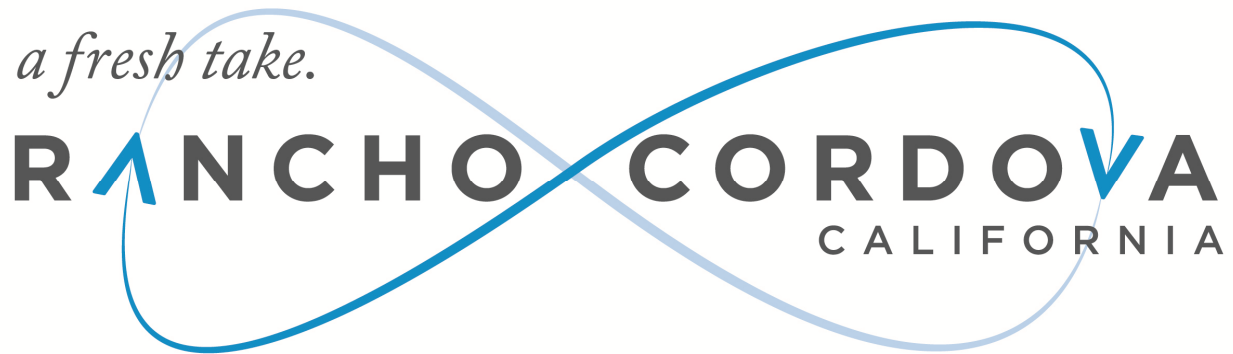


# CITY OF RANCHO CORDOVA



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

Monday, October 20, 2014

4:00 PM – Special Meeting

5:30 PM – Regular Meeting

## AGENDA

Dan Skoglund, Mayor

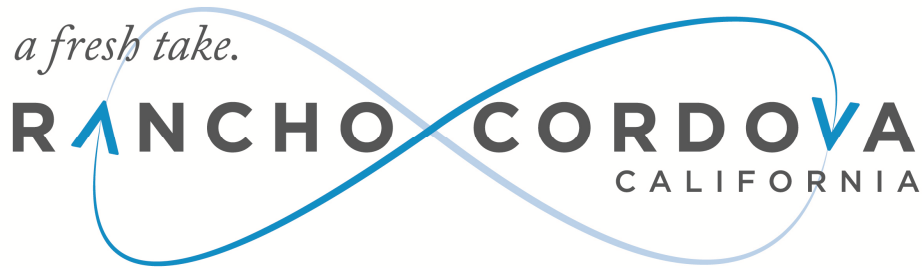
Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Donald Terry, Council Member

Linda Budge, Council Member

## CITY OF RANCHO CORDOVA



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

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

**Monday, October 20, 2014**

**4:00 PM – Special Meeting  
Community Board Room**

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

## **AGENDA**

### **1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL**

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

### **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. CLOSED SESSION**

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

#### **CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (Number of potential cases: 1).

### **4. SPECIAL MEETING ITEM**

- 4.1 **Subject:** Determining Objectives of a Potential Down Payment Assistance Program.

## **5. ADJOURNMENT OF SPECIAL MEETING**

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

## **6. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

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

## **7. METRO CABLE TV TELEVISION ANNOUNCEMENT**

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

## **8. INVOCATION**

## **9. PLEDGE OF ALLEGIANCE**

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

## **10. OPEN SESSION - REPORT FROM CLOSED SESSION**

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

## **11. PRESENTATIONS**

- 11.1 Presentation of NextEd, Education for the Next Economy Given by David N. Butler of NextEd and Debbie Bettencourt of Folsom Cordova Unified School District.
- 11.2 Rancho Cordova Historical Society Presentation Honoring Kiyo Sato for Honorary Membership and Introducing Historical Society President, Diana Rindernick.
- 11.3 Presentation of Proclamation in Recognition of National Feral Cat Day Presented to Scottie Moore, President and Founder of Save Our Cats & Kittens - Sensibly (S.O.C.K.S.).
- 11.4 Presentation of Proclamation in Recognition of October is Bully Prevention Month Presented to Debbie Bettencourt from Folsom Cordova Unified School District.

## **12. 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.

### 13. COUNCIL REPORTS

### 14. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** Meeting Minutes of October 6, 2014 Regular Meeting.  
**Recommendation:** Adopt minutes.
- 14.2 **Subject:** Resolution Recommending and Supporting the Elk Grove Unified School District's Efforts to Construct Its Next High School Within the Rancho Cordova City Limits.  
**Recommendation:** Adopt Resolution No. 115-2014, supporting construction of the next Elk Grove Unified School District high school in the Rancho Cordova city limits.  
**Result of Recommended Action:** Adoption of Resolution No. 115-2014 will be presented to the Elk Grove Unified School District's Board of Trustees by the Rancho Cordova City Council on behalf of the citizens of Rancho Cordova served by the Elk Grove Unified School District. The resolution seeks to support the District's endeavors to continue providing exceptional K-12 educational opportunities within the Rancho Cordova City limits as well as address environmental issues related to Green House Gas emissions, reducing traffic congestion and improving educational quality of life for Elk Grove Unified students.  
**Staff Report:** Brian S. Nakamura, City Manager.  
**Advances Goals:** 1, 2, 3, 5, 6.
- 14.3 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment No. 16-2013-1 for On-Call Professional Services with Wood Rodgers, Inc., to Increase the Contract Amount from \$100,000 to \$300,000.  
**Recommendation:** Adopt Resolution No. 114-2014.  
**Result of Recommended Action:** Adoption of this resolution will authorize the City Manager to execute contract amendment 16-2013-1 for on-call professional services with Wood Rodgers, Inc. to increase the contract amount from \$100,000 to \$300,000 for engineering design services for the Mather Rails to Trails Project.  
**Staff Report:** Cyrus Abhar, Public Works Director and Chris Boyer, Associate Civil Engineer.  
**Advances Goals:** 1, 2, 5.
- 14.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment 148-2013-1 for Professional Services with West Yost Associates to Increase the Contract Amount from \$100,000 to \$250,000.  
**Recommendation:** Adopt Resolution No. 120-2014.  
**Result of Recommended Action:** Adoption of this resolution will authorize the City Manager to execute contract amendment 148 2013 1 with West Yost Associates. This amendment will increase the contract amount from \$100,000 to \$250,000 and will change the existing end date from December 31, 2016 to a new end date of June 30, 2017. This time extension and increase in costs is to pay for continued expenses of providing drainage master planning, technical review of drainage studies, and preparation of floodplain mapping, and assistance with the establishment of the City's Zone 11 drainage fee program.  
**Staff Report:** Cyrus Abhar, Public Works Director and Britton Snipes, Senior Engineer.



**Advances Goals:** 2, 5.

- 14.5 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment No. 44-2013-1 for On-Call Professional Services with Quincy Engineering to Increase the Contract Amount from \$100,000 to \$250,000.

**Recommendation:** Adopt Resolution No. 119 -2014.

**Result of Recommended Action:** Adoption of this resolution will authorize the City Manager to execute contract amendment no. 44-2013-1 for on-call professional services with Quincy Engineering to increase the contract amount from \$100,000 to \$250,000 for engineering design services for the Rancho Cordova Elementary School Bicycle and Pedestrian Improvement Project.

**Staff Report:** Cyrus Abhar, Public Works Director and Chris Boyer, Associate Civil Engineer.

**Advances Goals:** 1, 2, 5.

**15. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

- 15.1 **Subject:** Resolution Approving a Major Design Review for Bradshaw Business Park Center- Project No. DD8503, Located at 9778, 9792, 9800, and 9816 Business Park Drive.

**Recommendation:** Adopt Resolution No. 117-2014.

**Result of Recommended Action:** Adoption of this resolution would allow the applicant to proceed in obtaining the necessary building permits to improve the facades for four commercial warehouse buildings within the Bradshaw Business Park Center. This project would involve the conversion of some standard parking stalls to compact and upgraded landscaping however it does not include an increase in square footage or change in use.

**Staff Report:** Matthew Diaz, Associate Planner.

**Advances Goals:** 1, 2.

- 15.2 **Subject:** Resolution Approving a Conditional Use Permit for The Palace Ballroom to Establish a New Buffet Style Restaurant and Hold Special Events; Project No. DD8497 – Located at 11354 White Rock Road.

**Recommendation:** Adopt Resolution No. 118-2014.

**Result of Recommended Action:** Adoption of Resolution No. 118-2014 would allow the applicant to begin operation of a buffet restaurant and banquet hall for special events (weddings, meetings, etc.) at 11354 White Rock Road. While the restaurant will have typical daytime hours, the special events will occur mostly on weekends with some late night hours (past 10:00 p.m.). Approval of this application would allow the applicant to obtain a business license and necessary building permits associated with either operation.

**Staff Report:** Matthew Diaz, Associate Planner.

**Advances Goals:** 1, 2.

**16. PUBLIC HEARING ITEMS**

NONE.

**17. REGULAR CALENDAR ITEMS**

- 17.1 **Subject:** Resolution Authorizing the City Manager to Execute a Contract with the Sacramento Abandoned Vehicle Service Authority (SAVSA).

**Recommendation:** Adopt Resolution No. 113-2014.

**Result of Recommended Action:** Adoption of this resolution will allow the City to enter into a contract with the Sacramento Abandoned Vehicle Service Authority and join the Authority for the purpose of managing an abandoned vehicle abatement program including receipt and distribution of funds derived from vehicle registration fees.

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

**Advances Goals:** 1, 2, 5.

**18. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**19. CITY MANAGER'S REPORT**

Police Department Annual Report to Council.

**20. 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](http://www.cityofranchocordova.org) on Thursdays or Fridays prior to the Regular City Council Meeting.

| <b>CITYWIDE GOALS - (Adopted March 27, 2012)</b> |                                                                                                            |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 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                                                                       |

| <b>UPCOMING MEETINGS</b>            |                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------|
| <i>Tuesday, October 28, 2014</i>    | <i>City Council Special Meeting (5:30 PM)</i>                                  |
| <i>Monday, November 3, 2014</i>     | <i>City Council Special Meeting (4:00 PM) and Regular Meeting (5:30 PM)</i>    |
| <i>Wednesday, November 12, 2014</i> | <i>City Council Closed Session (5:30 PM)</i>                                   |
| <i>Monday, November 17, 2014</i>    | <i>City Council Regular Meeting (5:30 PM)</i>                                  |
| <i>Monday, December 1, 2014</i>     | <i>City Council Study Session (4:00 PM) and Regular Meeting City (5:30 PM)</i> |

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

| DEPARTMENTAL GENERAL TELEPHONE NUMBERS                  |                |
|---------------------------------------------------------|----------------|
| Building and Safety Division                            | (916) 851-8760 |
| City Attorney's Office                                  | (916) 556-1531 |
| City Clerk's Department                                 | (916) 851-8720 |
| City Manager's Office                                   | (916) 851-8800 |
| Communications Department                               | (916) 851-8791 |
| Economic Development Department                         | (916) 851-8780 |
| Finance Department                                      | (916) 851-8730 |
| Housing Division                                        | (916) 851-8784 |
| Human Resources Department                              | (916) 851-8740 |
| IT Department                                           | (916) 851-8700 |
| Neighborhood Services – Animal Services                 | (916) 851-8770 |
| Parks & Recreation (Cordova Recreation & Park District) | (916) 362-1841 |
| Planning Department                                     | (916) 851-8750 |
| Public Works Department                                 | (916) 851-8710 |
| Rancho Cordova Police Department                        | (916) 875-9600 |
| Redevelopment Department                                | (916) 851-8780 |
| Sac Metro Fire District                                 | (916) 859-4300 |

The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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

#### CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, October 20, 2014 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, October 16, 2014 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](http://www.cityofranchocordova.org).

Signed Thursday, October 16, 2014 at Rancho Cordova, California.

  
Mindy Cuppy, MMC, City Clerk

# Down Payment Assistance Program

October 20, 2014

# Objective

Council to discuss and determine the objective of a potential Down Payment Assistance Program and determine amount of resources, if any, to devote to the program.

# Cities with Housing Assistance Programs

- Brentwood
- Irwindale
- Menlo Park
- Milpitas
- Mountain View
- Parlier
- Union City
- Walnut Creek

# Program Types

- Home Loans
- Down Payment Assistance Loans
- Various Terms
  - Forgiven over time, based on length of employment
  - No payment due until home sold or employee separates
  - Regular 30 year mortgage
  - Equity Share (pro-rata repayment out of home appreciation)



# Common Objectives

- Recruitment Tool
- Providing Low Income Housing
- Incentivizing employees to live in the City
- Making home ownership possible for employees (high property value cities)

# Use and Effectiveness

- Brentwood
  - 12 loans, 4 written off due to foreclosures, no longer offering
- Milpitas
  - 4 loans, no longer offering due to low use and complexity
- Mountain View
  - Started program several years ago but it has never been used

# Use and Effectiveness

- Parlier
  - Most employees left the City and didn't repay the loans; political fallout
- Union City
  - Robust program – only used once
- Walnut Creek
  - 13 loans in 10 years

# What is Council's Objective?

# Alternatives?



# California Career Pathways Trust



# California Career Pathways Trust

## \$ 250 Million Statewide

**CRANE**                      **\$15 Million**

22 School Districts, 7 Counties

**CAP**                      **\$6 Million**

Sac City USD, Elk Grove USD

**NextEd**                      **\$1.7 Million**

3 Staff positions, 40% Executive Director





# CRANE & CAP Pathways

|                                  |            |
|----------------------------------|------------|
| <b>Advanced Manufacturing</b>    | <b>11</b>  |
| <b>Agribusiness</b>              | <b>21</b>  |
| <b>Clean Energy/Construction</b> | <b>12</b>  |
| <b>Engineering</b>               | <b>22</b>  |
| <b>Information technology</b>    | <b>22</b>  |
| <b>Healthcare/Bioscience</b>     | <b>19</b>  |
| <b>Total Academies/Pathways</b>  | <b>107</b> |



# CRANE & CAP Business Engagement

**CEO Champions**

20 C-Level Leaders

**Industry Roundtables**

60 Employer  
Representatives (6x10)

**Pathway Partners**

107 Pathways in  
24 districts

**Internships/WBL**

8,000 WBL by 2018



# CRANE & CAP Business Engagement

## CEO CHAMPIONS

- Reviews Dashboard of indicators for regional pathway programs
- Promotes work based learning at the executive level
- Advocates the CRANE and CAP initiatives to the Public and Policymakers
- Provides the high standard for employer engagement in pathways throughout the region
- Standard operating procedure

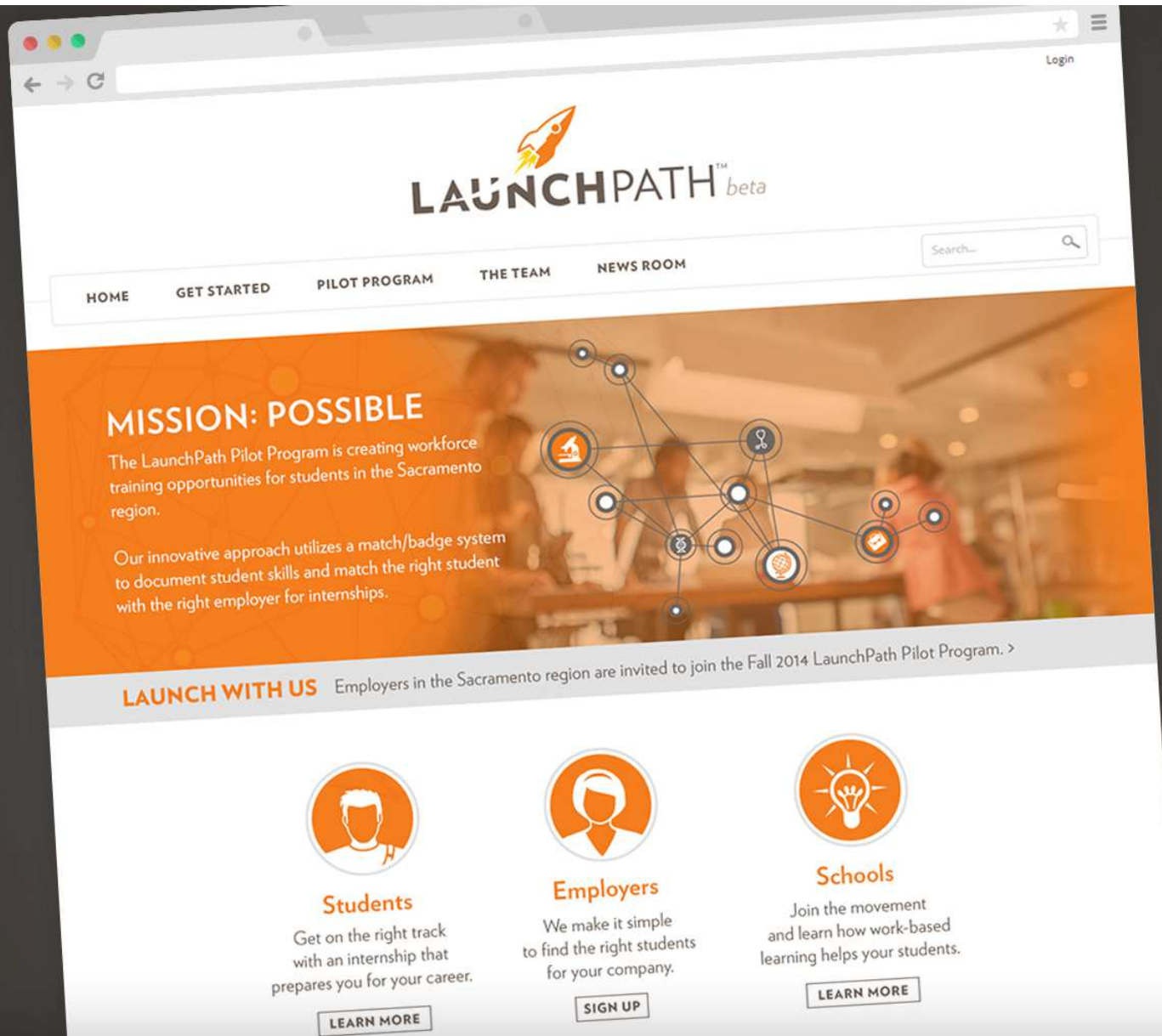


# CRANE & CAP Business Engagement

## Regional Industry Roundtables

- Act as advisories to Academy/Pathway programs to vet curriculum and maintain industry standards
- Broker work-based learning opportunities to include: field trips, guest speakers in the classroom, mentors for students, externships for teachers, Job shadowing, paid and unpaid internships
- Monitor dashboard of indicators to determine progress and success of regional Academy/Pathway programs





# Contact Information

**Linda Christopher**  
Executive Director  
CRANE/CAP

[lchristopher@next-ed.org](mailto:lchristopher@next-ed.org)

916.321.9116



**NextEd**  
Education for the next economy



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

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

**Monday, October 06, 2014**

**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**

**THE 4:00 PM STUDY SESSION WAS NOT HELD.**

**2. PUBLIC COMMENT**

**3. SPECIAL MEETING ITEM**

**3.1 Subject: Innovation Presentation.**

**4. ADJOURNMENT OF STUDY SESSION**

## **5. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:40 PM.

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

Council Members Absent: None

Staff Members Present: Nakamura, Lindgren, Cuppy, Junker, Silva, Chinn, Hadley, Snyder, Haven, Watson, Pittman, Ulm, Rinde, Peterson, George

## **6. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The City Clerk read the meetings recordings and playback schedules.

## **7. PLEDGE OF ALLEGIANCE**

Council Member Terry led the pledge.

## **8. INVOCATION**

A Frank Russell from Sacramento County Law Enforcement Chaplaincy gave the invocation.

## **9. PRESENTATIONS**

- 9.1 Presentation of Proclamation Recognizing October as Domestic Violence Awareness Month Presented to Beth Hassett, Executive Director of WEAVE and Michael Minnick, Prevention & Education Manager of WEAVE.
- 9.2 2014 California Capital Airshow Update by Executive Director Darcy Brewer.
- 9.3 Presentation of the Middle Years Program and Diploma Program Presented by Dr. Janie Sorg, Folsom Cordova Unified School District Assistant Superintendent; Charley Gilmore, IB Cordova High School Diploma Coordinator; and Jim Huber, Principal of Mitchell Middle School.
- 9.4 Introduction of New City Employee, Amanda Rinde, Accountant Given by Donna Silva, Finance Director.



## 10. PUBLIC COMMENT

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

- Danny Gonzalez, regarding Sacramento Gun Club.
- Allegra Alessandri, in opposition of Sacramento Gun Club.
- Rucha Powers, in opposition of Sacramento Gun Club.
- Keith Sabini, in opposition of Sacramento Gun Club.
- Norman Ross Powers, in opposition of Sacramento Gun Club.
- Gavin Smith, in opposition of Sacramento Gun Club.
- Ken Hoover, in opposition of Sacramento Gun Club.
- Bob Cashatt, regarding West La Loma.
- Justine Belson, in opposition of Sacramento Gun Club.
- Troy, in opposition of Sacramento Gun Club.
- Mike Davis, in opposition of Sacramento Gun Club.
- Mary Nesel, regarding West La Loma neighborhood.
- Morjana Coffman, in opposition of Sacramento Gun Club.
- Lee Welter, M.D., regarding public safety.
- Samantha Harvey, in opposition of Sacramento Gun Club.
- Brian Lenz, in opposition of Sacramento Gun Club.
- Dana Jenks, in opposition of Sacramento Gun Club.
- Nina Saferstein, in opposition of Sacramento Gun Club.
- Maya Stevens, in opposition of Sacramento Gun Club.
- James Feci, in support of Sacramento Gun Club and in opposition of Measure H.
- Katherine Weedman Cox, regarding West La Loma.
- Jennifer Nievera, in opposition of Sacramento Gun Club.
- Damon Kulokerinos, in opposition of Sacramento Gun Club.
- James Hotzman, in support of Sacramento Gun Club.
- Peggie Salazar, in opposition of Sacramento Gun Club.
- John O 'Conner, in opposition of Sacramento Gun Club.
- Walt Myers, in opposition of Measure H and regarding bicyclists.
- Scott Preston, in opposition of Sacramento Gun Club.
- Greg Parker Hoffman, in opposition of Sacramento Gun Club.
- Mary Clark, in support of Sacramento Gun Club.
- John Strother, in opposition of Sacramento Gun Club.
- Jim Ford, in support of Sacramento Gun Club.
- Anna Vandeneer, regarding West La Loma.
- Ken Green, regarding West La Loma.
- Frank R. Shaw, in support of Sacramento Gun Club.
- Judith Loar, regarding West La Loma.
- Magdeline Zogopoulos, in opposition of Sacramento Gun Club.
- Sandra Russi, in opposition of Sacramento Gun Club.
- Sara Bailey, in opposition of Sacramento Gun Club.
- Rhonda Johnson, in opposition of Sacramento Gun Club.
- Ali Roplett, in opposition of Sacramento Gun Club.
- Anaya Brown, in opposition of Sacramento Gun Club.

Mayor Skoglund closed the public comment period.

**AT THIS POINT:** The council took a recess at 8:17 PM. The full council resumed at 8:27.

## 11. COUNCIL REPORTS

Council reported on events since the last meeting.

## 12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

**ACTION:** Motion to approve item 12.1 by Budge second by Terry;  
Carried by a 5:0 roll call vote.

Item 12.2 was pulled for discussion.

**ACTION:** Motion to approve item 12.2 by Budge second by Terry;  
Carried by a 5:0 roll call vote.

12.1 **Subject:** Meeting Minutes of September 15, 2014 Regular Meeting, September 23, 2014 Special Meeting, and September 29, 2014 Special Meeting.

**Recommendation:** Adopt minutes.

12.2 **Subject:** Approval of Parcel Map of Subdivision No. DD8438 aka, Mather Veterans Village.

**Recommendation:** Approval of Mather Veterans Village, Parcel Map Subdivision No. DD8438 of quitclaim deed recorded in Book 20130503, Page 1295 of Sacramento County Official Records; located on the northeast corner of Bleckely Street and Schirra Avenue.

**Result of Recommended Action:** Approval of this recommendation will result in the recording of the parcel map, creating three parcels and an un-surveyed remainder. Upon recordation of the final parcel map, a parcel map waiver and certificate of compliance will record, creating an Airspace parcel within a portion of proposed Parcel Three.

**Staff Report:** Cyrus Abhar, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.

**Advances Goals:** 1, 2, 5.

## 13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

## 14. PUBLIC HEARING ITEMS

14.1 **Subject:** An Ordinance adding Section 23.325.090, Sunridge General Commercial Overlay Zoning District, to Chapter 23.325 of Title 23 of the Municipal Code. Item continued from August 18, 2014 Regular City Council Meeting.

**Recommendation:** Introduce and waive the first reading of Ordinance No. 23-2014.

**Result of Recommended Action:** Approving this Zoning Code Amendment would incorporate a new overlay zone that applies to the four General Commercial (GC) zoned properties south of Douglas Road within the SunRidge Specific Plan area. This new overlay zone would further refine the allowed uses within those four properties. Specifically, some uses would not be permitted or would require a discretionary permit within these parcels.

**Staff Report:** Paul Junker, Planning Director.

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

**ACTION:** Motion to Continue item 14.1 to a date uncertain by Terry second by Sander;  
 Carried by a 5:0 roll call vote.

## **15. REGULAR CALENDAR ITEMS**

**ACTION:** Discussion item only; no action taken.

15.1 **Subject:** A Fresh Take for the Historic Mather Mills Building.

## **16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

Terry requested a discussion about how recent ordinances passed will be implemented.

## **17. CITY MANAGER'S REPORT**

Adam Lindgren, City Attorney, requested the meeting be adjourned in memory Kristin Hicks.

## **18. ADJOURNMENT**

Mayor Skoglund adjourned the meeting in memory of Kristin Hicks at 9:46 PM.

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Mindy Cuppy, MMC, City Clerk



## MEMORANDUM

**DATE:** October 20, 2014

**TO:** Honorable Mayor and Council Members

**FROM:** Brian S. Nakamura, City Manager



**SUBJECT: RESOLUTION RECOMMENDING AND SUPPORTING THE ELK GROVE UNIFIED SCHOOL DISTRICT'S EFFORTS TO CONSTRUCT ITS NEXT HIGH SCHOOL WITHIN THE RANCHO CORDOVA CITY LIMITS**

### **RECOMMENDATION**

Adopt Resolution No. 115-2014, supporting construction of the next Elk Grove Unified School District high school in the Rancho Cordova city limits.

### **RESULT OF RECOMMENDED ACTION**

Adoption of Resolution No. 115-2014 will be presented to the Elk Grove Unified School District's Board of Trustees by the Rancho Cordova City Council on behalf of the citizens of Rancho Cordova served by the Elk Grove Unified School District. The resolution seeks to support the District's endeavors to continue providing exceptional K-12 educational opportunities within the Rancho Cordova City limits as well as address environmental issues related to Green House Gas emissions, reducing traffic congestion and improving educational quality of life for Elk Grove Unified students.

### **BACKGROUND**

The City of Rancho Cordova's K-12 education is currently provided by four school districts comprised of Sacramento City Unified, Elk Grove Unified, Folsom Cordova Unified and San Juan Unified. The Elk Grove Unified School District serves one of the fastest growing areas in the City of Rancho Cordova. This places significant demand on EGUSD's current K-12 infrastructure, which is only expected to continue and grow. The District served 1,028 Rancho Cordova students in 2013-14, which is an increase of 145% since the opening of Sunrise Elementary School in 2007.

It is anticipated that 2016 will bring forth the State of California's focus on K-12 infrastructure expansion and maintenance through various financing mechanisms, such as bonds. When combined with locally collected mitigation impact fees, this will enable California school districts, such as Elk Grove Unified, to address its much needed infrastructure demands, specifically in Rancho Cordova.

### **ATTACHMENT**

Resolution No. 115-2014.

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 115-2014**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
SUPPORTING THE CONSTRUCTION OF THE NEXT ELK GROVE UNIFIED SCHOOL  
DISTRICT HIGH SCHOOL WITHIN THE RANCHO CORDOVA CITY LIMITS**

**WHEREAS**, the Rancho Cordova City Council believes the highest standards of education be provided to its residents to insure a wholesome quality of life; and

**WHEREAS**, the Rancho Cordova City Council recognizes that the Elk Grove Unified School District fulfills such quality of life endeavors for a significant number of K-12 students within the City of Rancho Cordova; and

**WHEREAS**, the Elk Grove Unified School District has more than 62,000 students attending 64 schools, which includes a portion of Rancho Cordova students dependent upon the exceptional educational principles and practices Elk Grove Unified School District offers; and

**WHEREAS**, the Elk Grove Unified School District operates 39 elementary schools, nine middle schools, nine high schools, three continuation schools, one K-12 independent study program, one charter school, one virtual online K-8 program and one special education school. In addition, the District offers preschool programs at 12 school sites, an adult education program and a career training center for adults; and

**WHEREAS**, the Elk Grove Unified School District locating its next high school in the City of Rancho Cordova will address sensitive environmental issues, such as Green House Gas Emissions and traffic mitigation endeavors; and

**WHEREAS**, Elk Grove Unified School District students are among California's most diverse, with students speaking more than 80 languages and representing several ethnic groups: 25% White, 18% African American, 26% Latino, 23% Asian, 8% Pacific Islander/Filipino and 1% American Indian; and

**WHEREAS**, the Rancho Cordova City Council recognizes these statistics as utmost importance in providing a well-rounded education in the City of Rancho Cordova and strongly encourages the Elk Grove Unified School District to continue this tradition by locating its next high school within the Rancho Cordova City limits; and

**WHEREAS**, the Rancho Cordova City Council recognizes that the Elk Grove Unified School District served 1,028 Rancho Cordova students in 2013-14, which is an increase of 145% since the opening of Sunrise Elementary School in 2007.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** shall support the Elk Grove Unified School District in its endeavors to locate the next high school facility within the Rancho Cordova City limits for the educational, economic and quality of life prosperity Rancho Cordova citizens deserve.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_\_ day of \_\_\_\_\_, 2014 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Dan Skoglund, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk





## MEMORANDUM

**DATE:** October 20, 2014

**TO:** Honorable Mayor and Council Members

**FROM:** Cyrus Abhar, Public Works Director  
Chris Boyer, Associate Civil Engineer



**SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 16-2013-1 FOR ON-CALL PROFESSIONAL SERVICES WITH WOOD RODGERS, INC., TO INCREASE THE CONTRACT AMOUNT FROM \$100,000 TO \$300,000.**

### **RECOMMENDATION**

Adopt Resolution No. 114-2014.

### **RESULT OF RECOMMENDED ACTION**

Adoption of this resolution will authorize the City Manager to execute contract amendment 16-2013-1 for on-call professional services with Wood Rodgers, Inc. to increase the contract amount from \$100,000 to \$300,000 for engineering design services for the Mather Rails to Trails Project.

### **BACKGROUND**

The City previously entered into a contract with Wood Rodgers, Inc. for on-call professional services. This first amendment will provide compensation to allow Wood Rodgers, Inc. to prepare the engineering design for the Mather Rails to Trails Project.

The Mather Rails to Trails Project will utilize an existing abandoned railroad spur line and add a Class I Bicycle and Pedestrian Trail. The project will begin at the Mather/Mills Light Rail Station and extend south along Mather Field Road. The trail will be built alongside the abandoned railroad spur line, over Highway 50, utilizing an existing bridge, across Rockingham Rd and Old Placerville Rd, and then finally connect into Mather Blvd. The project will include improvements such as:

- A Class I Bicycle and Pedestrian Trail.
- A bicycle and pedestrian signal at Old Placerville Rd.
- Landscaping along the trail.
- Low level lighting throughout the trail.
- Modification to the existing bridge crossing Highway 50.

The Mather Rails to Trails Project will bring a “fresh take” in an area that has not been utilized in over 20 years.

**FISCAL IMPACT**

The majority of funding comes from Federal and State Grants. The matching fund requirement will be provided through Measure "A". There is no impact to the City's General Fund.

**ATTACHMENT**

Resolution 114-2014.

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 114-2014**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT WITH WOOD RODGERS,  
INC., FOR ON-CALL PROFESSIONAL SERVICES TO INCREASE THE CONTRACT  
AMOUNT FROM \$100,000 TO \$300,000.**

**WHEREAS**, the City of Rancho Cordova entered into a Professional Services Agreement ("PSA") dated March 4, 2013 with Wood Rogers, Inc., for the purpose of providing on-call civil engineering and surveying services; and

**WHEREAS**, adoption of this resolution will authorize the City Manager to execute contract amendment 16-2013-1 for on-call professional services to increase the contract amount from \$100,000 to \$300,000 for engineering design services for the Mather Rails to Trails Project; and

**WHEREAS**, the Mather Rails to Trails Project will utilize an existing abandoned railroad spur line and add a Class 1 Bicycle and Pedestrian Trail.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** does authorize the City Manager to execute a contract with Wood Rodgers, Inc., Consultant.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_ day of \_\_\_\_, 2014 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Dan Skoglund, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk



## MEMORANDUM

**DATE:** October 20, 2014

**TO:** Honorable Mayor and Council Members

**FROM:** Cyrus Abhar, Public Works Director  
Britton Snipes, Senior Engineer



**SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 148-2013-1 FOR PROFESSIONAL SERVICES WITH WEST YOST ASSOCIATES, TO INCREASE THE CONTRACT AMOUNT FROM \$100,000 TO \$250,000**

### **RECOMMENDATION**

Adopt Resolution 120-2014.

### **RESULT OF RECOMMENDED ACTION**

Adoption of this resolution will authorize the City Manager to execute contract amendment 148-2013-1 with West Yost Associates. This amendment will increase the contract amount from \$100,000 to \$250,000 and will change the existing end date from December 31, 2016 to a new end date of June 30, 2017. This time extension and increase in costs is to pay for continued expenses of providing drainage master planning, technical review of drainage studies, and preparation of floodplain mapping, and assistance with the establishment of the City's Zone 11 drainage fee program.

### **BACKGROUND**

On July 1, 2014, the City started providing drainage maintenance and operations services formerly provided by Sacramento County. In January 2014, the City hired West Yost Associates (Contract 148-2013) to provide engineering services to assist Public Works staff with the transition including the provision of drainage master planning, technical review of drainage studies, preparation of floodplain mapping, and assistance with the establishment of the City's Zone 11 drainage fee program that will replace the County's Zone 11 program.

The City is seeking a contract amendment with West Yost Associates to extend the contract end date from December 31, 2016 to June 30, 2017, and to increase the contract amount from \$100,000 to \$250,000, to pay for the continued costs of providing these engineering services.

### **FISCAL IMPACT**

Funding for this contract will be from the City's Stormwater Utility Fee and the City's future Stormwater Impact Fee program. There will not be an impact to the General Fund.

**ATTACHMENT**

Resolution No. 120-2014, including Exhibit 1 - Contract 148-2013-1.

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 120-2014**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 148-2013-1  
FOR PROFESSIONAL SERVICES WITH WEST YOST ASSOCIATES, TO INCREASE THE  
CONTRACT AMOUNT FROM \$100,000 TO \$250,000**

**WHEREAS**, The Parties entered into a Professional Services Agreement ("PSA") dated January 1, 2014, for the purpose of providing storm drainage engineering services; and

**WHEREAS**, the City of Rancho Cordova wishes to execute a contract amendment with West Yost Associates for fiscal years 2014-15, 2015-16, 2016-17; and

**WHEREAS**, adoption of this resolution will authorize the City Manager to execute contract amendment 148-2013-1 to increase the contract amount from \$100,000 to \$250,000; and

**WHEREAS**, the City wishes to extend the contract end date from December 31, 2016 to June 30, 2017; and

**WHEREAS**, those services will exceed the maximum amount the City Manager has authorized to approve; and

**WHEREAS**, there are sufficient funds budgeted to cover the costs of the contract.

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

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_ day of \_\_\_\_\_, 2014 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Dan Skoglund, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk

**EXHIBIT 1**  
**CONTRACT NO. 148-2013-1**

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT  
BETWEEN THE CITY OF RANCHO CORDOVA AND WEST YOST ASSOCIATES**

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and West Yost Associates ("Professional") as of September 15, 2014. City and Professional are hereinafter collectively referred to as the "Parties."

**RECITALS**

**WHEREAS**, the Parties entered into a Professional Services Agreement ("PSA") dated January 1, 2014 for the purpose of providing storm drainage engineering services; and

**WHEREAS**, this Amendment will increase the total compensation amount to cover the continued costs of providing drainage master planning, technical review of drainage studies, preparation of floodplain mapping, and assistance with the establishment of the City's Zone 11 drainage fee program; and

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

**NOW, THEREFORE**, the Parties hereto agree as follows:

**AGREEMENT**

1. The Parties agree to modify the end date of the PSA from December 31, 2016, to June 30, 2017. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2017, and Professional shall complete the work described in Exhibit A prior to that date; unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$100,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed Two Hundred Fifty Thousand Dollars (\$250,000), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

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



**EXHIBIT 1**  
**CONTRACT NO. 148-2013-1**

4. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.
5. **Contract Administration.** This Agreement shall be administered by Dana Grossi ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

**Notices.** Any written notice to Professional shall be sent to:  
West Yost Associates, Inc.  
2020 Research Park Drive, Suite 100  
Davis, CA 95618  
Email Address (for Insurance Update Requests):  
lehresman@westyost.com

Any written notice to City shall be sent to:  
City of Rancho Cordova  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670  
Attn: Dana Grossi

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

**CITY OF RANCHO CORDOVA**

**PROFESSIONAL**

\_\_\_\_\_  
**Brian Nakamura**, City Manager

\_\_\_\_\_  
**Steven R. Dalrymple**, Sr Vice President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
**Mindy Cuppy**, MMC, City Clerk

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
**Adam Lindgren**, City Attorney

Date: \_\_\_\_\_



## MEMORANDUM

**DATE:** October 20, 2014

**TO:** Honorable Mayor and Council Members

**FROM:** Cyrus Abhar, Public Works Director  
Chris Boyer, Associate Civil Engineer



**SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 44-2013-1 FOR ON-CALL PROFESSIONAL SERVICES WITH QUINCY ENGINEERING, TO INCREASE THE CONTRACT AMOUNT FROM \$100,000 TO \$250,000.**

### **RECOMMENDATION**

Adopt Resolution 119-2014.

### **RESULT OF RECOMMENDED ACTION**

Adoption of this resolution will authorize the City Manager to execute contract amendment 44-2013-1 for on-call professional services with Quincy Engineering to increase the contract amount from \$100,000 to \$250,000 for engineering design services for the Rancho Cordova Elementary School Bicycle and Pedestrian Improvement Project.

### **BACKGROUND**

The City previously entered into a contract with Quincy Engineering for on-call professional services. This first amendment will provide compensation to allow Quincy Engineering to prepare the engineering design for the Rancho Cordova Elementary School Bicycle and Pedestrian Improvement Project.

The Rancho Cordova Elementary School Bicycle and Pedestrian Improvement Project will construct sidewalks, crosswalks and Class III bike routes along two key pedestrian routes, connecting to Zinfandel Drive and the Cordova Lane neighborhood. The project will include:

- 7,480 lineal feet of sidewalk.
- Upgrade ADA access
- Class III signage and pavement legends

The Rancho Cordova Elementary School Bicycle and Pedestrian Improvement Project will provide safer school routes for elementary school students in the area as well as other pedestrians and bicyclists.

**FISCAL IMPACT**

The majority of funding for this project is from Federal and State Grants. The remaining amount will be provided through the Transportation Development Act Fund.

**ATTACHMENT**

Resolution 119-2014 including Exhibit A – Contract 44-2013-1.

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 119-2014**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 44-2013-1  
FOR ON-CALL PROFESSIONAL SERVICES WITH QUINCY ENGINEERING, TO INCREASE  
THE CONTRACT AMOUNT FROM \$100,000 TO \$250,000**

**WHEREAS**, the Parties entered into a Professional Services Agreement (“PSA”) dated April 30, 2013, for the purpose of providing on-call civil engineering and surveying services; and

**WHEREAS**, adoption of this resolution will authorize the City Manager to execute contract amendment 44-2013-1 for on-call professional services to increase the contract amount from \$100,000 to \$250,000 for engineering design services for the Rancho Cordova Elementary School Bicycle and Pedestrian Improvement Project; and

**WHEREAS**, the Rancho Cordova Elementary School Bicycle and Pedestrian Improvement Project will construct sidewalks, crosswalks and Class III bike routes along two key pedestrian routes, connecting to Zinfandel Drive and the Cordova Lane neighborhood.

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

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_ day of \_\_\_\_, 2014 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Dan Skoglund, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk

**AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT  
BETWEEN THE CITY OF RANCHO CORDOVA AND QUINCY ENGINEERING**

This Amendment to the Agreement for Professional Services ("**Amendment**") is made by and between the City of Rancho Cordova, a municipal corporation organized and existing under the laws of the State of California ("**City**") and QUINCY ENGINEERING. ("**Professional**"). City and Professional are hereinafter referred to collectively as the "Parties."

**RECITALS**

**WHEREAS**, the Parties entered into a Professional Services Agreement ("PSA") dated April 30, 2013 for the purpose of providing on-call civil engineering and surveying services; and

**WHEREAS**, the Parties desire to increase the contract compensation amount from \$100,000 to \$250,000 for engineering and design services for the Rancho Cordova Elementary School Bicycle and Pedestrian Improvement Project; and

**WHEREAS**, federal funding requirements applicable to this project necessitate further amendments to the PSA; and

**WHEREAS**, the Parties agree that changes to the contract compensation amount and the addition of federal funding contract provisions and exhibits are necessary for the Parties to continue the PSA.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual promises, conditions and covenants hereinafter set forth, the Parties hereby agree as follows:

1. The Parties agree to modify Section 1.1 of the PSA, "Term of Services," to read as follows:

**"Term of Services**. The term of this Agreement shall begin on the date first noted above and shall end on May 1, 2016, the date of completion specified in Exhibit A. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8. Professional is advised that any recommendation for contract award is not binding on City until the contract is fully executed and approved by City."

2. The Parties agree to modify Section 1.3 of the PSA, "Assignment of Personnel," to read as follows:

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

**“Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons. There shall be no change in Professional’s Project Manager or members of the project team, as listed in the approved Cost Proposal, which is a part of this contract without prior written approval by City’s Contract Administrator.”

3. The Parties agree to modify the first paragraph of Section 2 of the PSA, “Compensation,” to read as follows:

“City hereby agrees to pay Professional a sum not to exceed \$250,000, notwithstanding any contrary indications that may be contained in Professional’s proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional’s proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.”

4. The Parties agree to modify Section 7.2 the PSA, “Compliance with Applicable Laws,” to read as follows:

**“Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, the State of California’s General Prevailing Wage Rate requirements in accordance with California Labor Code Section 1770 and following, and any copyright, patent or trademark law. Professional’s failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.”

5. The Parties agree to modify Section 7.5 the PSA, “Nondiscrimination and Equal Opportunity,” to read as follows:

**“7.5 Nondiscrimination and Equal Opportunity/ Statement of Compliance.**

**7.5.1** Professional’s signature affixed herein, and dated, shall constitute a certification under penalty of perjury under the laws of the State

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

of California that Professional has, unless exempt, complied with, the nondiscrimination program requirements of Government Code Section 12990 and Title 2, California Administrative Code, Section 8103.

**7.5.2** During the performance of this Contract, Professional and its sub-professionals shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (e.g., cancer), age (over 40), marital status, and denial of family care leave. Professional and subprofessionals shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Professional and subprofessionals shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Contract by reference and made a part hereof as if set forth in full. Professional and its subprofessionals shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

**7.5.3** Professional shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.”

6. The Parties agree to add Section 7.6 to the PSA, “Safety,” to read as follows:

**“7.6 SAFETY.**

**7.6.1** Professional shall comply with OSHA regulations applicable to Professional regarding necessary safety equipment or procedures. Professional shall comply with safety instructions issued by City Safety Officer and other City representatives. Professional personnel shall wear hard hats and safety vests at all times while working on the construction project site.

**7.6.2** Pursuant to the authority contained in Section 591 of the Vehicle Code, City has determined that such areas are within the limits of the project and are open to public traffic. Professional shall comply with all of the requirements set forth in Divisions 11, 12, 13, 14, and 15 of the Vehicle Code. Professional shall take all reasonably necessary precautions for safe operation of its vehicles and the protection of the traveling public from injury and damage from such vehicles.

**7.6.3** Any subcontract entered into as a result of this contract, shall contain all of the provisions of this Article.



**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

**7.6.4** Professional must have a Division of Occupational Safety and Health (CAL-OSHA) permit(s), as outlined in California Labor Code Sections 6500 and 6705, prior to the initiation of any practices, work, method, operation, or process related to the construction or excavation of trenches which are five feet or deeper.”

7. The Parties agree to modify Section 8.1 the PSA, “Termination,” to read as follows:

**“Termination.** City reserves the right to terminate this contract upon thirty (30) calendar days’ written notice to Professional with the reasons for termination stated in the notice.”

8. The Parties agree to modify Section 8.3 the PSA, “Amendments,” to read as follows:

**“Amendments.** The parties may amend this Agreement only by a writing signed by all the parties. Professional shall only commence work covered by an amendment after the amendment is executed and notification to proceed has been provided by City’s Contract Administrator.”

9. The Parties agree to modify Section 8.4 the PSA, “Assignments and Subcontracting,” to read as follows:

**“Assignment and Subcontracting.** City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional’s unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator. Any subcontract in excess of \$25,000 entered into as a result of this contract, shall contain all the provisions stipulated in this contract to be applicable to subcontractors. Any substitution of subcontractors must be approved in writing by City’s Contract Administrator prior to the start of work by the subcontractor.”

10. The Parties agree to modify Section 9 the PSA, “Keeping and Status of Records,” to read as follows:

**“Section 9. KEEPING AND STATUS OF RECORDS.**

**9.1 Records Created as Part of Professional’s Performance.**

All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Professional

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Professional hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Professional agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties. For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et seq., when applicable and other matters connected with the performance of the contract pursuant to Government Code 8546.7; Professional, subcontractors, and City shall maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of the contract, including but not limited to, the costs of administering the contract. All parties shall make such materials available at their respective offices at all reasonable times during the contract period and for three years from the date of final payment under the contract. The state, State Auditor, City, FHWA, or any duly authorized representative of the Federal Government shall have access to any books, records, and documents of Professional that are pertinent to the contract for audit, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested. Subcontracts in excess of \$25,000 shall contain this provision.

**9.2 Professional's Books and Records.** Professional shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Professional pursuant to this Agreement.

**9.3 Inspection and Audit of Work and Records.** Any records or documents that Section 9.2 of this Agreement requires Professional to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement. Professional and any subcontractor shall permit City, the state, and the FHWA if federal participating funds are used in this contract; to review and inspect the project activities and files at all reasonable times during the performance period of this contract including review and inspection on a daily basis.

**9.4 Confidentiality of Data.**

**9.4.1** All financial, statistical, personal, technical, or other data and information relative to City's operations, which are designated confidential by City and made available to Professional in order to carry out this contract, shall be protected by Professional from unauthorized use and disclosure.

**9.4.2** Permission to disclose information on one occasion, or public hearing held by City relating to the contract, shall not authorize Professional to further disclose such information, or disseminate the same on any other occasion.

**9.4.3** Professional shall not comment publicly to the press or any other media regarding the contract or City's actions on the same, except to City's staff, Professional's own personnel involved in the performance of this contract, at public hearings or in response to questions from a Legislative committee.

**9.4.4** Professional shall not issue any news release or public relations item of any nature, whatsoever, regarding work performed or to be performed under this contract without prior review of the contents thereof by City, and receipt of City's written permission.

**9.4.5** Any subcontract entered into as a result of this contract shall contain all of the provisions of this Article.

**9.4.6** All information related to the construction estimate is confidential, and shall not be disclosed by Professional to any entity other than City.

**9.5 Ownership of Data.**

**9.5.1** Upon completion of all work under this contract, ownership and title to all reports, documents, plans, specifications, and estimates produce as part of this contract will automatically be vested in City; and no further agreement will be necessary to transfer ownership to City. Professional shall furnish City all necessary copies of data needed to complete the review and approval process.

**9.5.2** It is understood and agreed that all calculations, drawings and specifications, whether in hard copy or machine-readable form, are intended for one-time use in the construction of the project for which this contract has been entered into.

**9.5.3** Professional is not liable for claims, liabilities, or losses arising out of, or connected with the modification, or misuse by City of the

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

machine-readable information and data provided by Professional under this contract; further, Professional is not liable for claims, liabilities, or losses arising out of, or connected with any use by City of the project documentation on other projects for additions to this project, or for the completion of this project by others, except only such use as many be authorized in writing by Professional.

**9.5.4** Applicable patent rights provisions regarding rights to inventions shall be included in the contracts as appropriate (48 CFR 27, Subpart 27.3 - Patent Rights under Government Contracts for federal-aid contracts).

**9.5.5** City may permit copyrighting reports or other agreement products. If copyrights are permitted; the agreement shall provide that the FHWA shall have the royalty-free nonexclusive and irrevocable right to reproduce, publish, or otherwise use; and to authorize others to use, the work for government purposes.

**9.5.6** Any subcontract in excess of \$25,000 entered into as a result of this contract, shall contain all of the provisions of this Article.

**9.6 Audit Review Procedures.**

**9.6.1** Any dispute concerning a question of fact arising under an interim or post audit of this contract that is not disposed of by agreement, shall be reviewed by City's Chief Financial Officer.

**9.6.2** Not later than 30 days after issuance of the final audit report, Professional may request a review by City's Chief Financial Officer of unresolved audit issues. The request for review will be submitted in writing.

**9.6.3** Neither the pendency of a dispute nor its consideration by City will excuse Professional from full and timely performance, in accordance with the terms of this contract.

11. The Parties agree to modify Section 10.7 the PSA, "Conflict of Interest," to read as follows:

**"10.7 Conflict of Interest.**

**10.7.1** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 et seq.

**10.7.2** Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

have any financial interest in this Agreement that would violate California Government Code Sections 1090 et seq.

**10.7.3** Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 et seq., the entire Agreement is void and Professional will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

**10.7.4 Federal Transit Funding Provisions Related to Conflict of Interest.**

**10.7.4.1** The Professional shall disclose any financial, business, or other relationship with City that may have an impact upon the outcome of this contract, or any ensuing City construction project. The Professional shall also list current clients who may have a financial interest in the outcome of this contract, or any ensuing City construction project, which will follow.

**10.7.4.2** The Professional hereby certifies that it does not now have, nor shall it acquire any financial or business interest that would conflict with the performance of services under this agreement.

**10.7.4.3** The Professional hereby certifies that neither Professional, nor any firm affiliated with the Professional will bid on any construction contract, or on any contract to provide construction inspection for any construction project resulting from this contract. An affiliated firm is one, which is subject to the control of the same persons through joint-ownership, or otherwise.

**10.7.4.4** Except for subcontractors whose services are limited to providing surveying or materials testing information, no subcontractor who has provided design services in connection with this contract shall be eligible to bid on any construction contract, or on any contract to provide construction inspection for any construction project resulting from this contract.

**10.7.4.5** The Professional hereby certifies that the Professional, its employees, nor any firm affiliated with the Professional

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

providing service on this project prepared the Plans, Specifications, and Estimates for any construction project included within this contract. An affiliated firm is one, which is subject to the control of the same persons through joint-ownership, or otherwise.

**10.7.4.6** The Professional further certifies that neither Professional, nor any firm affiliated with the Professional, will bid on any construction subcontracts included within the construction contract. Additionally, Professional certifies that no person working under this contract is also employed by the construction contractor for any project included within this contract.

**10.7.4.7** Except for subcontractors whose services are limited to materials testing, no subcontractor who is providing service on this contract shall have provided services on the design of any project included within this contract.

12. The Parties agree to amend Section 10.12 to the PSA, "Integration," to read as follows:

**"10.12 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, the compensation schedule attached hereto and incorporated herein as Exhibit B, as well as Exhibits 10-H, 10-I, 10-J, 10-01, 10-02, 17-F, 10-P, 12-B, 10-V, and 10-F represents the entire and integrated agreement between City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral."

13. The Parties agree to add Section 11 to the PSA, "Federal Fund Provisions," to read as follows:

**"Section 11 FEDERAL FUND PROVISIONS.**

**11.1 Prohibition of Expending City State or Federal Funds for Lobbying.** The Professional certifies to the best of his or her knowledge and belief that:

**11.1.1** No state, federal or City appropriated funds have been paid, or will be paid by-or-on behalf of the Professional to any person for influencing or attempting to influence an officer or employee of any state or federal agency; a Member of the state Legislature or United States Congress; an officer or employee of the Legislature or Congress; or any employee of a Member of the Legislature or Congress, in connection with the awarding of any state or federal loan; the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any state or federal contract, grant, loan, or cooperative agreement.

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

**11.1.2** If any funds other than federal appropriated funds have been paid, or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency; a Member of Congress; an officer or employee of Congress, or an employee of a Member of Congress; in connection with this federal contract, grant, loan, or cooperative agreement; the Professional shall complete and submit standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

**11.1.3** This certification is a material representation of fact upon which reliance was place when these transactions was made or enter into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31 US. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**11.1.4** The Professional also agrees by signing this document that he or she shall require that the language of this certification be included in all lower-tier subcontracts, which exceed \$100,000, and that all such sub recipients shall certify and disclose accordingly.

**11.2 Rebates, Kickbacks or other Unlawful Consideration.** The Professional warrants that this contract was not obtained or secured through rebates kickbacks or other unlawful consideration, either promised or paid to any City employee. For breach or violation of this warranty, City shall have the right in its discretion; to terminate the contract without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

**11.3 Debarment and Suspension Certification.**

**11.3.1** Professional's signature affixed herein, shall constitute a certification under penalty of perjury under the laws of the State of California, that Professional has complied with Title 2 CFR Part 180, "OMB Guidelines to Agencies on Government wide Debarment and Suspension (nonprocurement)", which certifies that he/she or any person associated therewith in the capacity of owner, partner, director, officer, or 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 three (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 three (3) years. Any exceptions to this certification must be disclosed to City.

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

**11.3.2** Exceptions will not necessarily result in denial of recommendation for award, but will be considered in determining Professional responsibility. Disclosures must indicate to whom exceptions apply, initiating agency, and dates of action.

**11.3.3** Exceptions to the Federal Government Excluded Parties List System maintained by the General Services Administration are to be determined by the Federal highway Administration.

**11.4 Evaluation of Professional.** Professional's performance will be evaluated by City. A copy of the evaluation will be sent to Professional for comments. The evaluation together with the comments shall be retained as part of the contract record.

**11.5 National Labor Relations Board Certification.** In accordance with Public Contract Code Section 10296, Professional 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 Professional within the immediately preceding two-year period, because of Professional's failure to comply with an order of a federal court that orders Professional to comply with an order of the National Labor Relations Board.

**11.6 Equipment Purchase.**

**11.6.1** Prior authorization in writing, by the City's Contract Manager shall be required before the Professional enters into any unbudgeted purchase order, or subcontract exceeding \$5,000 for supplies, equipment, or professional services. The Professional shall provide an evaluation of the necessity or desirability of incurring such costs.

**11.6.2** For purchase of any item, service or consulting work not covered in the Professional's Cost Proposal and exceeding \$5,000 prior authorization by the City's Contract Manager; three competitive quotations must be submitted with the request, or the absence of bidding must be adequately justified.

**11.6.3** Any equipment purchased as a result of this contract is subject to the following; "The Professional shall maintain an inventory of all nonexpendable property. Nonexpendable property is defined as having a useful life of at least two years and an acquisition cost of \$5,000 or more. If the purchased equipment needs replacement and is sold or traded in, the City shall receive a proper refund or credit at the conclusion of the contract, or if the contract is terminated, the Professional may either keep the equipment and credit the City in an amount equal to its fair market value, or sell such equipment at the best price obtainable at a public or private sale, in accordance with established City procedures; and credit the City in an amount equal to the sale price. If the Professional elects to keep the equipment, fair market value shall be determined at the Professional's



**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

expenses, on the basis of a competent independent appraisal of such equipment. Appraisals shall be obtained from an appraiser mutually agreeable to by the City and the Professional, if it is determined to sell the equipment, the terms and conditions of such sale must be approved in advance by the City. 49 CFR, Part 18 requires a credit to Federal funds when participating equipment with a fair market value greater than \$5,000 is credited to the project.

**11.7 Disputes.**

**11.7.1** Any dispute, other than audit, concerning a question of fact arising under this contract that is not disposed of by agreement shall be decided by a committee consisting of City's Contract Administrator and (the Public Works Director or his or her designee), who may consider written or verbal information submitted by Professional.

**11.7.2** Not later than 30 days after completion of all work under the contract, Professional may request review by City Governing Board of unresolved claims or disputes, other than audit. The request for review will be submitted in writing.

**11.7.3** Neither the pendency of a dispute, nor its consideration by the committee will excuse Professional from full and timely performance in accordance with the terms of this contract.

**11.8 Cost Principles.**

**11.8.1** Professional agrees that the Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31.000 et seq., shall be used to determine the cost allow ability of individual items.

**11.8.2** Professional also agrees to comply with federal procedures in accordance with 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.

**11.8.3** Any costs for which payment has been made to Professional that are determined by subsequent audit to be unallowable under 49 CFR Part 18 and 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31.000 et seq., are subject to repayment by Professional to City.

**11.9 Disadvantaged Business Enterprise Considerations.**

Contractors must give consideration to DBE firms as specified in 23 CFR §172.5 (b), 49 CFR, Part 26, and in Exhibit 10-I "Notice to Proposers Disadvantaged Business Enterprise Information." If the contract has DBE goal, the Professional must meet the DBE goal by using DBEs as

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

subcontractors or document a good faith effort to have met the goal. If a DBE subcontractor is unable to perform, the Professional must make a good faith effort to replace him/her with another DBE subcontractor if the goal is not otherwise met. LAPM Exhibits 10-I, 10-J, 10-O1, 15-H and 17-F are included in this Contract as though fully set forth herein.

14. The Parties agree to amend the final paragraph of the PSA to read as follows:

**"IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement. The two Parties to this contract, hereby agree that this contract constitutes the entire agreement which is made and concluded in duplicate between the parties. Both of these Parties for and in consideration of the payments to be made, conditions mentioned, and work to be performed; each agree to diligently perform in accordance with the terms and conditions of this contract as evidenced by the signatures below."

15. All other provisions under the Agreement shall remain in full force and effect.

The signatures of the Parties to this Second Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

**NOW THEREFORE**, the Parties have executed this Second Amendment as of the date first written above.

**CITY OF RANCHO CORDOVA**

**PROFESSIONAL**

\_\_\_\_\_  
**Brian Nakamura**, City Manager

\_\_\_\_\_  
**Steven L. Mellon**, Vice President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Mindy Cuppy, CMC, City Clerk

Date: \_\_\_\_\_

Approved as to Form:

**EXHIBIT 1**  
CONTRACT NO. 44-2013-1

\_\_\_\_\_  
Adam U. Lindgren, City Attorney

Date: \_\_\_\_\_

2320886.1



## MEMORANDUM

**DATE:** October 20, 2014

**TO:** Honorable Mayor and Council Members

**FROM:** Matthew Diaz, Associate Planner



**SUBJECT: BRADSHAW BUSINESS PARK MAJOR DESIGN REVIEW; PROJECT NO. DD8503 – LOCATED AT 9778, 9792, 9800 AND 9816 BUSINESS PARK DRIVE.**

|                                                                                                                                                      |                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY OWNER:</b><br>NCWP- Bradshaw Business Park, LI<br>ScanlanKemperBard Companies<br>810 NW Marshall Street, Suite 300<br>Portland, OR 97209 | <b>APPLICANT/DEVELOPER:</b><br>Brian Vallis<br>Vallis Enterprises, Inc<br>P.O.Box 192108<br>Sacramento, CA 95819 |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|

|                                                                                       |                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT:</b><br><b>FILE:</b><br><b>LOCATION:</b><br><b>APN:</b><br><b>PLANNER:</b> | The applicant is requesting a Major Design Review to improve the facades for four buildings within Bradshaw Business Park between Highway 50 and Business Park Drive.<br>DD8503<br>9778, 9792, 9800, and 9816 Business Park Drive<br>068-0160-115-0000<br>Matthew Diaz, Associate Planner |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **RECOMMENDATION**

Adopt Resolution 117-2014.

### **RESULT OF RECOMMENDED ACTION**

Adoption of this resolution would allow the applicant to proceed in obtaining the necessary building permits to improve the facades for four commercial warehouse buildings within the Bradshaw Business Park Center. This project would involve the conversion of some standard parking stalls to compact and upgraded landscaping however it does not include an increase in square footage or change in use.

### **BACKGROUND**

The project site is a developed business center consisting of four existing commercial warehouse buildings, paved parking area with landscaping, on a parcel located on the north side of Highway 50. The overall center was constructed around the early 1980's with approximately 73,338 square feet of existing building area for the four buildings onsite. The project site is zoned FB-OIMU (Office Industrial Mixed Use in the Folsom Boulevard Specific Plan).

The City of Rancho Cordova received an application on July 18, 2014 requesting a Major Design Review to enhance the existing commercial warehouse buildings by adding new siding, revised color scheme, projections for future signage, new windows and doors, while making upgrades to the existing landscaping and parking area. The plans show a slight increase in the square footages of the buildings which is attributed to additional overhangs and enlarged main entrances along the south elevation.

The application was routed to the City's commenting agencies and reviewed for environmental concerns. As a result of that review the improvements have been found to be in compliance with City standards for design.

**Figure 1: Subject Property**



### **REQUIRED PERMITS AND REGULATORY BASIS**

In order to modify more than 200 linear feet of facade, major design review is required according to Chapter 23.141 of Title 23 (Zoning) of the Municipal Code. As part of the design review process, the site design was reviewed for consistency with all development standards while the proposed architecture was reviewed for quality of design, use of variety of materials and colors, and for compatibility with the existing buildings on the project site. All future uses would need to be reviewed prior to issuance of a tenant improvement permit and/or business license in accordance with the uses permitted under Folsom Boulevard Specific Plan Table 2-2: "Use Table for Mixed Use Classification" for the site's FB-OIMU zone.

While the plans include a label stating “assumed property lines”, these four buildings are currently located on one parcel and no division of land is proposed at this time. A parcel map would be required to subdivide the property in accordance with the subdivision map act and Title 22 of the City’s Municipal Code.

Subsequent Approvals Required for Operation: The following permit will be required for this project:

- A building permit for the façade, restriping, and minimal landscaping improvements.

## **ANALYSIS**

General Plan: The project site is located in the Folsom Boulevard Planning Area (FBPA) of the City’s General Plan. This Planning Area consists mostly of light industrial, office, commercial, and some residential uses. Due to the visibility of Highway 50, the Planning Area encourages identifiable project design that contributes to the enhanced character of the City. The proposed design review will improve the outdated T-111 plywood siding and resurface the wall with new color scheme, stucco, upgraded windows and doors, with a new metal frame siding to better define the edges.

**Figure 2: Existing Façade from Highway 50**



**Figure 3: Existing Façade from Highway 50**





**Figure 4: Existing Façade (faded T-111 plywood panel siding)**



**Table 1: Surrounding Designations and Existing Uses**

| Location                                                      | Existing Use                                                                                     | General Plan Designation                            | Zoning Designation                                         |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------|
| 9778, 9792, 9800, and 9816 Business Park Drive (Project Site) | Existing Commercial Warehouses (former lumber liquidators, simple FLOORS, Marsh Carpet)          | FBPA (Folsom Boulevard Planning Area)               | FB-OIMU (Folsom Boulevard SP- Office Industrial Mixed Use) |
| North                                                         | Existing Commercial Warehouses (granite and marble natural store, zuprinco printing, corn sonic) | FBPA (Folsom Boulevard Planning Area)               | FB-OIMU (Folsom Boulevard SP- Office Industrial Mixed Use) |
| East                                                          | Existing Commercial Warehouses (Flooring America)                                                | FBPA (Folsom Boulevard Planning Area)               | FB-OIMU (Folsom Boulevard SP- Office Industrial Mixed Use) |
| South                                                         | Highway 50/ Single Family Housing                                                                | CS/LCPA (Countryside/Lincoln Village Planning Area) | RD-5 (Residential)                                         |
| West                                                          | Existing Commercial Warehouses (Sacramento County Probation)                                     | FBPA (Folsom Boulevard Planning Area)               | FB-OIMU (Folsom Boulevard SP- Office Industrial Mixed Use) |

**Zoning Code:** The project site is zoned Office Industrial Mixed Use in the Folsom Boulevard Specific Plan (FB-OIMU) which allows for a wide range of commercial, office, and light industrial development. The application is for design review of four existing commercial warehouse buildings only. All existing and future tenants will be reviewed prior to issuance of a tenant



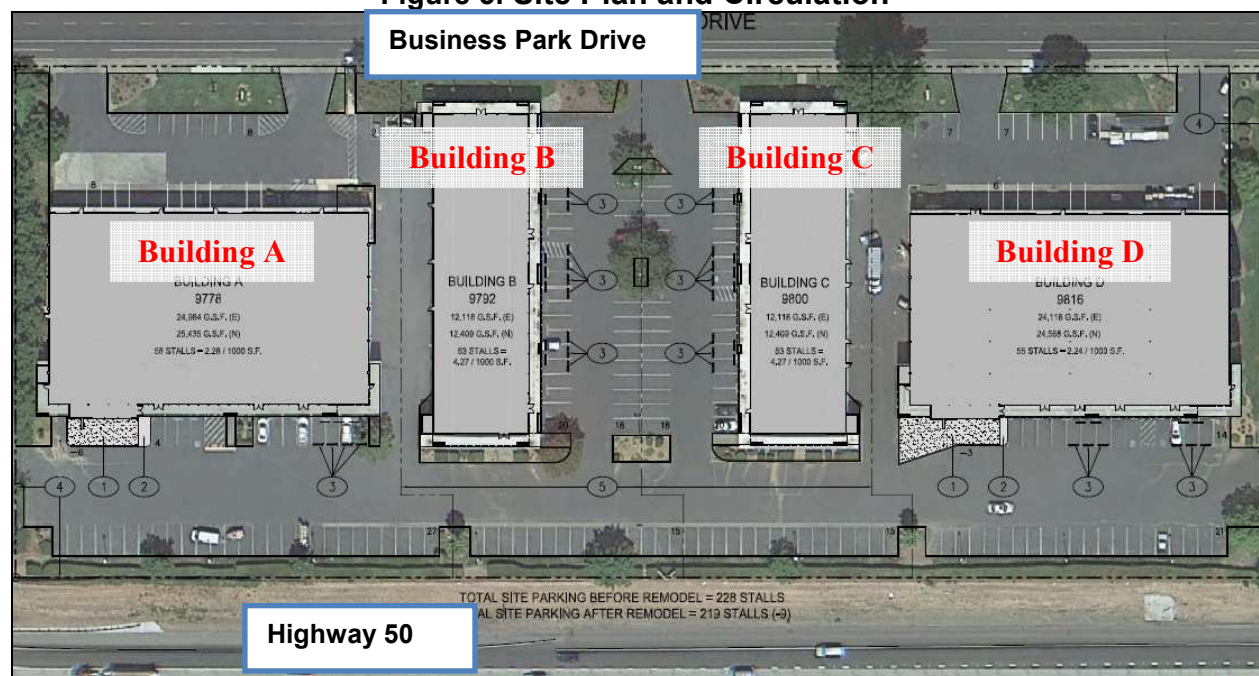
improvement permit and/or business license in accordance with the uses permitted under Table 2-2: "Use Table for Mixed Use Classifications" for the site's FB-OIMU zone.

Zoning code standards for parking, design, landscaping, and access are addressed in the "design analysis" section below.

## **DESIGN ANALYSIS**

In accordance with Zoning Code Section 23.141, the proposed plans were evaluated for consistency with the Zoning Code and the Design Guidelines for facade improvements to existing buildings. Design Review approvals shall be granted only when all of the findings defined in Zoning Code Section 23.141.050 can be made. The required findings and the evidence to support them are contained in Resolution No. 117-2014 (**Attachment 1**).

**Figure 5: Site Plan and Circulation**



## **Architecture**

Although the proposed structure is one story in height, the commercial warehouse buildings would have a slightly tiered facade with clearly defined edges with projections for the exterior walls at the corners of the buildings and columns to make the building appear to be at a more human scale and visually appealing. The use of a light-grey aluminum frame siding that extends beyond the existing building height (25-foot for siding and 23-foot for building roofline) would help break up the monotony of the standard "box" design. The only existing plywood siding to remain would be located underneath the eave along the windows facing Highway 50. These would be painted dark charcoal to add visual contrast to the other proposed colors. The proposed facades are well designed with structural articulations and variety of colors that would create visual interest from passing motorist on Highway 50. While improvements are proposed for all four sides of the buildings, the majority of the improvements would occur on the south elevation facing Highway 50. The east and west elevation will not be visible from either

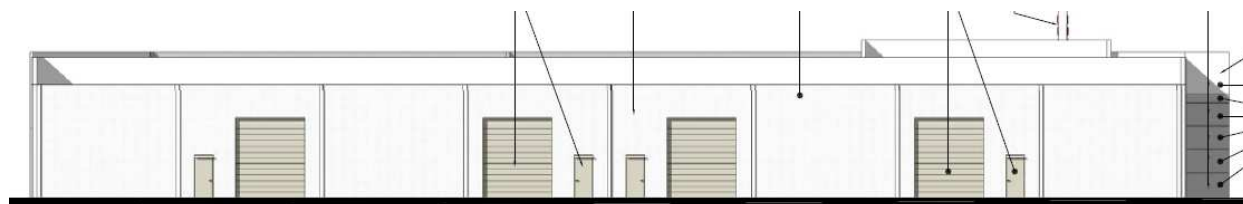
right-of-way while the north elevations facing Business Park Drive will continue to be used for loading and parking. The two narrower Building B and C would have improvements that will match the design of the southern elevation as shown in Figure 8 and 9. The applicant has not proposed any specific lighting however this would need to be reviewed at the building permit submittal and would need to be consistent with all local standards.

The plan also proposes upgrades to the existing parking and landscaped area. These improvements involve some restriping, new landscaping and paved walkways along the south elevation facing Highway 50. The scope of these improvements are in general too small to require design review or building permit review; however will be included with this application.

**Figure 6: Proposed South Elevation for Building A and D (facing Highway 50)**



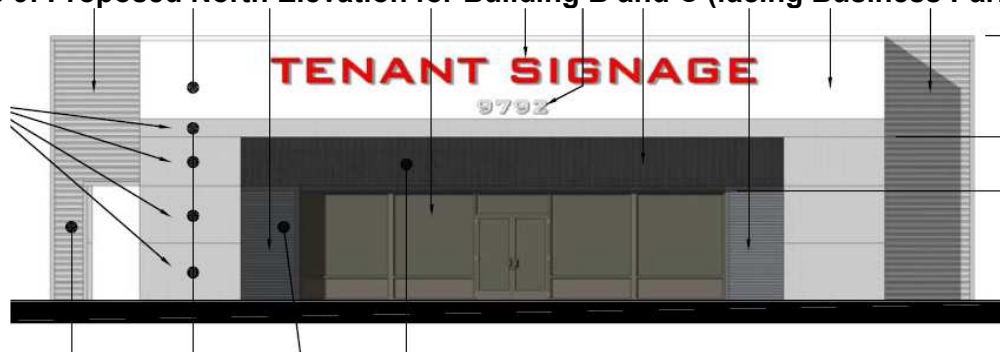
**Figure 7: Proposed North Elevation for Building A and D (facing Business Park Drive)**



**Figure 8: Proposed South Elevation for Building B and C (facing Highway 50)**



**Figure 9: Proposed North Elevation for Building B and C (facing Business Park Drive)**



### Signs

Although the elevations show signage, a formal application for signs was not included with this Design Review application. A condition of approval has been added to state signs are not approved with this application and must be reviewed under a separate Unified Sign Program and building permit.

### FISCAL IMPACTS

Staff estimates the project's fiscal impacts to the City to be neutral or slightly positive due to the project's proposed beatification of existing commercial warehouse space. These improvements may lead to either retention of existing businesses or the addition of new businesses which would expand the tax base by adding more revenue generating operations.

### ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Sections 15301 (Existing Facilities), the project site is fully developed and the proposed improvements to the building facades will not have the potential for causing a significant effect on the environment.

**RECOMMENDED MOTIONS**

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15301 and adopt Resolution Number 117-2014 the Major Design Review for Bradshaw Business Park – Project No. DD8503, subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).”

**ATTACHMENTS**

1. Resolution 117-2014, including Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).
2. 500' Radius Map and Labels.

## ATTACHMENT 1

## CITY OF RANCHO CORDOVA

## RESOLUTION NO. 117-2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
APPROVING THE BRADSHAW BUSINESS PARK MAJOR DESIGN REVIEW -  
PROJECT NO. DD8503**

**WHEREAS**, NCWP- Bradshaw Business Park (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review to enhance the facades of four existing commercial warehouse buildings, located at 9778, 9792, 9800, and 9816 Business Park Drive. (Assessor's Parcel Number: 068-0160-115-0000); and

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

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

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** that the Council approves the Bradshaw Business Park Major Design Review (**Exhibit A**), subject to the following findings and attached Conditions of Approval (**Exhibit B**):

- A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Exempt under Section 15301 (Existing Facilities) in that the project site is fully developed and the proposed improvements to the building facades will not have the potential for causing a significant effect on the environment.
- B. Approve the Major Design Review subject to the Conditions of Approval herein, and subject to the findings as defined by Zoning Code Section 23.141.050 and evidence as follows:
  1. Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.

Evidence: The General Plan designation for the subject property is Folsom Boulevard Planning Area and the site is zoned FB-OIMU (Office Industrial Mixed Use in the Folsom Boulevard Specific Plan). The proposed improvements to the buildings are consistent with other buildings in the FB-OIMU designation, which calls for a combination of retail, office and light industrial uses. The proposed project has been designed to meet all applicable Zoning regulations and adequately meets the objectives of the City Design Guidelines.

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

**ATTACHMENT 1**

Evidence: The proposed architecture, site and landscape design are appropriate for the center. The site has been analyzed to confirm there is adequate parking per the zoning code. The modern architecture and neutral color scheme of the buildings will blend well with surrounding commercial warehouse uses and has been designed to enhance the outdated facades facing Highway 50.

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

Evidence: The proposed building is architecturally consistent with new construction occurring for similar building types in the immediate area and is compatible with the adjacent buildings. The improvements will reduce the overall massing by breaking up the building façade with multiple defined edges and the use of different materials and colors. Any change in lighting, approved landscaping, or change in the stripping of the parking area would be reviewed to ensure compliance with all standards before any building permit can be issued. No signage was included with this application.

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

Evidence: The proposed project is primarily for façade improvement to an outdated design and will not create conflicts among various transportation modes. The project does not propose to alter the existing layout or add square footage as the site has adequate vehicular circulation and parking facilities.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_\_ day of \_\_\_\_\_, 2014 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Dan Skoglund, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk



## PROJECT LOCATION

ASSESSOR'S PARCEL NUMBER:  
(ALL BUILDINGS ARE ON ONE PARCEL)  
APN # 068-0160-115-0000

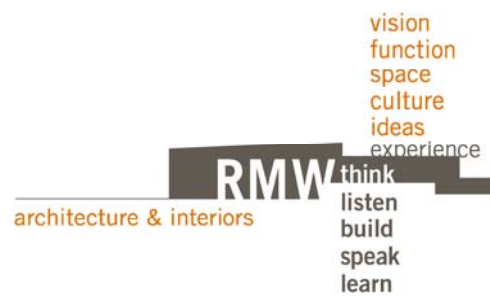


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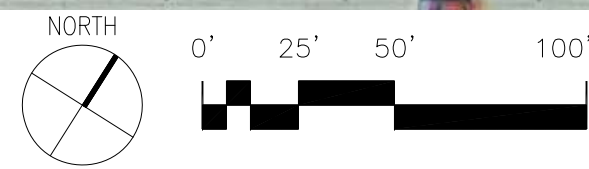


EXHIBIT A



- 1 NEW CONCRETE CURBS & NEW LANDSCAPE PLANTER AREA
- 2 NEW CONCRETE WALK
- 3 STANDARD PARKING STALLS TO BE REPLACED WITH COMPACT STALLS
- 4 EXISTING PROPERTY LINES
- 5 ASSUMED PROPERTY LINES

**NCWP** Bradshaw Business Park LLC  
9778, 9792, 9800 & 9816 BUSINESS PARK DRIVE  
CITY OF RANCHO CORDOVA, CALIFORNIA  
14415.00 06-13-14  
**PROJECT SITE PLAN**  
SCALE: 1" = 50'-0"







BUILDING A : DETAIL OF EXISTING DOUBLE PILASTER CONDITION



BUILDING A : AS SEEN FROM HIGHWAY 50

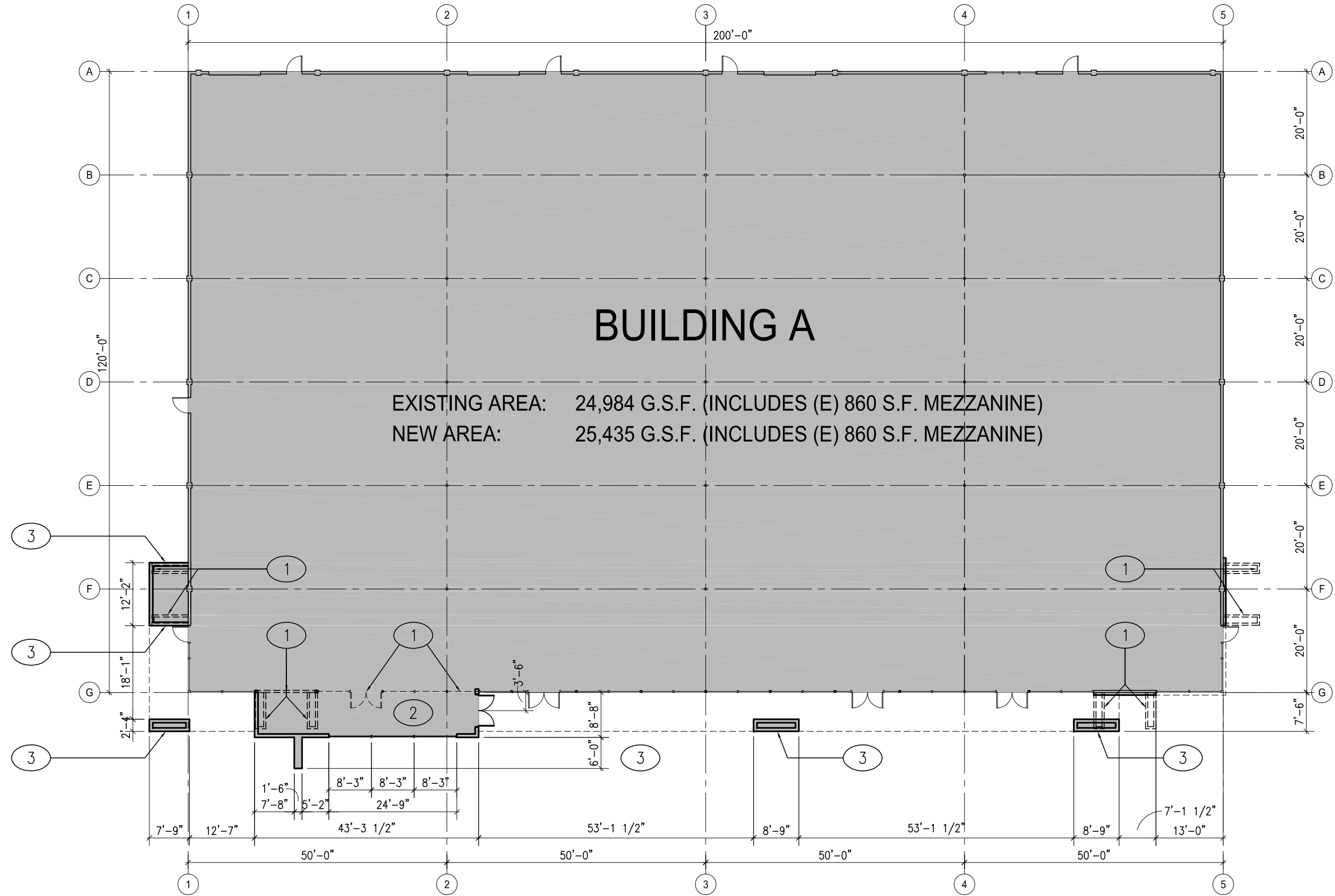


BUILDING A : DETAIL OF EXISTING T-111 SIDING



BUILDING A : AS VIEWED FROM THE SOUTH EAST



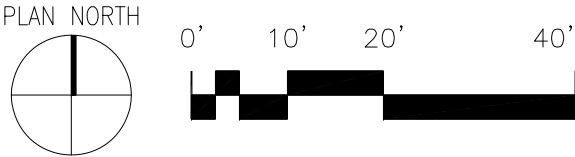


- 1 DASHED LINE OF EXISTING CONSTRUCTION BE REMOVED
- 2 NEW ENTRY VESTIBULE
- 3 NEW EXTERIOR PILASTERS

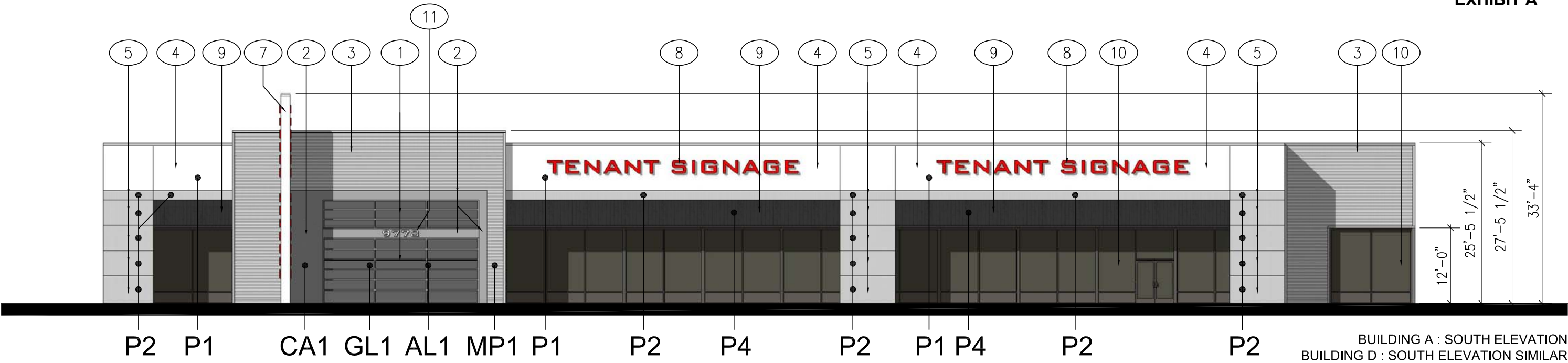
**NCWP** Bradshaw Business Park LLC  
9778, 9792, 9800 & 9816 BUSINESS PARK DRIVE  
CITY OF RANCHO CORDOVA, CALIFORNIA  
14415.00 06-13-14

**BUILDING A : PROPOSED NEW FLOOR PLAN (BUILDING D SIMILAR)**

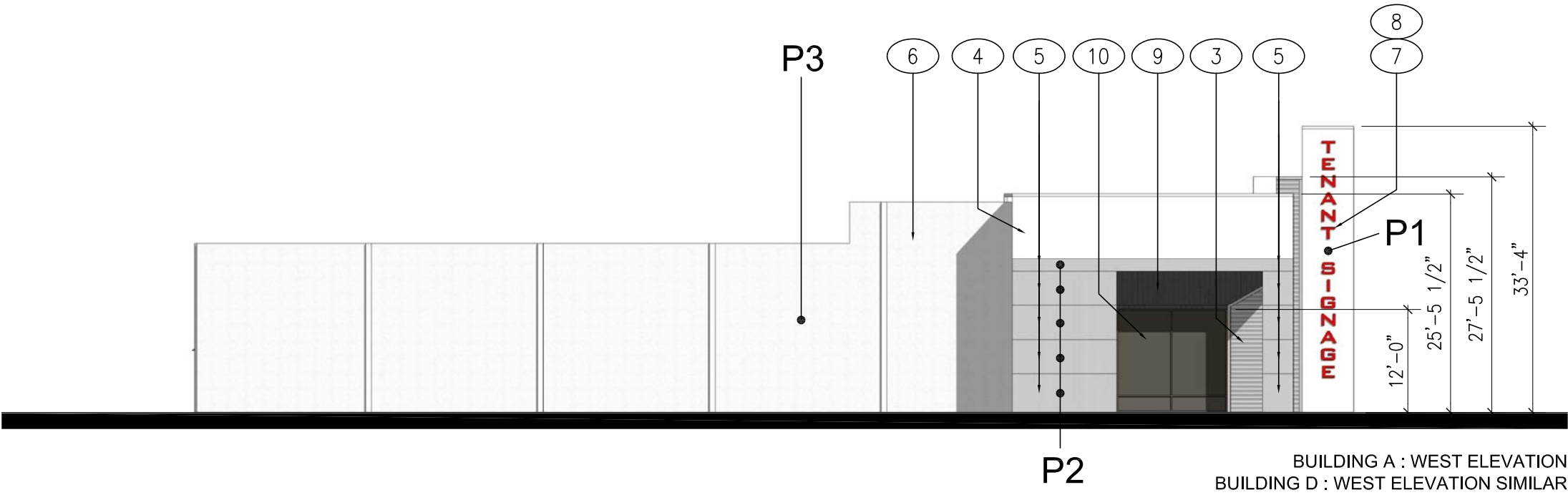
SCALE: 1" = 20'-0"

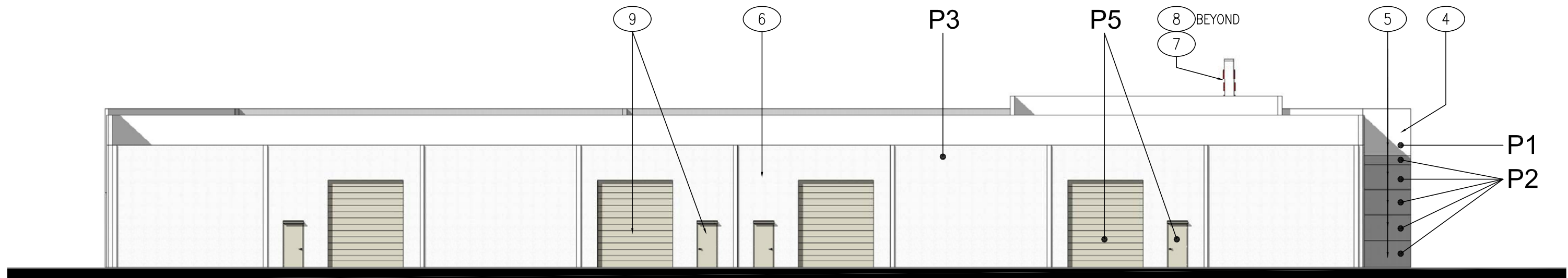


A'20

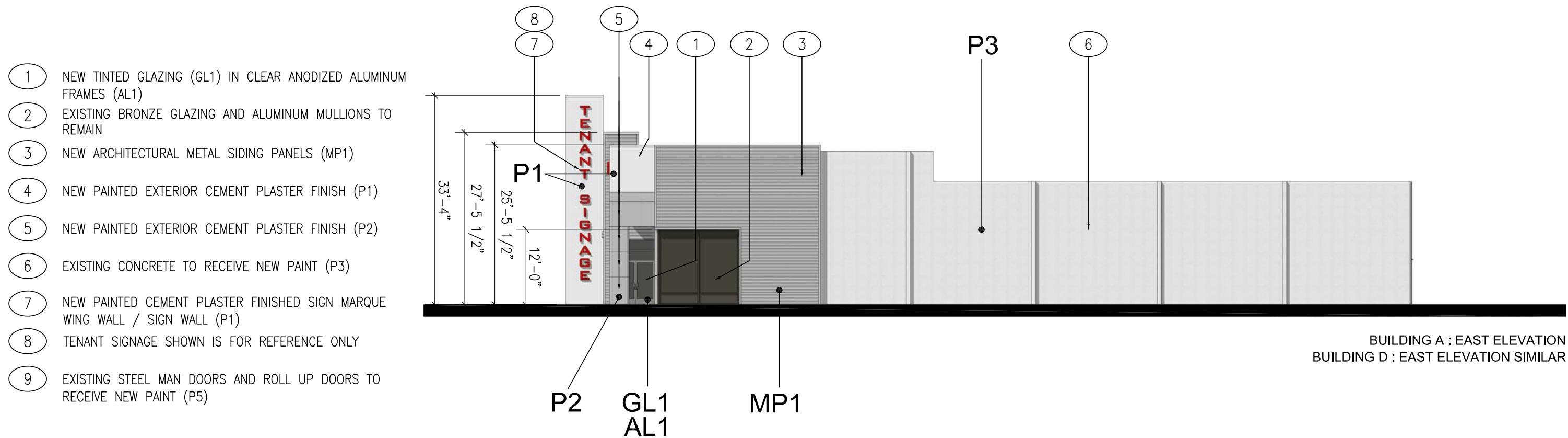


- 1 NEW TINTED GLAZING (GL1) IN CLEAR ANODIZED ALUMINUM FRAMES (AL1)
- 2 NEW COMPOSITE ALUMINUM PANEL SYSTEM (CA1)
- 3 NEW ARCHITECTURAL METAL SIDING PANELS (MP1)
- 4 NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P1)
- 5 NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P2)
- 6 EXISTING CONCRETE TO RECEIVE NEW PAINT (P3)
- 7 NEW PAINTED CEMENT PLASTER FINISHED SIGN MARQUE WING WALL / SIGN WALL (P1)
- 8 TENANT SIGNAGE SHOWN IS FOR REFERENCE ONLY
- 9 EXISTING T-111 SOFFITS TO BE RECEIVE NEW PAINT (P4)
- 10 EXISTING BRONZE GLAZING AND ALUMINUM MULLIONS TO REMAIN
- 11 PROPOSED LOCATION OF NEW ADDRESS SIGNAGE: 12" TALL CUT ALUMINUM BLOCK NUMBERS IN "BANKGOTHIC It BT" FONT.





BUILDING A : NORTH ELEVATION  
BUILDING D : NORTH ELEVATION SIMILAR



BUILDING A : EAST ELEVATION  
BUILDING D : EAST ELEVATION SIMILAR

- 1 NEW TINTED GLAZING (GL1) IN CLEAR ANODIZED ALUMINUM FRAMES (AL1)
- 2 EXISTING BRONZE GLAZING AND ALUMINUM MULLIONS TO REMAIN
- 3 NEW ARCHITECTURAL METAL SIDING PANELS (MP1)
- 4 NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P1)
- 5 NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P2)
- 6 EXISTING CONCRETE TO RECEIVE NEW PAINT (P3)
- 7 NEW PAINTED CEMENT PLASTER FINISHED SIGN MARQUE WING WALL / SIGN WALL (P1)
- 8 TENANT SIGNAGE SHOWN IS FOR REFERENCE ONLY
- 9 EXISTING STEEL MAN DOORS AND ROLL UP DOORS TO RECEIVE NEW PAINT (P5)





BUILDING A : PROPOSED NEW FACADE RENDERING  
AS SEEN FROM HIGHWAY 50 (VIEW FACING NORTH)

**NCWP** Bradshaw Business Park LLC  
9778, 9792, 9800 & 9816 BUSINESS PARK DRIVE  
CITY OF RANCHO CORDOVA, CALIFORNIA  
14415.00 06-13-14

BUILDING A : PROPOSED NEW FACADE RENDERING

SCALE: NO SCALE

BUILDING D SIMILAR





BUILDING A PROPOSED NEW FACADE RENDERING  
VIEW FACING NORTH WEST





BUILDING B : DETAIL OF EXISTING DOUBLE PILASTER CONDITION



BUILDING B : AS SEEN FROM SOUTH WEST

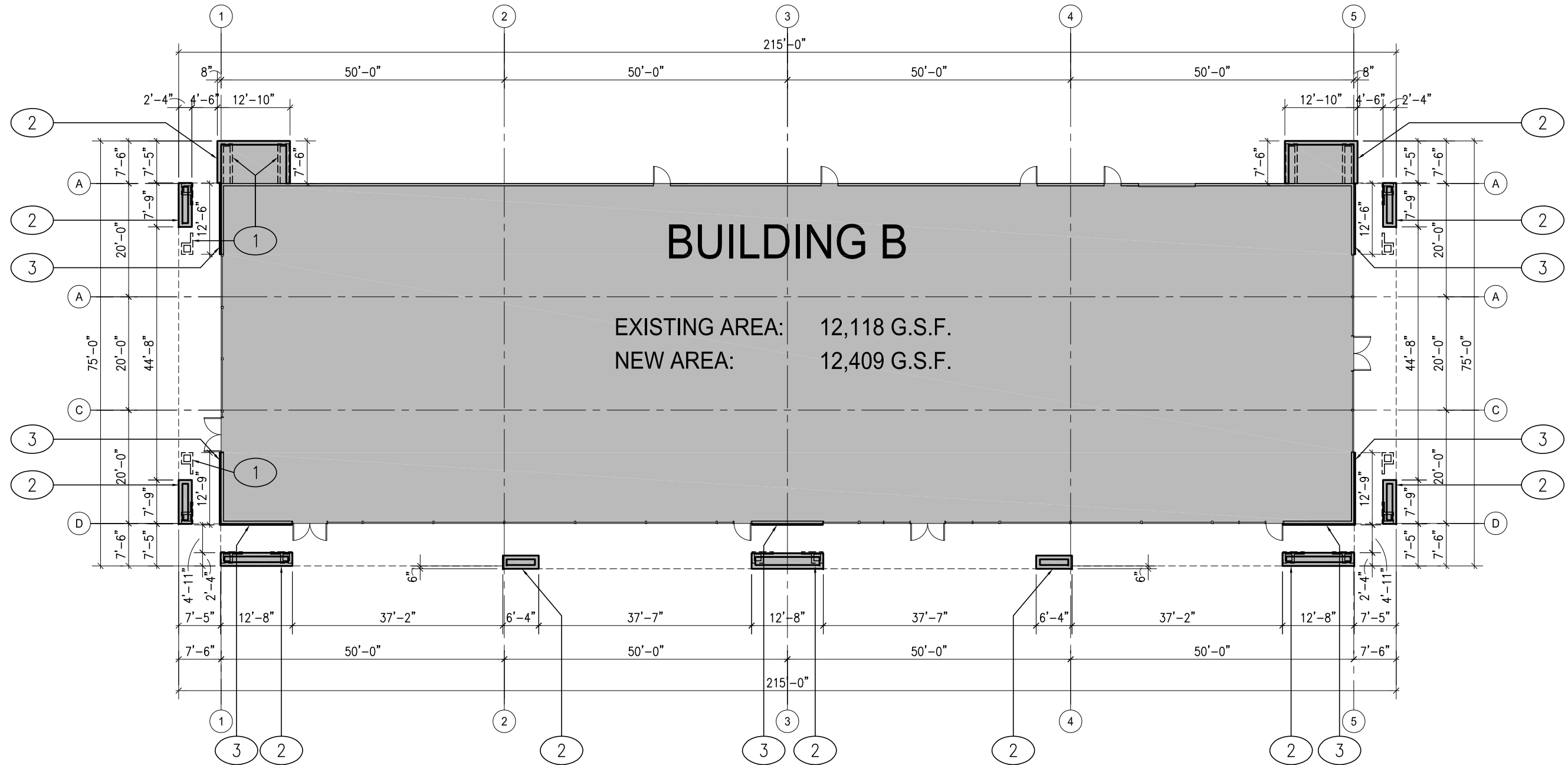


BUILDING B : DETAIL OF EXISTING T-111 SIDING



BUILDING B : AS VIEWED FROM THE SOUTH EAST





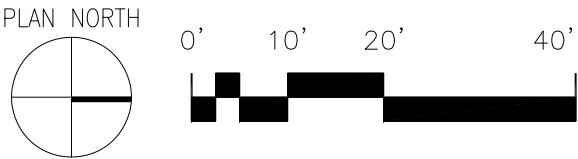
- 1 DASHED LINE OF EXISTING CONSTRUCTION BE REMOVED
- 2 NEW EXTERIOR PILASTERS
- 3 NEW ARCHITECTURAL METAL SIDING PANELS (MP2)

**NCWP** Bradshaw Business Park LLC  
9778, 9792, 9800 & 9816 BUSINESS PARK DRIVE  
CITY OF RANCHO CORDOVA, CALIFORNIA  
14415.00 06-13-14

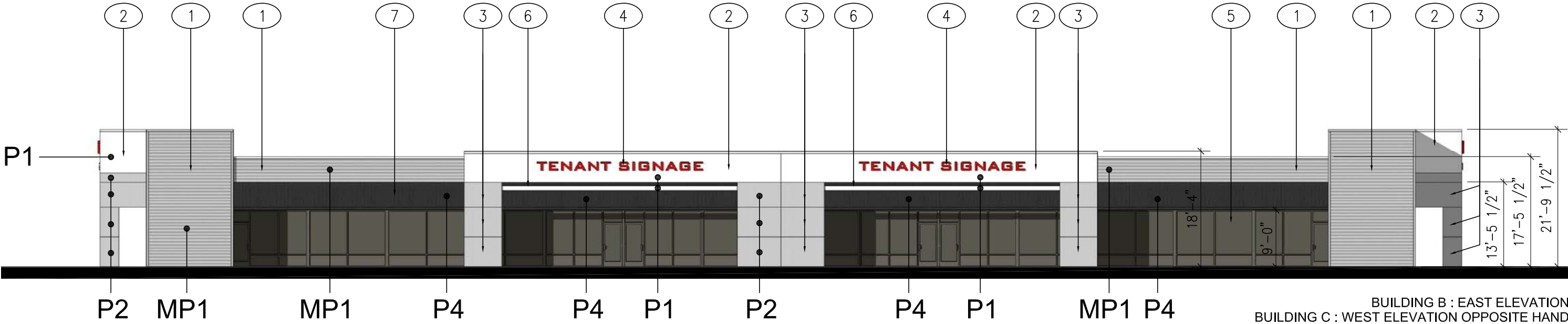
**BUILDING B : PROPOSED NEW FLOOR PLAN**

SCALE: 1" = 20'-0"

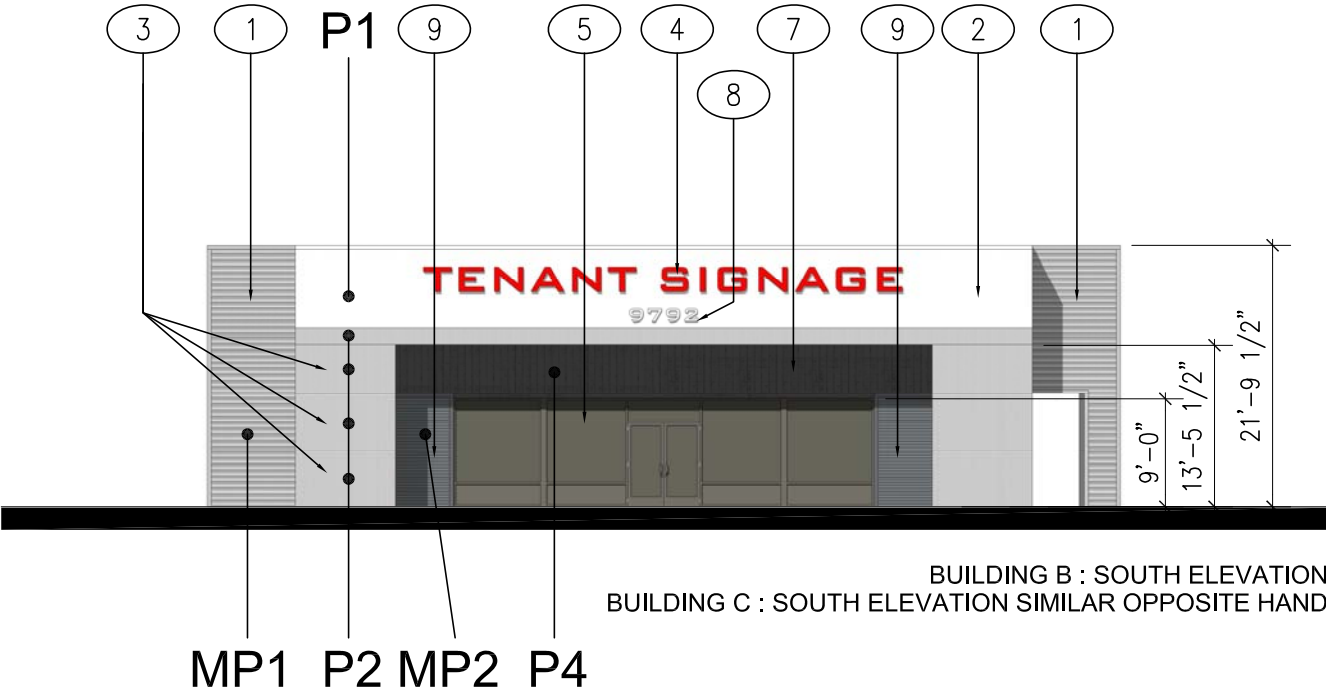
BUILDING C SIMILAR OPPOSITE HAND

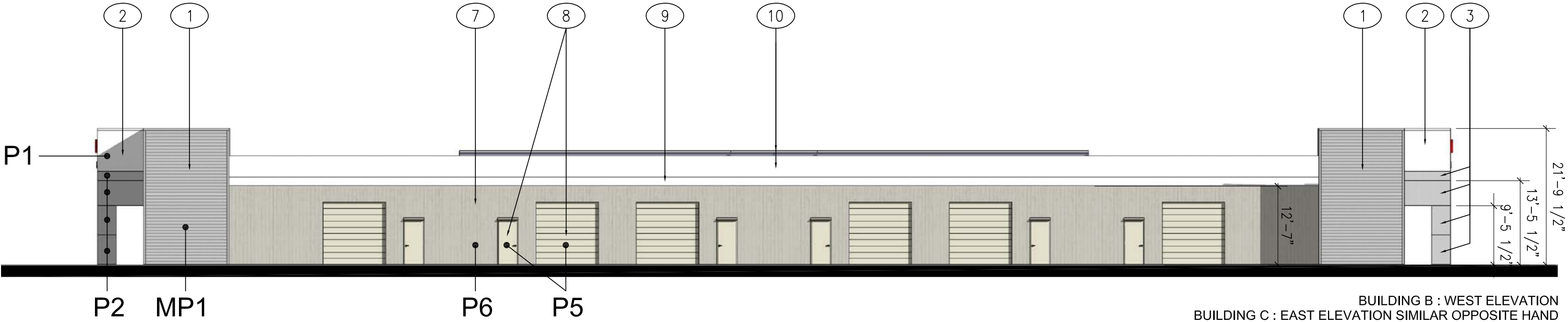




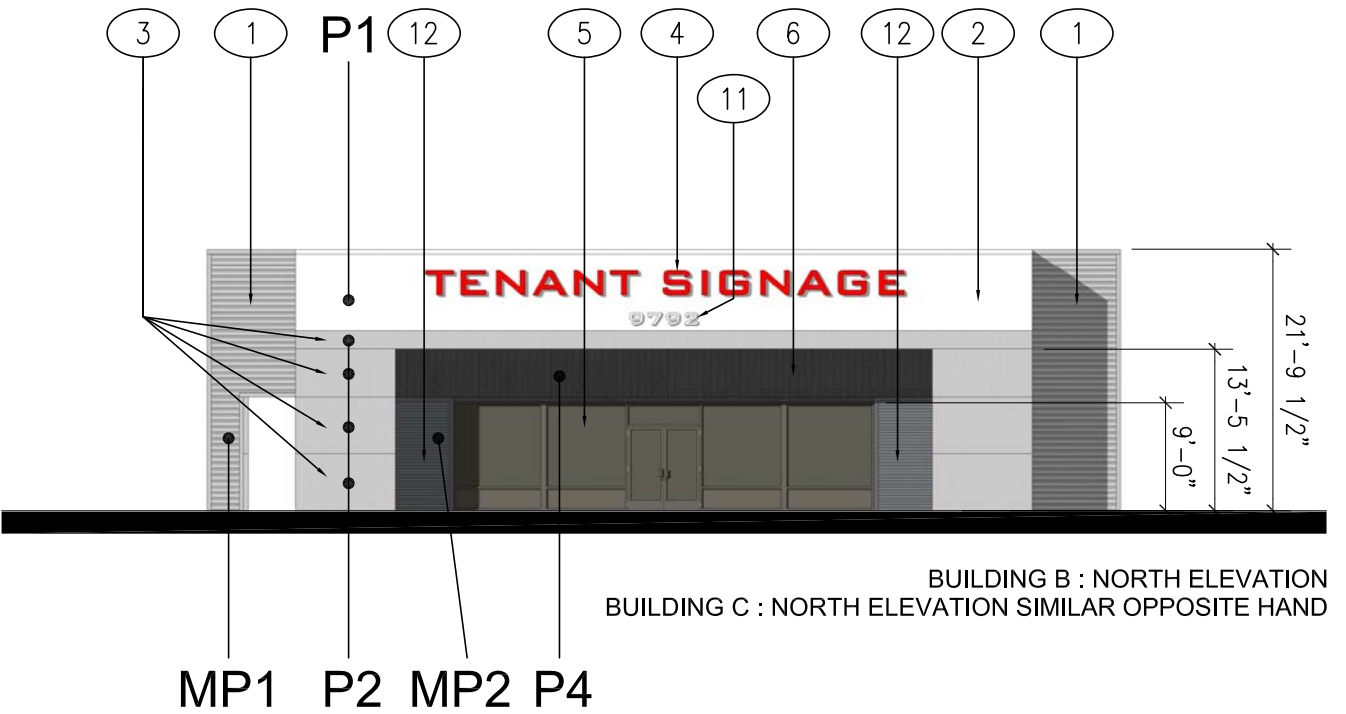


- 1 NEW ARCHITECTURAL METAL SIDING PANELS (MP1)
- 2 NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P1)
- 3 NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P2)
- 4 TENANT SIGNAGE SHOWN IS FOR REFERENCE ONLY
- 5 EXISTING BRONZE GLAZING AND ALUMINUM MULLIONS TO REMAIN
- 6 NEW HORIZONTAL STEEL C-CHANNEL ELEMENT, TWO LOCATIONS AT BUILDING B & C, (4 LOCATIONS TOTAL) PAINTED (P1)
- 7 EXISTING T-111 SOFFITS TO BE RECEIVE NEW PAINT (P4)
- 8 PROPOSED LOCATION OF NEW ADDRESS SIGNAGE: 12" TALL CUT ALUMINUM BLOCK NUMBERS IN "BANKGOTHIC It BT" FONT.
- 9 NEW ARCHITECTURAL METAL SIDING PANELS (MP2)





- 1 NEW ARCHITECTURAL METAL SIDING PANELS (MP1)
- 2 NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P1)
- 3 NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P2)
- 4 TENANT SIGNAGE SHOWN IS FOR REFERENCE ONLY
- 5 EXISTING BRONZE GLAZING AND ALUMINUM MULLIONS TO REMAIN
- 6 EXISTING T-111 SOFFITS TO BE RECEIVE NEW PAINT (P4)
- 7 EXISTING T-111 WALL SIDING TO BE RECEIVE NEW PAINT (P6)
- 8 EXISTING STEEL MAN DOORS AND ROLL UP DOORS TO RECEIVE NEW PAINT (P5)
- 9 ROOF BEYOND
- 10 PARAPET BEYOND
- 11 PROPOSED LOCATION OF NEW ADDRESS SIGNAGE: 12" TALL CUT ALUMINUM BLOCK NUMBERS IN "BANKGOTHIC It BT" FONT.
- 12 NEW ARCHITECTURAL METAL SIDING PANELS (MP2)







BUILDING B : PROPOSED NEW FACADE RENDERING  
AS SEEN FROM HIGHWAY 50 (VIEW FACING NORTH WEST)

**NCWP** Bradshaw Business Park LLC  
9778, 9792, 9800 & 9816 BUSINESS PARK DRIVE  
CITY OF RANCHO CORDOVA, CALIFORNIA  
14415.00 06-13-14

BUILDING B : PROPOSED NEW FACADE RENDERING

SCALE: NO SCALE

BUILDING C SIMILAR OPPOSITE HAND

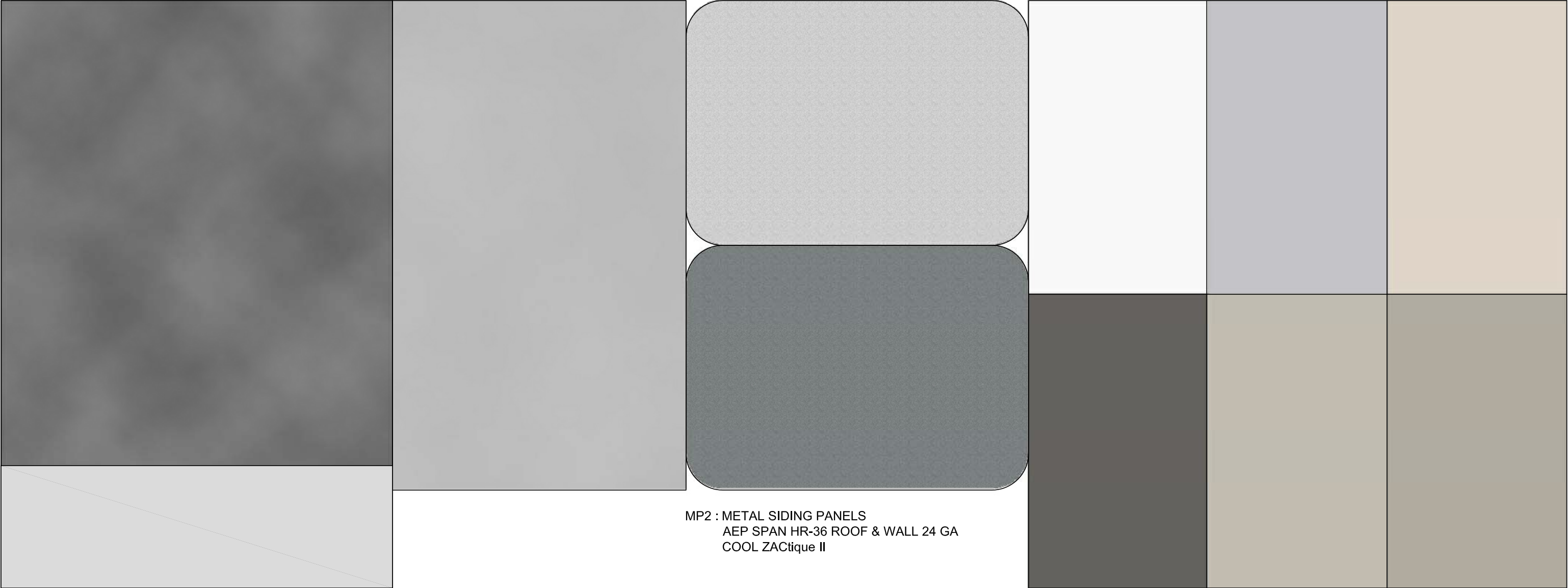


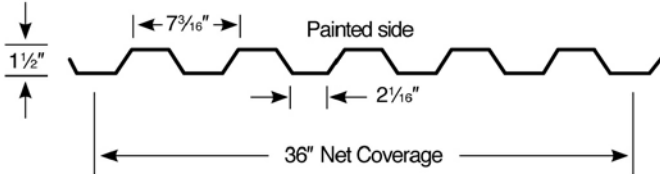


BUILDING B PROPOSED NEW FACADE RENDERING  
VIEW FACING WEST / NORTH WEST

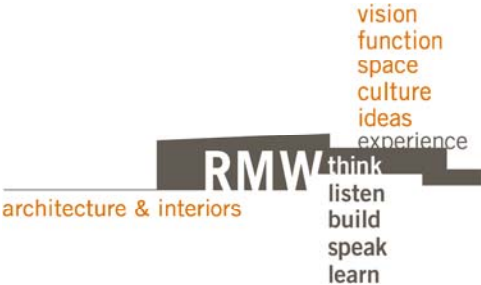
EXHIBIT A

- GL1 : GRAY TINTED GLAZING IN 1" INSULATED UNITS :  
OUTSIDE PANE : 1/4" PPG "SOLARGRAY"  
INSIDE PANE : 1/4" CLEAR FLOAT GLAZING
- CA1 : COMPOSITE ALUMINUM PANEL  
SYSTEM. ALUCOBOND OR EQUAL.  
PLATINUM 9989 VALSPAR JS  
COATING
- MP1 : METAL SIDING PANELS  
AEP SPAN HR-36 ROOF & WALL 24 GA  
COOL METALLIC SILVER
- P1 : DUNN EDWARDS  
DEW380  
WHITE
- P2 : GLIDDEN PAINT  
A1943  
WEST COAST GREY
- P3 : DUNN EDWARDS  
DE6226  
FOGGY DAY



- AL1 : CLEAR ANODIZED ALUMINUM MULLIONS
- MP1 & MP2 METAL SIDING PANELS PROFILE:  

- P4 : DUNN EDWARDS  
DE6377  
BOAT ANCHOR
- P5 : DUNN EDWARDS  
DE6220  
POROUS STONE
- P6 : DUNN EDWARDS  
DE6221  
FLINTSTONE

AGENDA ITEM 15.1



NCWP Bradshaw Business Park LLC  
9778, 9792, 9800 & 9816 BUSINESS PARK DRIVE  
CITY OF RANCHO CORDOVA, CALIFORNIA  
14415.00 06-13-14

EXTERIOR FINISHES

SCALE: NO SCALE



0778-9816  
Business Park  
Drive

Business Park Drive  
Rancho Cordova, CA

## Revisions

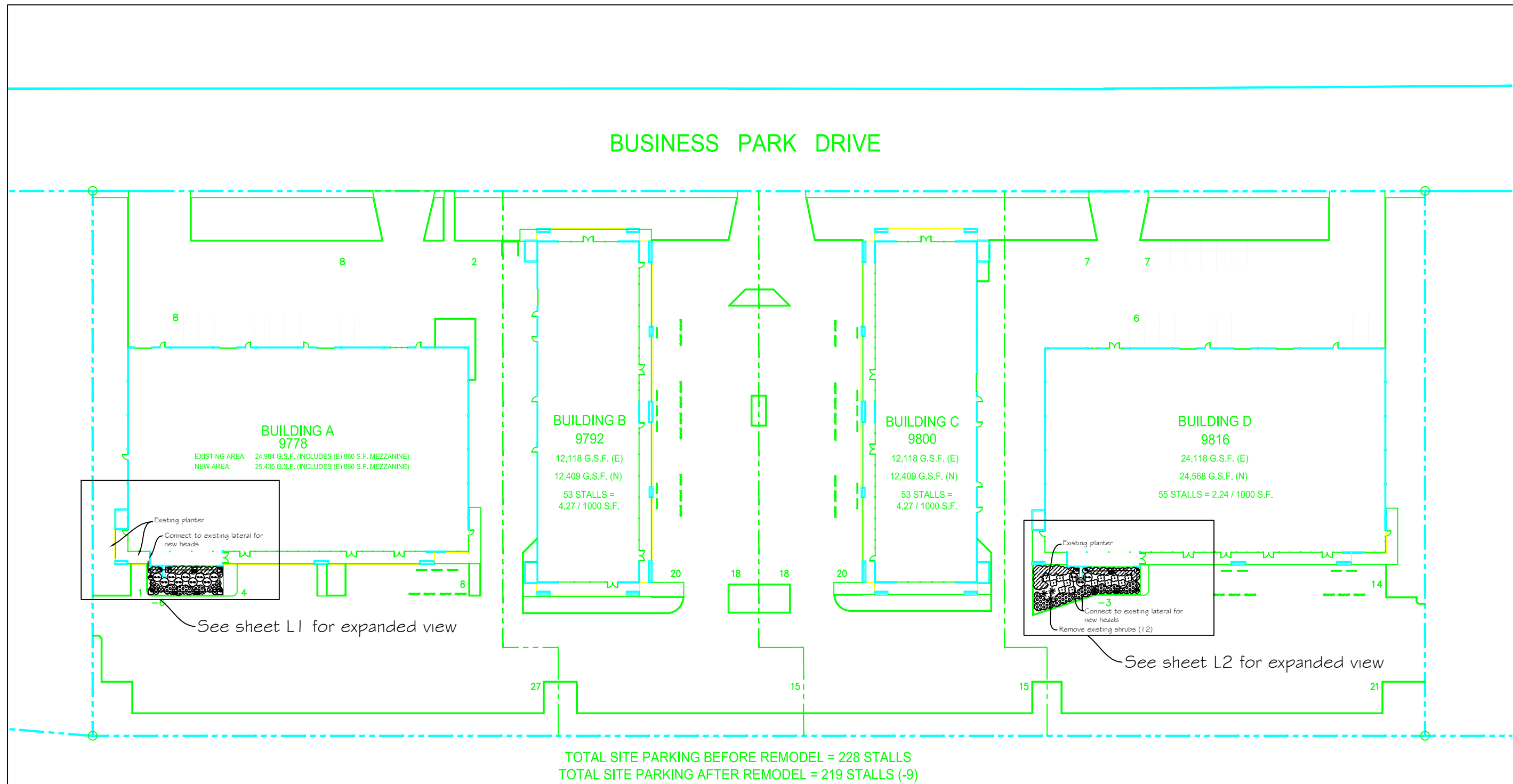
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Sheet Title

# Cover Sheet

|            |            |
|------------|------------|
| Scale      | 1"=60'     |
| Job Number | VP702      |
| Date       | 07-02-2014 |
| Drawn      | EJD        |
| Checked    | EJD        |
| Sheet      |            |

-CVR



## AGENDA ITEM 15.1





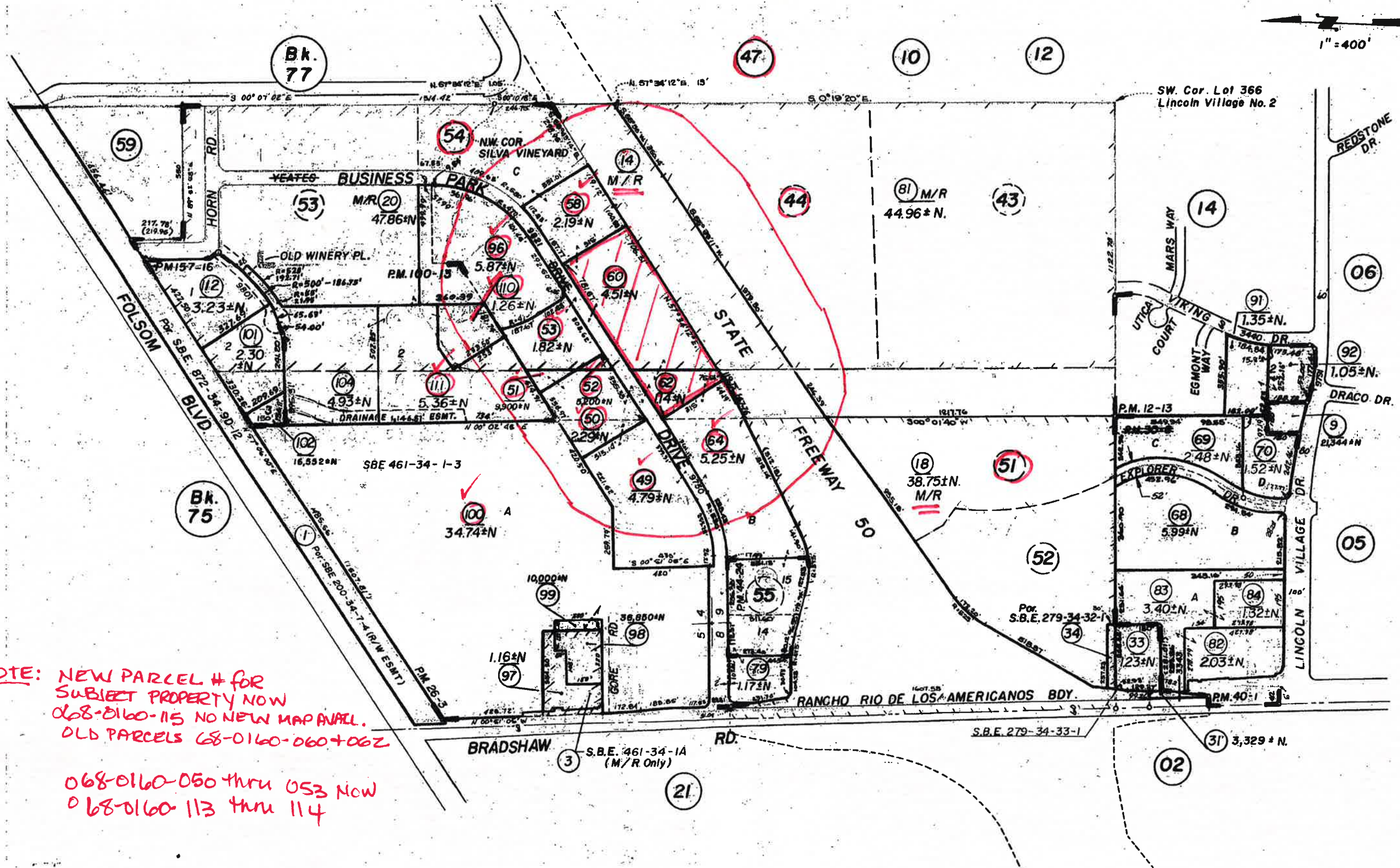
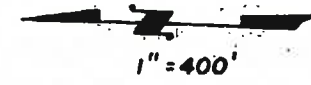


## Conditions of Approval

## EXHIBIT B

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>Timing/<br/>Implementation</u>           | <u>Enforcement/<br/>Monitoring</u>        | <u>Verification</u><br>(date<br>& Signature) |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|----------------------------------------------|
| 1.                                                   | The approved entitlement is for a Major Design Review to reface four commercial warehouse buildings between Business Pak Drive and Highway 50 (APN 068-0160-115-0000), as described in the City Council staff report dated October 20, 2014 and project plans ( <b>Exhibit A</b> ) dated June 13, 2014 with the conditions herein, for project number DD8503.                                                                                    | On-Going                                    | Planning                                  |                                              |
| 2.                                                   | Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations.                                                                                                                                                                                                         | On-Going                                    | Planning/<br>Building<br>/Public<br>Works |                                              |
| 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.                                                   | Signs are not approved with this permit. Signs must be reviewed under a separate permit (Unified Sign Program and building permit) in accordance with Zoning Code Chapter 23.743.                                                                                                                                                                                                                                                                | On-Going                                    | Planning/<br>Building                     |                                              |
| 5.                                                   | Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.                                                                                                                                                                                                                                                                                       | On-Going                                    | Public Works                              |                                              |
| 6.                                                   | All fire Lanes and or access aisle shall not be blocked at any point of the day.                                                                                                                                                                                                                                                                                                                                                                 | On-Going                                    | Metro Fire                                |                                              |
| <b>Prior to Approval Issuance of Building Permit</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                             |                                           |                                              |
| 7.                                                   | Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of damaged sidewalk along property frontage to the satisfaction of The Public Works Department. Please contact the Public Works Department at (916) 851-8713 to arrange for a site meeting and markout of damaged sidewalk. Sidewalk panels shall be replaced to the nearest joint prior to occupancy.                                     | Prior to issuance<br>of building<br>permits | Public Works                              |                                              |





**NOTE:** NEW PARCEL # FOR  
SUBJECT PROPERTY NOW  
068-0160-115 NO NEW MAP AVAILABLE.  
OLD PARCELS 68-0160-060+062  
  
068-0160-050 thru 053 NOW  
068-0160-113 thru 114

Assessor's Map Bk. 68 Pg. 16  
County of Sacramento, Calif.  
OCT 01 2007

Por. Old Mills Winery Business Park, P.M. Bk. 100, Pg. 13 ( 6-25-87 )

068 0160 049 0000  
Ncwp-Bradshaw Busn Park LLC  
810 NW Marshall St #300  
Portland, OR 97209

068 0160 058 0000  
Walton Cwca Bradshaw 32 LLC  
4678 World Parkway Cir  
Saint Louis, MO 63134

068 0160 064 0000  
Shaw  
9857 Horn Rd  
Sacramento, CA 95827

068 0160 096 0000  
Bruce & Arlyne Fite D  
9857 Horn Rd  
Sacramento, CA 95827

068 0160 100 0000  
Santa Fe Pac Pipelines Inc(Kinder Morgan  
1100 Town/country Rd  
Orange, CA 92868

068 0160 110 0000  
Bruce & Arlyne Fite D  
9857 Horn Rd  
Sacramento, CA 95827

068 0160 111 0000  
Bruce & Arlyne Fite D  
9857 Horn Rd  
Sacramento, CA 95827

068 0160 113 0000  
Ncwp-Bradshaw Busn Park LLC  
810 NW Marshall St #300  
Portland, OR 97209

068 0160 114 0000  
Ncwp-Bradshaw Busn Park LLC  
810 NW Marshall St #300  
Portland, OR 97209

068 0160 115 0000  
Ncwp-Bradshaw Busn Park LLC  
810 NW Marshall St #300  
Portland, OR 97209

068 0441 001 0000  
McCoy  
3232 Altawood Ct  
Sacramento, CA 95827

068 0441 002 0000  
Anita & Raymond Martinez  
3228 Altawood Ct  
Sacramento, CA 95827

068 0441 003 0000  
Dani Binegar  
3224 Altawood Ct  
Sacramento, CA 95827

068 0441 004 0000  
Roger & Joannie Fisher  
3220 Altawood Ct  
Sacramento, CA 95827

068 0441 005 0000  
Richard & Jamey Pudge  
9072 Brevard Dr  
Sacramento, CA 95829

068 0441 006 0000  
Nhan Bui  
10944 Bianco Way  
Rancho Cordova, CA 95670

068 0441 007 0000  
Juliet Meighan  
3208 Altawood Ct  
Sacramento, CA 95827

068 0441 008 0000  
Joe & Marion Contreras  
5541 Salmon Falls Rd  
Pilot Hill, CA 95664

068 0441 009 0000  
Jose Herrera  
645 Spruce St  
Dixon, CA 95620

068 0441 010 0000  
Raquel Sanchez  
3205 Altawood Ct  
Sacramento, CA 95827

068 0441 011 0000  
Thomas Lee Binns  
3209 Altawood Ct  
Sacramento, CA 95827

068 0441 012 0000  
Barbara Hazewood  
3213 Altawood Ct  
Sacramento, CA 95827

068 0441 013 0000  
Michael Aaron Farrell  
9599 Mira Del Rio Dr  
Sacramento, CA 95827

068 0441 014 0000  
Bank Of America  
Po Box 515503  
Los Angeles, CA 90051

068 0441 015 0000  
Kimba Green  
3233 Altawood Ct  
Sacramento, CA 95827

068 0441 023 0000  
Rex Ikegami  
9813 Gardenwood Way  
Sacramento, CA 95827

068 0441 024 0000  
T Le Lam Huyen  
4142 W Corona Dr  
Chandler, AZ 85226

068 0441 025 0000  
Wda59 LLC & Phil Adams  
11707 Fair Oaks Blvd #300  
Fair Oaks, CA 95628

068 0441 026 0000  
Olga Trukhan  
9825 Gardenwood Way  
Sacramento, CA 95827

068 0441 027 0000  
Lori Sawyer  
9829 Gardenwood Way  
Sacramento, CA 95827

068 0441 028 0000  
Nationstar Mtg LLC  
9833 Gardenwood Way  
Sacramento, CA 95827

068 0441 029 0000  
Campbell  
6531 Moraga Dr  
Carmichael, CA 95608

068 0441 030 0000  
Tyrone Jones  
9841 Gardenwood Way  
Sacramento, CA 95827

068 0441 031 0000  
Brian Gerwer  
9845 Gardenwood Way  
Sacramento, CA 95827

068 0441 032 0000  
Paul & Donna Miller  
3208 Rusticwood Way  
Sacramento, CA 95827

068 0441 033 0000  
Sheri Ervin  
3204 Rusticwood Way  
Sacramento, CA 95827

068 0441 034 0000  
Phong Lam  
3200 Rusticwood Way  
Sacramento, CA 95827

068 0441 035 0000  
Cynthia Dollison  
11087 Buffalo River Ct  
Rancho Cordova, CA 95670

068 0441 036 0000  
Heather Honey  
3205 Rusticwood Way  
Sacramento, CA 95827

068 0443 001 0000  
Thr California LP  
1430 Blue Oaks Blvd #200  
Roseville, CA 95747

068 0443 002 0000  
Dale & Grace Schick  
9820 Gardenwood Way  
Sacramento, CA 95827

068 0443 003 0000  
Kathleen Benner  
9834 Gardenwood Way  
Sacramento, CA 95827

068 0443 004 0000  
John Kiley  
9838 Gardenwood Way  
Sacramento, CA 95827

068 0443 005 0000  
Roger Winzer  
9844 Gardenwood Way  
Sacramento, CA 95827

068 0443 006 0000  
Michael Decker & Christina Craig  
3216 Rusticwood Way  
Sacramento, CA 95827

068 0443 010 0000  
Ronieldo Torres  
9845 Tywood Ct  
Sacramento, CA 95827

068 0443 011 0000  
Moon Do Kim  
720 Zwissig Way  
Union City, CA 94587

068 0474 006 0000  
Jeffrey Law  
9853 Bexley Dr  
Sacramento, CA 95827

068 0474 007 0000  
James Orey II  
9849 Bexley Dr  
Sacramento, CA 95827

068 0474 008 0000  
Doug & Meriane Chisholm  
Po Box 33  
Carmichael, CA 95609

068 0511 012 0000  
Peter & Pamela Kecskes  
3133 Explorer Dr  
Sacramento, CA 95827

068 0540 001 0000  
Ncwp-Bradshaw Busn Park LLC  
810 NW Marshall St #300  
Portland, OR 97209

068 0540 002 0000  
Ncwp-Bradshaw Busn Park LLC  
810 NW Marshall St #300  
Portland, OR 97209

068 0540 003 0000  
Ncwp-Bradshaw Busn Park LLC  
810 NW Marshall St #300  
Portland, OR 97209

068 0540 006 0000  
Ncwp-Bradshaw Busn Park LLC  
810 NW Marshall St #300  
Portland, OR 97209



# **BRADSHAW BUSINESS PARK**

## **PROJECT NO. DD8503**

**LOCATED AT 9778, 9792, 9800, 9816**

**Business Park Drive**

**Rancho Cordova City Council**

**Matthew Diaz, Project Planner**

**October 20, 2014**









BUILDING A : DETAIL OF EXISTING DOUBLE PILASTER CONDITION



BUILDING A : AS SEEN FROM HIGHWAY 50



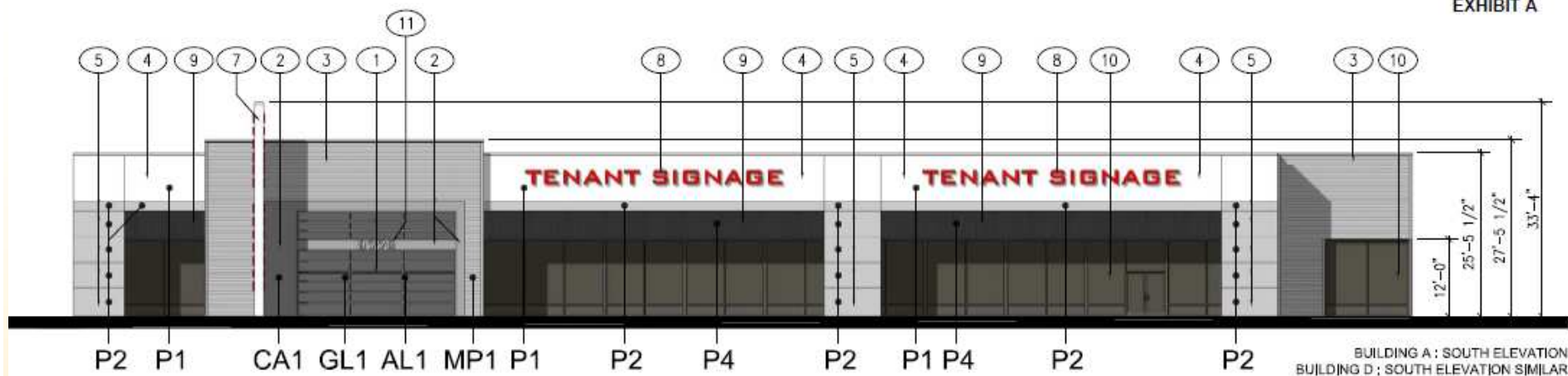
BUILDING A : DETAIL OF EXISTING T-111 SIDING



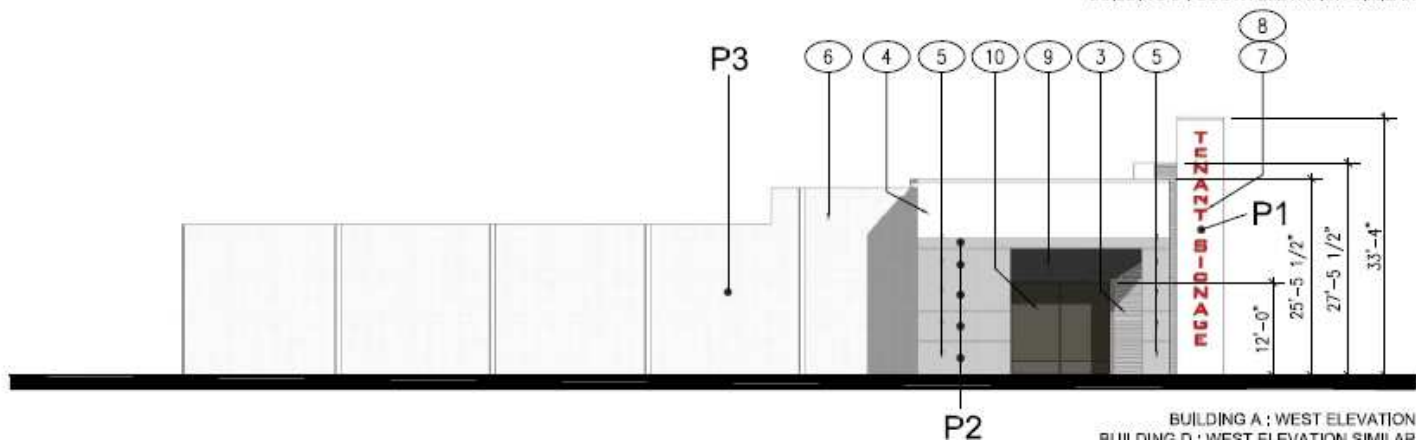
BUILDING A : AS VIEWED FROM THE SOUTH EAST



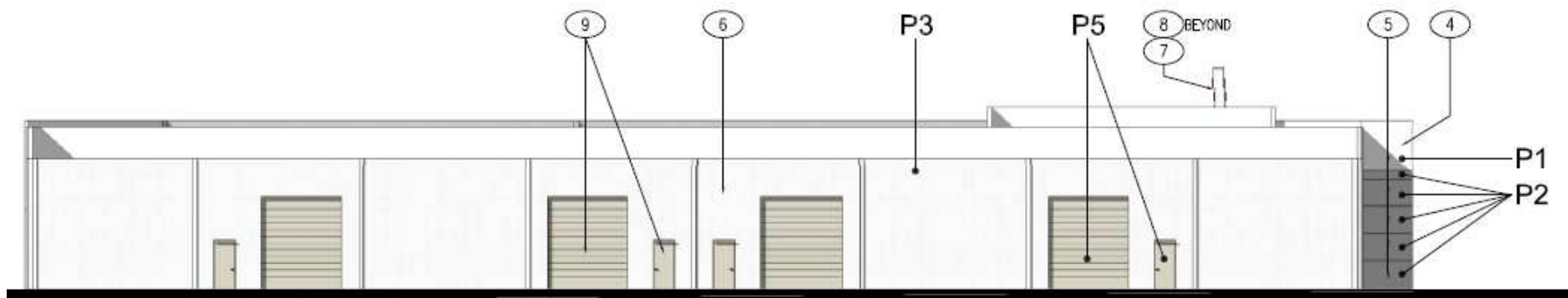
# EXHIBIT A



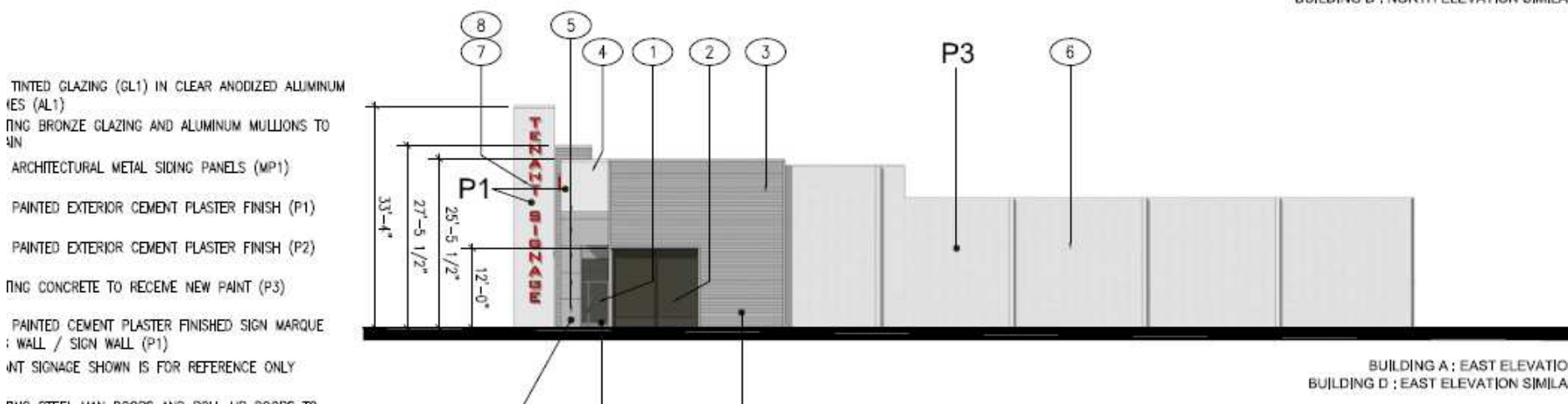
- NEW TINTED GLAZING (GL1) IN CLEAR ANODIZED ALUMINUM FRAMES (AL1)
- NEW COMPOSITE ALUMINUM PANEL SYSTEM (CA1)
- NEW ARCHITECTURAL METAL SIDING PANELS (MP1)
- NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P1)
- NEW PAINTED EXTERIOR CEMENT PLASTER FINISH (P2)
- EXISTING CONCRETE TO RECEIVE NEW PAINT (P3)
- NEW PAINTED CEMENT PLASTER FINISHED SIGN MARQUE WING WALL / SIGN WALL (P1)
- TENANT SIGNAGE SHOWN IS FOR REFERENCE ONLY



# EXHIBIT A



BUILDING A : NORTH ELEVATION  
BUILDING D : NORTH ELEVATION SIMILAR



BUILDING A : EAST ELEVATION  
BUILDING D : EAST ELEVATION SIMILAR

TINTED GLAZING (GL1) IN CLEAR ANODIZED ALUMINUM  
FRAMES (AL1)  
TINTED BRONZE GLAZING AND ALUMINUM MULLIONS TO  
MATCH  
ARCHITECTURAL METAL SIDING PANELS (MP1)  
PAINTED EXTERIOR CEMENT PLASTER FINISH (P1)  
PAINTED EXTERIOR CEMENT PLASTER FINISH (P2)  
PAINTED CONCRETE TO RECEIVE NEW PAINT (P3)  
PAINTED CEMENT PLASTER FINISHED SIGN MARQUE  
ON WALL / SIGN WALL (P1)  
EXISTING SIGNAGE SHOWN IS FOR REFERENCE ONLY  
EXISTING STEEL MAIN DOORS AND ROLL UP DOORS TO





EXHIBIT A



# EXHIBIT A

GL1 : GRAY TINTED GLAZING IN 1" INSULATED UNITS :  
OUTSIDE PANE : 1/4" PPG "SOLARGRAY"  
INSIDE PANE : 1/4" CLEAR FLOAT GLAZING

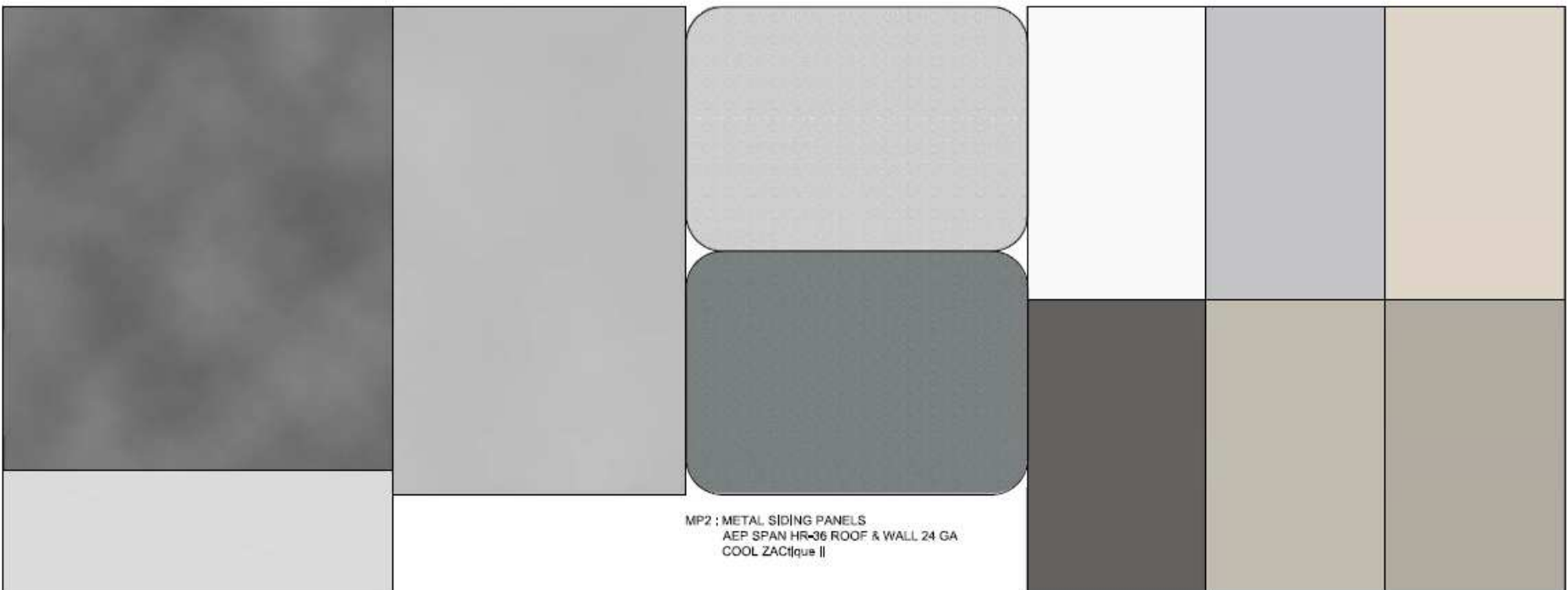
CA1 : COMPOSITE ALUMINUM PANEL  
SYSTEM, ALUCOBOND OR EQUAL,  
PLATINUM 9989 VALSPAR JS  
COATING

MP1 : METAL SIDING PANELS  
AEP SPAN HR-36 ROOF & WALL 24 GA  
COOL METALLIC SILVER

P1 : DUNN EDWARDS  
DEW380  
WHITE

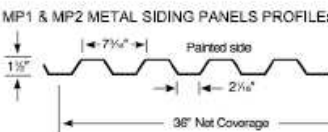
P2 : GLIDDEN PAINT  
A1943  
WEST COAST GREY

P3 : DUNN EDWARDS  
DE6226  
FOGGY DAY



AL1 : CLEAR ANODIZED ALUMINUM MULLIONS

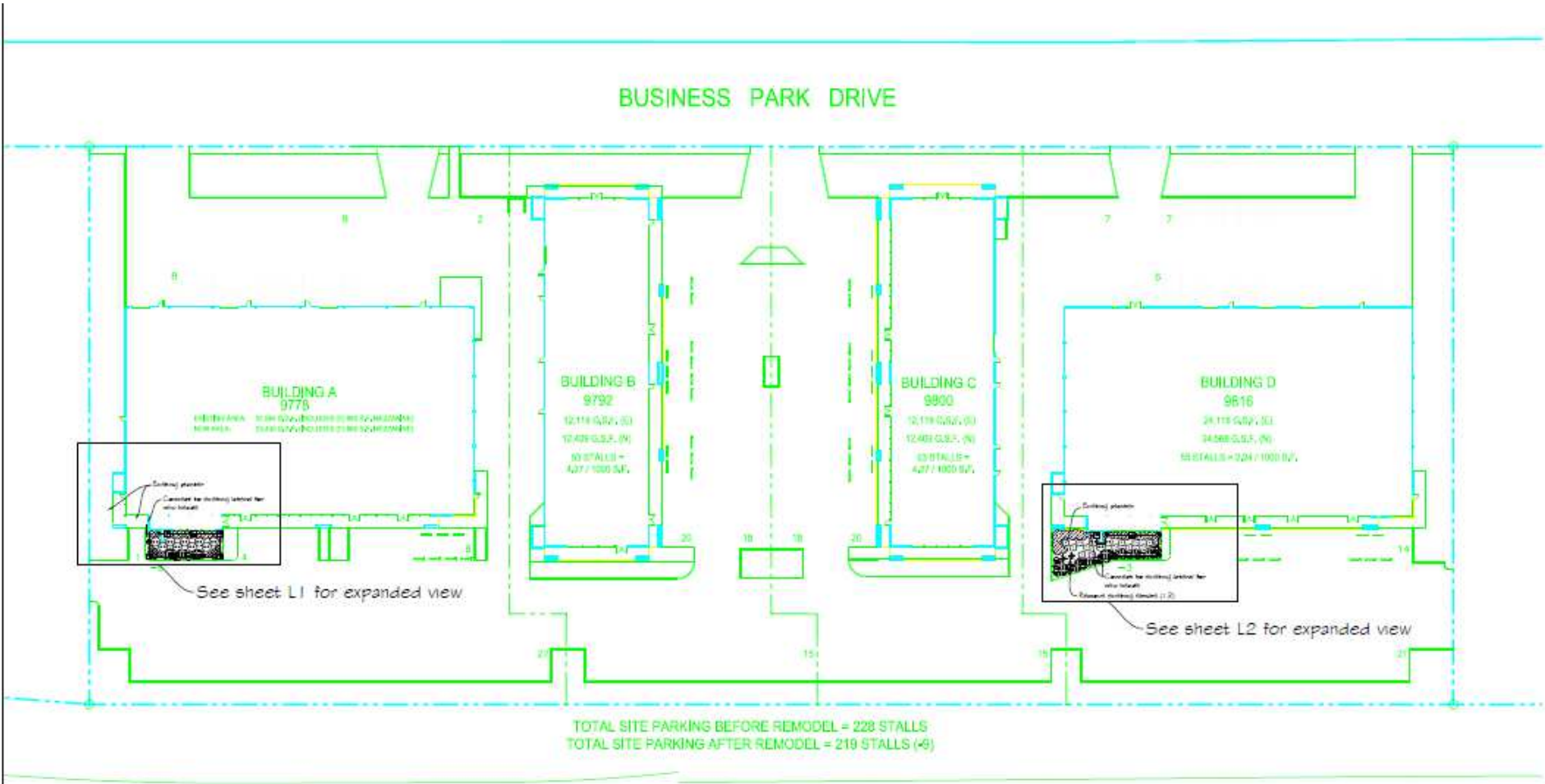
MP2 : METAL SIDING PANELS  
AEP SPAN HR-36 ROOF & WALL 24 GA  
COOL ZAC|que II



P4 : DUNN EDWARDS  
DE6377  
BOAT ANCHOR

P5 : DUNN EDWARDS  
DE6220  
POROUS STONE

P6 : DUNN EDWARDS  
DE6221  
FLINTSTONE



## MEMORANDUM

**DATE:** October 20, 2014

**TO:** Honorable Mayor and Council Members

**FROM:** Matthew Diaz, Associate Planner



**SUBJECT: THE PALACE BALLROOM CONDITIONAL USE PERMIT AND ADMINISTRATIVE USE PERMIT; PROJECT NO. DD8497—LOCATED AT 11354 WHITE ROCK ROAD.**

|                                                                                                                                                                                              |                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY OWNER:</b><br>Shafika Mangal/<br>11354 White Rock Road, Suite 120<br>Rancho Cordova, CA 95670; and<br>Jamal, LLC<br>Mr. Scott Stewing<br>P.O. Box 293870<br>Sacramento, CA 95829 | <b>APPLICANT/DEVELOPER:</b><br>Shafika Mangal/<br>Ken Jackson<br>11354 White Rock Road, Suite 120<br>Rancho Cordova, CA 95670 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|

|                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT:</b><br><br><b>FILE:</b><br><b>LOCATION:</b><br><b>APN:</b><br><b>PLANNER:</b> | The applicant is requesting a Conditional Use Permit (CUP) from the City of Rancho Cordova to establish a new restaurant and hold special events (weddings, meetings, etc.) within an existing building at 11354 White Rock Road. While the restaurant will have typical daytime hours, the special events will occur mostly on weekends with some late night hours.<br><br>DD8497<br>Southwest Corner of White Rock Road and Fitzgerald Road<br>072-0450-103-0000<br>Matthew Diaz, Associate Planner |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **RECOMMENDATION**

Adopt Resolution 118-2014.

### **RESULT OF RECOMMENDED ACTION**

Adoption of Resolution 118-2014 would allow the applicant to begin operation of a buffet restaurant and banquet hall for special events (weddings, meetings, etc.) at 11354 White Rock Road. While the restaurant will have typical daytime hours, the special events will occur mostly on weekends with some late night hours (past 10:00 p.m.). Approval of this application would allow the applicant to obtain a business license and necessary building permits associated with either operation.



## **BACKGROUND**

The existing 40,578 square foot building was constructed around 1988 for primarily industrial purposes. In 2005 a nonresidential condominium split and a Conditional Use Permit for general office to exceed 64-percent of the building were approved. Currently the 9-suite building contains an ambulance fleet service, general office and warehouse space, a catering company for off-site delivery, as well as vacant space. At the beginning of 2014, an application for the proposed restaurant and event center went before the Development Service Team (DST) for preliminary comment and review.

On July 1, 2014 the City of Rancho Cordova received an application requesting a Conditional Use Permit to operate a buffet style restaurant and hold special events such as weddings, meetings, and other types of social or work gatherings. The proposed operations would be entirely contained within an existing building and the project does not propose any alterations to the exterior of the building or site at this time.

**Figure 1: Subject Property**



### **Required Permits and Regulatory Basis**

Under zoning code Table 23.316-1 for the project's M-1 (Light Industrial) zoning designation, a Conditional Use Permit (CUP) is required for special events with late night activities consistent with operational characteristics of a theater or auditorium. An Administrative Use Permit (AUP) is also required for the proposed buffet style restaurant; however per zoning code 23.104.030(B), when more than one entitlement is required for a development project, all entitlements shall be reviewed in a consolidated manner at the highest level of review.



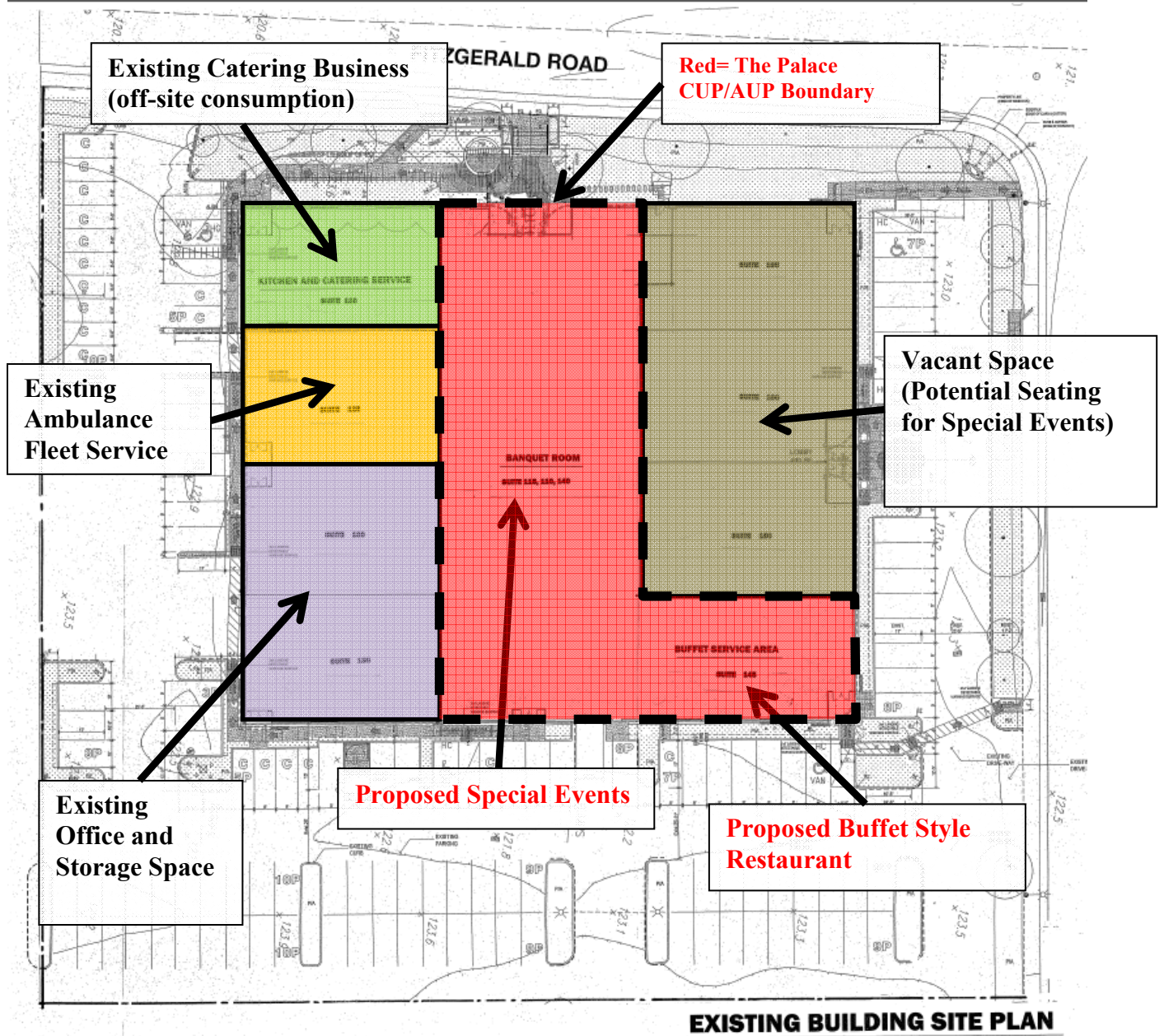
Subsequent Approvals Required for Operation: The following permits will be required for this project:

- A building permit will be required to add a third exit door per the fire departments condition of approval.
- The current business license will need to be amended or a new license will need to be issued for the special events and buffet restaurant.

## **ANALYSIS**

General Plan. The site is designated LI (Light Industrial) within the Sunrise Boulevard South Planning Area (SBSPA). The Sunrise Boulevard South Planning Area includes the many commercial and industrial uses south of Highway 50 along the Sunrise corridor, stretching as far south as Douglas Road. This area serves as a gateway to Rio del Oro and other new residential communities in the southeast portion of the City with target uses for this area including industrial, office mixed-use, and commercial mixed-use. Office mixed-use is primarily business and professional office development that may include commercial and/or residential use. Similarly, commercial mixed-use is primarily retail and service commercial development that may include office and/or residential use. While the proposed restaurant and special events may not be a traditional light industrial use, the site borders other non-industrial uses as commercial mixed use and office-industrial mixed uses designations that are located just west of the site. While the proposed restaurant will serve other uses in the immediate area, the special events will occur mostly in the evenings and weekends when many of the surrounding light-industrial businesses are closed.

Figure 2: Subject Property



**Figure 3: Main Entrance on White Rock**

**Zoning Compliance.** The site is within the M1 (Light Industrial) zoning designation which allows 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. The proposed restaurant will be supportive to the existing businesses during the daytime operation and could tie into the existing catering service for use of the kitchen and seating space. The banquet hall area used for special events will occur mostly at night and weekends with late night hours that will offset the surrounding uses which primarily operate in the daytime. While the banquet hall for events could allow for daytime meeting and events, the applicant anticipates mostly weekend and late night operations. For the purposes of the parking requirement, all uses were calculated as if occurring simultaneously. This is addressed in the parking description below.

**Table 1: Surrounding Designations and Existing Uses**

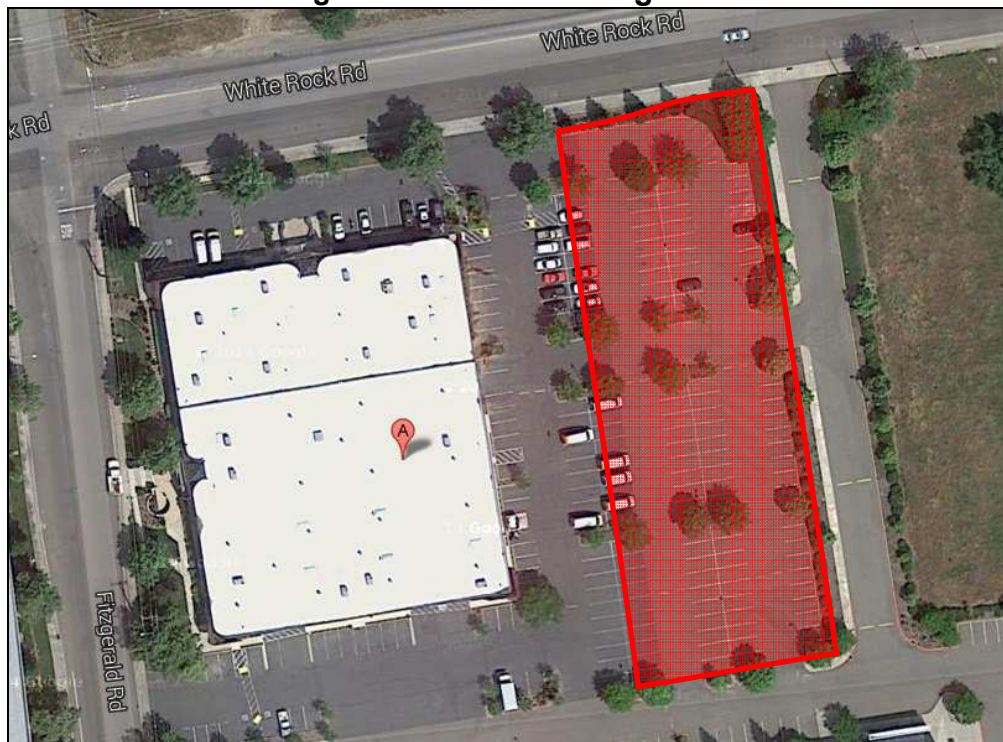
| <b>Location</b>       | <b>Existing Use</b>                                         | <b>General Plan Designation</b>               | <b>Zoning Designation</b> |
|-----------------------|-------------------------------------------------------------|-----------------------------------------------|---------------------------|
| 11354 White Rock Road | Existing 40,578 sqft building with landscaping and parking  | SBSPA (Sunrise Boulevard South Planning Area) | M-1 (light industrial)    |
| North                 | Existing 7,000 sqft building with landscaping and parking   | SBSPA                                         | M-2 (heavy industrial)    |
| East                  | Additional Parking Area                                     | SBSPA                                         | M-1 (light industrial)    |
| South                 | Motion Control Engineering: existing 108,683 sqft warehouse | SBSPA                                         | M-1 (light industrial)    |



| Location | Existing Use                                                                                | General Plan Designation | Zoning Designation     |
|----------|---------------------------------------------------------------------------------------------|--------------------------|------------------------|
| West     | SimCheck International:<br>Existing 68,677 sqft<br>building with landscaping<br>and parking | SBSPA                    | M-1 (light industrial) |

**Parking:** The project site currently has 119-onsite parking spaces and the parking requirement for this project and all existing uses is 128-onsite parking space. Potential reuse of the vacant space for suite 100, 105 and 150 to a more intense use could require a parking requirement of 165-onsite parking spaces. This would leave the site deficient 9-46 parking spaces. To compensate for this deficiency, the property owners have been conditioned to enter into a joint vehicle parking agreement in accordance with zoning code 23.719.090(C) with the owners of the adjacent parking area. This agreement would be for all of the uses at 11354 White Rock Road to share the additional 94 paved and striped parking stalls on the adjacent parcels at 072-0450-101 and 102 (Figure 6 in red). This agreement is contained in the attached conditions of approval and must be recorded prior to operation of the proposed restaurant and special events.

**Figure 5: Shared Parking Area**



## **APPROVAL FINDINGS**

In accordance with Zoning Code Section 23.134 and 23.125, the proposed plans were evaluated for consistency with the Zoning Code. Conditional Use Permit and Administrative Use Permit approvals shall be granted only when all of the findings defined in Zoning Code Section 23.134.030 and 23.125.030 can be made. The required findings and the evidence to support them are contained in Resolution No. 118-2014 (**Attachment 1**).

## **FISCAL IMPACTS**

Staff estimates the project's fiscal impacts to the City to be neutral or slightly positive due to the new uses the project's proposes for the area. These uses have the ability to generate more revenue since the restaurant will be able to serve the adjacent businesses for lunch and dinner while the special events will have the ability to provide services when most of the surrounding facilities are closed.

## **ENVIRONMENTAL IMPACT**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Sections 15301 (Existing Facilities). The proposed uses will be contained within an existing building and will not have the potential for causing a significant effect on the environment.

## **RECOMMENDED MOTIONS**

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15301 and adopt Resolution Number 118-2014 the Conditional Use Permit and Administrative Use Permit – Project No. DD8497, subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**)."

## **ATTACHMENTS**

1. Resolution 118-2014, including Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).
2. 500' Radius Map and Labels.



## ATTACHMENT 1

## CITY OF RANCHO CORDOVA

## RESOLUTION NO. 118-2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT AND ADMINISTRATIVE  
PERMIT FROM THE CITY OF RANCHO CORDOVA FOR THE PALACE BALLROOM  
PROJECT #DD8497**

**WHEREAS**, On July 1, 2014, Ken Jackson (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Conditional Use Permit (CUP) to establish a new restaurant and hold special events (weddings, meetings, etc.) within an existing building at 11354 White Rock Road, Assessor's Parcel Number 072-0450-103-0000; and

**WHEREAS**, on September 19, 2014 all comments had been received and the project was deemed complete for processing; and

**WHEREAS**, on the 20<sup>th</sup> of October 2014, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** does authorize and adopt resolution No.118-2014 to approve a Conditional Use Permit and Administrative Use Permit, subject to the attached Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**), based on the following findings.

1. Determine that the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and Categorically Exempt under Section 15301 (Existing Facilities), in that all proposed uses will be contained within an existing building and will not have the potential for causing a significant effect on the environment.
2. Conditional Use Permit: Zoning code section 23.134.030 states that if the City Council must make all of these findings to approve the Conditional Use Permit (CUP). The following are each of the required findings and evidence to support them:

- 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 current proposal is to allow a new restaurant and special events to occur within an existing building. The uses will operate in an existing building within a developed light industrial center as the proposed uses will not include any physical changes and/or expansion that would impact the built facilities or increase unwanted impacts on traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

- b) Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

**ATTACHMENT 1**

Evidence: Restaurant and special events uses at this location has been reviewed and approved by the Rancho Cordova Police Department. The project has been conditioned to provide security measures for the special events and can be recalled for further review should a formal complaint be submitted due to unforeseen impacts from the project. The restaurant is intended to serve the community and the adjacent business while the special events will primarily function during late night and weekend hours when a majority of the surrounding businesses are closed for business. To compensate for the additional parking demand, the project has been conditioned to enter into a joint parking agreement with the owners of the adjacent parking area to utilize an additional 94 parking spaces.

- c) Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: There are currently no physical improvements proposed for the exterior of the building and the project site is currently developed with adequate infrastructure.

- d) Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: There are no physical improvements or changes proposed for the restaurant or special events application. The proposed uses may require minor interior changes to accommodate building and safety issues; however, these changes are small enough to not require design review and will be handled with a subsequent building permit. As addressed above, to compensate for the additional parking demand, the project has been conditioned to enter into a joint parking agreement with the owners of the adjacent parking area to utilize an additional 94 parking spaces.

- 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, where feasible. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.030)].

Evidence: The project site does not appear to have any active nonconforming issues that could be addressed within this application. Any interior improvements will be addressed within the subsequent building permit required to address change in use per building and fire department standards. The uses are within a developed business center and the proposed operations will not include any exterior physical changes or expansion of any nonconforming use and/or structure.

3. Administrative Use Permit: Zoning code section 23.125.030 states that if the City must make all of these findings to approve the Administrative Use Permit (AUP). The following are each of the required findings and evidence to support them:

- a) Finding: The proposed use is allowed within the applicable zoning district and complies with all of the applicable provisions of this Zoning Code, Municipal Code, General Plan and any applicable Specific Plans or City regulations/standards.

Evidence: The project is located in an M-1 (Light Industrial) zoning district with the majority of businesses in the adjacent area being offices, warehousing, retail, and fleet service. The restaurant is intended to service the adjacent businesses while the

**ATTACHMENT 1**

special events will primarily function during late night and weekend hours when a majority of the surrounding businesses are closed. To compensate for the additional parking demand, the project has been conditioned to enter into a joint parking agreement with the owners of the adjacent parking area to utilize an additional 94 parking spaces.

- b) Finding: 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.

Evidence: The subject property is developed with an existing light industrial business center with a parking area and landscaping along White Rock Road and Fitzgerald Road. The site has access to all necessary public utilities and there are no physical constraints (i.e. utilities, infrastructure) on site that would prohibit these uses from occupying the existing building.

- c) Finding: Granting the permit would not be detrimental to the public interest, health, safety, convenience and welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: As stated in response to 23.125.030(A) above, the project has been conditioned to address additional parking demands from the restaurant and special event uses. Also, the project has been conditioned to provide security measures for the special events and can be recalled for further review should a formal complaint be submitted due to unforeseen impacts from the project.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_\_ day of \_\_\_\_\_, 2014 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Dan Skoglund, Mayor

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk



CONDITIONAL  
USE  
PERMIT



INTERNATIONAL RESTAURANT MAIN ENTRANCE

CODE DATA

ADDRESS: 11354 WHITE ROCK ROAD  
RANCHO CORDOVA CA. 95742  
A.P.N.: APN : 072-0450-102 & 3  
OCCUPANCY A2  
CONSTRUCTION TYPE V-B SPRINKLED

BUILDING AREA  
EXISTING KITCHEN 3,171 S.F BLDG PERMIT #543852  
BANQUET CENTER 13,240 S.F.

SCOPE OF WORK

1. KITCHEN AS SHOWN IS EXISTING AND IMPROVEMENTS ARE BEING MADE UNDER RANCHO CORDOVA BUILDING PERMIT # 543852. KITCHEN WILL PROVIDE FOOD FOR CATERING TO THE ADJACENT LOCAL COMMUNITIES, FOR PICK UP FOOD, THE BUFFET AND FOR THE PROPOSED INTERNATIONAL RESTAURANT AND BANQUET ROOM AND BUFFET AREA. BUFFET AREA OF THE EXISTING KITCHEN WILL BE CONSIDERED A PART OF THIS CONDITIONAL USE PERMIT. SEATING FOR THE BUFFET AREA WILL BE FIXED TABLE.
2. KITCHEN IMPROVEMENTS ARE BEING CONSTRUCTED AND THE CATERING SERVICE IS SCHEDULED TO BE OPENED FOR BUSINESS ABOUT JUNE 12 2014
3. THE EXISTING CATERING KITCHEN WILL PROVIDE FOOD FOR THE NEW RESTAURANT AND BANQUET ROOM AND FINALLY THE BUFFET AREA
4. PHASES OF DEVELOPMENT WILL BE AS FOLLOWS
- |         |                                |                                                  |
|---------|--------------------------------|--------------------------------------------------|
| PHASE 1 | SMALL BUFFET AREA, BANQUET RM  | SUITE 120<br>SUITE 115<br>SUITE 110<br>SUITE 140 |
| PHASE 2 | LARGE BUFFET ROOM              | SUITE 145                                        |
| PHASE 3 | AUXILLARY SMALL GATHERING ROOM | SUITE 105                                        |
| PHASE 4 | MAIN ENTRANCE TO BANQUET ROOM  | SUITE 100                                        |
| PHASE 4 | MAIN ENTRANCE TO BANQUET ROOM  | SUITE 150                                        |

CONSULTANTS

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RANCHO CORDOVA CA.  
APN 072-0450-102 & 3

REVISIONS



PROJECT NO.

DATE 6/23/2014

SHEET TITLE

SCALE

SHEET NO.

T-1.0



C.F.B.  
ARCHITECTS

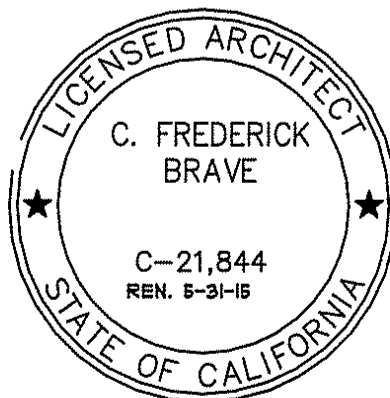
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REVISIONS



PROJECT NO.

DATE 6/23/2014

SHEET TITLE

SCALE

SHEET NO.

A-1.0

110

BUILDING DATA

|       |                 | SPACE NAME                 |       |      | SPACE AREA |      |            | OCCUPANT LOAD | REQUIRED PARKING |                                     |
|-------|-----------------|----------------------------|-------|------|------------|------|------------|---------------|------------------|-------------------------------------|
| SUITE | 120             |                            |       |      | 3,000      | S.F. |            |               |                  |                                     |
|       |                 | KITCHEN                    | 1,375 | S.F. |            |      | 1/200 S.F. | 7.0           | 4.0              |                                     |
|       |                 | BUFFET SEATING             | 1,100 | S.F. |            |      | 35 SEATS   | 35.0          | 12.0             |                                     |
| SUITE | 125             | AMBULANCE SERVICE          |       |      | 3,500      | S.F. |            | 18.0          | 11.0             |                                     |
| SUITE | 130             | OFFICE AND WAREHOUSE       |       |      | 3,500      | S.F. |            | 11.0          | 3.0              |                                     |
| SUITE | 135             | OFFICE AND WAREHOUSE       |       |      | 3,240      | S.F. |            | 12.0          | 3.0              |                                     |
| SUITE | 110, 115, & 140 | BANQUET HALL               |       |      | 13,470     | S.F. | 488 SEATS  | 488.0         | 143.0            |                                     |
| SUITE | 145             | BUFFET AND SEATING         |       |      | 3,240      |      |            |               | 194.0            | PARKING REQUIRED THRU PHASE 1       |
|       |                 | BUFFET SERVING             | 1,000 | S.F. |            |      | 1/200 S.F. | 4.0           |                  |                                     |
|       |                 | BUFFET SEATING             | 2,240 | S.F. |            |      | 90 SEATS   | 90 SEATS      | 30.0             |                                     |
|       |                 |                            |       |      |            |      |            |               | 224.0            | PARKING REQUIRED THRU PHASE 2       |
| SUITE | 105             | AUXILLARY ROOM             |       |      | 3,000      | S.F. |            |               | 40.0             |                                     |
|       |                 | SEATING AREA               | 3,000 | S.F. |            |      | 120 SEATS  | 120 SEATS     | 40.0             |                                     |
|       |                 |                            |       |      |            |      |            |               | 244.0            | PARKING REQUIRED THRU PHASE 3       |
| SUITE | 150             | SEATING AND MAIN ENTRAANCE |       |      | 3,500      | S.F. |            |               |                  |                                     |
|       |                 | WAITING AREA               | 800   | S.F. |            |      | 1/7.0 S.F. | 114.0         | 38.0             |                                     |
|       |                 | SEATING AREA               | 2,700 | S.F. |            |      | 120 SEATS  | 120 SEATS     | 40.0             |                                     |
| SUITE | 100             | SEATING AND MAIN ENTRAANCE |       |      | 3,500      | S.F. |            |               |                  |                                     |
|       |                 | WAITING AREA               | 800   | S.F. |            |      | 1/7.0 S.F. | 114.0         | 38.0             |                                     |
|       |                 | SEATING AREA               | 2,700 | S.F. |            |      | 108 SEATS  | 108 SEATS     | 34.0             |                                     |
|       |                 |                            |       |      |            |      |            |               | 418.0            | TOTAL PARKING REQUIRED THRU PHASE 4 |

AMBULANCE 3.2 PARKING SPACES / 1000 S.F.  
OFFICE 2.1 PARKING SPACES / 1000 S.F.  
WAREHOUSE .5 PARKING SPACES / 1000 S.F.  
RESTAURANTS 1 PARKING SPACE FOR 3 SEATS

HOURS OF OPERATION

|         |                       |                     |              |         |
|---------|-----------------------|---------------------|--------------|---------|
| KITCHEN | SUITE 120             | 24 HR/ DAY          | 1 DAYS /WEEK | PHASE 1 |
| BUFFET  | SUITE 120             | 10:00 AM TO 3:00 PM |              | PHASE 1 |
| BANQUET | SUITE 110, 115, & 140 | 24 HR/ DAY          | 1 DAYS /WEEK | PHASE 1 |
|         |                       |                     |              |         |
| BUFFET  | SUITE 145             | 10:00 AM TO 3:00 PM |              | PHASE 2 |
| BANQUET | SUITE 105             | 24 HR/ DAY          | 1 DAYS /WEEK | PHASE 3 |
| BANQUET | SUITE 100             | 24 HR/ DAY          | 1 DAYS /WEEK | PHASE 4 |
| BANQUET | SUITE 150             | 24 HR/ DAY          | 1 DAYS /WEEK | PHASE 4 |

PLUMBING FIXTURE REQUIREMENTS

PHASE 1  
PLUMBING FIXTURE REQUIREMENTS WERE TAKEN FROM THE 2013 CALIFORNIA PLUMBING CODE TABLE 422.1  
OCCUPANCY A-2  
OCCUPANT LOAD PHASE 1 571 OCCUPANTS ( 285 MEN, & 285 WOMEN )

REQUIRED FIXTURES

|       | WATER CLOSETS | URINALS | LAVATORIES |
|-------|---------------|---------|------------|
| MEN   | 3             | 2       | 3          |
| WOMEN | 6             |         | 4          |

FIXTURES PROVIDED

|       | WATER CLOSETS | URINALS | LAVATORIES |
|-------|---------------|---------|------------|
| MEN   | 6             | 6       | 6          |
| WOMEN | 9             |         | 6          |

GENERAL NOTES

- DIFFERENT PHASES OF WORK INDICATED TO BE OPEN 24 HOURS / DAY. WILL ONLY REQUIRE 100% OF THE INDICATED PARKING 15 % OF THE TIME
- PARKING SPACES REQUIRED BY PHASES

|         |                         |                                                                   |
|---------|-------------------------|-------------------------------------------------------------------|
| PHASE 1 | 194.0<br>119.0<br>71.0  | PARKING SP.<br>EXISTING SITE PARKING<br>OFF SITE PARKING REQUIRED |
| PHASE 2 | 224.0<br>119.0<br>107.0 | PARKING SP.<br>EXISTING SITE PARKING<br>OFF SITE PARKING REQUIRED |
| PHASE 3 | 244.0<br>119.0<br>147.0 | PARKING SP.<br>EXISTING SITE PARKING<br>OFF SITE PARKING REQUIRED |
| PHASE 4 | 418.0<br>119.0<br>299.0 | PARKING SP.<br>EXISTING SITE PARKING<br>OFF SITE PARKING REQUIRED |
- PARKING CALCULATIONS ASSUME THAT PROPOSED TENANT IMPROVEMENTS WILL BE 100% OCCUPIED
- IT WOULD BE MORE CORRECT TO ASSUME THAT THE REQUIRED PARKING REQUIREMENT SHOULD BE REDUCED BY 20 % BECAUSE MAX OCCUPANCY ONLY OCCURS 15% OF THE TIME.
- IT IS THE OWNER AND MANAGERS INTENTION TO PROVIDE VALEE PARKING WHICH WILL FURTHER REDUCE REQUIRED PARKING.
- IN MANY CASES WHEN THERE IS A LARGE BANQUET MANY PEOPLE WILL BE COMING IN VANS AND EVEN POSSIBLE BUSESSES.
- THE FUNCTIONS OF PHASES 3, & 4 HAVE BEEN DESIGNED FOR MAXIMU OCCUPANCIES AND MAY BE DESIGNED UP OR DOWN CREATING A DIFFERENCE IN THE PARKING REQUIREMENTS.
- 20% REDUCTION IN PARKING REQUIREMENTS WOULD EQUAL THE FOLLOWING:  
299 OFF SITE PARKING X 80 % = 239 OFF SITE PARKING REQ'D



**C.F.B.**  
ARCHITECTS

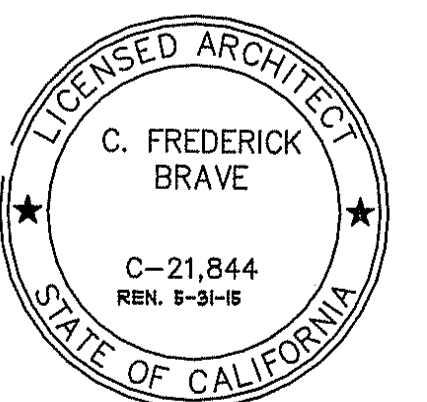
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11350 WHITE ROCK RD.  
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APN 072-0450-102 & 3

REVISIONS



PROJECT NO.

DATE 5/13/2014

SHEET TITLE

SCALE

SHEET NO.

**C-1.0**

111

**WHITE ROCK ROAD**

**FITZGERALD ROAD**

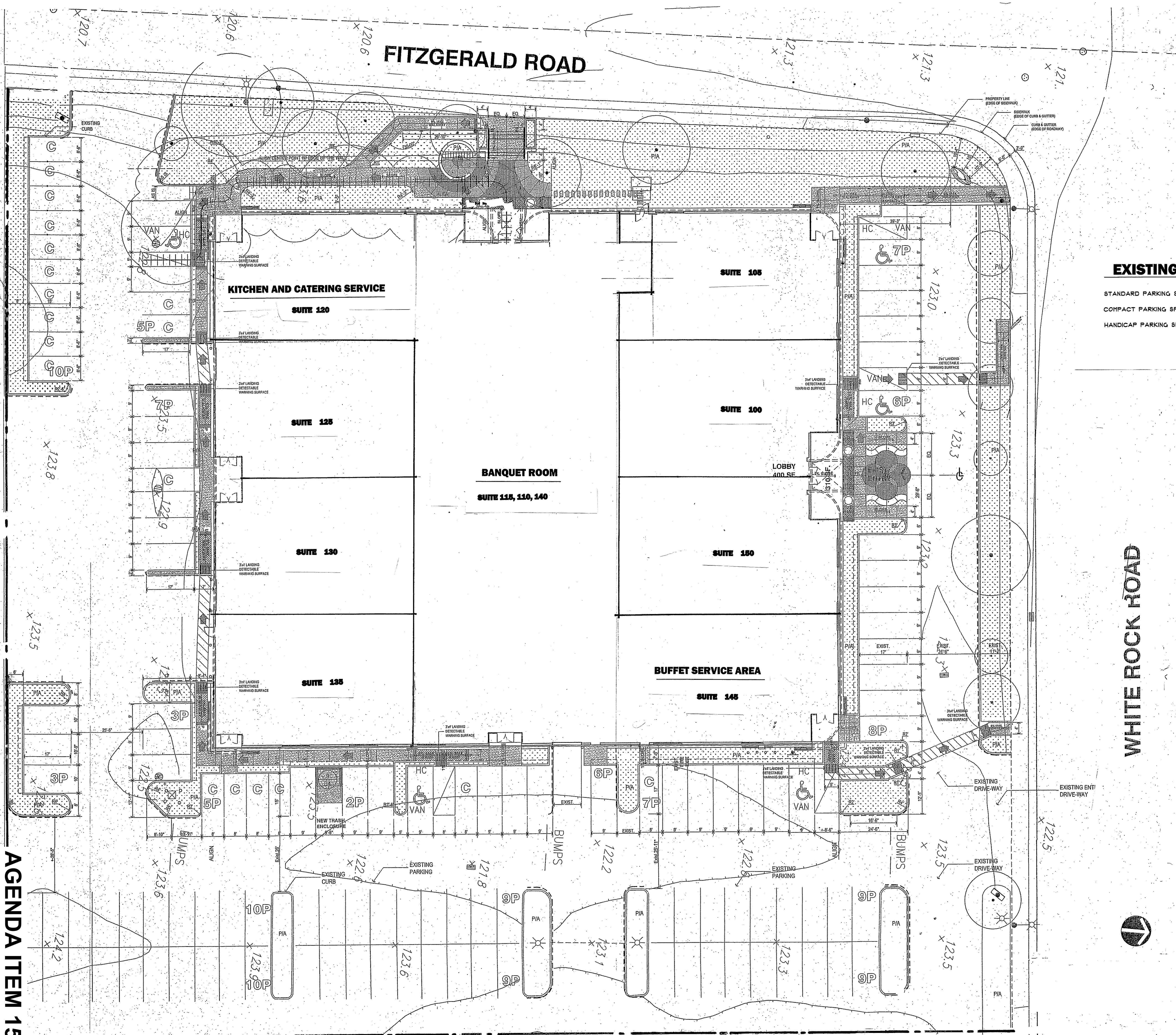
**PROPOSED INTERNATIONAL**

**RESTAURANT BUILDING**

**MCE BUILDING**

**MASTER SITE PLAN**





EXISTING BUILDING SITE PLAN

1/16"=1'-0"

WHITE ROCK ROAD

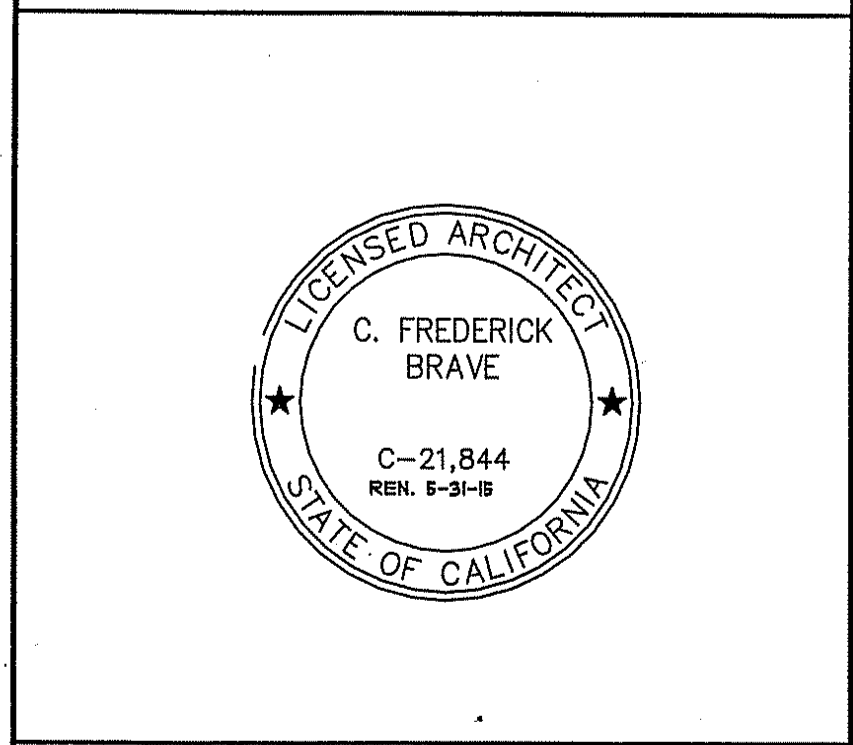
EXISTING PARKING

|                     |        |     |                      |
|---------------------|--------|-----|----------------------|
| STANDARD PARKING SP | 9 X 19 | 94  | PARKING SPACES       |
| COMPACT PARKING SP  | 8 X 16 | 20  | PARKING SPACES       |
| HANDICAP PARKING SP | 9 X 19 | 5   | PARKING SPACES       |
|                     |        | 119 | TOTAL PARKING SPACES |

INTERNATIONAL  
RESTAURANT

11350 WHITE ROCK RD.  
RANCHO CORDOVA CA.  
APN 012-0450-102 & 3

REVISIONS



PROJECT NO.

DATE 5/14/2014

SHEET TITLE

SCALE

SHEET NO.

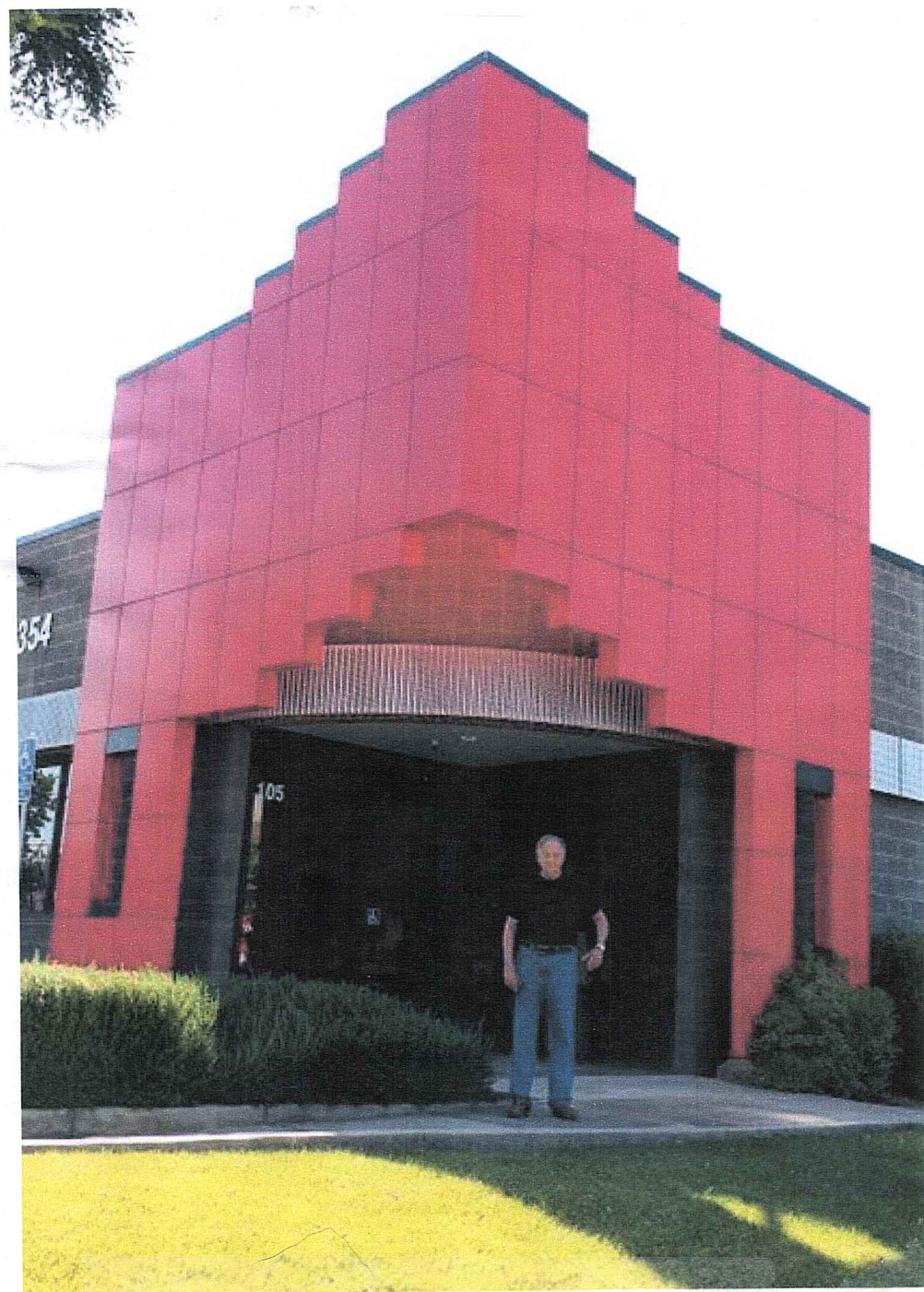
C-2.0

EXHIBIT A  
**C.F.B.**  
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916-416-1103  
  
FREDMAEB@YAHOO.COM





**MAIN ENTRANCE WHITE ROCK**



**NORTHWEST CORNER**



**NORTHEAST CORNER**



**MCE BUILDING**

**C.F.B.**  
ARCHITECTS

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916-416-1103

FREDMAEB@YAHOO.COM

**INTERNATIONAL  
RESTAURANT**

11350 WHITE ROCK RD.  
RANCHO CORDOVA CA.  
APN 012-0450-102 & 3

REVISIONS



PROJECT NO.

DATE 5/20/2014

SHEET TITLE

SCALE

SHEET NO.

**C-3.0**



**C.F.B.**  
ARCHITECTS

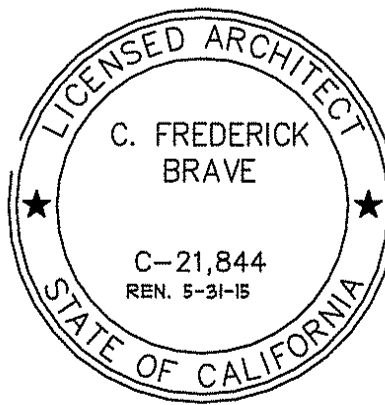
3333 SUNRISE BLVD  
RANCHO CORDOVA  
CALIFORNIA  
916-416-1103

FREDMAEB@YAHOO.COM

**INTERNATIONAL  
RESTAURANT**

11350 WHITE ROCK RD.  
RANCHO CORDOVA CA.  
APN 012-0450-102 & 3

REVISIONS



PROJECT NO.

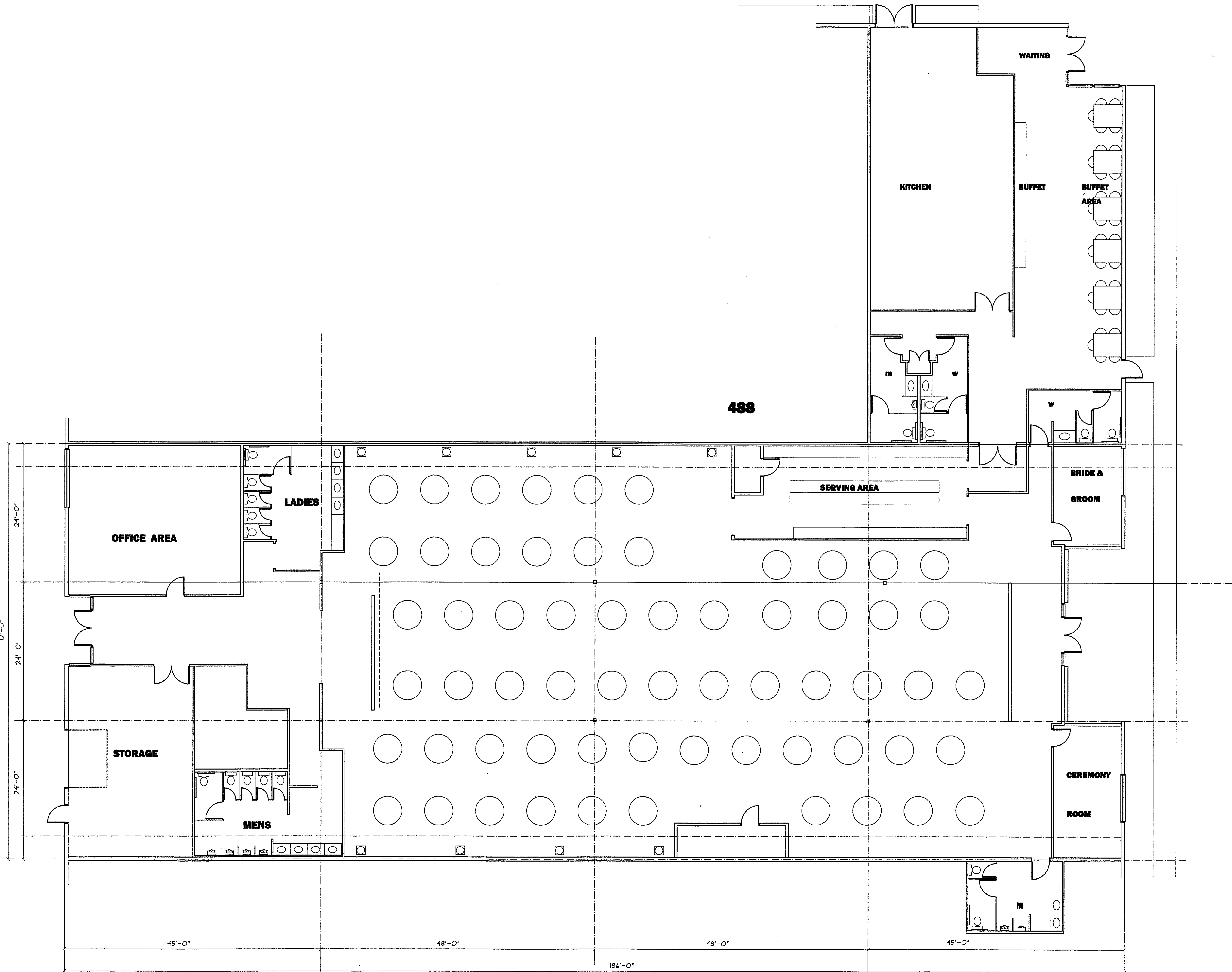
DATE 6/3/2014

SHEET TITLE

SCALE

SHEET NO.

**A-2.0**



**TENANT IMPROVEMENT FLOOR PLAN**  
1/8"=1'-0"

## Conditions of Approval

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Timing/<br>Implementation | Enforcement/<br>Monitoring | Verification<br>(date and<br><u>Signature</u> ) |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------|-------------------------------------------------|
| 1. | The project shall be constructed in substantial compliance with the Development and Project Plans ( <b>Exhibit A</b> ) and Conditions of Approval ( <b>Exhibit B</b> ). The project is located at 11354 White Rock Road (Assessor's Parcel Number: 072-0450-103-0000)                                                                                                                                                                            | On-Going                  | Planning                   |                                                 |
| 2. | The restaurant hours shall be limited to Monday through Sunday 10:00 a.m. to 8:00 p.m. while the special events will be limited to Monday through Friday 10:00 a.m. to 12:00 p.m. and Saturday to Sunday 10:00 a.m. to 2:00 a.m. Restaurant and special events are not allowed to occur outdoors and shall be restricted to the details listed in the applicants narrative.                                                                      | On-Going                  | Planning                   |                                                 |
| 3. | Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations.                                                                                                                                                                                                         | On-Going                  | Planning                   |                                                 |
| 4. | 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                   |                                                 |
| 5. | This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.                                                                                                                                                                                                                                                                                                               | On-Going                  | Planning                   |                                                 |
| 6. | The permit holder is hereby notified that failure to comply with any one of these conditions may result in the revocation of this permit, pursuant to the City of Rancho Cordova Zoning Code.                                                                                                                                                                                                                                                    | On-Going                  | Planning                   |                                                 |



## Conditions of Approval

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                                  |  |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------|--|
| 7.                                                   | All operations shall comply with the noise standards set forth in the city's General Plan and within the city's noise ordinance (Municipal code 6.68 "Noise Control").                                                                                                                                                                                                                                                                                                         | On-Going           | Planning                         |  |
| 8.                                                   | Should any formal complaints be submitted in regards to the impacts of this facility, the restaurant or special events operation will be reevaluated by the Planning Department. This re-evaluation may involve an amendment to the approved plans or scope, additional studies (noise, air quality, traffic), or the revocation of the permit.                                                                                                                                | On-Going           | Planning                         |  |
| 9.                                                   | Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at <a href="mailto:billings@cityofranchocordova.org">billings@cityofranchocordova.org</a> for the status of your account with the City. | On-Going           | Finance                          |  |
| 10.                                                  | Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.                                                                                                                                                                                                                                                                                                                     | On-Going           | Public Works                     |  |
| 11.                                                  | Potable water supply will be provided by the Sacramento County Water Agency (SCWA) to each parcel and each building. Any building permit applications will require review and approval Sacramento County Water Agency (SCWA) Code for all Zone 40 fees, efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for any vehicle washing.                                                                                          | On-Going           | SCWA                             |  |
| <b>Prior to Issuance of Certificate of Occupancy</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                                  |  |
| 12.                                                  | <p>To ensure safety for late night operations associated</p> <ol style="list-style-type: none"> <li>1. Proper lighting must be installed or in working order on the exterior building.</li> <li>2. No music provided outside of building.</li> <li>3. No alcohol on the premises without an ABC license.</li> <li>4. No loitering of guests outside in the parking lots.</li> <li>5. Armed Security must be provided for larger venues to</li> </ol>                           | Prior to Occupancy | Rancho Cordova Police Department |  |

## Conditions of Approval

|     |                                                                                                                                                                                                                                                                                                               |                    |                                                           |  |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------|--|
|     | monitor interior and exterior premises. Details of these events must be submitted to the Planning Department and Police Department for review and approval.                                                                                                                                                   |                    |                                                           |  |
| 13. | A third exit door will be required for the Banquet Room while building and fire plan review will be required for the buffet area. For further questions please contact Curtis J. Banks; Fire Inspector II- Metro Fire at 916-616-2579                                                                         | Prior to Occupancy | Sacramento Metropolitan Fire District/Building Department |  |
| 14. | A reciprocal parking agreement consistent with zoning code 23.719.090 shall be entered into for the project to utilize the adjacent 94-stall parking area (APN 072-0450-120-0000 and 072-0450-101-0000). Proof that this agreement has been recorded must be submitted to the Planning Department for review. | Prior to Occupancy | Planning                                                  |  |



072-0450-102,103  
JAMAL LLC  
PO BOX 293870  
SACRAMENTO CA 95829

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 100  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 105  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 110  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 115  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 120  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 125  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 130  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 135  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 140  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 145  
RANCHO CORDOVA CA 95742

072-0450-103  
OCCUPANT  
11354 WHITE ROCK RD # 150  
RANCHO CORDOVA CA 95742

072-0340-032  
STEVEN G & SCOTT AHLSTROM  
3166 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0340-033  
GEORGE LITTLE INVESTMENTS INC  
4125 WINTERS ST  
SACRAMENTO CA 95838

072-0340-033  
OCCUPANT  
11355 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-0340-057  
DANIEL & KAREN BENVENUTI  
4378 AUBURN BLVD #300  
SACRAMENTO CA 95841

072-0340-079  
DAPHNE D IMPEY  
5750 S WATT AVE  
SACRAMENTO CA 95829

072-0340-079  
OCCUPANT  
11341 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-0340-102  
OCCUPANT  
11340 WHITE ROCK RD # 100  
RANCHO CORDOVA CA 95742

072-0340-102  
OCCUPANT  
11340 WHITE ROCK RD # 200  
RANCHO CORDOVA CA 95742

072-0340-102,106  
D BENVENUTI HOLDINGS LLC  
4378 AUBURN BLVD #300  
SACRAMENTO CA 95841

072-0340-103  
LYON PROP MANAGEMENT LLC  
5906 ETIWANDA AVE  
RANCHO CUCAMON CA 91739

072-0340-103  
OCCUPANT  
3150 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0340-104  
OCCUPANT  
3144 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0340-104  
RAYMOND G ALVARADO  
4209 MEPHAM CT  
EL DORADO HLS CA 95673

072-0340-105  
CREEKSIDE LEASING LLC  
1116 SANDWICK WAY  
FOLSOM CA 95630

072-0340-105  
OCCUPANT  
3156 FITZGERALD RD # A  
RANCHO CORDOVA CA 95742

072-0340-105  
OCCUPANT  
3156 FITZGERALD RD # B  
RANCHO CORDOVA CA 95742

072-0340-106  
CYBERGUYS  
11321 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-0340-106  
EFILLIATE  
11321 WHITE ROCK RD  
RANCHO CORDOVA CA 95742



072-0340-106  
PACFUL  
11321 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-0340-106  
PITNEY-BOWES  
11321 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-0340-111  
OCCUPANT  
11380 SUNRISE PARK DR  
RANCHO CORDOVA CA 95742

072-0340-111/0670-003  
SFC LEASING L P  
3322 LUYUNG DR  
RANCHO CORDOVA CA 95742

072-0340-112  
OCCUPANT  
11386 SUNRISE PARK DR  
RANCHO CORDOVA CA 95742

072-0340-112  
SCHWARTZ FAMILY TRUST  
1921 SAPPHIRE WAY  
EL DORADO HILL CA 95762

072-0450-044  
OCCUPANT  
3167 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-044  
VIRGINIA R SMYTH REVOCABLE  
LIVING TRUST  
PO BOX 276629  
SACRAMENTO CA 95827

072-0450-045  
LUELLA B WILSON 2005 REVOCABLE  
TRUST  
PO BOX 35  
RANCHO CORDOVA CA 95741

072-0450-045  
OCCUPANT  
3169 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-046  
FIVE STAR CONCRETE INC  
3171 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-047  
CORBITT LIVING TRUST  
429 TROWBRIDGE LN  
FOLSOM CA 95630

072-0450-047  
OCCUPANT  
3173 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-048  
MARTIN L & COLLEEN A  
CECCHETTINI  
PO BOX 764  
ORANGEVALE CA 95662

072-0450-048  
OCCUPANT  
3175 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-049  
JOHN D HACKETT  
5209 MORRO BAY DR  
CARMICHAEL CA 95608

072-0450-049  
OCCUPANT  
3177 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-050  
OCCUPANT  
3179 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-050  
VOLL FAMILY TRUST  
4180 CAMERON RD  
CAMERON PARK CA 95682

072-0450-051  
KEVIN T & BONNIE M BUSSARD  
REVOCABLE FAMILY TRUST  
9341 GOLDEN GATE AVE  
ORANGEVALE CA 95662

072-0450-051  
OCCUPANT  
3181 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-052  
OCCUPANT  
3183 FITZGERALD RD  
RANCHO CORDOVA CA 95742

072-0450-052  
WILLIAM R & PATRICIA M WOOLSEY  
REVOCABLE TRUST  
8272 TWIN ROCKS RD  
GRANITE BAY CA 95746

072-0450-095-101,104  
JAMAL LLC  
PO BOX 293870  
SACRAMENTO CA 95829

072-0450-097  
OCCUPANT  
11380 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-0450-104  
OCCUPANT  
11380 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-0450-111  
CHRIS D & NEIL D OSTRANDER  
3158 LUYUNG DR  
RANCHO CORDOVA CA 95742

072-0450-111  
OCCUPANT  
3158 LUYUNG DR # A  
RANCHO CORDOVA CA 95742

072-0450-111  
OCCUPANT  
3158 LUYUNG DR #B  
RANCHO CORDOVA CA 95742

072-0450-112  
PAUL B BAKER  
3162 LUYUNG DR  
RANCHO CORDOVA CA 95742

072-0670-002  
BRENT HENDERSON  
9616 WEXFORD CIR  
GRANITE BAY CA 95746

072-0670-002  
OCCUPANT  
3115 GOLD VALLEY DR # A  
RANCHO CORDOVA CA 95742

072-0670-002  
OCCUPANT  
3115 GOLD VALLEY DR # B  
RANCHO CORDOVA CA 95742

072-1200-001  
CR & R INCORPORATED  
11292 WESTERN AVE  
STANTON CA 90680

072-1200-001  
OCCUPANT  
11421 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-1200-002,010,011  
CABOT & JOANNA ASHWILL  
3181 CAMERON PARK DR# 105  
CAMERON PARK CA 95682

072-1200-002  
OCCUPANT  
11419 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-1200-010  
OCCUPANT  
11403 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-1200-011  
OCCUPANT  
11401 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-1200-003,008,009  
SK LLC  
14341 PIERITE RD  
NEVADA CITY CA 95959

072-1200-003  
OCCUPANT  
11417 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

072-1200-008  
OCCUPANT  
11407 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

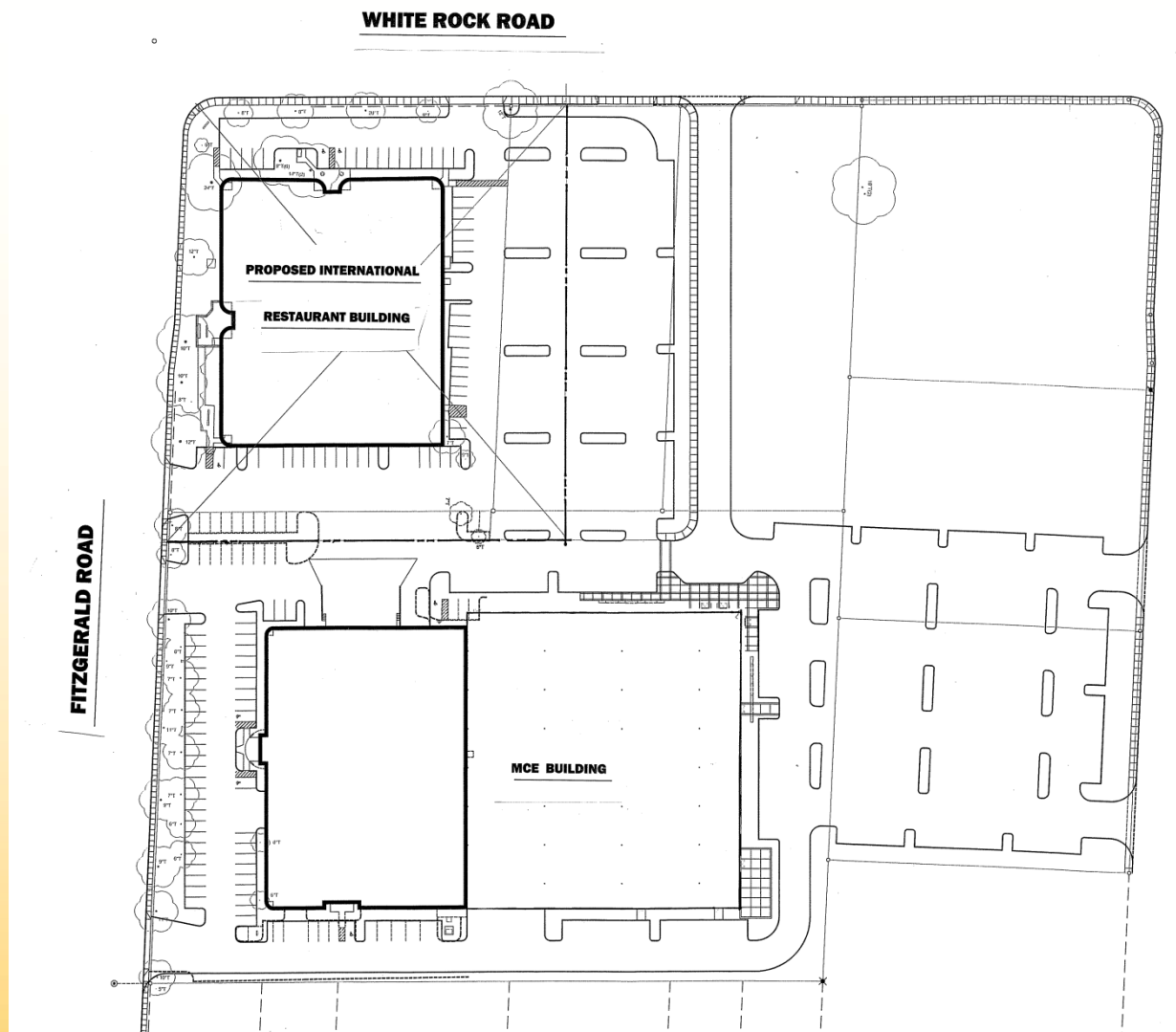
072-1200-009  
OCCUPANT  
11405 WHITE ROCK RD  
RANCHO CORDOVA CA 95742

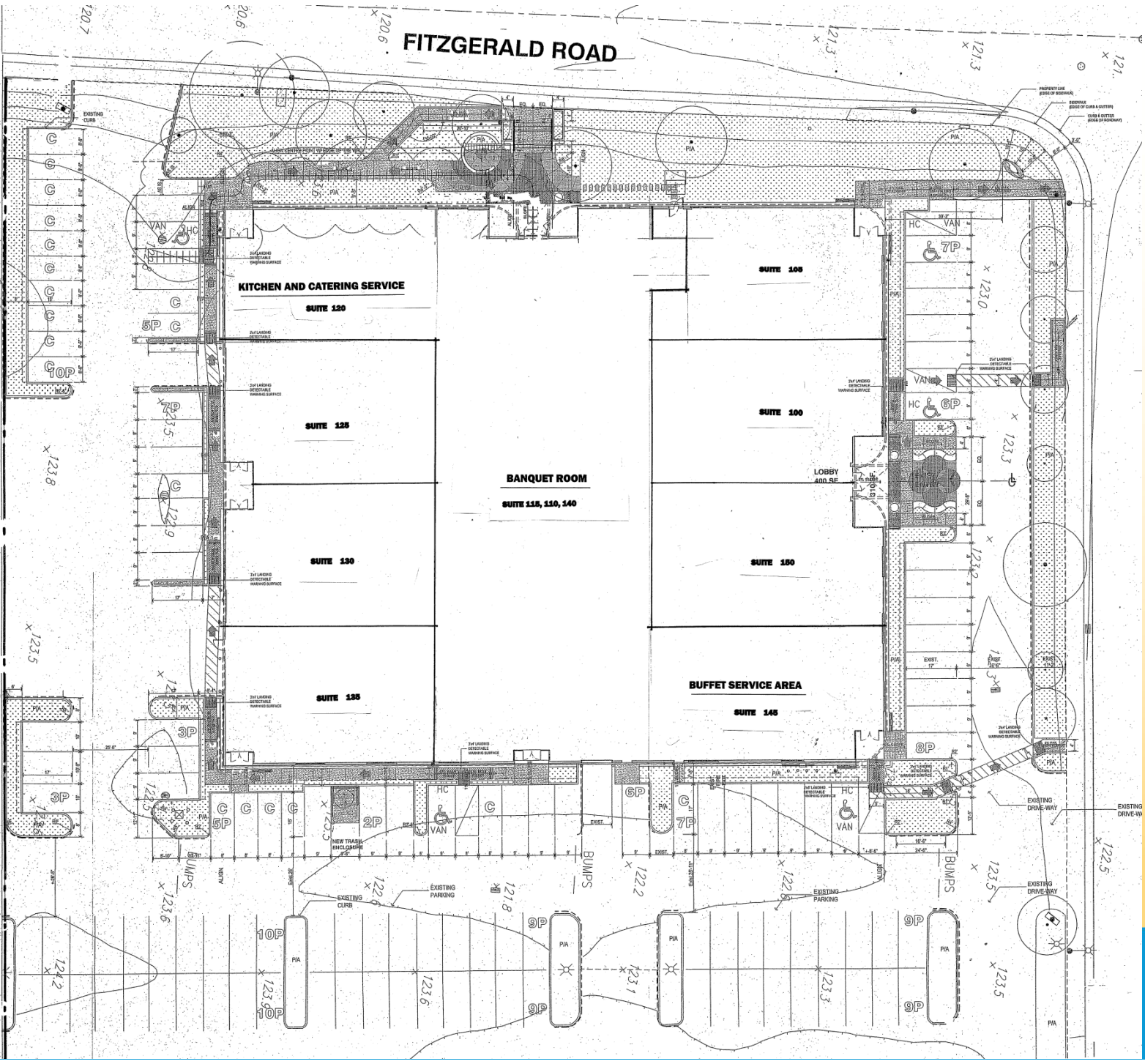
**THE PALACE BALLROOM CUP/AUP  
PROJECT NO. DD8497  
LOCATED AT 11354 WHITE ROCK ROAD**

**Rancho Cordova City Council  
Matthew Diaz, Project Planner  
October 20, 2014**









1. KITCHEN AS SHOWN IS EXISTING AND IMPROVEMENTS ARE BEING MADE UNDER RANCHO CORDOVA BUILDING PERMIT # 543852  
KITCHEN WILL PROVIDE FOOD FOR CATERING TO THE ADJACENT LOCAL COMMUNITIES, FOR PICK UP ROAD, THE BUFFET AND FOR THE PROPOSED INTERNATIONAL RESTAURANT AND BANQUET ROOM AND BUFFET AREA  
BUFFET AREA OF THE EXISTING KITCHEN WILL BE CONSIDERED A PART OF THIS CONDITIONAL USE PERMIT.  
SEATING FOR THE BUFFET AREA WILL BE FIXED TABLE.
2. KITCHEN IMPROVEMENTS ARE BEING CONSTRUCTED AND THE CATERING SERVICE IS SCHEDULED TO BE OPENED FOR BUSINESS ABOUT JUNE 12 2014
3. THE EXISTING CATERING KITCHEN WILL PROVIDE FOOD FOR THE NEW RESTAURANT AND BANQUET ROOM AND FINALLY THE BUFFET AREA
4. PHASES OF DEVELOPMENT WILL BE AS FOLLOWS

|       |   |                                |                                                  |
|-------|---|--------------------------------|--------------------------------------------------|
| PHASE | 1 | SMALL BUFFET AREA, BANQUET RM  | SUITE 120<br>SUITE 115<br>SUITE 110<br>SUITE 140 |
| PHASE | 2 | LARGE BUFFET ROOM              | SUITE 145                                        |
| PHASE | 3 | AUXILLARY SMALL GATHERING ROOM | SUITE 105                                        |
| PHASE | 4 | MAIN ENTRANCE TO BANQUET ROOM  | SUITE 100                                        |
| PHASE | 4 | MAIN ENTRANCE TO BANQUET ROOM  | SUITE 150                                        |

## MEMORANDUM

**DATE:** October 20, 2014

**TO:** Honorable Mayor and Council Members

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

**SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE SACRAMENTO ABANDONED VEHICLE SERVICE AUTHORITY (SAVSA)**



### **RECOMMENDATION**

Adopt Resolution No. 113-2014.

### **RESULT OF RECOMMENDED ACTION**

Adoption of this resolution will allow the City to enter into a contract with the Sacramento Abandoned Vehicle Service Authority and join the Authority for the purpose of managing an abandoned vehicle abatement program including receipt and distribution of funds derived from vehicle registration fees.

### **BACKGROUND**

The purpose and goal of this contract is to utilize Vehicle Code Section 22710 for the purpose of managing an abandoned vehicle program. SAVSA provides funding to participating cities to enhance their nuisance vehicle abatement efforts. Rancho Cordova is the only city not currently in the program.

Rancho Cordova Municipal Code Chapter 6.56 Abandoned Vehicles has provisions for conducting vehicle abatement.

The SAVSA strives to accomplish the citywide goals outlined in the "Growing Strong Neighborhoods" project:

- Promote the positive image of Rancho Cordova.
- Ensure a safe, inviting and livable community.
- Ensure the availability of the best public services in the region while practicing sound financial management.

### **ATTACHMENT**

Resolution No. 113-2014, including Exhibit A – Rancho Cordova Municipal Code Chapter 6.56 Abandoned Vehicles and Exhibit B – Agreement Between SAVSA and the City.

2344126.1



**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 113-2014**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AGREEING TO JOIN THE SACRAMENTO COUNTY ABANDONED VEHICLE ABATEMENT  
AUTHORITY FOR THE PURPOSE OF RECEIVING REIMBURSEMENT FOR THE COST  
OF ABATING ABANDONED, UNREGISTERED AND INOPERABLE VEHICLES IN  
THE CITY OF RANCHO CORDOVA**

**WHEREAS**, The City of Rancho Cordova, wishes to join the Sacramento County Abandoned Vehicle Service Authority; and

**WHEREAS**, Section 22710 of the California Vehicle Code states that a service authority for the abatement of abandoned vehicles may be established in any city or county if the legislative body of that jurisdiction has adopted a resolution providing for the establishment or designation of the abandoned vehicle authority; and

**WHEREAS**, Section 9250.7 of the California Vehicle Code allows counties and cities to establish Abandoned Vehicle Service Authorities and to impose a one dollar additional registration fee on all vehicles; and

**WHEREAS**, the provisions of section 22710 and 9250.7 allow the City of Rancho Cordova to recover costs for vehicle abatement from the Sacramento Abandoned Vehicle Authority; and

**WHEREAS**, the City of Rancho Cordova has an ongoing program to remove abandoned vehicles through the Police Department, as authorized under Chapter 6.56 of the Rancho Cordova Municipal Code, attached hereto as Exhibit A; and

**WHEREAS**, funds are needed to defray the costs of the City of Rancho Cordova's vehicle abatement efforts.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** does authorize:

- 1) Joining the Sacramento County Abandoned Vehicle Service Authority.
- 2) The City Manager, or his designee, to execute the Agreement attached hereto as Exhibit B between the City and the Sacramento Abandoned Vehicle Service Authority

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_ day of \_\_\_\_\_, 2014 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Dan Skoglund, Mayor

**ATTEST:**

---

Mindy Cuppy, MMC, City Clerk

2343675.1

## Chapter 6.56 ABANDONED VEHICLES

### Sections:

- [6.56.010](#) Purposes.
- [6.56.020](#) Definitions.
- [6.56.030](#) Definitions – Vehicle.
- [6.56.040](#) Definitions – Motor vehicle.
- [6.56.050](#) Definitions – Highway.
- [6.56.060](#) Definitions – Street.
- [6.56.070](#) Definitions – Director.
- [6.56.080](#) Definitions – Property owner.
- [6.56.090](#) Definitions – Vehicle owner.
- [6.56.100](#) Definitions – Hearing officer.
- [6.56.110](#) Definitions – Abandoned.
- [6.56.120](#) Definitions – Dismantled.
- [6.56.130](#) Definitions – Inoperative.
- [6.56.140](#) Definitions – Wrecked.
- [6.56.150](#) Application of chapter.
- [6.56.160](#) Application of chapter – Exceptions.
- [6.56.170](#) City's remedies nonexclusive.
- [6.56.180](#) Enforcement responsibility.
- [6.56.190](#) Public nuisance – Director's determination.
- [6.56.200](#) Notice of intention to abate and remove vehicle.
- [6.56.210](#) Notice of intention to abate and remove vehicle – Required contents.
- [6.56.220](#) Notice of intention to abate and remove vehicle – Exceptions.
- [6.56.230](#) Hearing rights.
- [6.56.240](#) Public hearings – Notice.
- [6.56.250](#) Public hearings – Hearing officer.
- [6.56.260](#) Public hearings – Procedure.
- [6.56.270](#) Public hearings – Decision.
- [6.56.280](#) Vehicle disposition.
- [6.56.290](#) Vehicle disposition – By director.
- [6.56.300](#) Vehicle disposition – Notice to DMV.
- [6.56.310](#) Vehicle disposition – Low-valued vehicle.
- [6.56.320](#) Assessment of cost against real property.
- [6.56.330](#) Assessment of cost against real property – Recordation of abatement lien.

- [6.56.340](#) Assessment of cost against real property – Release of abatement lien.
- [6.56.350](#) Recovery of costs – Abandoned vehicles.
- [6.56.360](#) Enforcement of parking regulations.
- [6.56.370](#) Treble cost.

#### **6.56.010 Purposes.**

This chapter is enacted under the authority of Sections 22660 and 22710 of the Vehicle Code, for the purpose of establishing procedures for the abatement and removal, as public nuisances, of abandoned, wrecked, dismantled or inoperative vehicles, or parts thereof, from private or public property in the city of Rancho Cordova, including highways, and for the recovery of the cost of such removal and administration of this chapter.

The existence, accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles, or parts thereof, creates conditions likely to reduce the value of real property in the vicinity, promote blight and deterioration, invite plundering, create fire hazards and harborage for rodents and insects, and is injurious to the public peace, health, safety, and general welfare. The presence of abandoned, wrecked, dismantled, or inoperative vehicles, or parts thereof, within the city of Rancho Cordova constitutes a public nuisance, which the city of Rancho Cordova is empowered to abate and remove in accordance with the provisions of this chapter. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 0876 § 1, 1992; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970].

#### **6.56.020 Definitions.**

The meanings ascribed to the terms set forth under RCMC [6.56.030](#) through [6.56.140](#) shall govern the interpretation of this chapter. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970].

#### **6.56.030 Definitions – Vehicle.**

“Vehicle” shall mean a device by which any person or property may be propelled, moved, or drawn upon a highway, excepting a device moved exclusively by human power or used exclusively upon stationary rails or tracks. “Vehicle” includes any motor vehicle. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970; SCC 1061 § 3, 1969].

#### **6.56.040 Definitions – Motor vehicle.**

“Motor vehicle” shall mean a vehicle which is self-propelled. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970; SCC 1061 § 4, 1969].



**6.56.050 Definitions – Highway.**

“Highway” shall mean a way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel. “Highway” includes street. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970; SCC 1061 § 5, 1969].

**6.56.060 Definitions – Street.**

“Street” shall mean a way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel. “Street” includes highway. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970; SCC 1061 § 6, 1969].

**6.56.070 Definitions – Director.**

“Director” shall mean the director of the neighborhood services division and any subordinate city officer or employee to whom he or she delegates any duty imposed upon or authority vested in the director under this chapter. [Revised during 2008 codification; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970; SCC 1061 § 7, 1969].

**6.56.080 Definitions – Property owner.**

“Property owner” shall mean the owner of the land where a vehicle or part thereof subject to regulation pursuant to this chapter is situated, as shown on the last equalized assessment roll of the county. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 21 § 1, 1970; SCC 1 § 11 (part), 1970; SCC 1061 § 8, 1969].

**6.56.090 Definitions – Vehicle owner.**

“Vehicle owner” shall mean both the last registered owner, within the meaning of Section 505 of the Vehicle Code, and the last legal owner, within the meaning of Section 370 of the Vehicle Code, of a vehicle or part thereof subject to regulation pursuant to this chapter, as shown in the records of the Department of Motor Vehicles. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 21 § 3, 1970].

**6.56.100 Definitions – Hearing officer.**

“Hearing officer” shall mean a person to whom the city manager has assigned hearing responsibilities in accordance with this chapter. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 21 § 4, 1970; SCC 1 § 11 (part), 1970; SCC 1061 § 10, 1969].

**6.56.110 Definitions – Abandoned.**

“Abandoned” shall mean the status of a vehicle or part thereof when the vehicle owner has ceased to assert or exercise any interest, right or title therein without intent to resume or reassert such interest, right or title. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 21 § 5, 1970; SCC 1 § 11 (part) 1970; SCC 1061 § 11, 1969].

#### **6.56.120 Definitions – Dismantled.**

“Dismantled” shall mean the condition of a vehicle which has been taken apart, or to pieces, and/or stripped, or otherwise deprived of any of its integral parts or equipment. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970; SCC 1061 § 12, 1969].

#### **6.56.130 Definitions – Inoperative.**

“Inoperative” shall mean the condition of a vehicle which is physically incapable of working, functioning, or otherwise operating to produce its designed effect. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970; SCC 1061 § 13, 1969].

#### **6.56.140 Definitions – Wrecked.**

“Wrecked” shall mean the condition of a vehicle which consists of disordered or broken remains, or which has been brought to a physically impaired or unsound condition or other ruinous state by reason of collision, crash or other forceful impact. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 21 § 6, 1970; SCC 1 § 11 (part) 1970; SCC 1061 § 13, 1969].

#### **6.56.150 Application of chapter.**

Except as otherwise expressly provided by RCMC [6.56.160](#) and [6.56.360](#) and the procedures adopted pursuant to the latter section, this chapter shall apply to abandoned, wrecked, dismantled, or inoperative vehicles, or any part thereof, situated upon any private or public property, including highways, within the city of Rancho Cordova. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 0876 § 2, 1992; SCC 730 § 2, 1988].

#### **6.56.160 Application of chapter – Exceptions.**

A. This chapter shall not apply to any vehicle or part thereof which is either:

1. Completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property; or
2. Stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler, licensed vehicle dealer, or a junk yard; or

3. Stored upon private property in the manner authorized by Section 301-04.7 of the Rancho Cordova zoning code.

B. The exceptions provided by this section shall not be construed to authorize the maintenance of a public or private nuisance, as such nuisance may be defined under any provisions of law other than Chapter 10 (commencing with Section 22650) of Division 11 of the Vehicle Code. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

#### **6.56.170 City's remedies nonexclusive.**

This chapter shall not be construed as excluding any other lawful remedies available to the city of Rancho Cordova for regulation, abatement, and/or removal of abandoned, wrecked, dismantled, or inoperative vehicles situated within the city of Rancho Cordova. The procedures provided by this chapter shall be in addition to any other applicable regulations, statutes, or ordinances heretofore or hereafter enacted by the state of California, this city, or any other entity having jurisdiction in the matter. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

#### **6.56.180 Enforcement responsibility.**

The director is charged with the responsibility of administering this chapter and exercising the authority conferred thereby. The director may enter upon private property for purposes of administering and enforcing this chapter, to examine a vehicle or part thereof, to obtain information as to the identity of the vehicle, and to remove or cause to be removed a vehicle or part thereof declared to be a nuisance pursuant to this chapter. Any other person, firm or corporation authorized by the city to remove vehicles from property for purposes of enforcement of this chapter may enter upon private property to perform such removal, upon request by the director. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

#### **6.56.190 Public nuisance – Director's determination.**

If the director finds that reasonable grounds exist to believe that a vehicle or part thereof is abandoned, wrecked, dismantled or inoperative at any location to which this chapter applies pursuant to RCMC [6.56.150](#), the director shall declare such vehicle or part to be a public nuisance, and thereupon proceed to abate such nuisance in the manner prescribed by this chapter. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

#### **6.56.200 Notice of intention to abate and remove vehicle.**

Except as otherwise provided by RCMC [6.56.220](#), the director shall issue not less than 10 days' advance written notice of intention to abate and remove any vehicle or part thereof which the director has determined to be a public nuisance pursuant to RCMC [6.56.190](#). The director

shall mail such notice by registered or certified mail to the property owner and to the vehicle owner, unless the vehicle is in such condition that identification numbers are not available to determine vehicle ownership. The director shall post a copy of the notice upon or at the site of such vehicle or part. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

**6.56.210 Notice of intention to abate and remove vehicle – Required contents.**

The notice required by RCMC [6.56.200](#) shall contain a statement of the hearing rights of the property owner and of the vehicle owner, in accordance with RCMC [6.56.230](#). Such statement shall include notice to the property owner that he or she may either appear in person at a hearing or submit a sworn written statement denying responsibility for the presence of the vehicle or part thereof on his or her land, with the reasons for such denial, in lieu of appearing.

The notice shall specify the address of the real property where such vehicle or part is situated, a description identifying such vehicle or part, and the condition thereof found by the director to constitute a public nuisance, the section(s) of this chapter found by the director to have been violated, and state that either voluntary abatement thereof or request for a hearing must be made by the property owner or vehicle owner, in the manner prescribed by RCMC [6.56.230](#), within 10 days from the date of such notice, and that the failure to so request such a hearing shall constitute waiver of the right thereof. Such notice shall specify that if the abatement is made by the city costs may be assessed against the property owner in accordance with Section 38773 et seq. of the Government Code, or, in the case of an abandoned vehicle, against the last registered owner of record, in accordance with Section 22524 of the Vehicle Code. [Ord. 38-2007 § 1 (Exh. 1(E)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

**6.56.220 Notice of intention to abate and remove vehicle – Exceptions.**

The director shall not be required to issue notice pursuant to RCMC [6.56.200](#) if:

A. The property owner and vehicle owner have each signed releases authorizing removal and waiving further interest in the vehicle or part thereof; or

B. The vehicle or part is:

1. Inoperable due to the absence of a motor, transmission or wheels; and
2. Is incapable of being towed; and
3. Is valued at less than \$300.00 by a person specified in Section 22855 of the Vehicle Code; and



4. Is determined by the director to be a public nuisance presenting an immediate threat to public health or safety; and
5. Is located on a parcel that is either zoned for agricultural use or not improved with a residential structure containing one or more dwelling units; and
6. The property owner has signed a release authorizing removal and waiving further interest in the vehicle or part. [Ord. 38-2007 § 1 (Exh. 1(E)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

**6.56.230 Hearing rights.**

Either within 10 days after the date of the notice of intention prescribed by RCMC [6.56.200](#) is mailed, or at the time of signing a release pursuant to RCMC [6.56.220](#)(A) or (B)(6), the property owner and/or the vehicle owner may request that a public hearing be held prior to removal of the vehicle or part thereof by the city. Such request shall be made in writing at the office of the director, and, if mailed, shall be deemed timely if postmarked not later than the tenth day following the date such notice of intention was mailed.

If the property owner submits a sworn written statement pursuant to RCMC [6.56.210](#) denying responsibility for the presence of the vehicle or part on his or her land, within the 10-day period prescribed by this section, such statement shall be construed a request for hearing which does not require the presence of the property owner. If no request for hearing is received by the director within the time prescribed by this section, the director shall cause the vehicle or part to be removed and disposed of in the manner authorized by this chapter. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

**6.56.240 Public hearings – Notice.**

Whenever a hearing is requested in accordance with RCMC [6.56.230](#), the director shall issue a notice of hearing before a hearing officer. The notice of hearing shall specify the time, date, place, and purpose of the hearing, and shall be served upon the requesting party either personally or by certified mail, return receipt requested, not less than five calendar days prior to the hearing date. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

**6.56.250 Public hearings – Hearing officer.**

The city manager shall be authorized to assign responsibility for conducting the hearings required from time to time by this chapter to any person described by RCMC 4.02.095. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

**6.56.260 Public hearings – Procedure.**

Upon the date, and at the time and place, specified for hearing in the notice of hearing required by RCMC [6.56.240](#), the hearing officer shall proceed to hear the testimony of the director, the requesting party, and any other competent persons respecting the condition of the vehicle or part constituting the subject of the hearing, and any other relevant facts concerning the matter. The property owner may either appear in person at the hearing or present a sworn written statement denying responsibility for the presence of the vehicle on his or her land, with the reasons for such denial.

During the hearing, the burden of proof shall rest with the director. The provisions of the California Administrative Procedure Act (commencing with 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. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

#### **6.56.270 Public hearings – Decision.**

Within seven days following the date on which the hearing is closed, the hearing officer shall issue a written decision which either affirms or reverses the director's determination made pursuant to RCMC [6.56.190](#), and which contains findings of fact and conclusions. If the hearing officer affirms the director's determination, such decision shall direct the property owner and/or vehicle owner to abate the nuisance within the time prescribed by this section. Such decision shall give notice that if the nuisance is not so abated it may be abated by the director in such manner as the director deems proper, and that the expense thereof may be made a lien against the real property involved, in accordance with Section 38773 et seq. of the Government Code, or, in the case of an abandoned vehicle, that such expense may be recovered from the last registered owner of record thereof, pursuant to Section 22524 of the Vehicle Code; provided, however, that if the hearing officer has found that the vehicle or part constituting the nuisance was placed upon the land without the consent of the property owner, and that the property owner has not subsequently acquiesced to its presence, the director shall not assess such costs against the real property, or otherwise attempt to collect such costs from the property owner. The decision shall require that abatement of the nuisance by the property owner and/or vehicle owner be physically completed within five days after service of such decision or, in the alternative, within such time as the director shall determine to be reasonable under all of the circumstances.

The decision shall inform the requesting party that the time for judicial review is governed by Section 1094.6 of the Code of Civil Procedure. Copies of the decision shall be forthwith served upon the parties, either by personal delivery or by certified mail, return receipt requested. The decision shall be final without further right of administrative review when signed

by the hearing officer and served as herein prescribed. [Revised during 2008 codification; Ord. 38-2007 § 1 (Exh. 1(E)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

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**6.56.280 Vehicle disposition.**

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After a vehicle has been removed pursuant to this chapter, such vehicle shall not be reconstructed or made operable unless it is a vehicle which qualifies for either horseless carriage license plates or historical vehicle license plates, pursuant to Section 5004 of the Vehicle Code. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

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**6.56.290 Vehicle disposition – By director.**

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The director may dispose of a vehicle or part thereof under this chapter by removal thereof to a licensed scrapyard, automobile dismantler's yard, or other site authorized by Section 22662 of the Vehicle Code. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

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**6.56.300 Vehicle disposition – Notice to DMV.**

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Within five days following the date of removal of a vehicle or part thereof under this chapter, the director shall give notice of such removal to the Department of Motor Vehicles, identifying the vehicle or part, together with any evidence of registration obtained by the director, including, without limitation, the registration card, certificate of ownership, or license plate. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

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**6.56.310 Vehicle disposition – Low-valued vehicle.**

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Prior to final disposition of a vehicle described by RCMC [6.56.220\(B\)](#), for which evidence of registration was recovered, the director shall provide the vehicle owner with written notice of intent to dispose of the vehicle or part from a site authorized by Section 22662 of the Vehicle Code. Such notice shall state that if the vehicle or part is not claimed and removed within 12 days following the date such notice is mailed, final disposition shall proceed. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

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**6.56.320 Assessment of cost against real property.**

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Except as otherwise provided by RCMC [6.56.270](#), if the property owner fails to pay, upon demand, the cost of abatement incurred by the city in the enforcement and administration of this chapter, such costs may be especially assessed against the real property involved, pursuant to Section 38773 et seq. of the Government Code. Such assessment shall be collected at the same time and in the same manner as are county ad valorem property taxes.

Cost of enforcement and administration of this chapter shall include, but not be limited to,

charges for each vehicle cited under this chapter, a towing fee for each vehicle towed pursuant to this chapter and a fee to cover the cost of hearing officer staff time involved in hearings required by this chapter, inspection of vehicles and other property, publication, mailing and posting of notices, conducting hearings, processing appeals and pursuing any judicial action. Such charges shall be established from time to time by resolution of the city council and shall not exceed the actual cost of the city of enforcement and administration of this chapter. [Ord. 38-2007 § 1 (Exh. 1(E)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 0876 § 3, 1992; SCC 730 § 2, 1988].

#### **6.56.330 Assessment of cost against real property – Recordation of abatement lien.**

In the case of any special assessment made pursuant to RCMC [6.56.320](#), the director shall cause a notice of abatement lien to be recorded in the office of the county recorder. Such notice shall identify the property owner, or possessor of the property, his or her last known address of record, the date upon which abatement was ordered by the hearing officer, the date that the abatement was completed, a description of the real property subject to the lien, and the amount of the abatement costs. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

#### **6.56.340 Assessment of cost against real property – Release of abatement lien.**

The director may release or subordinate an abatement lien imposed under this chapter in the same manner as provided by law for release or subordination of a judgment lien on real property. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

#### **6.56.350 Recovery of costs – Abandoned vehicles.**

Pursuant to Section 22524 of the Vehicle Code, the director shall be authorized to seek recovery of costs incurred by the city for the removal and disposition of an abandoned vehicle from the last registered owner thereof. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

#### **6.56.360 Enforcement of parking regulations.**

Civilian employees of the neighborhood services division of the city of Rancho Cordova are hereby authorized, in addition to any other persons so authorized, to enforce the provisions of Chapter 10.24 RCMC regarding parking regulations. The administrative procedures established by this chapter shall not apply to enforcement of such regulations. Instead, according to the purposes of RCMC 10.24.150, the neighborhood services division shall establish procedures which conform to the requirements of Chapters 9 and 10 of Division 11 of the Vehicle Code of the state of California. [Revised during 2008 codification; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 0876 § 4, 1992].



**6.56.370 Treble cost.**

Pursuant to Section 38773.7 of the Government Code, upon entry of a second or subsequent civil or criminal judgment within a two-year period, finding that an owner is responsible for a condition that may be abated pursuant to Section 38773 et seq. of the Government Code, a court might order the owner to pay treble the cost of the abatement. [Ord. 38-2007 § 1 (Exh. 1(E)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 0876 § 5, 1992].

**EXHIBIT B****AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND  
THE SACRAMENTO ABANDONED VEHICLE SERVICE AUTHORITY**

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by and between the Sacramento Abandoned Vehicle Service Authority, a Service Authority for the abatement of abandoned vehicles established pursuant to the provisions of Section 22710 of the California Vehicle Code, (hereinafter called "Authority"), and the City of Rancho Cordova, a California Municipal Corporation, (hereinafter called "Entity").

**RECITALS:**

WHEREAS, Authority was established pursuant to Vehicle Code Section 22710 as a Service Authority for the purpose of managing an abandoned vehicle abatement program including receipt and distribution of funds derived from vehicle registration fees: and

WHEREAS, Authority and Entity desire to enter into this Agreement to implement Authority's Abandoned Vehicle Abatement Program:

NOW THEREFORE, the parties hereto agree as follows:

1. Definition. Unless the context otherwise requires, as used in this Contract, the following terms shall have the following meanings:
  - A. "Contract" means this agreement.
  - B. "Act" means Senate Bill 106 of the California Legislature, 2000-2001 Regular Session, and the provisions of the Vehicle Code which this legislation modified.
2. Purpose. In accordance with the provisions of the Act and with enabling resolutions and ordinances adopted by the Authority and the Entity, the purpose of this Contract is to provide for the allocation by the Authority of vehicle registration fee revenue and the expenditure thereof by the Entity to carry out the Authority's Abandoned Vehicle Abatement Plan.
3. Vehicle Registration Fee Allocation. Vehicle registration fee revenue shall be allocated and disbursed in accordance with the Authority's Abandoned Vehicle Abatement Plan. A copy of said Abandoned Vehicle Abatement Plan is attached hereto as Exhibit "A" of this Contract and is incorporated by this reference as though fully set forth herein. In particular, the revenue from the vehicle registration fees shall be allocated as follows:
  - A. Reimbursement of actual contract costs incurred by the Sacramento Transportation Authority for services provided to the Authority.
  - B. Of the remainder, after costs described in "A" above are deducted, 50 percent shall be disbursed based on that percentage of the total remaining funds that is equal to the percentage of abandoned vehicles abated by the Entity in relation to the total number of abandoned vehicles abated by all Authority entities as a whole, and 50 percent shall be disbursed based on the relative population of each Entity.

**EXHIBIT B**

4. Contract Term. The term of this contract expires April 30, 2022.
5. Use of Funds. Revenue disbursed to the Entity may only be expended for the activities necessary to accomplish the Authority's Abandoned Vehicle Abatement Plan.
6. Accounting Requirements. The Entity shall conform to the revenue distribution and reporting procedures in the Sacramento Abandoned Vehicle Abatement Plan, attached hereto as Exhibit "A".

IN WITNESS THEREOF, the parties promise and agree to abide by the terms of this Contract as set forth above.

SACRAMENTO TRANSPORTATION AUTHORITY/  
SACRAMENTO ABANDONED VEHICLE SERVICE AUTHORITY

\_\_\_\_\_  
Brian A. Williams, Executive Director

\_\_\_\_\_  
Date

CITY OF RANCHO CORDOVA

\_\_\_\_\_  
Signature of Authorized Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Officer's Printed Name

\_\_\_\_\_  
Authorized Officer's Title





# Year in Review

- ▶ Kids Day in the Park–Bike Rodeo
- ▶ Recycle Theft Reduction
- ▶ 4<sup>th</sup> of July parade and family fireworks
- ▶ Vagrancy and Panhandler Reduction
- ▶ Capital Air Show
- ▶ Christmas in Cordova
- ▶ Triathlon

# Intelligence Led Policing (ILP)

Program began 2/1/2014

- ▶ 127 Felony arrests (30% of all felony arrests)
- ▶ 21 Misdemeanor arrests (3% of total)
- ▶ 168 Parole/PRCS Contacts
  - 17 violations
- ▶ 614 Probation Contacts
  - 27 violations
- ▶ 230 grams of Methamphetamine
- ▶ 752 grams of Marijuana
- ▶ 6 Guns seized

# Social Media/Community Outreach

- ▶ Nextdoor
  - Supervisors and Managers have access to the system in an effort to give real-time information
- ▶ Facebook–Great citizen interaction
- ▶ Skype–Volunteer and Mod Duty Employees

# Juvenile Engagement

- ▶ J.A.D.E. – Juvenile Alcohol and Drug Education
  - Six hour program:
    - Mitchell Middle School
    - Mather Youth Academy
  - Ten hour program
    - Kinney Continuation School
    - Mather Middle School

School Resource Officers are working to implement the program at Mills Middle School



# Police Athletic League

- March Madness
  - 250 players and volunteers
- Kids Day in the Park
  - 110 bicycles and helmets given out
- Positive Altitudes
- Friday Night Out
  - 80 kids participated during 4 events
- Free Swim Day
  - 60 participants
- Fourth of July Parade
- Junior Giants
  - Reading and Art Night
- Folsom Prison Diversion Tour
  - 4 young men

# Juvenile Engagement cont.

- ▶ Youth Mentorship Project
  - Officers attend meetings and bond with students to in an effort to diminish negative law enforcement stereotypes.
  - Mills Middle School–BTM
    - approximately 45 students
    - grades 6<sup>th</sup> – 8th

# FOZ Enforcement

- ▶ FOZ (Folsom/Olson/Zinfandel) District
  - 4 Felony Arrests
  - 1 Misdemeanor Arrest
  - 44 Citations written
  - 133 suspicious subject contacts
  - 32 Probation/Parole Searches

## FOZ cont.

- ▶ Positive meetings with business managers
- ▶ Light rail fair blitz
- ▶ Combined POP, Motors, and OT patrol enforcement
- ▶ SSD Off Duty possibility

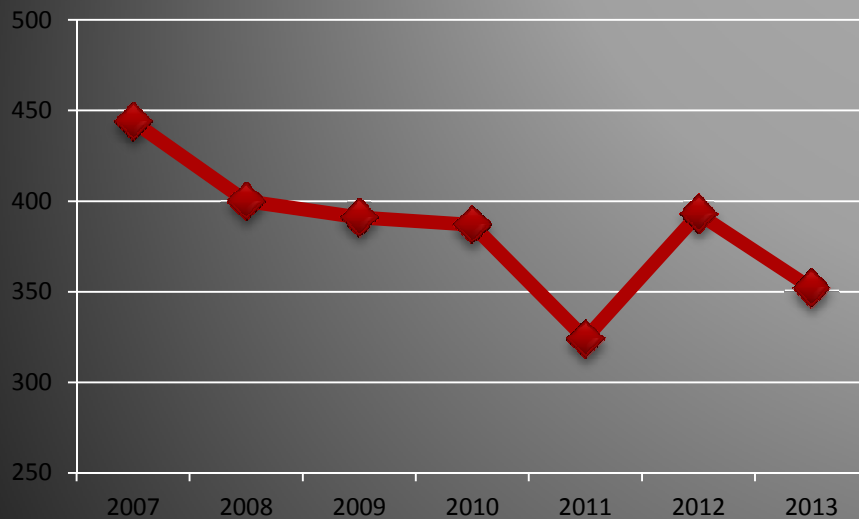


# Crime Trends



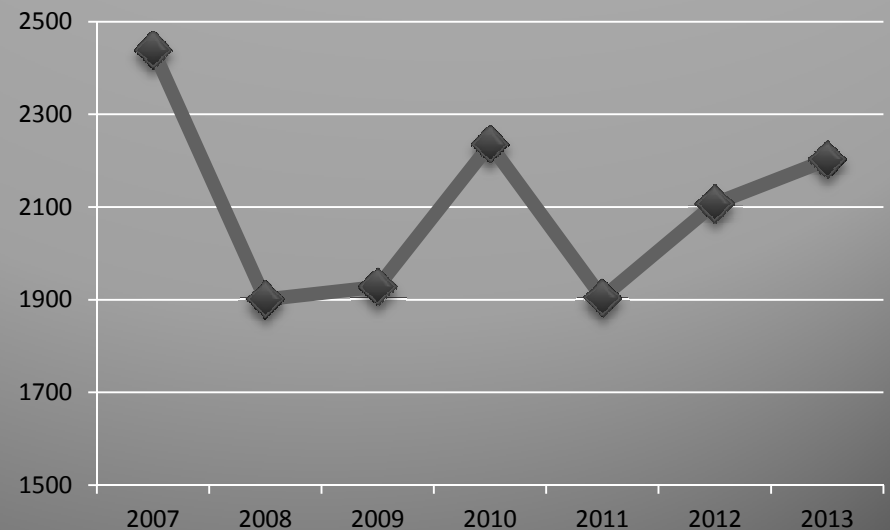
# 7 Year Crime Trend

## ► Violent Crimes



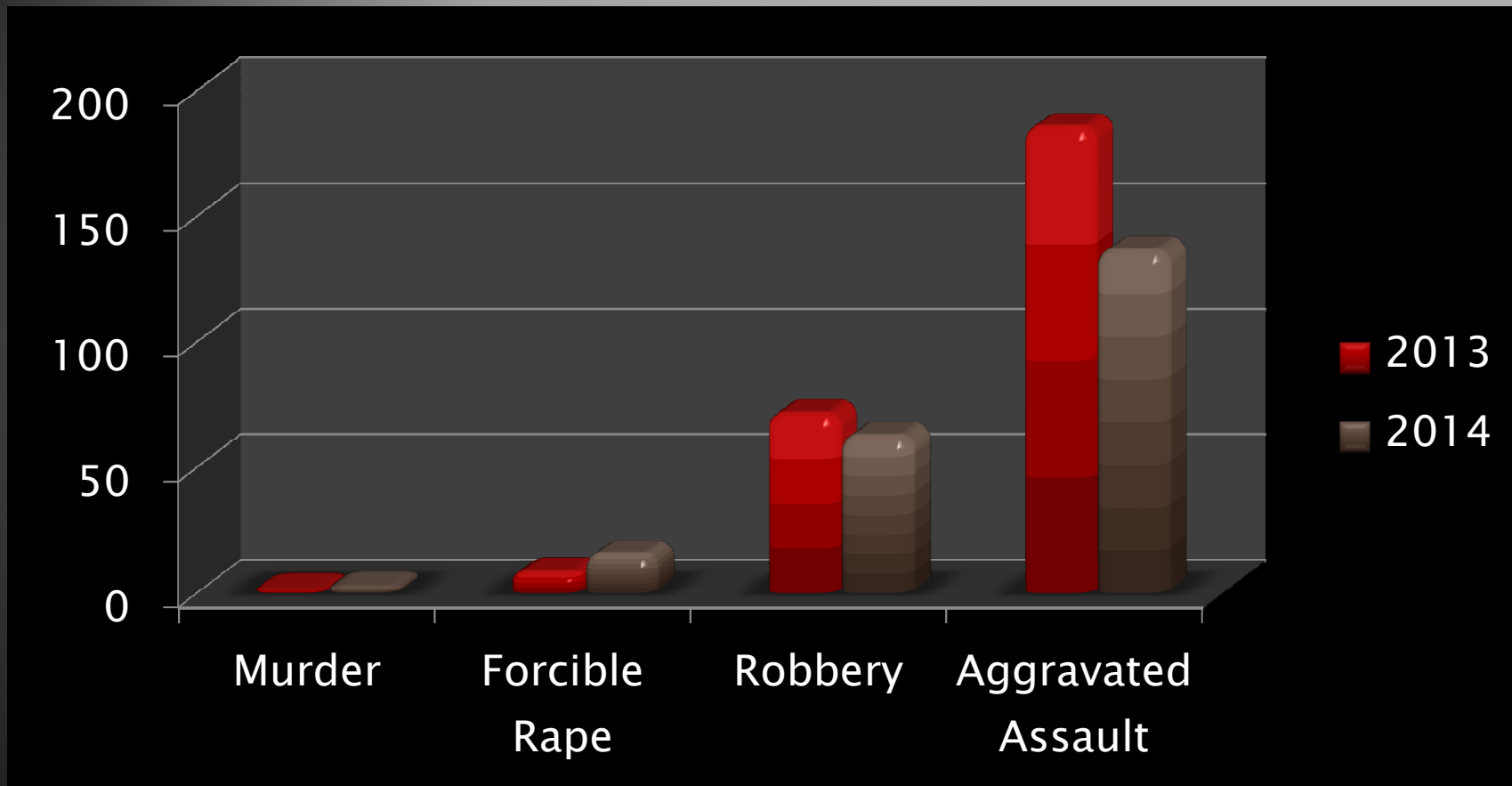
Down 10% of Average

## ► Property Crimes



Up 6% of Average

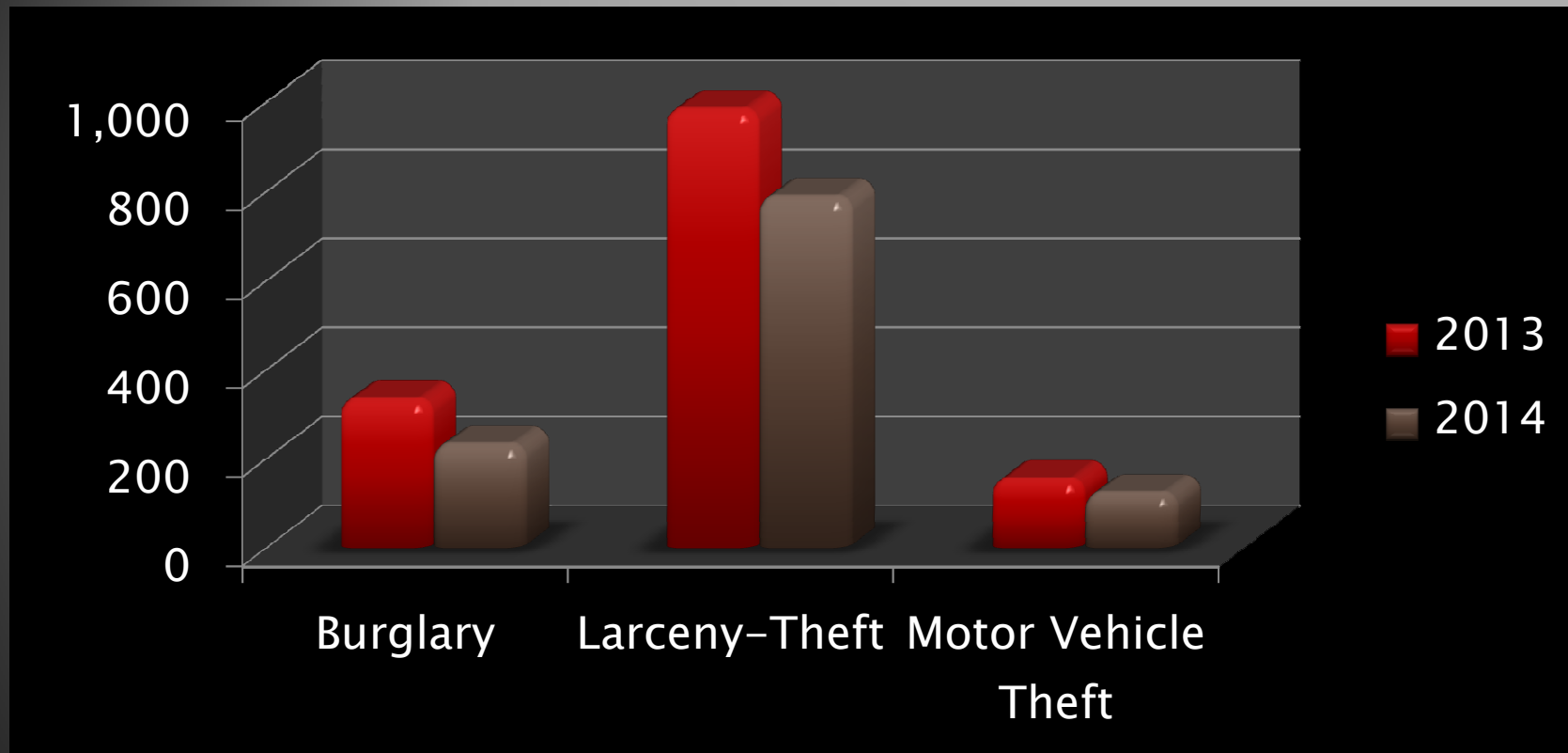
# Violent Crime Comparison 2013/2014\*



**19% Decrease**

\* January 1st – August 31st

# Property Crime Comparison 2013/2014\*

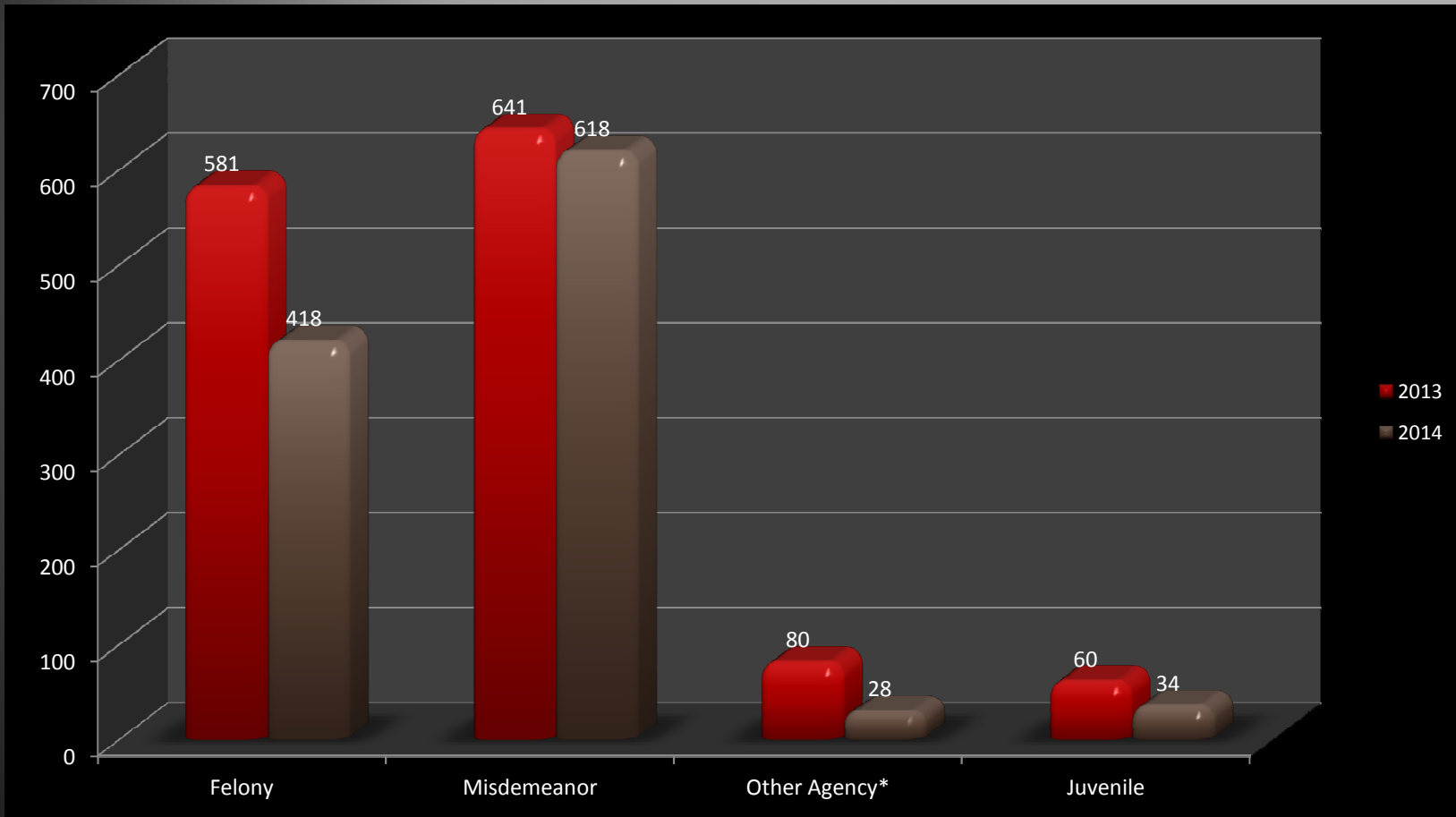


**22% Decrease**

\* January 1st – September 30th

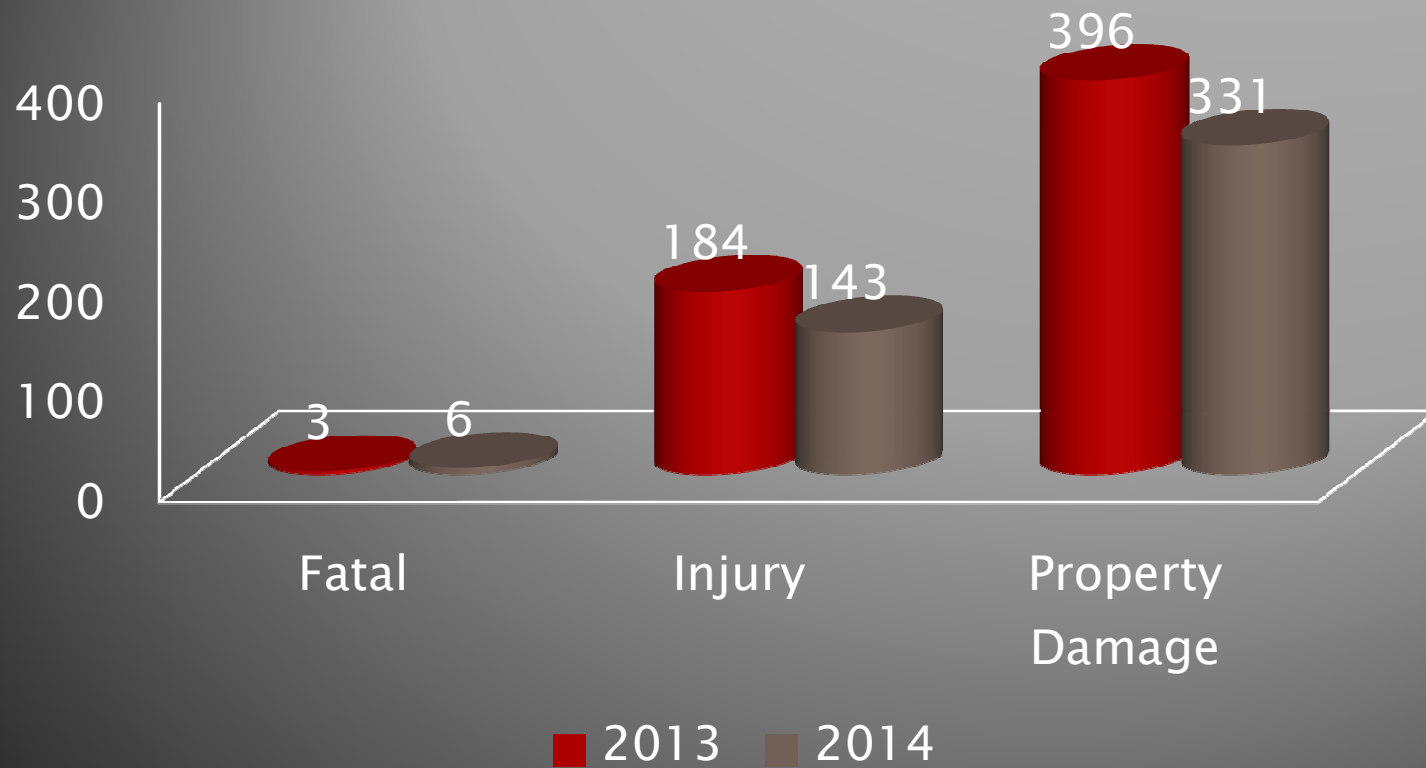


# Total Arrests\*



\* January 1st – September 30th

# Traffic Collisions



\* January 1st – October 15th

# Future Action Items

- ▶ Finalize City of Rancho Cordova and SSD Contract
- ▶ Begin accepting cellular 9-1-1 calls
- ▶ West La Loma Community Safety
- ▶ Refer more cases to Community Prosecutor

# Thank You





