

Chapter 23.104 APPROVAL AUTHORITY

Sections:

- 23.104.010 Purpose.
- 23.104.020 Planning agency.
- 23.104.030 Recommending and approval authority.

23.104.010 Purpose.

The purpose of this chapter is to establish the administrative responsibilities of the zoning code and to identify the basic responsibilities of the officials and bodies charged with its administration. This chapter describes which review body makes the final decision on various types of land use entitlement applications. The zoning code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of this code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria and by providing for the modification of regulations in response to specific site conditions. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.010)].

23.104.020 Planning agency.

California Government Code Section 65100 requires each jurisdiction to establish a planning agency to carry out the land use and planning functions of the jurisdiction. The functions of the planning agency are assigned as designated by this code. In the absence of an assignment, the city council shall retain responsibility and authority to function as the planning agency. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.020)].

23.104.030 Recommending and approval authority.

The zoning code establishes which planning body recommends, makes final determinations, and hears appeals for each land use entitlement request.

A. Approval Authority. Table 23.104-1 lists the nature of the entitlement and the decision-making process determines whether or not a decision must be made by the city council or whether the decision can be delegated down to an appointed decision-making body, or to staff:

1. Administrative. Decisions require limited interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where no discretion is involved. Permits may be issued over the counter by staff.
2. Limited. The director or a designee can make limited land use decisions where the evaluation and approval must be consistent with adopted criteria. Approval or denial is based on discretionary standards that regulate the physical characteristics of an outright use. These entitlement requests do not typically require a public hearing but rather a formal determination by the director (or designee).

3. Quasi-Judicial. These decisions can be made by the city council or delegated to a different review body or to staff. The decisions are quasi-judicial in nature, meaning that they involve the application of discretionary approval standards to site-specific applications. A public hearing is required.

4. Legislative. Decisions must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy, requiring the greatest amount of discretion and evaluation of subjective approval criteria. Generally, a recommendation is requested from staff and/or another recommending body on legislative entitlements. A public hearing is required and these decisions cannot be appealed.

B. Consolidated Review. When more than one entitlement is required for a development project to proceed, then all entitlements shall be reviewed in a consolidated manner at the highest level of review.

C. Action. Table 23.104-1 establishes the responsibilities of the city's decision-making bodies, defined as follows:

1. "R" – Recommending body.
2. "F" – Final decision authority.
3. "A" – Appeal body.

Table 23.104-1: Approval Authority for Land Use Entitlements

Entitlement	Approval Type	Action	
		Planning Director	City Council
Zoning Certification	Administrative	F	
Temporary Use Permit	Administrative Limited	F	A
Similar Use Determination	Administrative Limited	F	A
Unified Sign Program	Limited	F	A
Administrative Use Permit	Limited	F	A
Limited Use Permit	Limited	F	A
Reasonable Accommodation	Limited	F	A
Adjustment	Limited	F	A
Nonconforming Use Permit	Limited	F	A
CUP Revocation	Limited	F	A
Minor Design Review	Limited	F	A
Conditional Use Permit	Quasi-judicial	R	F
Condominium Conversion Permit	Quasi-judicial	R	F
Major Design Review	Quasi-judicial	R	F
Variance	Quasi-judicial	R	F
Special Planning Areas	Legislative	R	F

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

Entitlement	Approval Type	Action	
		Planning Director	City Council
Zoning Amendments	Legislative	R	F
Specific Plans	Legislative	R	F
General Plan Amendments	Legislative	R	F
Development Agreements	Legislative	R	F

R – Recommending body

F – Final decision authority

A – Appeal body

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.030)].

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

Chapter 23.110 APPLICATION PROCESSING

Sections:

23.110.010	Purpose.
23.110.020	Consolidated review.
23.110.030	Initiation of application.
23.110.040	Application requirements.
23.110.050	Determination of completeness.
23.110.060	Withdrawal of land use application.
23.110.070	Extension of land use entitlement.
23.110.080	Environmental assessment.
23.110.090	Pre-application conference.
23.110.100	Neighborhood meeting.
23.110.110	Staff evaluation and report.
23.110.120	Conditions of approval.
23.110.130	Revocation of previously approved entitlement.
23.110.140	Transfer of approval rights.
23.110.150	Land use determinations.

23.110.010 Purpose.

This chapter describes the general procedures that apply to land use entitlement reviews. It contains the step-by-step land use application processing requirements. This chapter applies to all land use entitlement applications. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.010)].

23.110.020 Consolidated review.

Where a proposal involves more than one entitlement application for the same property, the n all entitlements shall be reviewed in a consolidated manner applicable review body may choose to require that all applications be reviewed, and approved or disapproved, by the highest review authority. For example, the city council may require that all actions associated with a project that includes a major design review (city council decision) and a limited use permit (planning director decision) be consolidated and presented to the city council for a final decision. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.020)].

23.110.030 Initiation of application.

Land use entitlement applications may be initiated as follows:

A. General Plan Amendment.

1. May be requested by any party; and
2. Initiated by city council action.

B. All other entitlement requests may be initiated by:

1. All the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;

2. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct;
3. The planning director;
4. The city council. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.030)].

23.110.040 Application requirements.

All applications for land use entitlements shall be submitted to the planning department with the following materials:

A. Completed application form including applicant signature(s), agent authorization (as appropriate), and proof of property ownership.

B. Required fee or deposit based on the entitlement(s) requested.

C. Plans, maps, and any other information deemed necessary by the director to provide the approving authority with adequate information to make informed decisions.

D. Materials listed on the land use entitlement application form related to the requested entitlement(s).

~~1. Required fee or deposit based on the entitlement(s) requested;~~

~~2. Plans, maps, and any other information deemed necessary by the director to provide the approving authority with adequate information to make informed decisions;~~
and

~~3. Materials listed on the land use entitlement application form related to the requested entitlement(s).~~ [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.040)].

23.110.050 Determination of completeness.

A. Within 30 days of application submittal, the director or designee shall determine whether or not the application is complete.

B. The applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.

C. If additional materials are required and the application is not made complete within six months of the completeness determination letter, the application may be considered withdrawn (see RCMC 23.110.060).

D. Rejection by the director for incompleteness shall be based solely on failure to address and supply information required by this code and/or failure to provide information requested by the director in a pre-application conference or otherwise, as determined necessary to adequately evaluate the proposal. Rejection shall not be based on differences of opinion as to quality or accuracy.

E. Acceptance of an application as complete indicates only that the application is ready for review.

F. Information submitted by the applicant to the city after the date the application is deemed complete that results in a substantial change from the original application shall require review as a new application. The director shall determine whether a substantial change from the original application has been proposed. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.050)].

23.110.150 Land use determinations.

Unless otherwise specified, the final determination for an entitlement is made by one of the city planning bodies, as follows:

A. Administrative Determinations.

1. Notice. Administrative applications do not require notice to anyone other than the applicant.

2. Decision. The director or his designee shall make all administrative decisions and may approve, approve with conditions, or deny applications. Approval shall be signified, at a minimum, with a planning department approval stamp accompanied with the initials of the reviewing staff. An explanatory letter, form, or other instrument may also be included for more complex applications or where detailed conditions of approval are involved.

3. Findings. The director's decision shall be based on standards set forth within this code and may be accompanied by brief findings if appropriate.

4. Appeal. Administrative decisions can ~~not~~ be appealed to the appropriate approving authority, determined by permit type (i.e. building permit, business license, etc).

B. Director Determinations – Notice of Decision (No Public Hearing).

1. Notice. The notice of decision shall be provided, in writing, to the applicant, interested parties, neighborhood associations within proximity of the subject site, properties within 500 feet of the property, and members of the city council. The notice shall include:

a. A brief statement explaining the criteria and standards considered relevant to the decision;

b. A statement of the standards ~~and facts~~ relied upon in rendering the decision;

c. Findings as listed for each entitlement ~~or justification~~ for the decision based on the criteria, standards, and facts set forth; and

d. An explanation of appeal rights and appeal deadlines.

2. Decision. The director may approve, approve with conditions, or deny the application. Decisions shall be based on standards and criteria set forth within this code and shall be accompanied by brief, written findings and a determination.

3. Appeal or Call-up. A planning director determination may be appealed to the city council, or called up to the full city council by a single city council member, for a final city determination according to Chapter 23.164 RCMC (Appeals) or Chapter 23.167 (Council Call-Ups).

C. Director Determinations – Public Hearing.

1. Notice of Public Hearing. A duly noticed public hearing is required by Government Code Section 65090 and shall be scheduled after the completion of any environmental documents if required by the California Environmental Quality Act (CEQA).

2. Hearing Procedure.

a. A hearing shall be held at the date, time, and place described in the required public notice.

b. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All

other persons shall have the right to comment on any relevant aspect of the application under consideration.

c. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, deny, continue, or take under advisement the subject of the public hearing.

d. Continuances. If a hearing cannot be completed on the scheduled day, the planning director, before the adjournment or recess of the hearing, may continue the hearing by publicly announcing the date, time, and place to which the hearing will be continued. Additional notice for the continued hearing shall not be required, unless otherwise required by law.

e. Application Denial. If an application is denied, no new application for the same or similar request may be accepted within one year of the denial, unless the director finds that the conditions surrounding the application have sufficiently changed to warrant a new application.

~~3. A decision of the director is final and effective on the eleventh day following the decision unless an appeal is filed or a council member elevates the decision for council deliberation in compliance with Chapter 23.167 RCMC (Council Call-Ups).~~

a3. Decision. The planning director may approve, approve with conditions, or deny an application based upon substantial evidence in the record that addresses the pertinent standards and criteria set forth within this code.

4. Notice of Decision. Written notice of the decision shall be provided within seven days of the decision to the applicant, all parties who submitted comments orally or in writing, and to members of the city council. The notice shall clearly set forth deadlines and criteria and fees for filing an appeal.

5. Appeal or Call-Ups. Planning director decisions may be appealed to the city council, or called up to the full city council by a single city council member, for a final city determination according to Chapter 23.164 RCMC (Appeals) or Chapter 23.167 RCMC (Council Call-Ups).

D. City Council Determinations.

1. Notice of Public Hearings. A duly noticed public hearing is required by Government Code Section 65090 for a final city determination and shall be scheduled after the completion of any environmental document required under the California Environmental Quality Act (CEQA).

2. Hearing Procedure.

a. A hearing shall be held at the date, time, and place described in the required public notice.

b. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.

c. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, deny, continue, or take under advisement the subject of the public hearing.

d. Continuances. If a hearing cannot be completed on the scheduled day, the city council, before the adjournment or recess of the hearing, may continue the hearing by publicly announcing the date, time, and place to which the hearing will be continued.

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**Chapter 23.113
ZONING CERTIFICATION**

Sections:

- 23.113.010 Purpose.
- 23.113.020 Applicability.
- 23.113.030 Approval findings.
- 23.113.040 Revocation or Cancellation
- 23.113.050 Permits Issued in Error

23.113.010 Purpose.

Zoning certification is an “over-the-counter” administrative procedure to certify that a proposed structure or land use is allowed in the applicable zoning district and that the project complies with all applicable requirements of the zoning code. This includes building permit plan check, business license review, home occupations, sign permits, and similar activities that require a compliance check with regard to zoning code provisions. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.5.010)].

23.113.020 Applicability.

Zoning certification is required ~~prior to establishing a land use, completing site improvements, building a structure, installing a sign, and/or issuing a grading permit, business license, or any other city permit that may have land use implications. Specifically, this review is required:~~

- A. Prior to obtaining a building permit, sign permit, or other ministerial permit where planning approval is required.
- B. Prior to obtaining a business license, including home occupations (see also home occupation standards in RCMC 23.901.030 (Home occupations)).
- C. Prior to the establishment of any land use allowed as a permitted (“P”) use in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) that involves no construction requiring a building or other permit. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.5.020)].

23.113.030 Approval findings.

City staff shall provide the zoning certification after finding all of the following. If staff does not make all of these findings, the zoning certification shall not be provided.

- A. ~~Findings. The zoning certification application shall address the following findings prior to approval:~~

- ~~1.~~ Existing site improvements and/or structures comply with all applicable requirements of this zoning code.

- ~~B.2.~~ New improvements comply with the standards and requirements of this zoning code and other applicable regulations.

- ~~BC.~~ Approvals shall be indicated with a stamp, city staff signature, or other official notation on approved plans. A letter may also be provided to the applicant if warranted at the discretion of the director.

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23.113.040 Revocation or Cancellation

~~C. Revocation or Cancellation.~~ The director shall revoke any approval or permit upon refusal by the permit holder to comply with the provisions of the permit after written notice of noncompliance and at least 30 days' opportunity to correct. This provision does not apply in the event that a structure, sign, tree, or other site or building feature, by nature of its physical condition, is an imminent and significant threat to public safety.

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23.113.050 Permits Issued in Error

~~D. Permits Issued in Error.~~ Any approval or permit issued in error may be revoked by the city upon written notice to the permit holder of the reason for the revocation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.5.030)].

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Chapter 23.116 TEMPORARY USE PERMITS

Sections:

- 23.116.010 Purpose.
- 23.116.020 Applicability and procedure.
- 23.116.030 Allowed temporary activities.
- 23.116.040 Approval findings.
- 23.116.050 Conditions of approval.

23.116.010 Purpose.

Temporary use permits (TUP) provide a process for administrative review and determinations to allow short-term activities that may not meet the normal development or use standards of the applicable zoning district, but may be acceptable because of their temporary nature. ~~The TUP applicant must demonstrate the application is consistent with code requirements.~~ Provisions in this chapter place restrictions on the duration of the temporary use, its location, and other development standards. The intent of these regulations is to ensure that the temporary use does not adversely impact the long-term uses of the same or neighboring sites, or impact the general health, safety, and welfare of persons residing within the community. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.6.010)].

23.116.020 Applicability and procedure.

A temporary use permit allows the short-term activities listed in RCMC 23.116.030 (Allowed temporary activities). Certain temporary activities are exempt from or subject to the provisions in this zoning code, as specified in RCMC 23.116.030.

A. The following submittals are required:

1. The required city application form and fee.
2. Site plan with dimensions, location of any temporary structures, and key features.
3. All proposed signage with dimensions.
4. Time period and dates requested for activity.
5. If a tent or temporary structure is to be used, a Sacramento metro fire permit is required prior to activity.

B. Temporary uses are reviewed as administrative permits, and the director or designee may issue the TUP in compliance with this section. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.6.020)].

23.116.030 Allowed temporary activities.

Allowed and exempt temporary activities and development standards related to those activities are provided in Chapter 23.922 RCMC (Temporary Uses). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.6.030)].

Chapter 23.119 UNIFIED SIGN PROGRAM

Sections:

23.119.010	Purpose.
23.119.020	Applicability.
23.119.030	Procedure.
23.119.040	Approval findings.

23.119.010 Purpose.

The unified sign program provides a process for review and decisions related to requests for signs for multitenant projects. The intent is to allow the integration of a project's signs with the design of the structures to achieve a unified architectural statement and to approve common sign regulations for multitenant projects, and to encourage design flexibility without circumventing the intent of this code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.7.010)].

23.119.020 Applicability.

A unified sign program shall be required for all new multitenant shopping centers, office parks, and other multitenant or mixed-use developments of three or more separate tenants/uses that share either the same parcel or structure and use common access and parking facilities, as described in Chapter 23.743 RCMC (Signs). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.7.020)].

23.119.030 Procedure.

Approval of a new unified sign program and amendments to an existing unified sign program may be approved or denied by the director. The city shall provide notice of a public hearing in compliance with ~~Chapter 23.164~~ RCMC 23.110.150 (Land Use DeterminationsPublic Hearings). The notice shall state that the director will decide whether to approve or disapprove the unified sign program application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested party prior to the specified date for the decision. When a hearing is requested, notice of the hearing shall be provided in compliance with ~~Chapter 23.164~~ RCMC 23.110.150 (Land Use DeterminationsPublic Hearings) and the director shall conduct the public hearing prior to a decision on the application. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.7.030)].

23.119.040 Approval findings.

The director shall approve, or approve with conditions, an application for a unified sign program after finding all of the following. If the director does not make all of these findings, he/she shall deny the unified sign program.

A. The proposed sign program does not violate provisions of this zoning code and the municipal code.

23.131.040 Findings for all adjustment requests.

The director shall approve or approve with conditions an application for an adjustment after finding all of the following. If the director does not make all of these findings, he/she shall deny the adjustment.

A. That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

B. That the proposed development is compatible with existing and proposed land uses in the surrounding area.

C. That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g., additional open space, protection of natural resources, improved pedestrian connectivity, public plazas, etc.).

D. Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

E. The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.

F. The adjustment is the minimum required to achieve the desired result. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.040)].

23.131.050 Limitations on land use density.

The development permitted by the adjustment may exceed the maximum density permitted within a land use zone if the director finds that all of the following are met:

A. That certain environmentally sensitive or significant physical features exist on the proposed site that are worthy of preservation; and in order to preserve and protect these features, careful planning in the design of the development and in measures of treating the land is necessary;

B. That the design of the project, including the proposed grading, construction techniques and practices, will preserve the aforementioned features; and

C. That adequate measures are proposed which, to the extent possible, will protect these features from future uses and activities which may be inconsistent with their preservation.

D. An adjustment for additional density shall not be granted in combination with density bonus provisions. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.050)].

23.131.060 Conditions of approval.

In approving an adjustment, the director:

A. Shall impose conditions to ensure that the adjustment does not grant special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located;

B. May impose any reasonable conditions (e.g., the placement, height, nature, and extent of the use, buffers, landscaping and maintenance, off-site improvements, performance guarantees, screening, surfacing, hours of operation) to ensure that the approval complies with the findings required by this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.11.060)].

Chapter 23.134 CONDITIONAL USE PERMIT

Sections:

23.134.010	Purpose.
23.134.020	Applicability.
23.134.030	Approval findings.
23.134.040	Conditions of approval.
23.134.050	Procedure.
23.134.060	Revocation of conditional use permit.

23.134.010 Purpose.

The conditional use permit (CUP) provides a process for the city council to review decisions regarding uses which, due to the nature of their impacts on surrounding land uses and public facilities, require a case-by-case review and analysis. The purpose of this chapter is to provide standards and procedures under which a conditional use may be permitted, enlarged, or altered if the site is appropriate and if other appropriate conditions of approval can be met. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.010)].

23.134.020 Applicability.

The provisions of this chapter apply to land uses requiring a conditional use permit as designated with a "C" on the allowed use tables found in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.020)].

23.134.030 Approval findings.

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

A. The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

B. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

C. All required public facilities have adequate capacity to serve the proposal.

D. The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

E. If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.030)].

23.134.040 Conditions of approval.

The city council may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, the following:

- A. Limiting the hours, days, place, and/or manner of operation;
- B. Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor, and/or dust;
- C. Requiring larger setback areas, lot area, and/or lot depth or width;
- D. Limiting the building or structure height, size or lot coverage, and/or location on the site;
- E. Designating the size, number, location, and/or design of vehicle access points or parking areas;
- F. Requiring street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved;
- G. Requiring landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;
- H. Limiting the number, size, location, height, and/or lighting of signs;
- I. Limiting or setting standards for the location, design, and/or intensity of outdoor lighting;
- J. Requiring berms, screening, or landscaping and the establishment of standards for their installation and maintenance;
- K. Requiring and designating the size, height, location, and/or materials for fences;
- L. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or sensitive lands;
- M. Requiring the dedication of sufficient land to the public, and/or construction of pedestrian/bicycle pathways in accordance with the adopted plans, or requiring the recording of a local improvement district nonremonstrance agreement for the same; and
- N. Other conditions necessary to address the approval criteria and findings. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.040)].

23.134.050 Procedure.

The procedure is provided in RCMC 23.110.150(D), City Council Determinations. [Ord. 12-2011 § 3 (Exh. A)].

23.134.060 Revocation and Modification of conditional use permit.

The city council may initiate revocation or modification proceedings subject to the provisions of RCMC 23.173.080 (Permit revocation or modification). The city council shall have the authority to conduct the public hearing and make the final determination on the revocation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.050). Formerly 23.134.050].

Chapter 23.140 MINOR DESIGN REVIEW

Sections:

23.140.010	Purpose.
23.140.020	Applicability.
23.140.030	Exemptions.
23.140.040	Procedure.
23.140.050	Findings.
23.140.060	Conditions.

23.140.010 Purpose.

The purpose of the minor design review process is to establish expedited discretionary review of development projects that require additional site and design considerations beyond the minimum standards of the zoning code. [Ord. 12-2011 § 3 (Exh. A)].

23.140.020 Applicability.

A. Except as otherwise exempt pursuant to RCMC 23.140.030, minor design review is required for the following, and applies to all modifications to site plans, building plans, facade changes, etc., when the visual appearance of site or building elements is altered. Note that when minor design review is not required, major design review may be required according to RCMC 23.141.020:

1. New construction of a nonresidential building or structure less than 5,000 square feet in all zoning districts unless exempt in RCMC 23.140.030.
2. Nonresidential facade renovations that involve less than 5,000 square feet of existing floor area or less than 200 linear feet of facade frontage of an existing building, unless exempt in RCMC 23.140.030.
3. All new buildings and building expansions less than 10,000 square feet in area in industrial zoning districts OIMU, M-1, and M-2 unless exempt in RCMC 23.140.030.
4. Significant changes to multifamily and all nonresidential site plans that impact required site plan elements (e.g., required parking, shade canopy, lighting, landscaping, etc.).
5. The exterior remodel of multifamily residential buildings or structures.

B. All projects must demonstrate consistency with Rancho Cordova design guidelines and development standards contained within this code. [Ord. 12-2011 § 3 (Exh. A)].

23.140.030 Exemptions.

The following structures and improvements are exempt from minor ~~or major~~ design review. However, such structures may require additional permits, such as a use permit or building permit to ensure compliance with adopted building code standards and applicable zoning code provisions.

- A. A single-family custom home on a lot that is consistent with existing zoning;

- B. An addition to a single-family residential home that is consistent with existing zoning;
- C. Parcel map for a single-family residence;
- D. Additions to nonresidential structures less than 1,000 square feet in size;
- E. Accessory structures consistent with provisions of Chapter 23.734 RCMC (Residential Accessory Structures);
- F. Repairs and maintenance of site improvements or structures that do not add to, enlarge, or expand the area occupied by the land use or the floor area of the structure and do not significantly alter the appearance of site improvements or structures;
- G. Changes to site plan elements that are not specifically required by this code (e.g., decorative elements and landscaping that are not specifically required by code);
- H. Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure;
- I. Second dwelling units subject to California Government Code Section 65583.1; and
- J. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric, or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment). [Ord. 12-2011 § 3 (Exh. A)].

23.140.040 Procedure.

The procedure is provided in RCMC 23.110.150(C), Director Determinations – Public Hearing. [Ord. 12-2011 § 3 (Exh. A)].

23.140.050 Findings.

~~A.~~ The director shall approve or approve with conditions an application for a minor design review after finding all of the following. If the director does not make all of these findings, he/she shall deny the minor design review.

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

B. 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.

C. 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.

D. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. [Ord. 12-2011 § 3 (Exh. A)].

Chapter 23.141 MAJOR DESIGN REVIEW

Sections:

23.141.010	Purpose.
23.141.020	Applicability.
23.141.030	Exemptions.
23.141.040	Procedure.
23.141.050	Findings.
23.141.060	Additional findings for residential design review applications.
23.141.070	Conditions.

23.141.010 Purpose.

The purpose of the design review process is to establish discretionary review of development projects that require additional site and design considerations beyond conformance with minimum standards of the zoning code. The intent of design review is to promote orderly and harmonious growth within the city. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.010). Formerly 23.140.010].

23.141.020 Applicability.

A. Except as otherwise exempt pursuant to RCMC 23.141.030 or subject to minor design review as specified in Chapter 23.140 RCMC, major design review is required for the following:

1. Single-family residential subdivision maps.
2. Master home plans for single-family residential subdivisions.
3. Multifamily residential development.
4. Commercial development.
5. Office development.
6. Industrial development.
7. Public/quasi-public developments (e.g., public safety facilities, library, city facilities).

B. All projects must demonstrate consistency with Rancho Cordova design guidelines and development standards contained within this code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.020). Formerly 23.140.020].

23.141.030 Exemptions.

The following structures and improvements are exempt from major design review. However, such structures may require additional permits, such as a use permit or a building permit to ensure compliance with adopted building code standards and applicable zoning code provisions.

A. ~~Structures and improvements that are subject to the minor design review process, such as:~~

~~1. New construction of a nonresidential building or structure less than 5,000 square feet in all zoning districts.~~

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- ~~2. Nonresidential facade renovations that involve less than 5,000 square feet of existing floor area or less than 200 linear feet of facade frontage of an existing building.~~
- ~~3. All new buildings and building expansions less than 10,000 square feet in area in industrial zoning districts OIMU, M-1, and M-2.~~
- ~~4. Changes to multifamily and all nonresidential site plans.~~
- ~~5. The exterior remodel of multifamily residential buildings or structures;~~
- ~~B. A single-family custom home on a lot that is consistent with existing zoning;~~
- ~~C.B. An addition to a single-family residential home that is consistent with existing zoning;~~
- ~~D.C. Parcel map for a single-family residence;~~
- ~~E.D. Additions to nonresidential structures less than 1,000 square feet in size;~~
- ~~F.E. Accessory structures consistent with provisions of Chapter 23.734 RCMC (Residential Accessory Structures);~~
- ~~G.F. Repairs and maintenance of site improvements or structures that do not add to, enlarge, or expand the area occupied by the land use or the floor area of the structure and do not significantly alter the visual appearance of the site or structures;~~
- ~~H.G. Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure;~~
- ~~I.H. Second dwelling units subject to California Government Code Section 65583.1; and~~
- ~~J.I. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric, or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.030). Formerly 23.140.030].~~

23.141.040 Procedure.

Decisions on major design review applications shall be made by the city council according to RCMC 23.110.150(D), City Council Determinations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.040). Formerly 23.140.040].

23.141.050 Findings.

The city council may approve or approve with conditions an application for design review after finding all of the following. If the city council does not make all of these findings, the council shall deny the design review.

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

B. 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.

C. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior

and signature of the appellant, and the required filing fee. The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.

C. Scope of Planning Entitlement Appeals. An appeal of a decision on a planning entitlement shall be limited to issues raised at the public hearing, or in writing before the hearing, or information that was not known at the time of the decision that is being appealed.

D. Rights. Pending a decision on an appeal in compliance with this zoning code, all rights emanating from the planning entitlement, license, or other city action that is the subject of the appeal and all relevant time periods shall be suspended.

E. Multiple Actions. In the event an appeal is filed regarding a decision on one of multiple entitlements or city approvals concurrently granted for a single project, all concurrently granted city entitlements and approvals for the project shall be automatically appealed and shall be considered and acted upon in compliance with this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.22.030)].

23.164.040 Processing.

A. Scheduling of Hearing. After an appeal has been received in compliance with RCMC 23.164.030, the city clerk shall schedule the matter for a council agenda, as applicable to the appeal.

B. Report. After the hearing has been scheduled, the director shall prepare a report on the matter and forward the report to the appropriate hearing body.

C. Consolidation of Multiple Appeals. If more than one party files an appeal on a land use action, the appeals shall be consolidated and noticed and heard as one proceeding.

D. Withdrawal of an Appeal. An appeal may be withdrawn by an appellant at any time prior to the rendering of a final decision. The appeal proceedings shall terminate as of the date the withdrawal request is received by the city.

E. General Procedure. The hearing body shall conduct a public hearing in compliance with RCMC ~~23.110.15023-161-070~~ (~~Land Use DeterminationsHearing-procedures~~).

1. Scope of Review. The review authority may consider any issues associated with the decision under consideration, in addition to the specific grounds for the appeal. The review authority shall also consider any environmental determination applicable to the entitlement or decision under consideration.

2. New Evidence. If new or different evidence is presented during the hearing, council may refer the matter back to the original approval body as applicable for a report on the new or different evidence prior to a final decision.

3. Decision. After a public hearing, the hearing body may:

- a. Approve, modify, or disapprove the action, either in whole or in part, based on the record and the evidence received at the hearing;
- b. Adopt additional conditions of approval deemed reasonable and necessary;
- c. Disapprove the planning entitlement approved by the previous review authority, even if the request was to modify the project or to modify or eliminate one or more of the conditions of approval.

4. The lack of an affirmative majority vote or a tie vote shall constitute denial of the project.

Chapter 23.167 COUNCIL CALL-UPS

Sections:

23.167.010	Purpose.
23.167.020	Authority.
23.167.030	Filing.
23.167.040	Rights.
23.167.050	Processing.

23.167.010 Purpose.

This chapter outlines the process for a member of the city council to elevate a decision of the director to the full city council for discussion and final determination. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.010)].

23.167.020 Authority.

Final decisions of the planning director, with the exception of ministerial entitlements (e.g., zoning certifications and temporary use permits), may be elevated to the city council for final determination under the following circumstances:

- A. Any member of the city council may request that an item be elevated.
- B. The item can only be elevated following the planning director decision.
- C. All call-ups shall follow the public hearing process established in RCMC

~~23.110.150-23.161.070~~ (Land Use Determinations Hearing procedures). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.020)].

23.167.030 Filing.

Council call-ups shall be filed with the planning department within 10 calendar days following the final date of the determination. All call-ups shall be submitted in writing by a member of the city council with a signature. The written call-up shall specifically state the pertinent facts of the case and the basis for the call-up. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.030)].

23.167.040 Rights.

A. Suspension. Pending a decision on a council call-up in compliance with this zoning code, all rights emanating from the entitlement, license, or other entitlement that is the subject of the appeal and all relevant time periods shall be suspended.

B. Multiple Actions. In the event a council call-up is filed regarding a decision on one of multiple entitlements or city approvals concurrently granted for a single project, all concurrently granted city entitlements and approvals for the project shall be automatically called up and shall be considered and acted upon in compliance with this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.040)].

23.167.050 Processing.

A. Scheduling of Hearing. After a council call-up is filed and received in compliance with RCMC 23.167.030, the city clerk shall schedule the matter for a council agenda, as applicable to the appeal.

B. Report. After the hearing has been scheduled, the director shall prepare a report on the matter and forward the report to the city council.

C. Consolidation of Multiple Call-Ups. If more than one member of the city council files a call-up on a land use action, the call-ups shall be consolidated and noticed and heard as one proceeding.

D. Withdrawal. A council call-up may be withdrawn at any time prior to the rendering of a final decision. The call-up proceeding shall terminate as of the date the withdrawal request is received by the city clerk.

E. General Procedure. The hearing body shall conduct a public hearing in compliance with ~~Chapter 23.164~~ RCMC 23.110.150 (Land Use Determination Public Hearings).

F. Scope of Review. The review authority may consider any issues associated with the decision under consideration, in addition to the specific grounds for the call-up. The review authority shall also consider any environmental determination applicable to the entitlement or decision under consideration.

G. New Evidence. If new or different evidence is presented during the hearing, the council may refer the matter back to the planning director as applicable for a report on the new or different evidence prior to a final decision.

H. Decision. After a public hearing, the hearing body may:

1. Approve, modify, or disapprove the action, either in whole or in part, based on the record and the evidence received at the hearing;
2. Adopt additional conditions of approval deemed reasonable and necessary;
3. Disapprove the planning entitlement approved by the previous review authority, even if the request was to modify the project or to modify or eliminate one or more of the conditions of approval.

I. The lack of an affirmative majority vote or a tie vote shall constitute denial of the project.

J. The findings, decision, and action of the hearing body shall be final.

K. Effective Date of Decision. A decision by the hearing body is effective as of the date of the decision. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.23.050)].

extension will be considered the same as an approval granted before the effective date. The person asserting the nonconforming use must present evidence that the use existed before the enactment of the zoning code provision prohibiting the use.

B. A nonconforming structure may be maintained or improved as follows:

1. Maintenance and Repair. A nonconforming structure may be maintained and repaired. Maintenance may include repair work necessary to keep the building or structure in sound condition but maintenance shall not include the replacement of a building or structure.

2. Seismic Retrofitting and Building Code Compliance. Repairs, alterations, or reconstruction to reinforce unreinforced masonry structures or to comply with building code requirements shall be allowed; provided, that the work is exclusively to comply with applicable earthquake safety standards and the building code.

3. Structural alteration of a nonconforming structure to improve safety or to reduce fire hazard. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.030)].

23.170.040 Modification and expansion.

A nonconforming use or structure may be modified or expanded as listed below, subject to the provisions of RCMC 23.170.070 (Nonconforming use permit procedures):

A. Structural Modification. Addition, enlargement, extension, or relocation of a nonconforming structure may be allowed if the changes to the structure conform to applicable provisions of this zoning code. Such modifications may not expand the extent of the nonconforming aspect of the structure or result in any new nonconforming conditions for the subject property.

B. Expansion of Use. Expansion or modification of a nonconforming use may be allowed in limited areas of the city as outlined in RCMC 23.170.070 (Nonconforming use permit procedures).

C. Exterior improvements or expansion of structures may also require design review approval in keeping with Chapter 23.140 RCMC ([Minor Design Review](#)) or [Chapter 23.141 \(Major Design Review\)](#). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.040)].

23.170.050 Destruction and replacement.

If a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, the structure may be repaired or rebuilt and reoccupied in the same manner in which it originally existed if the restoration is started within one year of the date of the damage and is diligently pursued to completion. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.24.050)].

23.170.060 Loss of nonconforming status.

If a nonconforming use is discontinued for a continuous period of six months or more, rights to nonconforming status shall terminate. A determination that a use has been abandoned requires both (A) evidence of an intention to abandon, and (B) an act or failure to act which shows or implies that the owner does not continue to claim or retain an interest in the nonconforming use. Evidence may include, but is not limited to, removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to

23.173.080 Permit revocation or modification.

This section provides procedures for securing punitive revocation or modification of previously approved land use permits or entitlements.

A. Revocations. The city's action to revoke an entitlement shall have the effect of terminating the entitlement and denying the privileges granted by the original approval.

B. Modifications. The city may choose to allow the modification of the operational characteristics instead of revoking an entitlement. These modifications may include operation aspects related to buffers, duration of the entitlement, hours of operation, landscaping, lighting, parking, performance guarantees, property maintenance, signs, surfacing, traffic circulation, etc.

C. Hearings and Notice. The appropriate review authority shall hold a public hearing to revoke or modify an application, entitlement, or permit granted in compliance with the provisions of this zoning code. A public hearing shall be held in compliance with RCMC ~~23.110.150(D)23-173-070~~ (City Council DeterminationsHearing-procedures). A special notice shall be delivered in writing to the applicant and/or owner of the property for which the permit was granted.

D. Review Authority Action and Findings. A land use entitlement or permit may be revoked or modified by the review authority which originally approved the entitlement if any of the following facts can be made in a positive manner:

1. Circumstances under which the entitlement or permit was granted have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be met;
2. The entitlement or permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the entitlement or permit;
3. One or more of the conditions of the permit have not been substantially fulfilled or have been violated;
4. The use or structure for which the permit was granted has ceased to exist or has lost its legal nonconforming use status;
5. The improvement authorized in compliance with the permit is in violation of any code, law, ordinance, regulation, or statute; or
6. The improvement/use allowed by the permit has become detrimental to the public health, safety, or welfare, or the manner of operation constitutes or is creating a public nuisance. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.25.080)].

23.173.090 Enforcement action.

This section describes the procedures for initiating enforcement action in cases where the director has determined that real property within the city is being used in violation of zoning code provisions.

A. Notice to Responsible Parties. The director shall provide the record owner of the subject site and any person in possession or control of the site with a written notice of violation, which shall include the following information:

1. A description of the violation and citations of applicable zoning code provisions being violated;
2. A time limit for correcting the violation;

Article 3. Zoning Districts, Allowable Uses, and General Development Standards

Overview
This article establishes each of the base, special, and overlay zoning districts in the city and identifies the allowed use provisions and development standards for each of the districts. The article also establishes a system of land use classifications for defining the allowed use provisions, as well as establishing the zoning map and rules for its interpretation.

Chapter 23.301 ESTABLISHMENT OF ZONING DISTRICTS

Sections:

- 23.301.010 Purpose.
- 23.301.020 Zoning districts.
- 23.301.030 Zoning map.

23.301.010 Purpose.

This chapter establishes the framework for zoning districts within the city of Rancho Cordova and their relationship to the city's General Plan land use categories. This chapter also establishes the zoning map as the official designation of zoning district boundaries. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.1.010)].

23.301.020 Zoning districts.

The city of Rancho Cordova is divided into zoning districts that are generally grouped into two categories: (A) base zoning districts, and (B) overlay zoning districts. These districts implement the city's General Plan land use categories as described in Table 23.301-1. Each zone is further defined and regulated in the subsequent sections of this chapter.

A. Base Zoning Districts. The base zoning district is the primary zoning district that applies to a property. Every parcel throughout the city has a base zoning district that establishes the primary type and intensity of land use for the parcel, along with development regulations for that particular type and intensity of land use. Base districts are grouped into six categories as follows:

1. Agricultural zoning districts;
2. Residential zoning districts;
3. Mixed-use zoning districts;
4. General commercial and industrial zoning districts;
5. Public/quasi-public zoning districts;
6. Special purpose zoning districts.

B. Overlay Zoning Districts. An overlay zoning district (or as previously referred to as a combining zone) supplements the base zoning district for one or more of the following purposes:

1. To allow more flexibility from the standard provisions of the underlying base zone;
2. When special provisions are needed to protect unique site features or implement location-specific provisions; and/or
3. To specify a particular standard or guideline for an area.

In the event of a conflict between the regulations of the base zoning district and the overlay zoning district, the provisions of the overlay zoning district shall apply.

Table 23.301-1: Zoning Districts

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District ¹
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Rancho Cordova Municipal Code
Chapter 23.301 ESTABLISHMENT OF ZONING
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Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District ¹
Agricultural Zoning Districts		
AG-80	Agricultural, 80-acre minimum	Rural Agriculture
AG-20	Agricultural, 20-acre minimum	Rural Agriculture
Residential Zoning Districts		
RR	Rural Residential	Rural Residential
ER	Estate Residential	Estate Residential
RD-1	Residential, 1 dwelling unit per acre max.	Estate Residential
RD-2	Residential, 2 dwelling units per acre max.	Estate Residential
RD-3	Residential, 3 dwelling units per acre max.	Low Density Residential
RD-4	Residential, 4 dwelling units per acre max.	Low Density Residential
RD-5	Residential, 5 dwelling units per acre max.	Low Density Residential
RD-6	Residential, 6 dwelling units per acre max.	Low Density Residential
RD-7	Residential, 7 dwelling units per acre max.	Medium Density Residential
RD-10	Residential, 10 dwelling units per acre max.	Medium Density Residential
RD-15	Residential, 15 dwelling units per acre max.	Medium Density Residential
RD-20	Residential, 20 dwelling units per acre max.	High Density Residential
RD-25	Residential, 25 dwelling units per acre max.	High Density Residential
RD-30	Residential, 30 dwelling units per acre max.	High Density Residential
MDR	Medium Density Residential	Medium Density Residential
HDR	High Density Residential	High Density Residential
RMH	Residential Mobile Home	Medium Density Residential
Mixed-Use Zoning Districts		
RMU	Residential Mixed-Use	Residential Mixed-Use, Village Center
CMU	Commercial Mixed-Use	Commercial Mixed-Use, Village Center
OPMU	Office Professional Mixed-Use	Office Mixed-Use, Village Center
OIMU	Office Industrial Mixed-Use	Office Mixed-Use, Light Industrial
LIBP	Light Industrial Business Park	Light Industrial
VC	Village Center	Village Center
LTC	Local Town Center	Local Town Center
RTC	Regional Town Center	Regional Town Center
General Commercial, Automotive and Industrial Zoning Districts		
GC	General Commercial	Commercial Mixed-Use
M-1	Light Industrial/Manufacturing	Light Industrial

Rancho Cordova Municipal Code
Chapter 23.301 ESTABLISHMENT OF ZONING
DISTRICTS

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District ¹
M-2	Heavy Industrial/Manufacturing	Heavy Industrial
Public/Quasi-Public Zoning Districts		
POS	Parks and Open Space	Parks and Open Space, Natural Resources
CS	Community Services	Public/Quasi-Public
T	Transportation Corridor	Public/Quasi-Public
Special Purpose Zoning Districts		
SP	Specific Plan	All
SPA	Special Planning Area	All
Overlay Zoning Districts		
CO	Convention Overlay	Convention Overlay
TOD	Transit Oriented Development	Local Transit Oriented Development; Regional Transit Oriented Development
F	Flood	All
PD	Planned Development ²	All
PDC	Planned Development – County/City Initiated ²	All
PC	Parkway Corridor	Parks and Open Space, Natural Resources
SM	Surface Mining	Surface Mining

Notes:

1. All zoning districts are consistent with the public/quasi-public General Plan land use category, as described in the General Plan.

2. The PD and PDC overlay zones are combining zones held over from the old Sacramento County Zoning Code. As identified in RCMC 23.325.050 and 23.325.060, no additional property may utilize these zones.

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.1.020)].

23.301.030 Zoning map.

The city council hereby adopts the city of Rancho Cordova zoning map (hereafter referred to as the “zoning map”) as the official designation of zoning district boundaries on real property within the city. The zoning map shall be regulated as set forth:

A. Incorporated by Reference. The zoning map is hereby incorporated into this zoning code by reference as though it were fully included.

B. Map Amendments. Amendments to the zoning map shall follow the process established in Chapter 23.146 RCMC (Zoning Amendments).

C. Relationship to General Plan and Other Plans. The zoning map shall implement and shall be consistent with the city’s adopted General Plan. The zoning map shall be specifically consistent with the General Plan Land Use Plan and the roadway sizing diagram, and any adopted Specific Plans, special planning areas, or Master Plans.

D. Zoning District Symbol. Zoning districts shall be illustrated on the zoning map as follows:

1. Each base zoning district shall be described on the zoning map by use of its identified zoning district symbol, as listed in Table 23.301-1.

2. Each special purpose zoning district shall be delineated with a name, number, symbol, or other delineation, as determined by the planning director, which distinguishes it from other special purpose zones, base zoning districts, or overlay zones. The assignment of the special purpose designation serves to provide a reference to the corresponding special purpose zoning document (e.g., Specific Plan, special planning area) adopted by ordinance of the city council.

3. Overlay zoning districts shall be designated by their representative symbol along with the base zoning district in a format determined by the planning director.

E. Zoning Map Interpretation. If there is uncertainty about the location of any zoning district boundary shown on the zoning map, the precise location of the boundary shall be determined by the planning director ~~(as a Level 1 determination)~~ as follows:

1. The boundaries of a zoning district shall be the centerlines of either streets or alleys, or lot lines of real property, unless otherwise shown. Where a district's boundaries approximately follow centerlines or lot lines, those lines shall be interpreted as the district boundaries.

2. If a district boundary divides a parcel and the boundary line location is not specified by distances printed on the zoning map, the location of the boundary shall be determined by using the scale appearing on the zoning map. Except as otherwise provided by this code through integrated development, each portion of the property shall be developed to the standards and allowed use provisions of the applied zoning district and any applied overlay zone(s).

3. Where the street layout on the ground or the lot lines differ from such layout or lines shown on the zoning map, the planning director shall determine the exact boundary and the map shall be amended to conform to the layout on the ground.

4. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley shall be included within the zoning district of the adjoining property on either side of the centerline of the vacated or abandoned street or alley. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.1.030)].

2. When public works revises the 100-year flood elevation based upon detailed engineering data, the zoning boundaries of the flood overlay zoning district may be adjusted by the planning director so as to accurately reflect the 100-year floodplain.

3. Upon development of a property, the designated approving authority shall determine the exact location of the 100-year floodplain based on a topographic survey of the property at one-foot intervals and the 100-year flood elevation as determined by public works. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.040)].

23.325.050 Planned development (PD) overlay zoning district.

A. Purpose. The purpose of the planned development (PD) overlay zoning district is to encourage a creative and more efficient approach to the use of land, to maximize choice in the type of environment available to the people of the city, and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such rearrangement is desirable and feasible. While this overlay district has been established to reflect previous actions of the county of Sacramento prior to incorporation of the city, subsequent development does not require a planned development overlay zoning district to establish development rights consistent with this title and the city's General Plan. Existing planned development overlay zoning districts are hereby incorporated into this title by reference and are considered consistent with the city's General Plan.

B. Intent of the Planned Development Overlay Zoning District. The intent of the planned development overlay zoning district is to carry out the purpose as set forth above by providing the means of greater creativity and flexibility in design than are provided under the strict application of the zoning and subdivision ordinances while at the same time preserving the public interest, health, safety, welfare, and property values. Various land uses may be combined in a planned development zone including combinations of residential, commercial, industrial, utility, institutional, educational, cultural, recreational, and other uses provided the combination of uses results in a balanced and stable environment. A PD zone may be combined with any other zoning classification except permanent agricultural or agricultural hold zones, provided the underlying base zoning district is consistent with the General Plan.

C. Criteria. The criteria for establishing new planned development overlay zoning districts are as follows:

1. Size. A planned development, or unit thereof, shall be of sufficient size, composition, and arrangement that its composition, marketing, and operation are feasible as a complete unit independent of any subsequent unit.

2. Permitted Uses. All uses which are authorized in the base zone(s) with which the planned development overlay zoning district is combined, including uses which are authorized only with a use permit, provided the uses are approved and made part of the development plan as provided in this section. In residential developments, the applicant must show that accessory commercial uses are intended to serve principally the residents of the development.

3. Land Use Intensity. The planned development shall be at a land use intensity which conforms to the city's General Plan and complements existing permitted uses in the neighborhood. If the planned development proposed indicates a greater intensity of

land use than is permitted by existing zoning regulations, the applicant shall show that the design of the project merits such a change in zoning and will not:

- a. Create traffic congestion in the streets which adjoin or are near the planned development;
- b. Create a burden on parks, schools, and other public facilities and utilities which serve or are proposed to serve the planned development;
- c. Have an undue and adverse impact on the reasonable enjoyment of neighboring property.

An increase in land use intensity shall be compensated for by additional amenities to be achieved by the amount, location, and proposed use of open space and location, design, and type of development.

4. Design Standards. The city council, ~~after a recommendation by the planning commission,~~ may permit deviations from the standards in the base zones with which the planned development overlay zoning district is combined provided the developer demonstrates by his design proposal that the objectives of the General Plan, the subdivision ordinance (RCMC Title 22), and this title will be achieved.

5. Common Open Space. The city council may adopt regulations to govern the amount, use, and location of open space. After development, the common open space may be conveyed to a public agency or private association. The city council, prior to any conveyance of common open space, shall approve all agreements and instruments relating to use, maintenance, and ownership thereof. The city council may also require the dedication of development rights or scenic easements to assure that common open space will be maintained. The ~~planning commission~~ city council may further require that instruments of conveyance or covenants or deed restrictions of associations provide that, in the event the common open space is not maintained in a condition consistent with the approved development plan, the city may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association. If the common open space is dedicated, conveyed, or designed for use by the general public and so used, any assessment of maintenance costs shall be made by benefit areas which are not necessarily restricted to the subject planned development overlay zoning district.

D. Preliminary Plan.

1. Purpose. The purpose of the preliminary plan is to require the developer to demonstrate the feasibility and general design concept of a proposed development to the planning department. Prior to submitting an application for zone change to the planned development overlay zoning district, the applicant shall submit and receive approval of a preliminary plan for the full area to be covered by the planned development overlay zoning district from the planning director. Approval of the preliminary plan does not grant or vest development rights, but rather ensures that the proposed development will comply with the goals and policies of the city's General Plan and other standards and regulations of the city prior to zone change.

2. Procedure. The initial step to be taken by the developer is to submit a preliminary plan to the planning department. The plan shall include:

- a. Maps or drawings which may be schematic in form;
- b. Proposed land uses, the approximate number of dwelling units, acres and population density for each area of land, existing uses of surrounding property;

c. Proposed circulation system, indicating both public and private streets;
d. Public uses including schools, parks, recreation areas, and other open spaces;

e. The use and general description of each different type of structure;
f. Nature of the applicant's interest in the land proposed to be developed;
g. Written explanation of the nature of the proposed development and the deviations from regulations otherwise applicable to the property;
h. Proposed sequence and schedule of development; and
i. Other contents as deemed necessary by the planning director and city council planning commission.

3. Action by the Planning Department. Review and processing of the preliminary plan application shall be consistent with the provisions of Chapter 23.110 RCMC (Application Processing). The designated approving authority for the preliminary plan shall be the planning director; however, the director shall have the authority to elevate the preliminary plan review to the ~~planning commission or the city council (via the planning commission)~~.

E. Proposed Development Plan and Request for Planned Development Overlay Zoning District. Within one year after approval of the preliminary plan, an application may be filed with the planning director for a planned development overlay zoning district. The petitioner shall include with the application for zone change his proposed development plan for all or a portion of the property included within the preliminary plan, which shall include all information required for the preliminary plan and the following:

1. Maps showing existing topography, tree cover, buildings, streets, and other existing physical features;

2. Detailed breakdown of the proposed land use showing lot lines, location of buildings, parking areas, common grounds, recreation improvements and structures, and open space around buildings and structures;

3. Elevation drawings of typical proposed structures and improvements for each proposed use except detached single-family dwellings;

4. At least one perspective drawing or model which will demonstrate the architectural character of the project;

5. Proposed agreements, deed restrictions, bylaws, and articles of incorporation which relate to the preservation or maintenance of open space and associations created to preserve and maintain said open space;

6. A schedule and sequence of development for all of the property included in the preliminary development plan even though the applicant elects to include only a portion of the property in the proposed tentative development plan.

F. Action on the Proposed Development Plan and Request for Planned Development Overlay Zoning District.

1. The process for approving a proposed development plan and request for zone change to the planned development overlay zoning district shall be the same as for zoning amendments as provided for in Chapter 23.146 RCMC (Zoning Amendments).

2. Findings. In addition to the findings for approval of a zoning amendment, the designated approving authority shall also make all of the following findings when approving a zone change to the planned development overlay zoning district:

a. The proposed development will carry out the intent of the General Plan.

minimum, each of the elements required by SMARA (PRC Sections 2772 through 2773) and state regulations, and any other requirements deemed necessary to facilitate an expeditious and fair evaluation of the proposed reclamation plan, to be established at the discretion of the planning director. As many copies of the site approval application as may be required by the planning director shall be submitted to the planning department.

2. As many copies of a reclamation plan application as may be required shall be submitted in conjunction with all applications for site approvals for surface mining operations. For surface mining operations that are exempt from a site approval pursuant to this section, the reclamation plan application shall include information concerning the mining operation that is required for processing the reclamation plan. All documentation for the reclamation plan shall be submitted to the city at one time.

3. Applications shall include all required environmental review forms and information prescribed by the planning director.

4. Upon completion of the environmental review procedure and filing of all documents required by the planning director, consideration of the site approval or reclamation plan for the proposed or existing surface mine shall be completed pursuant to this section at a public hearing before the ~~city council planning commission~~ and pursuant to Section 2774 of the Public Resources Code.

5. The reclamation plan shall be applicable to a specific property or properties and shall be based upon the character of the surrounding area and such characteristics of the property as the type of overburden, vegetation, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities.

6. All reclamation plans shall contain, at a minimum, the following information and documents:

a. The estimated time schedule for the beginning and completion of reclamation activities. If the mining operation is to be accomplished in phases, the time schedule shall indicate the estimated beginning and completion of reclamation activities for each phase.

b. An estimate of the cost of completion of reclamation activities, computed at current cost at the time proposed in the time schedule submitted for completion of the reclamation plan.

c. A description of the existing vegetation at and surrounding the site.

d. A general description of the geology of the surrounding area and a detailed description of the geology at the reclamation site.

e. A description of the proposed use or potential uses of land after reclamation, and evidence that all owners of a possessory interest in the land have been notified of the proposed use or potential uses.

f. A description of the manner in which reclamation, adequate for the proposed use or potential uses, will be accomplished, including:

i. The manner in which mining wastes and related contaminants will be controlled and disposed of.

ii. The manner in which affected streambed channels and stream banks will be rehabilitated to a condition minimizing erosion and sedimentation.

g. An assessment of the effect of implementation of the reclamation plan on future mining in the area.

h. A statement by the applicant that he accepts responsibility for reclaiming mined lands in accordance with the approved reclamation plan.

i. A statement by the applicant that he accepts responsibility for all completed reclamation work for a period of two years or such greater period as deemed necessary by the ~~city council planning commission~~ to assure the permanency of all features of the reclamation plan. This subsection shall not apply to normal maintenance and repairs unrelated to the reclamation work on public facilities where dedicated to and accepted by the city of Rancho Cordova.

j. Such other information as the planning department may require.

k. The planning department may waive the filing of one or more of the above items where it is determined unnecessary to process the application subject to the provisions of this chapter.

7. Additional information may be required per a planning department form. Where a reclamation plan is not filed as a part of a surface mining permit, such plan shall be accompanied by an application for separate reclamation plan approval which contains the following information:

a. The names and addresses of the applicant and the mining operator, if different, and of any persons designated by the applicant as his agents for service of process; and

b. The names and addresses of all persons owning a possessory and/or mineral interest in any or all of the property to be used for mining operations.

8. The planning department may deny, without a public hearing, an application for a reclamation plan if such application or plan does not contain the information required in subsection (F)(6) of this section. The planning department may permit the applicant to amend such application.

9. Within 10 days of acceptance of an application as complete for a site approval for surface mining operations and/or a reclamation plan, the planning department shall notify the State Department of Conservation of the filing of the application(s). Whenever mining operations are proposed in the 100-year floodplain of any stream, as shown in Zone A of the flood insurance rate maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any state highway bridge, the planning department shall also notify the State Department of Transportation that the application has been received.

10. The planning department shall process the application(s) through environmental review pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the city's environmental review guidelines.

11. Subsequent to the appropriate environmental review, the planning department shall prepare a staff report with recommendations for consideration by the ~~city council planning commission~~.

12. The ~~city council planning commission~~ shall hold at least one noticed public hearing on site approval and/or reclamation plan.

13. Prior to final approval of a reclamation plan, financial assurances (as provided in this section), or any amendments to the reclamation plan or existing financial assurances, the ~~city council planning commission~~ shall certify to the State Department of Conservation that the reclamation plan and/or financial assurance complies with the applicable requirements of state law, and submit the plan, assurance,

or amendments to the State Department of Conservation for review. The city council planning commission may conceptually approve the reclamation plan and financial assurance before submittal to the State Department of Conservation. If a site approval is being processed concurrently with the reclamation plan, the city council planning commission may simultaneously also conceptually approve the site approval. However, the city council planning commission may defer action on the site approval until taking final action on the reclamation plan and financial assurances. If necessary to comply with permit processing deadlines, the city council planning commission may conditionally approve the Site Approval with the condition that the planning department shall not issue the site approval for the mining operations until cost estimates for financial assurances have been reviewed by the State Department of Conservation and final action has been taken on the reclamation plan and financial assurances.

Pursuant to PRC Section 2774(d), the State Department of Conservation shall be given 30 days to review and comment on the reclamation plan and 45 days to review and comment on the financial assurance. The city council planning commission shall evaluate written comments received, if any, from the State Department of Conservation during the comment periods. Staff shall prepare a written response describing the disposition of the major issues raised by the state for the city council's planning commission's approval. In particular, when the city council's planning commission's position is at variance with the recommendations and objections raised in the state's comments, the written response shall address, in detail, why specific comments and suggestions were not accepted. Copies of any written comments received and responses prepared by the city council planning commission shall be promptly forwarded to the operator/applicant.

14. The city council planning commission shall then take action to approve, conditionally approve, or deny the site approval and/or reclamation plan, and to approve the financial assurances pursuant to PRC Section 2770(d).

15. The planning department shall forward a copy of each approved site approval for mining operations and/or approved reclamation plan, and a copy of the approved financial assurances, to the State Department of Conservation. By July 1st of each year, the planning department shall submit to the State Department of Conservation for each active or idle mining operation a copy of the site approval or reclamation plan amendments, as applicable, or a statement that there have been no changes during the previous year.

G. Standards for Reclamation.

1. All reclamation plans shall comply with the provisions of SMARA (Sections 2772 and 2773) and state regulations (CCR Sections 3500 through 3505). Reclamation plans approved after January 15, 1993, reclamation plans for proposed new mining operations, and any substantial amendments to previously approved reclamation plans shall also comply with the requirements for reclamation performance standards (CCR Sections 3700 through 3713).

2. The city may impose additional performance standards, including without limitation standards beyond those cited to make the findings in this chapter, as developed either in review of individual projects, as warranted, or through the formulation and adoption of citywide performance standards.

3. Reclamation activities shall be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance. Interim reclamation may also be required for mined lands that have been disturbed and that may be disturbed again in future operations or in connection with approved or proposed development. Reclamation may be done on an annual basis, in stages compatible with continuing operations, or on completion of all excavation, removal, or fill, as approved by the city. Each phase of reclamation shall be specifically described in the reclamation plan and shall include (a) the beginning and expected ending dates for each phase; (b) all reclamation activities required; (c) criteria for measuring completion of specific reclamation activities; and (d) estimated costs for completion of each phase of reclamation.

4. Unless otherwise specified in the approved reclamation plan, the reclamation of mined lands shall be carried out in accordance with the following requirements:

a. Reclamation Timing.

i. The reclamation of mined lands shall occur as soon as practical following completion of mining operations at successive locations within the mining site as required by the schedule in the approved reclamation plan.

ii. The reclamation of lands affected by surface mining operations shall be completed within one year of the completion of mining operations, except where the permanent reclaimed condition of mined lands cannot be achieved within one year due to the regulatory approvals (e.g., compliance with the California Environmental Quality Act) required for the ultimate land use contemplated or proposed for the property (e.g., urban development). In such case, only interim reclamation, pursuant to this chapter, need be accomplished within one year, and final reclamation shall be completed as soon as it is possible to complete the reclamation in compliance with the above regulatory approvals, but in no case shall reclamation take more than three years.

b. Disposal of Overburden and Mining Waste.

i. Permanent piles or dumps of overburden and waste rock placed on the land shall be made stable, shall not restrict natural drainage without provision for diversion, and shall have an overall smooth or even profile subject to the satisfaction of the city engineer. Where practical, such permanent piles or dumps shall be located in the least visible location at the mining site.

ii. Old equipment and inert mining wastes shall be removed or buried subject to the approval of the hearing officer.

iii. Toxic materials shall be removed from the site or permanently protected to prevent leaching into the underlying groundwater, to the satisfaction of the planning department.

iv. Overburden and mining waste placed beneath the existing or potential groundwater level which will reduce the transmissivity or area through which water may flow shall be confined to an area approved by the city engineer.

c. Revegetation.

i. All permanently exposed lands that have been denuded by mining operations shall be revegetated to provide ground cover sufficient to control erosion from such lands.

ii. All plantings shall be established and maintained in good horticultural condition. The revegetation shall be able to survive under natural conditions, with native species used whenever possible.

iii. Revegetation methods shall take into account the topography and existing growth patterns and mixes of flora present at and adjacent to the site of mining operations in order to create a more natural appearance. Plantings shall avoid rigid, geometric patterns and shall utilize natural scatterings.

iv. Where the ultimate intended or proposed use of mined lands would be a level of development inconsistent with extensive permanent vegetation, the amount of vegetation required for reclamation need not be more than is sufficient to prevent erosion.

d. Resoiling.

i. Resoiling measures shall take into consideration the quality of soils which may be required to sustain plant life pursuant to any revegetation that the hearing officer may require in its approval of the applicant's reclamation plan.

ii. Coarse, hard material shall be graded and covered with a layer of finer material or weathered waste. A soil layer shall then be placed on this prepared surface. Where quantities of available soils are inadequate to provide cover, native materials shall be upgraded to the extent feasible for this purpose.

e. Final Slopes.

i. Final slopes shall be engineered and contoured so as to be geologically stable, to control the drainage therefrom, and to blend with the surrounding topography where practical. On the advice of the city engineer, the planning department may require the establishment of terrace drains to control drainage and erosion.

ii. Final slopes shall not be steeper than two feet horizontal to one foot vertical unless the applicant can demonstrate to the planning department's satisfaction that a steeper slope will not:

(A) Reduce the effectiveness of revegetation and erosion control measures where they are necessary; and

(B) Be incompatible with the alternate future uses approved by the city council planning commission for the site; and

(C) Be hazardous to persons that may utilize the site under the alternate future uses approved for the site.

f. Drainage, Erosion, and Sediment Control.

i. Any temporary stream or watershed diversion shall be restored to its state prior to any surface mining activities unless the planning department deems otherwise based on recommendations from the city engineer.

ii. Streambed channels and stream banks affected by surface mining shall be rehabilitated to a condition which would minimize erosion and sedimentation, except that such rehabilitation need not attempt to restore or mimic natural conditions where the contemplated or proposed ultimate use of the reclaimed property would be inconsistent with the maintenance of restored or rehabilitated streambed channels and stream banks.

iii. Revegetation and regrading techniques shall be designed and executed so as to minimize erosion and sedimentation. Drainage shall be provided to natural outlets or interior basins designed for water storage, with such basins subject to

the approval of the city engineer. In addition, final excavation shall eliminate potholes and similar catchments so as to prevent potential breeding areas for mosquitoes.

iv. The final grading and drainage of the site shall be designed in a manner to prevent discharge of sediment above natural levels existent prior to mining operations.

v. Silt basins which will store water during periods of surface runoff shall be equipped with sediment control and removal facilities and protected spillways designed to minimize erosion when such basins have outlet to lower ground.

vi. No condition shall remain after reclamation which will or could lead to degradation of groundwater quality below applicable standards of the regional water quality control board or any other agency with jurisdiction over water quality.

g. Backfilling and Grading.

i. Subject to the approval of the city engineer, backfilled and graded areas shall be compacted to avoid excessive settlement and to the degree necessary to accommodate anticipated future uses.

ii. Materials used in the refilling shall be of a quality suitable to prevent contamination and/or pollution of groundwater. If materials for backfilling and grading are obtained from an area other than the site of surface mining operations, such materials shall be included and the approximate quantities identified in the applicant's reclamation plan.

h. Reservoirs, ponds, lakes, or any body of water created as a feature of the reclamation plan shall be approved by the city engineer and the planning department.

i. The periodic review of the conditions contained in approved reclamation plans shall be conducted by the planning department in accordance with the schedule adopted at the time such plans were approved. At the time of approval of a permit to mine, the city shall determine whether future public hearings are necessary to consider such new or changed circumstances as physical development near the mining site and improved technological innovations in the field of reclamation which may significantly improve the reclamation process. The city may set a term for such reviews on a case-by-case basis as a condition of the permit if it deems such a review to be necessary. Should a permit be modified pursuant to such a review, the modified permit and/or reclamation plan shall be binding upon the operator and all successors, heirs, and assigns of the applicant.

H. Statement of Responsibility. The person submitting the reclamation plan shall sign a statement accepting responsibility for reclaiming the mined lands in accordance with the reclamation plan. Said statement shall be kept by the planning department in the mining operation's permanent record. Upon sale or transfer of the operation, the new operator shall submit a signed statement of responsibility to the planning department for placement in the permanent record.

I. Findings for Approval.

1. Site Approvals. In addition to any findings required by this section, site approvals for surface mining operations shall include a finding that the project complies with the provisions of SMARA and state regulations.

2. Reclamation Plans. For reclamation plans, the following findings shall be required:

a. That the reclamation plan complies with SMARA Sections 2772 and 2773 and any other applicable provisions.

b. That the reclamation plan complies with applicable requirements of state regulations (CCR Sections 3500 through 3505 and 3700 through 3713).

c. That the reclamation plan will restore the mined lands to a usable condition that is readily adaptable for alternative land uses that are consistent with this section and either (i) the city's General Plan and any applicable resource plan or element, or (ii) probable future uses anticipated by the city to be adopted in future amendments to the city's General Plan, which uses are identified in findings made on approval of the reclamation plan.

d. That the reclamation plan has been reviewed pursuant to CEQA and the city environmental review guidelines, and any significant adverse impacts from reclamation of the surface mining operations are mitigated to the extent feasible.

e. That the land and/or resources such as water bodies to be reclaimed will be restored to a condition that is compatible with, and blends in with, the surrounding natural environment, topography, and other resources, or that suitable off-site development will compensate for related disturbance to resource values.

f. That a written response to the State Department of Conservation has been prepared, describing the disposition of major issues raised by that department. Where the city's position is at variance with the recommendations and objections raised by the State Department of Conservation, said response shall address, in detail, why specific comments and suggestions were not accepted.

J. Financial Assurances.

1. To ensure that the reclamation will proceed in accordance with the approved reclamation plan, the city shall require as a condition of approval security in the form of a surety bond, trust fund, or irrevocable letter of credit from an accredited financial institution, or other method acceptable to the city and the State Mining and Geology Board as specified in state regulations, and which the city reasonably determines is adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan. Financial assurances shall be made payable to the city of Rancho Cordova and the State Department of Conservation.

2. Financial assurance will be required to ensure compliance with elements of the reclamation plan, including, but not limited to, revegetation and landscaping requirements, restoration of aquatic or wildlife habitat, restoration of water bodies and water quality, slope stability and erosion and drainage control, disposal of hazardous materials, and other measures, if necessary.

3. Cost estimates for the financial assurance shall be submitted to the planning department for review and approval prior to the operator securing financial assurances. The planning director shall forward a copy of the cost estimates, together with any documentation received supporting the amount of the cost estimates, to the State Department of Conservation for review. If the State Department of Conservation does not comment within 45 days of receipt of these estimates, it shall be assumed that the cost estimates are adequate, unless the city has reason to determine that additional costs may be incurred. The planning director shall have the discretion to approve the financial assurance, if it meets the requirements of this section, SMARA, and state regulations.

4. The amount of the financial assurance shall be based upon the estimated costs of reclamation for the years or phases stipulated in the approved reclamation plan, including any maintenance of reclaimed areas as may be required, subject to adjustment for the actual amount required to reclaim lands disturbed by surface mining activities necessary to implement the approved reclamation plan, the unit costs for each of these activities, the number of units of each of these activities, and the actual administrative costs. Financial assurances to ensure compliance with revegetation, restoration of water bodies, restoration of aquatic or wildlife habitat, and any other applicable element of the approved reclamation plan shall be based upon cost estimates that include but may not be limited to labor, equipment, materials, mobilization of equipment, administration, and reasonable profit by a commercial operator other than the permittee. A contingency factor of 10 percent shall be added to the cost of the financial assurance.

5. In projecting the costs of financial assurances, it shall be assumed without prejudice or insinuation that the surface mining operation could be abandoned by the operator and, consequently, the city or State Department of Conservation may need to contract with a third-party commercial company for reclamation of the site.

6. The financial assurances shall remain in effect for the duration of the surface mining operation and any additional period until reclamation is completed (including any maintenance required).

7. The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operation, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. The financial assurances shall include estimates to cover reclamation for existing conditions and anticipated activities during the upcoming year, excepting that the permittee may not claim credit for reclamation scheduled for completion during the coming year.

8. Revisions to financial assurances shall be submitted to the planning director each year prior to the anniversary date for approval of the financial assurances. The financial assurance shall cover the cost of existing disturbance and anticipated activities for the next calendar year, including any required interim reclamation. If revisions to the financial assurances are not required, the operator shall explain, in writing, why revisions are not required.

K. Interim Management Plans.

1. Within 90 days of a surface mining operation becoming idle, the operator shall submit to the planning department a proposed interim management plan (IMP). The proposed IMP shall fully comply with the requirements of SMARA, including but not limited to all site approval conditions, and shall provide measures the operator will implement to maintain the site in a stable condition, taking into consideration public health and safety. The proposed IMP shall be submitted on forms provided by the planning department and shall be processed as an amendment to the reclamation plan. IMPs shall not be considered projects for the purposes of environmental review.

2. Financial assurances for idle operations shall be maintained as though the operation were active.

3. Upon receipt of a complete proposed IMP, the planning department shall forward the IMP to the State Department of Conservation for review. The IMP shall be

submitted to the State Department of Conservation at least 30 days prior to approval by the ~~city council planning commission~~.

4. Within 60 days of receipt of the proposed IMP, or a longer period mutually agreed upon by the planning director and the operator, the ~~city council planning commission~~ shall review and approve or deny the IMP in accordance with this section. The operator shall have 30 days, or a longer period mutually agreed upon by the planning director and the operator, to submit a revised IMP. The ~~city council planning commission~~ shall approve or deny the revised IMP within 60 days of receipt. ~~If the planning commission denies the revised IMP, the operator may appeal that action to the city council.~~

5. The IMP may remain in effect for a period not to exceed five years, at which time the ~~city council planning commission~~ may renew the IMP for another period not to exceed five years or require the surface mining operator to commence reclamation in accordance with its approved reclamation plan.

L. Annual Report Requirements. Surface mining operators shall forward an annual surface mining report to the State Department of Conservation and to the city planning department on a date established by the State Department of Conservation, on forms furnished by the State Mining and Geology Board. New mining operations shall file an initial surface mining report and any applicable filing fees with the State Department of Conservation within 30 days of permit approval or before commencement of operations, whichever is sooner. Any applicable fees, together with a copy of the annual inspection report, shall be forwarded to the State Department of Conservation at the time of filing the annual surface mining report.

M. Inspections. The planning department shall arrange for inspection of a surface mining operation within six months of receipt of the annual report required in subsection (L) of this section (Annual Report Requirements) to determine whether the surface mining operation is in compliance with the approved site approval and/or reclamation plan, approved financial assurances, and state regulations. In no event shall less than one inspection be conducted in any calendar year. Said inspections may be made by a state-registered geologist, state-registered civil engineer, state-licensed landscape architect, or state-registered forester who is experienced in land reclamation and who has not been employed by the mining operation in any capacity during the previous 12 months, or other qualified specialists, as selected by the planning director. All inspections shall be conducted using a form approved and provided by the State Mining and Geology Board.

The planning department shall notify the State Department of Conservation within 30 days of completion of the inspection that said inspection has been conducted and shall forward a copy of said inspection notice and any supporting documentation to the mining operator. The operator shall be solely responsible for the reasonable cost of such inspection.

N. Violations and Penalties. If the planning director, based upon an annual inspection or otherwise confirmed by an inspection of the mining operation, determines that a surface mining operation is not in compliance with this section, the applicable site approval, any required permit, and/or the reclamation plan, the city shall follow the procedures set forth in Public Resources Code Sections 2774.1 and 2774.2 concerning

violations and penalties, as well as those provisions of the city development code for revocation and/or abandonment of site approval which are not preempted by SMARA.

O. Appeals. Any person aggrieved by an act or determination of the planning department in the exercise of the authority granted herein shall have the right to appeal to the ~~city council planning commission or the city council, whichever is the next higher authority~~. An appeal shall be filed on forms provided, within 15 calendar days after the rendition, in writing, of the appealed decision.

P. Fees. The city shall establish such fees as it deems necessary to cover the reasonable costs incurred in implementing this section and the state regulations, including, but not limited to, processing of applications, annual reports, inspections, monitoring, enforcement, and compliance. Such fees shall be paid by the operator, as required by the city, at the time of filing of the site approval application, reclamation plan application, and at such other times as are determined by the city to be appropriate in order to ensure that all reasonable costs of implementing this section are borne by the mining operator.

Q. Mineral Resource Protection. Mine development is encouraged in compatible areas before encroachment of conflicting uses. Except as provided by Public Resources Code Section 2763, mineral resource areas that have been classified by the State Department of Conservation's Division of Mines and Geology or designated by the State Mining and Geology Board, as well as existing surface mining operations that remain in compliance with the provisions of this section, shall be protected from the intrusion by incompatible land uses that may impede or preclude mineral extraction or processing, to the extent possible for consistency with the city's General Plan.

In accordance with PRC Section 2762, the city's General Plan and resource maps will be prepared to reflect mineral information (classification and/or designation reports) within 12 months of receipt from the State Mining and Geology Board of such information. Land use decisions within the city will be guided by information provided on the location of identified mineral resources of regional significance. Conservation and potential development of identified mineral resource areas will be considered and encouraged. Recordation on property titles of the presence of important mineral resources within the identified mineral resource areas may be encouraged as a condition of approval of any development project in the impacted area. Prior to approving a use that would otherwise be incompatible with mineral resource protection, conditions of approval may be applied to encroaching development projects to minimize potential conflicts. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.080)].

Article 7. Site Planning and Development Standards

Overview
This article provides standards to ensure that properties are developed consistent with the General Plan vision of a quality-built environment, reflected in the character of neighborhoods, walkable developments, unified architectural details, landscaping and integrated public spaces. This article will also ensure that development is safe and functional, interconnected with adjacent properties and the surrounding neighborhood, and visually consistent with the community. To achieve these objectives, this article provides development regulations related to site-specific components of projects, such as landscaping, parking, loading, lighting, pedestrian facilities, public spaces, accessory structures, and signage.

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

D. Through Lots. Where a through lot has a depth of 125 feet or more, said lot shall be subject to front yard setback requirements, and other requirements related to a front yard along the secondary frontage.

E. Lot Area, Depth, Width, and Setback Reduction. Where a lot area or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for a highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication had not taken place.

F. Setback Measurement. The setbacks of all buildings and structures shall be determined by the exterior boundaries of the streets and highways and their proposed widening and extensions as indicated on the circulation plan roadway system and sizing map of the city's General Plan. The width of any street or highway which does not appear in the circulation plan shall be determined from the standards for street widths and improvements set forth in the city's development standards.

G. Flag Lots. Flag lots shall have a minimum frontage width at the entrance to the parcel from the public right-of-way of 20 feet. No portion of the access corridor shall have a width less than 20 feet. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.2.030)].

23.704.040 Allowed encroachments/projections into required yards.

The following encroachments shall be permitted; provided, that all such features and structures maintain a minimum three-foot setback from all property lines and a minimum distance of six feet from any other structure:

A. Detached accessory structures as identified in Chapter 23.734 RCMC (Residential Accessory Structures).

B. Cornices, sills, eaves, canopies, awnings, and similar features may encroach into any required yard area a distance not to exceed 24 inches.

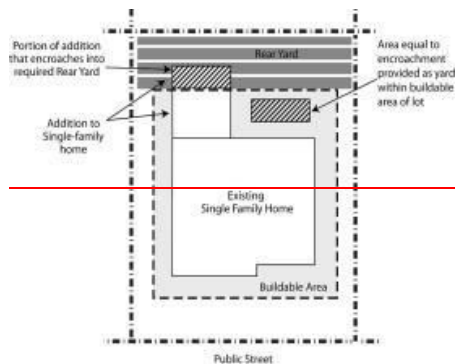
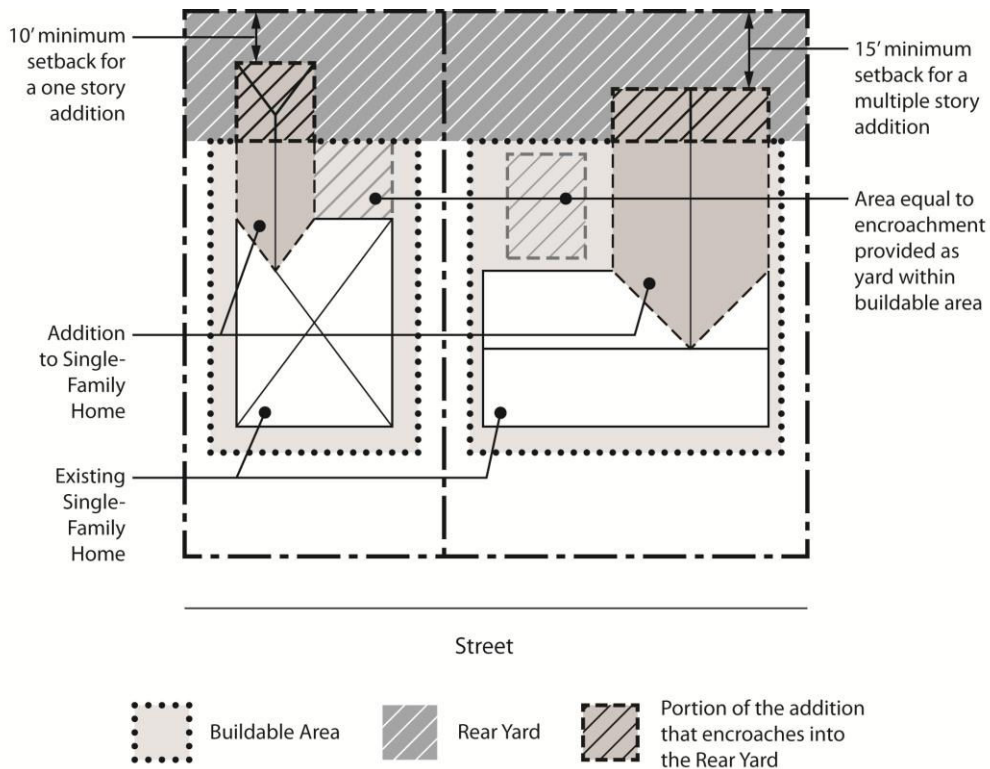
C. Window bays, including roof overhangs, having a minimum surface area of 50 percent glass, may encroach 24 inches into the required yard area when the finished floor of the window bay is at least 15 inches above the finished floor of the room.

D. Fire escapes, outside stairways, balconies, and water heater enclosures projecting into a yard, court, or place not more than 36 inches and the ordinary projections of chimneys and flues may be permitted by the chief building official where the same are so placed as not to obstruct the light and ventilation of the subject property.

E. For single-family residential development, a portion of the main building may project into the required rear yard area; provided, that an equal area of the buildable portion of the lot (this area can be anywhere on the lot) is provided as a yard or court. See Figure 23.704-3 (Single-Family Encroachment). Minimum setbacks are required as follows:

1. One-story additions shall be set back a minimum of 10 feet from the rear property line.
2. Additions exceeding one story shall be set back a minimum of 15 feet from the rear property line.

Figure 23.704-3: Single-Family Encroachment



[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.2.040)].

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

1. A report comparing the units in the conversion project, as both rentals and ownership units, with housing available within the city as affected by the project.
2. A report on availability of comparable rental units at similar rental rates remaining within the city, including vacancy rate information.
3. A report outlining the available low and moderate income housing units (rental and sales housing) within the city.
4. A report providing the overall vacant rate of apartments within the city. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.050)].

23.713.060 Vacancy rate limitations.

If the vacancy rate within the city is less than five percent, then a condominium conversion is not permitted, unless measures are provided by the applicant to offset the loss of affordable apartment units. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.060)].

23.713.070 Building code requirements.

All converted units shall be retrofitted to the standards required of new residential condominiums as required by the chief building inspector, including energy conservation. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.5.070)].

23.713.080 Consumer protection provisions.

In addition to the tenant protection provisions set out in the Subdivision Map Act, the applicant shall comply with the provisions below, as conditions of any permit for a condominium conversion project approved pursuant to this chapter.

A. Sales and Lease Termination. The tenants of the project on the date of application shall be offered the first right of refusal to purchase units. The offer shall run for 90 days from the date of issuance of subdivision public report by the State Department of Real Estate unless the tenant gives prior written notice of intention not to exercise the right. A tenant of any project proposed for conversion on the date of application for each conversion may terminate any lease after giving 30 days' notice. The required relocation assistance shall be applicable to all units from the date of final approval of the use permit to the closing of escrow for the final unit in the project.

B. Relocation Assistance. The applicant shall offer to each eligible tenant a plan for relocation to comparable housing, as approved by the ~~city council~~ planning commission.

The relocation plan shall provide, at a minimum, for the following:

1. Assistance to each eligible tenant in locating comparable housing, including, but not limited to, providing availability reports and transportation, where necessary.
2. Payment of a relocation fee to each tenant who does not choose to stay. At a minimum, such payment shall be equal in amount to two months' rent and the security deposit amount paid by the tenant for the existing apartment unit. A tenant is not entitled to a relocation fee pursuant to this subsection if the tenant has been evicted for just cause.
3. In the case of eligible tenants who are elderly, handicapped, low income, or single heads of households living with one or more minor children, the following additional provisions must be made:

percent of the street trees and parking lot trees, respectively, shall be an evergreen species.

3. Trees planted within 10 feet of a street, sidewalk, paved trail, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

C. Planting Size, Spacing, and Planter Widths. In order to achieve an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes, plant spacing, and minimum planter widths (inside measurement) are as follows:

1. Trees. The minimum planting size for trees shall be 15-gallon, with 25 percent of all trees on a project site planted at a minimum 24-inch-box size. For commercial, office, community/civic, and industrial development, tree spacing within the perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths for trees shall be between five and 10 feet, consistent with the city-adopted master tree list for street trees and parking lot trees.

2. Shrubs. Shrub planting shall be a minimum five-gallon size. The minimum planter width for shrubs is four feet.

3. Ground Cover. Plants used for mass planting may be grown in flats of up to 64 plants or in individual one-gallon containers. Rooted cuttings from flats shall be planted no farther apart than 12 inches on center, and containerized woody, shrub ground cover plantings shall be planted no farther apart than three feet on center in order to achieve full coverage within one year. Minimum planter width for ground cover is two feet, with the exception of sod, which requires a minimum planter width of six feet.

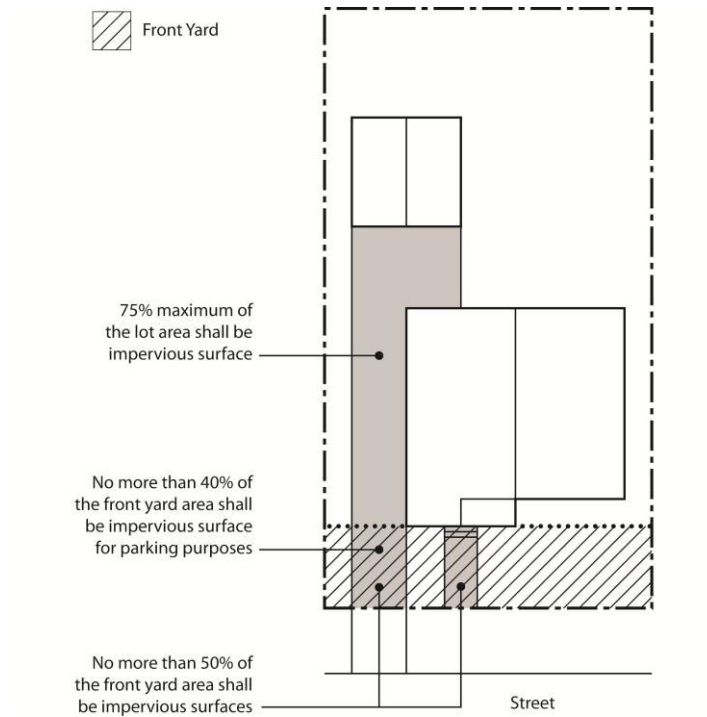
4. Additional Spacing Provisions. Tree spacing shall ensure unobstructed access for vehicles and pedestrians and provide clear vision at intersections. Specifically, tree planting shall comply with the following spacing criteria:

a. Trees or shrubs with a full-grown height equal to or greater than 30 inches shall not be planted in any clear vision triangle.

b. A minimum distance of 15 feet is required between the center of trees and shrubs to streetlight standards and fire hydrants. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.050)].

23.716.060 Special landscape provisions.

A. Residential Landscape. For single-family and two-family residential zoning districts, a maximum of 75 percent of the lot area shall be impervious surface. No more than 40 percent of the front yard area shall be impervious surface for parking purposes and no more than 50 percent of the entire front yard shall be impervious surface for all purposes (e.g., additional sidewalk separated from driveway may be added). Landscaped (pervious) areas shall include a combination of well maintained ground cover, shrubs, hedges, trees and other pervious landscape materials.

Figure 23.716-2: Impervious Surface Limits in Residential Areas

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B. Project Entry Landscaping. Entries to multitenant projects shall be designed as special statements reflective of the character and scale of the project in order to establish identity for tenants, visitors, and patrons. Flowering access plantings and specimen trees shall be used to reinforce the entry statement.

C. Screening of Drive-Through Aisles. In order to screen vehicles in a drive-through lane and associated headlights from view of abutting street rights-of-way, a five-foot-wide planter between the drive-through aisle and the parking area shall be established. The planter shall include a minimum two-foot-tall (maximum three-foot-tall) landscape barrier planted with trees and other landscaping consistent with those in the parking area. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. Plantings shall also be designed to discourage potential safety issues (e.g., persons lying in wait).

D. Service Stations. For service stations, as defined in this code, a minimum of 20 percent of the lot area shall be landscaped. A minimum of 70 percent of the landscaped area shall be covered with live landscaping, such as lawn, ground cover, trees, or shrubs, and not more than 30 percent of the landscape area shall be covered with hard

surfaces, such as gravel, landscaping rock, concrete, artificial materials, or other impervious materials.

E. Telecommunication Towers. Where appropriate, facilities shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage, and shrubs, whether or not utilized for screening. Additional landscaping shall be planted around the tower and related equipment to buffer abutting residential zoning districts or uses, and to buffer public trails.

F. On-Site Pedestrian Pathways. Pedestrian pathway landscaping shall include shade trees placed so as to cover 60 percent of the total pathway area with tree canopies within 15 years of securing building permit.

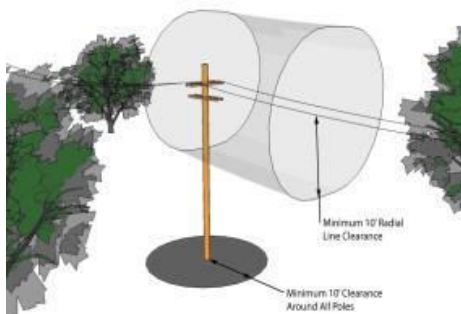
G. Public Spaces. Pedestrian space landscaping shall include a combination of shade trees and pedestrian shading devices (e.g., canopies, awnings, and umbrellas) placed so as to cover 60 percent of the total space with a shade canopy within 15 years of securing building permit.

H. Signs. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 50 square feet of sign area requires 100 square feet of landscaped area (see Chapter 23.743 RCMC (Signs)).

I. Planting and Overhead Utility Lines. In keeping with the purposes of this chapter, the city encourages planting within overhead utility corridors. However, landscape planting near overhead utility lines and abutting utility support structures has the potential of creating a public safety hazard by causing physical damage, disrupting service, and obstructing access. Therefore, within 20 feet of any overhead utility lines, planting restrictions are as follows (see Figure 23.716-2, Planting and Overhead Utility Lines):

1. Tree species at full growth shall not encroach within a ten-foot radial line clearance of all overhead electric utility distribution or transmission lines. Unless ground clearance is greater than 30 feet, mature tree height shall not exceed 20 feet.
2. A minimum 10-foot clearance shall be maintained around all poles and ground structures to ensure necessary fire breaks and unobstructed access.

Figure 23.716-2: Planting and Overhead Utility Lines



J. Water-Efficient Landscape Requirement. Development shall comply with [Chapter 22.180 Water Use and Conservation](#), ~~the city water conservation ordinance (Title 14-RCMC, Water Use and Conservation)~~. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.6.060)].

E. A minimum of 50 percent of vehicle parking stalls shall be of standard size (the remainder may be compact). See RCMC 23.719.080(E) (Compact Car Spaces).

F. Landscaping of Parking Lots. See RCMC 23.716.070 (Parking lot landscape).

G. Pedestrian Circulation/Walkways. Pedestrian circulation/walkways shall be designed to the requirements specified in RCMC 23.722.060 (Standards for on-site pedestrian pathways). Sidewalks shall be designed to ensure that vehicles that may overhang or intrude into the sidewalk system do not reduce the minimum required sidewalk width.

H. Lighting of Parking Lot. See Chapter 23.725 RCMC (Outdoor Lighting). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.110)].

23.719.110 Design standards for parking structures.

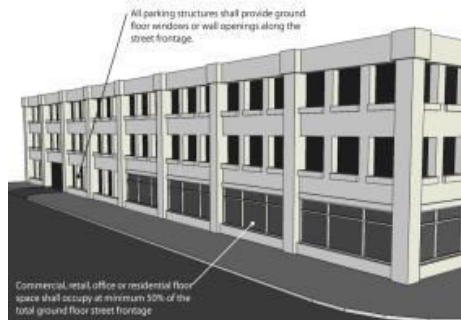
A. Ground Floor Active Use. For all new multi-level parking structures, a minimum of 50 percent of the total ground floor street frontage, excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths, shall be designed to accommodate commercial, retail, office, or residential floor space.

B. Ground Floor Facades. Blank, flat walls are prohibited on all parking structure facades that face public rights-of-way. The following are acceptable methods to avoid blank, flat walls. One or more of these methods shall be incorporated along the entire facade:

1. Street-facing ground floor active uses (see subsection (A) of this section, Ground Floor Active Use);
2. Ground floor windows, doors, or display areas;
3. A repeating pattern of color change, texture change, and material change, each of which should be integral parts of the structure and not superficially applied trim, graphics, or paint; and/or
4. The use of reveals, projecting ribs, or offsets which should be no less than 12 inches in width. All elements should repeat at intervals of 30 feet or less.

C. Lighting. Metal halide lighting shall be used for all parking structures, with uplighting being the preferred method of lighting. This allows for a more even lighting distribution across the floor and field of vision for users, accurate color rendition, and protection from lighting elements.

D. All parking structures are subject to design review as described in Chapter 23.140 RCMC ([Minor Design Review](#)) [or Chapter 23.141 RCMC \(Major Design Review\)](#).

Figure 23.719-3: Parking Structure Design Requirements

[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.120)].

23.719.115 Bicycle parking requirements.

A. Short-Term Bicycle Parking. If a land use or project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within 100 feet of the visitors' entrance. To enhance security and visibility the bicycle racks shall be readily visible to passersby. The bicycle capacity of the racks must equal an amount equivalent to five percent of all required motorized vehicle parking. There shall be a minimum of one rack with capacity for two bicycles.

B. Long-Term Bicycle Parking. Buildings with over 10 tenant-occupants (e.g., multifamily tenants, owners, employees, etc.) shall provide secure bicycle parking for five percent of required motorized vehicle spaces for employees/residents, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.
4. In the case of residential development a standard garage is sufficient, if available. [Ord. 12-2011 § 3 (Exh. A)].

23.719.120 Design standards for bicycle parking facilities.

All developments shall meet the following minimum requirements for bicycle parking and design. The purpose of these design standards is to ensure that bicycle parking is visible from the buildings served, is convenient to cyclists, and provides sufficient security from theft and damage.

A. Minimum Required Bicycle Parking. Minimum required bicycle parking spaces are required as designated in RCMC 23.719.115.

B. Bicycle Parking Location and Access.

1. Use. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.
2. Lighting. See RCMC 23.725.070 (General lighting standards).
3. Location.

a. Outdoor bicycle parking should be located within 100 feet, or as close as possible to the primary building entrance, without impeding pedestrian circulation or emergency access.

b. Bicycle parking must be visible from within on-site buildings or the street.

c. Bicycle parking may be located within a building if access is readily available from an outdoor entrance.

d. Bicycle parking is prohibited within 100 feet of a trash or recycling enclosure.

4. Amenities. Bicycle parking areas are encouraged to include a bench and bicycle rack screened with 30- to 36-inch shrubs from any parked cars or arterial streets.

5. Pedestrian Conflicts. Bicycle parking and bicycle racks shall be located to avoid conflicts with pedestrian movement and accessibility requirements.

C. Covered Bicycle Parking Spaces for All Uses. All required employee bicycle parking spaces and 50 percent of all visitor bicycle parking must be sheltered from precipitation by means such as roof extensions, overhangs, awnings, arcades, carports, roofed enclosures, lockers, or indoor bicycle rooms. These may be Class I parking spaces (e.g., bike lockers) or other suitable alternative.

D. Bicycle Parking for Residential Uses. When required, 25 percent of all bicycle parking for residential uses shall be provided as Class I facilities (locker, bike room, etc.).

Figure 23.719-4: Acceptable Covered Bicycle Parking Options (Bicycle Parking Near Entry Door, Freestanding Bicycle Parking Enclosure, and Indoor Bicycle Room)



Bicycle Parking Near Entry



Freestanding Bicycle Parking Enclosure



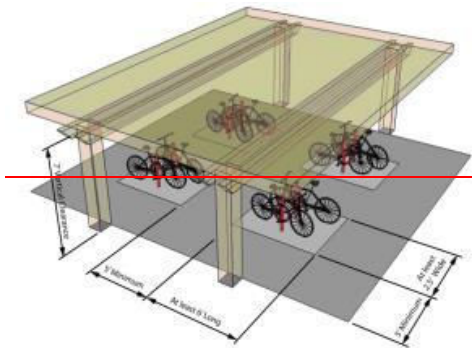
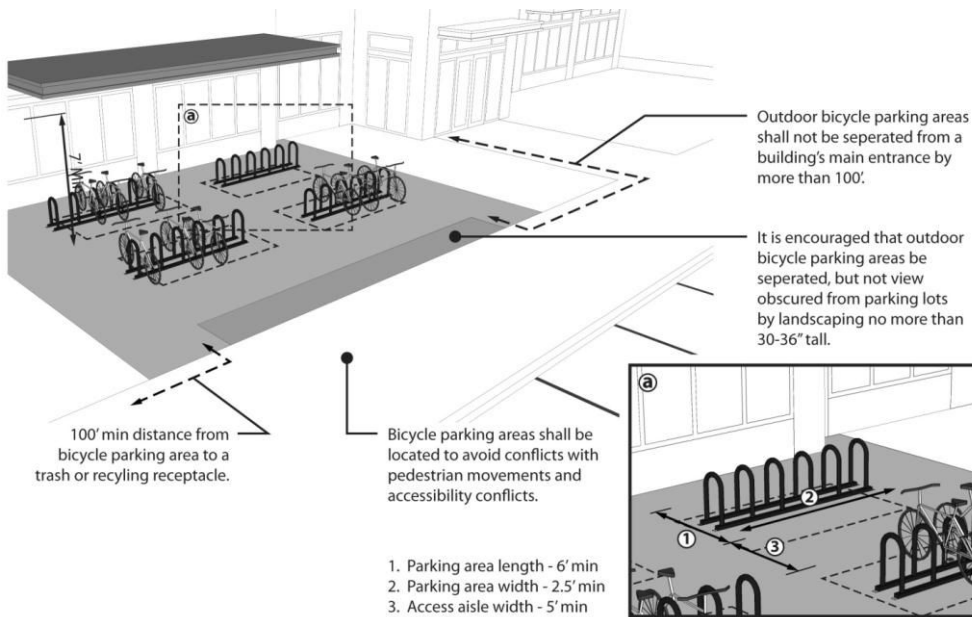
Indoor Bicycle Room

E. Bicycle Rack Types and Dimensions.

1. Security. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object (i.e., "rack") upon which the bicycle can be locked. Bicycle parking racks, shelters, or lockers must be securely anchored to the ground or to a structure. Bicycle racks must hold bicycles securely by the means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.

Figure 23.719-5: Acceptable Bicycle Rack Options*Bicycle Racks That Support
Both Sides of a Bicycle**Bicycle Lockers**Sheltered Parking*

2. Standards. Bicycle parking shall be at least one and one-half feet wide by six feet long for a single bicycle parking space or two and one-half feet wide by six feet long for two paired bicycle racks (as pictured below) and, when covered, provide a minimum vertical clearance of seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking. Each required bicycle space must be accessible without moving another bicycle. Bicycle parking spaces required by this chapter may not be rented or leased.

Figure 23.719-6: Bicycle Parking Area Design Requirements

F. Paving and surfacing of bicycle parking areas shall be surfaced with hard surfacing of at least two inches minimum (i.e., pavers, asphalt, concrete, or similar material). This surface must be designed to maintain a well-drained condition.

G. Exemptions. The following uses are exempt from bicycle parking requirements:

1. Temporary uses.
2. Agriculture.
3. Mini-storage facilities.
4. Home occupations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.130)].

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

Figure 23.722-6: Plazas



“Public space” means an open area for public use on a lot developed in accordance with requirements of an arcade, a building entry, an employee break area, or a plaza. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.020)].

23.722.030 Applicability.

Whenever a nonresidential, mixed-use, or multifamily residential project is subject to design review, the requirements of this chapter shall apply. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.030)].

23.722.040 Pedestrian plan required.

As part of the design review application, the applicant shall submit a pedestrian plan demonstrating compliance with the relevant standards and performance criteria in this chapter. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.8.040)].

23.722.050 Standards for all pedestrian-oriented spaces.

A. Materials. Materials used in pedestrian-oriented spaces shall be attractive, durable, slip-resistant, of high quality, and compatible in color and pattern with a project's design. Surfaces in pedestrian circulation areas shall be constructed from materials that provide a hard, stable surface and that permit comfortable maneuverability for people of all abilities. Wherever a pathway crosses a drive aisle, loading area, or parking area, the pathway shall be made identifiable by the use of one of the following: elevation changes, changes in paving materials, and/or the use of colors. Such designations are subject to the approval of the ~~city council~~ planning commission.

B. Lighting. Lighting in pedestrian-oriented spaces shall be consistent with the requirements of Chapter 23.725 RCMC (Outdoor Lighting).

C. Landscaping. Landscaping in pedestrian-oriented spaces shall be consistent with the requirements of Chapter 23.716 RCMC (Landscaping).

D. Electrical Power. To provide adequate power for temporary uses and to ensure proper maintenance, at least two outlets shall be provided for every 2,000 square feet of pedestrian-oriented space.

passing through the fixture. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.030)].

23.725.040 Permit required.

Unless otherwise exempt by RCMC 23.725.050 (Exempt lighting), all outdoor lighting fixtures for new multifamily residential, commercial, industrial, mixed-use, and public/quasi-public uses require design review approval by the designated approving authority pursuant to Chapter 23.140 RCMC (Minor Design Review). Such approval shall be granted in conjunction with required land use and development permits for a project. Any retrofit or amendment to existing site and/or building lighting that would have a measurable impact on abutting property or views from street right-of-way as determined by the planning director shall require minor design review approval. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.040)].

23.725.050 Exempt lighting.

The following items shall be exempt from design review requirements:

- A. Temporary lights used for holiday decorations.
- B. Emergency lighting erected for official purposes by local, state, or federal agencies.
- C. Lighting for temporary uses and special events permitted consistent with this code. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.050)].

23.725.060 Prohibited lighting.

The following types of lighting are prohibited:

- A. Neon tubing or band lighting along buildings and/or structures as articulation, except as approved through design review.
- B. Search lights, laser source lights, or any similar high intensity light, except for emergency use by police or fire personnel or at their discretion, or for approved temporary lighting for a special event approved by the city.
- C. Lighting fixtures operated in such a manner as to constitute a hazard or danger to persons or to safe vehicular travel.
- D. Roof-mounted lighting except for security purposes.
- E. Moving, flashing, or animated lighting.
- F. Light poles that obstruct pedestrian traffic. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.060)].

23.725.070 General lighting standards.

The following standards shall apply to all outdoor lighting:

- A. Nuisance Prevention. All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution.
- B. Maintenance. Fixtures and lighting shall be maintained in good working order and in a manner that serves the original design intent.
- C. Shielding. Except as otherwise exempt, all outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each

Chapter 23.731 FENCES, WALLS, AND SCREENING

Sections:

23.731.010	Purpose.
23.731.020	Definitions.
23.731.030	Permit required.
23.731.040	Exemptions.
23.731.050	Height limits and locations.
23.731.060	Height measurement.
23.731.070	Prohibited materials.
23.731.080	Special fencing and screening requirements.
23.731.090	Continued maintenance and operation.

23.731.010 Purpose.

The purpose of this chapter is to regulate the height and location of fences, walls, and screening to provide light, air, and privacy without obstructing views, to establish buffers between certain land uses, and to safeguard against visual obstructions at street intersections and/or driveway locations. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.010)].

23.731.020 Definitions.

For the purpose of this chapter, the following terms shall have the definitions set forth herein:

“Concertina wire” means a type of barbed wire or razor wire that is formed into large coils that usually sit atop another type of fencing.

“Open view fencing” means fencing that does not create a solid visual barrier, such as wrought iron or tubular steel.

“Retaining wall” means a structure that holds back soil and rock from a building, structure, or area that helps to prevent erosion and the downward slide of such materials. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.020)].

23.731.030 Permit required.

Unless otherwise exempt in RCMC 23.731.040 (Exemptions), ~~design review (minor)-~~
~~or an~~ administrative use permit ~~approval~~ shall be required for new fences and walls. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.030)].

23.731.040 Exemptions.

The following fences and walls shall be exempt from RCMC 23.731.030; however, a building permit may be required.

A. Retaining Walls. Retaining walls less than 36 inches in height.

B. Residential Fences. Fences located on residential property (privacy fences) constructed in compliance with the standards of RCMC 23.731.050 (Height limits and locations).

C. Required Fences. These regulations do not apply to fences and walls required by a state or federal agency, or by the city for public safety. Sound walls required for noise attenuation must adhere to the provisions of RCMC 23.731.080(G) (Sound Walls). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.040)].

23.731.050 Height limits and locations.

Each fence, wall, and screen shall comply with height limits and locations shown in Table 23.731-1 (Maximum Height of Fences, Walls, and Screening in Required Yard Area).

Table 23.731-1: Maximum Height of Fences, Walls, and Screening in Required Yard Area

Location of Fence/Wall/Screen ¹	Maximum Height ²
Required front yard area	3 feet ³
Required rear and interior side yard area (along rear and interior property lines)	6 feet
Required street side yard area	6 feet ³
At intersections of streets, alleys, and driveways within the clear visibility area ⁴	30 inches

Notes:

1. Fences, walls, and screening are not required between land uses unless otherwise specified in this chapter. Fences, walls, and screening must also be located outside of any public utility easement except as authorized by the applicable utility agency.
2. Maximum height may be increased by no more than 2 feet by the designated approving authority as part of an administrative use permit/design review.
3. Fences three feet, zero inches or less may be located at the property line. For all fences over three feet in height, the minimum setback of three feet is required. Height of front yard fence may be increased to five feet if the fence remains visually open and transparent (e.g., picket fence, open wood slats, open wrought iron, etc.).
4. See definition for clear vision triangle in Chapter 23.1104 RCMC (General Definitions). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.050)].

23.731.060 Height measurement.

A. Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material. Grade may not be modified in order to increase fence height.

B. The height of fencing placed atop a wall shall be measured from the base of the wall, except as provided in subsection (C) of this section.

C. Where the elevation of the finished grade within six feet of the base of the fence differs from one side of the fence to the other (as when a fence is placed at the top of a slope or on a retaining wall), the height shall be measured from the side with the lowest natural grade.

Figure 23.731-1: Residential Fence Limitations

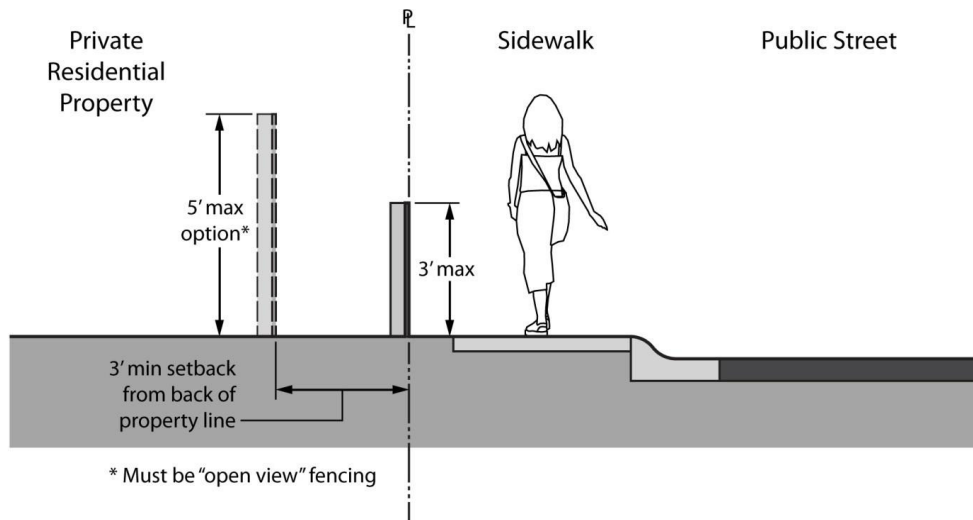
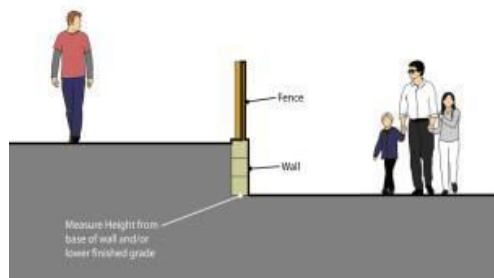


Figure 23.731-2: Height Measurements



[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.060)].

23.731.070 Prohibited materials.

The following fence materials are prohibited in all zones unless approved pursuant to ~~Chapter 23.140 RCMC (Design Review)~~, Chapter 23.125 RCMC (Administrative Use Permit) for security needs or required by the city or state or federal law or regulation:

- A. Barbed wire or electrified fence;
- B. Razor or concertina wire in conjunction with a fence or wall, or by itself; and
- C. Chain link fencing within a front yard or street side yard. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.11.070)].

23.731.080 Special fencing and screening requirements.

This section establishes screening standards and special provisions for walls and fencing. This applies to all walls and fences unless otherwise specified (e.g., South Sunrise special planning area).

A. Screening.

1. Screening Between Different Land Uses. The city encourages the integration and connection of compatible uses. To that end, contiguous barriers in the form of solid fences and walls should only be used between land uses when residential uses are located next to industrial uses or when necessary as determined by the designated approving authority. When used, the screening shall meet the following standards (see Figure 23.731-3, Screening Between Different Land Uses):

a. The screen shall consist of a solid decorative wall of masonry or similar durable material or, in lieu of decorative masonry, the wall shall be covered with plant materials (e.g., ivy) or shall be blocked from view by landscape materials. The wall shall be a minimum of six feet in height, and shall comply with the height limitations listed in RCMC 23.731.050 (Height limits and locations).

b. The decorative wall shall be architecturally treated on both sides and is subject to ~~design review approval, or an administrative~~ use permit ~~approval~~.

c. A landscaping strip with a minimum width of five feet shall be installed adjacent to a screening wall, except that a minimum of six feet of landscaping (with trees) shall be provided between a parking lot and a screening wall.

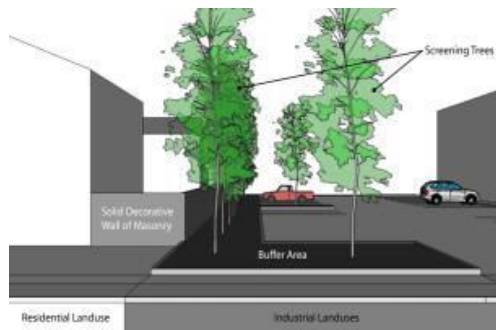
d. The designated approving authority may waive or approve a substitute for the requirements above if it is determined that:

i. The relationship of the proposed uses makes screening unnecessary or undesirable;

ii. The intent of this section is successfully met by alternative screening methods; and/or

iii. Physical characteristics and/or constraints on the site make required screening infeasible or unnecessary.

Figure 23.731-3: Screening Between Different Land Uses



2. Screening of Mechanical Equipment. Mechanical equipment shall be screened as follows:

a. All exterior mechanical equipment shall be screened from view on all sides.

b. Screening on top of the equipment may be required by the designated approving authority if necessary to protect views from a neighboring residential zone.

Chapter 23.734 RESIDENTIAL ACCESSORY STRUCTURES

Sections:

- 23.734.010 Purpose.
- 23.734.020 Applicability.
- 23.734.030 Permit requirements and exceptions.
- 23.734.040 Definitions.
- 23.734.050 Development standards.

23.734.010 Purpose.

This chapter defines detached accessory structures on residential properties and establishes development standards for nonexempt structures. The purpose of this chapter is to promote a positive aesthetic relationship between accessory structures and primary structures on a property, in addition to allowing a positive community impact through the reduction of impacts to light, air quality, drainage, or aesthetics on surrounding properties. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.010)].

23.734.020 Applicability.

The regulations and standards contained in this chapter shall apply only to those uses expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). Specifically, this chapter covers those accessory uses within the residential uses land use category. Additional provisions related to second dwelling units are provided in RCMC 23.901.060, which may be attached or detached to the residential structure. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.020)].

23.734.030 Permit requirements and exceptions.

Except as otherwise exempt below, the majority of accessory structures governed by this chapter shall go through a simple plan check (zoning clearance) at the time a building permit is issued to ensure compliance with applicable regulations. ~~However, in accordance with Chapter 23.140 RCMC (Design Review), some larger, enclosed accessory structures may require design review permit approval to ensure compliance with all applicable provisions of this title.~~ The following structures shall be exempt from the requirements of this chapter as specified below and are subject to compliance with all other provisions of this title:

A. Enclosed and/or solid-roofed accessory structures that are smaller than 120 square feet in size with no portion of the structure equal to or greater than nine feet in height. Structures shall not be located in a required front yard. In order to maintain necessary fire breaks, all combustible accessory structures shall be set back a

minimum of three feet from side and rear property lines with a minimum six-foot separation between structures.

B. Landscape features and play equipment that are smaller than 120 square feet in size with no portion of the structure equal to or greater than eight feet in height. In order to maintain necessary fire breaks, combustible landscape features shall be set back a minimum of three feet from all interior property lines with a minimum six-foot separation between structures. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.030)].

23.734.040 Definitions.

For the purposes of this title, “accessory structure” means a detached structure or building which is subordinate to, and the use of which is customarily incidental to, that of the main building, structure, or use on the same lot. The types of accessory structures listed below shall have the meanings respectively ascribed to them in this chapter:

“Accessory structure, enclosed and/or solid-roofed” means a detached accessory structure which is either entirely enclosed by walls and a solid roof or is partially enclosed with a solid roof. This classification of accessory structures includes garages, greenhouses, poolhouses, sunrooms, workshops, storage sheds, and carports, patio covers, and gazebos with solid roof construction.

“Landscape feature” means a detached decorative structure typically used in conjunction with plant materials for aesthetic enhancement, such as patio trellis covers, pergolas, and gazebos with nonsolid roof construction, arched trellises, vertical lattice structures, statues, and similar features. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.040)].

23.734.050 Development standards.

The development standards in this section are intended to supplement the standards in the underlying base zoning district for accessory structures. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply. In the event of conflict between these standards and the overlay zoning district regulations of Article 3 of this title, the overlay zoning district regulations shall apply.

A. The total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 50 percent of the habitable floor area of the primary residential dwelling on the same parcel.

B. Not more than 30 percent of the required rear yard shall be occupied by all permitted structures.

C. The appropriate approving authority may apply additional conditions to a use permit relative, but not limited, to dwelling size, location, access, height, etc., if special circumstances arise requiring such mitigation of anticipated adverse impacts to neighboring residences.

D. Accessory structures must be constructed in conjunction with or subsequent to construction of the primary building(s) on the site.

E. Proposed structures must meet the development standards outlined in Table 23.734-1 (Development Standards for Accessory Structures) (also see Figure 23.734-1 (Development Standards for Accessory Structures)). Unless otherwise described in the table, all accessory structures must meet the setbacks in the “General” category.

Rancho Cordova Municipal Code
Chapter 23.734 RESIDENTIAL ACCESSORY
STRUCTURES

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| F. Maximum structure height is 16 feet as indicated in Table 23.310-2.

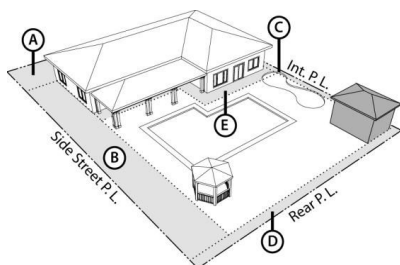
The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

Table 23.734-1: Development Standards for Accessory Structures

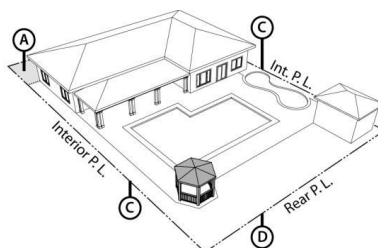
Accessory Use Category	Setback From				
	Front Property Line	Side Street Property Line	Interior Property Line	Rear Property Line	Building Separation
General ¹	²	12.5 feet ²	3 feet ³	3 feet ³	6 feet
Swimming Pool or Spa ⁴	⁴	⁴	3 feet ⁵	3 feet ⁵	6 feet
Pad, < 8 inches tall	None	None	None	None	None

Notes:

- 1. Unless otherwise described in the table, all accessory structures must meet the setbacks in the "General" category.
- 2. The minimum setback distance shall be consistent with the minimum setback distance for the primary structure in the underlying zoning district. On all lots, the accessory structures shall not be placed in front of the principal building. If located to the side of the principal building on an interior lot, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.
- 3. Accessory structures must maintain a minimum three-foot setback from property lines for any portion of the structure, except that smaller structures or sheds which do not exceed 120 square feet in area and nine feet in height overall may be placed on the property line.
- 4. Swimming pools and spas may not be located: (a) within the required front or side street yard; (b) within a recorded setback except the rear yards of through lots unless otherwise prohibited by a recorded subdivision map; (c) within a public utility easement; or (d) within a public easement. The provisions herein shall not affect requirements of SPA zones.
- 5. The chief of the building inspection division may approve setbacks of less than three feet. For the purpose of this section, setback shall be from the right-of-way or property line to the water line.

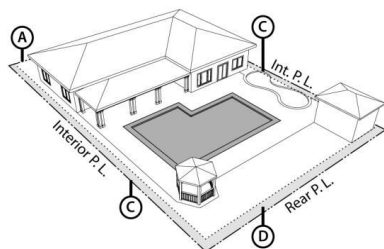
Figure 23.734-1: Setback and Separation Requirements of Development Standards for Accessory Structures**Accessory Structure Setback from:**

- A. Front Property Line - Consistent with Primary Structure
- B. Side Street Property Line - 12.5'
- C. Interior Property Line - 3'
- D. Rear Property Line - 3'
- E. Primary Structure - 6'

**Smaller Accessory Structure Setback from:**

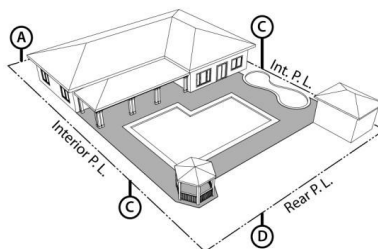
- A. Front Property Line - Consistent with Primary Structure
- B. Side Street Property Line - 0'
- C. Interior Property Line - 0'
- D. Rear Property Line - 0'

**Structures may measure no more than 120 sq. ft. and less than 9' in height*

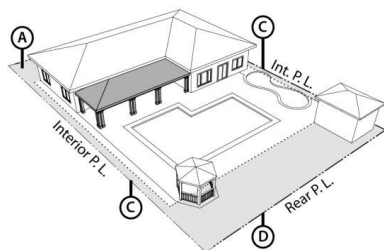
**Swimming Pool or Spa Setback from:**

- A. Front Property Line - 0'
- B. Side Street Property Line - 0'
- C. Interior Property Line - 3'
- D. Rear Property Line - 3'

**For safety, the Building Code requires a fence around the pool measuring at minimum 5' in height.*

**Pad (e.g. Concrete) Setback from:**

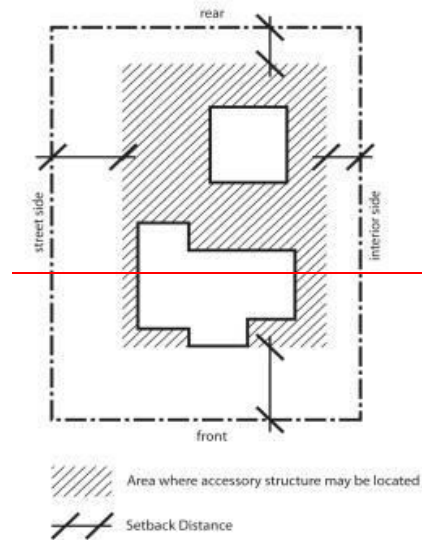
- A. Front Property Line - 0'
- B. Side Street Property Line - 0'
- C. Interior Property Line - 0'
- D. Rear Property Line - 0'

**Patio Cover Setback from:**

- A. Front Property Line - Consistent with Primary Structure
- B. Side Street Property Line - 12.5'
- C. Interior Property Line - 3'
- D. Rear Property Line - Consistent with Primary Structure

Rancho Cordova Municipal Code
Chapter 23.734 RESIDENTIAL ACCESSORY
STRUCTURES

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[Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.12.050)].

The Rancho Cordova Municipal Code is current through Ordinance 6-2013, passed February 4, 2013.

Article 9. Specific Use Provisions

Overview
This article includes special provisions for certain land use categories and activities. These regulations are in addition to other development standards and regulations in other parts of this code, such as Article 7 of this title (Site Planning and Development Standards). The intent of this article is to ensure that the uses regulated are compatible with the surrounding uses.

C. Occupancy. Occupancy of the caretaker unit shall be limited to the caretaker or superintendent of the associated nonresidential use of the site and his or her household.

D. Design. The design of the caretaker unit shall be consistent and uniform with the design of the associated use. Temporary trailers as caretaker units may be permitted with issuance of a temporary use permit (see Chapter 23.116 RCMC, Temporary Use Permits) for a period of not more than six months as described in Chapter 23.922 RCMC (Temporary Uses). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.020)].

23.901.030 Home occupations.

A. Purpose and Applicability. The regulations contained in this section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.

B. Definition. A “home occupation” is an accessory, nonresidential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone.

C. Approval Process. A home occupation shall not be conducted prior to approval of zoning certification (see Chapter 23.113 RCMC, Zoning Certification).

D. Business License. A business license from the city is required for any home occupation.

E. Performance Standards. It is the intent of the following standards to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity. These standards shall be incorporated as conditions of the zoning clearance. Failure to comply with these standards will result in revocation of the home occupation permit and/or business license.

1. Number of Home Occupations. There is no limit on the number of home occupations at a residence; provided, that the performance standards identified in this section are met. All of the following standards are calculated and/or applied based on a single residence.

2. Employees. Off-site employees or partners are permitted as part of the home occupation so long as they do not report for work at the subject property.

3. Habitable Floor Area. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.

4. Off-Site Effects. There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. Noise level at the property line shall not exceed 55 dBA and shall comply with the city’s noise ordinance (Chapter 6.68 RCMC). No process shall be used which is hazardous to public health, safety, morals, or welfare.

5. On-Site Sales. There shall be no products sold on the premises except artist’s originals or products individually made to order on the premises except as provided by the California Health and Safety Code for cottage food operators and except as specified in subsection (E)(7) of this section.

6. Products which are not artist's originals or individually made to order may be constructed on site, using equipment normally found in a residence; however, these products may only be sold at a permitted commercial location.

7. Servicing, repair and sales of firearms are permitted, subject to obtaining any state or federal license.

8. Display. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.

9. Traffic/Vehicles. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at the home at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet.

10. Storage. There shall be no storage of material or supplies within view of a public right-of-way and storage shall not utilize a required parking space (e.g., within a required garage).

11. Exterior Appearance. There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.

12. Signs. Signs shall be allowed for the home occupation in accordance with Chapter 23.743 RCMC (Signs).

13. Visitors and Customers. Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than one business visitor an hour and eight a day, during the hours of 8:00 a.m. to 7:00 p.m. (regardless of how many businesses operate out of the home).

14. Deliveries. Deliveries shall not exceed those normally and reasonably occurring for a residence and not more than one delivery of products or materials a week. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx-, UPS-, or USPS-type home pickups and deliveries.

15. Hazardous Materials. No storage of hazardous materials is permitted beyond normal household use. Businesses that require hazardous chemicals (e.g., pest control, pool cleaning, etc.) are not permitted as home occupations.

F. Limitations on Specific Home-Based Businesses.

1. Certified massage practitioners are permitted if the following criteria are met:

- a. Only one client is on site at a time and by appointment only.
- b. The use shall be conducted on a part-time basis.
- c. The practitioner must submit proof of a certificate of training from a state-approved school (e.g., Department of Education, Office of Post Secondary Education).
- d. The use will not be conducted in such a fashion as to constitute a public or a private nuisance.

2. Mobile food vendor vehicles cannot be parked at a private residence (see mobile food vendor limitation in RCMC 23.910.040).

3. Taxicab, limousine, or pedicab service shall not be on call and available for service; no vehicle shall be dispatched from the residence by radio, telephone, or other means, but may be parked at the residence when not in service.

4. Cottage Food Operations, as defined by and consistent with the requirements of the California Health and Safety Code, are limited to one full time employee, not including a family member or household member of the cottage food operation.

G. Prohibited Home Occupations.

1. Alcohol beverage manufacturing or sales business;
2. Ambulance service;
3. Ammunition reloading, including custom reloading;
4. Boarding house, bed-and-breakfast hotel, timeshare condominium;
5. Carpentry, cabinet makers;
6. Ceramics (kiln of six cubic feet or more);
7. Firearms sales;
8. Health salons, gyms, dance studios, aerobic exercise studios;
9. Medical, dental, chiropractic, or veterinary clinics;
10. Mortician, hearse service;
11. Noncertified massage practitioners;
12. Palm reading, fortunetelling;
13. Private clubs;
14. Repair or reconditioning of boats or recreation vehicles;
15. Restaurants or taverns;
16. Retail sales from site (except direct distribution of artist's originals, and as provided by the California Health and Safety Code for Cottage food operations);
17. Storage, repair, or reconditioning of major household appliances;
18. Storage, repair, or reconditioning of motorized vehicles or large equipment on site;
19. Tattoo service;
20. Tow truck service;
21. Veterinary uses (including boarding);
22. Welding services. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.030)].

23.901.040 Live/work facility.

A. Purpose and Applicability. The regulations contained in this section shall apply to live/work facilities as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new live/work facilities shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

B. Limitations on Use. The nonresidential component of a live/work facility shall be a use allowed within the applicable base zoning district; however, the uses and activities described below shall be prohibited:

Chapter 23.904 AGRICULTURAL, RESOURCE, AND OPEN SPACE USES

Sections:

- 23.904.010 Purpose and applicability.
- 23.904.020 Agricultural activities.

23.904.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for agricultural, resource, and open space land uses and/or activities that are allowed by Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) within individual or multiple zoning districts. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses.

B. Applicability. The regulations and standards contained in this chapter shall apply only to those uses expressly identified in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described herein and shall only be authorized in concert with the permit requirements of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). Specifically, this chapter covers those uses within the agricultural, resource, and open space land use categories. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.2.010)].

23.904.020 Agricultural activities.

A. Purpose and Applicability. The purpose of this section is to establish development and operating standards for incidental agricultural activities and intensive agricultural activities. The intent of these provisions is to mitigate the potential adverse impacts of these activities on adjacent and surrounding land uses while implementing the city's right to farm ordinance (RCMC Title 14). Uses subject to these standards include:

1. Incidental agricultural uses pertaining to estate uses common in estate residential districts (ER), including row crop cultivation and animal husbandry other than kennels; hog farms; feedlots; equestrian activities that consist of riding stables, boarding stables, and riding academies, whether private or commercial; and the keeping of domestic pets, exotic pets, livestock, and poultry, provided the activity is conducted on a hobby-type basis for personal use or consumption and that such activity is not a primary use of the premises; and

2. Intensive agricultural activities pertaining to agricultural uses common in the agricultural zoning districts (AG-80 and AG-20), including the cultivation and tillage of the soil; dairying; the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture; the raising of livestock, fur-bearing animals, fish, or poultry; and any practices performed by a farmer or on a farm as incidental to or in conjunction with farming operation, including preparation for market, delivery to storage or to market, or to carriers for transportation to market, as protected in the city's right to farm ordinance (RCMC 14.05.030).

B. Development Standards for Incidental Agricultural Activities. In addition to the development standards of the underlying zoning district, the following special standards apply to all incidental agricultural activities:

1. Yards and Height. All buildings and structures erected or maintained on any lot or parcel for uses set forth in this section shall have yards and height limitations as follows:

a. All barns, stables, and other structures used for the housing of animals on any lot or parcel used as a commercial, public, or private stable or for incidental agricultural uses shall be located not less than 25 feet from all property and street right-of-way lines, except as otherwise herein provided. Said buildings or structures shall not exceed one story, except for a storage loft, nor be greater than 24 feet in height, unless a conditional use permit is first obtained from the ~~city council planning commission~~.

2. Building Area. The maximum area of buildings or structures used for incidental agricultural uses shall be limited to 1,000 square feet, unless a conditional use permit is first obtained from the ~~city council planning commission~~.

3. Lot Area. The minimum lot area for any lot used for any use set forth in this section, whether such use is a principal use of the property or is incidental to another principal use, shall be the area specified in this code applicable to the zone in which the property is located or the area hereinafter specified, whichever is the greater:

a. For any commercial or public stable, the minimum lot area shall be the area specified in this code applicable to the zone in which the property is located, or three acres, whichever is the greater.

b. For any private stable, the minimum lot area shall be the area specified in this code applicable to the zone in which the property is located, or 20,000 square feet, whichever is the greater.

c. For the keeping of small animals (with a weight of less than 75 pounds at maturity), other than domestic pets as defined in Chapter 23.1101 RCMC, on a noncommercial scale as an incidental use, the minimum lot area shall be the area specified in this code applicable to the zone in which the property is located, or 10,000 square feet, whichever is the greater.

d. For any other incidental agricultural use, the minimum lot area shall be 20,000 square feet.

e. For the incidental keeping of animals on any parcel or lot, a minimum lot area is not required; provided, that:

i. The conditions, standards, and requirements of the Rancho Cordova Municipal Code are met to the satisfaction of the chief of animal control.

ii. All areas devoted to such uses shall comply with the standards adopted by the Department of Public Health relative to noise, dust, odor, and pests, and shall be maintained to the satisfaction of the Director of Public Health.

iii. The keeping of animals on lots smaller than 20,000 square feet, except for the keeping of animals provided for in subsection (B)(3)(c) of this section, shall be conducted in accordance with a development plan and management plan approved by the ~~city council planning commission~~ at a public hearing for a conditional use permit.

iv. The provisions of this section shall not apply to public or private stables, or where such animals are kept as a general agricultural use.

Chapter 23.907 UTILITY, TRANSPORTATION, AND COMMUNICATION USES

Sections:

- 23.907.010 Purpose and applicability.
- 23.907.020 Telecommunication facilities.
- 23.907.030 Utility facilities and infrastructure.

23.907.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for utility, transportation, and communication uses, including telecommunication facilities and utility facilities and infrastructure. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by regulating the size, scale, and location of these uses, as well as requiring additional setbacks, landscaping, and other buffering between the subject use and surrounding property.

B. Applicability. The regulations and standards contained in this chapter shall apply only to telecommunication facilities and utility facilities and infrastructure as expressly identified in the corresponding sections and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.3.010)].

23.907.020 Telecommunication facilities.

A. Purpose and Applicability. This section establishes standards for placement of telecommunication facilities within the city and regulates the installation of antennas and other wireless communication facilities consistent with federal law. The city promotes and protects the public safety and public welfare while protecting the visual character of the city to minimize potential impacts of wireless telecommunication facilities development and installation.

B. Definitions. For purposes of this section, the following terms shall have the definitions set forth herein:

1. "Antenna" means any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure or is portable or moveable. Antennas shall include devices having active elements extending in any direction and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

2. “Antenna, amateur radio” means any antenna which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

3. “Antenna, directional” (also known as a “panel antenna”) means an antenna that transmits and/or receives radio frequency signals in a directional pattern of less than 360 degrees.

4. “Antenna, building-mounted” means any antenna directly attached or affixed to a building, tank, tower, or other structure. Building-mounted antennas are identified in two distinct categories herein as follows:

a. “Wall-mounted” means attached or affixed to the elevation of the structure.
b. “Roof-mounted” means attached or affixed to the rooftop or top of the structure.

5. “Antenna, ground-mounted” means any antenna with its base (either single or multiple posts) placed directly on the ground or a mast 12 feet or less in height and six inches in diameter.

6. “Antenna, parabolic” (also known as a “satellite dish antenna”) means any device incorporating a reflective surface that is solid, open mesh, or bar configured that is shallow dish, cone, horn, bowl, or cornucopia shaped and is used to transmit and/or receive electromagnetic or radio frequency communication/signals in a specific directional pattern from orbiting satellites or ground transmitters. This definition is meant to include what are commonly referred to as television receive only (TVRO) and satellite microwave antennas.

7. “Collocation” means a wireless communication facility owned and operated by a communication service provider which is located on the same tower, building, accessory structure, or property as another communication facility owned or operated by a different communication service provider.

8. “Direct broadcast satellite (DBS) service” means a system in which signals are transmitted directly from a satellite to a small home receiving dish.

9. “Electromagnetic” means an electrical wave propagated by an electrostatic and magnetic field of varying intensity.

10. “NIER” means non-ionizing electromagnetic radiation (e.g., electromagnetic radiation primarily in the visible, infrared, and radio frequency portions of the electromagnetic spectrum).

11. “Related equipment” means all equipment ancillary to the transmission and reception of voice and data by means of radio frequencies. Such equipment may include cables, conduits, connectors, equipment pads, equipment shelters, cabinets, buildings, and access ladders.

12. “Satellite earth station” means a facility consisting of more than a single satellite dish or parabolic antenna that transmits to and/or receives signals from an orbiting satellite.

13. “Tower” means a mast, pole, monopole, lattice tower, or other structure designed and primarily used to support antennas. This definition includes ground-mounted structures 12 feet or greater in height and building-mounted structures that extend above the roofline, parapet wall, or other roof screen with a mast greater than six inches in diameter supporting one or more antennas, dishes, arrays, or other associated equipment.

14. "Wireless communication facility" means a facility that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers or similar structures supporting said equipment, equipment buildings, parking area, and other accessory development.

C. A use permit (limited or conditional as identified in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) is required for the following wireless facilities:

1. Any new telecommunication tower that is not part of a collocation.
2. Any collocation that increases the overall height of an existing tower in order to add antennas.
3. Any building-mounted or roof-mounted antennas that are not screened from view.

D. Exemptions. The following wireless communication facilities are exempt from the requirements of this chapter as specified below and are subject to compliance with other provisions of this title:

1. A wireless communication facility shall be exempt from the provisions of this section if and to the extent that a permit issued by the California Public Utilities Commission (CPUC) or the rules and regulations of the Federal Communications Commission (FCC) specifically provide that the antenna is exempt from local regulation.

2. Satellite earth station (SES) antennas, which are two meters (6.5616 feet) or less in diameter or in diagonal measurement, located in any nonresidential zoning district. In order to avoid the creation of an attractive public nuisance, reduce accidental tripping hazards, and maximize stability of the structure, such antennas shall be placed whenever possible on top of buildings and as far away as possible from the edges of rooftops.

3. Parabolic antennas, direct broadcast satellite (DBS) antennas and multi-point distribution service (MDS) antennas, which are one meter (3.2808 feet) or less in diameter or diagonal measurement, and television broadcast service (TVBS) antennas, so long as said antennas are located entirely on private property and are not located within the required front yard setback area.

4. Amateur radio antenna structures provide a valuable and essential telecommunication service during periods of natural disasters and other emergency conditions and are therefore exempt from permit provisions of this chapter in compliance with the following standards:

- a. Height Limits. Amateur radio antennas in any district may extend to a maximum height of 75 feet; provided, that the tower is equipped with a lowering device (motorized and/or mechanical) capable of lowering the antenna to the maximum permitted building height for the zone when not in operation.

- b. Location Parameters. All antenna structures shall be located outside of required front and street side yard areas. Antenna structures shall also be set back a minimum distance of five feet from interior property lines.

- c. Tower Safety. All antennas shall be located within an enclosed fenced area or have a minimum five-foot-high tower shield at the tower base to prevent climbing. All active elements of antennas shall have a minimum vertical clearance of eight feet.

2. Non-Ionizing Electromagnetic Radiation (NIE) Exposure. No wireless communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To this end, no facility or combination of facilities shall produce, at any time, power densities in any inhabited area that exceed the FCC's maximum permissible exposure (MPE) limits for electric and magnetic field strength and power density for transmitters or any more restrictive standard subsequently adopted or promulgated by the city or by the county, state, or federal government.

J. Removal Provisions. In the event one or more antennas, towers, or related equipment are not operated for the provision of wireless telecommunication services for a continuous period of three months or more, such antenna, tower, and/or related equipment shall be deemed abandoned. The owner of same shall remove all such items within 30 days following the mailing of written notice that removal is required. If two or more providers of wireless telecommunication services use the antenna support structure or related equipment, the period of non-use under this section shall be measured from the cessation of operation at the location by all such providers. Failure to remove shall constitute a public nuisance and shall be enforced as such.

K. Effects of Development. The city shall not be liable if development within the city, after installation of the antenna, impairs antenna reception. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.3.020)].

23.907.030 Utility facilities and infrastructure.

A. Purpose and Applicability. The regulations contained in this section shall apply to utility facilities and infrastructure as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new utility facilities and infrastructure shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The intent of these provisions is to minimize the visual and physical impacts of the use on surrounding property by balancing the need for the facilities with a desire to minimize the visual impact.

B. Definitions. For the purpose of this chapter, the following terms shall have the definitions set forth herein:

1. "Communication substation" means a telephone switching station or similar facility used to route telecommunication signals from their origin to their destination. Wireless communication facilities (e.g., cellular towers) are included in the use listing "telecommunication facility" and are regulated in RCMC 23.907.020 (Telecommunication facilities).

2. "Electrical substation," for the purposes of this zoning code, means any structure with 100,000 volts or greater incoming capacity which either:

- a. Converts electrical energy to a lesser voltage for the purpose of subregional or localized distribution;
- b. Functions as a transition point from overhead to underground electrical transmission lines; or
- c. Acts as the point of convergence for two or more transmission lines.

3. "Fixed-base structures and facilities" shall include substations (both communication and electrical), potable water storage facilities, public water system wells, natural gas regulating and distribution facilities, and treatment plants.

4. "Potable water storage facility" means a water tank or similar structure that collects and/or stores potable water, either just prior to or after treatment to make the water safe for human consumption.

5. "Transmission lines and pipelines" means those facilities that transmit or transport electricity, potable water, reclaimed water, natural gas, sewage, and telephone, telegraph, cable television, and other communication transmission facilities that utilize direct physical conduits.

6. "Treatment plants" means a facility used to treat water into potable water suitable for human consumption or used to treat sewage/waste water so that it may be reclaimed for use as irrigation water or otherwise released back into the natural environment. It may also include settling ponds and disposal fields related to the operation of the treatment plant.

C. Permit Requirements and Exemptions. To the extent allowed by state or federal law, the uses regulated by this section shall be subject to the allowed use and permit requirements of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). In addition, such facilities may be subject to design review as required by Chapter 23.140 RCMC (Minor Design Review) or Chapter 23.141 (Major Design Review) and allowed by state and federal law.

D. Location Requirements for Transmission Lines and Pipelines.

1. General Location. Generally, transmission lines and pipelines shall be located within public rights-of-way (with approval of the public works director) or within dedicated easements for transmission lines (e.g., public utility easement).

2. Electrical Transmission Lines. Electrical transmission lines of 100,000 volts or greater capacity may be located in any zone and shall be located in easements or rights-of-way which permit access for maintenance with minimal disruption to surrounding properties. Preference shall be given to the location of transmission lines in the rank order specified below; every reasonable effort shall be exerted to avoid established residential areas. In the event SMUD determines that it has no alternative but to route a 100,000 volt or greater capacity transmission line through an established residential area, such lines shall be installed underground except when SMUD can demonstrate that it is not feasible to do so. "Feasible" shall be as defined in California Government Code Section 53096(c).

a. Within existing SMUD transmission rights-of-way or those anticipated for other projects proposed subject to this code.

b. Adjacent to railroads or adopted freeway routes.

c. Along or adjacent to major arterial streets where existing or planned uses are commercial or industrial.

d. Adjacent to or through existing or planned commercial, industrial, or agricultural uses.

e. Along arterial streets where residential uses designated in an adopted plan are RD-20 or greater density.

f. Through areas where land uses in an adopted plan are predominantly commercial, but include residential uses.

g. Through residential areas, including side and rear yards, irrespective of density.

E. Location Requirements for Fixed-Base Structures and Facilities. In siting fixed-base structures and facilities, the city shall place preference on the locations listed below in the order listed. In any case, siting fixed-base facilities within residential zoning districts, particularly those intended for multifamily housing, shall be a last resort. All new subdivisions and land planning (e.g., Specific Plans) shall include provisions for siting fixed-base facilities in dedicated, reserved locations that are identified with assistance from the utility service provider.

1. Sites zoned community service (CS), transportation corridor (T), or parks and open space (POS);

2. Areas within Specific Plans or special planning areas specifically identified for utility facilities and infrastructure uses;

3. Sites zoned ~~automobile-commercial (AC)~~ or heavy industrial (M-2);

4. Sites zoned any mixed-use zoning district, provided the facility is not located at the intersection of two major streets;

5. Any other portion of a mixed-use zoning district not otherwise described above; or

6. Within a residential or agricultural zoning district.

F. Development Requirements for Fixed-Base Structures and Facilities.

1. Communication Substations. Communication substations shall be entirely located within an enclosed building, the design of which shall be consistent with the standards of the underlying zoning district and the citywide design guidelines, the intent being to integrate the design of the facility into the area in which it is located.

2. Electrical Substations.

a. Overhead electrical transmission lines of 100,000 volts or greater capacity shall be installed in such a manner as to minimize adverse visual impacts. When feasible, SMUD shall relocate and combine existing overhead transmission poles and lines with new installations.

b. Substations shall be designed and constructed in such a manner as to minimize off-site visual and noise impacts. Planted or landscaped setbacks of at least 25 feet shall be provided on all property lines.

3. Potable Water Storage Facility. Potable water storage facilities shall observe all development standards of the underlying zoning district. Additionally, such facilities shall be screened consistent with the provisions of Chapter 23.731 RCMC (Fences, Walls, and Screening).

4. Treatment Plant. Treatment plants shall observe all development standards of the underlying zoning district, except that any treatment ponds or other structures that may emit an odor shall be located a minimum of 200 feet from a residential zoning district or residential use. The use shall also provide landscaping along the perimeter of the use, including a minimum 25-foot-wide landscape area and evergreen trees planted 30 feet on center. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.3.030)].

23.913.030 Service stations.

A. Purpose. The purpose of this section is to establish requirements for the location and construction of new service stations (as defined in Chapter 23.1101 RCMC, Land Use Descriptions). The intent of these provisions is to ensure that new service stations are compatible with surrounding uses and activities by mitigating associated problems with traffic, congestion, excessive pavement and lighting, litter, and hazardous materials.

B. Applicability. The regulations contained in this section shall apply to service stations as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new service stations shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

C. Special Requirements for Use Permit Approval.

1. Approving Authority. In those instances where a conditional use permit is required by Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) for the establishment of a new service station, the designated approving authority shall be the city council planning commission.

2. Conditions of Approval. In addition to any other conditions which may be imposed, any conditional use permit issued pursuant to this section shall include the following conditions:

a. If the operation of the service station is discontinued for any reason for a continuous period in excess of 180 days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with RCMC 23.173.080 (Permit revocation or modification);

b. Upon the revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station; and

~~c. The applicant to whom a conditional use permit has been granted shall post on the premises for public display the use permit or a copy thereof when issued.~~

D. Location Requirements.

1. Abutting Residential Zones or Uses. No new service stations shall be permitted or located on lots abutting property in any agricultural or residential zoning district or residential use, unless the designated approving authority can make the finding that the design of the service station, along with the conditions placed upon the conditional use permit, will mitigate any adverse effects the station may have on the abutting property. In the event that the property adjacent to an existing service station is subsequently rezoned to an agricultural or residential zoning district, such rezoning shall not cause the service station to be nonconforming with regard to this location requirement.

2. Location Near Nonoperational Service Stations. In deciding whether a service station shall be permitted pursuant to this section, the designated approving authority

C. Development Standards. All new recycling collection facilities shall observe all development standards of the underlying zoning district, except that they shall also comply with the following additional standards:

1. Recycling facilities can accept only post-consumer recyclable containers comprised of glass, plastic, or metal commonly found in household-generated waste. Scrap metal shall not be accepted.

2. Power-driven processing equipment shall not be used except for reverse vending machines.

3. Containers must be constructed with durable waterproof and rustproof material(s), secure from unauthorized removal of material, and shall be of a capacity sufficient to accommodate materials collected and the collection schedule.

4. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present.

5. Use of parking spaces by the facility and by the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows that existing capacity is not fully utilized during the time the mobile recycling facility would be on the site.

6. Facilities shall be maintained free of litter. All convenience facilities shall be swept and cleaned of all debris at the end of each day. Materials shall not be left outside when attendant is not present.

7. The design of the facility shall meet the following requirements:

a. Shall not impair the existing required landscaping.

b. Design and color of the facility shall be compatible with the existing use on the site.

c. Improvements to the recycling facility shall be required to ensure compatibility with existing buildings, including but not limited to landscaping, screening, trailer skirting, and parking lot improvements. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.050)].

23.919.060 Sexually oriented business.

A. Purpose.

1. As defined in this section, “sexually oriented businesses” include adult bookstores, adult motion picture theaters, adult live theaters, and adult video tape stores. Subparagraph (g) of Government Code Section 65850 provides that the city may regulate, pursuant to a content-neutral ordinance, the time, place, and manner of operation of sexually oriented businesses. As hereinafter set forth, the city council has determined that the regulations of this section serve a substantial governmental interest and do not unreasonably limit alternative avenues of communication and are based on narrow, objective, and definite land use standards.

In adopting this section, the city council relied upon the experience of the city of Renton and the city of Seattle and the findings of federal and state court decisions in establishing the reasonableness and the constitutionality of the provisions of this section and the reliance thereto the specific effects such adult businesses may have on the residents and businesses of Rancho Cordova, and the proximity of such businesses to other land uses, including but not limited to churches, schools, parks, places frequented by children, and other sexually oriented businesses.

2. The city council, as a result of concerns regarding the harmful secondary effects of sexually oriented businesses, finds that such establishments require special regulations to restrict the location, operation, and concentration of these businesses.

3. Increasing urbanization, changing community standards, and evolving legal standards for the regulation of such sexually oriented businesses dictated that the city of Rancho Cordova address its regulations of such establishments so as to provide for such uses, taking into consideration the compatibility thereof with existing land uses and land use regulations, and to minimize the cumulative impacts and harmful secondary effects.

4. The city council recognizes that the land uses regulated by this section constitute protected expressions of speech and that said uses must be permitted, and reasonably available to potential patrons, within certain areas of the city of Rancho Cordova. The council also recognizes that the nature of such uses, and the activities of patrons on or near the premises on which the adult uses are located, can be a threat to the public health and safety and the welfare of the citizens of the city of Rancho Cordova. The council is fully aware that the activities conducted in such businesses are provided protection under the federal and state Constitutions. Accordingly, the council finds that the regulations of this section are based on narrow, objective, and definite standards that are intended to provide a reasonable number of available sites for such uses while minimizing the harmful secondary effects of these uses.

B. Definitions. For the purpose of this chapter, the following terms shall have the definitions set forth herein:

1. "Adult bookstore" means a building or portion thereof used by an establishment under either of the following circumstances:

a. Where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or

b. Where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

2. "Adult live theater" means a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in this section or specified anatomical areas as defined in this section for observation by patrons or customers.

3. "Adult motion picture theater" means a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified

sexual activities as defined in this section or specified anatomical areas as defined in this section.

4. "Adult uses," as used in this zoning code, shall mean sexually oriented businesses.

5. "Adult video store" means a building or portion thereof used by an establishment under either of the following circumstances:

a. Where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos (tapes, DVDs, etc.) is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or

b. Where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in this section, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

6. "Sexually oriented business," as used in this zoning code, is an adult bookstore, an adult video store, an adult motion picture theater, or a live adult theater, or any establishment that consists of any combination of such uses.

7. "Specified anatomical areas" means:

a. Less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; and

b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

8. "Specified sexual activities" means:

a. Display or manipulation of human genitals in a state of sexual stimulation or arousal;

b. Acts of human masturbation, sexual intercourse, or sodomy;

c. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast.

C. Location Conditions.

~~1. The zoning conditions set forth in subsection (C)(2) of this section for sexually oriented businesses were drafted and adopted by the county of Sacramento and were adopted by reference by the city of Rancho Cordova. The city, however, has determined that confusion exists over the application of numerical standards in this section and that the existence of such confusion could cause the city to approve sexually oriented businesses not intended by this section. The city is also undertaking a comprehensive update of its zoning code, which includes this section. Therefore, notwithstanding the zoning conditions set forth in subsection (C)(2) of this section, for a period of one year beginning January 22, 2008, no new sexually oriented businesses shall be permitted within the city, nor shall any permits or other entitlements be granted for the expansion of any existing sexually oriented business. This temporary modification shall not prohibit the renewal of a business license for an existing sexually oriented business in the city.~~

- 21.** Sexually oriented businesses are permitted subject to compliance with the following conditions:
- a. Such use is more than 1,000 feet from any residential zoning district as identified in Chapter 23.310 RCMC (amended June 2010).
 - b. Such use is situated more than 1,000 feet from any other sexually oriented business.
 - c. Such use is located more than 1,000 feet from any of the following uses:
 - i. Single-family, duplex, or multifamily residences;
 - ii. Clinic, child/family guidance;
 - iii. Library;
 - iv. Public park;
 - v. Church;
 - vi. Citizens improvement club/community center;
 - vii. Public or private K – 12 school;
 - viii. Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.
 - d. The 1,000-foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.
 - e. No more than three such uses shall be permitted within the boundary of the planning area for a community planning advisory council established by the city council pursuant to the Rancho Cordova Municipal Code.
 - f. Such use is situated in either an LIBP, M-1 or M-2 land use zone. [Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3; Ord. 27-2008 § 1 (Exh. A § 5.7.060)].

23.919.070 Smoke shop.

A. Purpose and Applicability. The regulations contained in this section shall apply to new and qualifying expansion of existing smoke shops as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new smoke shops shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these regulations is to limit the overconcentration of smoke shops within the city by applying minimum distance standards between smoke shops and ensuring compatibility with the surrounding community by limiting the location of smoke shops near schools, parks, community centers, and libraries.

B. Location. Smoke shops shall not be located closer than 500 feet from another smoke shop and no closer than 1,000 feet from a public school, park, community center, or library. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.070)].

23.919.080 Tattoo parlor.

A. Purpose and Applicability. The regulations contained in this section shall apply to new and qualifying expansion of existing tattoo parlors as defined in Chapter 23.1101 RCMC (Land Use Descriptions). The establishment of new tattoo parlors shall be

Article 11. Definitions

Overview
This article provides all definitions that are used throughout the zoning code. Definitions are grouped according to land use descriptions or general definitions and alphabetized. All definitions included here are also provided in relevant sections of the zoning code.

Regulations related to the clear vision triangle are provided in Chapter 12.12 RCMC, Obstruction of Corners.

“Clubs, lodges, and private meeting halls” means permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Community centers/civic uses” means multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchens and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

“Community garden” means a site used for growing plants for food, fiber, herbs, or flowers, which is shared and maintained by city residents.

“Convenience stores” means easy-access retail stores of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers’ shopping needs. These stores may be part of a service station or an independent facility. Also see “Neighborhood market” and “Grocery store/supermarket” for larger stores or stores oriented toward the daily shopping needs of residents.

“Cottage Food Operation” means a Cottage food operation as defined in the California Health and Safety Code.

“Crop production” means raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes uses for which other garden, nursery, or landscape merchandise is stored and sold on the site.

“Drive-in and drive-through sales and service” means facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through coffee, dairy products, photo stores, etc.

“Dwelling, multifamily” means a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

“Dwelling, second unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

“Dwelling, single-family” means a building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

“Dwelling, two-family” means an attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are

digital displays. Electronic graphic display signs may project text or images onto buildings or other objects.

“Electronic message sign” means an electronic sign, typically comprising a liquid crystal diode (LCD), light emitting diode (LED), plasma, or other digital illuminated sign that displays one or more messages. An electronic message sign is different from an illuminated sign in that the illumination of the display creates the message, rather than illumination illuminating the message. An electronic message sign could be used as a message delivery method for a wall sign, a monument sign or other freestanding sign, or a billboard and is subject to conditional use permit approval per RCMC 23.743.040 (Permit requirements and exemptions for signs).

“Eligible tenant” means any tenant who is a resident of the project proposed for conversion on the date notice of intent to convert is given as required by state law.

“Employee break area” means a public space reserved for employee use on a lot zoned for commercial, office, or industrial use.

“Equivalent financial incentive” means a monetary contribution, based upon a land cost per dwelling unit value, equal to one of the following:

A. A density bonus and an incentive(s); or

B. A density bonus, where an incentive(s) is not requested or is determined to be unnecessary.

“Establishment” means any nonresidential use of land involving structures, as defined in the building code, and the presence of human beings during normal hours of operation. By way of example and not limitation, this definition includes businesses, factories, farms, schools, hospitals, hotels and motels, offices, and libraries, but does not include power transformers or other utility facilities at which human beings are usually not present, single-family homes, mobile homes, residential apartments, residential care facilities, or residential condominiums.

“Exempt sign” means a sign which is not subject to a sign permit.

“Face change” means a change in color, material, copy, graphics, or visual image that requires the installation of a new or modified sign face, but which does not involve any change to an existing sign structure or mounting device.

“Fixed-base structures and facilities” shall include substations (both communication and electrical), potable water storage facilities, public water system wells, natural gas regulating and distribution facilities, and treatment plants.

“Flag” means any fabric, banner, or bunting containing distinctive colors, patterns, or design that displays the symbol(s) of a nation, state, local government, company, organization, belief system, idea, or other meaning.

“Flashing sign” means a directly or indirectly illuminated sign or portion thereof that exhibits changes in light or color effect by any means, so as to provide intermittent illumination that changes light intensity in sudden transitory bursts and creates the illusion of intermittent flashing light by streaming graphic bursts showing movement, or any mode of lighting which resembles twinkling or sparkling

“Floor Area Ratio (FAR)” expresses the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building stands. It is obtained by dividing the gross floor area of a building by the total area of the lot. FAR is usually expressed as a decimal fraction (for example, 0.5 or 2.0).

MEMORANDUM



DATE: May 20, 2013

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator
William Campbell, Principal Planner

SUBJECT: AMENDMENT OF THE CITY ZONING CODE FOR THE MATHER FIELD SPECIAL PLANNING AREA.

PROPERTY OWNER: County of Sacramento Mr. Clark Whitten 700 H Street, 7 th Floor Sacramento, CA 95814	APPLICANT/DEVELOPER: City of Rancho Cordova 2729 Prospect Park Drive Rancho Cordova, CA 95670
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PROJECT: Mather Veterans' Village FILE: Mather Field Special Planning Area Amendment LOCATION: N/E corner of Schirra Avenue and Bleckley Street APN: 067-0010-099 PLANNER: William Campbell
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RECOMMENDATION

Introduce and waive first reading of Ordinance 14-2013 amending Title 23.1000.030 C6 entitled "Mather Field Special Planning Area" to insert the term "permanent supportive housing" to the list of permitted uses in the "Campus District" of the "Human Services Subarea".

RESULT OF RECOMMENDED ACTION

This action would permit the City and the developer, Mercy Housing, to proceed with plans and submittals necessary to build and operate up to 160 residential units/beds for disabled, homeless veterans within a project called "*Mather Veterans' Village*."

REQUIRED PERMITS AND REGULATORY BASIS

In order to process the Veterans' Village project, a minor text change to the allowed uses is required to the Mather Field Special Planning Area. The Zoning Code provides the method to amend the Code in Section 23.146.040. The attached ordinance provides the supportive evidence to the required findings for City Council approval.

BACKGROUND

Within the property commonly referred to as the Mather Community Campus (MCC) on the grounds of the old Mather Air Force Base. The City of Rancho Cordova, County of Sacramento and Mather Veterans' Hospital make up the Sponsorship Team (Team) of the proposed Mather Veterans' Village. This development would include, in two phases, up to 100 units of "permanent supportive housing" and in a third phase the conversion and rehabilitation of an existing, vacant Infirmary building creating up to an additional 60 transitional beds for disabled and homeless veterans.

With the closure of the base in the 1990's, the County and various Federal agencies negotiated the future of the MCC to be dedicated to special needs populations including the homeless. For many years, the County has successfully operated an award winning transitional living and jobs training program on MCC. As time passed, the emphasis on "transitional housing" has been modified. Initially, the only residential use permitted by the federal agencies involved in the negotiated language guiding the zoning for the MCC area was limited to "transitional housing facilities". With the adoption of the Federal Health Act in 2009, the emphasis on homelessness required for federal funding changed from "transitional housing" (dorm style with tenancy duration restrictions) to an emphasis on "permanent supportive housing" (service rich apartments aimed to promote independent living).

Over the last several years, the Team realized that the existing Campus and Mather Veterans' Hospital represented unique resources with the potential to respond to the growing needs of veterans. A strategy was developed to address the observed needs for disabled, homeless veterans' services. The 3.69 acre site on the southerly edge of the Campus could be developed as a village to address the service and residential needs of this underserved veteran population. This parcel is being conveyed by the Air Force to the County, which will then lease it to the City for the proposed development.

The addition of "permanent supportive housing" as an allowed use within the Mather Field Special Planning Area would allow and validate this project under local land use regulations, would create consistency between local regulations and Federal policy, and would assist with securing project funding.

ATTACHMENTS

1. Ordinance 14-2013 Amending the Mather Field Special Planning Area allowed uses in the Campus District Subarea.
2. City Wide Public Hearing Notice.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 14-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE ZONING CODE SECTION 23.1000.030 C6 REGARDING THE
MATHER FIELD SPECIAL PLANNING AREA.**

WHEREAS, the City of Rancho Cordova ("City") adopted Ordinance 27-2008, adopting updates to the Zoning Code for the City of Rancho Cordova, which included special purpose districts known as Special Planning Areas; and

WHEREAS, it is now the City's desire to amend the Zoning Code in order to further implement the goals and objectives of the General Plan by amending the allowed use section of the Campus District that the City adopted by reference from the County of Sacramento when it incorporated; and

WHEREAS, the proposed Zoning Code Amendment is needed to allow the development of a Veterans' Village complex within the Human Services Subarea of the Mather Field Special Planning Area (MFSPA); and

WHEREAS, this Ordinance is a minor amendment to the list of other allowed uses that are similar in nature and charter with the Human Services Subarea; and

WHEREAS, the City Council public hearing was noticed in accordance with the requirements set forth in Government Code sections 65090 and 65091.

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

Section 1. Recitals. The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings. The City Council hereby finds as follows:

A. **CEQA Compliance.** The City has determined that the project is exempt under the general exemption provisions within Section 15061 b(3) of the California Environmental Quality Act, in that the inclusion of the term "permanent supportive housing" will not have a significant effect on the environment.

B. **Zoning Code.** In order to approve the Zoning Code Amendment, Section 23.146.040 of the Zoning Code provides the following findings must be made:

1. **Finding:** *The proposed amendment is consistent with the General Plan.* **Evidence:** The inclusion of the term "permanent supportive housing" is consistent with the goals of the Land Use Element Policies 2.3, 3.9 and 5.5 and Housing Elements Policies 1.2, 1.6 4.4 and 4.7 that promotes the production of housing for all socio-economic levels in the community. This amendment will promote the development of affordable housing and care for veterans with various disabilities in a project area within the Campus District, which was specifically targeted for similar types of use to house and care for the young, families and elderly, with or without disabilities.

ATTACHMENT 1

2. Finding: *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.* Evidence: The amendment will complement the list of other similar types of land uses permitted with the Human Service Subarea of the MFSPA. Due to the extended stay requirements of the veteran support housing, it is necessary to amend the qualified uses to provide for extended stay facilities. Any permanent support housing for disabled veterans will not impact the health, safety and or welfare of the community and would only serve to benefit the community by providing a valuable resource to support the disabled veterans.
3. Finding: *The proposed amendment has been reviewed in compliance with the provisions of CEQA.* Evidence: The terminology insertion into the permitted use section of the MFSPA was determined to have no potential to impact the environment and is therefore exempt under general rule Section 15061 b(3) of the California Environmental Quality Act

Section 3. Amendments. The City Council hereby amends Title 23 of the Rancho Cordova Municipal Code, "Zoning Code," as follows:

A. Amend Title 23.1000.030 C6 entitled "Mather Field Special Planning Area" to insert the term "permanent supportive housing" into Section 603-14 (B)(1) to read as follows:

"(B) The Campus District. The boundaries of the Campus District are depicted in Section 603-20.4. The Campus District is intended to create a campus like environment with a variety of commercial, office, industrial-office, and institutional uses. Pedestrian accessibility among parcels is encouraged providing access to the Main Base District and the Cordova Sports Park.

1. The Human Service Subarea. The boundaries of the Human Service Subarea are identified in Section 603-20.4 and include the existing hospital site, Mather Community Campus and associated child care center.

Permitted uses in the Human Service Subarea are those uses permitted under the Public Facilities category of the Commercial Land Use Tables, Zoning Code Section 225-11, and subject to special conditions referenced in Section 225-14. In addition, the following uses are permitted: a hospital or clinic, a child care center, permanent supportive housing and a transitional housing facility."

Section 4. Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof, and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

ATTACHMENT 1**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 this _____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

Office of the City Clerk

Mindy Cuppy, CMC, City Clerk

2729 Prospect Park Drive, Rancho Cordova, California 95670
 www.cityofranhocordova.org
 (916) 851-8720



City of Rancho Cordova City Council Notice of Public Hearing

Dated: May 10, 2013

NOTICE is hereby given that on **Monday, May 20, 2013, at 5:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova**, to consider the following:

MATHER FIELD SPECIAL PLANNING AREA TEXT AMENDMENT – CITY SPONSORED AMENDMENT:

REQUEST:	The City of Rancho Cordova intends to amend the Zoning Code Section 23.1000.030 C6 Mather Field Special Planning Area, Section 603-14 B- <i>The Campus District</i> , Subsection 1- <i>Human Service Subarea</i> by adding the term “permanent supportive housing” to the allowed uses within the Human Service Subarea. The amendment will add to the allowable uses section in order to accommodate the development of a Disabled Veteran’s Village project.	
OWNER:	County of Sacramento Mr. Clark Whitten 700 H Street, 7 th Floor Sacramento, CA 95814	REPRESENTATIVE: City of Rancho Cordova 2729 Prospect Park Drive Rancho Cordova, CA 95670
LOCATION/APN:	Northeast corner of Schirra Avenue and Bleckley Street	
ZONING:	Mather Field Special Planning Area - Campus District (MFSPA)	
ENVIRONMENTAL:	General Exemption Section 15061-b(3) of the California Environmental Quality Act.	
PROJECT PLANNER:	Jessica Hayes, Housing Services Assistant William Campbell, Principal Planner	

Questions regarding this matter should be directed to the City of Rancho Cordova Housing Department at (916) 851-8761 or Planning Department at (916) 851-8752.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Department at (916) 851-8720. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEMORANDUM



DATE: May 20, 2013

TO: Honorable Mayor and Council Members

FROM: Jeffrey S. Beiswenger, AICP, Senior Planner

SUBJECT: **CAPITAL VILLAGE PANERA BREAD DESIGN REVIEW AMENDMENT AND CONDITIONAL USE PERMIT; PROJECT NO. DD7909 – LOCATED AT 3289 ZINFANDEL DRIVE.**

PROPERTY OWNER: Merlone Geier Management LLC Contact: Kim Whitney 3191 Zinfandel Drive, Suite 23 Rancho Cordova, CA 95670	APPLICANT/DEVELOPER: Same as owner
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PROJECT: FILE: LOCATION: APN: PLANNER:	Capital Village Panera Bread Design Review and Conditional Use Permit DD7909 Northeast corner of International Drive and Zinfandel Drive 072-3010-004 Jeffrey S. Beiswenger, AICP, Senior Planner
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RECOMMENDATION

Determine that the project is consistent with the Capital Village, Mitigated Negative Declaration and Adopt Resolution No. 54-2013, approving the Design Review Amendment and Conditional Use Permit for Capital Village Panera Bread, subject to the Conditions of Approval and as depicted in the project plan submittals.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution would allow construction of a new 4,200 square foot Panera Bread restaurant with a drive-thru on the northeast corner of Zinfandel Drive and International Drive within the Capital Village commercial area. The new building and pad would modify the existing parking lot, landscaping, trash enclosure and other site improvements to accommodate the new building configuration and drive-thru stacking lane. The application also includes signage details that would modify the sign criteria document approved for the project.

REQUIRED PERMITS AND REGULATORY BASIS

In order to construct a new commercial building with a drive-thru in this location, design review is required according to Chapter 23.141 of the zoning ordinance and a conditional use permit is required according to Table 23.313-1 (Allowed uses and Permit Requirements for Mixed-Use Districts). A design for a commercial building at this location was approved as part of a prior approval in this location, but a different design is proposed at this time. The zoning ordinance specifies that applications for design review and conditional use permit are to be processed concurrently when both are required to construct a proposed building.

BACKGROUND

The Capital Village commercial site is subject to the requirements contained within the Capital Village Special Planning Area document which establishes a zoning of Commercial – Main Street (CVSPA, C-MS) for this property, defined as follows:

2.3.1 Commercial and Main Street District.

This district allows for a wide variety of commercial retail and service uses serving the needs of the local Rancho Cordova community as well as Capital Village. Uses may include shopping centers, including grocery stores, restaurants, home improvement stores, and department stores. Other uses include boutique uses such as executive offices, bookstores, cafes, salons, and specialty shops.

The 2005 project approval also included a development agreement, a mitigated negative declaration CEQA document, an air quality mitigation plan and conditions of approval. In 2006, the City approved a commercial design review entitlement for the entire Capital Village Commercial site for 307,000 square feet of commercial buildings including a Lowe's home improvement store and fourteen additional retail buildings. The design review amendment under consideration at this time only applies to a portion of the commercial site.

The full extent of the Capital Village commercial site is bordered by Data and Disk Drives to the north, Road "B" and the Capital Village residential project to the east, Zinfandel Drive to the west and International Drive to the south. The southeast corner of International and Zinfandel is included (Figure 1). The Panera Bread Restaurant is proposed on the northeast corner of International and Zinfandel (indicated by the red star below).



Figure 1 - Project Location

A design review amendment is required at this time since the proposed Panera Bread restaurant design is different from the original building design and layout approved for this location. A conditional use permit is required to permit the proposed drive-thru.



Figure 2 - Elevation from Original Commercial Design Approval

DESIGN REVIEW OVERVIEW

The proposed Panera Bread restaurant would be 4,200 square feet in size, have an outdoor seating area on the north side of the building, include a drive-thru window on the east side of the building and would modify some of the existing site features (landscaping, parking, trash enclosure, pedestrian improvements). The site plan is include in Figure 3 below.

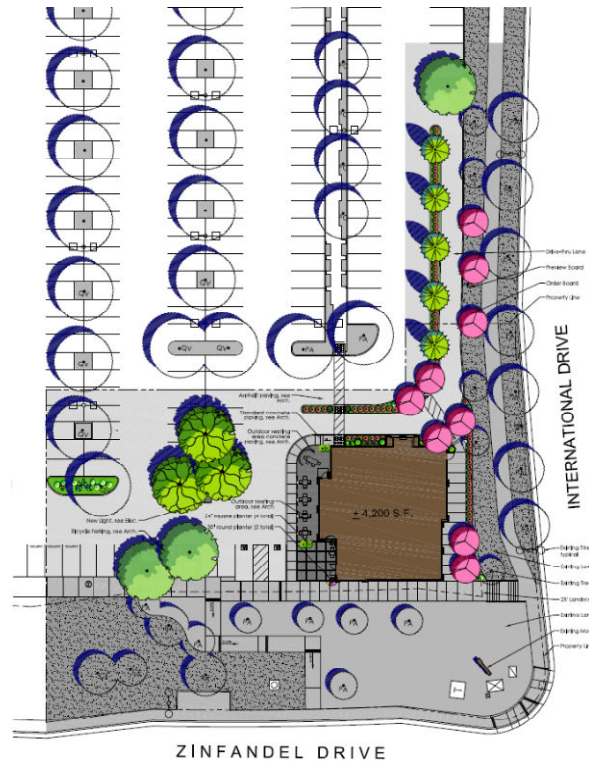


Figure 3 - Proposed Site Plan



Figure 4 - New Building Design (north facade)

The key differences between the proposed project and the original design review approval include:

- A drive-thru is proposed. The Capital Village project site was not originally configured to accommodate drive-thru uses. The original commercial design was focused on emphasizing the mixed-use and walkable aspects of the project. The application has devised a solution to integrate a drive-thru without compromising these other important project attributes.

- Building footprint is different. The original commercial design review approval called for a building footprint of 5,500 square feet and the proposed size is 4,200 square feet. The smaller size helps to accommodate the drive-thru and a small outdoor seating area on the north side of the building.
- Façade designs. All of the facades have been modified from the original project approval to fit the needs of the Panera Bread restaurant, including different placement of windows and doors, a different roof form and other design details. The primary entrance to the restaurant is on the north side of the building.
- Landscaping. Landscaping has been modified to accommodate the drive-thru lane, but all trees that are proposed to be removed would be replaced. The required shade canopy of 60% for this project would be maintained.
- Trash enclosure. The location for the existing trash enclosure would be moved as part of this design approval from along the International Drive frontage to a location along the Zinfandel Drive frontage.
- Building signage. The Capital Village Sign Criteria document specifies the size and type of signs permitted within this development. The Panera sign package does not comply with the current limits within this document and amendments are requested as part of this design review submitted (see analysis below).

This design review amendment does not change most of the important site planning and design details of the project approvals; the pedestrian sidewalk system remains intact; additional bicycle parking will be provided; the higher than normal tree shade canopy of 60.0% would be maintained (zoning code requires 50%); the same building materials and colors would be used; and the building design uses the same architectural details as other commercial buildings on site.

DESIGN ANALYSIS

Capital Village commercial projects are subject to design provisions contained within the following documents:

- Capital Village Special Planning Area. Adopted as part of the zoning code the SPA provides general goals and objectives, as well as standards for parking, building height and other standards.
- Rancho Cordova Design Guidelines. Provides detailed design standards and guidelines that are applicable to commercial projects within the City.
- Capital Village MND (with Air Quality Plan). The environmental document for the Capital Village project and the related Air Quality plan contain design provisions, such as requirements for bicycle parking, provision of transit information, shading standards and other provision to improve air quality.

The following section evaluates the proposed building and related site improvements followed by recommendations that are implemented through the project's conditions of approval.

Architectural Comments

In terms of architectural design, the project meets design objectives, as follows:

- The proposed structure is one story in height. Although a one-story building, the building has additional height which improves the aesthetic appeal. The additional height of the building at building corners creates a “tower” feature that is used on other buildings within the Capital Village project, helping this building tie into the overall design theme.
- The building design uses the same color and materials palette of the original Capital Village commercial design review approval, helping to tie the design of this building in with the remainder of the Capital Village Commercial Project.
- All of the buildings are well designed with structural articulations, massing of building and roof forms. This creates visual interest throughout and avoids the appearance of long blank walls.
- Facades facing public streets should have windows where possible. The windows provide a way for people within the buildings to see the public sidewalk and street. This is a design deficiency with this building design since a blank wall faces towards International Drive. However, the back of the building must be located somewhere and the south façade appears to be the best location for the rear of the restaurant. A condition of approval has been included to require that a security window or peephole is added to the rear service door to address security concerns from the police department.
- The south façade may need additional design consideration. Staff recommends that the City Council discuss options and provide direction to staff. This façade is currently “blank” (e.g. no window) and the following may improve the visual appearance:
 - Alternative wall textures (e.g. tile) and/or murals;
 - Metal trellis with vines; or
 - Decorative glass.

Recommended Conditions of Approval

- **Add a security window or peep-hole to the rear service door to allow views outside of the restaurants back-door.**
- **Discuss the south façade with the City Council and consider adding a condition of approval to reduce the impact of the “blank” façade.**

Site Design Comments

The site design accomplishes the majority of design objectives. Staff recommends a few modifications to correct some errors and correct minor deficiencies.

- The site design established with the original project approval has been continued through this redesign. The project provides continuous sidewalk connections throughout the project. Connections have also been provided to the public sidewalk to allow a pedestrian to walk to the restaurant with limited conflicts with vehicular traffic.

- Along Zinfandel Drive a parallel sidewalk system has been provided – a sidewalk immediately adjacent to building facades to provide direct connections to these buildings and a sidewalk immediately adjacent to the street to provide access to transit stops and for pedestrian through traffic.
- Bicycle parking depicted on the site plan is in a reasonable location (along Zinfandel), but is insufficient according to the Air Quality Mitigation Plan. Staff recommends that six bicycle parking spaces (three racks) are installed for visitors and four bicycle parking spaces (two lockers) are provided for employees.
- The Air Quality Mitigation Plan call for 60% minimum tree canopy coverage. This is provided.

Recommended Conditions of Approval

- **Provide six Class II bicycle parking space (three racks) for visitors and four Class I bicycle parking space (two lockers) for employees.**
- **A condition has been included that would require the use of same bicycle racks and lockers that are used in the remainder of the Capital Village Commercial Project.**

Sign Design Comments

The Capital Village Sign Criteria document specifies the size and type of signs permitted within this development. The Panera sign package does not comply with the current limits within this document and amendments are requested:

- Each pad tenant (under 5,000 square feet) is permitted a sign that is 36 inches in height (a 50% increase is permitted to allow for logos and other creative sign approaches). A sign that is 52 inches in height would be permitted under the current rules. Sign height is inclusive of all logos, lettering, even if occurring in multiple rows.
- If a pad tenant has multiple facades secondary signs are permitted up to a maximum height of 24 inches. Applying the 50% increase rule to allow for logos, a secondary sign could be up to 36 inches in height.
- The applicant has requested a revision to allow for a 72 inch tall sign. This would allow for the Panera logo to be stacked on top of the words “Panera Bread.” A revision to the design criteria document would be required. This would require a separate action at a future properly noticed public hearing to revise this document since it impacts more than just this single property. The entire Capital Village project could potentially be impacted by a change to the Sign Criteria document.

Recommended Conditions of Approval

- A condition has been included to require that signs submitted for building permit meet the requirements of the Capital Village Sign Criteria document (if the document is amended the new provisions would apply).

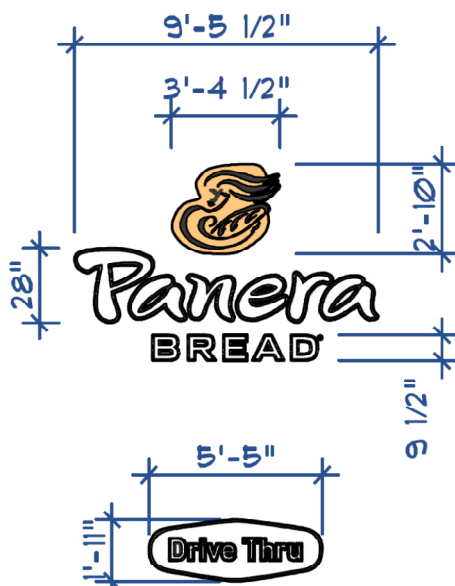


Figure 5 - Proposed Panera Bread Sign

DESIGN REVIEW FINDINGS

In accordance with Zoning Code Section 23.140, new commercial projects must obtain Design Review approval. The proposed plans were evaluated for consistency with the Zoning Code and the Design Guidelines for new commercial buildings. Design Review approvals shall be granted only when all of the findings defined in Zoning Code Section 23.140.050 can be made. The required findings and the evidence to support them are contained in Resolution No. 54-2013 (**Attachment 1**).

USE PERMIT

In accordance with Zoning Code Section 23.134, a new restaurant with a drive-thru must obtain a Conditional Use Permit and would be subject to the development standards listed in the zoning code (23.913.030 E). The development package has been reviewed using the listed development standards in subsection (E) and has been determined to be in conformance with the requirements, as follows:

- Aisles shall have a 12-foot minimum width on curves and an 11-foot minimum width on straight sections. *Analysis: Drive -thru lane meets these minimum requirements*
- Aisles shall provide at least 180 feet of reservoir space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. *Analysis: The applicant provides the required 180 feet. Twelve parking spaces were eliminated on the neighboring Lowe's parcel to achieve the full length. Parking on the site still exceeds minimum parking requirements. The Capital Village SPA requires that 3.5 spaces for*

every 1,000 square feet of retail area is provided. After this modification to the parking lot, the ratio will be 3.8 spaces per 1,000 square feet of retail which exceed the minimum required number of parking spaces.

- Aisle entrances and exits shall be at least 25 feet from an intersection of public right-of-ways, measured at the closest intersecting curbs, and at least 25 feet from the curb-cut on an adjacent property. When an aisle encroaches into the front yard and side street setbacks, 25 feet of landscaping shall be provided, with at least 10 feet of landscaping between the aisle and right-of-way. *Analysis: The project meets these requirements. Eleven feet of landscaping is provided between the drive-thru lane and the adjacent sidewalk and another ten feet of landscaping between the sidewalk and the street.*
- Aisles shall be separated from the site's ingress and egress routes or access to a parking space. *Analysis: This provision is met.*
- Landscaping of Drive-Through Aisles. Landscaping of drive-through aisles shall be consistent with the requirements of RCMC 23.716.060(C) (Screening of Drive-Through Aisles). *Analysis: This section of the zoning code requires a two-foot tall hedge or other plant material installed along the drive-thru aisle to partially screen the cars. It appears from the landscape plan that this has been provided. A conditional of approval will be added to ensure that the final landscape plans satisfy this requirement.*
- Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous, minimum four-foot-wide sidewalk or delineated walkway. Generally, pedestrian walkways should not intersect the drive-through aisles, but where they do the walkways shall have clear visibility and shall be delineated by textured and colored paving and shall be clearly signed to alert vehicles in the drive-through aisles. *Analysis: The drive-thru lane faces inwards toward the interior parking lot of the building and therefore does not obstruct the wide pedestrian sidewalk on the west side of the project. Pedestrian sidewalks do cross the drive-thru lane in two locations – both crossing will be clearly identified with crosswalk markings.*
- Parking. Drive-up windows, remote tellers, and drive-through aisles shall be designed and constructed to be consistent with the requirements of Chapter 23.719 RCMC (Parking and Loading). The placement of drive-up windows, remote tellers, and drive-through aisles shall not be considered as justification for reducing the number of parking spaces which are otherwise required. *Analysis: All parking requirements are met by this project. The Capital Village SPA requires a minimum of 3.5 spaces per 1,000 square feet of retail. A ratio of 3.8 spaces per 1000 square feet is maintained after this modification to the parking lot.*
- Congestion. The conditional use permit is revocable if congestion attributable to the facility regularly occurs on public streets or within the parking lot and the management cannot alleviate the situation. *Analysis: A condition of approval will be included to allow revocation of the use permit in the unlikely event that congestion results. The internal location of the drive-thru lane creates addition stacking distance with the parking lots aisle in a lightly used portion of the Lowe's parking lot if overflow occurs.*
- Noise. Drive-up windows and their order stations with amplified sound shall be located to reduce the noise impact on adjacent property to less than 45 dB as measured at the nearest residential property line. *Analysis: The drive-thru speaker box is far from any residential property and this requirement does not apply.*

- Signs. Signage for drive-up windows and remote tellers shall be consistent with the requirements of Chapter 23.743 RCMC (Signs). *Analysis: The zoning code allows one menu board sign (up to 40 square feet in sign area and eight feet in height).*
- Drive-through windows shall be visible from a public way to ensure that all activity can be viewed from an adjacent street. *Analysis: The drive-thru window is visible from International Drive and the Lowe's parking lot.*

The required findings and the evidence to support the Use Permit are contained in Resolution No. 54-2013 (**Attachment 1**).

ENVIRONMENTAL ANALYSIS

This project is subject to the requirements of the Supplemental Capital Village, Mitigated Negative Declaration and is required to implement certain mitigation measures; many are related to the Air Quality Plan. The measure that have the strongest relationship to project design, include:

- Bicycle lockers and racks are provided per Air Quality Plan.
- Tree canopy coverage is provided beyond that required by the zoning code (zoning code requires 50%) as required by the Air Quality Plan (60% shade canopy required).
- Sidewalk widths as required by the Air Quality Plan (6'-0" minimum).
- Pedestrian connectivity is provided.

RECOMMENDED MOTION

Determine the project is consistent with the Capital Village, Mitigated Negative Declaration and adopt Resolution No. 54-2013, approving the Design Review Amendment and Conditional Use Permit for Capital Village Panera Bread Restaurant, subject to the Conditions of Approval (**Exhibit B**), and as depicted in the project plan submittals (**Exhibit A**).

ATTACHMENTS

1. Resolution No. 54-2013, including the Project Plans (**Exhibit A**) and subject to the Conditions of Approval (**Exhibit B**).
2. Correspondence from reviewing departments and agencies.
3. 500' radius map and labels.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 54-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE DESIGN REVIEW AMENDMENT AND CONDITIONAL USE PERMIT
APPLICATION FOR THE CAPITAL VILLAGE PANERA BREAD
PROJECT # DD7909**

WHEREAS, Kim Whitney of Merlone Geier (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Design Review Amendment (DRA) and Conditional Use Permit (CUP) for a new Panera Bread restaurant with a drive-thru in the Capital Village commercial area, located at the northeast corner of Zinfandel Drive and International Drive (Assessor's Parcel Numbers: 072-3010-004); and

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

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

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

1. Determine the project is consistent with the Capital Village Mitigated Negative Declaration that applies to this project site according to the Guidelines of the California Environmental Quality Act.

- a) Finding: This project will not have a significant adverse impact on the environment and is consistent with the Capital Village, Mitigated Negative Declaration prepared and adopted for the Capital Village project in 2004 and amended in 2005.

Evidence: The proposed Design Review Amendment does not significantly alter the project from a CEQA perspective. The impacts of the proposed design are the same as, or less than, the project studied by the Mitigated Negative Declaration (MND) and no additional analysis is required. On the basis of the MND, there is no substantial evidence that the project will have a significant adverse impact on the environment.

2. Approve the Design Review Amendment, subject to the Project Plans (**Exhibit A**) and the Conditions of Approval (**Exhibit B**); 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 Special Planning Area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the subject property is Local Town Center (LTC) within the Downtown Planning Area. A restaurant is consistent with the LTC designation which calls for a combination of retail, office and quasi-public uses in a mixed use, pedestrian friendly setting. The proposed project has been designed

ATTACHMENT 1

to meet all applicable Zoning regulations contained with the Capital Village, Special Planning Area document and the Zoning Code, including setbacks, height regulations, on-site auto and bicycle parking, and improved on-site landscaping. In addition, the project adequately meets the objectives of the City Design Guidelines.

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

Evidence: The proposed architecture, site and landscape design are appropriate to retail uses. The site has been analyzed to confirm there is adequate parking per the Capital Village Special Planning Area. The architecture of the buildings, as proposed, will blend well into the established Capital Village retail center.

- 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 buildings are architecturally consistent with the existing buildings on-site and with the prior design review approval. The new building is similar in architecture, size, scale and massing to the original design review approval for the site. An identical palette of materials and colors are being used. The design of the building is consistent with the fenestrations and other façade details proposed as part of the original project approval.

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

Evidence: The proposed project will not create conflicts among various modes. The project has adequate vehicular circulation and parking facilities, with a separated pedestrian sidewalk system with access throughout the site. Bicycle parking is provided throughout the Capital Village commercial site. Additional bicycle parking will be provided consistent with the attached conditions of approval.

3. Approve the Conditional Use Permit, subject to the Conditions of Approval (see **Exhibit B**); supported by the following Findings and Evidence, as defined in Zoning Code Section 23.134.030:

- a) Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The site size, dimensions, location, topography, and access of the site are adequate for the proposed use and the new development will not have a negative effect on the surrounding area.

ATTACHMENT 1

- b) Finding: Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other Code standards or other reasonable conditions of approval.

Evidence: Any negative impacts of the drive-thru have been reduced to a less than significant level by the placement of the drive-thru window on the east façade of the building facing away from the public street and pedestrian sidewalk and through the application of Code standards and the attached conditions of approval.

- c) Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: All required public facilities have adequate capacity to serve the Project. Currently, all public facilities are adequately serving the existing site.

- d) Finding: The project meets the requirements of the Zoning Code including development standards, design guidelines, and special use provisions.

Evidence: The project is consistent with all the requirements of the Zoning Code Section 23.910.030 that specifically addresses the development of drive-in and drive-through sales and service. The conditions of approval will provide additional assurance that the new use will not negatively impact the area.

- e) Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the Zoning Code.

Evidence: This site does not include any nonconforming structures.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk



Design Review Package

Panera Bread
Capital Village

3289 Zinfandel Drive
Rancho Cordova, CA 95670

April 5, 2013

Property Owner

MG Partners Fund VIII
Capital Village, LLC
Contact: Kim Whitney
3191 Zinfandel Dr.
Rancho Cordova, CA 95670
PH: (916)853-1540 ext. 24
kwhitney@merlonegeier.com

Architect

De Kleer + Associates Inc.
Contact: Tom De Kleer
3001 I Street, Suite 100
Sacramento, CA 95816
PH: (916)731-4726
tom@deklee.com



Panera
BREAD®

D	E	K	L	E	E	R	+		
A	S	S	O	C	I	A	T	E	S

incorporated

3001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916



CAPITAL VILLAGE
Rancho Cordova, California

MerloneGeier
Partners

www.MerloneGeier.com



Panera Bread - Rendering 1

Capital Village Center

Rancho Cordova, CA

April 5, 2013

1/8" = 1'-0"
(If printed at 11x17)



AGENDA ITEM 15.1

Panera Bread - Rendering 2

Capital Village Center

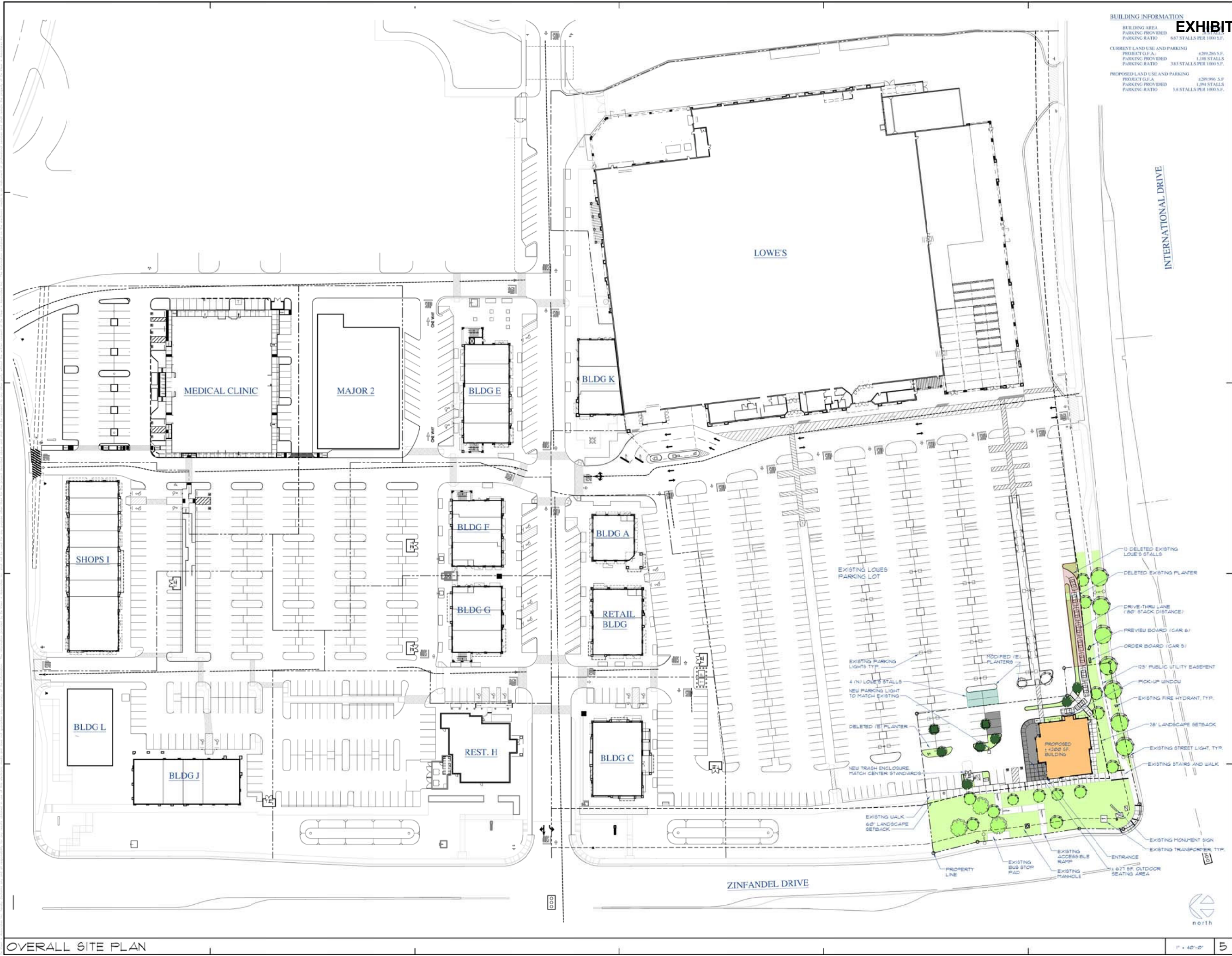
Rancho Cordova, CA

April 5, 2013

1/8" = 1'-0"
(If printed at 11x17)

DE KLEER +
ASSOCIATES
i n c o r p o r a t e d

3001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916



BUILDING INFORMATION		
BUILDING AREA	2,209,286 S.F.	PROJECT G.F.A.
PARKING PROVIDED	667 STALLS PER 1000 S.F.	PARKING PROVIDED
CURRENT LAND USE AND PARKING		
PROJECT G.F.A.	2,209,286 S.F.	PROJECT G.F.A.
PARKING PROVIDED	1,108 STALLS	PARKING PROVIDED
PARKING RATIO	383 STALLS PER 1000 S.F.	PARKING RATIO
PROPOSED LAND USE AND PARKING		
PROJECT G.F.A.	2,209,996 S.F.	PROJECT G.F.A.
PARKING PROVIDED	1,094 STALLS	PARKING PROVIDED
PARKING RATIO	1.8 STALLS PER 1000 S.F.	PARKING RATIO

EXHIBIT A

SITE & BUILDING DESIGN FOR:
PANERA BREAD
CAPITAL VILLAGE
RANCHO CORDOVA, CA

DE KLEER + ASSOCIATES
i n c o r p o r a t e d
3001 I St., Suite 100 Sacramento, CA 95836 916.731.4726 Fax 916.731.4936

sheet title
OVERALL SITE PLAN

revisions

job 121202

date APR 5, 2013

scale NOTED

A1
1235
sheet 31

OVERALL SITE PLAN



1" = 40'-0"

5

BUILDING INFORMATION

BUILDING AREA	±4,200 S.F.
PARKING PROVIDED	28 STALLS
PARKING RATIO	6.67 STALLS PER 1000 S.F.
CURRENT LAND USE AND PARKING	
PROJECT G.F.A.:	±289,296 S.F.
PARKING PROVIDED	1,108 STALLS
PARKING RATIO	3.83 STALLS PER 1000 S.F.
PROPOSED LAND USE AND PARKING	
PROJECT G.F.A	±287,996 S.F
PARKING PROVIDED	1,094 STALLS
PARKING RATIO	3.8 STALLS PER 1000 S.F.



ZINFANDEL DR.



EXHIBIT A

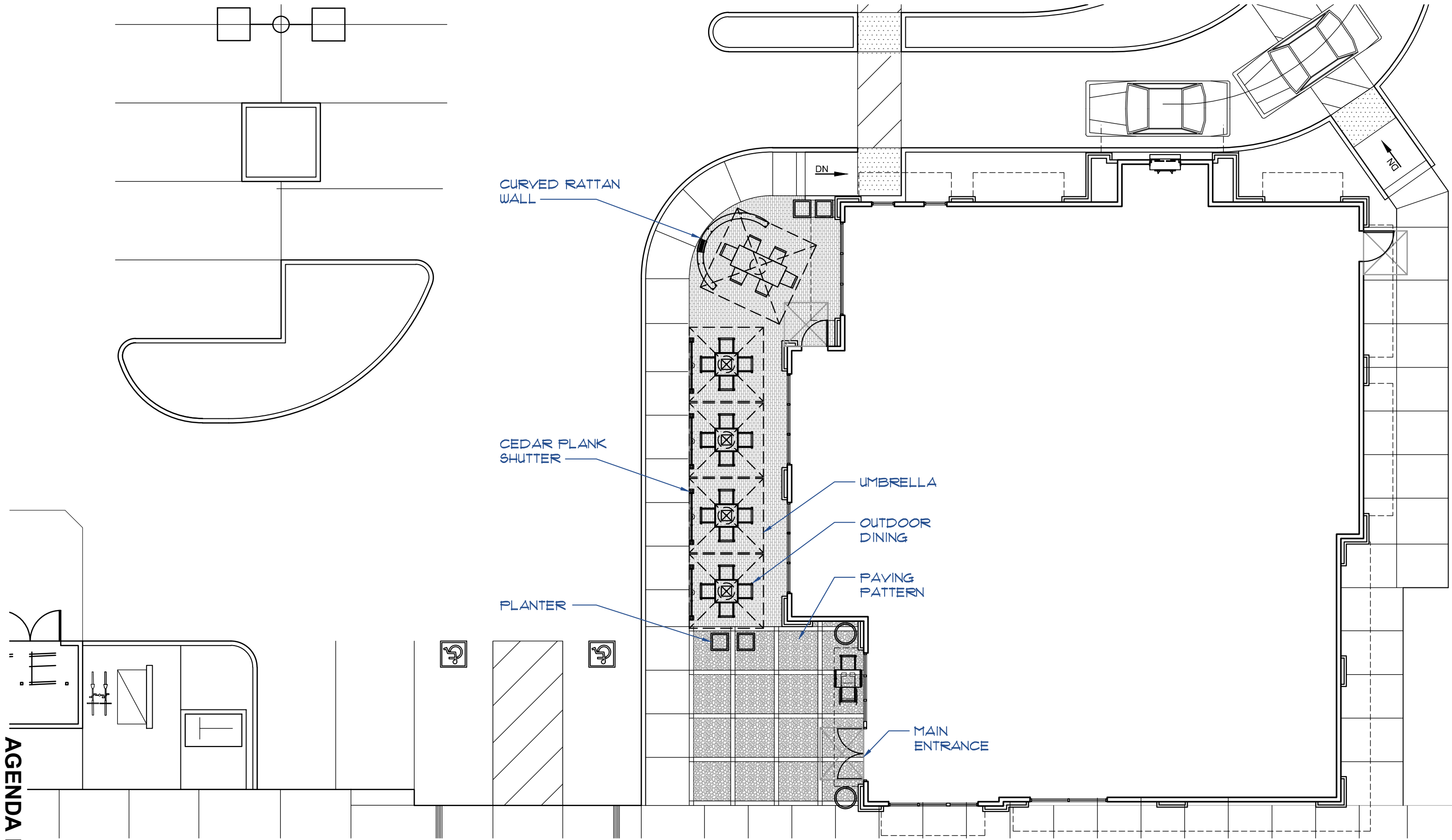
April 5, 2013

Panera Bread - Site Plan

Capital Village Rancho Cordova, CA

DE KLEER + ASSOCIATES
l n c o r p o r a t e d

9001 I Street Ste 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4616



AGENDA ITEM 15.1

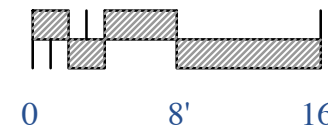
Manera Bread - Patio & Floor Plan

Capital Village Center

Rancho Cordova, CA

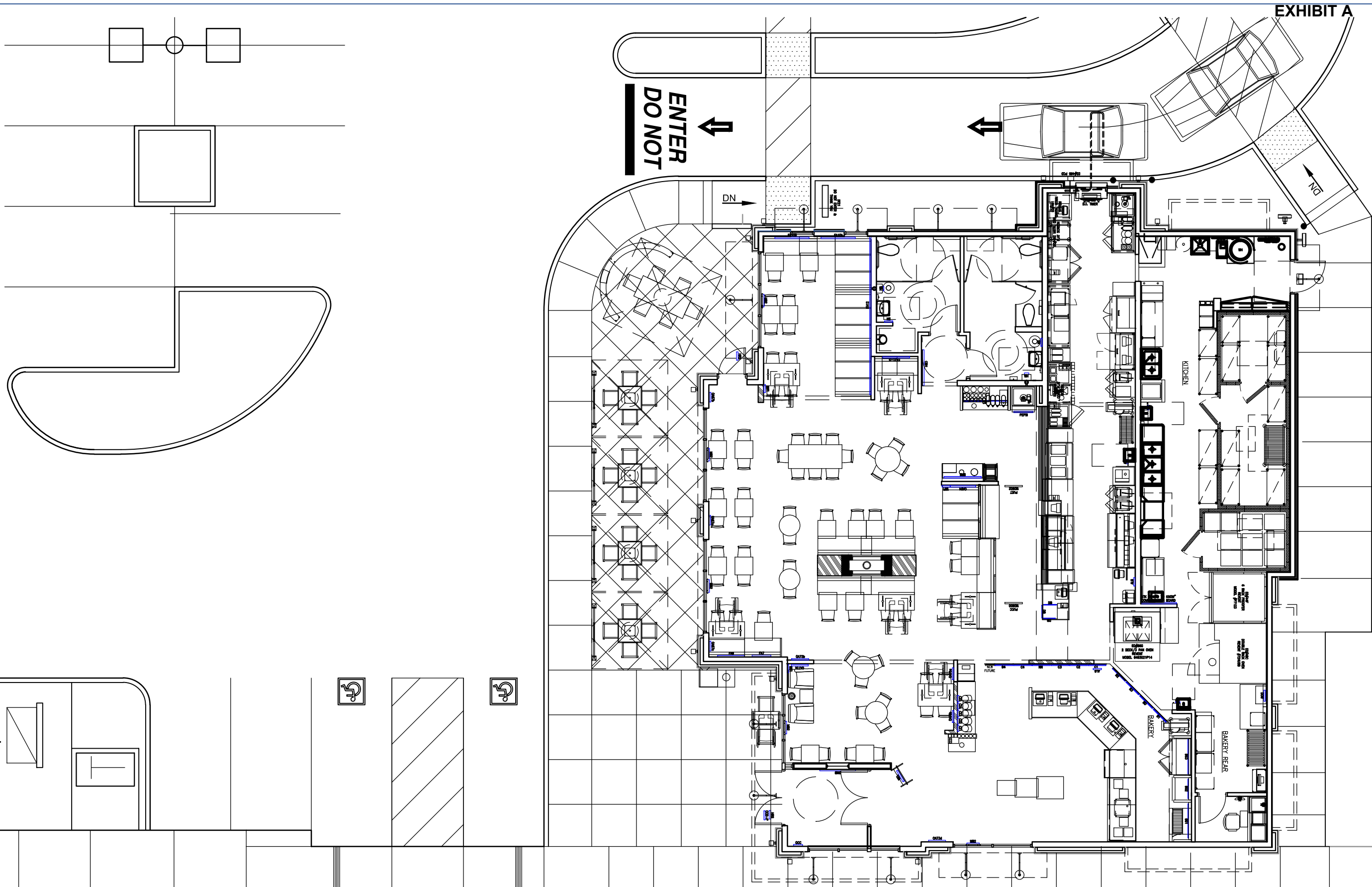
April 5, 2013

3/32" = 1'-0"
(If printed at 11x17)



DE KLEER +
ASSOCIATES
i n c o r p o r a t e d

3001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916



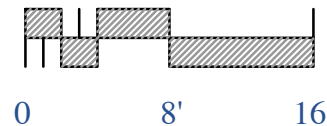
Manera Bread - Conceptual Plan

Capital Village Center
for Reference Only

Rancho Cordova, CA

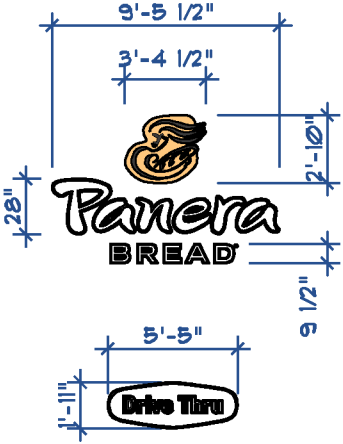
April 5, 2013

3/32" = 1'-0"
(If printed at 11x17)



DE KLEER +
ASSOCIATES
i n c o r p o r a t e d

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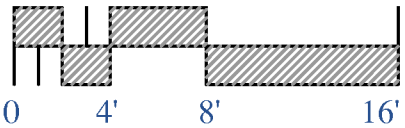
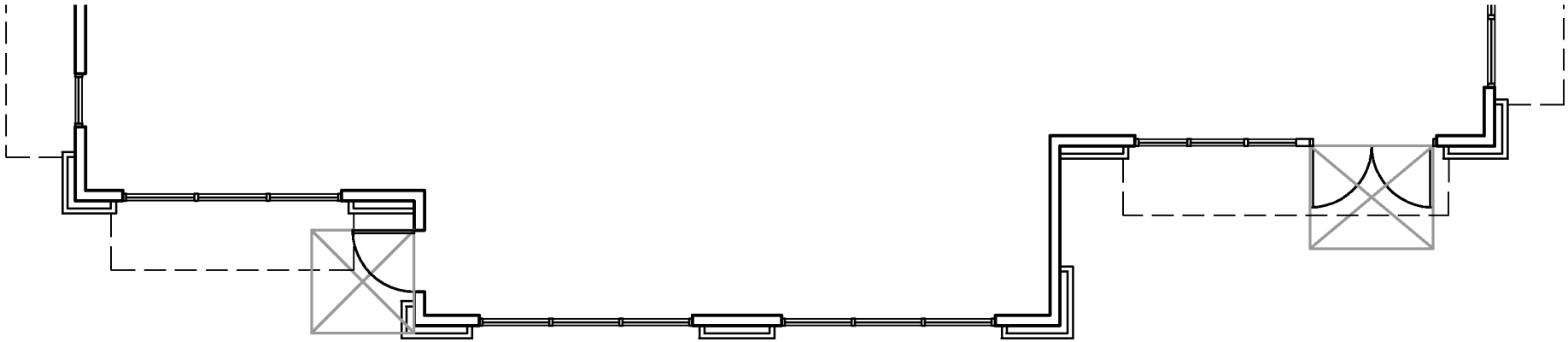


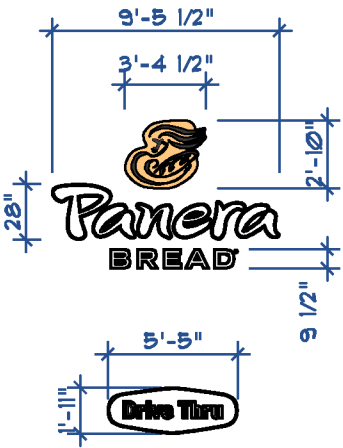
Sign Information

Area:	Panera Logo :	10 S.F.
	Panera :	22 S.F.
	Bread :	4 S.F.
	Drive Thru :	11 S.F.
	Total Sign Area:	47 S.F.

Sign Criteria

Primary Elevation	
Max Ht:	Base: 3'-0" w/ 50% increase: 4'-6"
Max Area:	Base: 150 S.F. w/ 15% increase: 172.5 S.F.
Max Width:	75% of storefront 75 % of ~68'-0" = ~51'-0"



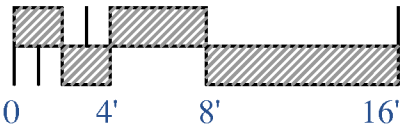
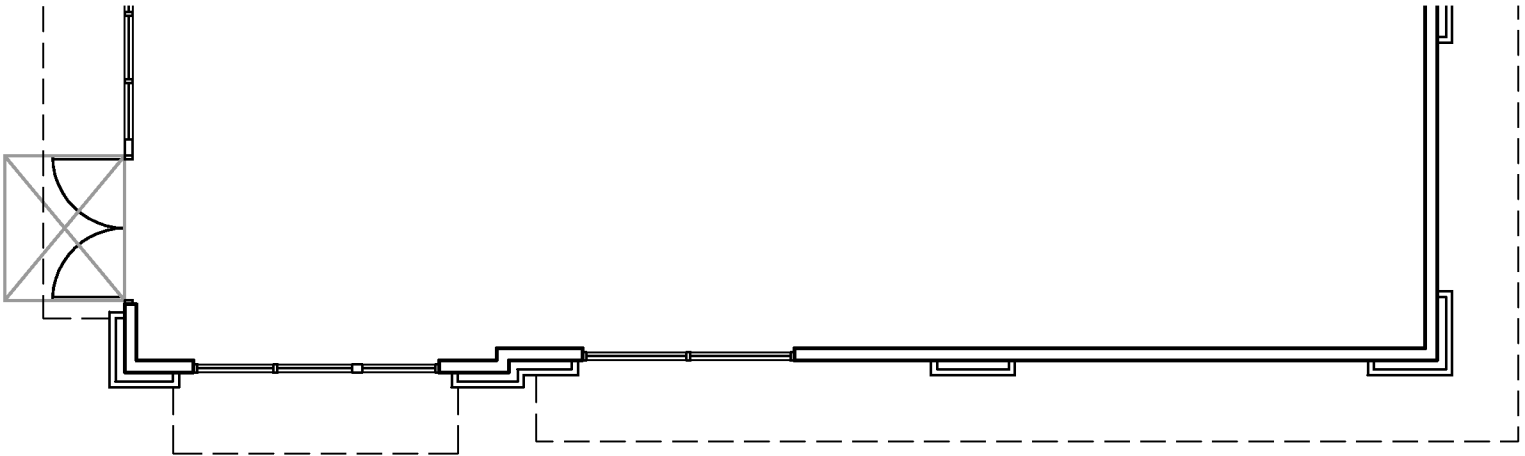


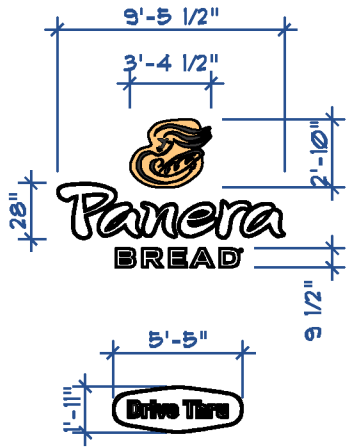
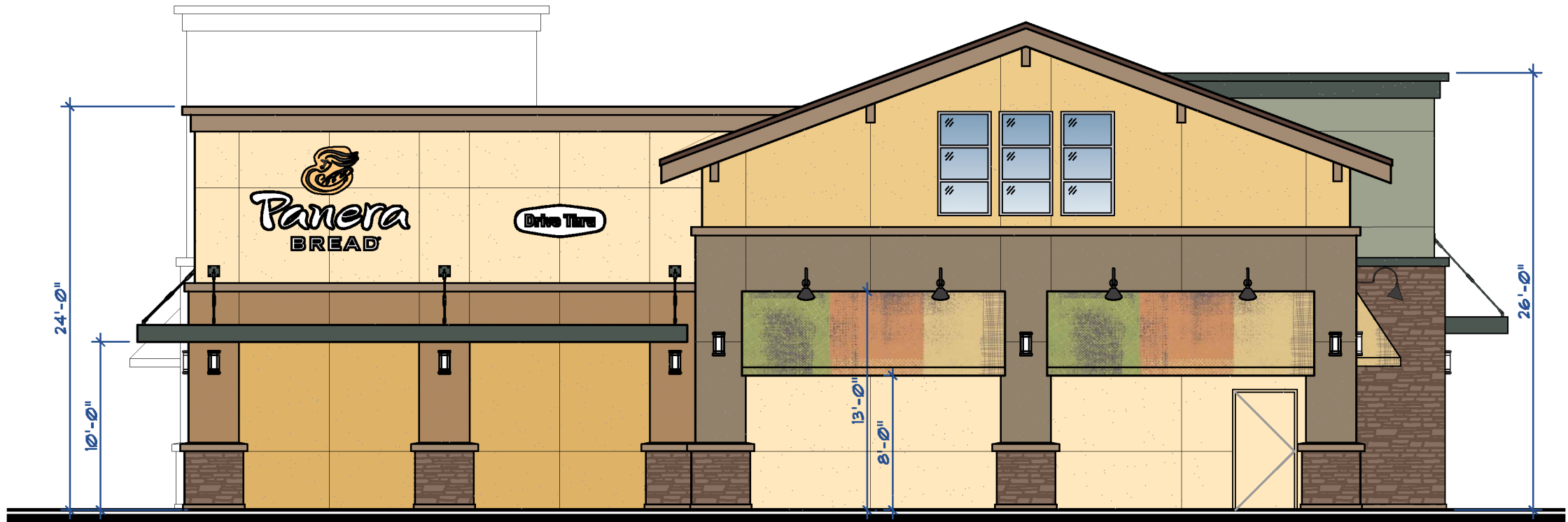
Sign Information

Area:	Panera Logo :	10 S.F.
	Panera :	22 S.F.
	Bread :	4 S.F.
	Drive Thru :	11 S.F.
	Total Sign Area:	47 S.F.

Sign Criteria

Secondary Elevation	
Max Ht:	Base: 2'-0" w/ 50% increase: 3'-0"
Max Area:	Base: 150 S.F. w/ 15% increase: 172.5 S.F.
Max Width:	75% of storefront 75 % of ~68'-0" = ~51'-0"



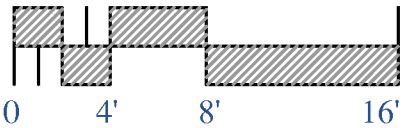
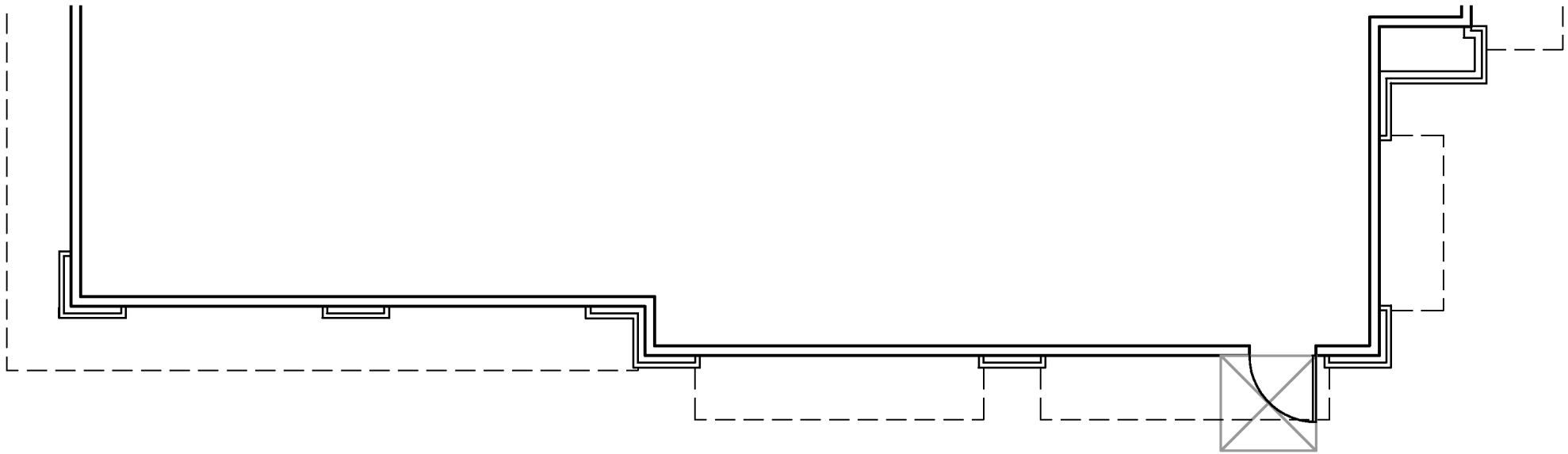


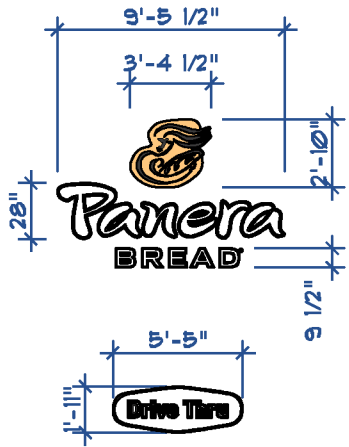
Sign Information

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	Total Sign Area:	47 S.F.

Sign Criteria

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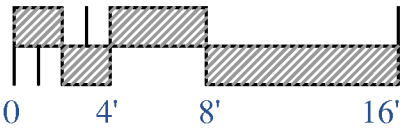
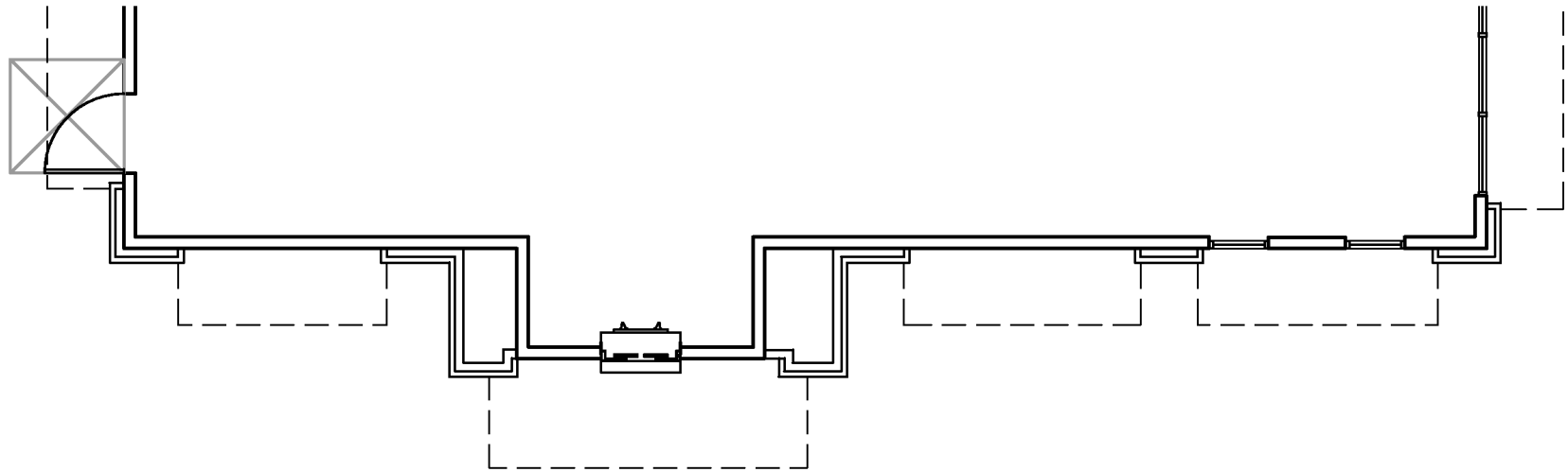


Sign Information

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Sign Criteria

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Max Width:	75% of storefront 75 % of ~68'-0" = ~51'-0"



Approved Color & Material Board
Capital Village Center Rancho Cordova, CA

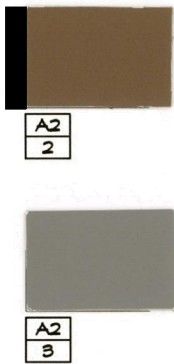
July 19, 2006

1/8" = 1'-0"
(If printed at 11x17)

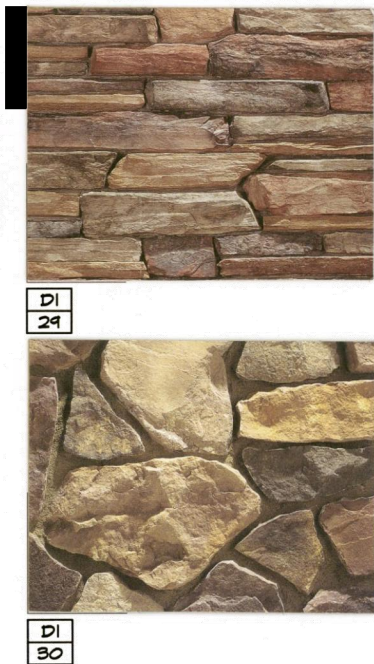
BUILDING COLORS



STANDING SEAM METAL ROOF



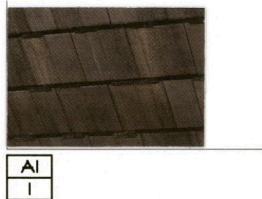
STONE VENEER



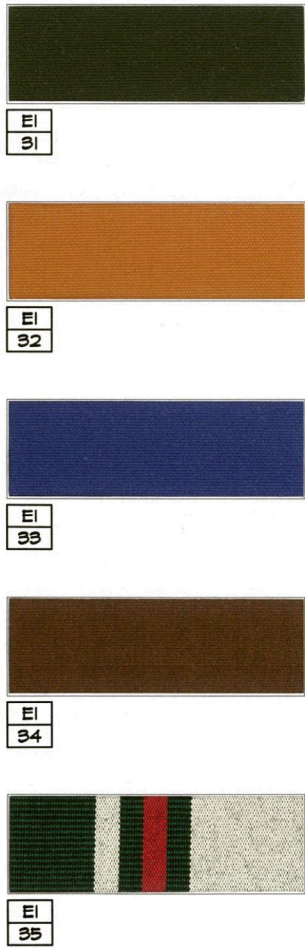
STORE FRONT



FLAT CONCRETE ROOF TILE



FABRIC AWNING



EXTERIOR MATERIALS

- AI - CONCRETE ROOF TILE
- A2 - STANDING SEAM METAL ROOF
- BI - EXTERIOR CEMENT PLASTER
- CI - FOAM SHAPE BY BAY FOAM OR EQUAL, PRE FINISHED SMOOTH TEXTURE INTEGRAL COLOR WATERPROOF COATING TO MATCH PAINT COLOR INDICATED.
- DI - STONE VENEER
- EI - FABRIC AWNING
- E2 - FLAT PROJECTING CHANNEL - STEEL AWNING.
- FI - ALUMINUM STOREFRONT
- G1 - STL. DOORS/FRAMES, VENTS, MISC. STL.
- G2 - PARAPET COPING, PRIME & PAINT.
- HI - DECORATIVE LIGHT FIXTURE, SEE ELECTRICAL
- J1 - WOOD TRELLIS
- J2 - METAL TRELLIS.
- K1 - CEMENT PLASTER 1 1/2" METAL REVEAL, PAINT TO MATCH ADJACENT SURFACE.
- LI - CMU WALL CONTROL JOINT
- M1 - STOREFRONT CLEAR GLASS
- M2 - FROSTED GLASS W/BACKLIT

EXTERIOR COLORS AND FINISHES

- 1 - "SMOKEY" - LIGHT WEIGHT SPLIT SHAKE BY "MONIER LIFETILE".
- 2 - "CHESTNUT BROWN" BY AEP SPAN.
- 3 - "OLD ZINC GRAY" BY AEP SPAN.
- 4 - "EGGNOS" - 566 BY ICI PAINT.
- 5 - "GOLDEN WHEAT" - 476 BY ICI PAINT.
- 6 - "CORSICAN TREASURE" - 424 BY ICI PAINT.
- 7 - "AMBER WAVES" - 8243M BY FRAZEE PAINT.
- 8 - "CREAM BRULEE" - 414 BY ICI PAINT.
- 9 - "CINNAMON SPICE" - 8254M BY FRAZEE PAINT.
- 10 - "BURMA ROAD" - 330 BY ICI PAINT.
- 11 - "AUTUMN BLUSH" - 325 BY ICI PAINT.
- 12 - "TOPAZ GEM" - DE 995 BY DUNN EDWARDS PAINT.
- 13 - "BRINY DEEP" - 8576N BY FRAZEE PAINT.
- 14 - "MEADOWOOD" - SP 129 BY DUNN EDWARDS PAINT.
- 15 - "WOODEN OAR" - 8675D BY FRAZEE PAINT.
- 16 - "CHATEAU" - SP 100 BY DUNN EDWARDS PAINT.
- 17 - "HERON GREY" - 523 BY ICI PAINT.
- 18 - "TRADITIONAL TAN" - 535 BY ICI PAINT.
- 19 - "WOODRUFF" - 370 BY ICI PAINT.
- 20 - "GOOD EARTH" - 265 BY ICI PAINT.
- 21 - "BRICK DUST" - 211 BY ICI PAINT.
- 22 - "RESIDENCE ROW" - 266 BY ICI PAINT.
- 23 - "SCENIC ROSE" - 168 BY ICI PAINT.
- 24 - "ABERDEEN PLACE" - 60 BY ICI PAINT.
- 25 - "NAPOLEON" - 8485D BY FRAZEE PAINT.
- 26 - "RED MAPLE" - BY ICI PAINT.
- 27 - "SOUTHERN VERANDA" - BY ICI PAINT.
- 28 - "PHANTOM BLUE" - BY ICI PAINT.
- 29 - "SAWTOOTH" RUSTIC LEDGE - BY ELDORADO STONE.
- 30 - "COGNAC" COUNTRY RUBBLE - BY ELDORADO STONE.
- 31 - "ALPINE" 4655 - BY SUNBRELLA.
- 32 - "TUSCAN" 4677 - BY SUNBRELLA.
- 33 - "MEDITERRANEAN BLUE" 4652 - BY SUNBRELLA.
- 34 - "MAHOGANY" 4667 - BY SUNBRELLA.
- 35 - "WHITE GREEN AND RED" - CHILI'S.
- 36 - CLEAR ANODIZED ALUMINUM
- 37 - PRIME AND PAINT W/ SEMI GLOSS ENAMEL.

EXTERIOR MATERIALS



N



S



W



P



T



X



Q



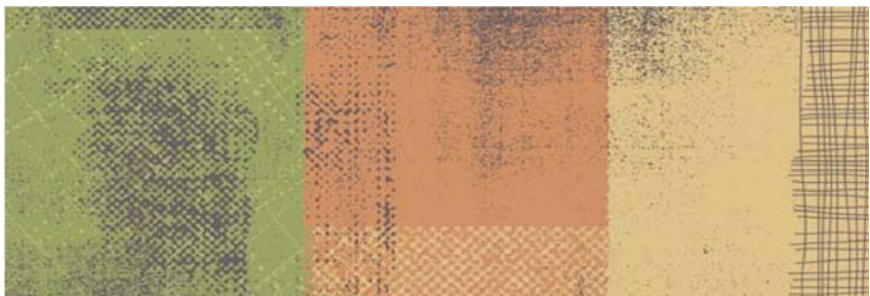
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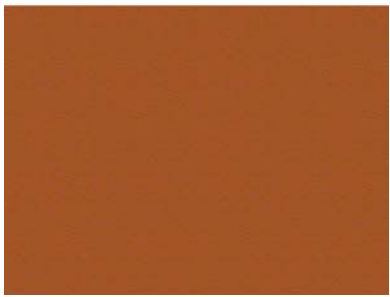


R



V

FABRIC UMBRELLA



38



39



40

PLANTER FINISH



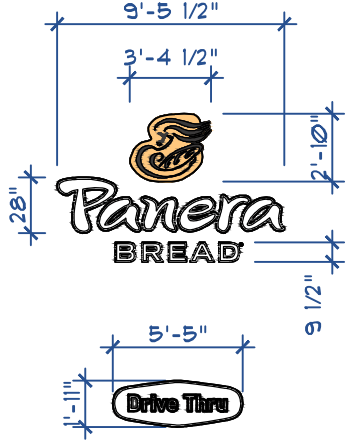
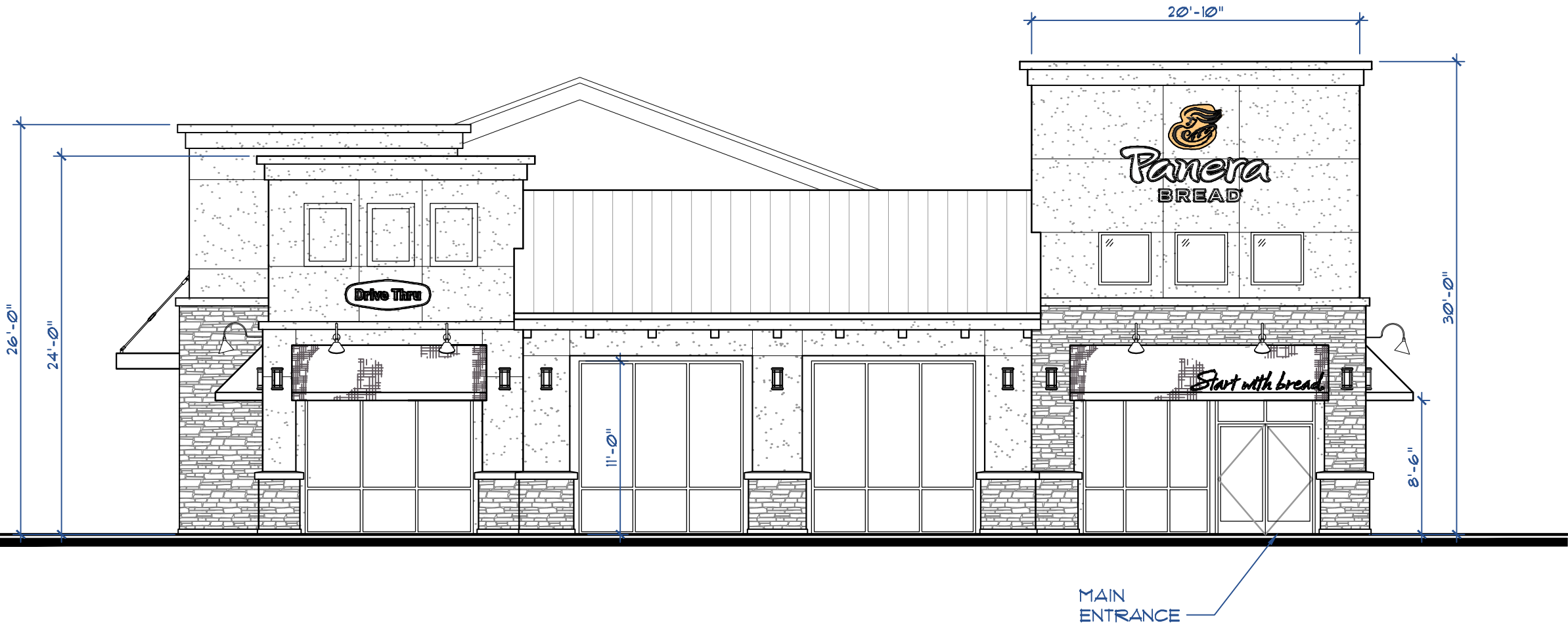
41

EXTERIOR MATERIALS

- N GOOSE NECK LIGHT FIXTURE - BLACK
- P WALL PACK LIGHT FIXTURE - BLACK
- Q PARKING LIGHT FIXTURE - BLACK
- R WALL SCONCE - BLACK
- S FABRIC UMBRELLA - 10'-0"X10'-0"
- T FABRIC UMBRELLA - 8'-6"X8'-6"
- U SQUARE PLANTER 24"
- V FABRIC AWNING
- W CIRCULAR PLANTER 30"
- X CEDAR PLANK SHUTTER
- Y CURVED RATTAN WALL

EXTERIOR COLOR & FINISHES

- 38 "NUTMEG" 4668 - SUNBRELLA
- 39 "DUBONNET TWEED" 6006 - SUNBRELLA
- 40 GOLD - TEXTILENE
- 41 "NATURAL COLOR, SFSB FINISH" TI-C3 - QUICK CRETE

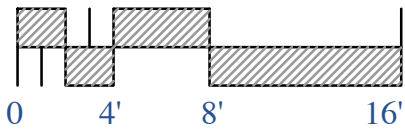
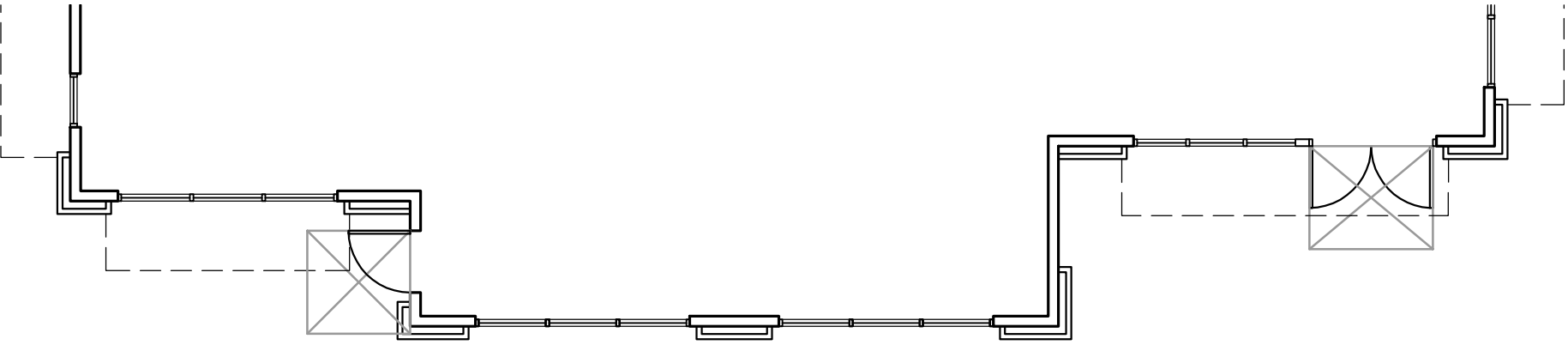


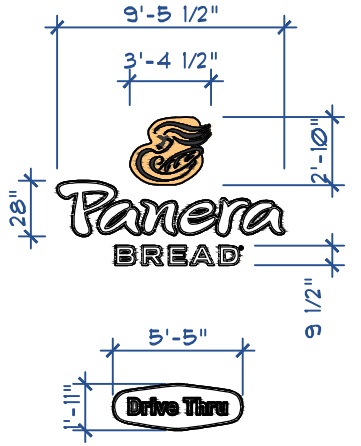
Sign Information

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	Panera :	22 S.F.
	Bread :	4 S.F.
	Drive Thru :	11 S.F.
	Total Sign Area:	47 S.F.

Sign Criteria

- Primary Elevation
- Max Ht: Base: 3'-0"
w/ 50% increase: 4'-6"
 - Max Area: Base: 150 S.F.
w/ 15% increase: 172.5 S.F.
 - Max Width: 75% of storefront
75 % of ~68'-0" = ~51'-0"



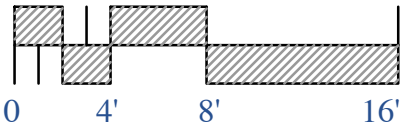
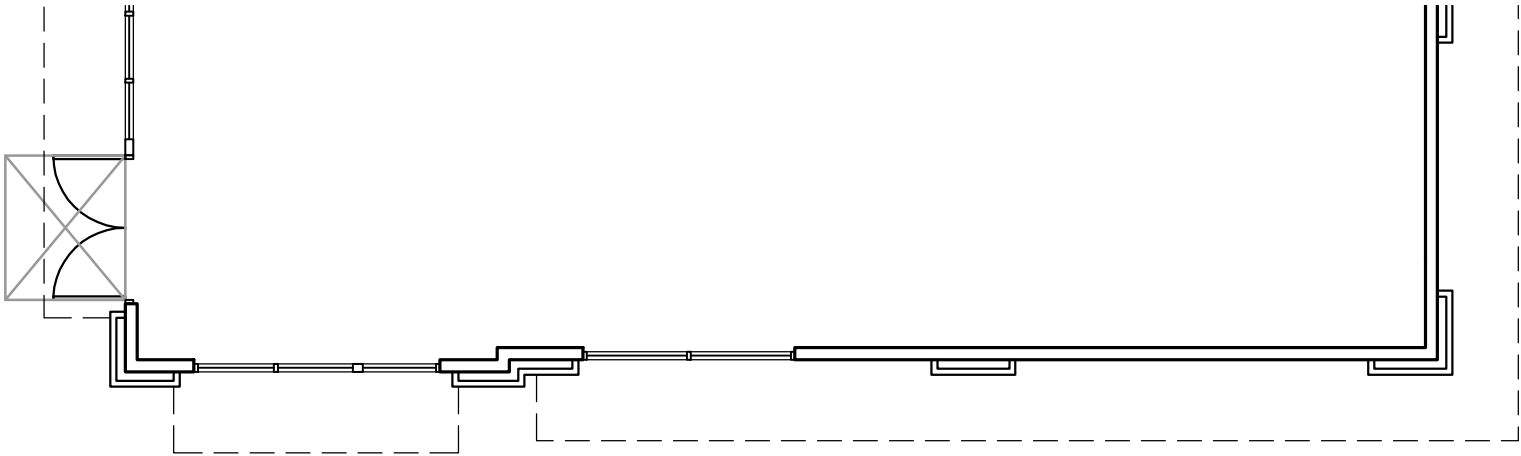


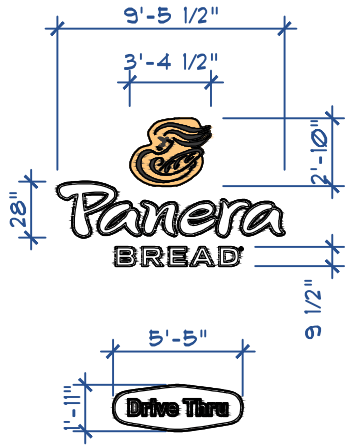
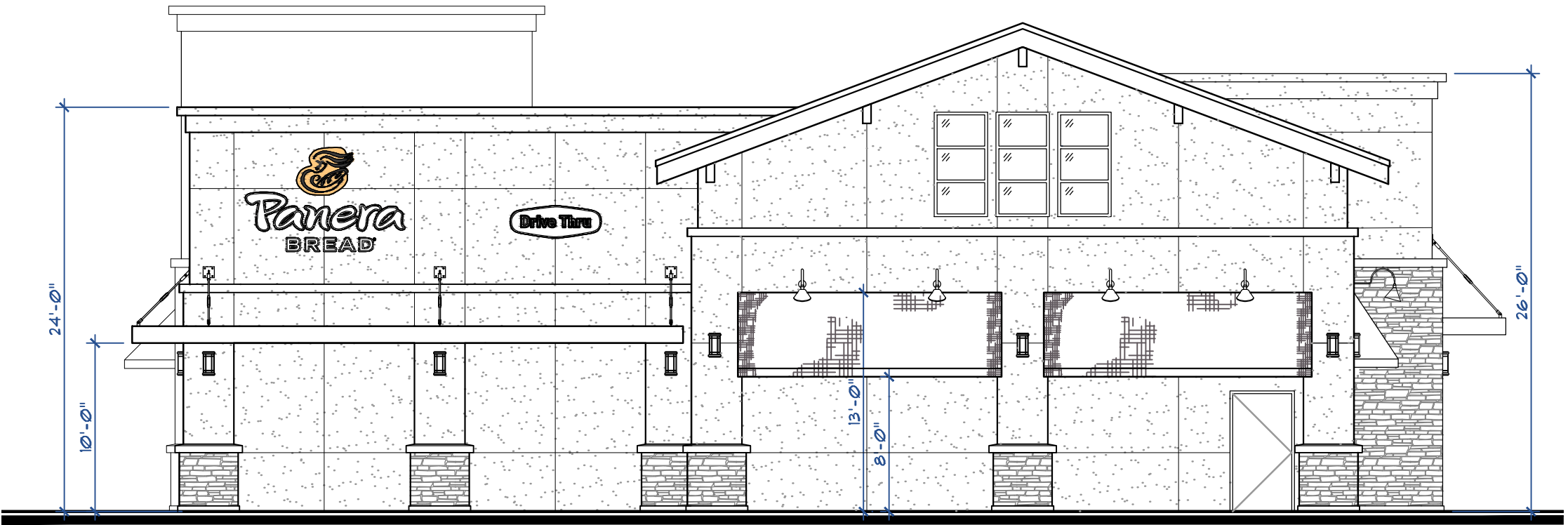
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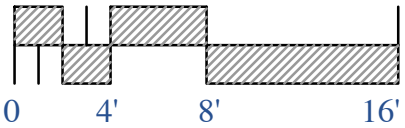
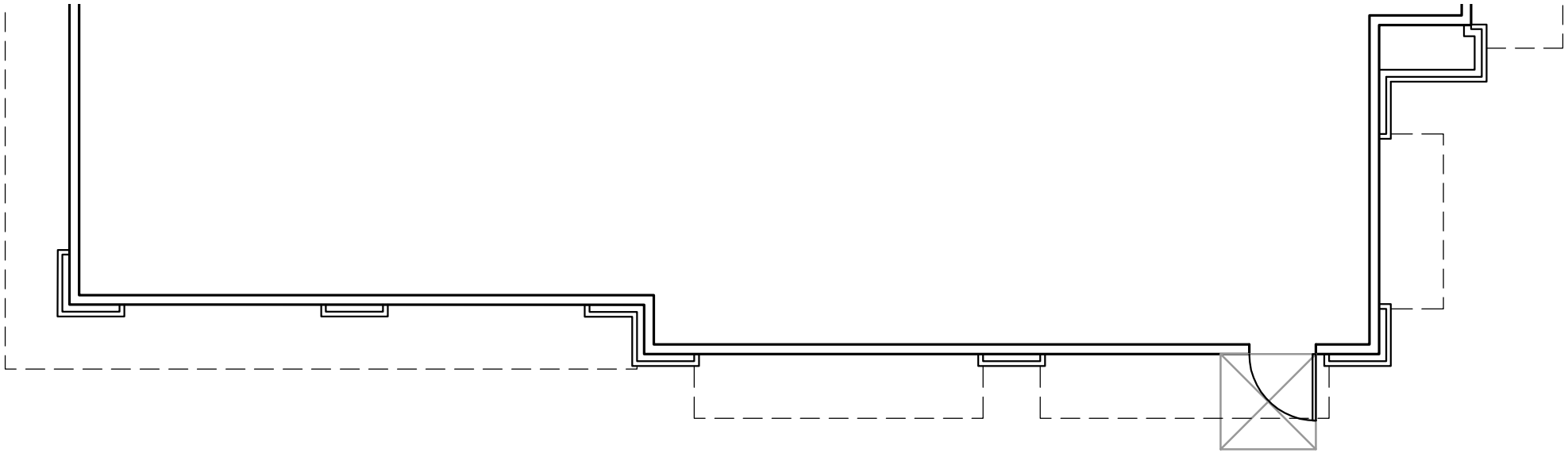


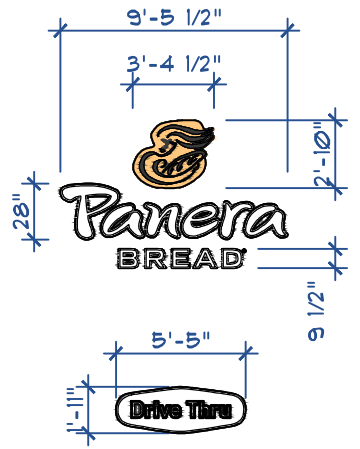
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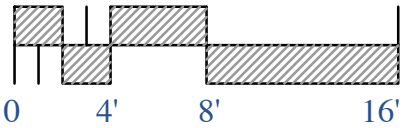
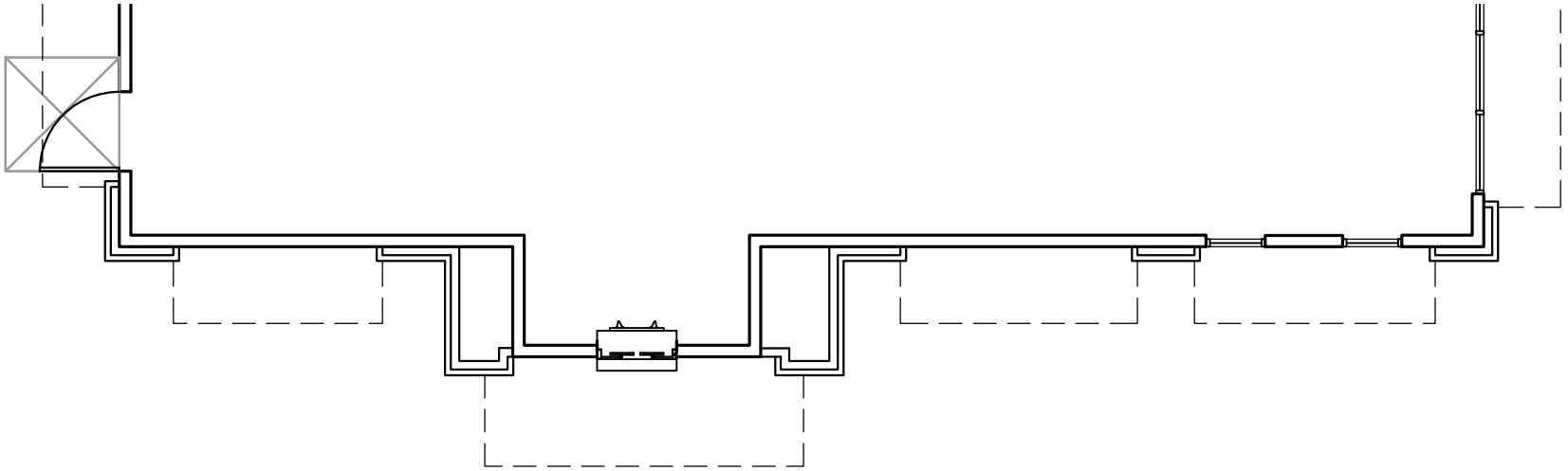


Sign Information

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w/ 15% increase: 172.5 S.F.
Max Width: 75% of storefront
75 % of ~68'-0" = ~51'-0"



IRRIGATION CONCEPT

The new irrigation system for the project will operate off of the existing irrigation mainline that loops around the Panera Bread site. Existing planting areas such as planter islands and lawn areas that are to be modified will have their associated irrigation systems adjusted to provide complete irrigation coverage while minimizing overspray onto adjacent hardscape surfaces.

- Shrub and groundcover planting areas less than 5 feet in width are to be irrigated with pop-up bubbler heads.
- Shrub and groundcover planting areas greater than 5 feet in width are to be irrigated with high efficiency pop-up spray heads.
- Container plantings are to be irrigated with drip irrigation, plumbed from adjacent planting areas.
- All trees are to be irrigated with deep root watering bubblers, two per tree.
- The irrigation system is to be controlled by the existing irrigation controller on site. However, if the existing irrigation controller does not have capacity to support the new irrigation system, a stand-alone, fully automated irrigation controller with ET adjustment functionality will be provided.

SHADE CALCULATION

Size	Plant Key	Credit	Sq. Ft.	Shade Credit
30-35'	Que vir, Plat ace	100%	962	(5) (962) = 4,810
		75%	722	(1) (722) = 722
		50%	481	(1) (481) = 481
		25%	240	(1) (240) = 240
20-25'	Pyr Cap	100%	491	(5) (491) = 2,455
		50%	157	(2) (314) = 628
15-20'	Cra lav, Lag Mus	100%	314	(8) (157) = 1,256
		50%	157	
Total:			= 10,592	

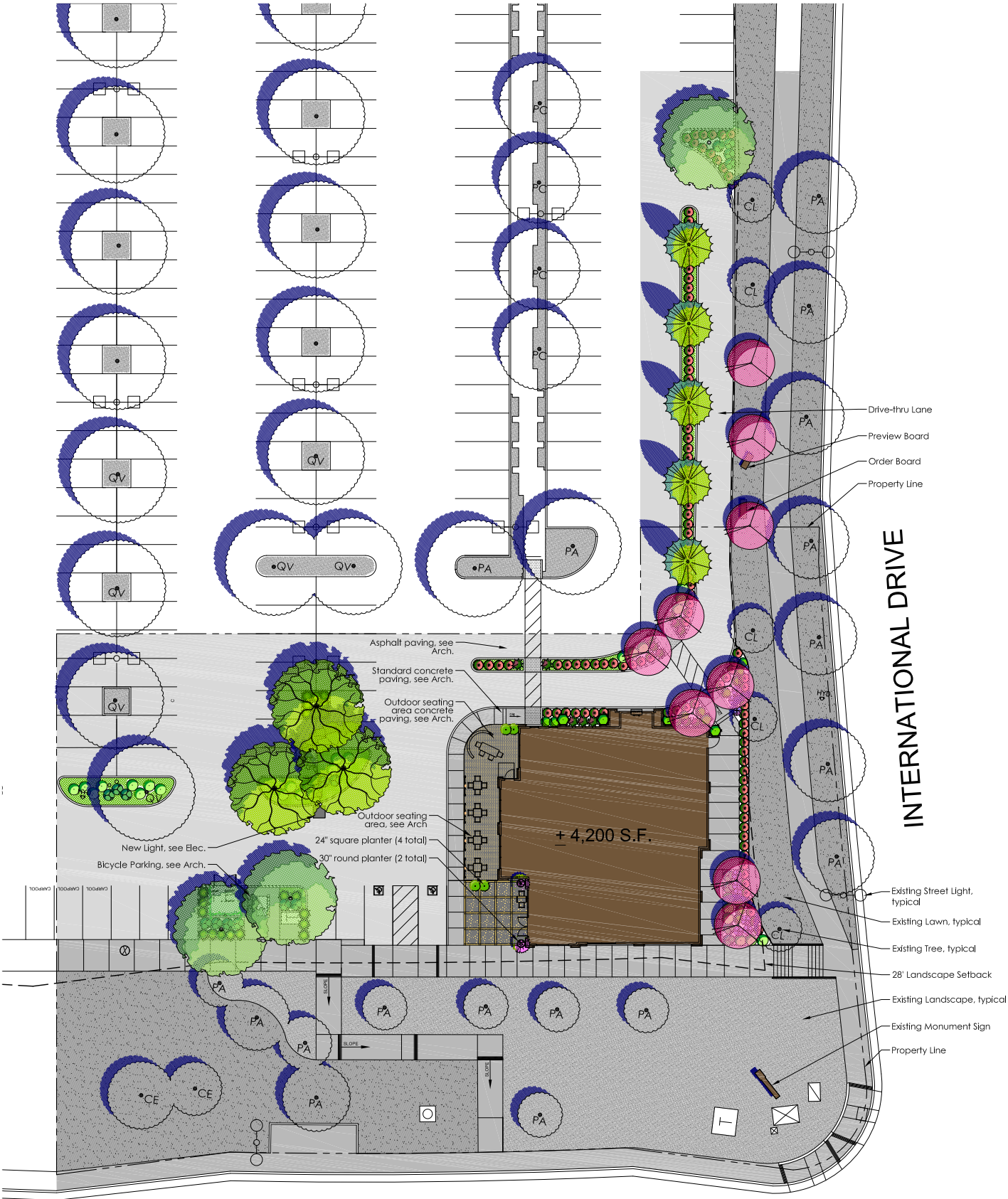
Total sq. ft. of shaded area in calculation: 10,592
Total sq. ft. of paved area in calculation: 16,370
Percentage of shade provided: 64%

EXISTING LANDSCAPE PLANTS

Botanical Name	Common Name
EXISTING LARGE EVERGREEN SHADE TREES	
Quercus virginiana (QV)	Southern Live Oak
Cedrus spp. (CE)	Cedar
EXISTING LARGE DECIDUOUS SHADE TREES	
Platanus acerfolia (PA)	London Plane Tree
Pistacia chinensis (PC)	Chinese Pistache
EXISTING SMALL ACCENT TREES	
Crataegus laevigata (CL)	Hawthorn
EXISTING SHRUB AND GROUND COVER PLANTING	
Rosa spp.	Groundcover Rose (Pink)
Ceanothus spp.	Groundcover California Lilac
Dietes vegeta	Fortnight Lily
Hypericum calycinum	Creeping St. John's Wort
Cistus Purpureus	Purple Rock Rose
Cistus x hybridus	White Rock Rose
Gazania spp.	Groundcover Gazania
Rhaphiolepis spp.	Indian Hawthorn
EXISTING LAWN	
Festuca spp.	Fescue Lawn

CANDIDATE PLANT LIST

Botanical Name	Common Name	Size	HxW	Water
Trees				
LARGE EVERGREEN SHADE TREES				
Quercus virginiana	Southern Live Oak	24" Box	50'x45'	Med
LARGE DECIDUOUS SHADE TREES				
Platanus acerfolia 'Bloodgood'	London Plane Tree	24" Box	60'x40'	Med
COLUMNAR TREES				
Pyrus 'Capital'	Columnar Flowering Pear	24" Box	40'x15'	Med
SMALL ACCENT TREES				
Lagerstroemia 'Muskogee' (Multi)	Crape Myrtle	24" Box	15'x15'	Med
Crataegus l. 'Paul's Scarlet'	Hawthorn	24" Box	20'x20'	Med
Shrubs & Grasses				
LARGE SHRUBS				
Arctostaphylos d. 'Howard McMin'	Manzanita	5 Gal.	4'x4'	Low
Viburnum tinus 'Spring Bouquet'	Laurustinus	5 Gal.	4'x4'	Med
Loropetalum 'Razzleberry'	Loropetalum	5 Gal.	4'x4'	Med
Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal.	3'x4'	Med
Cistus hybrids	White Rock Rose	5 Gal.	3'x4'	Low
COLUMNAR SHRUBS				
Prunus caroliniana 'Bright n' Tight'	Carolina Laurel Cherry	5 Gal.	8'x4'	Med
Thuja 'Emerald Green'	Arborvitae	5 GAL.	10'x3'	Med
MEDIUM SHRUBS				
Ceanothus 'Valley Violet'	California Lilac	5 Gal.	3'x3'	Low
Westringia f. 'Morning Light'	Coast Rosemary	5 Gal.	3'x3'	Med
Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5 Gal.	3'x3'	Med
Callistemon v. 'Little John'	Dwarf Bottlebrush	5 Gal.	3'x3'	Med
ORNAMENTAL GRASS-LIKE PLANTS				
Phormium 'Maori Queen'	New Zealand Flax	5 Gal.	4'x3'	Med
Dietes vegeta	Fortnight Lily	1 Gal.	3'x3'	Low
Dianella revoluta 'Big Rev'	Dianella	1 Gal.	2'x2'	Med
Container Plantings				
CONTAINER SHRUBS				
Lagerstroemia indica 'Hopi' (multi)	Crape Myrtle	5 Gal.	5'x4'	Med
Buxus 'Green Mountain'	Columnar Boxwood	5 Gal.	4'x2'	Med
CONTAINER GROUND COVER				
Heuchera 'Amethyst Mist'	Coral Bells	4" Pot	1' O.C.	Med
Vinca minor	Periwinkle	4" Pot	1' O.C.	Med
Stachys byzantina	Lamb's Ears	4" Pot	1' O.C.	Med
Sedum spurium 'Dragon's Blood'	Stonecrop	4" Pot	1' O.C.	Med
Ground Covers & Vines				
LOW GROUND COVER (installed at the perimeter of planter islands in parking lot)				
Hypericum calycinum	Creeping St. John's Wort	1 Gal.	1'x3'	Med
SCREEN WALL VINES (Deciduous & Evergreen Vines Inter-Planted on Screening Walls)				
Parthenocissus tricuspidata	Boston Ivy	1 Gal.	10' O.C.	Med
Clytostoma callistegioides	Violet Trumpet Vine	1 Gal.	10' O.C.	Med
GROUND COVER ROSES				
Rosa 'Flower Carpet Pink'	Pink Carpet Rose	1 Gal.	2'x3'	Med



Carpet Rose



New Zealand Flax



Dwarf Bottlebrush



Indian Hawthorn



White Rockrose



California Lilac

EXHIBIT A
SITE & BUILDING DESIGN FOR:
PANERA BREAD
CAPITAL VILLAGE
RANCHO CORDOVA,

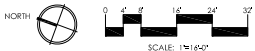
DE KLEER +
ASSOCIATES
incorporated
3001 I St. Suite 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916

sheet title
CONCEPTUAL
LANDSCAPE PLAN

revisions

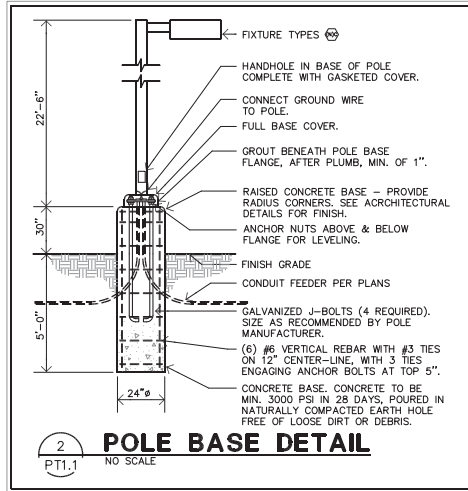
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date Apr 2, 2013
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L1.1
sheet 45



QUADRIGA
landscape architecture and planning, inc.
sacramento | santa rosa
1415 21st Street | studio | sacramento, ca 95811
1916.441.2129 1916.441.2174 quadriga.com

STATISTICS							
Description	Symbol	Avg	Max	Min	UG	CV	Avg/Max
Galt Zone #2	+	5.6 fc	14.0 fc	0.0 fc	-1.0	0.5	0.41



FIXTURE SCHEDULE							
TAG	DESCRIPTION	MANUFACTURER	VOLTS	LAMPS	VA	MOUNTING	REMARKS
NO	SINGLE HEAD, 400W MH, VERTICAL BURN, FULL CUT OFF POLE MOUNTED LUMINAIRE	SPAULDING #FM-A-H40-V3-F-Q-BL/ARM-S-6- S-BL/SSS-22.5-50-1-AX-BL	208	1-400W MH	465	POLE MTD. AT +25' SEE 2/P11.1	



PHOTOMETRIC SITE PLAN AFTER MODIFICATIONS



 **KEN RUBITSKY & ASSOC.**
CONSULTING ELECTRICAL ENGINEERS
1910 S Street, Sacramento, California 95811 (916) 447-4477
KRA JOB #13046

SITE & BUILDING DESIGN FOR:
PANERA BREAD
 CAPITAL VILLAGE
 RANCHO CORDOVA, CA



DE KLEER +
ASSOCIATES
incorporated

3001 | Street, Suite 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916

sheet title

**PHOTOMETRIC
SITE PLAN
AFTER
MODIFICATIONS**

revisions

job	121202
date	April 04, 2013
scale	NOTED

PT1.1

sheet 46

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and <u>Signature</u>)
1.	The entitlements approved by this action is to allow construction and related site improvements for a new 4,200 square foot Panera Bread restaurant with a drive-thru. This is a Design Review Amendment which modifies the Capital Village Commercial Design Review (Project # 05-193) that was approved January 16, 2006. The conditions of approval that still apply from that prior approval are contained within this document.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4.	This Design Review Amendment shall become effective ten (10) days after project approval. In the event of a legal challenge, this permit shall be withheld pending the outcome of that process.	On-Going	Planning	
5.	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	On-Going	Finance	

Conditions of Approval

	future permits or recordation of maps. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.			
6.	The applicant shall implement the Mitigation Measures contained within the Final Supplemental Mitigation Negative Declaration dated June 2006 (Condition of approval #5 from Project 05-193, Approved 1-16-07).	On-Going	Planning and referenced agencies	
7.	Project shall be designed consistent with the approved air quality mitigation plan or if the applicant should be unable to comply suitable substitute mitigation should be identified and implemented.	On-Going	Planning and referenced agencies	
8.	Project is subject to all Sacramento Metropolitan Air Quality Management District rules applicable at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling (916) 874-4800.	On-Going	Planning / SMAQMD	
9.	A building permit shall be issued before any new sign is installed or modified. For more information, please contact the Building Department at (916) 851-8760.	On-Going	Planning	
Prior to Issuance of Building Permits				
10.	Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Design Review Amendment package and related documents and any related implementation activities.	On-going and prior to issuance of first Building Permit	Planning / Finance	
11.	Install the following bicycle parking spaces as required by the Capital Village MND / Air Quality Mitigation Plan. - Install a minimum of six (6) Class II bicycle parking spaces (three racks) proximate to the Panera entrance. - Install a minimum of four (4) Class I bicycle parking spaces (two lockers) for employees proximate to the Panera building.	Prior to issuance of first Building Permit	Planning	

Conditions of Approval

	Use the same bicycle racks and lockers that are used throughout the project. Compliance for the above shall be demonstrated to the satisfaction of the Planning Director prior to issuance of the first building permit.			
12.	Building designs shall be consistent with approved design review documents, with the following stipulations: - Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Planning Director, if changes will provide a greater diversity of building materials or enhancements to building design. - Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited. - Windows and doors shall be installed as indicated on design approval documents for individual tenant spaces but may be added to any façade to improve visibility.	Prior to Building Permit	Planning	
13.	As a crime prevention measure (CPTED), increase visibility from within the building to the outside by installing a non-opening sturdy window or a security peep hole embedded into the rear service door. This will increase visibility and avoid ambush opportunities at the back door to the restaurant that faces International Drive.	Prior to issuance of Building Permits	Police Department / Planning	
14.	Submit construction plans to the Sacramento Metropolitan Fire District (Metro Fire) at time of submittal to the Building Department. Review and approval by Metro Fire required prior to construction.	Prior to issuance of Building Permits	Metro Fire	

Conditions of Approval

15.	Connection to the Sacramento Area Sewer District's (SASD) sewer system shall be required to the satisfaction of SASD. In order to obtain sewer service, construction of District sewer infrastructure may be required. The SASD Design Standards apply to all, on and off-site public sewer construction.	Prior to issuance of Building Permits	SASD / Public Works	
16.	Additional sewer impact fees may be required and if required, must be paid before issuance of the building permit. Contact PSU at 916-876-6100 for further information on sewer impact fee.	Prior to issuance of Building Permits	SASD / Public Works	
Prior to Final Inspection / Occupancy				
17.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building. (Condition of approval #37 from Project 05-193, Approved 1-16-07)	Prior to final inspection of related building	Planning / Fire	
18.	Bicycle parking facilities shall be provided on-site as shown on the approval document and in compliance with the Air Quality Mitigation Plan. Each parcel shall be inspected for compliance prior to final inspection / occupancy. Bicycle racks shall be installed a minimum of two and a half (2 ½) feet from walls and other obstructions (to allow room for bicycle to fit). Rack shall be moved if incorrectly placed. (Condition of approval #41 from Project 05-193).	Prior to Final Inspection / Occupancy	Planning	
19.	Summit a final landscaping, planting and irrigation plan that includes the following: Changing Capital Pears to another columnar shade tree genus. Ornamental Pears are experiencing sudden die	Prior to Final Inspection / Occupancy	Planning	

Conditions of Approval

	off and have weak limb structure. Suggested substitutions include Parkway Acer, Magyar Ginkgo. • Maintain site lines into project. Change Phormium at 2 crosswalks to a plant that will reach a maximum height of 30" or lower. As designed it is difficult for drivers to see people standing in refuge area. • Vine locations are not legible on the plans. Show on final plans. • Final plans to have full irrigation plan with water use calculations. • Include lab results for soil fertility testing with final plan submittal.			
20.	The project shall be constructed in substantial conformance to the approved Package (Exhibit A), and a final inspection of all improvements shall be conducted by the Planning Director or his designee, prior to or concurrent with the final building inspection.	Prior to final building inspection	Planning	
21.	All signs associated with this building shall comply with the Capital Village Sign Criteria document in effect at the time of application.	Prior to issuance of sign permit	Planning	



RANCHO CORDOVA POLICE DEPARTMENT

Rosanne Richeal
Chief of Police

2897 Kilgore Road
Rancho Cordova, California 95670

916.875.9600 – Main
916.875.8673 – Fax

www.RanchoCordovaPD.com

April 17, 2013

Principal Planner Bill Campbell
City of Rancho Cordova, Planning Department
2719 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Principal Planner Bill Campbell:

The Rancho Cordova Police Department has reviewed the plan design for the Panera Bread, Application Number DD7909; located at 3289 Zinfandel Drive, Rancho Cordova, CA 95670.

After reviewing the design plans, I have one CPTED concerns. The following is an area where I recommend change due to creating a safer environment for law enforcement.

1. On the Rear South Elevation; there is no visibility from within the building to the outside. For more visibility to avoid ambush opportunities, I recommend installing a non-opening sturdy window or a security peep hole embedded into the door.

A search of the Sheriff's Department Crime Reporting Management System revealed there were 81 reports taken within a three-quarter mile radius of the applicants premise within the last 90 days (01/16/13 thru 04/16/13).

A search of the Sheriff's Department Crime Reporting Management System revealed there were 351 reports taken within a three-quarter mile radius of the applicants premise within the last year (4/17/12-4/16/13).

These events do not include all the calls for service in the immediate area or the undocumented events that may have been conducted by the Rancho Cordova POP Officers prior to April 2013.

PRINCIPAL PLANNER BILL CAMPBELL
April 17, 2013
Page 2 of 2

If you have any further information or have any questions, please feel free to contact me at (916) 875-5852.

Sincerely,

ROSANNE RICHEAL, CHIEF OF POLICE

Heidi Herrera #719
Crime Prevention Specialist
Rancho Cordova Police Department



Larry Greene
AIR POLLUTION CONTROL OFFICER

April 24, 2013

Jeffery S. Beiswenger, AICP
Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, California 95670
jbeiswenger@cityofranhocordova.org

RE: Capital Village Panera Bread (DD7909 / SAC200400319)

Mr. Beiswenger,

The Sacramento Metropolitan Air Quality Management District (The District) has received the routing packet for the proposed commercial pad with drive-thru, located at 3289 Zinfandel Drive in Rancho Cordova.

Consistency with Approved Air Quality Mitigation Plan

The project is located within the Capital Village Air Quality Plan. This project is required to be consistent with its standards, or, should the applicant be unable to comply, suitable substitute mitigation should be identified and implemented. These measures include (but are not limited to) 20 percent additional Class I & II bicycle parking facilities, a parking reduction below code, energy use reduction measures, and the implementation of clean air business practices. The Air Quality Plan is attached.

General Comments

All projects are subject to SMAQMD rules in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling (916) 874-4800. Specific rules that may relate to construction activities or building design are attached.

The SMAQMD thanks the City of Rancho Cordova for the opportunity to comment on this project. If you have additional questions or require further assistance, please contact me at pphilley@airquality.org or (916) 874-4882.

Sincerely,

A handwritten signature in cursive script that reads "Paul Philley".

Paul Philley, AICP
Sacramento Metropolitan Air Quality Management District
777 12th Street, 3rd Floor
Sacramento, CA 95814

Attachment 1: Capital Village Air Quality Plan
Attachment 2: SMAQMD Rules & Regulations Statement

CAPITAL VILLAGE

AIR QUALITY PLAN

Prepared for:

DSL SERVICE COMPANY

&

CITY OF RANCHO CORDOVA

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

Prepared by:

THE HOYT
COMPANY



(916) 448-2440

Originally Submitted: March 17, 2006

Revised: April 4, 2006

Revised: April 19, 2006

Revised: April 24, 2006

Revised: May 31, 2006

Revised: July 5, 2006

Final Submittal: December 1, 2006

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1.0 BACKGROUND ON AIR QUALITY

"Ground-level ozone, a primary ingredient in smog, is formed when volatile organic compounds (VOCs) and NO_x react chemically in the presence of sunlight. Cars, trucks, power plants and industrial facilities are primary sources of these emissions. Ozone pollution is a concern during the summer months when the weather conditions needed to form ground-level ozone - lots of sun and hot temperatures - normally occur. Ozone also aggravates asthma, damages the lining of the lungs and makes breathing more difficult.

The Sacramento area, including Rancho Cordova, has been designated as a nonattainment area for ozone pollution. The region is not in compliance with standards set forth in either the Federal or State Clean Air Acts (does not meet the 8-hour ozone standard: 0.08 parts per million (ppm), averaged over eight hours). Sacramento must meet the federally mandated deadlines established by the 1990 Amendment to the Clean Air Act for compliance with the national ambient air quality standards. In the interim, the nonattainment area must demonstrate to EPA that they are making reasonable further progress toward improving their air quality. The deadline for meeting the 8-hour ozone standard for Sacramento is 2013. Federal monies received for roadways and other transportation improvements may be reduced significantly if attainment is not met.

In order to meet the requirements of the Clean Air Act, most 8-hour ozone nonattainment areas will be required to submit to EPA a state implementation plan by April 2007. Through this plan, states will design their approach to reducing the ozone level in the air and emissions of ozone precursors. Working with the EPA, nonattainment areas will also implement programs to further reduce emissions of ozone precursors from sources such as cars, fuels, and consumer/commercial products and activities".

Reducing the number of automobile trips and other air quality impacts resulting from development is an important component of improving the overall air quality in the Sacramento region and meeting attainment. To reduce air quality pollution resulting from development, the Sacramento Metropolitan Air Quality Management District has developed Air Quality Mitigation Measures and the City of Rancho Cordova has required that new development implement these measures to reduce pollution.

2.0 AQ PLAN GOAL

The proponent of Capital Village commits to implement the measures included in this Plan in order to reduce air pollutant emissions by 18% as required by the City of Rancho Cordova. The proponent further commits to ensuring that these measures will be implemented by project tenants and owners in an on-going fashion into the future.

This plan slightly exceeds the air quality goal (18.4% mitigation provided).

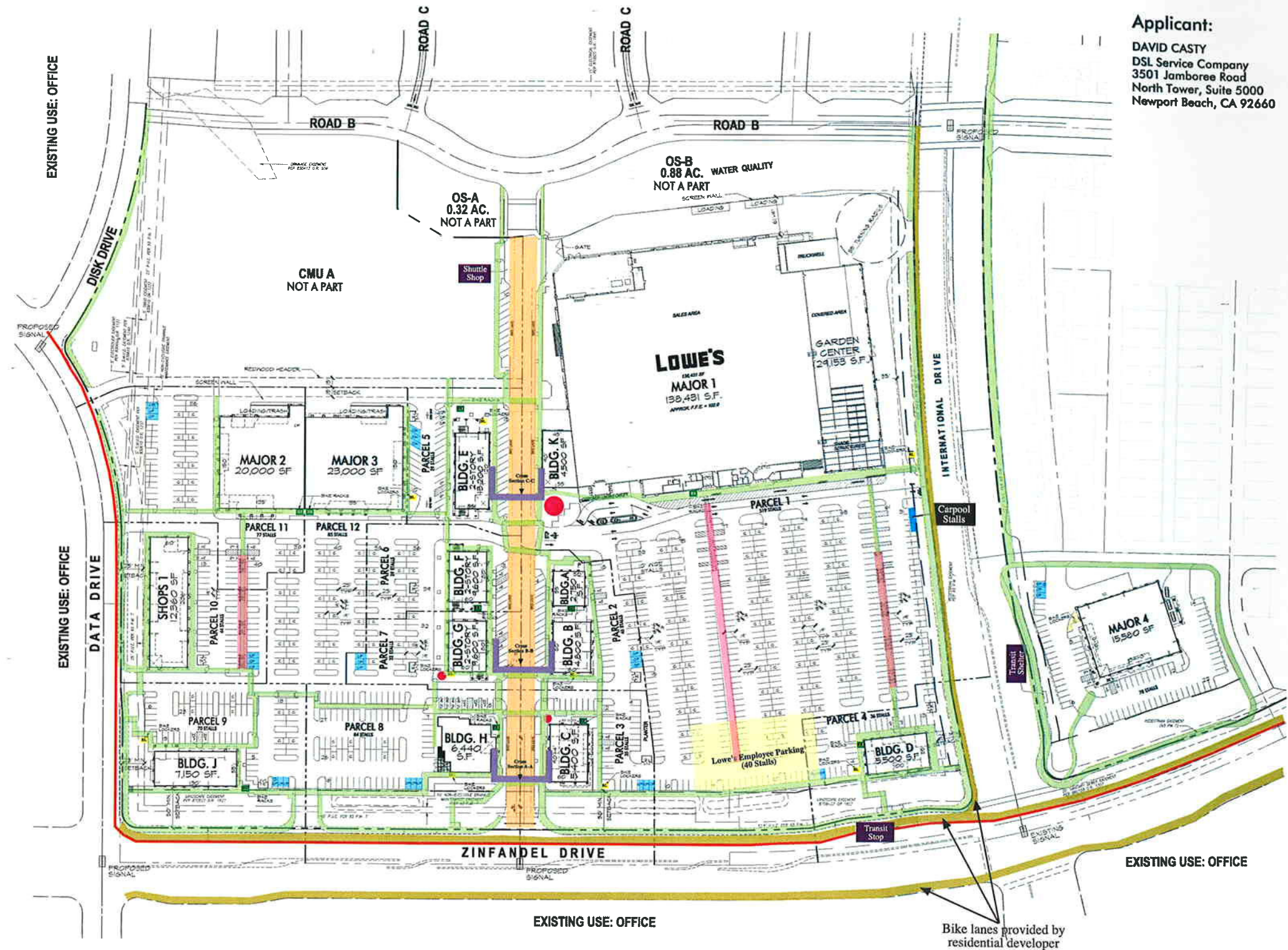
3.0 PROJECT DESCRIPTION

Capital Village is a 307,464 square-foot (s.f.) town center (square footage increased to accommodate a new 4,500 s.f. retail shop along Main Street). The village has been planned to serve the adjacent residential development as well as existing office uses surrounding the project. The project is consistent with the previously approved SPA for Capital Village.

Capital Village will have neighborhood commercial uses, such as retail, restaurants, office, pharmacy, and a community-serving Lowe's home improvement store. The project has been designed to invite pedestrian and bicycle activity through 12'-24' pathways, extra shading, and via smaller shops facing Main Street, (Main Street runs through the center of the project). Architectural and landscaping details will be compatible with the entire master-planned residential project. Plaza areas with outdoor seating and street trees are elements of Main Street. Capital Village will be multi-functional. Special events such as a farmer's market or community programs are intended for the site.

Residents and employees of Capital Village will enjoy a mix of uses and will be provided with programs and services to encourage alternative commute modes. Transit service is directly provided and the pedestrian system connects with a transit stop at Zinfandel Drive. Carpooling will be promoted and rewarded with specially designated parking spaces. Bicyclists will have free Class I and Class II parking available to them.

A project site plan, a cross-section exhibit and a landscape plan are located on the following three pages.



Applicant:
DAVID CASTY
DSL Service Company
3501 Jamboree Road
North Tower, Suite 5000
Newport Beach, CA 92660

Summary

Land (Gross)	±31.86 AC	±1,387,821 SF
Land (Net)	±27.37 AC	±1,192,237 SF
Building		278,311 SF
Garden Center		29,153 SF
Total Building Area		307,464 SF
Land-to-Bldg Ratio		2.88/1
Coverage		25.79%
Parking Required **		1,281 stalls
Parking Provided		1,187 stalls
Parking Ratio		3.84/1000
**Parking Required		
Retail Stores & Shopping Center (278,311 SF) @ 4.5/1000		1,252 stalls
Uncovered Sales Area (29,153 SF) @ 1/1000		29 stalls
		1,281 stalls

Stall sizes/Parking Provided

Standard stalls (9'x19')	954 stall-
Accessible stalls	39 stalls
Compact stalls (9'x16')	152 stalls (12.8%)
Carpool Parking -Employee (9'x19')	38 stalls
Bike Parking	43
Bike Lockers	56

LEGEND

	Bike Racks
	Bike Lockers
	Carpool Parking (Employee)
	Compact Parking



ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADIEL ARCHITECTS INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TRIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

REVISED: 05.23.06
DATE: 05.19.06
NADIEL, JOMB: 04264.00

3080 BRISTOL ST. SUITE 500
COSTA MESA, CA 92626
714.540.5000 F.714.755.3013
WWW.NADIELARCH.COM

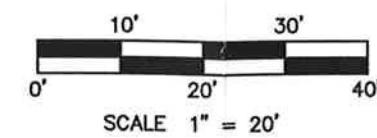


CAPITAL VILLAGE - PRELIMINARY SITE PLAN PS-35

NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

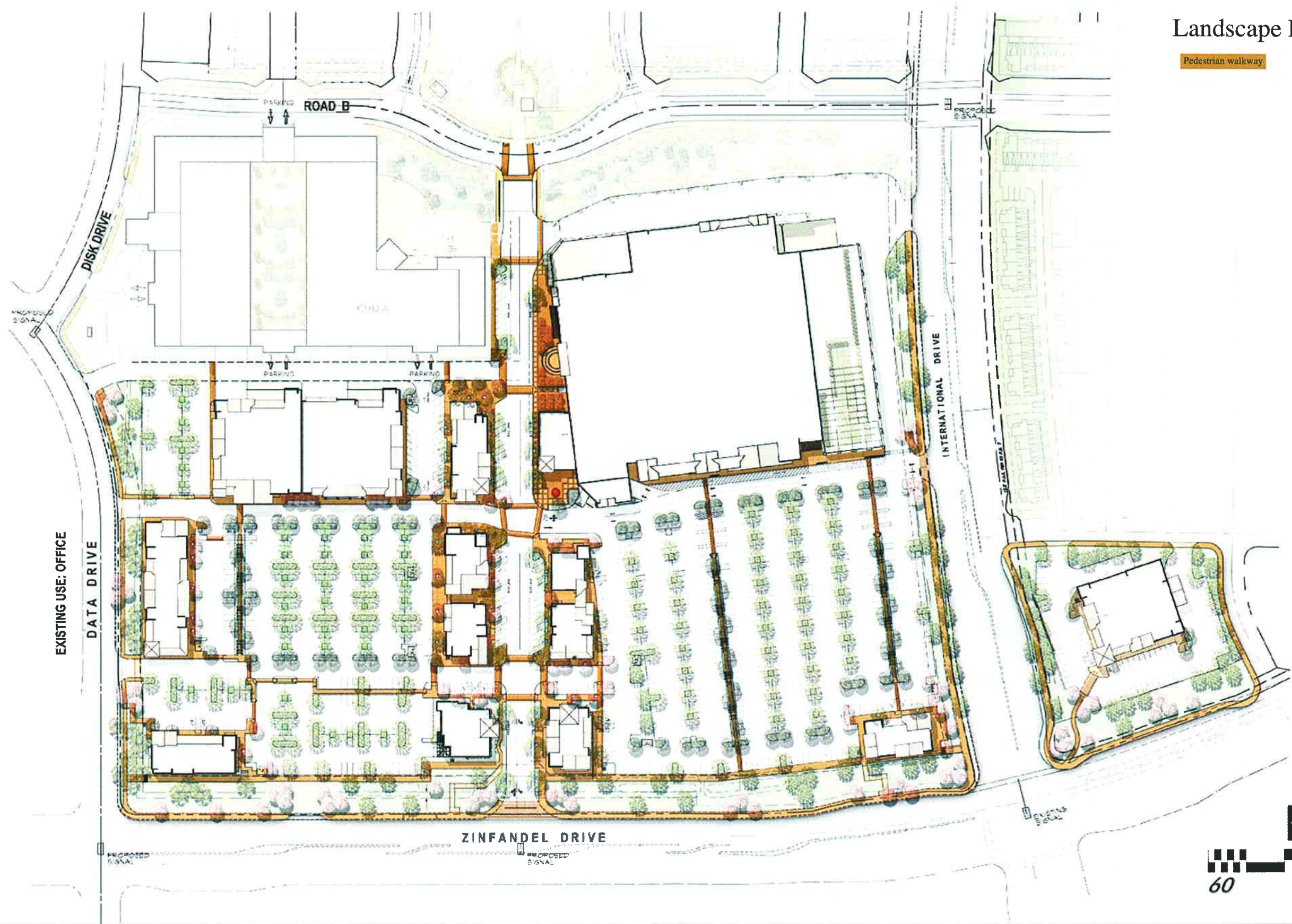


SW - SIDEWALK
C&G - CURB & GUTTER
BLDG - BUILDING
CL - CENTERLINE

[illegible]

Landscape Plan

Pedestrian walkway





Kimley-Horn
and Associates, Inc.

Job: CAPITAL VILLAGE SHADE CALC'S
Designed by: SA Date: 3/31/06 Checked by: _____
Sheet No. 1 of 1
Job No. _____
Date _____

1. APPROXIMATE TOTAL SQUARE FOOTAGE OF PARKING AREAS: 447,600 SF.
2. 50% SHADE COVERAGE:
 $447,600 \text{ SF} \times .50 = 223,800 \text{ SF}$
3. 60% SHADE COVERAGE REQUIRED:
 $447,600 \text{ SF} \times .60 = 268,560 \text{ SF}$
4. COVERAGE SHOWN ON PLAN: 270,551 SF
5. PERCENTAGE OF COVERAGE: 60.4%
($447,600 \text{ SF} \div 270,551$)
6. TO ACHIEVE 60% COVERAGE:
 - A. 95 NEW TREES WERE ADDED TO PARKING LOTS.
 - B. APPROXIMATELY 70 TREES WERE CHANGED FROM "SMALL FLOWERING ACCENT TREES" TO "BROADER SPREADING DECIDUOUS TREES SUCH AS SEXLET MAPLE WHICH WILL SPREAD BETWEEN 30 + 40 FEET."
7. CALC'S PREPARED BY:
STEVEN F. ARAGO, P.E.
(CA NO. 1687)

4.0 BICYCLE /PEDESTRIAN/TRANSIT

4.1 Non-Residential Projects Provide Bicycle Storage (0.5%) - #1

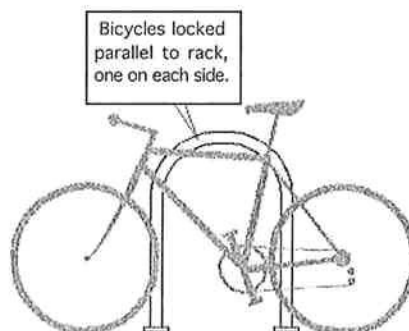
With the available bicycle facilities, substantial residential housing, office uses immediately adjacent to and throughout the project, and restaurants/retail services, Capital Village has the potential to attract both employees and customers by bicycle. Bicycle parking is important to attracting access via bicycle. Having a secure place to store one's bicycle is a concern for those who would like to bicycle to work or to visit the site. Class I lockers (fully enclosed and locked units, or racks in an enclosed, lockable area) provide the optimum storage for bicycles. Class II racks (those one would chain a bicycle to - see example below) are usually located in front of building entrances. Access to bicycle lockers will require employee registration with the Transportation Coordinator (see Section 8.4).

The City of Rancho Cordova's zoning code requires development to provide bicycle storage. The employee bicycle spaces required for retail and service uses are one Class I storage for every 25 vehicle spaces. For patrons or visitors, the requirement is one Class II rack space for every 33 vehicle spaces required.

City of Rancho Cordova Zoning Code

ARTICLE 6: BICYCLE PARKING FACILITIES				
330-131. Minimum Bicycle Parking Requirements				
(a) Bicycle parking facilities shall be provided as follows:				
Use	Bicycle Spaces for		Bicycle Parking Facility Class	
	Employees	Patrons or Visitors	Employees	Patrons or Visitors
All commercial, office, & service uses not otherwise listed	1 bicycle space for every 25 vehicle spaces required	1 bicycle space for every 33 vehicle spaces required	Class I lockers, or Class II racks in an enclosed lockable area	Class II racks
Dinner restaurants, cocktail lounges	1 bicycle space for every 50 vehicle spaces required	-0-	Class I lockers, or Class II racks in an enclosed lockable area	N/A

Class II storage will be in the form of frame-locking racks - please see example below.



Bicycle storage facilities will be dispersed throughout the site, near entrances, for maximum, easy access by employees, visitors and customers. Pedestrian right-of-way will not be obstructed. The provision of bicycle storage facilities is intended to encourage employees to commute to work by bicycle, as well as customer travel by bicycle, rather than by single occupancy vehicle (SOV).

CLASS II VISITOR BICYCLE STORAGE

1,187 total parking

 $1,187 / 33 = 36$ Class II spaces**CLASS I EMPLOYEE BICYCLE STORAGE**

1,187 total parking

 $1,187 / 25 = 47$ Class I spaces

A total of 83 spaces are required (36 Class II and 47 Class I).

4.2 Additional Class I & Class II Bicycle Parking (0.5%) - #2

Capital Village will provide 20% additional Class I and Class II bicycle parking storage throughout the project. A total of 66 Class I lockers and Class II storage for 50 bicycles will be provided. Please refer to the site plan on page 3 for locations.

Class I	47 spaces
Additional 20% ($47 * 20\% = 9$)	9 spaces
TOTAL CLASS I (47+9)	56 SPACES

Class II	36 spaces
Additional 20% ($36 * 20\% = 7$)	7 spaces
TOTAL CLASS II	43 SPACES

A total of 99 bicycle storage spaces are provided.

4.3 Proximity to Bicycle Lanes (0.75%) - #5

The City of Rancho Cordova's Bikeway Master Plan identifies future Class II bicycle lanes (on-street striping) bordering the project on Zinfandel Drive, Data Drive and International Drive. The developer for the adjacent residential portion of Capital Village will provide and pay for Class II striping on Zinfandel and International Drives (refer to site plan on page 3). Bicycle lanes on Zinfandel and International Drive will be in place prior to occupancy for this project (Capital Village). Therefore, there will be an existing Class II bike lane within 1/2 mile of the project.

Main Street will provide a comparable connection to the Class II lanes on Zinfandel and International Drives. See "Narrowed Street" below for more information on how Main Street provides this connection to the bicycle lanes.

Please refer to page 3 to view the bicycle lanes and Main Street connection as well as page 9 to view the City's Bikeway Master Plan map, which shows the project location in relation to existing and planned bicycle facilities.

4.3.1 Narrowed Street (0.5%) - #99

Main Street has been redesigned to create an enhanced pedestrian and bicycle friendly atmosphere. The roadway has been narrowed (from 40 feet to 32 feet), the on-street bicycle lanes have been removed and the sidewalks have been widened. The narrower street width will still safely accommodate automobiles backing out of the diagonal parking spaces on Main Street. By narrowing the street and removing the bicycle lanes on Main Street traffic will be slower, which will provide for a safer, more attractive route for bicycles traveling from the bike lanes on Zinfandel Drive to the retail and office uses on-site, as well as to the residential portion of the Capital Village project to the east.

The street cross-section exhibit on page 4 is provided for reference.



4.4 Pedestrian Improvements (1.0%) - #6

Capital Village has incorporated various improvements in order to encourage pedestrian activity. Many of the retail buildings have been oriented to face Main Street. Sidewalks include planters and in some areas landscaped buffers. Per the Pedestrian Design Guidelines, adopted by the City of Rancho Cordova on July 8, 2005, all sidewalks shall be designed and maintained at a minimum width of 8 feet in front of schools, universities, hospitals, and commercial and mixed-use development (6 feet required on internal paths)¹. Capital Village will go above and beyond the city's standard and provide wider sidewalks on Main Street. The minimum width for any sidewalk on Main Street is 12 feet. All internal walkways are 6-12 feet wide.

Please refer to the site plan on page 3 to see the sidewalk locations internal and external to the project. Please refer to page 4 to view a street cross-section exhibit, and the landscaping plan on page 5 for additional details.

4.5 Information Kiosk (0.5%) - #8

Three kiosks will be provided on along Main Street. The kiosks will display alternative mode information and promote programs and services offered to encourage alternative mode use and to improve air quality. In addition to outdoor kiosks serving primarily visitors, all employees will have information made available to them promoting improved air quality prior to occupancy. This information will be displayed in an area accessible to employees (e.g., employee breakrooms). This information will be updated as necessary by the Transportation Coordinator (see Section 8.4). The following are the types of information that will be displayed:

- Maps and schedules for Regional Transit bus routes and light rail
- Regional ridesharing programs (e.g., Rideshare Week, rideshare matching)
- Bicycle commuting programs (e.g., SACOG Rideshare's Bicycle Buddy Matching, Bike to Work Day)
- SMAQMD (e.g., Spare the Air)
- Transportation Coordinator contact information

Indoor employee targeted displays will include employee specific program information provided through the "special tax area." Outdoor kiosks will include more general information. Please refer to the site plan on page 3 for Kiosk locations.

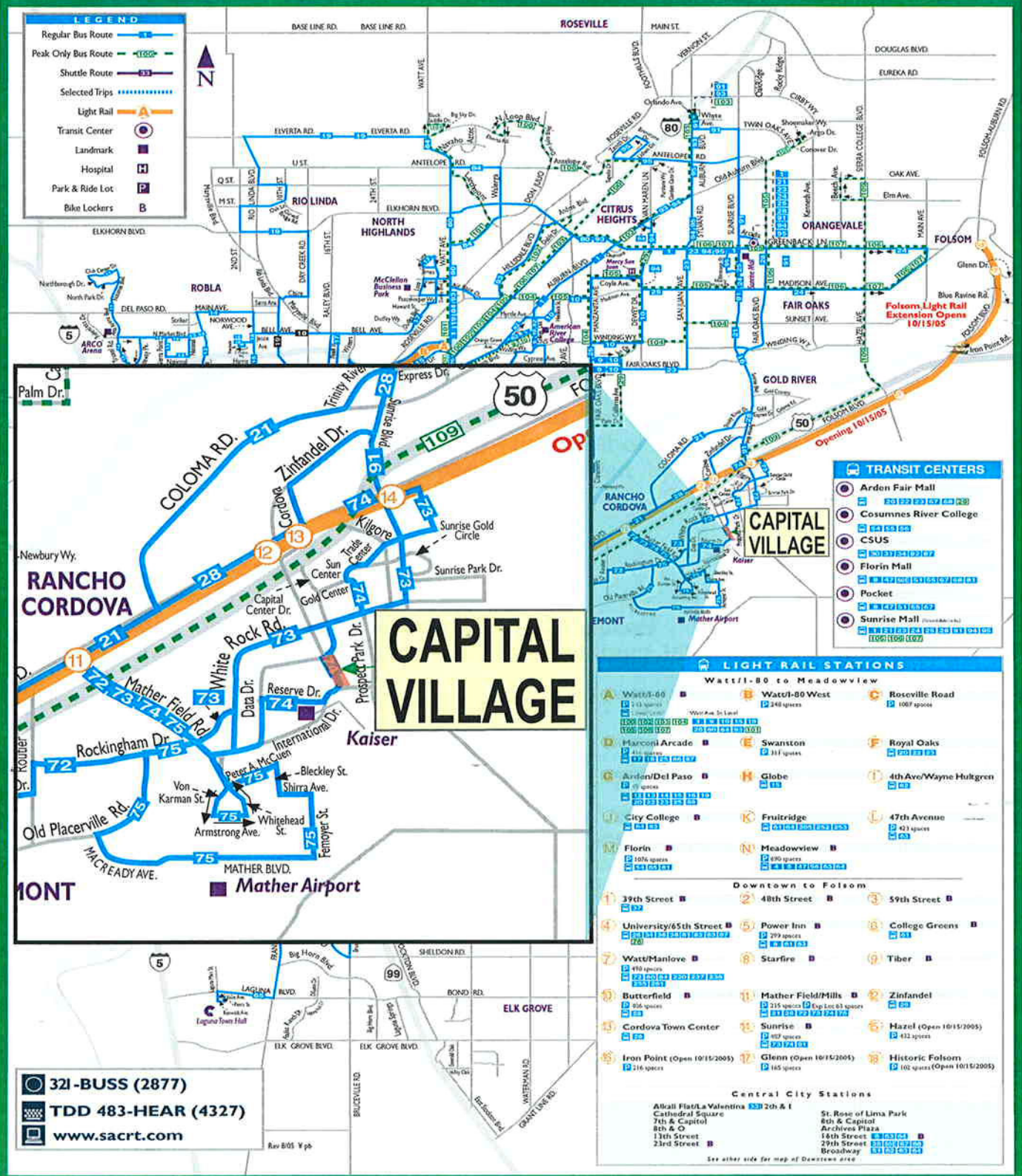
4.6 Transit

Capital Village is directly served by transit (Regional Transit Route 74). This service provides a vital link to the Sunrise Light Rail Station. A transit stop and bus turnout is located on Zinfandel Drive. Please refer to the following page, which shows existing transit in proximity to the project site.

¹ City of Rancho Cordova Design Guidelines: Provision for a Quality Community – Chapter 2, page 18

BUS & LIGHT RAIL SYSTEM MAP

EFFECTIVE SEPTEMBER 4, 2005

 Regional Transit


5.0 PARKING

5.1 Minimum Parking (0.5%) - #12

The City of Rancho Cordova's Zoning Code requires parking at 4.5 spaces/1,000 s.f. for this project. This is also the minimum amount required. Capital Village will provide the minimum amount of parking required.

Based on 4.5/1,000 required (plus 1/1,000 for the garden center) 307,464 s.f. of building uses - 1,281 spaces are required.

278,311 s.f. building area + 29,153 s.f. of garden center = 307,464 s.f.

$278,311 \times 4.5 / 1,000 = 1,252$ parking spaces

$29,153 \times 1 / 1,000 = 29$ parking spaces

Total Parking (1,252 + 29) = 1,281

5.2 Parking Reduction (2.5%) - #13

The City of Rancho Cordova Zoning Code states that the required parking for this project is 4.5 parking spaces for each 1,000 square feet of leasable floor area. Capital Village will reduce the amount of parking provided by a minimum of 5% for commercial and retail uses and 25% for office uses.

4.5/1,000 parking spaces required = 1,281

Commercial/Retail - 1,208 spaces*(-5%) = 1,147

Office - 73 spaces * (-25%) = 54

Total required for a parking reduction credit - 1,201 spaces

Capital Village will further reduce parking by providing 1,187 spaces.

Reducing the amount of parking encourages the use of alternative modes and helps to mitigate our growing air quality problems.

5.3 Parking Lot Shading (0.5%) - #15

The City of Rancho Cordova requires that a certain percentage of any development's parking lot be shaded (50%). Shading helps to improve air quality by reducing the heat island effect. Shading also creates a pleasant atmosphere that encourages walking or bicycling. To improve air quality conditions, Capital Village will provide a total of 60% parking lot shading. This will be accomplished by adding more trees.

Please refer to the landscaping map on page 5 and shade calculations on page 5a for details.

5.4 Preferential Parking for Carpoolers (0.5%) - #17

Encouraging alternative transportation as a commute mode is a goal of Capital Village. In order to support this goal, Capital Village will designate a minimum of 10% of employee parking spaces for carpool vehicles (38 spaces). These spaces will be located in preferential locations (of those spaces designated for employee use) close to employee entrances or near shade trees in order to encourage ridesharing. The spaces will be clearly marked "Carpool Vehicles Only." Spaces for employees driving alone will be as far removed from building entrances as possible to discourage employees from commuting to work via a single occupant vehicle.

Spaces provided will be based on the total amount of parking required by the City of Rancho Cordova, not on the reduced parking figure.

Parking required	1,281 spaces
Employee Parking (30% of total)	384 spaces
Carpool spaces (10% of employee parking)	38 spaces

5.5 Clearly Marked/Shaded Pathways (0.5%) - #21

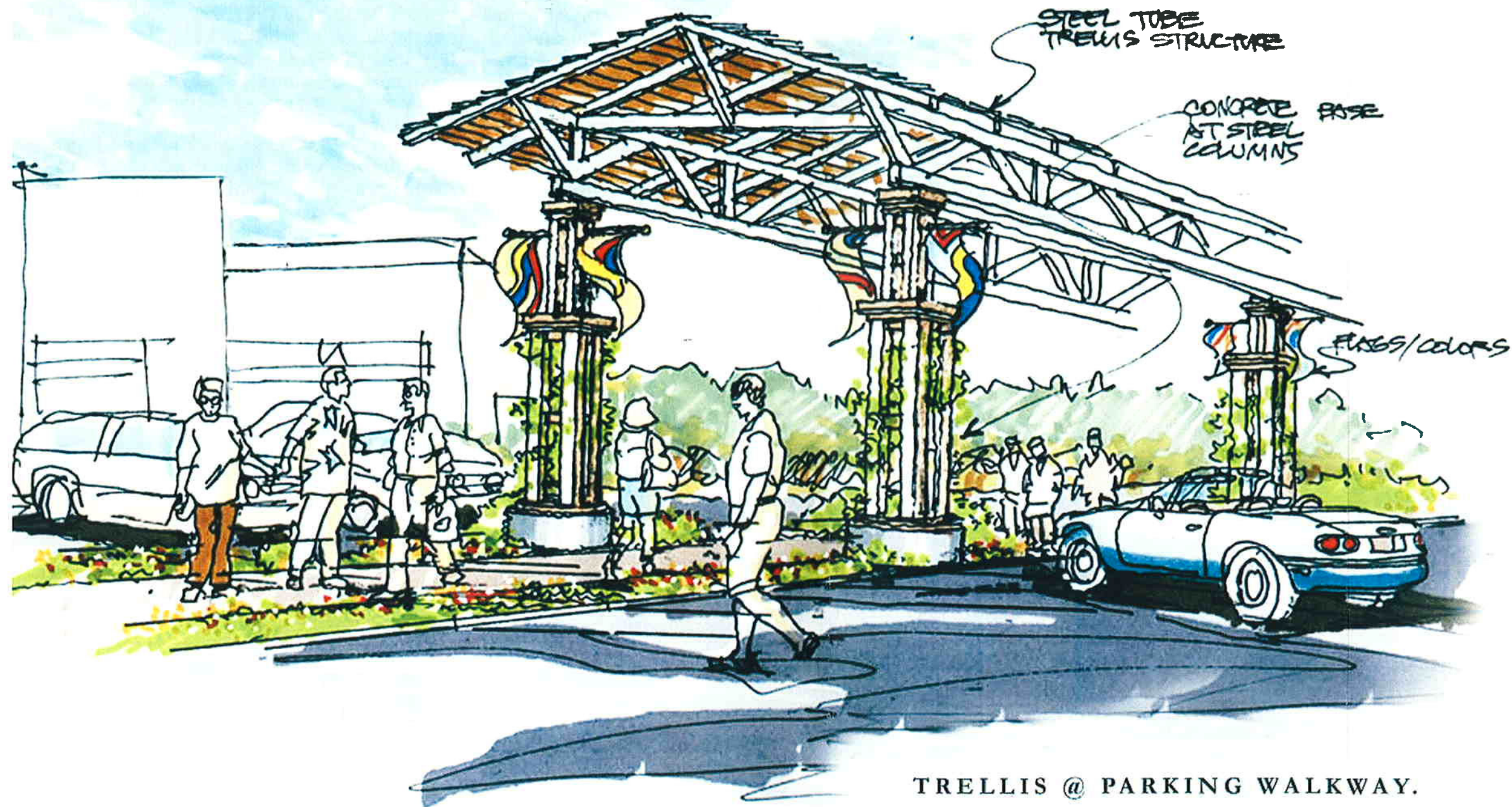
Clearly marked and shaded pathways have been incorporated into the design of Capital Village. Improvements such as trellises have been added to some pathways in order to provide a shaded, visually pleasing pedestrian route through the project (see the following page for exhibit). Other pedestrian pathways will be identified by a different colored stamped texture. All pathways are shaded and will connect to the transit stop located on Zinfandel Drive as well as the shuttle stop on Main Street.

Shaded plaza areas will also be integrated along the pathways on Main Street to allow for outdoor seating and other activities such as a farmer's market.

A new 12-foot wide connector path has been added parallel to Zinfandel Drive. This new path provides a wider pedestrian path along Zinfandel Drive that is separated from the roadway and is more convenient for pedestrian travel between the western most buildings of the project.

Please refer to the site plan on page 3 to view the pathway system and trellis locations, page 4 for cross-section details, page 5 for a landscape and shading details, and the following page for trellis exhibit.

CAPITAL VILLAGE



6.0 MIXED USE (1.5%) - #29

Capital Village provides a mix of uses on-site such as restaurants, retail, and office (planned 2-story retail/office use). Open space (a park) and residential uses are contiguous. Additional complimentary residential uses are planned on-site. A separate application is identified on the site plan on page 3 as CMU-A. The SPA has been amended to restrict the CMU-A site to a mixed-use podium building with 3-5 stories of loft units over 1-2 stories of structured parking. The loft building will share a service drive with the 2 major retail tenants to the west, but there will be no ground level residential units facing the service drive. Additionally, Majors 2 and 3 have been moved to the west and the landscaped buffer has been increased. Existing office uses are immediately adjacent (across Zinfandel Drive). Several land uses have been included to reduce the need for employee SOV use for commuting during lunch time and additional trips made by customers:

On-site Automatic Teller Machine

Banking is one reason that an employee may drive during the day. An automatic teller machine(s) (ATM) will be provided on-site for employee and visitor (including pedestrians from adjacent office parks) usage so employees and visitors will not have to drive elsewhere to complete their banking transactions. These machines will also benefit customers by largely eliminating the need to drive to a separate location to withdraw money. This amenity will provide withdrawal and deposit transactions as well as the ability to purchase postage.

Restaurants

Employees who have, close at hand, a variety of food choices will be less likely to leave in their cars to have lunch elsewhere. Residents will also be less likely to drive their cars with food choices within walking/bicycling distance.

Restaurants and cafes are planned uses (Chili's is a confirmed tenant). Visitors, employees, and local residents will be able to utilize these services rather than driving to an off-site location. The restaurants and other support retail services are included in the project to provide a mix of uses and to create a more self-contained project. Because of these services, the need for SOVs use will be reduced.

Home Improvement Store

Capital Village anticipates that the Lowe's home improvement store, including a garden center, will attract not only visitors but employees that are already on-site or adjacent to the project as well as those coming from the residential area of Capital Village.

7.0 BUILDING COMPONENT MEASURES

7.1 Energy Star Furnace (0.5%) - #42

In addition to cool roofing materials, all buildings will be installed with Energy Star rated furnaces.

7.2 Roofing (0.5%) – #44

Design elements will be incorporated into Capital Village to reduce energy consumption by the project and therefore provide an air quality benefit. All buildings within the project will have a special cool roofing system, which will be Energy Star certified. The advantage of light-colored roof systems include cooler building temperatures, which in turn equate to lower energy costs and reduced energy consumption. The Florida Solar Energy Center has measured cooling energy savings of up to 60% where white roof coatings were applied versus a dark roof system. Computer modeling also indicates that lightening the colors of roof systems, in conjunction with tree planting, could also lower the average summer afternoon temperature by 5° F. Instead of being absorbed by the roof and increasing the temperature inside the building, cool roofs reflect the majority of solar radiation that hits the roof.

8.0 TRANSPORTATION DEMAND MANAGEMENT MEASURES

8.1 Transportation Tax Area (2.0%) - #99

On December 19, 2005 the City of Rancho Cordova adopted a resolution creating a Transit Related Services Special Tax Area and ordinance for Capital Village (see attached). Capital Village is the first subdivision that is being identified as a tax zone and will serve as an example of how the City of Rancho Cordova will implement the tax for future development.

The following definition is taken from the City of Rancho Cordova Staff Report (see attached).

Transportation Tax Area:

The purpose of the tax is to provide funding for transit-related services. Transit-related services means providing, operating, maintaining and subsidizing transit-related services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the special tax area. The economic basis for establishing the tax was including providing the same types of services as described in the Engineer's Report for CSA 10 Benefit Zone 2 for the Sunridge Specific Plan. The yearly inflation will be based on an annual inflator formula based on the Consumer Price Index or six percent, whichever is less. The special tax zone, and the purpose of the special tax, is to provide transportation demand management programs as well as a source of funding for the overall citywide transit plan. The programs and service would support the City's 30% trip reduction goal.

The services would benefit residential and non-residential uses with a tax zone created for Capital Village. Yearly costs range from \$48-\$80 per-dwelling unit and \$1,763-\$2,051 per-acre for commercial and other uses with a yearly inflation. The rate will be based on an annual inflator formula based on the Consumer Price Index or six percent, whichever is less.

Shuttle and/or bus service that would connect the Capital Village tax zone area to light rail stations and job centers will be the primary service provided by the funding (a shuttle stop is identified on Main Street). This service is planned to continue until Regional Transit or other service provider extends bus service to the site area (please refer to map on page 10 to view existing bus service in proximity to the project). Transit-related services means providing, operating, maintaining and subsidizing transit-related services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the special tax area:

- Guaranteed Ride Home program
- Bicycle incentives
- Transportation plans for employers
- Transportation Coordinator (TC) training
- Transit subsidies
- Education programs
- Infrastructure support

Residents, tenants and employees within Capital Village will all have available to them the programs and services provided through the special tax.

8.2 Personal Matching Assistance (0.2%) - #52

Forming carpools is an important step in reducing the number of commute trips into and out of the Sacramento area. Carpools help reduce traffic congestion on surface streets and, typically, reduce commute time (especially on freeways with High Occupancy Vehicle lanes - carpool lanes). The Personal Matching Assistance (PMA) program will provide assistance to employees wishing to carpool.

SACOG has partnered with the California Department of Transportation (Caltrans) to launch a 511 transportation information system for the six-county Sacramento region that will assist in the formation of carpools.

The 511 telephone number is accompanied by a Web site, www.sacregion511.org. The number and Web site will give commuters the information they need to make better choices when planning trips. By calling in or logging on, commuters can get up-to-the-minute information about traffic conditions, public transportation options, ridesharing, and bicycling anytime, anywhere throughout the Greater Sacramento area and Northern California.

The six-county Sacramento system will be the second 511 service to go on-line in California. It will provide links to 511 systems in the Bay Area, Oregon and Nevada and will be available from any phone, provided the carrier supports 511. Most counties in the region will have wireless and landline access to the service through the major carriers.

Employees will be provided with information on this program, and, if necessary, personal assistance from the Transportation Coordinator (TC) in order to register their commute information or to find/form carpools with employees within Capital Village. The TC will work with the "special tax area program" to promote this program and to utilize their assistance if required. The TC will also post information at the on-site kiosks.

8.3 Guaranteed Ride Home (0.2%) - #55

When asked what would convince them to share the commute, the number one answer among Seattle, Washington commuters was "a Guaranteed Ride Home program at work." Guaranteed Ride Home, or GRH as it is commonly referred to, is an essential element to any alternative program.

In California, surveys have shown an increase in ridesharing of 15% to 20% when a GRH program is made available to them.

GRH is a program designed to provide a free ride home to any individual registered in the employee alternative commute or rideshare program in the event of an emergency or if the individual needs to work unexpected overtime. Eligible participants include those who primarily commute via an alternative: carpool, vanpool, transit, bicycle, and

walk. In the event that a carpool team member has a personal or family emergency and must leave work immediately, GRH will provide a ride to the rideshare partner without a vehicle. If the person needing the ride did not drive and has no vehicle that day, GRH provides the participant a ride to the scene of the emergency and then home. GRH provides those who use an alternative commute option with the assurance that if they register in the program, should an emergency arise, they will have the peace of mind knowing that they always have a way to get home. Also, if any individual registered in the GRH program has to work unexpected overtime (unexpected defined as not knowing prior to arriving at work) or if their carpool partner has to leave work, they will be provided with a guaranteed ride home.

The GRH Program is a free taxi service provided through the "special tax area".

It is the responsibility of each tenant (via the TC and tenant contact) to provide the following:

- Distribution of GRH information to all employees
- On-going cooperation with TC to market and provide GRH services
- Posting information at the on-site kiosks

8.4 Transportation Coordinator (0.2%) - #57

Crucial to the success of this Air Quality Plan is the marketing and implementation efforts made through management support of this Plan. In order to ensure that the programs and incentives found in this Plan are offered and marketed to employees within Capital Village, a Transportation Coordinator (TC) will be provided and will have the primary responsibility for implementing this Plan and coordinating with the City's special tax area program.

Duties performed by the TC will be provided by a member of the property management team on a part time basis. If land is sold the new property owner(s) must continue to provide a TC. If TC training is available locally through a Transportation Management Association or other similar organization, the TC must attend.

It is the responsibility of each tenant to provide a contact person to coordinate with the TC. The TC will work with designated tenant contacts to coordinate the various aspects of the programs contained in this plan.

The name and contact information of the Transportation Coordinator shall be provided to the City of Rancho Cordova Planning Department. If the person responsible for serving as Transportation Coordinator changes, the new Transportation Coordinator's name and contact information shall be given to the Planning Department within five business days.

Until the permanent TC is identified, this position will be filled by:

Name: Mr. David Casty
Address: 3501 Jamboree Road
North Towers, Suite 5000
Newport Beach, CA 92660
Phone: (949) 509-4241

The TC will provide the following services:

- Promote trip reduction/air quality strategies to employees of Capital Village as defined in this Air Quality Plan.
- Be the main point of contact for employees wanting to commute using an alternative.
- Catalog all existing incentives that encourage employees to utilize alternative transportation programs.
- Work with the Mitigation Monitoring division of the City of Rancho Cordova Planning Department in order to ensure compliance with this Plan and with the mitigation included in the Supplemental Mitigated Negative Declaration for the project.

The Transportation Coordinator's contact information will be posted in the Kiosks and in employee common areas, as well as on marketing materials for alternative programs offered to employees of Capital Village.

The City of Rancho Cordova and the SMAQMD will periodically monitor and coordinate with the TC. If any property management, land ownership or tenant changes occur, a TC (and tenant contact persons) must be provided.

9.0 BUILDING COMPONENTS AND STRATEGIES

9.1 Landscaping (2.0%) - #58

Most small-engine landscape maintenance equipment is very 'dirty' in an air quality context. These small internal combustion engines often have very high pollutant emissions. Since landscaping companies use the equipment almost continuously throughout a workday, the cumulative impacts of these machines become a moderate source of the air pollutants in the Sacramento Valley.

Capital Village will only contract with commercial landscapers who operate equipment that complies with the most recent California Air Resources Board certification standards, or standards adopted no more than three years prior to date of use. As of January 2001, equipment is required to comply with either the most recent California certification standards or those adopted no more than three years prior to date of use.

Annually, Capital Village will provide to the City of Rancho Cordova and the SMAQMD, a sworn statement from the landscaping company identifying compliance with clean air equipment usage. Periodically the property manager will inspect the activities of the landscape services and if any obligations are not being met, and the contractor is found in non-compliance they will be contacted in writing to rectify the situation. The contractor shall maintain compliance with the California Air Resources Board certification standards at all time. If at anytime the property manager, the City of Rancho Cordova, or the Air District find that the contractor is not in compliance with the standards, the contractor will be given 30 calendar days to comply. If at the end of the 30 days, the contractor has not brought their equipment into compliance with the standards, they shall be replaced by a new contractor. If a new company is hired, they will be under the same obligation to provide compliance documentation and that documentation will be forwarded to the air district. The landscape contracts will require that the available certifications are provided. The developer or other appropriate party will supply the District a copy of the first year(s) contract with the landscaper.

9.2 Clean Air Business Practices (1.5%) - #63

All delivery vehicles utilized by the Lowe's home improvement store will be low-emitting. Vehicles based at the store with a gross vehicle weight rating (GVWR) of less than 14,000 pounds will emit no more than 0.7 g/bhp-hr ROG+Nox. Any diesel powered local delivery vehicle greater than 14,000 GVWR should install a Level III diesel particulate filter (achieves a minimum 85% PM reduction). The store manager will be available to confirm compliance of this measure.

Low emitting propane and/or zero-emission electric forklifts will be operated by Lowe's employees. Using propane and electric vehicles instead of diesel or gasoline-fueled vehicles provides an important air quality benefit.

9.3 Anti-idling Program (1.0%) - #99

Delivery trucks serving the Capital Village project will be instructed (through lease agreements or clearance letters) to turn off their engines when making deliveries. Signs indicating Capital Village's anti-idling policy will be in clear view of delivery trucks at each building's loading/service areas. One sign will be posted at each loading/service area. Signs will be 2'x3'. The store/office managers will work with their vendors to enforce this policy and will ensure that signage is visible and posted. The individual managers will be responsible for enforcement. Enforcement includes ensuring that signage is visible and posted at all times, ensuring that vendors have been provided with instruction regarding the policy, and contacting vendors directly in the case of violations of this policy. The anti-idling policy will reduce pollutants emitted by delivery trucks as well as reduce noise pollution.

Trucks shall shut down their engines while loading and unloading. Accommodations shall be provided for refrigerated trucks. Each building will be evaluated during the Design Review process by the City to determine if electrical outlets for refrigeration trucks are feasible or desired for inclusion. If the City of Rancho Cordova determines that such outlets are warranted, installation shall be required prior to final inspection.

10.0 VENEER RETAIL (0.5%) - #99

Capital Village was envisioned to provide a pedestrian and bicycle friendly connection from the residential community via retail shops facing Main Street. The connection to the residents was changed when the home improvement store was included. Instead of retail facing Main Street continuously, the north side of Lowe's along with a large shaded area for a farmer's market or other community uses and a kiosk was proposed.

This proposed space has been redesigned to better connect with the residential area. A 4,500-s.f. retail pad will now face Main Street (instead of the side of a building). Pedestrians will also have the added feature of a wide patio area for congregating and a kiosk providing information on local events and alternative commuter programs will be provided. The attractive courtyard area on the east side of Main Street will invite residents into the commercial area and will provide an area for community events. The original concept will be realized and enhanced as the Tower will be in full view and the sidewalk/courtyard area will be expanded and retail services restored.

The Design Review process required by the City of Rancho Cordova for each building to be constructed on the site will provide for even greater enhancement of this area and an even more inviting space for pedestrians and bicycles.

11.0 CONCLUSION

The proposed Capital Village development is consistent with the air quality goals required by the City of Rancho Cordova. This Plan is designed to improve air quality through emission and trip reducing mitigation measures.

DSL Service Company's comprehensive approach to supporting the goals in the City of Rancho Cordova in order to reduce air pollution will prove successful in helping to clean up our community's air.

The measures identified in this Plan are innovative and comprehensive, from the provision of implementing clean air business practices to the design of Main Street. The combination of the measures found in the Plan will provide the synergism necessary to obtain the 18% pollution reduction recommended for this project (18.4% provided).

A Compliance Form follows this Plan summarizing the recommended measures as well as the Staff Report and Resolution regarding the special tax area.

**COMPLIANCE FORM
CAPITAL VILLAGE**

Summary AQ Measures in Plan**Point
Value**

1. Non-residential projects provide bicycle lockers and/or racks	0.5%
2. Provide an additional 20 % of required Class I & II bicycle parking facilities	0.5%
5. Entire project is located within 1/2 mile of an existing Class II bike lane	0.75%
6. Provide pedestrian improvements	1.0%
8. Provide display case/kiosk for transportation information	0.5%
12. Minimum amount of parking	0.5%
13. Parking reduction	2.5%
15. Increase parking lot shading by 10% over code	0.5%
17. Carpool spaces	0.5%
21. Clearly marked/shaded pathways	0.5%
29. Mixed use	1.5%
42. Energy Star furnace	0.5%
44. Energy Star roofing materials	0.5%
52. Personal Matching Assistance	0.2%
55. Guaranteed Ride Home Program	0.2%
57. On-site ETC	0.2%
58. Contract with landscapers using electric or ARB certified equipment	2.0%
63. Implement clean air business practices	1.5%
99. Narrowed Street	0.5%
99. Special Tax Zone	2.0%
99. Anti-idling program	1.0%
99. Veneer retail	0.5%
Subtotal	18.4%

CAPITAL VILLAGE

Project Name

Applicant Name and Signature

Approved By:

City of Rancho Cordova

SMAQMD Rules & Regulations Statement (revised 3/12)

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

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

Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the SMAQMD early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower are required to have a SMAQMD permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a permit include, but are not limited to dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions.

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

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

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

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

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

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

Naturally Occurring Asbestos: The developer or contractor is required to notify SMAQMD of earth moving projects, greater than 1 acre in size in areas “Moderately Likely to Contain Asbestos” within eastern Sacramento County. Asbestos Airborne Toxic Control Measures, Section 93105 & 93106 contain specific requirements for surveying, notification, and handling soil that contains naturally occurring asbestos.



David Sander
Mayor

Linda Budge
Vice Mayor

Ken Cooley
Councilmember

Robert McGarvey
Councilmember

Dan Skoglund
Councilmember

Planning Department

DESIGN REVIEW LANDSCAPE PLAN CHECK City of Rancho Cordova

April 24, 2013

Project: Capital Village Panera Bread
City of Rancho Cordova, DD7909, CEC #135
Reviewed by: Cheryl Sullivan, RCLA 3954
Approved by: Paul Junker, Planning Director
Comments to: Jeff Beiswenger, Planning Dept.
City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova CA 95670
916-851-8713

A. Documents upon which this review is based:

Rancho Cordova Zoning Code, Chapter 23.716 (see City web site)
Rancho Cordova Zoning Code, Chapter 23.719 (see City web site)
Water Efficiency Landscape Ordinance
City of Rancho Cordova Design Guidelines
Sunset Western Garden Book

B. Submittal Review Items:

Preliminary Landscape Plan by Quadriga, dated April 2, 2013

C. Design Review Comments: Conceptual Landscape Plan

1. Recommend changing Capital Pears to another columnar shade tree genus. Ornamental Pears are experiencing sudden die off and have weak limb structure. Suggested substitutions include Parkway Acer, Magyar Ginkgo.
2. Site Lines to be maintained - Change Phormium at 2 crosswalks to plant 30" or lower. As designed it is difficult for drivers to see people standing in refuge area.
3. Vine locations are not legible on the plans. Show on final plans.
4. Final plans to have full irrigation plan with water use calcs.
5. Include lab results for soil fertility testing with final plan submittal.
6. Provide parking lot tree shade calculations. Include tree canopy percentages, parking area square footage. Label all trees used in calculations. See zoning code.

By performing this review and making the recommendations and/or comments herein, Cunningham Engineering shall not be acting in a manner so as to assume responsibility or liability, in whole or in part, for any aspect of the project Master Plans, proposed design requirements, design criteria, design calculations, construction methods, or the substance or contents of the Plan documents. The review and recommendations as provided herein are to be advisory only to the City of Rancho Cordova and to the Project Design Professionals.



SACRAMENTO AREA SEWER DISTRICT

SERVING YOU 24/7

May 1, 2013
E225.000

Jeffrey S. Beiswenger
City of Rancho Cordova Planning
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: Capital Village Panera Bread - CUP
APN: 072-3010-004
Control No.: DD7909

Dear Mr. Beiswenger:

Both the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents.

It is noted that this application is requesting a Conditional Use Permit and Design Review to construct a 4,200 square feet restaurant building along-with other site improvements. The property is located at 3289 Zinfandel Drive, in the city of Rancho Cordova.

SASD and SRCSD will provide sewer service to the project provided the conditions below are satisfied:

SASD Conditions:

- Connection to the Sacramento Area Sewer District's (SASD) sewer system shall be required to the satisfaction of SASD. In order to obtain sewer service, construction of District sewer infrastructure may be required. The SASD Design Standards apply to all, on and off-site public sewer construction.
- Additional sewer impact fee may be required and if required, must be paid before issuance of the permit. Contact PSU at 916-876-6100 for further information on sewer impact fee.

If you have any questions regarding these comments please call me at 876-6296.

Sincerely,



Amandeep Singh, P.E.
Development Services

cc: File
Via Email: Kim Whitney

Board of Directors

Representing:

County of Sacramento
City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento

Stan Dean

District Engineer

Christoph Dobson

Director of Operations

Prabhakar Somavarapu

Director of Policy & Planning

Karen Stoyanowski

Director of Internal Services

Joseph Maestretti

Chief Financial Officer

Claudia Goss

Public Affairs Manager

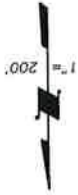
10060 Goethe Road
Sacramento, CA 95827-3553

Tel 916.876.6000

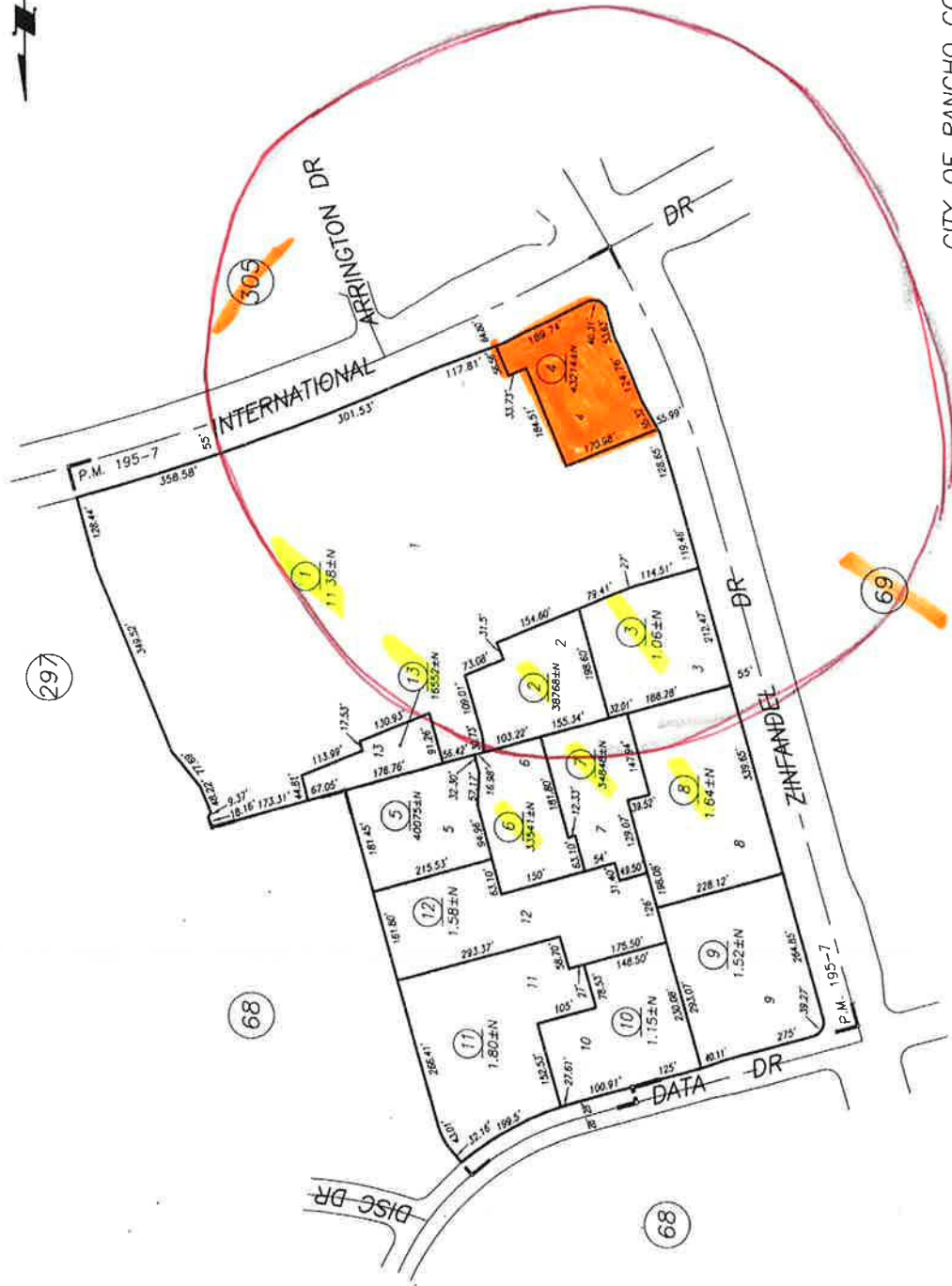
Fax 916.876.6160

www.sacsewer.com

072--301



POR T9N., R.6E., M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)



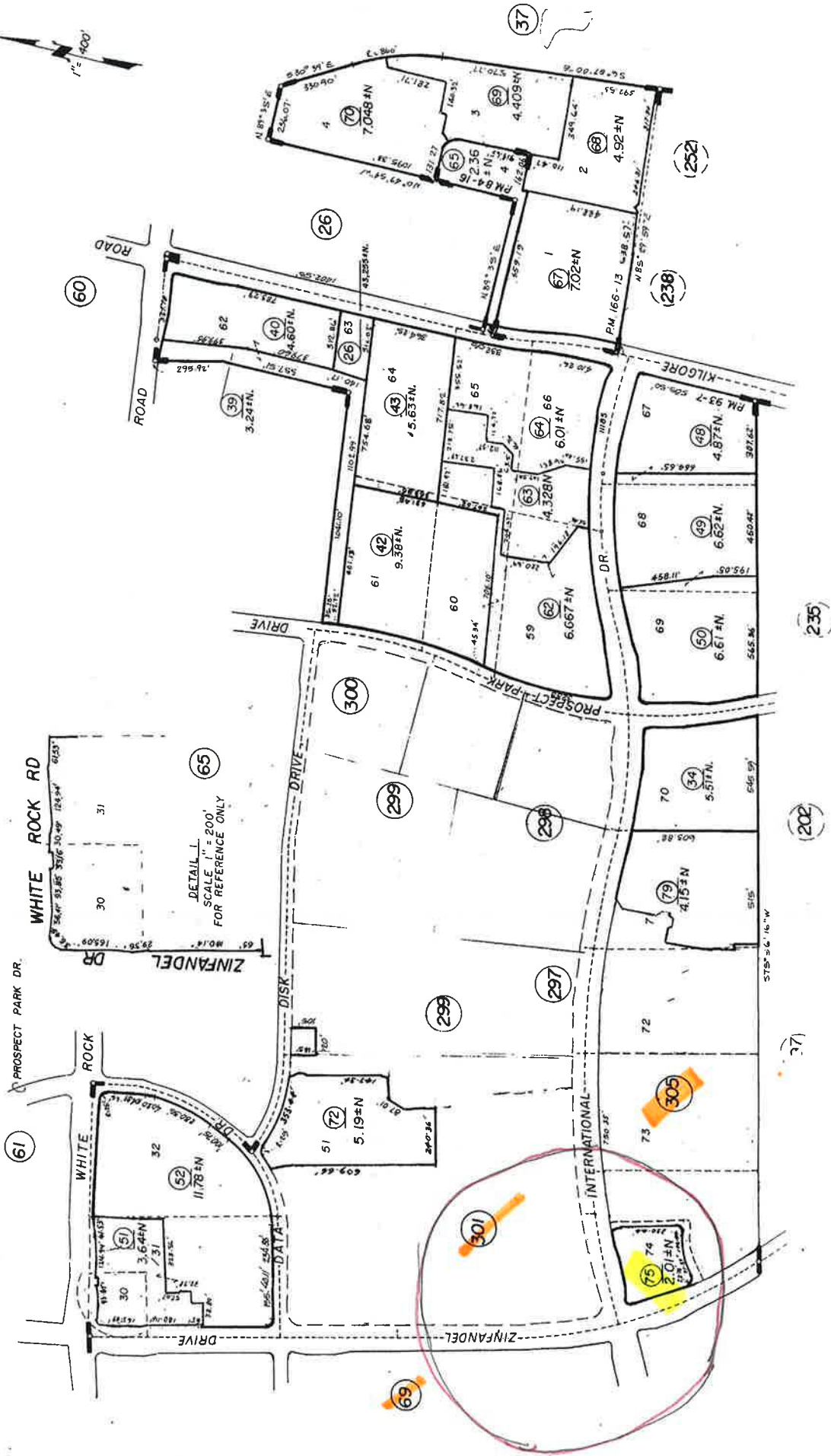
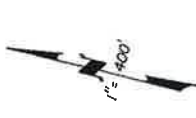
CITY OF RANCHO CORDOVA
Assessor's Map Bk. 072 Pg. 301
County of Sacramento, Calif.

WAR 1820

Capital Village Commercial P.M. Bk. 195 Pg. 7 (9-8-2006)

POR. T.889N, R. 6 E., M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

072-68



ATTACHMENT 3

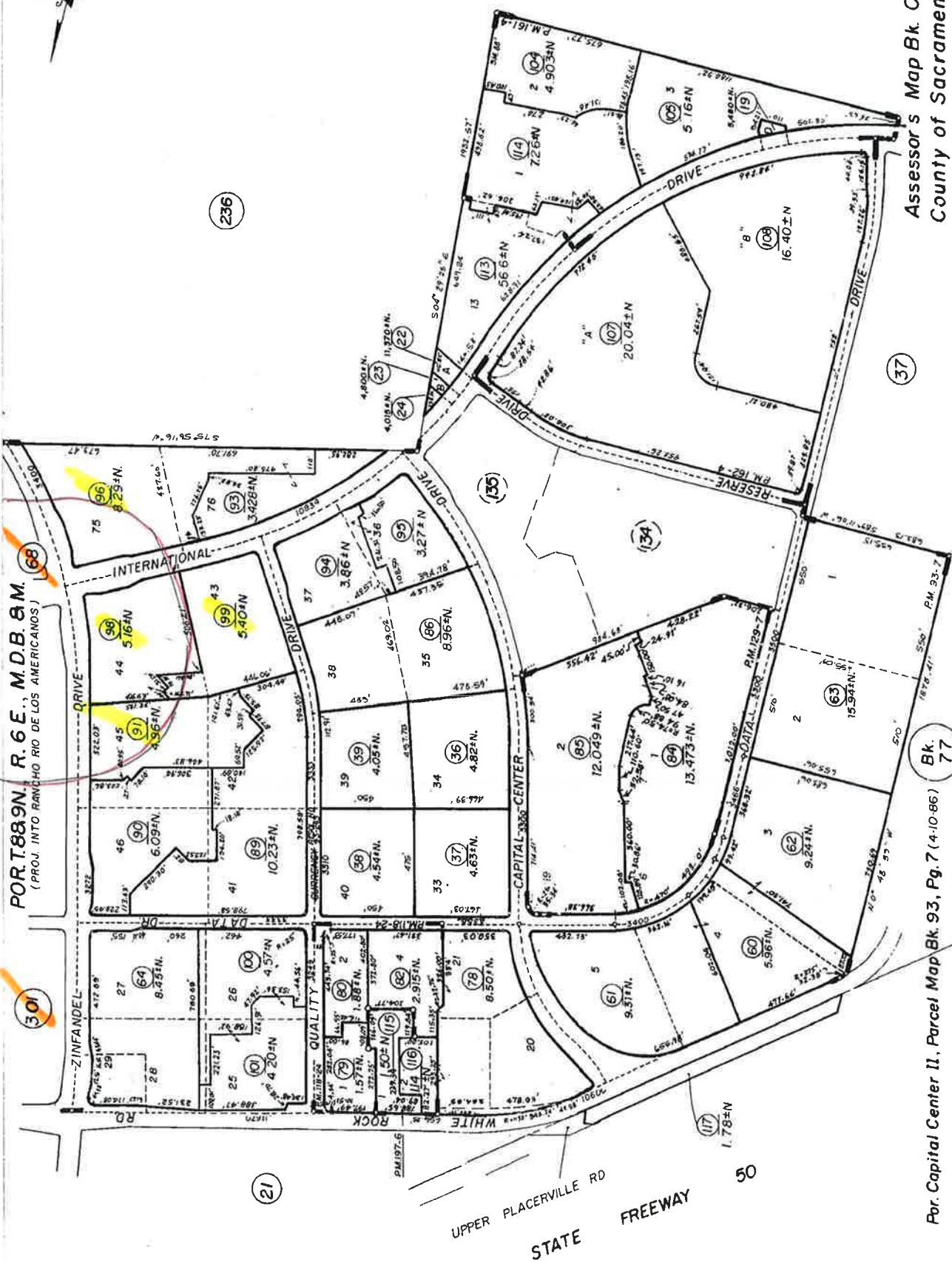
1290

Assessor's Map Bk. 072 Pg. 68
County of Sacramento, Calif.

Por. Cook Capital Center, P.M. Bk. 84, Pg. 16 (12-14-84)
Por. Capital Center II, Parcel Map Bk. 93, Pg. 7 (4-10-86)



PORT 1889N. R. 6 E., M.D.B. 8M.
(PROJ INTO RANCHO RIO DE LOS AMERICANOS)



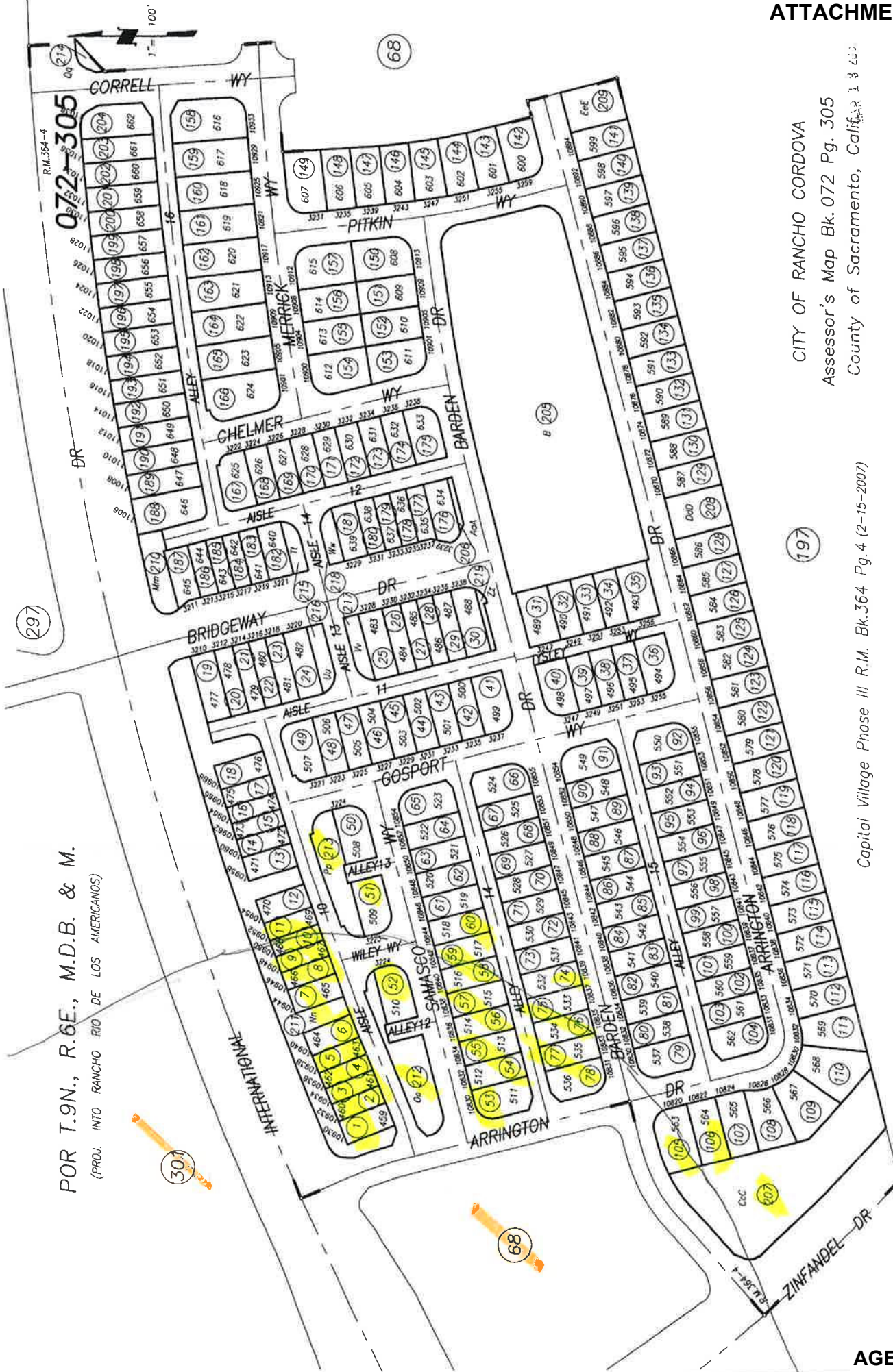
Assessor's Map Bk. 072 Pg. 69
County of Sacramento, Calif.

Por. Capital Center II, Parcel Map Bk. 93, Pg. 7 (4-10-86)

POR T.9N., R.6E., M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

CITY OF RANCHO CORDOVA
Assessor's Map Bk. 072 Pg. 305
County of Sacramento, California

Capital Village Phase III R.M. Bk.364 Pg.4 (2-15-2007)





072 0680 075 0000
Merlone Geier Partners
425 California St #11th
San Francisco, CA 94104-2102

072 0690 091 0000
Vsp Holding Co Inc
3333 Quality Dr
Rancho Cordova, CA 95670-7985

072 0690 096 0000
Rubino Zinfandel LLC
1764 The Alameda
San Jose, CA 95126-1729

072 0690 098 0000
Vsp Holding Co Inc
3333 Quality Dr
Rancho Cordova, CA 95670-7985

072 0690 099 0000
Vsp Holding Co Inc
3333 Quality Dr
Rancho Cordova, CA 95670-7985

072 3010 001 0000
Lowes Hiw Incorporated
Po Box 1000
Mooresville, NC 28115-0000

072 3010 002 0000
Mg Ptrs Fund Viii Cap Village
425 California St #11th
San Francisco, CA 94104-2102

072 3010 003 0000
Us Bank Na
3217 Zinfandel Dr
Rancho Cordova, CA 95670-6378

072 3010 004 0000
Mg Ptrs Fund Viii Cap Village
425 California St #11th
San Francisco, CA 94104-2102

072 3010 006 0000
Mg Ptrs Fund Viii Cap Village
425 California St #11th
San Francisco, CA 94104-2102

072 3010 007 0000
Mg Ptrs Fund Viii Cap Village
425 California St #11th
San Francisco, CA 94104-2102

072 3010 008 0000
Mg Ptrs Fund Viii Cap Village
425 California St #11th
San Francisco, CA 94104-2102

072 3010 013 0000
Merlone Geier Partners
425 California St #11th
San Francisco, CA 94104-2102

072 3050 001 0000
Beazer Homes Holdings Corporation
1731 E Rsvll Parkway 100
Roseville, CA 95661-0000

072 3050 002 0000
Beazer Homes Holdings Corporation
1731 E Rsvll Parkway 100
Roseville, CA 95661-0000

072 3050 003 0000
Beazer Homes Holdings Corporation
1731 E Rsvll Parkway 100
Roseville, CA 95661-0000

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Beazer Homes Holdings Corporation
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Roseville, CA 95661-0000

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Beazer Homes Holdings Corporation
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Roseville, CA 95661-0000

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Beazer Homes Holdings Corporation
1731 E Rsvll Parkway 100
Roseville, CA 95661-0000

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Beazer Homes Holdings Corporation
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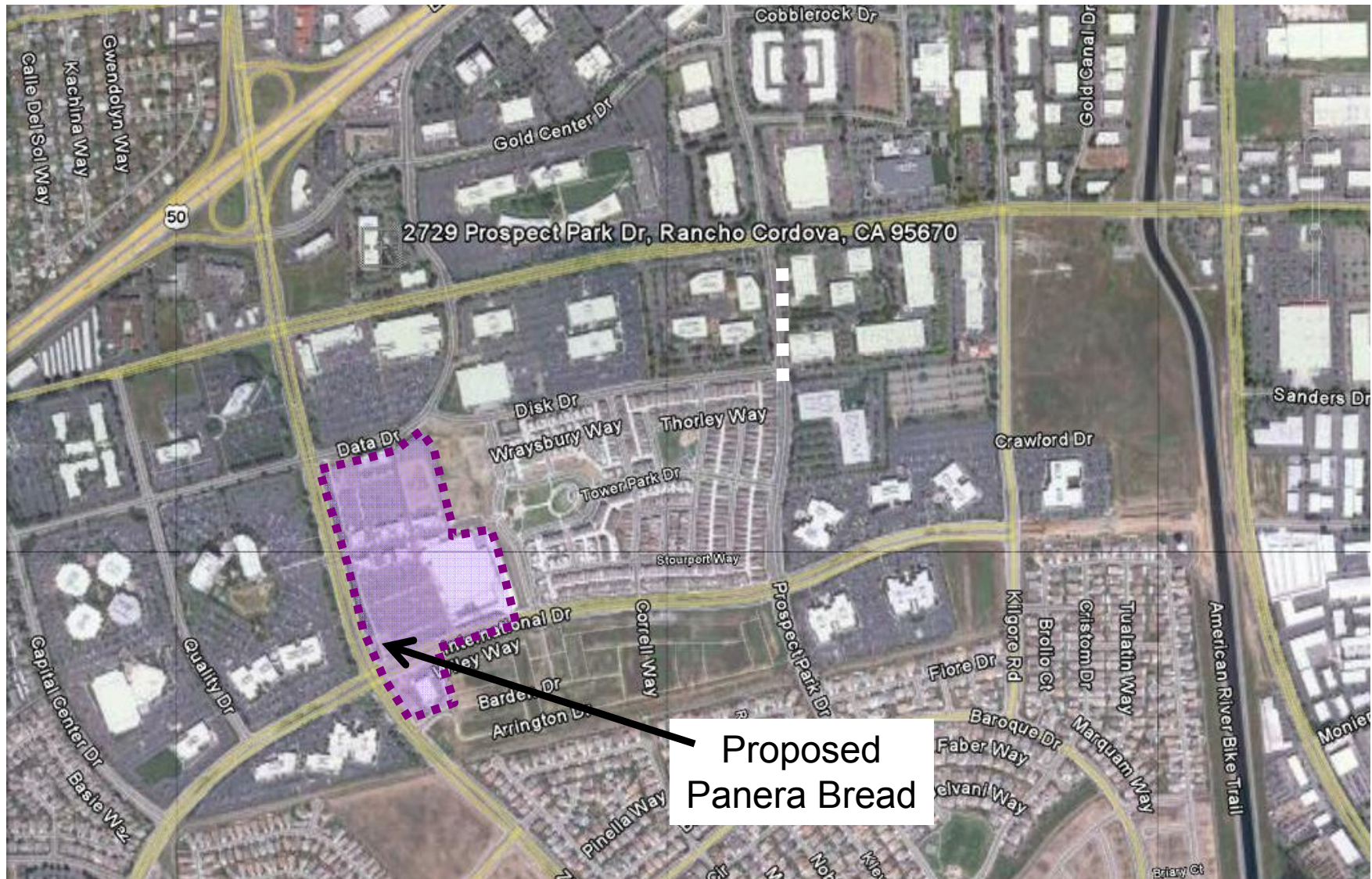


DD7909 Capital Village Panera Bread Design Review and Conditional Use Permit

Jeffrey S. Beiswenger, AICP, Senior Planner
Rancho Cordova City Council
May 20, 2013



Location – Capital Village Commercial



Project Entitlements

- **Approved Entitlements (September 2005 - 2007)**

- Capital Village SPA Adopted
- Tentative parcel map (13 parcels) / Approved final map
- Commercial Design Review

- **Tonight's Meeting**

- Design Review Amendment
 - Architecture
 - Site Plan
- Conditional Use Permit (for drive-thru)
- New Conditions of Approval

- **What's Changing?**

- New design for a 4,200 sf building – replaces a 5,500 square foot retail pad building approved for the site in 2007.
- Proposed drive-thru – requires a CUP
- Minor modification to site plan, landscaping, trash enclosure placement to accommodate new building placements.

View from Northwest

- Primary entrance to the building faces north
- Outdoor seating provided close to entrance (best location is on the north side of building)
- Primary entrance placed to have easy access for pedestrians, bicyclist and motorists arriving on the site
- Creates a pleasant outdoor seating area
- Attractive architecture



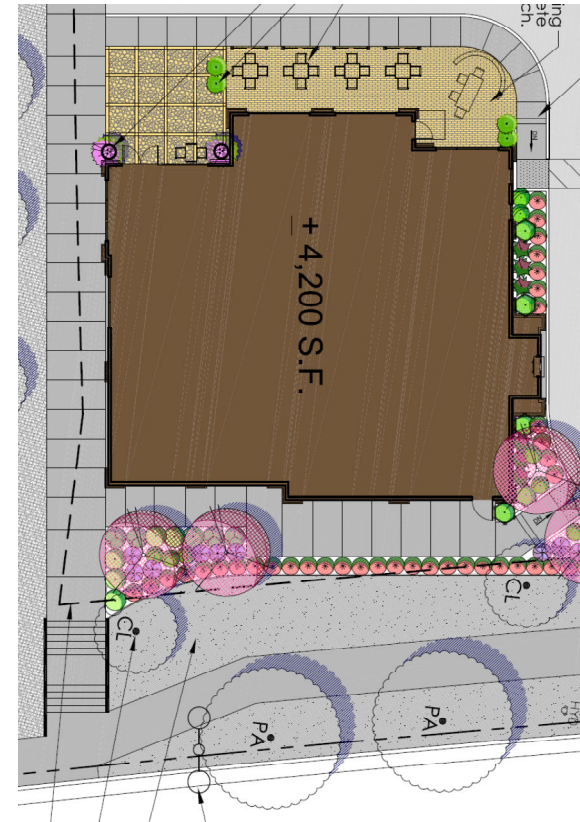
View from the Southwest

- Back of restaurant
- Impact of blank walls minimized by awnings (metal and fabric), lighting and architectural details
- Police department recommend a security window or peephole on the rear door (included as a COA)
- South “blank” wall may need additional Council consideration (see next slide)



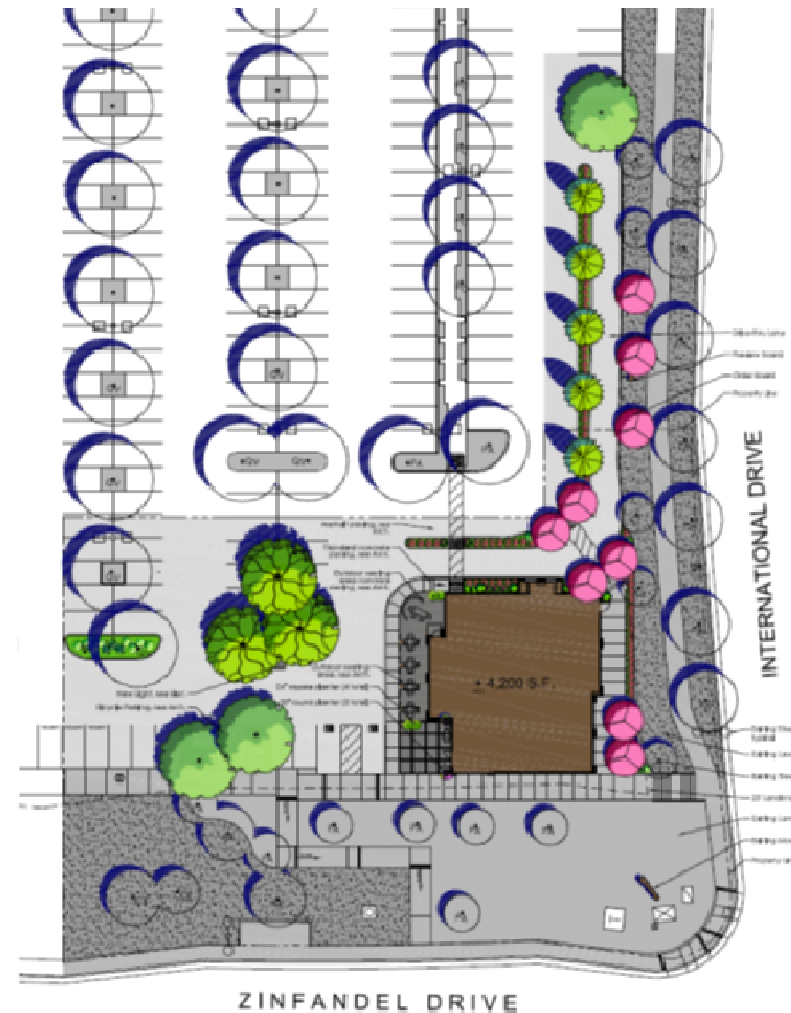
South Building Facade

- South exposure is blank
 - Metal / fabric awnings and other details add architectural interest
 - Proposed landscaping partially obscures
- Solutions:
 - Trellis / vines (requires sidewalk modification, 2 foot wide planter)
 - Wall texture (tile, new material)
 - Glass
- Staff requests discussion / direction from Council



New Site Layout

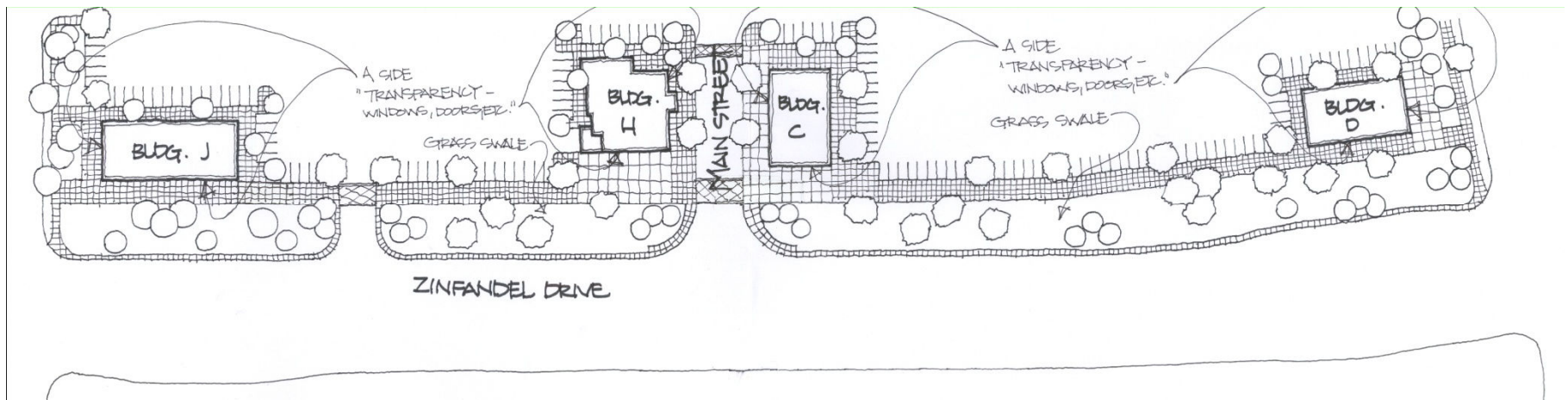
- Drive-thru has required stacking and has minimum impact on pedestrian system
- Minimum parking provided
- 60% shade canopy provided



Zinfandel Frontage

- Place wide sidewalk along building fronts (minimum 12')
- 50'-0" landscape easement
- Recognizes importance of pedestrian travel on Zinfandel
- Creates a pleasant pedestrian environment

Continuous sidewalk along Zinfandel landscape area – drawing from original design review approval



Summary of Design Analysis

- Existing site design features continued
 - Extensive landscaping / shading
 - Pedestrian connections / entries into project
 - COA requires the provisions of additional bicycle parking
 - Drive-thru fits into site design
 - Drive-thru faces inward – minimal impact on pedestrian traffic
 - Adequate drive-thru stacking distance provided
 - Adequate site parking is still provided
 - Quality architecture of project is maintained
 - Diverse materials (stone, stucco, canopies)
 - Varied facades / building massing / roof forms
 - Addition building height and “tower” features at corners of building match existing architecture on site
-

Summary of Drive-thru/CUP Analysis

- The required drive-thru stacking distance is provided
- Landscaping is provided along drive-thru lane
- Pedestrian access is maintain and crossing of drive-thru lane are minimized
- Congestion will not result and the minimum number of required parking spaces are provided
- The Capital Village, SPA document requires 3.5 space / 1,000 square feet of retail. After the modification the project will have 3.8 spaces / 1000 sf.

Recommended Motion

- Determine the project is consistent with the Capital Village, Mitigated Negative Declaration and adopt Resolution No. 54-2013, approving the Design Review Amendment and Conditional Use Permit for Capital Village Panera Bread Restaurant, subject to the Conditions of Approval (Exhibit B), and as depicted in the project plan submittals (Exhibit A).

