

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Tuesday, February 18, 2025

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

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

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranchocordova.zoom.us/j/81630466928>
Webinar ID: 816 3046 6928
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 816 3046 6928

Public Comment

Members of the public who wish to address the City Council may do so in person during the meeting by completing and submitting a Speaker Card to the City Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranchocordova.org no later than 2:00 p.m. on Tuesday, February 18, 2025. Written comments received no later than 2:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Council.

If you have questions related to the City Council Meeting, please contact the City Clerk's Office at (916) 851-8720 before Tuesday, February 18, 2025, at 2:00 p.m.

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Joe Little, David Sander, and Mayor Siri Pulipati

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Julie Steinbach with the United Methodist Church will give the invocation.

5. PRESENTATIONS

- 5.1. Employee Milestone Anniversary Presentation.

6. PUBLIC COMMENT

Members of the public wishing to address the Council for any matter 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 by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of February 3, 2025, and the Special Meeting of February 11, 2025.

Recommendation: Adopt the minutes.

- 9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2024-276 with TPM Construction Inc. in an Amount not to Exceed \$815,000 (Eight Hundred and Fifteen Thousand Dollars) for the City Hall Suite 230 Tenant Improvement Project (80106).

Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1. **Subject:** Jackson Properties Warehouse Storage Building - Major Design Review Amendment and Height Exception (CEQA Exempt pursuant to section 15183. Projects Consistent with a Community Plan or Zoning) - Project No. PLND-0924-0110.

Recommendation: Determine the project exempt per California Environmental Quality Act (CEQA) Guidelines Exemption 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and adopt the Resolution for the Jackson Properties Warehouse Storage Building Major Design Review Amendment and Height Exception, PLND-0924-0110, subject to the findings, Project Plans, and Conditions of Approval.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** Planning Commission Regular Member Nomination and Selection.

Recommendation: Receive a nomination from Vice Mayor Gatewood for the regular member Planning Commission vacancy and make a motion to approve the one (1) member.

12.2. **Subject:** Discussion and Update on Public School Educational Opportunities and the Future of Education in Rancho Cordova.

Recommendation: Receive an update on the education opportunities in Rancho Cordova and provide direction.

12.3. **Subject:** Rancho Cordova Police Department Update.

Recommendation: Receive presentation.

12.4. **Subject:** Community Engagement Division Update.

Recommendation: Receive the presentation and provide feedback.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

Special Meetings listed below are subject to change/cancellation without further notice.

Unless the Council adopts a motion to extend the meeting, any item that is not initiated before 11:00 p.m. will be continued to the next day at 5:30 p.m. 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.cityofranhocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

February 25, 2025	5:30 PM Special Meeting/Work Session
March 3, 2025	4:00 PM Special Meeting/5:30 PM Regular Meeting
March 17, 2025	5:30 PM Regular Meeting
March 25, 2025	5:30 PM Special Meeting/Work Session
April 7, 2025	4:00 PM Special Meeting/5:30 PM Regular Meeting
April 21, 2025	5:30 PM Regular Meeting

April 29, 2025	5:30 PM Special Meeting/Work Session
May 13, 2025	5:30 PM Special Meeting/Work Session

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. 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.

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, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the February 18, 2025, Regular Meeting of the Rancho Cordova City Council was posted and available for review on February 13, 2025, 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.cityofranhocordova.org.

Signed February 13, 2025, at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING
Monday, February 3, 2025

3:00 PM – Special Meeting
5:30 PM – Regular Meeting
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

The 3:00 p.m. Special City Council meeting was canceled due to lack of a quorum. This meeting was adjourned at 3:08 p.m. to the Regular meeting at 5:30 p.m.

2. PUBLIC COMMENT

None.

3. SPECIAL MEETING

3.1. Subject: Mandatory AB 1234 Ethics Training.

Recommendation: City Council Members, Planning Commissioners, and Designated Filers, attend mandated Assembly Bill 1234 ethics training.

4. ADJOURNMENT OF SPECIAL MEETING

5. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Pulipati called the Regular meeting to order in the David B. Roberts Council Chambers at 5:35 p.m.

Council Members Present: Linda Budge, Joe Little, David Sander (arrived at 5:41 p.m.), and Mayor Siri Pulipati

Council Members Absent: Garrett Gatewood

Staff Members Present: Stacy Leitner, Adam Lindgren, Persephonie Riley, and Micah Runner

ITEM 9.1.

ATTACHMENT 1

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, February 3, 2025

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

7. PLEDGE OF ALLEGIANCE

Tisha led the pledge.

8. INVOCATION

David Hauser with Oasis Ministries gave the invocation.

9. PRESENTATIONS

- 9.1. Celebrating the Cordova High School Velo Lancers and the American River Bike Patrol

10. PUBLIC COMMENT

Mayor Pulipati opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Helen Whelan-Bashaw

Mayor Pulipati closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Pulipati opened the public comment period. Seeing no speakers, Mayor Pulipati closed the public comment period.

ACTION: Motion to approve items 13.1 through 13.5 by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: None

NOES: None

ABSENT: Gatewood

ABSTAIN: None

- 13.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of January 21, 2025, and the Special Meeting of January 28, 2025.

Recommendation: Adopt the minutes.

- 13.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2025-5 in an Amount not to Exceed \$391,600.00 with Zara Construction, Inc. to Construct the School Crossing Improvements Project in the Folsom Cordova and Elk Grove School Districts.

Recommendation: Adopt the Resolution.

- 13.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2025-4 in an Amount not to Exceed \$337,775.50 with Martin General Engineering, Inc. to Construct the HSIP Cycle 11 Traffic Signals and Grant Line Road Safety Improvements Project.

Recommendation: Adopt the Resolution.

ITEM 9.1.

ATTACHMENT 1

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, February 3, 2025

- 13.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2021-337-3 with R.E.Y. Engineers, Inc., Increasing the contract Amount from \$945,026 to an Amount not to Exceed \$1,155,362 for the Countryside Neighborhood Street Rehabilitation Project.

Recommendation: Adopt the Resolution.

- 13.5. **Subject:** A Resolution of Intention to Establish the City of Rancho Cordova The Preserve Community Facilities District No. 2025-1, to Levy a Special Tax Therein, and to Incur Bonded Indebtedness in and for the District to Finance the Acquisition and Construction of Certain Public Facilities in and for Such District.

Recommendation: Adopt the Resolutions.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

15. PUBLIC HEARING ITEMS

None.

16. REGULAR CALENDAR ITEMS

- 16.1. **Subject:** Planning Commission Regular Members Nomination and Selection.

Recommendation: Receive a nomination from Council Members Little, Sander, Vice Mayor Gatewood, and Mayor Pulipati for the regular member Planning Commission vacancies and make a motion to approve the four (4) members.

Mayor Pulipati opened the public comment period. Seeing no speakers, Mayor Pulipati closed the public comment period.

ACTION: Motion to nominate and appoint Rehana Rehman as Council Member Little's Regular Planning Commission Member appointee by Little second by Budge; Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Pulipati

NOES: None

ABSENT: Gatewood

ABSTAIN: None

ACTION: Motion to nominate and appoint Lee Frechette as Council Member Sander's Regular Planning Commission Member appointee by Sander second by Little; Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Pulipati

NOES: None

ABSENT: Gatewood

ABSTAIN: None

ACTION: Motion to nominate and appoint Surrender Devarapalli as Mayor Pulipati's Regular Planning Commission Member appointee by Pulipati second by Little; Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Pulipati

NOES: None

ABSENT: Gatewood

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, February 3, 2025

ATTACHMENT 1

ABSTAIN: None

- 16.2. **Subject:** A Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of Improvement Area No. 2 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1, Approving and Directing the Execution of a Fiscal Agent Agreement, Approving the Form of Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Other Related Documents and Actions.

Recommendation: Adopt the Resolution.

Mayor Pulipati opened the public comment period. Seeing no speakers, Mayor Pulipati closed the public comment period.

ACTION: Motion to approve item 16.2. by Budge second by Sander;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Pulipati

NOES: None

ABSENT: Gatewood

ABSTAIN: None

- 16.3. **Subject:** Appointment of Real Property Negotiators City Manager Micah Runner, and City Attorney Adam U. Lindgren, for the Following Properties and Assessor's Parcel Numbers (APN): 3649 Femoyer St. APN 067-1040-005-0000, APN 067-0010-113-0000, a portion of APN 067-1040-006-0000, and 9978 Folsom Boulevard, APN 077-0010-001-0000.

Recommendation: Approve appointment of Real Property Negotiators.

Mayor Pulipati opened the public comment period. Seeing no speakers, Mayor Pulipati closed the public comment period.

ACTION: Motion to approve item 16.3. by Budge second by Sander;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Pulipati

NOES: None

ABSENT: Gatewood

ABSTAIN: None

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Update to New California Law Regarding Parking.

18. ADJOURN TO CLOSED SESSION

Mayor Pulipati adjourned the meeting to closed session at 6:13 p.m.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Pulipati called closed session to order at 6:14 p.m.

Council Members Present: Linda Budge, Joe Little, David Sander, and Mayor Siri Pulipati

Council Members Absent: Garrett Gatewood

Staff Members Present: Adam Lindgren and Micah Runner

20. CLOSED SESSION

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, February 3, 2025

ATTACHMENT 1

The Council met in closed session to discuss the following:

- 20.1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 10801 White Rock Road, Rancho Cordova APN: 072-0610-091-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Brooks Erickson. Under Negotiation: Price and Terms of Payment.
- 20.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: APN 077-0050-058-0000, 10503 Armstrong Ave. APN 067-0990-005-0000, APN 067-0010-039-0000, APN 067-0010-093-0000 (southeast portion), 3659 Femoyer St. APN 067-0010-094-0000, APN: 072-0610-091-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: County of Sacramento. Under Negotiation: Price and Terms of Payment.
- 20.3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 3649 Femoyer St. APN 067-1040-005-0000, APN 067-0010-113-0000, and a portion of APN 067-1040-006-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: County of Sacramento. Under Negotiation: Price and Terms of Payment.
- 20.4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 9978 Folsom Boulevard, APN: 077-0010-001-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: PENSCO TR C-O CUST FBO JD PICA. Under Negotiation: Price and Terms of Payment.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that staff was given direction and no reportable action was taken in closed session.

22. ADJOURNMENT

Mayor Pulipati adjourned the meeting at 7:53 p.m.

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Tuesday, February 11, 2025

**5:30 PM – Special Meeting/Work Session
American River Room**

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

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Pulipati called the Special meeting to order in the American River Room at 5:33 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Joe Little, David Sander (arrived at 5:54 p.m.), and Mayor Siri Pulipati

Council Members Absent: None

Staff Members Present: Stacy Leitner, Adam Lindgren, Persephonie Riley, and Micah Runner

2. PUBLIC COMMENT

Mayor Pulipati opened the public comment period. Seeing no speakers, Mayor Pulipati closed the public comment period.

3. SPECIAL MEETING ITEMS

3.1. Subject: Mills Crossing/Legacy Projects Update.

Recommendation: Receive presentation and provide feedback.

Council Member Budge left the meeting at 6:58 p.m.

RECESS 7:40 p.m. - 7:47 p.m.

Mayor Pulipati opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Tuesday, February 11, 2025

ATTACHMENT 2

1. Michelle Hillen-Noufer
2. Danielle Mercado
3. Jim Garcia
4. Melanie Freer
5. Shelly Blanchard

Mayor Pulipati closed the public comment period.

ACTION: Input was received regarding the Mills Crossing/Legacy Projects Update.

4. **ADJOURNMENT**

Mayor Pulipati adjourned the meeting at 8:25 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.2.

DATE: February 18, 2025
TO: Honorable Mayor and Council Members
FROM: Laurel Bane, Facilities Management Analyst
Matt Thomas, Facilities Services Manager
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2024-276 WITH TPM CONSTRUCTION INC. IN AN AMOUNT NOT TO EXCEED \$815,000 (EIGHT HUNDRED AND FIFTEEN THOUSAND DOLLARS) FOR THE CITY HALL SUITE 230 TENANT IMPROVEMENT PROJECT (80106)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract No. 2024-276 in an amount not to exceed \$815,000 (eight hundred and fifteen thousand dollars) with TPM Construction Inc. to construct the Suite 230 Tenant Improvements per the plans and specifications of the contract.

BACKGROUND

The City retained NORR Architects, Inc. in 2019 to establish a Space Planning Master Plan for a 10-year horizon for staffing and operational needs for the City. The Space Planning Master Plan is assisting in prioritizing physical improvements to City-owned facilities. The first major improvement project to remodel Suite 220 was completed at the end of 2023. NORR Architects, Inc. completed the construction documents for the second major improvement project for Suite 230 in the fall of 2024. With the previous tenants moved out before their lease expired, Suite 230 has become available for an improvement project and is needed for staffing and operational needs for the City and to accommodate current needs and future growth.

The Suite 230 improvement projects include electrical and HVAC modifications, LED lighting, new carpet, paint and furnishings to accommodate current staff and future growth.

The contract award is based on the lowest qualified bidder. Bids for this project were solicited on the City's website and Open GOV procurement website on December 13, 2024. Bids for this project were publicly opened on Friday, January 24, 2025, with a total of six (6) bids received and opened.

On January 28, 2025, the City received a bid protest from TPM Construction, Inc. ([Attachment](#)

3). Staff researched the bid protest claims and found them to be unsubstantiated (see Attachment 4 response letter dated January 31, 2025).

Concurrently, the City performed their standard bid submittal review for all documents and found that Nyecon's, the apparent low bidder at bid opening, was found to be non-responsive due to failing to meet the 30% Self Performance requirement pursuant to County of Sacramento, Standard Specification Section 2-8. On January 31, 2025, the City officially issued a letter (Attachment 5) to Nyecon, deeming their bid proposal as non-responsive and rejecting their bid for the project.

As a result of reviewing all bid documents and bid protest, staff recommends that the City Council award the contract to TPM Construction, Inc., in the amount of \$815,000.

FISCAL IMPACT AND FUNDING SOURCE

The total project budget for capital improvements is funded from the Capital Facilities Fees (Fund 310). This project is included in the City's current approved Capital Improvement Plan and in the FY 21/23 budget.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2024-276
3. Bid Protest Response Letter Dated Jan 31, 2025
4. Bid Protest
5. Notice of Non Responsiveness - Reject Bid
6. Bid Summary Checklist

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2024-276 IN AN AMOUNT NOT TO EXCEED \$ 815,000 WITH TPM CONSTRUCTION INC. TO CONSTRUCT THE SUITE 230 TENANT IMPROVEMENT PROJECT (80106)

WHEREAS, the City solicited bids for the Suite 230 Improvement Project (80106) under the requirements of state and local law and publicly opened bids on January 24, 2024; and

WHEREAS, the lowest bidder at bid opening, Nyecon Inc., submitted a bid in the amount of \$801,785.00, but their bid was deemed non-responsive and rejected due to failure to meet the self-performance requirement of 30%; and

WHEREAS, the lowest and responsible bidder is, TPM Construction Inc.; and

WHEREAS, adoption of this resolution will award construction Contract No. 2024-276 to TPM Construction Inc. in an amount not to exceed \$815,000 for the Suite 230 Tenant Improvement Project (80106); and

WHEREAS, funding for this project consists of Capital Facilities Fees fund (CFF); and

WHEREAS, this project was reviewed under the requirements of the California Environmental Quality Act (CEQA) at the time the City approved its five year Capital Improvement Program, and it has been determined to be exempt from further review pursuant to CEQA regulation 15301 (I) regarding repairs, maintenance, or minor alterations to "existing facilities," so long as the project involved negligible or no expansion beyond current facilities.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2024-276 in the amount not to exceed \$815,000 with TPM Construction Inc. and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of February 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 9.2.

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

Siri Pulipati, Mayor

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND TPM CONSTRUCTION INC.
FOR CITY HALL SUITE 230 TENANT IMPROVEMENT PROJECT 80106**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and TPM Construction Inc. ("Contractor") as of February 18, 2025.

WITNESSETH:

WHEREAS, the City Council for the City heretofore caused plans and specifications for City Hall Suite 230 Tenant Improvement ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

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

WHEREAS, the notice was published on December 13, 2024 on the OPENGOV Procurement website and the City of Rancho Cordova website ("Notice"); and

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

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

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

Section 1. CONTRACT DOCUMENTS. The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated January 2016; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the Plans and Specifications.

Section 2. Term. The term of this Agreement shall begin on the date first noted above and shall end on February 18, 2027.

Section 3. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No 2025-276 as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred and by such reference incorporated herein and made a

Revised 10-31-2023

Construction Services Agreement between
City of Rancho Cordova and TPM Construction Inc.

2/18/25
Page 1 of 7

part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

Section 4. COMPLETION. Said work shall be completed and ready for acceptance.

Section 5. PAYMENT. Attached hereto as Exhibit "A" and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: Eight Hundred and Fifteen Thousand Dollars (\$815,000). Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 6. PREVAILING WAGES. To the extent required by law, Contractor and all of the Contractor's subcontractors shall comply with California Health and Safety Code Section 33422.1, and shall comply with California Labor Code Section 1770 et seq. and all regulations adopted pursuant thereto (referred to herein as, "**Prevailing Wage Laws**"), and be responsible for carrying out the requirements of such provisions. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations. The Contractor shall, and hereby agrees to, unconditionally indemnify, reimburse, defend, protect and hold harmless the City and its elective and appointive boards, commissions, officers, agents, attorneys, consultants and employees, and all of their respective successors and assigns, from and against any and all claims, demands, suits and actions at law or in equity, and losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, and costs and damages of every kind, nature and description (including but not limited to attorneys' fees and court costs; with counsel reasonably acceptable to the City), and administrative, enforcement or judicial proceedings, whether known or unknown, and which directly or indirectly, in whole or in part, are caused by, arise from, or relate to, or are alleged to be caused by, arise from, or relate to, the payment or requirement of payment of prevailing wages or the requirement of competitive bidding in the construction of the Project, the failure to comply with any state or federal labor laws, regulations or standards in connection with this Agreement, including but not limited to California Labor Code Section 1770 et seq. and the

Prevailing Wage Laws, or any act or omission of the City or the Contractor related to this Agreement with respect to the payment or requirement of payment of prevailing wages or the requirement of competitive bidding, whether or not any insurance policies shall have been determined to be applicable to any such claims, demands, suits, actions, losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, costs, damages, or administrative, enforcement or judicial proceedings. It is further agreed that the City does not, and shall not, waive any rights against the Contractor which they may have by reason of this indemnity and hold harmless agreement because of the acceptance by the City, or the deposit with the City by the Contractor, of any of the insurance policies described in this Agreement.

Section 7. INSURANCE. The Contractor shall carry and maintain for the duration of the term of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

Section 8. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows:

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

Section 9. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work for the Project, file two (2) bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 10. INDEMNIFICATION.

10.1 Contractor's Performance. Contractor shall indemnify, defend with counsel selected by the City, and hold harmless City, its officers, agents, employees and representatives from and against any and all claims, losses, liabilities or damages, demands and actions, including payment of reasonable attorney's fees, arising out of or resulting from Services performed pursuant to this Agreement caused in whole or in part by any negligent or willful act or omission of Contractor, its officers, agents, employees, or anyone directly or indirectly acting on behalf of Contractor. The foregoing obligation of Contractor shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Contractor or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Contractor to indemnify and hold harmless includes the duty to defend as set

forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Contractor from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Contractor acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

- 10.2 PERS Indemnification.** In the event that Contractor or any employee, agent, or subcontractor of Contractor providing Services under this Agreement is determined by a court of competent jurisdiction of the California Public Employees Retirement System ("PERS") to be eligible for enrollment in PERS as an employee of City, Contractor shall indemnify, defend, and hold harmless City for the payment of any and all employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City, and any attorneys' fees and costs incurred by the City to enforce this Section.

- 10.3 No Limitation of Liability for Indemnification.** The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

Section 11. Nondiscrimination and Equal Opportunity. Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Contractor thereby. Contractor shall include the provisions of this section in any subcontract approved by the City.

Section 12. AMENDMENTS. No modification or amendment of this Agreement is effective unless made in writing and signed by both the City and Contractor.

Section 13. ASSIGNMENT AND SUBCONTRACTING. Contractor shall not assign or transfer any interest in this Agreement without the prior written consent of the City.

Section 14. MISCELLANEOUS PROVISIONS.

- 14.1 Successors.** This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.

14.2 Contract Administration. This Agreement shall be administered by Laurel Bane ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

14.3 Notices. Any written notice to Consultant shall be sent to:

Jonathan Torres
TPM Construction Inc.
1150 Hillview Dr.
Dixon, CA 95620
530-231-2603
jtorres@tpmconstruction.com

Any written notice to City shall be sent to:

Laurel Bane
City of Rancho Cordova
Facilities Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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

14.5 Governing Law and Venue. The laws of the State of California shall govern this Agreement. Venue for any action regarding this Agreement shall be in the Superior Court of the County of Sacramento or in the United States District Court for the Eastern District of California.

14.6 Attorneys' Fees. If a Party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that Party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

14.7 Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

14.8 No Implied Waiver of Breach. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

14.9 Survival. The obligations of this Agreement, which by their nature would continue beyond the term or expiration of this Agreement, including without limitation obligations regarding indemnification shall survive the term or expiration of this Agreement.

14.10 Entire Agreement. This Agreement, including the terms of payment attached hereto and incorporated herein as Exhibit A, and the Contract Documents as referenced above in Section 1, of this Agreement, represents the entire and integrated Agreement between City and Contractor and supersedes all prior negotiations, representations, and Agreements regarding the subject matter of this Agreement, either written or oral.

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

CITY OF RANCHO CORDOVA:

CONTRACTOR:

Micah Runner, City Manager

Jonathan Torres, President

Date

Date

Attest:

Stacy Leitner, CMC, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date*Last revised June 23, 2022*

January 31, 2025

TPM Construction Inc.
1150 Hillview Dr.
Dixon, CA 95620

Attention: Jonathan Torres

SUBJECT: City of Rancho Cordova Response to Bid Protest, City Project 80106, Suite 230 TI.

Dear Mr. Torres,

On January 28, 2025 the City of Rancho Cordova (City) received a bid protest for the City of Rancho Cordova Suite 230 TI project 80106, from TPM Construction, Inc. (See attached bid protest). Below is the City's written response to the bid protest:

Issue #1

TPM alleges the City's solicitation documents for this project clearly mandated the use of a specific bid bond form to ensure uniformity and compliance. Nyecon, Inc. submitted a bid bond that deviates from the prescribed form, rendering their bid materially non-compliant.

Conclusion

The City Bid documents provide that "The City of Rancho Cordova reserves the right to reject any or all bids, to waive any informality in any bid, and to determine which bid, in their judgment, are the lowest responsive bid of a responsible bidder." After the City's review of the bid bond provided by Nyecon, Inc., it was determined that it meets the material requirements of the bid requirements and therefore finds the alleged bid defect to be immaterial. (*Bay Cities Paving & Grading, Inc. v. City of San Leandro* (2014) 223 Cal.App.4th 1181, 1188.)

Therefore, the City does not disqualify Nyecon, Inc. as the lowest responsive and responsible bidder on this basis.

Per Sacramento County Specification Section 3-3.01.C, if TPM disagrees with the City's decision, the protesting party may seek relief from the City Council at the public hearing for award of the Contract, currently scheduled for the February 18, 2025 City Council Meeting.

If you have any questions, please contact Laurel Bane at lbane@cityofranhocordova.org

Regards,

Laurel Bane

Laurel Bane
Management Analyst

Attachments:

1. TPM Construction's (TPM) Bid Protest per California Public Contract Code (PCC) § 20129 and PCC § 5103, for the City of Rancho Cordova Suite 230 Tenant Improvement Project 80106

5849824.2



January 28, 2025

Laurel Bane
City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova, CA 95670

Subject: Bid Protest for City Hall Suite 230 Tenant Improvement Project

Dear Laurel,

TPM Construction, Inc. respectfully submits this formal bid protest regarding the award recommendation for the City Hall Suite 230 Tenant Improvement Project. It is our position that the bid submitted by Nyecon, Inc. should be deemed non-responsive due to their failure to comply with the bid requirements outlined in the solicitation documents, specifically the submission of an incorrect bid bond form.

Basis for Protest

In accordance with the California Public Contract Code (PCC) § 20129 and related provisions, all bidders are required to adhere strictly to the bidding requirements, including the provision of a bid bond in the form specified by the public agency. The City's solicitation documents for this project clearly mandated the use of a specific bid bond form to ensure uniformity and compliance. Nyecon, Inc. submitted a bid bond that deviates from the prescribed form, rendering their bid materially non-compliant.

Legal Precedent and Relevance

Under PCC § 5103, any material deviation from the bid requirements constitutes grounds for deeming a bid non-responsive. A bid bond serves as a critical guarantee that the bidder will enter into the contract and provide the required performance and payment bonds if awarded the project. Submitting an incorrect bid bond undermines the City's ability to ensure that the bidder has provided a legally enforceable security for their bid. Courts in California have consistently held that public agencies may not waive material deviations from bidding requirements, as doing so could violate the principles of fairness and transparency in public contracting.

Request for Relief

As a fully responsive and responsible bidder, TPM Construction, Inc. submitted a complete bid package, including the required bid bond in the correct form, in strict compliance with the City's solicitation documents. We therefore request that:

1. The bid submitted by Nyecon, Inc. be deemed non-responsive due to their failure to provide the correct bid bond form.
2. The City reevaluate the bids and award the contract to TPM Construction, Inc., as the next lowest responsive and responsible bidder.

Conclusion

TPM Construction, Inc. is committed to ensuring fairness and transparency in the public procurement process. We respectfully urge the City to uphold the integrity of its bidding process by enforcing compliance with the stated requirements. Awarding the contract to a bidder who has failed to meet these requirements would set a concerning precedent and could expose the City to potential legal challenges.

We appreciate your attention to this matter and are available to provide any additional information or clarification required to resolve this issue. Please do not hesitate to contact me at 530-231-2603 or jtorres@tpmconstructioninc.com.

Thank you for your time and consideration.

Sincerely,

Jonathan Torres
President
TPM Construction, Inc.

CITY OF RANCHO CORDOVA

BIDDER'S BOND

KNOW ALL MEN/WOMEN BY THESE PRESENTS,

THAT we, Nyecon, Inc.

_____, as Principal, and

Contractors Bonding and Insurance Company

as Surety, are held and firmly bound unto the City of Rancho Cordova, hereinafter called CITY, in the penal sum of TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by said Principal to the City of Rancho Cordova, for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, administrators, and executors and successors, jointly and severally, firmly by these presents. In no case shall the liability of the Surety hereunder exceed the sum of Ten Percent of Amount Bid (10% of Amount Bid)

THE CONDITION OF THIS OBLIGATION IS SUCH THAT,

WHEREAS, the Principal has submitted the above-mentioned bid to the City of Rancho Cordova, for construction repairs specifically described as follows, for which bids are to be opened at Rancho Cordova, California, on **January 16, 2025 at 10:00am**, for the Suite 230 Tenant Improvement Project, as described in the scope of work and the plans and specifications of this bid package document.

NOW, THEREFORE, if the aforesaid Principal is awarded the contract and within the time and manner required under the Specifications, after the prescribed forms are presented to him/her for signature, enters into a written contract, in the prescribed form, in accordance with the bid, and files the two bonds
3393409.1

SUITE 230 TENANT IMPROVEMENT PROJECT

PROJECT # 80106

with the City of Rancho Cordova, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by law and in all other aspects perform the agreement and obligations created by the acceptance of the Bid, then this obligation shall be null and void; otherwise, it shall be and remain in full force and virtue.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit including a reasonable attorney's fee to be fixed by the court.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 8th day of January, 2025.

Nyecon, Inc.

Principal By: _____

Signature

BRUCE NYE

Print or Type

Title: PRASIDENT

Contractors Bonding and Insurance Company

Surety

By: _____

Signature

Simone Gerhard

Print or Type

Title: Attorney-In-Fact

Address: _____

9025 N. Lindbergh Drive, Peoria, IL 61615

- NOTES:
1. Signature of those executing for the Surety must be properly acknowledged.
 2. The bid bonds for the three acceptable lowest bidders shall be retained until the City Council has accepted the successful bidder. All other bid bonds shall be returned to the bidder five (5) working days after bid opening.

3393409.1

SUITE 230 TENANT IMPROVEMENT PROJECT
PROJECT # 80106

TPM Construction Correct Bid Bond Form

**CITY RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS
BIDDER'S BOND**

We, Torres Project Management, Inc. dba TPM Construction
_____ as Principal, and

Old Republic Surety Company
as Surety are bound unto the City of Rancho Cordova, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for _____

City Hall Suite 230 Tenant Improvement Project
(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at Rancho Cordova, CA on January 24, 2025
(Insert place where bids will be opened) (Insert date of bid opening)

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event a suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: January 17, 20 25.

Torres Project Management, Inc. dba TPM Construction

[Signature]
President
Principal

Old Republic Surety

By [Signature] Surety
Elizabeth Collodi, Attorney-in-fact

CERTIFICATE OF ACKNOWLEDGEMENT

State of California, City Rancho Cordova

On this ____ day of _____ in the year 20__ before
me _____, personally appeared
_____, personally known to me (or to me on

Attorney-in-fact

the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as
the attorney-in-fact of _____, and acknowledged to me that he (she)
subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-
fact.

(SEAL)

See Attached CA Notary Acknowledgment

Notary Public

**NOTICE OF NONRESPONSIVE BIDDER AND BID REJECTION
FOR THE SUITE 230 TENANT IMPROVEMENT
PROJECT 80106**

January 31, 2025

On January 24, 2025, Sealed Bids were submitted for the above reference project. Upon review of the sealed bids, the City of Rancho Cordova has deemed Nyecon Construction's bid non-responsive and rejects the bid for the following reasons:

- After review of the bids, the apparent low bidder, Nyecon, Inc, was discovered to not meet the Sacramento County Specifications requiring the Contractor to "perform with its own organization Contract work amounting to at least thirty percent (30%) of the total bid price". Based on this, the City finds Nyecon, Inc's bid to be non-responsive.

The Award of Contract will be tentatively set for the City Council's agenda on the February 18, 2025, council meeting.

Any questions concerning this rejection letter may be submitted to the City of Rancho Cordova, Facilities Department, 2729 Prospect Park Drive, Rancho Cordova, CA 95670.

As a result, the City hereby authorizes the release of any bid bonds submitted for the subject project.

Please contact me at 916-851-8953 or via email lbane@cityofranhocordova.org if you have any questions.

The City of Rancho Cordova appreciates the tremendous effort put forth by all construction companies that submitted on this project. Thank you.

Respectfully Submitted,

Laurel Bane

Laurel Bane
Management Analyst
Facilities Department
City of Rancho Cordova



City Hall Suite 230 TI
Bid Summary

January 24, 2025, 2:00 pm, Open Gov

	Construction Contractor	BID TOTAL	Bid Schedule	Project Contact	Contractors License	DIR Registration	Equal Employment	Public Contract Code 10285.1, 10162, 10232 Statements	Designation of Subcontractors	Experience / Qualifications Questions 9-13	Bidder's Bond	Non-Collusion Affidavit	Debarment & Suspension	CARB Certificate of Reported Compliance	Addendum Acknowledgement	Submittal Confirmation
A	CB2 Builders	\$949,880.91	X	X	X	X	X	X	X	X	X	X	X	X	X	X
B	Kaler General Contractors Inc.	\$828,337.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
C	Mesa Energy Systems	\$884,752.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D	Nyecon Inc.	\$801,785.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
E	TNT Industrial	\$839,032.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
F	TPM Construction Inc.	\$815,000.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
G																
H																
I																

Attendees: Edgar Medina, Principal Civil Engineer
Laure Bane, Management Analyst

Laurel Bane
Laurel Bane

Laurel Bane, Management Analyst

1/24/25

Date

MEMORANDUM

ITEM 10.1.



DATE: February 18, 2025

TO: Honorable Mayor and Council Members

FROM: Nick Sosa, Senior Planner

SUBJECT: **JACKSON PROPERTIES WAREHOUSE STORAGE BUILDING – MAJOR DESIGN REVIEW AMENDMENT AND HEIGHT EXCEPTION (CEQA EXEMPT PURSUANT TO SECTION 15183. PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING) – PROJECT NO. PLND-0924-0110**

PROPERTY OWNER: JPI XXIX, L.P. Vincent Fugina 155 Cadillac Drive, Suite 100 Sacramento, CA 95825	APPLICANT/DEVELOPER: PWC Architects Guy Duerwald 3320 Data Drive, Suite 200 Rancho Cordova, 95670
---	--

PROJECT:	Jackson Properties Warehouse Storage Building – Major Design Review Amendment
FILE:	PLND-0924-0110
LOCATION:	10391 Peter A McCuen Boulevard, Mather, CA 95655
APN:	077-0420-001
PLANNER:	Nick Sosa, Senior Planner

RECOMMENDATION

Determine the project exempt per California Environmental Quality Act (CEQA) Guidelines Exemption 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and adopt the Resolution for the Jackson Properties Warehouse Storage Building Major Design Review Amendment and Height Exception, PLND-0924-0110, subject to the findings, Project Plans, and Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for a Major Design Review Amendment and Height Exception to their previously approved project.

APPROVAL AUTHORITY

The project is located within the Mather Field Special Planning Area (MFSPA) which utilizes the 2003 Sacramento County Code as its regulatory document. Under Section 603-16 DESIGN REVIEW subsection (E)(ii) of the MFSPA, new construction projects that exceed 75,000 SF are considered a Design Review Level II. The City Council (equivalent to the Board of Supervisors) is considered the approval authority for Design Review Level II applications and therefore this project was originally brought to City Council for a determination in September of 2023. As the Council was the original approval authority, any amendments to this entitlement would also require approval from the City Council.

PROJECT BACKGROUND

The project is located on a 7.8+/- acre parcel located at 10391 Peter A McCuen Boulevard. The project site is within the Commercial/Office Park Subarea of the Campus District within the Mather Field Special Planning Area (MFSPA). The MFSPA was originally approved and implemented by Sacramento County in 1997. The intentions of the MFSPA are to convert the area from a military air base to a mixture of commercial, office, and public areas while also providing a cohesive design and integration into the surrounding community. Because the MFSPA was approved when the area was under the jurisdiction of the County, any development standards and/or guidelines not listed in the MFSPA would defer to the 2003 Sacramento County Code as the appropriate regulating document. The MFSPA and the 2003 Sacramento County code were the documents utilized in the review of the original project and will continue to be used for review of the proposed amendments.

The original project was approved on September 5, 2023, by the City Council (Resolution 129-2023) and the applicant is now requesting to amend that approval and re-orient the site. The original project included loading docks in front of the building along Peter A McCuen Boulevard with significant landscaping for screening. However, the Applicant is now proposing to relocate those docks to the rear of the building along with some minor façade changes and site improvements.

The project is located near the intersection of Peter A McCuen Boulevard and Mather Boulevard, adjacent to the existing airport outside of the Mather Field Approach/Departure safety zones as well as any Mather Field Noise Contours. The project is located within the Mather Field Overflight Zone which encapsulates the surrounding area of the Mather Field runway, however, warehousing and storage are listed as a compatible uses within this zone. The site is surrounded by existing office buildings mostly occupied by the California Office of Emergency Services (Cal OES) as shown in **Figure 1**.

Figure 1: Project Location



ANALYSIS

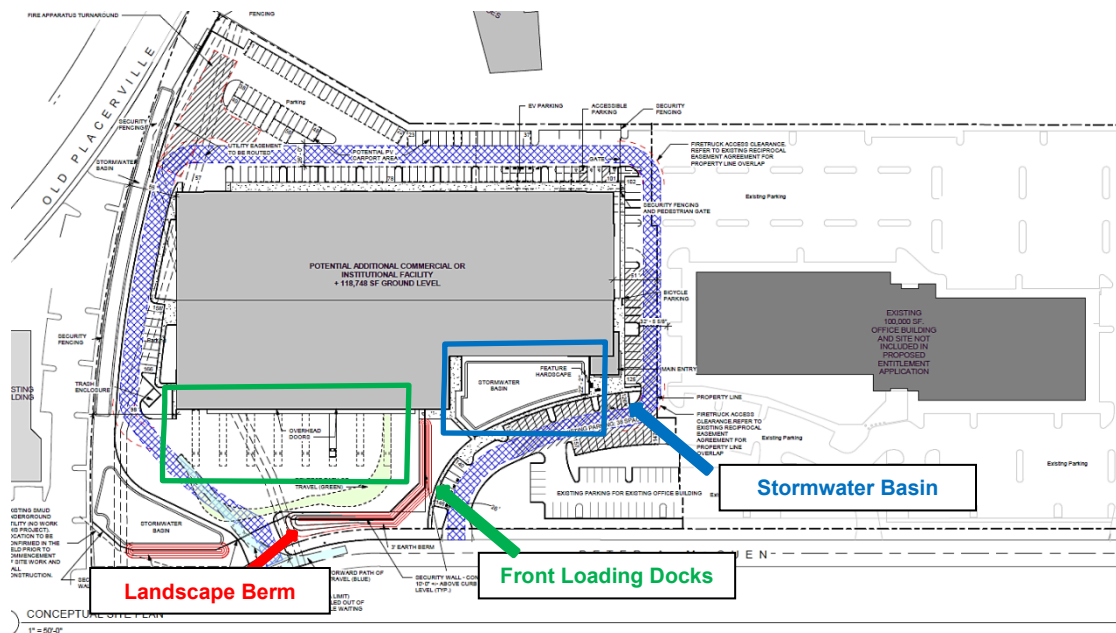
Major Design Review Amendment

The Applicant has submitted an application for a Major Design Review Amendment to modify their previous Design Review Approval for the Jackson Properties Warehouse-Storage building. The amendment proposes a slightly smaller building footprint, re-location of the building's loading docks, and re-location of site amenities such as parking, stormwater basins, and landscaping for the property.

Site Design and Parking

The original project proposed a 118,748 SF warehouse/storage building located between Peter A McCuen Boulevard and Old Placerville Road. The building included loading docks facing the public right of way with a landscape berm for screening. The project also continues to share a parking lot and frontage landscaping with the adjacent Cal OES Building F. The original site plan is shown in **Figure 2**.

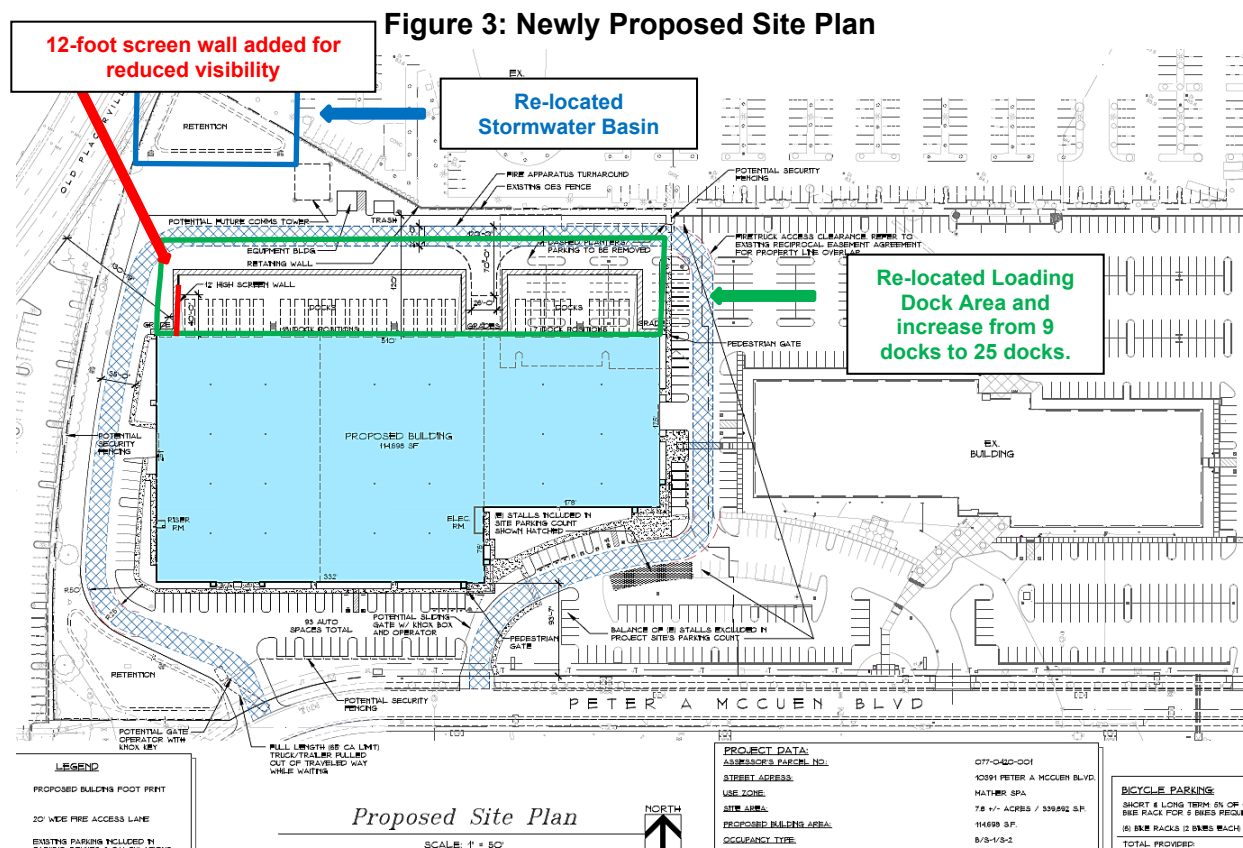
Figure 2: Original Site Plan (PLND-0622-0044)



The proposed modifications to the site plan include the re-location of the stormwater basin to the rear of the property adjacent to Old Placerville Road, the re-location of the loading docks from the front of the building to the rear of the building, and removal of the landscape berm along the Peter A McCuen Boulevard frontage. The modified site plan also results in a reduction of the overall building size from 118,748 SF to a new square footage of 114,698 SF, a difference of 4,050 SF.

A placeholder for a future communications tower has also been added to the site plan at the north end of the property (rear of the property) but is not included as part of the review of this application. Should the Applicant wish to add a communications tower at this location in the future, the project would be required to go through a separate application process and would warrant further review. A condition of approval has been added (COA #27) to ensure that all required entitlements are completed prior to building permit submittals.

With the re-location of the loading docks to the rear of the building, the number of docks has increased from the original approved 9 loading docks, to a total of 25 loading docks along the rear of the building. Per the Mather Field Special Planning Area (MFSPA) design guidelines for the Campus District, loading areas are encouraged to be located in the rear of the building to minimize visibility from the public right of way. With this site's unique position between Peter A McCuen Blvd and Old Placerville Road, although the docks are located in the rear there is potential visibility from the public and passersby along Old Placerville Road. Given this visibility, in combination with dense existing and proposed landscaping, the applicant has proposed a 12-foot-tall screen wall along the edge of the loading dock area as a screening mechanism for trucks along the rear of the building as well as added landscaping along the perimeter. The loading docks are below grade with a 4' drop at their lowest point. Therefore, given the 4' drop and the 12' screen wall, there would be a total of 16' of screening which would sufficiently screen a truck and trailer within the dock area. A condition of approval has also been added (COA #78) for construction of the screen wall. The newly proposed site plan can be seen in **Figure 3** below.



Additionally, these changes also resulted in a significant reduction in parking spaces from 166 available on-site parking spaces to a total of 93 available parking spaces, a total reduction of 73 spaces. Although the building is a shell building, with no anticipated tenant at this time, the site still provides adequate parking given the potential 104,698 SF of warehouse and 10,000 SF of accessory office use of the building. These uses would require a parking requirement of 0.5 spaces per 1,000 SF of warehouse space and 2.7 spaces per 1,000 SF of office space, resulting in a total parking requirement of approximately 79 spaces (**See Table 1**). Future tenants other than a warehouse/storage use would require parking to be re-evaluated to ensure that parking continues to be sufficient.

Table 1: Parking Requirements

Use	Total Square Footage	Parking Ratio	Required
Warehouse	104,698 SF	0.5 spaces / 1,000 SF	52.349 spaces
Office	10,000 SF	2.7 spaces / 1,000 SF	27 spaces
Total Required =			79.349 spaces
Total Provided =			93 spaces

Landscaping

The project site and adjacent parcels include a significant amount of existing landscape that are beneficial to the proposed project. The site provides a total of 2 access points to Peter A McCuen Boulevard with no access points to Old Placerville Road. The project continues to be integrated directly into the parking area of the adjacent existing Cal OES Building F with shared parking and front landscaping which already has some existing parking lot trees and plantings at the existing entrance with street trees along Peter A McCuen Boulevard. The site also has existing trees along the west and south side of the property that provide dense screening of the site from Old Placerville Road and a softened street view from Peter A McCuen Boulevard (See Figure 4).

Figure 4: Existing Landscaping





Old Placerville

EXISTING MATURE LANDSCAPING, EYE LEVEL FROM ACROSS OLD PLACERVILLE RD.
(THE YELLOW LINE REPRESENTS THE OUTLINE OF THE BUILDING VIEWED FROM THIS LOCATION).

In addition to the existing landscaping, the project proposes a variety of trees and shrubs throughout the site in combination with the required bioretention basins. The project proposes approximately 90 additional trees on-site to provide added screening and exceed the minimum 50% parking lot shade requirements. The Applicant has lined the west perimeter with additional trees internal to the site to provide a denser natural screening for the loading dock area. The plan in **Figure 5** below shows newly added trees internal to the site, adjacent to existing trees shown in **Figure 4**. At the northwesternmost tip of the property, with existing trees and limited space in this area, the applicant was unable to add additional trees but will be providing 12' high native evergreen shrubs (shown in yellow) to ensure that visibility remains minimal from Old Placerville Road.

Figure 5: Proposed Landscape Plan



All landscaping will be properly irrigated and maintained to continue to meet shading and screening requirements.

Building Design Amendment

With the re-location of the loading docks to the rear of the building, there were some modifications to the façade that were added as part of the requested design review amendment. Overall, the size of the building has been reduced by approximately 4,000 SF and the peak height of the structure has been reduced from the approved 48-feet in the original project, to the current proposed height of 43'-4".

The project has maintained its original color scheme and materials while making small changes to architectural elements such as tower features and a new painted band. The proposed building continues to utilize a variety of brown base colors with an aluminum storefront with metal panels to highlight main entrances. These colors and architectural features continue to be consistent with the overall design of the surrounding office park while still providing aspects that are compatible with more modern designs. A comparison of the original elevations and proposed elevations can be seen in **Figures 6-8** below. Project renderings of the current proposal can also be found in **Figure 9** below.

Figure 6: North Elevation

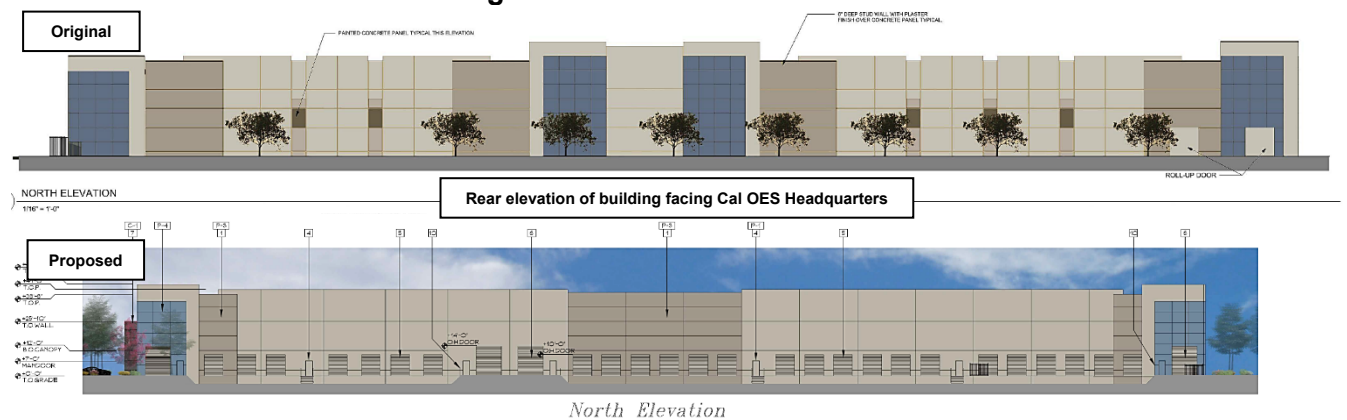


Figure 7: South Elevation

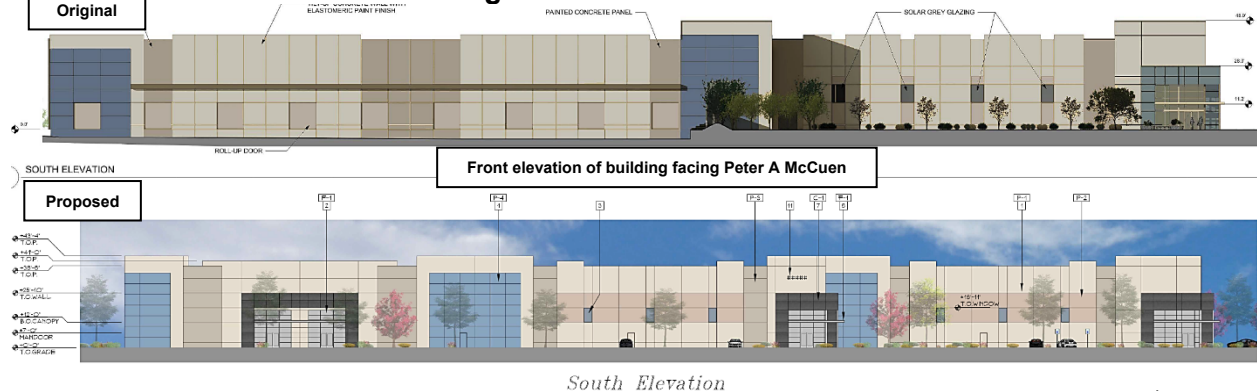


Figure 8 – East and West Elevations

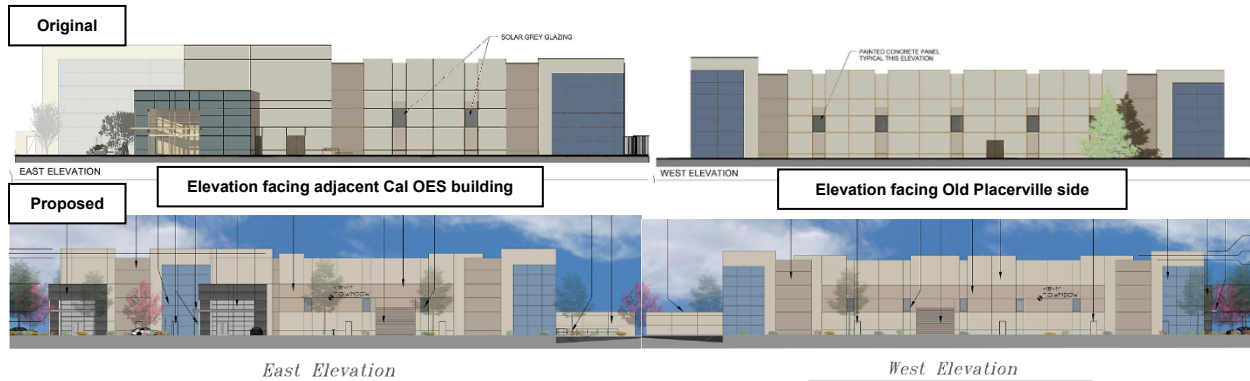
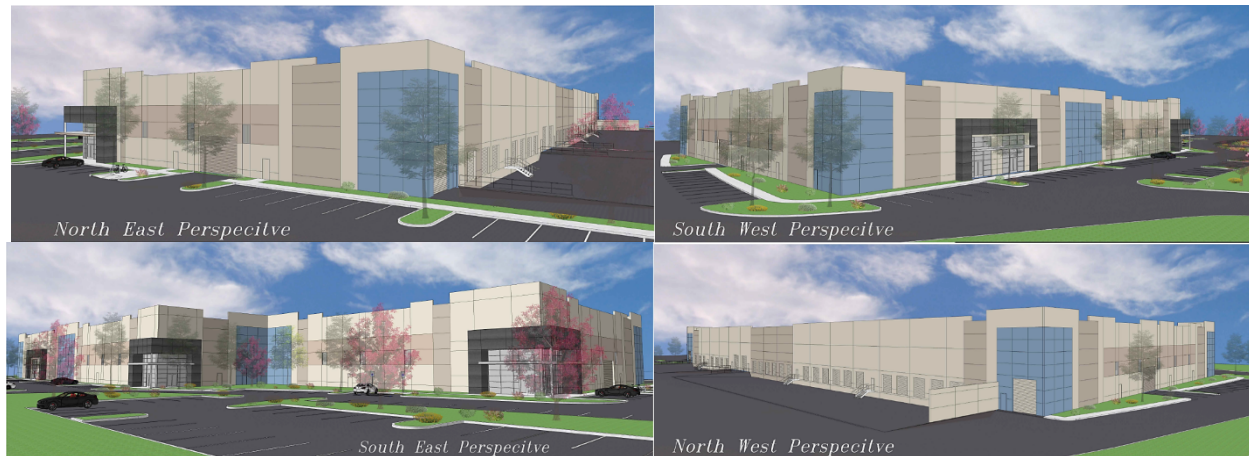


Figure 9: Project Renderings



Height Exception

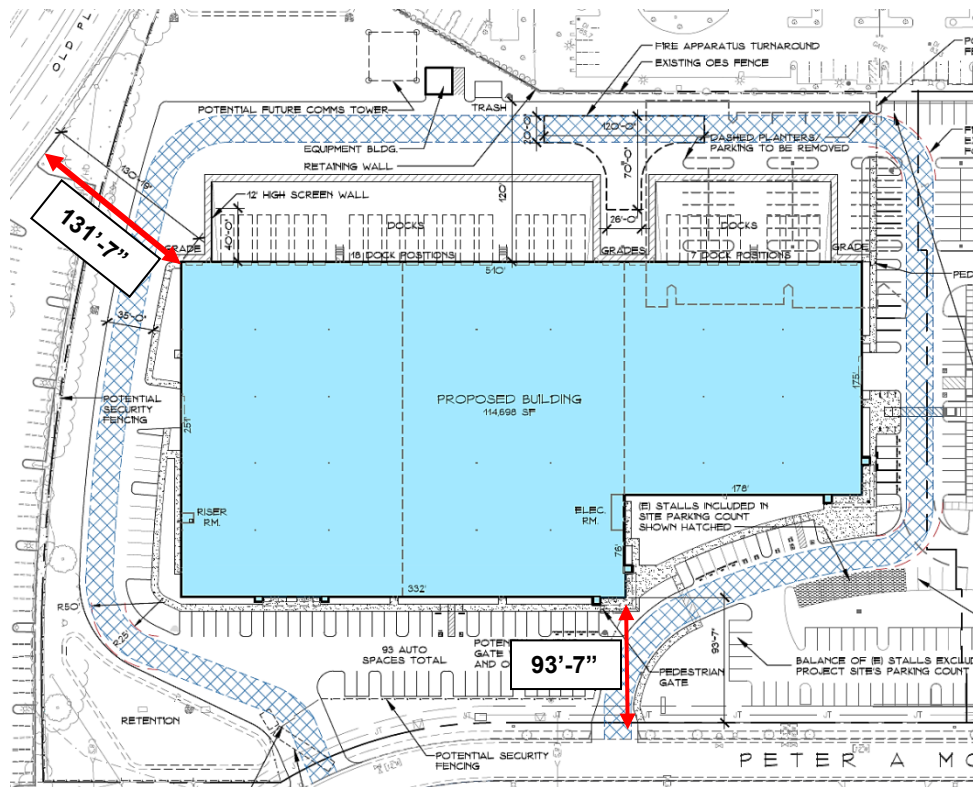
As part of the original approval, the project was also approved for a height deviation to allow the building to exceed the 40-foot maximum height allowed within the Campus District and would be asking for this same exception as part of this application. As previously mentioned, the Mather Field Special Planning Area (MFSPA) was approved by Sacramento County prior to the City's incorporation and therefore the 2003 version of the Sacramento County Code adopted by the City would be the applicable regulating document when the MFSPA references applicable county code sections. For height requirements, the MFSPA refers to Section 301-22 of the 2003 Sacramento County Code which allows height exceptions with approval from the appropriate authority.

Per Section 301-22, height limits for commercial or industrial buildings may be increased to a maximum of one-hundred fifty (150) feet in commercial and industrial land zones, provided that all buildings are set back from the ultimate right-of-way line of all abutting streets and freeways a distance at least equal to the height of the building. The Applicant is requesting a height of 43'-4" and therefore would require a minimum of this distance from the closest right-of-way.

In **Figure 9**, the site plan shows a measured distance from the building to each public right of way. The closest point of the west side of the property is shown as 131'-7" while the closest

point to the south side of the building is 93'-7". Both of these distances are much greater than the proposed 43'-4" height of the structure and therefore the project is meeting the requirements to be eligible for a height exception as described in Section 301-22 of the 2003 Sacramento County Code.

Figure 9: Site Plan



It is also important to note that the 43'-4" max height of the building is measured at the main tower architectural features located on the corners and south elevation of the building. These tower features are utilized as architectural elements to provide additional visual interest for large facades such as those proposed in this design and are encouraged by the City's Design Guidelines for industrial buildings. A majority of the other parapet areas of the building, would be at a height of 38'-8" which is within the maximum height allowed by the MFSPA Campus District.

Future Uses and Tenants

As it was proposed in its original approval, the project continues to be only for a shell building and does not include specific uses at this time and therefore no use permits have been included with this project. As a shell building with large empty spaces and accessory office space, the project has been reviewed as a "wholesaling and warehousing" use which is permitted by right within the Business & Professional Office (BP) zoning designation which is one of the comparable underlying zones for the Commercial Office Park Subarea of the MFSPA. Any future tenants that are utilizing the building for a use other than wholesaling and warehousing at this location will be required to obtain the appropriate use permits from the Planning Department and will be subject to additional review at that time.

FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short term and long-term positions for the construction of the shell building and the future uses of the site. The development of the building and the property from vacant land to a business will also provide an additional positive impact through the increase in property taxes on the site as well as within the surrounding area.

GENERAL PLAN CONSISTENCY

The project site is located within the Office Mixed Use (OMU) designation of the City's General Plan. The General Plan compares the OMU designation to zoning designations such as Office Professional Mixed Use (OPMU) and Office Industrial Mixed Use (OIMU) within the City's Municipal Code which are then compatible with the Business and Professional Office (BP) and Industrial Office Park (MP) of the Sacramento County Code. The proposed shell industrial building would be consistent with structures and uses envisioned within the OMU land use designation and compatible with future buildings within the same General Plan designation. The Office Mixed Use category encourages the integration of commercial and/or residential uses in conjunction with office uses of the site. Office uses are the predominant use, but others may be included in a vertical or horizontal configuration. The proposed warehouse building with loading docks adds a light industrial type structure to the area however, this area of the Mather Field Special Planning Area continues to maintain its predominantly office uses.

ZONING ORDINANCE

This project is located within the Commercial/Office Park Subarea of the Campus District within the MFSPA and was reviewed for consistency with all applicable standards and guidelines applicable to this area. Any standards not provided within the SPA are to be found within the Sacramento County Code. For permitted uses, the Commercial/Office Park Subarea is comparable to the Industrial Office Park (MP), Business & Professional Office (BP), Shopping Center Commercial (SC), and General Commercial (GC) zones within the Sacramento County Code. The proposed project does not have a designated user at this time, therefore the project has been considered as "wholesaling and warehousing" which is allowed by right in this zoning designation. Any future tenants that are not a warehousing and storage use, will be reviewed for consistency with Sacramento County Code land use tables and any necessary permits will be required to be obtained at that time.

ENVIRONMENTAL

The project applicant is requesting approval of a Major Design Review Amendment for the proposed project. Under CEQA, the City lacks the discretion under the Major Design Review approval process to consider environmental effects not related to the design of the project, including, but not limited to, human health impacts from toxic air contaminants, greenhouse gas emissions, and impacts on biological resources.

The Major Design Review Amendment associated with the Jackson Properties Warehouse Storage Building would continue to be exempt from CEQA review under CEQA State Guidelines Section 15183. This exempts from CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine

whether there are project-specific significant effects which are peculiar to the project or its site. The Jackson Properties Warehouse Storage Building Major Design Review Amendment involves a re-orientation of the site, a reduction in building square footage by approximately 4,000 SF and minor amendments to the overall site plan. The Amendment does not propose any increase in square footage or increase in intensity of the uses proposed for the project. The project site was identified in the Mather Field Special Planning Area EIR. As this Major Design Review Amendment continues to be consistent with the Special Planning Area and the environmental documentation prepared for the Special Planning Area, it is exempt from further CEQA review.

RECOMMENDED MOTIONS

Staff recommends that the City Council:

- Determine the project exempt per California Environmental Quality Act (CEQA) Guidelines Exemption 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)
- Adopt the Resolution for the Jackson Properties Warehouse Storage Building Major Design Review Amendment and Height Exception, PLND-0924-0110, subject to the findings, Project Plans (Attachment 2), and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Project Plans
3. Exhibit B to the Resolution - Conditions of Approval
4. Jackson Properties PowerPoint

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2025

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW AMENDMENT AND
HEIGHT EXCEPTION FOR THE JACKSON PROPERTIES WAREHOUSE STORAGE
BUILDING PROJECT NO. PLND-0924-0110**

WHEREAS, PWC Architects, (hereinafter referred to as Applicant) filed an application for a Major Design Review Amendment approval for the Jackson Properties Warehouse Storage Building project; and

WHEREAS, the project is located within the Commercial/Office Park Subarea of the Campus District within the Mather Field Special Planning Area (MFSPA); and

WHEREAS, per the MFSPA, the project is considered a Design Review Level II which states that the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the project was previously approved by City Council on September 5, 2023 for a Major Design Review and Height Exception for a 118,748 SF warehouse building and site improvements; and

WHEREAS, the Applicant is now requesting to amend the previous approval to re-orient the loading dock areas to the rear of the building and update the site plan; and

WHEREAS, the City Council heard the original project and is the appropriate authority to hear the requested amendment; and

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

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

1. The CEQA exemption found in California Code of Regulation Title 14, Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) is an adequate exemption according to the Guidelines of the California Environmental Quality Act.
 - A. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 "Projects Consistent with the Community Plan, General Plan or Zoning".

Evidence: The project applicant is requesting approval of a Major Design Review Amendment and Height Exception for the proposed project. Under CEQA, the City lacks the discretion under the Major Design Review approval process to consider environmental effects not related to the design of the project, including, but not limited to, human health impacts from toxic air contaminants, greenhouse gas emissions, and impacts on biological resources.

The Major Design Review Amendment associated with the Jackson Properties Warehouse Storage Building would continue to be exempt from CEQA review under CEQA State Guidelines Section 15183. This exempts from CEQA, projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Jackson Properties Warehouse Storage Building Major Design Review Amendment involves a re-orientation of the site, a reduction in building square footage by approximately 4,000 SF and minor amendments to the overall site plan. The Amendment does not propose any increase in square footage or increase in intensity of the uses proposed for the project. The project site was identified in the Mather Field Special Planning Area EIR. As this Major Design Review Amendment continues to be consistent with the Special Planning Area and the environmental documentation prepared for the Special Planning Area, it is exempt from further CEQA review.

2. Approve the Design Review Amendment and Height Exception, subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings and Evidence, as required by the 2003 Sacramento County Code Section 110-87.

- a) **Finding:** The proposed project is consistent with the objectives of the General Plan and Community Plan, complies with applicable Zoning Regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable “Guiding Principles” and “Design Concepts” in section 110-84.

Evidence: The proposed amendment continues to be consistent with the intent of the Mather Field Special Planning Area (MFSPA). The project is located within the Commercial Office/Park Subarea of Mather’s Campus District which allows wholesaling and warehousing as a permitted by right use. Future tenants that do not use the building as a warehouse will require an additional review to determine if additional City approvals are required.

The Applicant is requesting an exception to the maximum height allowance from 40-feet to 43’-4” to accommodate roof variation and tower features at key sections of the façade. The request is less than what was approved as part of the original project which was a 48-foot height exception. For height requirements, the MFSPA refers to Section 301-22 of the 2003 Sacramento County Code which allows height exceptions with approval from the appropriate authority. Per this section, height limits for commercial or industrial buildings may be increased to a maximum of one-hundred fifty (150) feet in commercial and industrial land zones, provided that all buildings are set back from the ultimate right-of-way line of all abutting streets and freeways a distance at least equal to the height of the building. The applicant is requesting a height of 43’-4” and therefore would require a minimum of 43’-4”-feet to the closest right-of-way. The Applicant is providing over 131 feet to the Old Placerville Road public right-of-way and over 93 feet to the Peter A McCuen Boulevard public right-of-way and therefore is meeting the required minimum distances.

The project provides infill development that is consistent with applicable portions of Section 110-84 of the 2003 Sacramento County Zoning Code including non-

residential site planning and non-residential architecture and also helps facilitate the conversion of Mather Field from a military air base to a mix of public and private uses. As the airport continues to be utilized for commercial uses, the proposed project will provide a supportive use consistent with the functionality of the airport and new services to benefit the surrounding community. The proposed wholesaling and warehousing use is an allowed use and provides an opportunity to add to the existing diversity of the Mather Field Special Planning Area.

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

Evidence: The proposed amendment to the warehouse building and façade improvements are consistent with other buildings in the same general area. The Applicant has maintained a cohesive design with adjacent buildings while also adding additional architectural features such as roof articulation and accent colors to highlight the building's main entry and tower features. The architectural design of the building is suitable for the purpose of the building and the project will develop an existing vacant parcel. The project is requesting a height exception to increase the height to 43'-4" for additional architectural features. The original project was approved at 48' in height however this height is no longer needed.

The applicant has re-located the loading docks to the rear of the building, more in line with the MFSPA Design Guidelines. The loading dock area would be screened from Old Placerville Road by existing evergreen landscaping on the adjacent parcel as well as a 12' screen wall along the edge of the dock area. With the loading docks moved to the rear of the building, the front façade is able to be designed with a more office like façade consistent with buildings in the surrounding area.

The project proposes significant landscaping throughout the property. The landscape plan proposes 90 additional trees as well as a number of shrubs and groundcover. The rear of the property has existing dense landscaping on the adjacent parcels along the west property line, but the project will also be installing its own landscaping internal to the site. The project will share a parking lot with the adjacent Cal OES office building which already has some existing landscaping and parking lot shading trees. The new parking areas proposed with this project include landscaping that shows a 55% shade calculation, which exceeds the minimum 50 percent shading requirement required for parking areas.

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

Evidence: The proposed amendment maintains the original color scheme and overall design concept that was originally approved in 2023. The colors are designed to be consistent with the existing structures in the area while also

adding updated elements such as tower features and emphasized main entries. The proposed amendment to relocate the loading docks to the rear of the building is consistent with the MFSPA Design Guidelines and provides an opportunity to allow the front façade to be consistent with surrounding office buildings. Loading docks in the rear are 4' below grade and the west elevation will also include a 12' screen wall protruding from the building providing in total 16' of screening for the loading dock area along the west elevation.

The Applicant has provided a photometric plan that shows all lighting is positioned to shine internally to the site and any light trespass to adjacent properties or public rights-of-way is kept to a minimum. The project site shares a parking lot with the adjacent Cal OES building which the lighting will blend in cohesively with their existing parking lot. All wall pack lighting is shown to be pointed down to targeted areas to ensure no direct rays of light are pointed to neighboring properties.

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

Evidence: In addition to the project's parking area added as part of the development, the project will also share a parking lot with the existing Cal OES office building located to the east. The project includes two access points along Peter A McCuen Boulevard, one of which exists. The other to the west that is proposed to be added will cross the existing pedestrian sidewalk. However, clear vision triangles have been maintained at the entrance to ensure visibility when exiting the project site. No other conflicts will result from the construction of this project.

The City Council, based upon the findings herein, hereby approves the Major Design Review Amendment and Height Exception for the Jackson Properties Warehouse Storage Building Project No. PLND-0924-0110.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of February 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

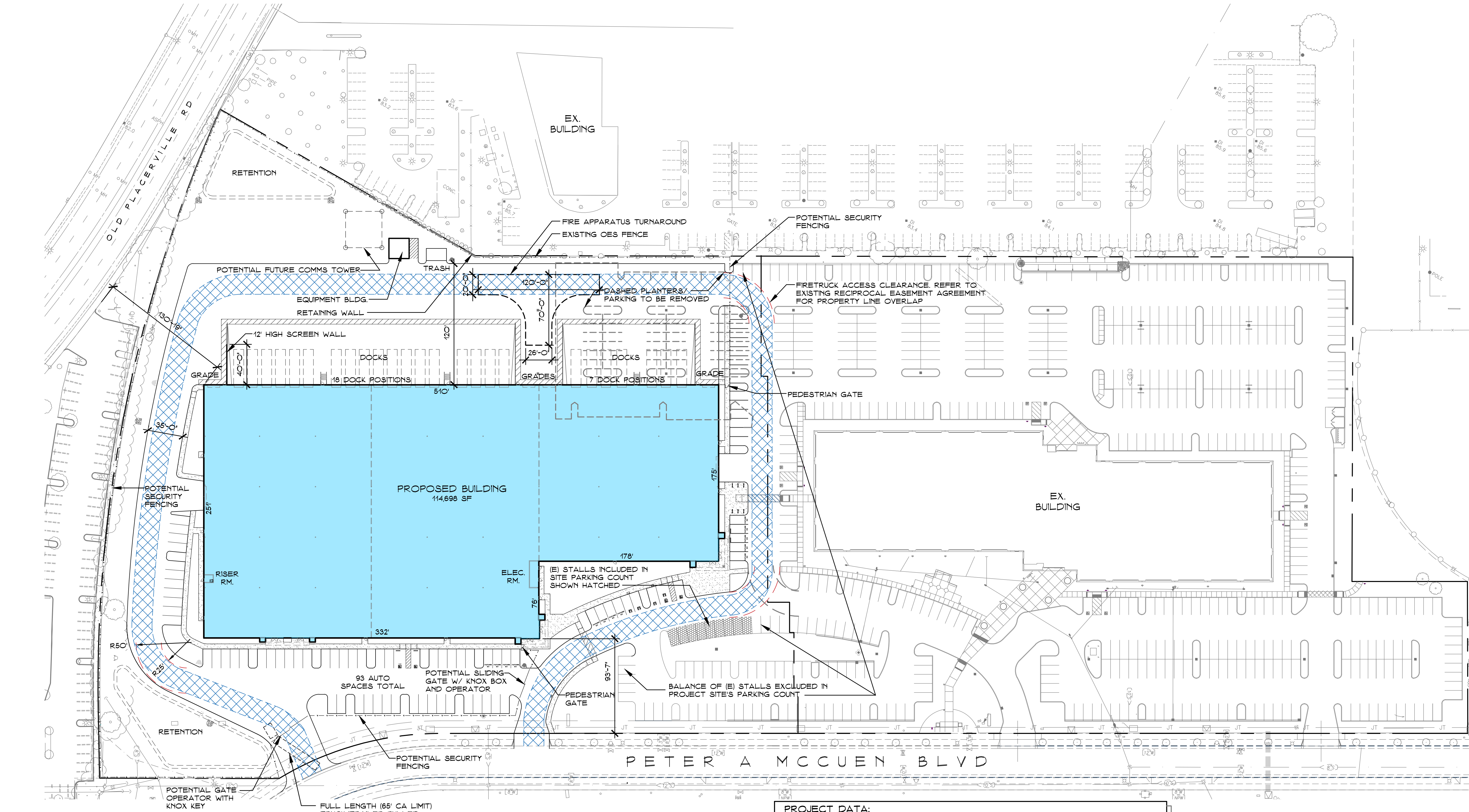
ITEM 10.1.

ATTACHMENT 1

ATTEST:

Siri Pulipati, Mayor

Stacy Leitner, CMC
City Clerk



LEGEND

- PROPOSED BUILDING FOOT PRINT
- 20' WIDE FIRE ACCESS LANE
- EXISTING PARKING INCLUDED IN PARKING COUNTS & CALCULATIONS
- FIRE APPARATUS TURN CLEARANCE
- PROPERTY LINE

Proposed Site Plan

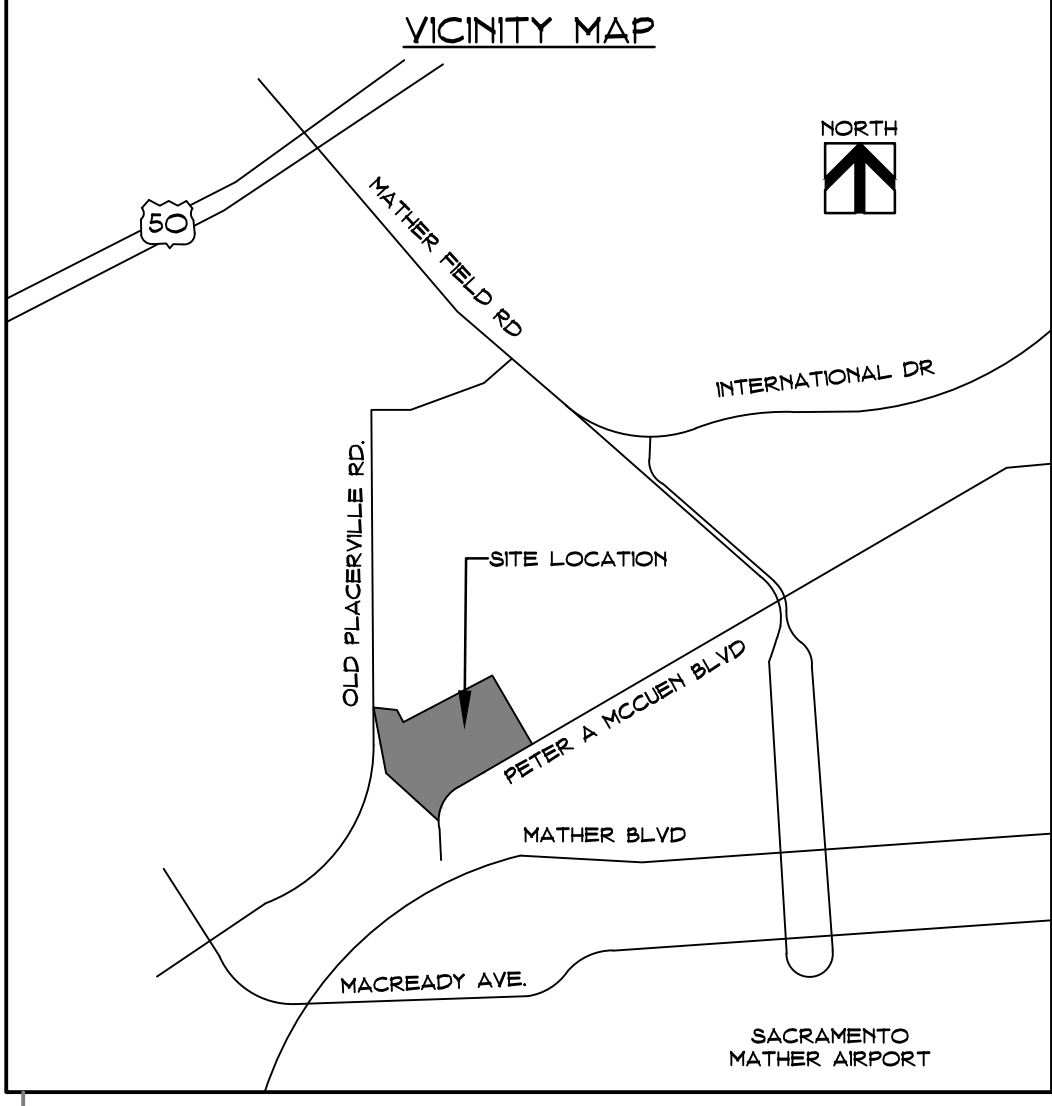
SCALE: 1" = 50'

NORTH

PROJECT DATA:			
ASSESSOR'S PARCEL NO.:	077-0420-001		
STREET ADDRESS:	10391 PETER A MCCUEN BLVD.		
USE ZONE:	MATHER SPA		
SITE AREA:	7.8 +/- ACRES / 339,892 S.F.		
PROPOSED BUILDING AREA:	114,698 S.F.		
OCCUPANCY TYPE:	B/S-1/S-2		
CONSTRUCTION TYPE:	11A, FULLY SPRINKLERED		
PROPOSED BUILDING HEIGHT:	48'-0"		
ALLOWABLE BUILDING HEIGHT PER CAMPUS DISTRICT ZONING: 40'-0"			
(POTENTIAL HEIGHT INCREASES AVAILABLE WITH INCREASED SETBACKS)			
FLOOR AREA RATIO (F.A.R.):			
TOTAL BUILDING AREA:		114,698 S.F.	
SITE AREA:		339,892 S.F.	
F.A.R.:		33.7%	
PARKING REQUIREMENTS	USE AREA	RATIO (SPACES PER S.F.)	#REQUIRED SPACES
WAREHOUSE/ STORAGE	102,533 S.F.	0.5/1,000 S.F.	51 SPACES
LOBBY (OFFICE SPACE)	10,000 S.F.	2.7/1,000 S.F.	27 SPACES
MECHANICAL/ELECTRICAL/ MAINTENANCE	2,165 S.F.	0.5/1,000 S.F.	2 SPACES
TOTAL (>90% OF GROSS S.F.)	114,698 S.F.		80 SPACES
* NOTE: STANDARD STALL - 9'-0" X 19'-0"			

BICYCLE PARKING:	
SHORT & LONG TERM: 5% OF 100 SPACES	
BIKE RACK FOR 5 BIKES REQUIRED	
(6) BIKE RACKS (2 BIKES EACH) =	12
TOTAL PROVIDED:	12

PARKING PROVIDED:	
STANDARD	89 SPACES
ACCESSIBLE	3 SPACES
VAN ACCESSIBLE	1 SPACE
TOTAL STALLS:	93 SPACES
REQUIREMENTS FOR EV STALLS:	
TOTAL PARKING STALLS PROVIDED:	93
EV CAPABLE SPACES REQUIRED:	17
EV CAPABLE SPACES PROVIDED:	13
EVCS (CHARGING STATIONS) PROVIDED: (INCLUDE 1 VAN)	4
TOTAL EV STALLS:	17



SHEET INDEX	
ARCHITECTURAL	
A1	SITE PLAN
A1.1	SITE DETAILS
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	PERSPECTIVE VIEWS
CIVIL	
1 OF 2	PRELIMINARY GRADING PLAN
2 OF 2	PRELIMINARY UTILITY PLAN
LANDSCAPE	
LAO1	PRELIMINARY LANDSCAPE PLAN
ELECTRICAL	
1 OF 1	SITE PHOTOMETRIC PLAN

PROJECT CONSULTANTS	
ARCHITECT	
PERKINS, WILLIAMS & COTTERILL ARCHITECTS	
3320 DATA DRIVE SUITE 200 RANCHO	
CORDOVA, CA 95670	
(916) 851-1400	
CIVIL	
MORTON & PITALO, INC.	
600 COOLIDGE DRIVE SUITE 140	
FOLSOM, CA 95630	
(916) 496-8787	
LANDSCAPE	
GARTH RUFFNER	
4120 DOUGLAS BLVD., SUITE 306	
ROSEVILLE, CA 95746	
(916) 797-2576	
ELECTRICAL	
IRELAND ELECTRIC	
1544 SANTA ANA AVE, SUITE 120	
SACRAMENTO, CA 95838	
(916) 564-7300	

PERKINS, WILLIAMS & COTTERILL, INC.

ARCHITECTS

3320 Data Drive, Suite 200 • Rancho Cordova, California 95670

T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

Site Plan

Project: MATHER COMM. CENTER

Job No. 24-313 **Date:** 9-6-24

Scale: AS NOTED

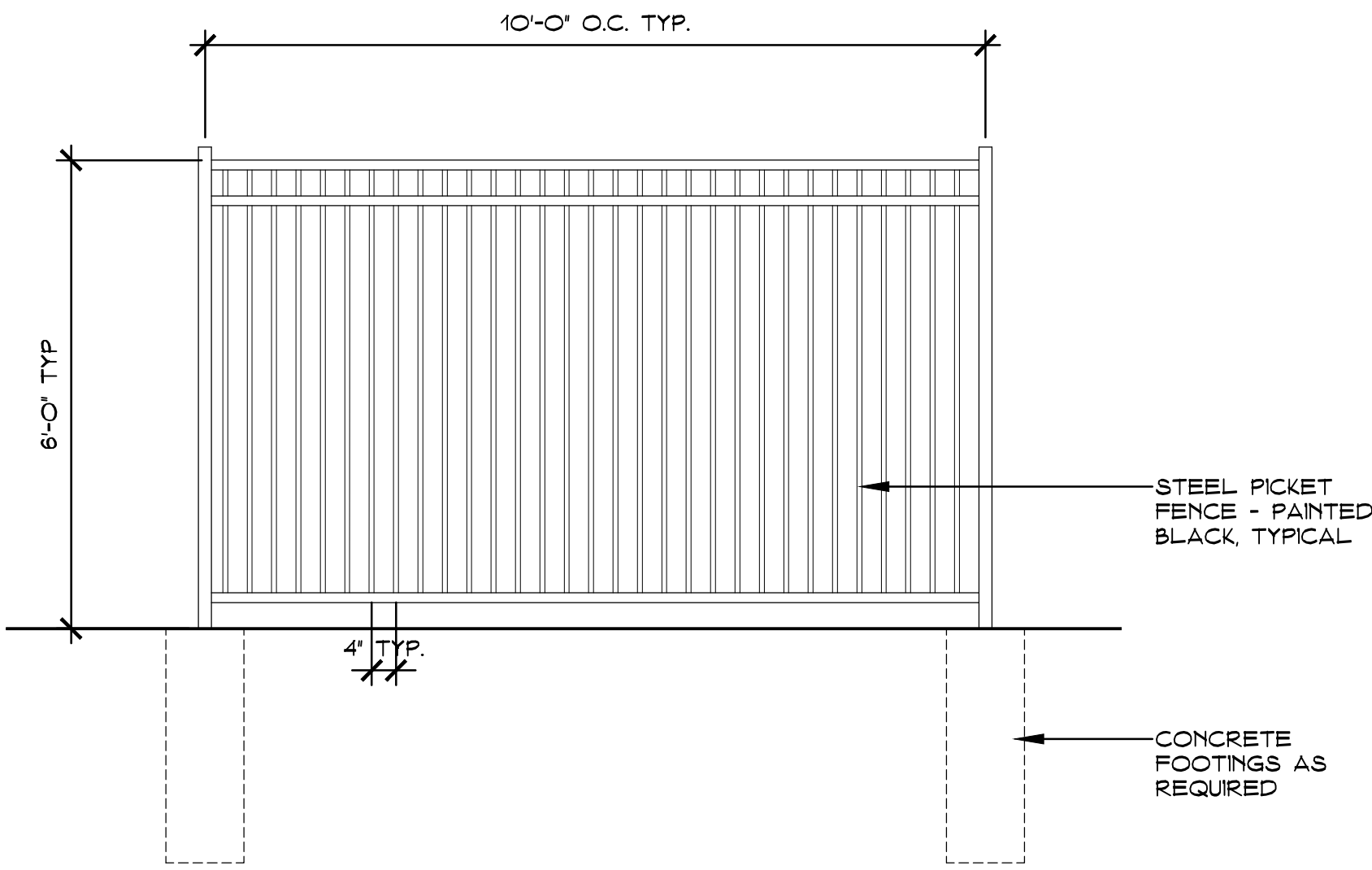
△ PC#1-RESPONSE 11-11-24

△ PC#2-RESPONSE 2-7-25

A1

Mather Commercial Center

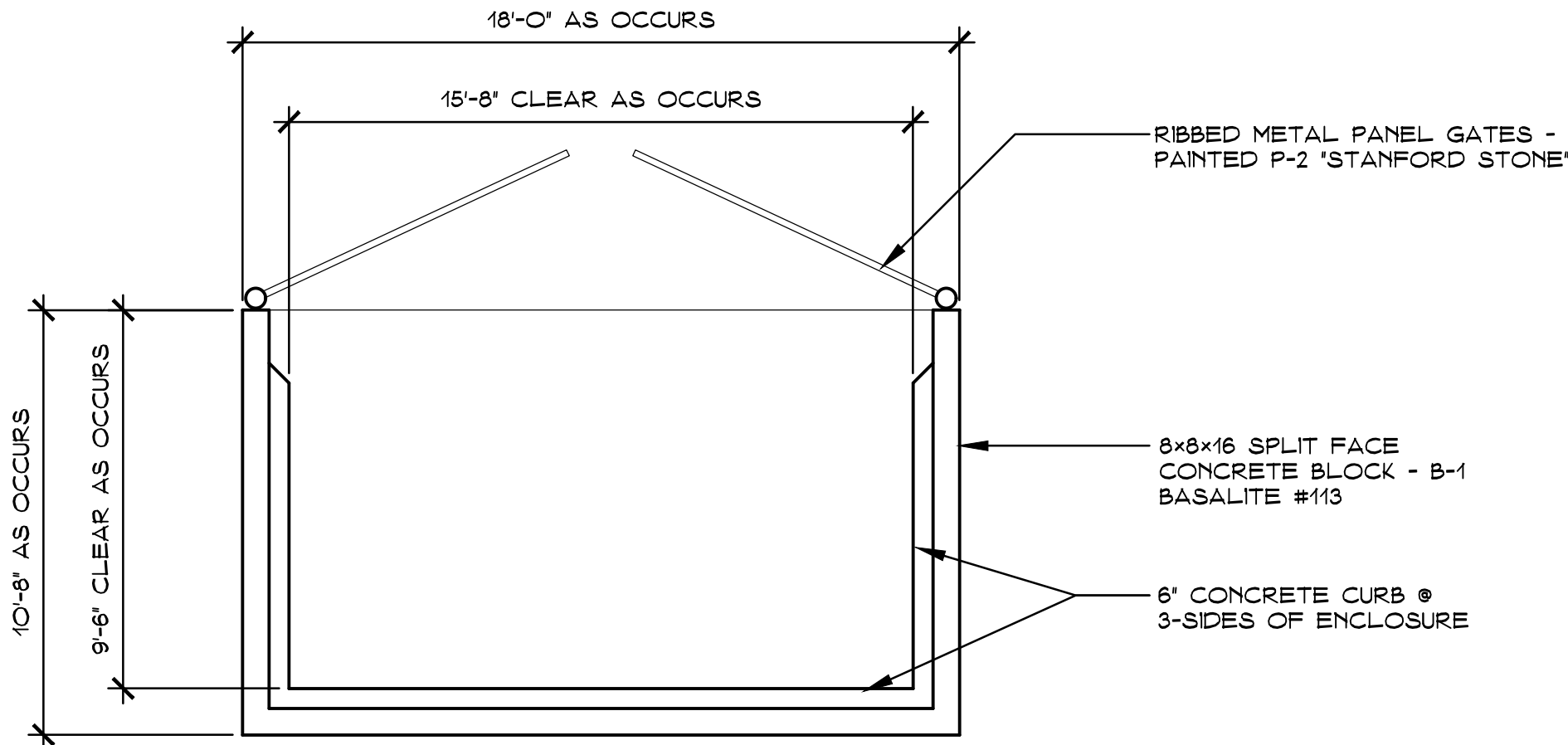
Rancho Cordova, CA



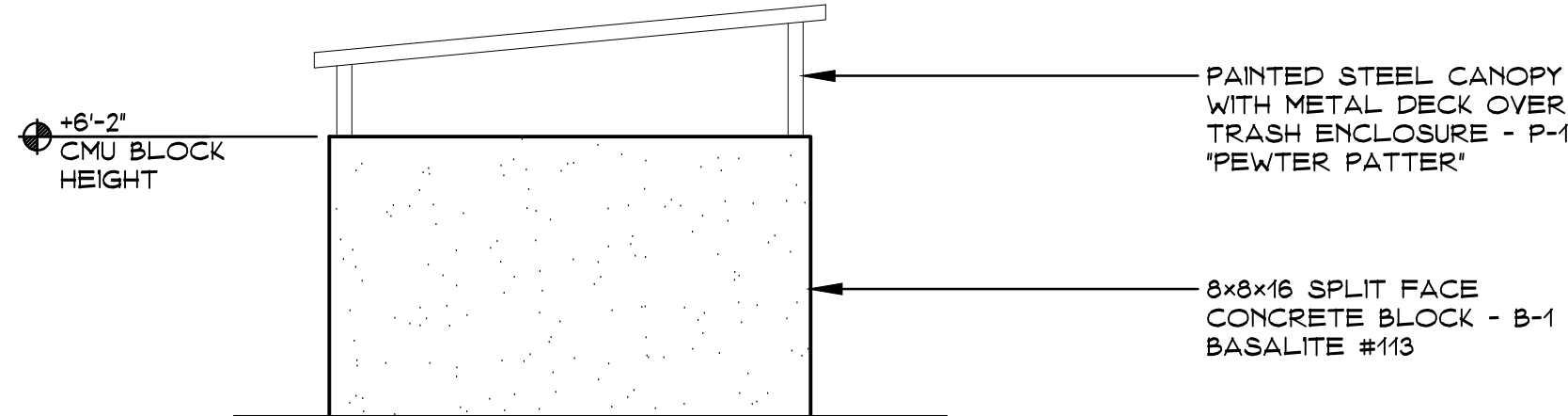
3 TYPICAL STEEL FENCE
A1.1 SCALE = 1/2" = 1'-0"



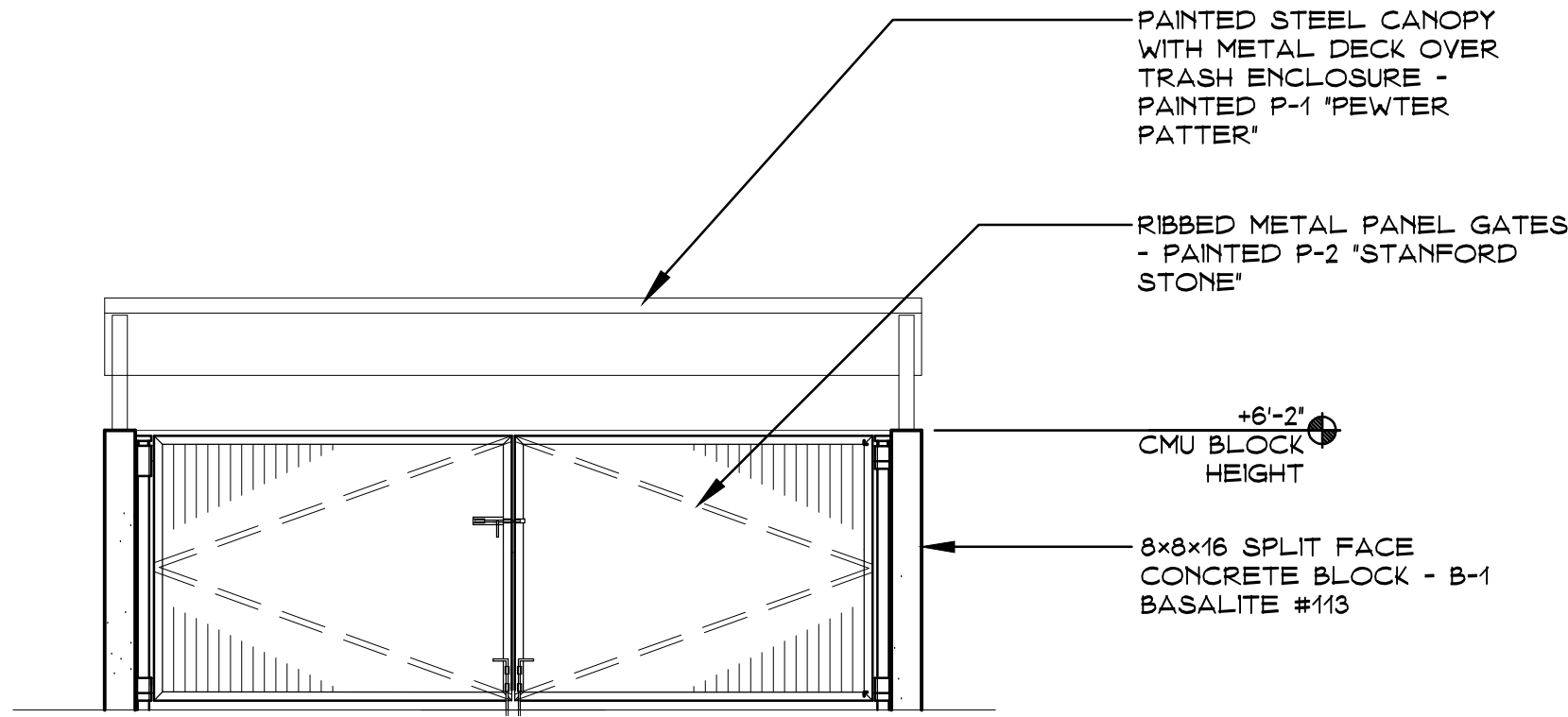
2 BICYCLE PARKING
A1.1 N.T.S.
MADRAX BIKE RACK - ORION
2 BIKE RACK, GALV. FINISH,
CAST IN PLACE OR
CONCRETE ANCHOR MOUNT



PLAN



SIDE



FRONT

1 TRASH ENCLOSURE
A1.1 1/4" = 1'-0"

Mather Commercial Center
Rancho Cordova, CA

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

Site Details

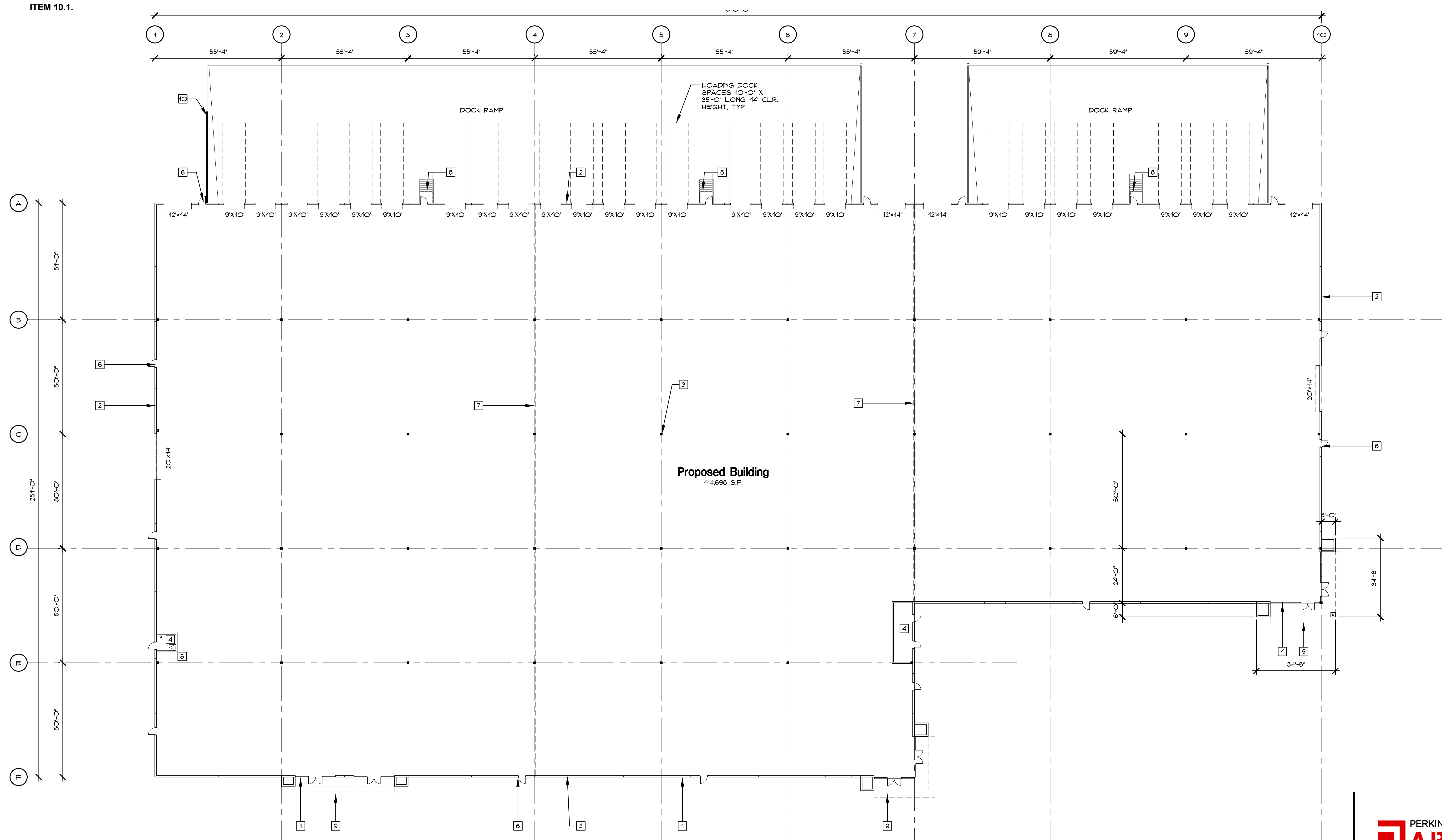
Project: MATHER COMM. CENTER

Job No. 24-313 Date: 8-21-24

Scale: AS NOTED

PC#1-RESPONSE 11-11-24

A1.1



Floor Plan

SCALE: 1" = 20'-0"



KEYNOTES	
1	GLASS IN ALUM. STOREFRONT SYSTEM
2	CONCRETE TILT-UP WALL PANEL
3	STEEL COLUMN, TYP.
4	ELECTRICAL & FIRE RISER ROOM
5	ROOF ACCESS LADDER
6	3'x7' METAL MAN DOOR
7	FUTURE DEMISING WALL
8	STEEL STAIR SYSTEM
9	STEEL CANOPY ABOVE
10	12' HIGH SCREEN WALL

PERKINS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

Floor Plan

Project: MATHER COMM. CENTER

Job No. 24-313 **Date:** 8-21-24

Scale: AS NOTED

△ PC#1-RESPONSE 11-11-24
△ PC#2-RESPONSE 2-7-25

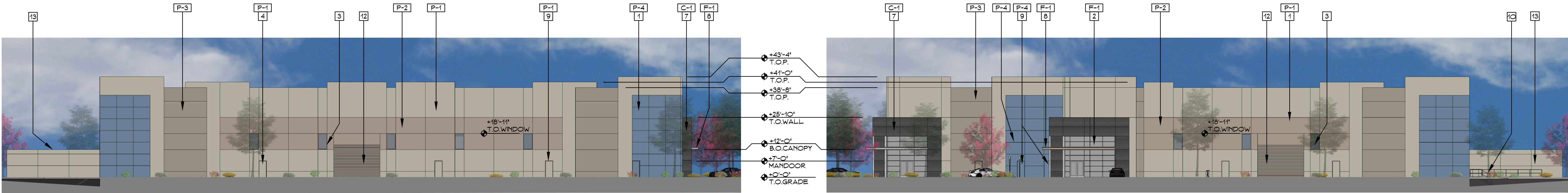
A2

Mather Commercial Center
Rancho Cordova, CA



North Elevation

SCALE: 1" = 20'-0"

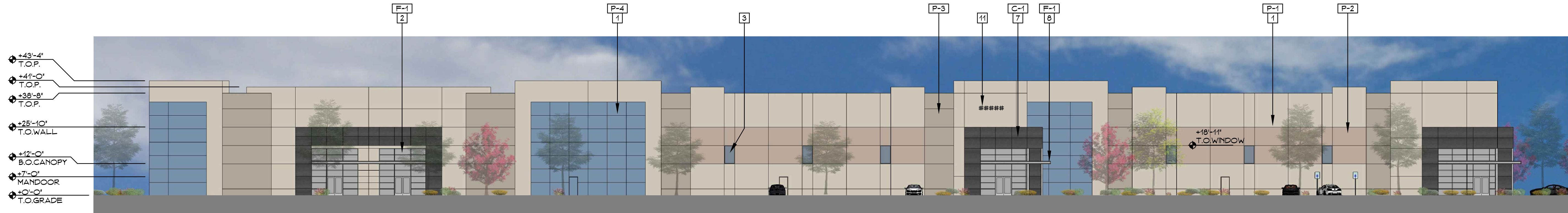


West Elevation

SCALE: 1" = 20'-0"

East Elevation

SCALE: 1" = 20'-0"



South Elevation

SCALE: 1" = 20'-0"

PAINT			
P-1	'PEWTER PATTERN' DET627	C-1	ALUCOBOND: 'DUSTY CHARCOAL II'
P-2	'STANFORD STONE' DET696	F-1	STOREFRONT & CANOPY: CLEAR ANODIZED
P-3	'BARNWOOD GRAY' DET620		
P-4	'LAKEVILLE' DE5872		

KEYNOTES			
1	CONCRETE TILT-UP WALL PANEL W/ ARCHITECTURAL REVEALS	8	METAL CANOPY, TYP.
2	GLASS IN ALUM. STOREFRONT SYSTEM, TYP.	9	ELECTRICAL & FIRE RISER ROOM
3	STOREFRONT WINDOW, TO MATCH STOREFRONT SYSTEM, TYP.	10	LOADING DOCK GUARDRAIL, TYP.
4	3'x7' METAL MAN DOOR, FINISHED TO MATCH ADJACENT SURFACE, TYP.	11	BUILDING ADDRESS
5	9'x10' DOCK DOOR, STANDARD MFTR. COLOR, TYP.	12	20'X14' GRADE DOOR, STD. MFTR. COLOR TYP.
6	12'x14' GRADE DOOR, STANDARD MFTR. COLOR, TYP.	13	12' HIGH SCREEN WALL
7	BUILD OUT AT ENTRIES W/ DARK ACCENT PAINT COLOR, TYP.		

Mather Commercial Center
Rancho Cordova, CA

PERKINS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

Exterior Elevations

Project: MATHER COMM. CENTER

Job No. 24-313 Date: 8-21-24

Scale: AS NOTED

PC#1-RESPONSE 11-11-24
PC#2-RESPONSE 2-7-25

A3



Mather Commercial Center
Rancho Cordova, CA

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Perspective Views

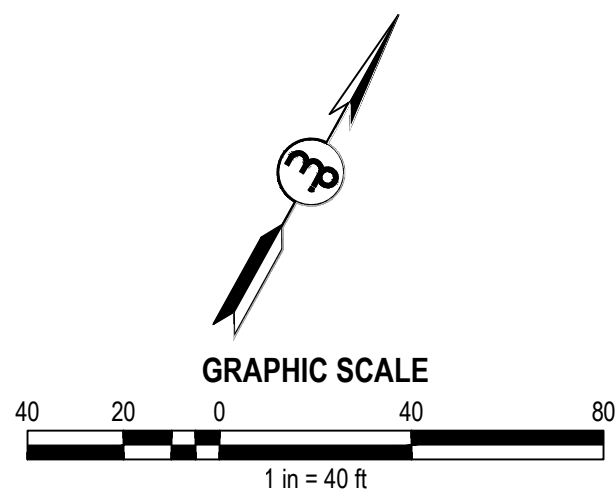
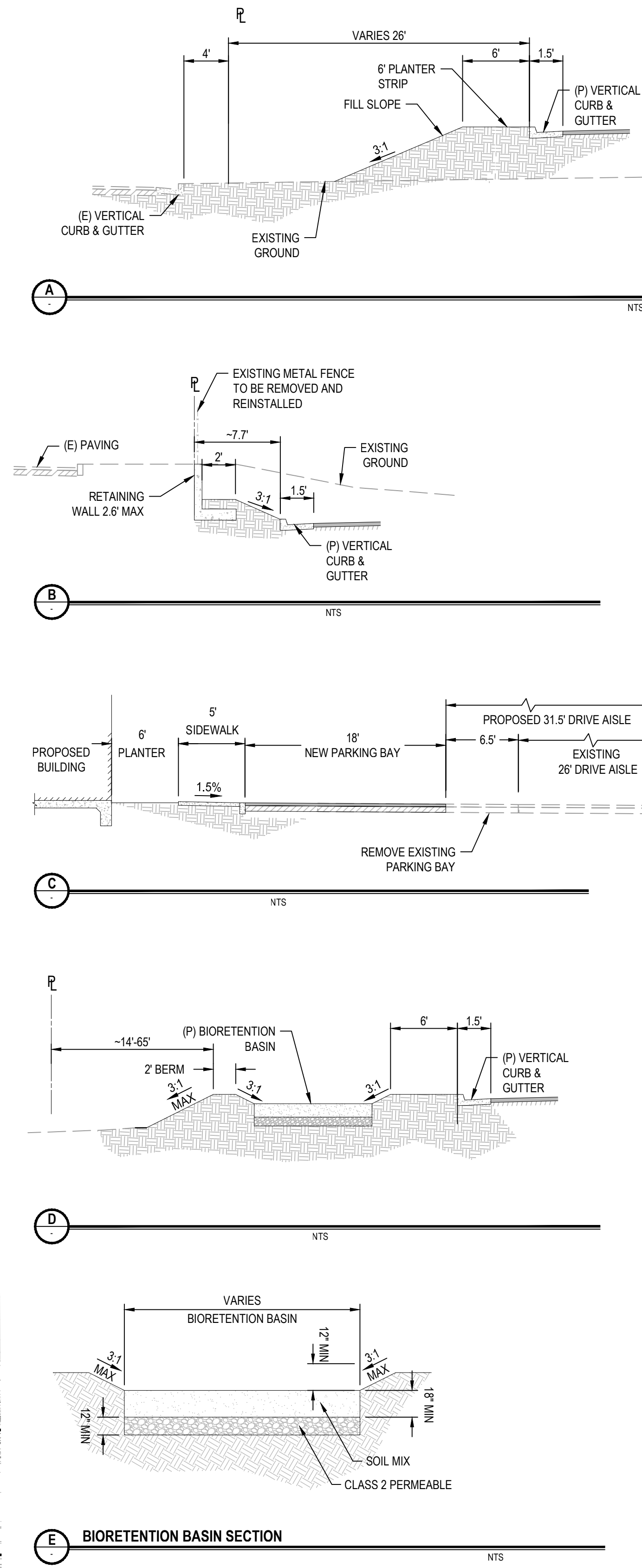
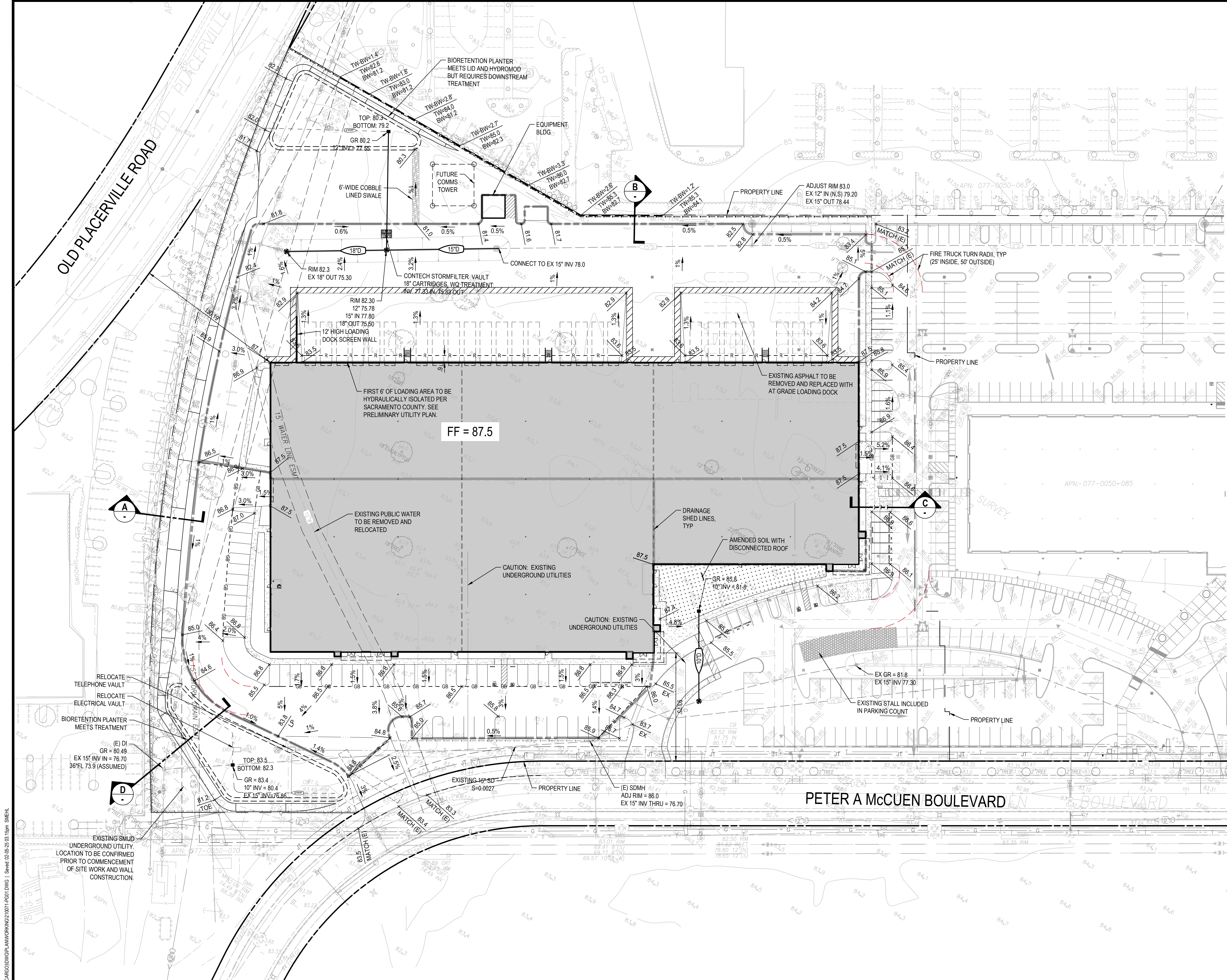
Project: MATHER COMM. CENTER

Job No. 24-313 *Date:* 8-21-24

Scale: AS NOTED

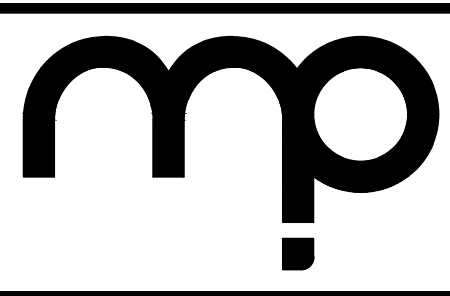
△ PC#1-RESPONSE 11-11-24
△ PC#2-RESPONSE 2-7-25

A4



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1	SCALE:				
2	HORIZ. 1" = 40'				
3	VERT. 1" = N/A				

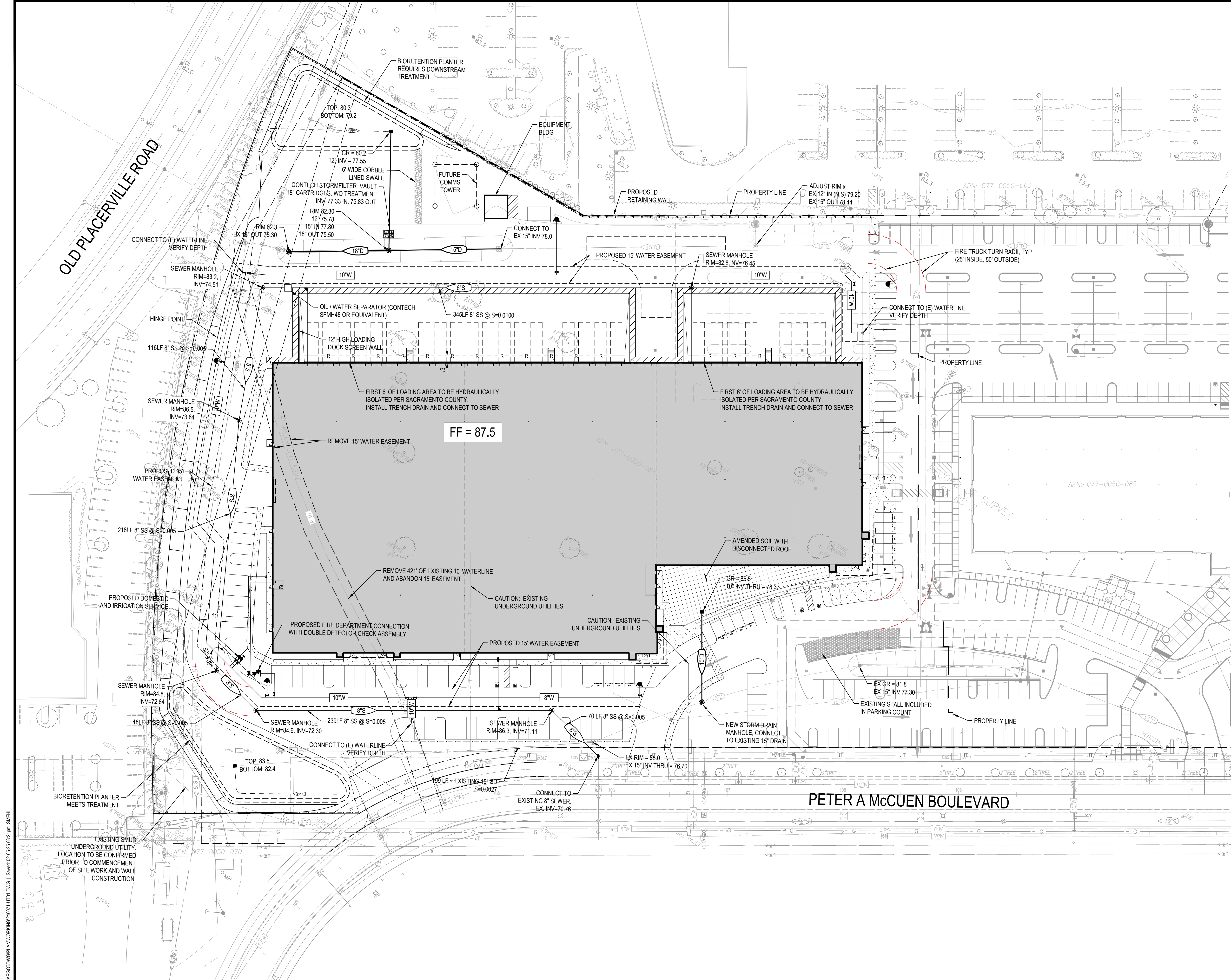
COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.
JDT	RC	JDT	



MORTON & PITALO, INC.
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Folsom • Fresno
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web: www.mpengr.com

MATHER CARGO PARK
PRELIMINARY GRADING PLAN
RANCHO CORDOVA, CALIFORNIA

DATE	FEB 5, 2025
SHEET	1
OF	2



Dwg: X:\2021\21-0071-00 MATHER CARGO PARK\WORKING\21-0071-UTD1.DWG 1 Saved: 02/05/25 03:27pm SHEL

REVISIONS

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:

HORIZ. 1" = 40'

VERT. 1" = N/A

BENCH MARK

COMPUTED

DESIGNED	JDT
DRAWN	RC
PROJ. ENGR.	JDT

mp

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MATHER CARGO PARK
PRELIMINARY UTILITY PLAN

RANCHO CORDOVA, CALIFORNIA

DATE
FEB 5, 2025

SHEET
2

OF
2

40

20

0

40

80

GRAPHIC SCALE

1 in = 40 ft

3

3

JOB NO. 21-0071-00

Page 57 of 198

NOT FOR CONSTRUCTION



PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY FULL 3/4 1/2 1/4	SUBTOTAL	TOTAL
30' DIA. TREES				
CEDRUS DEODARA	706 S.F.	0 0 1 0	353 S.F.	
LAURUS NOBILIS	706 S.F.	0 6 0 1	3354 S.F.	
30' TOTAL:				3707 S.F.
35' DIA. TREES				
EXISTING QUERCUS V.	962 S.F.	0 0 2 0	962 S.F.	
EXISTING ULMUS P.	962 S.F.	0 0 0 1	241 S.F.	
PISTACHIA CHINENSIS	962 S.F.	0 5 0 1	3848 S.F.	
35' TOTAL:				5051 S.F.
PARKING STALL PAVING AREA:				15780 S.F.
SHADE REQUIRED:			50%	7890 S.F.
SHADE PROVIDED:			55%	8151 S.F.

PLANT LIST & LEGEND

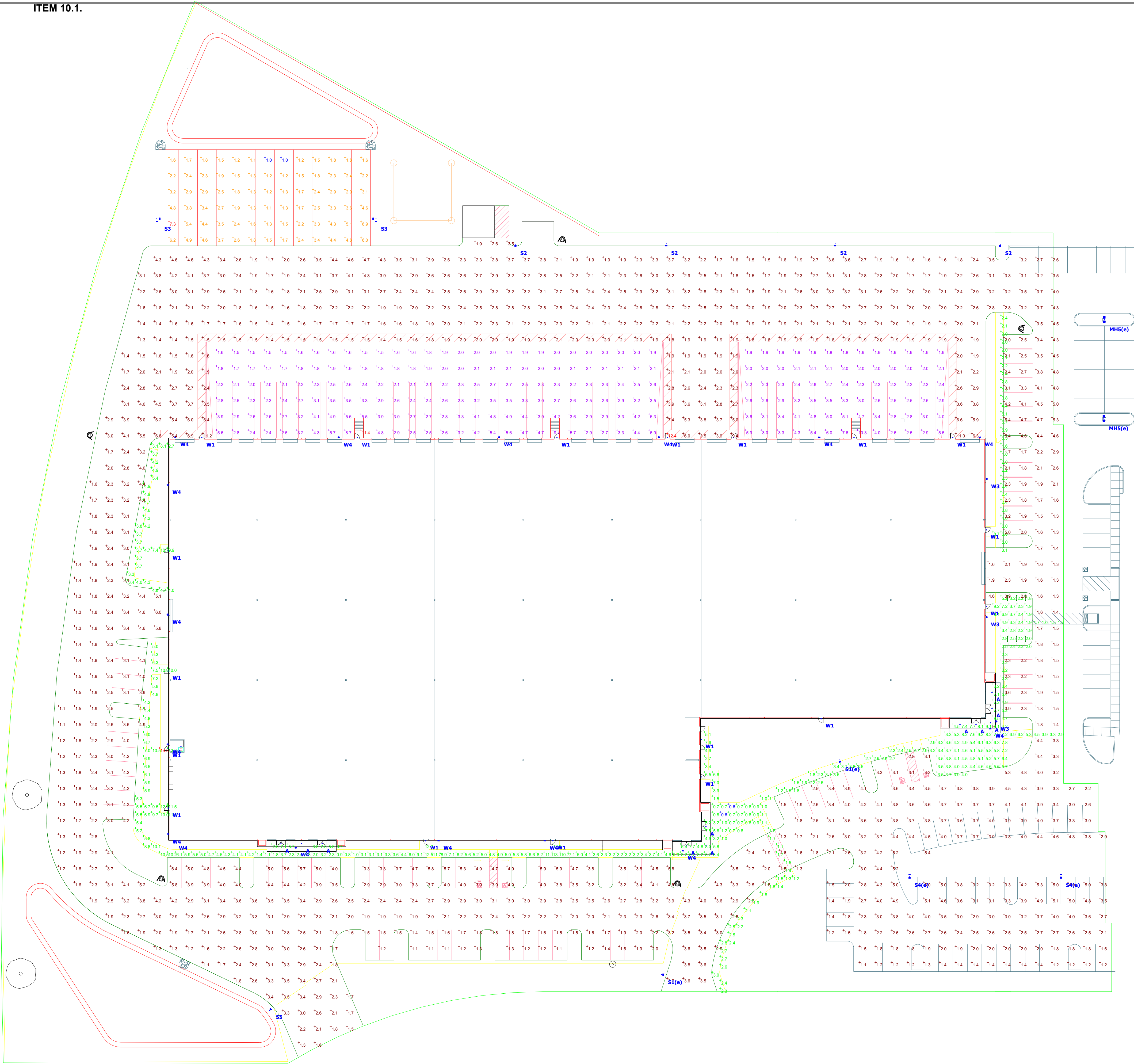
SYMBOL	BOTANIC NAME/COMMON NAME	WUCOLS IV WATER USE	SIZE	QUANTITY	MATURE SIZE (HxW)
	CEDRUS DEODARA/DEODAR CEDAR	LOW	15 GALLON	11	60'x40'
	CERCIS CANADENSIS 'OKLAHOMA'/REDBUD (STANDARD)	LOW	15 GALLON	7	20'x20'
	LAURUS NOBILIS 'SARATOGA'/GRECIAN LAUREL	LOW	15 GALLON	25	40'x30'
	OLEA EUROPEA 'SWAN HILL'/FRUITLESS OLIVE	VERY LOW	24" BOX	24	25'x25'
	PARROTIA PERSICA/PERSIAN PARROTIA	LOW PER CITY LIST	15 GALLON	12	30'x30'
	PISTACHIA CHINENSIS/CHINESE PISTACHE	LOW	15 GALLON	7	40'x40'
	QUERCUS LOBATA/VALLEY OAK	LOW	15 GALLON	4	60'x70'
	SHRUB & GROUNDCOVER AREA:				
	ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	LOW	5 GALLON		2'x10'
	ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA	LOW	5 GALLON		4'x8'
	BACCHARIS PILULARIS 'PIGEON POINT'/DW.F. COYOTE BRUSH	LOW	1 GALLON		2'x8'
	CHONDRPETALUM TECTORUM/DW.F. CAPE RUSH	LOW	5 GALLON		3'x5'
	CALLISTEMON V. 'LITTLE JOHN'/DW.F. BOTTLE BRUSH	LOW	5 GALLON		3'x6'
	CALAMAGROSTIS X. 'STRICTA'/FEATHER REED GRASS	LOW	1 GALLON		2'x2'
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	LOW	5 GALLON		1'x8'
	CAREX DIVULSA/EURASIAN GRAY SEDGE	LOW	1 GALLON		1'x3'
	CAREX SPISSA/SAN DIEGO SEDGE	LOW	1 GALLON		3'x3'
	DIETES BICOLOR	LOW	1 GALLON		3'x5'
	FRANGULA CALIFORNICA/CALIFORNIA COFFEEBERRY	LOW	5 GALLON		12'x15'
	HETEROMELES ARBUTIFOLIA/TOYON	VERY LOW	5 GALLON		12'x15'
	LOMANDRA LONGIFOLIA 'LOMLON'/LIME TUFF MAT RUSH	LOW	1 GALLON		3'x4'
	MYOPORUM PARVIFOLIUM/CREeping BOOBIALLA	LOW	1 GALLON		1'x10'
	NANDINA DOMESTICA 'GULF STREAM'/DW.F. HEAVENLY BAMBOO	LOW	5 GALLON		3'x2'
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	LOW	1 GALLON		1'x4'
	ROSA CALIFORNICA/WILD ROSE	LOW	5 GALLON		5'x8'
	ROSA X. HYBRIDA 'MEIRADENA'/CECAP ROSE	LOW	5 GALLON		4'x4'
	ROSA X. 'MEUCOS'/PINK DRIFT ROSE	LOW	1 GALLON		2'x6'
	BIORETENTION PLANTER: SEE PLANTS MARKED WITH "B" ABOVE. SEE CIVIL PLANS FOR SOIL MIX & CROSS-SECTIONS.				
	NATIVE ANNUAL GRASSES (CALTRANS MIX #3): FESTUCA MICROSTACHYS (1 1/2 oz/1000s.f.) & FESTUCA OCTOFLORA (2 oz/1000s.f.)				

PROPOSED
IRRIGATION STATEMENT

POTABLE WATER WILL BE UTILIZED FOR THE PROPOSED IRRIGATION SYSTEM. IRRIGATION WATER WILL BE DISTRIBUTED WITH OVERHEAD STREAM ROTOR SPRINKLERS IN MOST AREAS OVER 10' IN WIDTH (75% EFFICIENCY) WHILE A SUBSURFACE DRIP GRID SYSTEM WITH A PROJECTED EFFICIENCY RATE OF 95% WILL BE UTILIZED EVERYWHERE ELSE. THE IRRIGATION SYSTEM WILL BE IN FULL COMPLIANCE WITH THE CITY OF RANCHO CORDOVA'S WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE NOTES:

1. ROOT BARRIERS WILL BE PROVIDED FOR ALL TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE.
2. FREE EFFICIENT WATER WILL BE APPLIED TO ALL NON-SEEDED PLANTER AREAS.
3. BARK MULCH WILL BE INSTALLED IN ALL PLANTERS TO A MINIMUM DEPTH OF 3 INCHES.
4. TREES WILL MAINTAIN A MINIMUM 15' CLEARANCE FROM LIGHT POLES & 4' FROM UNDERGROUND UTILITIES. 10' CLEARANCE IS ALLOWED FOR SMALLER CANOPY TREES.
5. FENCES, SHRUBS, SIGNS AND OTHER OBSTRUCTIONS SHALL NOT EXCEED 30 INCHES IN HEIGHT ABOVE ADJACENT ROADWAY SURFACES WITHIN THE "CLEAR VISION TRIANGLE" AT INTERSECTIONS.
6. TOTAL LANDSCAPE AREA IS 52, 686 SQUARE FEET.
7. NO EXISTING TREES ARE PROPOSED FOR REMOVAL.
8. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION PER CITY STANDARDS.
9. 25% OF PROPOSED TREES WILL BE FROM A MINIMUM 24" BOX CONTAINER (21.5% PROVIDED).
10. 30% OF THE PROPOSED TREES ARE REQUIRED TO BE EVERGREEN (26 TREES) WHILE 55 EVERGREEN TREES ARE PROPOSED (66%).



Plan View
Scale - 1/32" = 1ft

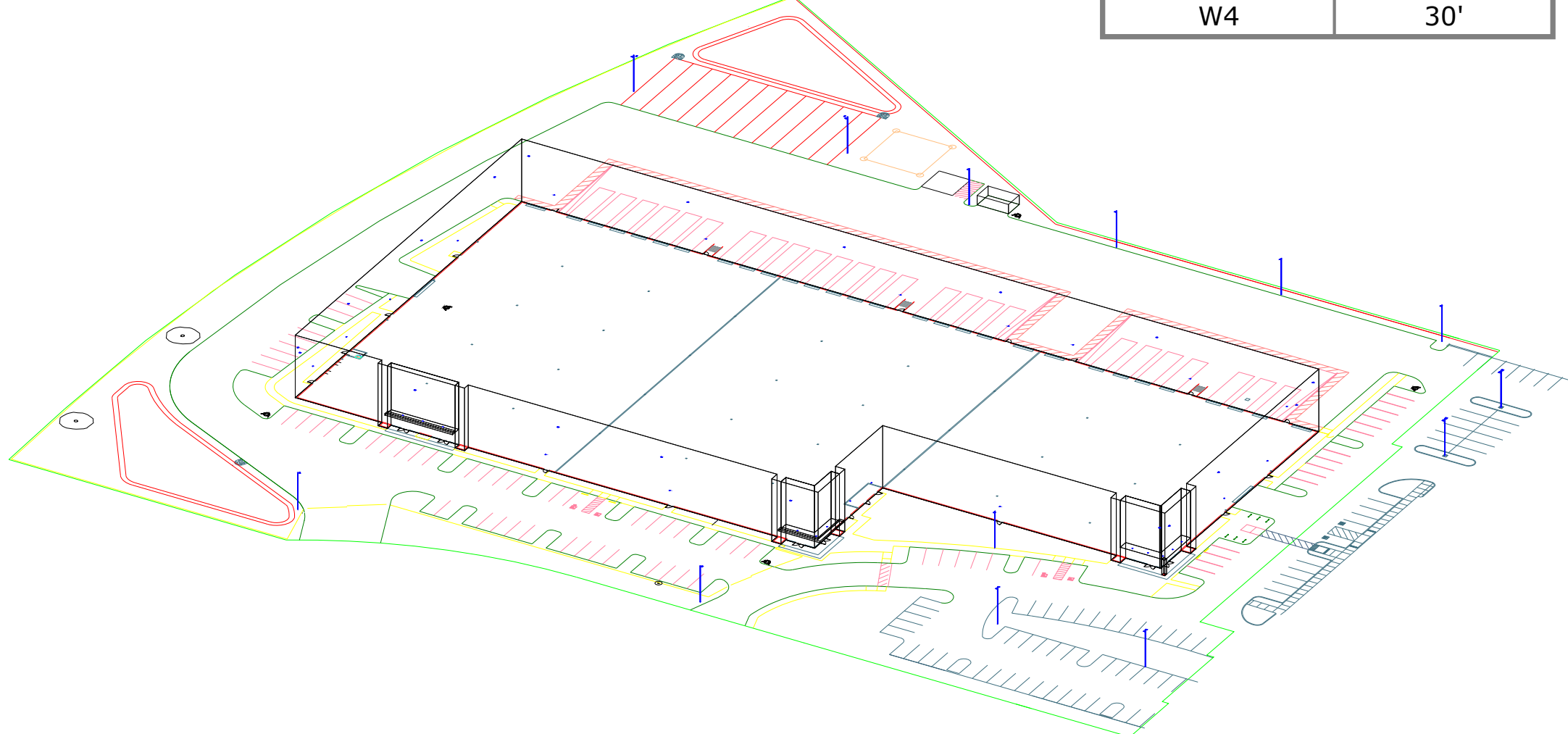
Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A		11	Lithonia Lighting	LDN6 40/10 LOGAR LD	6IN LDN, 4000K, 1000LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	1	851	0.9	10.44
	MH5(e)		2	Lithonia Lighting	KAD 400M R55 (PULSE START)ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION.	Area Luminaire, 400W MH, R55 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA, LIF ADJUSTED DOWN FROM 400wTO 320w, *** EXISTING POLE***	1	38000	0.6	930
	S1(e)		2	Lithonia Lighting	DSX0 LED P7 40K T3M MVOT	DSX0 LED P7 40K T3M MVOT *** EXISTING POLE***	1	18644	0.9	170.81
	S2		4	Lithonia Lighting	DSX0 LED P7 40K TFTM MVOLT	DSX0 LED P7 40K TFTM MVOLT	1	18356	0.9	166
	S3		2	Lithonia Lighting	DSX0 LED P7 40K TFTM MVOLT	DSX0 LED P7 40K TFTM MVOLT	1	18356	0.9	332
	S4(e)		2	Lithonia Lighting	DSX0 LED P7 40K TSM MVOLT	DSX0 LED P7 40K TSM MVOLT, *** EXISTING POLE***	1	19058	0.9	332
	S5		1	Lithonia Lighting	DSX0 LED P7 40K T3M MVOT	DSX0 LED P7 40K T3M MVOLT	1	18644	0.9	170.81
	W1		18	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC, E4WH Emergency battery backup battery	1	1982	0.9	15.0178
	W3		3	Lithonia Lighting	WDGE4 LED P1 70CRI R3 40K	WDGE4 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	1	11883	0.9	76.21
	W4		16	Lithonia Lighting	WDGE4 LED P6 70CRI RFT 40K	WDGE4 LED WITH P6 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	1	25586	0.9	185.23

Statistics

Description	Symbol	Area	Max	Max/Min	Avg/Min	Min
LOADING DOCK AREAS	+	2.9 fc	11.4 fc	7.6:1	1.9:1	1.5 fc
SIDEWALKS	+	4.4 fc	14.3 fc	23.8:1	7.3:1	0.6 fc
TRUCK PARKING	+	2.6 fc	7.3 fc	7.3:1	2.6:1	1.0 fc
DRIVE / PARKING	+	2.8 fc	12.4 fc	11.3:1	2.5:1	1.1 fc

Luminaire Locations

Label	MH
A	10'
MH5(e)	23'
S1(e)	23'
S4(e)	23'
S2	23'
S3	23'
W1	10'
W3	30'
W4	30'



South East View

Disclaimer
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software and the information received. Assumptions may be made for information that is not provided or available. It is the responsibility of the end-user to consult with a professional engineering advisor to determine whether this design meets the applicable project requirements for lighting performance, safety, suitability and effectiveness for use in a particular application. End-user environments and application can cause field performance to differ from the calculated photometric performance represented in this lighting design. Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

Mather Commercial Center - Rancho Cordova, CA



SE Perspective



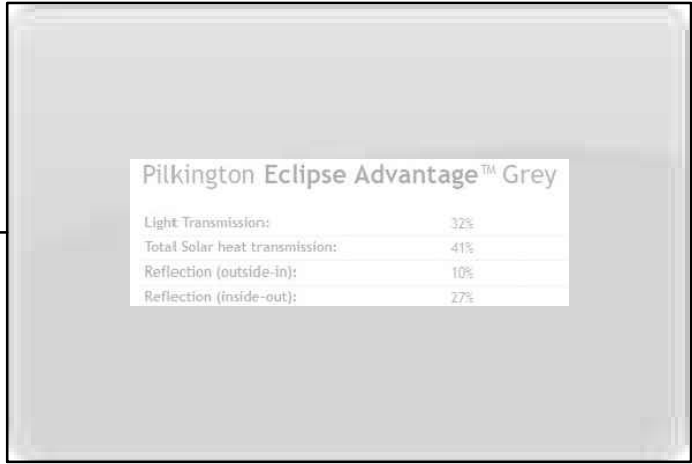
P-4
Field Accent
"Lakeville" DE5872



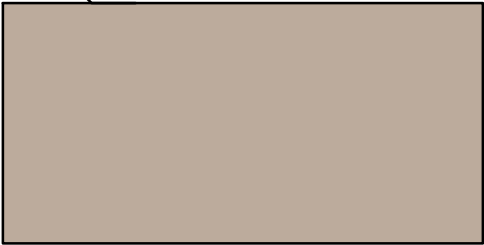
B-1
Trash Enclosure (T.E.)
Baselite: 113- Split Face Standard-Lightweight



F-1
Bronze Anodized Aluminum
Storefront System & Canopy



G-1
1/4" Tinted Glazing



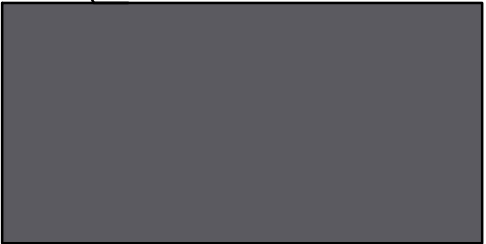
P-2
Medium Accent & T.E. Gates:
"Stanford Stone" DET696



P-3
Dark Accent:
"Barnyard Gray" DET620



P-1
Field: Light
"Pewter Patter" DET627



C-1
Entries: Alucabond Metal Panels
"Dusty Charcoal II"



ITEM 10.1.

ATTACHMENT 3

CONDITIONS OF APPROVAL

Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
On-Going Conditions				
1.	The proposed entitlement is for a Major Design Review Amendment Permit for the Jackson Properties Warehouse Storage Building as described in the City Council staff report dated (February 18, 2025) and attached Project Plans (<u>Exhibit A</u>) with project conditions herein (<u>Exhibit B</u>), for project number PLND-0924-0110.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's agents to attack, set aside, void, annul, or modify an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this condition obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the	General	On-Going	Planning

ITEM 10.1.**ATTACHMENT 3****CONDITIONS OF APPROVAL****Exhibit B to the Resolution**

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or substantial construction of the permitted use or project has commenced and is diligently pursued to completion.	Expiration	On-Going	Planning
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards in the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
7.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
8.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Sidewalk Repair	On-Going	Public Works
9.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Storm Drain Facilities	On-Going	Public Works
10.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code Requirements	Sewer Laterals	On-going	Sacramento Area Sewer District
11.	SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Design Standards	On-Going	Sacramento Area Sewer District
12.	SASD prohibits gates that prevent access within sewer	Access	On-Going	Sacramento Area

ITEM 10.1.**ATTACHMENT 3****CONDITIONS OF APPROVAL****Exhibit B to the Resolution**

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	easements unless the District standards for accessibility through gates are met.			Sewer District
13.	Construction of a grease trap or a sand oil separator may be required. The Applicant must verify with the applicable jurisdiction's building department.	Grease Trap / Sand Oil Separator	On-Going	Sacramento Area Sewer District
14.	If any proposed garbage enclosure will contain a drain to the sewer, it must be covered.	Trash Enclosure	On-Going	Sacramento Area Sewer District
15.	Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the grantor. This includes landscaping.	Sewer Easements	On-Going	Sacramento Area Sewer District
16.	SMUD has existing underground 12kV facilities along Peter A McCuen Blvd and on site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Existing Facilities	On-Going	SMUD
17.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Easements	On-Going	SMUD
18.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal	On-Going	SMUD
19.	Any necessary future SMUD facilities located on the	Future Facilities	On-Going	SMUD

ITEM 10.1.**ATTACHMENT 3****CONDITIONS OF APPROVAL****Exhibit B to the Resolution**

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.			
20.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Irrevocable Offer of Dedication	On-Going	SMUD
21.	The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.	Electrical Facilities Disclosure	On-Going	SMUD
22.	Daily sweeping is required for Peter A McCuen Blvd during construction along with the enforcement of CA fugitive dust requirements for construction sites.	Construction	On-Going Throughout Construction	Planning
23.	Water supply will be provided by the Sacramento County Water Agency.	Water Supply	On-Going	Sacramento County Water Agency
24.	Public Water Service must be supplied to each building	Water Supply	On-Going	Sacramento County Water Agency
25.	During construction, the Project must utilize electric tools and vehicles to the extent feasible, including heavy equipment tools and construction vehicles. Any heavy equipment tools and vehicles not powered by electricity must be limited in the amount of time they are allowed to idle. City may request at any time, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications. City may conduct an on-site inspection to verify compliance with this condition.	Construction Equipment	On-Going Throughout Construction	Planning
26.	Parking of trucks (with or without trailers) is not permitted on the public right of way surrounding the property and also not permitted in designated passenger vehicle parking spaces. Trucks shall not inhibit any on-site	Truck Parking	On-Going	Planning

ITEM 10.1.

ATTACHMENT 3

CONDITIONS OF APPROVAL

Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	circulation or access on the property.			
27.	Any future installation of a Communications Tower or any other tower, must receive all required entitlements and approval by the Planning Department prior to any building permits or construction.	Communications Tower	On-Going	Planning
Prior to Approval of Improvement Plans				
28.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-concrete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Fire Access Roadway	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
29.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart equal to not less than one-half of the maximum diagonal dimension of the property or areas to be served. A minimum 2 remote access roadway shall be provided for in any of the following conditions: a) A single building in excess of 62,000 sq. ft. b) Multiple buildings within a single parcel where the total combined square footage is in excess of 62,000 sq. ft. c) Multi-family dwellings in excess of 39 units.	Fire Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
30.	Show the design for aerial apparatus access for buildings 30 feet or greater. Aerial apparatus access shall be a minimum 26-feet in width, located 15-30 feet from the building, and located on no less than 2 sides of the building (as determined by the Fire Code official).	Aerial Apparatus Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department

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		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
31.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire Apparatus Turnaround	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
32.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire Lanes	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
33.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire Apparatus Access	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
34.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials.	Fire Hydrants	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department

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	The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.			
35.	Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Recorders Office having jurisdiction.	Fire Access Agreement	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
36.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface. b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") or width of twenty feet (20') c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.	Fire Access Roadway Maintenance Agreement	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire Department
37.	Drainage Study: Applicant shall prepare and submit a project specific drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of	Drainage Study	Prior to Approval of Improvement Plans	Public Works

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	the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed and stamped by a Professional Engineer and determined by the City to be accurate and adequate. The modeling shall extend to the downstream drainage channel owned by Sacramento County.			
38.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (loading docks, waste management areas), treatment control, hydromodification management, low impact development measures (including but not limited to disconnected roof drains, amended soils, depressed landscaping, river friendly landscaping, etc.), and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> .	Stormwater	Prior to Approval of Improvement Plans	Public Works
39.	Stormwater Quality- During Construction: SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality	Stormwater Quality	Prior to Approval of Improvement Plans	Public Works

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	impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City's Improvement Standards. Advisory Condition: Construction General Permit The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the <i>National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities</i> (Construction General Permit). Permits are issued by the State Water Resources Control Board.			
40.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this field.	SWPPP	Prior to Approval of Improvement Plans	Public Works
41.	Drainage System Design: The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in	Drainage System	Prior to Approval of Improvement Plans	Public Works

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	effect at the time of improvement plans approval.			
42.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Floodplain Management	Prior to Approval of Improvement Plans	Public Works
43.	The applicant must determine if they are required to obtain coverage under the State's "NPDES General Permit for Stormwater Discharges Associated with Industrial Activity". Applicant shall submit the determination to the City for review. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.	Stormwater Permitting	For Industrial Site, Prior to Approval of Improvement Plans	Public Works
44.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Concrete Stamp	Prior to Approval of Improvement Plans	Public Works
45.	Fees: Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova Public Works Department	Drainage Impact Fees	Prior to Approval of Improvement Plans	Public Works
46.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works
47.	A tree removal permit is required for the removal of any protected trees on site. Trees shall be replaced or	Tree Removal	Prior to Approval of Improvement Plans	Public Works

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		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch.			
48.	Relocate storm and water mains from under building footprint and record new utility easements.	Storm and Water Main Relocation	Prior to Approval of Improvement Plans	Public Works
49.	If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer Connection	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
50.	Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the sewer main line on Peter A McCuen Blvd will not be allowed except at the manhole.	Sewer Connection	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
51.	All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval.	Sewer Plan Submittals	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
52.	Permanent structures, walls, signs and footings will not be permitted within the existing SASD easement area unless express written permission is obtained from SASD.	SASD Easement Areas	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
53.	All manholes not within public right of way must be accessible with an all-weather access road.	Access	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
54.	Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.	Landscaping	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
55.	All water lines shall be located within a public right-of-way or within easements dedicated to SCWA.	SCWA Easements	Prior to Approval of Improvement Plans	Sacramento County Water

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		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u> Agency
	Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan Approval or Final Map Approval			
56.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	On-Site Wells	Prior to Approval of Improvement Plans	Sacramento County Water Agency
57.	Civil Improvement Plans approved by SCWA are required for relocation of the water main. A new water pipeline easement for the relocated portion of the water main shall be dedicated to SCWA.	Civil Plan Submittals	Prior to Approval of Improvement Plans	Sacramento County Water Agency
58.	The water supply sequencing steps shall be: (1) install and cure temporary thrust restraints at locations where water main will be cut, (2) obtain approval from the Fire Department to shut down the fire loop, (3) request SCWA Operations to shut the isolation valves, (4) cut and remove the existing water main and install the relocated water main except for tie-in's (5) after disinfection, make the tie-in's then (6) after new water system is ready for SCWA acceptance allow two months for SCWA to abandon the portion of the existing water pipeline easement under the proposed building.	Water Supply Sequencing	Prior to Approval of Improvement Plans	Sacramento County Water Agency
59.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-way.	Easement Dedications	Prior to Approval of Improvement Plans	SMUD
60.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Easement Dedications	Prior to Approval of Improvement Plans	SMUD

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		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
61.	The project plans show proposed stormwater retention/detention basins. Please provide details on vegetation management and debris/sedimentation management and long-term maintenance of the stormwater retention/detention basins including but not limited to; all inlets/outfalls, storm drains, storm drain manholes, drain inlets, and bioretention areas. It is the District's goal to have all stormwater conveyances be constructed in such a manner so that it does not breed mosquitos or require mosquito control.	Stormwater Management	Prior to Approval of Improvement Plans	Mosquito and Vector Control District
62.	All stormwater, drainage and water features including but not limited to: storm drains, storm drain manholes, drain inlets, and bioretention areas, and detention/retention basin shall be designed to be in compliance pursuant to the California Health and Safety Code (HSC 2060) to discourage or eliminate mosquito breeding.	Water Feature Requirements	Prior to Approval of Improvement Plans	Mosquito and Vector Control District
63.	Please ensure that any stormwater drainage features constructed do not hold water for more than 72 hours and vegetation is maintained to prevent mosquito breeding. (Please refer to the District's BMP manual SW-10).	Stormwater Drainage	Prior to Approval of Improvement Plans	Mosquito and Vector Control District
64.	As stated in the designs it indicates that security fencing will be installed. Please note that District Staff will need full access to all proposed stormwater and drainage features including but not limited to: storm drains, storm drain manholes, drain inlets, and bioretention areas, and detention/retention basins to conduct surveillance and treatment of potential mosquito breeding habitats.	District Access	Prior to Approval of Improvement Plans	Mosquito and Vector Control District
Prior to Issuance of Building Permit				
65.	Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Structural Setbacks	Prior to Issuance of Building Permit	SMUD

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66.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Utility Clearance	Prior to Issuance of Building Permit	SMUD
67.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services .	Siting Requirements	Prior to Issuance of Building Permit	SMUD
68.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Vehicular Access	Prior to Issuance of Building Permit	SMUD
69.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to the Final Building Permit being issued. Please note: The Sacramento Metro Fire District <u>does not</u> allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Plan Submittals	Prior to Issuance of Building Permits	Sacramento Metropolitan Fire Department
70.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing	Stormwater Utility Fee District Annexation	Prior to Issuance of Building Permit	Public Works

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		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.			
71.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • All facilities, including but not limited to, sidewalk, driveways, etc. shall meet current ADA requirements and City Standards. • Utility laterals • High Visibility Enhanced crosswalks on Peter A. McCuen Boulevard at Schriever Avenue and De Bellevue Street to the satisfaction of Cordova Recreation and Park District and the Public Works Department. • Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint • All site fencing shall be decorative. • Public improvement plans shall clearly delineate all transitions to existing improvements • All improvements to be designed and constructed to the satisfaction of the Public Works Department.	Improvement Plans	Prior to Issuance of Building Permits	Public Works

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	Complete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy			
72.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer Impact Fees	Prior to Issuance of a Building Permit	Sacramento Area Sewer District
73.	A final landscape plan shall be submitted in conjunction with building permit submittals and approved by the planning department prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)	Landscape Plan	Prior to Issuance of Building Permit	Planning / Public Works
74.	Project building will include skylights as well as a roof that is designed to carry solar panels for future installation.	Roof Design	Prior to Issuance of Building Permit	Planning
75.	Facility shall provide adequate infrastructure and electrical capacity to prepare for future zero-emission future goods movement including EV charging for future zero-emission vehicles as well as electrical plugs at every loading dock station prior to usage for refrigerated trucks.	Infrastructure	Prior to Issuance of Building Permits	Planning

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76.	EV Charging infrastructure to be installed upon construction along with designated parking spaces to be provided to ensure the site is EV Ready consistent with California Green Building Code Requirements.	EV Infrastructure	Prior to Issuance of Building Permits	Planning / Building
77.	Signage shall be added to loading dock areas that states trucks parked in loading dock areas shall be shut off to reduce idling and no overnight parking of trucks is permitted.	Truck Idling	Prior to Issuance of Building Permit	Planning
78.	A minimum 12' screen wall shall be added along the loading area facing Old Placerville Road and shall extend out a minimum of 40'. With 4' below grade loading docks, screen wall shall be in total 16' in height from lowest grade.	Screen Wall	Prior to Issuance of Building Permit	Planning
79.	Water intensive commercial and industrial building permit applicants must conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Water Use Efficiency	Prior to Issuance of Building Permits	Sacramento County Water Agency
80.	The project requires efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service	Water Efficiency	Prior to Issuance of Building Permits	Sacramento County Water Agency
81.	The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Development Fees	Prior to Issuance of Building Permits	Sacramento County Water Agency
82.	The project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716)	Landscaping Efficiency	Prior to Issuance of Building Permits	Sacramento County Water Agency
83.	All projects are subject to Sacramento Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects.	Construction Rules and Regulation	Prior to beginning of Construction	Sacramento Metropolitan Air District
84.	The Project shall provide an updated photometric plan showing foot-candle readings every 10 feet within the	Outdoor Lighting	Prior to Issuance of Building Permits	Planning

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property and 10 feet beyond the property lines, with the building permit submittal and shall also meet the following applicable requirements for Outdoor Lighting: • Nuisance Prevention: All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution. • Maintenance: Fixtures and lighting shall be maintained in good working order and in a manner that serves the original design intent. • Shielding: All outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site. • Levels of Illumination: Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. • Levels of Illumination: Pedestrian walkways shall be illuminated with a minimum maintained one-half foot-candle of light and an average not to exceed two foot-candles of light. • Levels of Illumination: Entryways and exterior doors of non-residential structures shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level. • Maximum Height of Freestanding Outdoor			

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	Light Fixtures: The maximum height of freestanding outdoor light fixtures shall be 24 feet. Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture. • Energy-Efficient Fixtures Required: Outdoor lighting shall utilize energy-efficient (high pressure sodium, metal halide, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater efficiency) fixtures and lamps. All new outdoor lighting fixtures shall be energy-efficient with a rated average bulb life of not less than 10,000 hours.			
85.	On-site public PA system or other address systems shall be located in areas that are controlled so that noise levels do not exceed 45 dba at property line	Noise	Prior to Issuance of Building Permit	Planning
86.	Short-Term and Long-Term bicycle parking shall be included on-site as required by the Sacramento County Zoning Code section 330-130. Bicycle parking shall be shown on Building Plans.	Bike Parking	Prior to Issuance of Building Permit	Planning
Prior to Final Inspection				
87.	Install public and onsite improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	On-Site Improvements	Prior to Final Inspection	Public Works
88.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City	Water Conservation Requirements	Prior to Final Building Inspection	Public Works

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	staff, the landscaping performance bond will be released.			
89.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Drawing Recordation	Prior to Final Building Inspection	Public Works
90.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Addresses	Prior to Final Building Inspection	Sacramento Metro Fire
91.	Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to: pavement, sidewalks, curbs, and gutters.	Right-Of-Way Damages	Prior to Final Inspection/ Occupancy	Public Works

ADVISORY:

- **FIRE:** Any Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.

Jackson Properties Warehouse

PLND-0924-0110 Major Design Review Amendment & Height Exception

Nick Sosa, Senior Planner
February 18, 2025



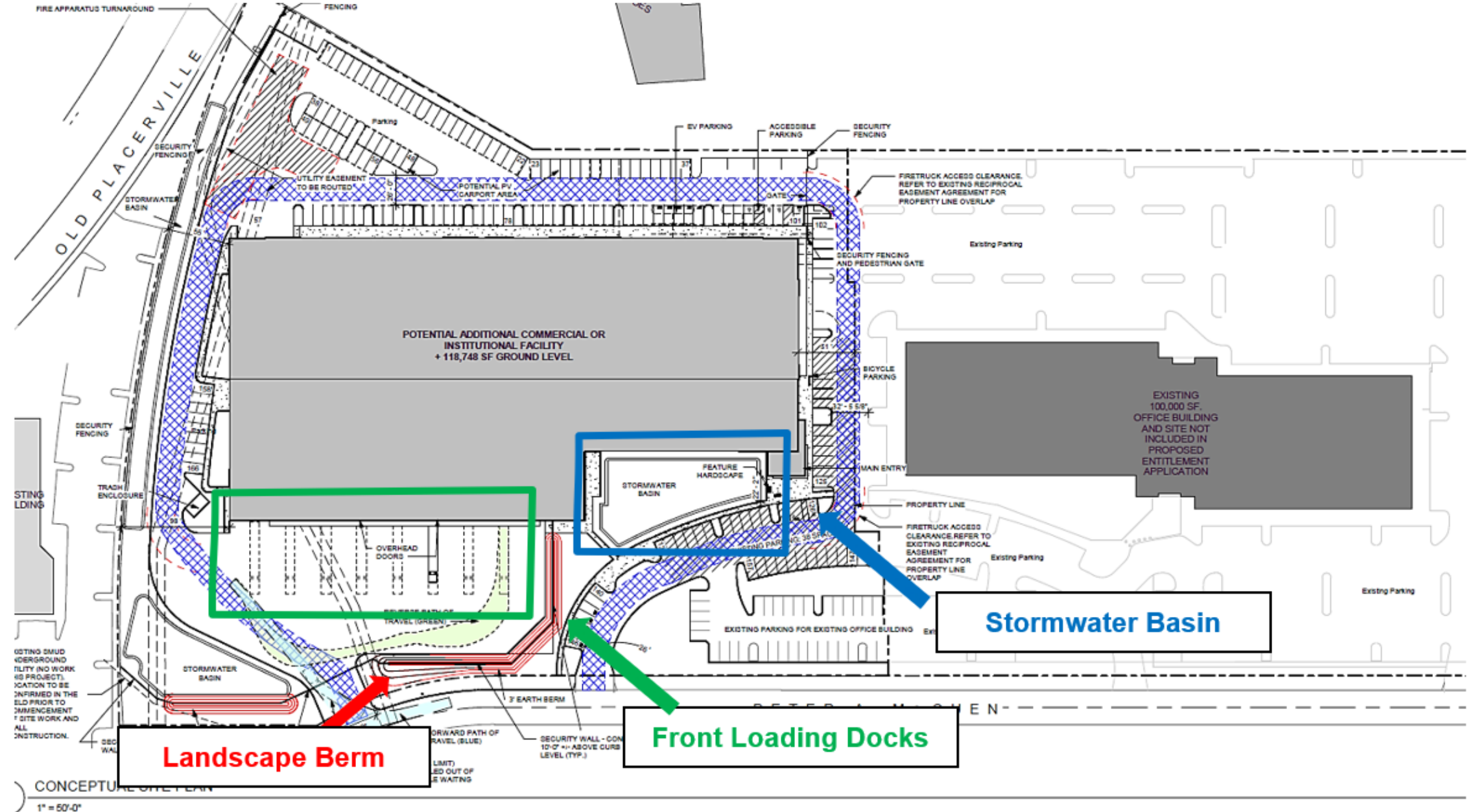
Project Background

- The Project is located within the Mather Field Special Planning Area (MFSPA) which references the 2003 Sacramento County Code as its regulatory document.
- The project is greater than 75,000 SF and therefore is considered a Design Review Level II and per the MFSPA, City Council is the appropriate approval authority.
- The original Major Design Review and Height Exception was approved on September 5, 2023.

Project Request

- The Applicant is requesting a Major Design Review Amendment and Height Exception to re-orient the loading dock area of the building and update the site plan to accommodate this change.
- The Applicant is also requesting a re-approval of a height exception to exceed the 40-foot allowed height maximum by approximately 3.5- feet.
 - This exception was approved as part of the original project for a height increase of 8-feet.









Old Placerville

EXISTING MATURE LANDSCAPING, EYE LEVEL FROM ACROSS OLD PLACERVILLE RD.
(THE YELLOW LINE REPRESENTS THE OUTLINE OF THE BUILDING VIEWED FROM THIS
LOCATION).

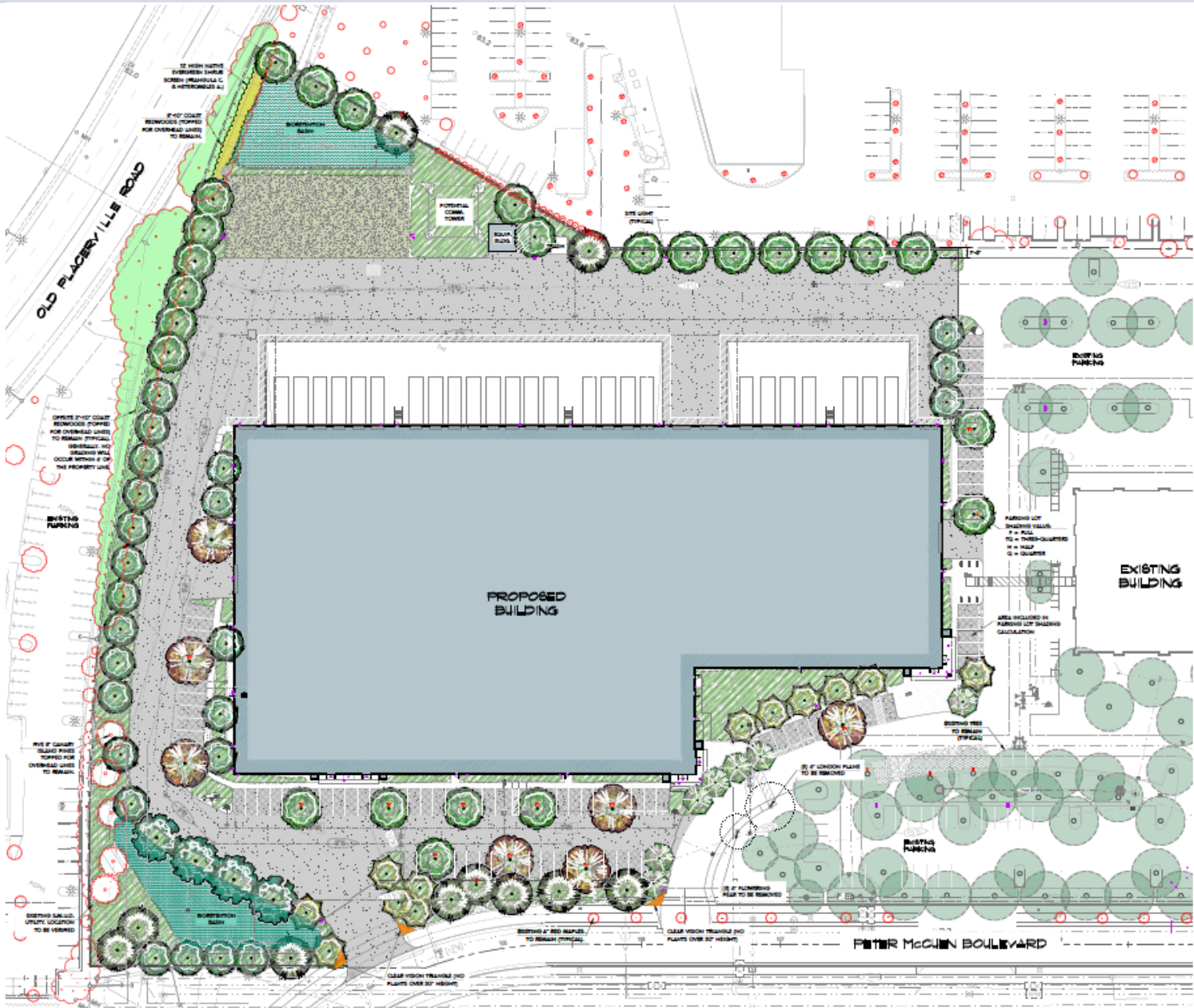


Figure 6: North Elevation

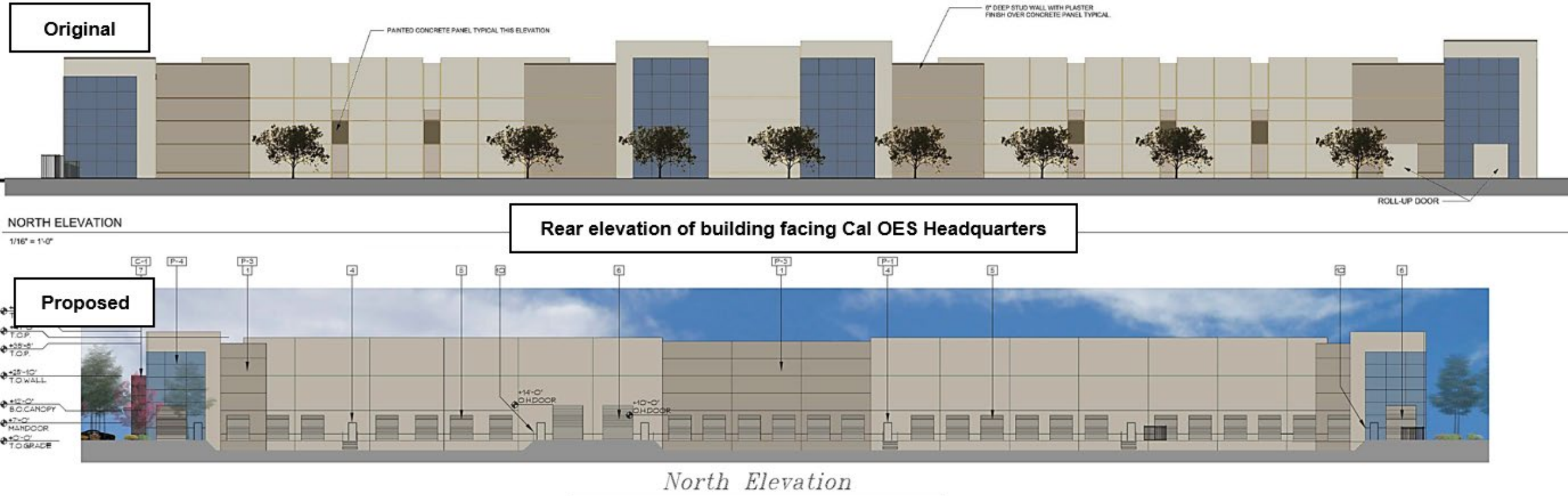


Figure 7: South Elevation

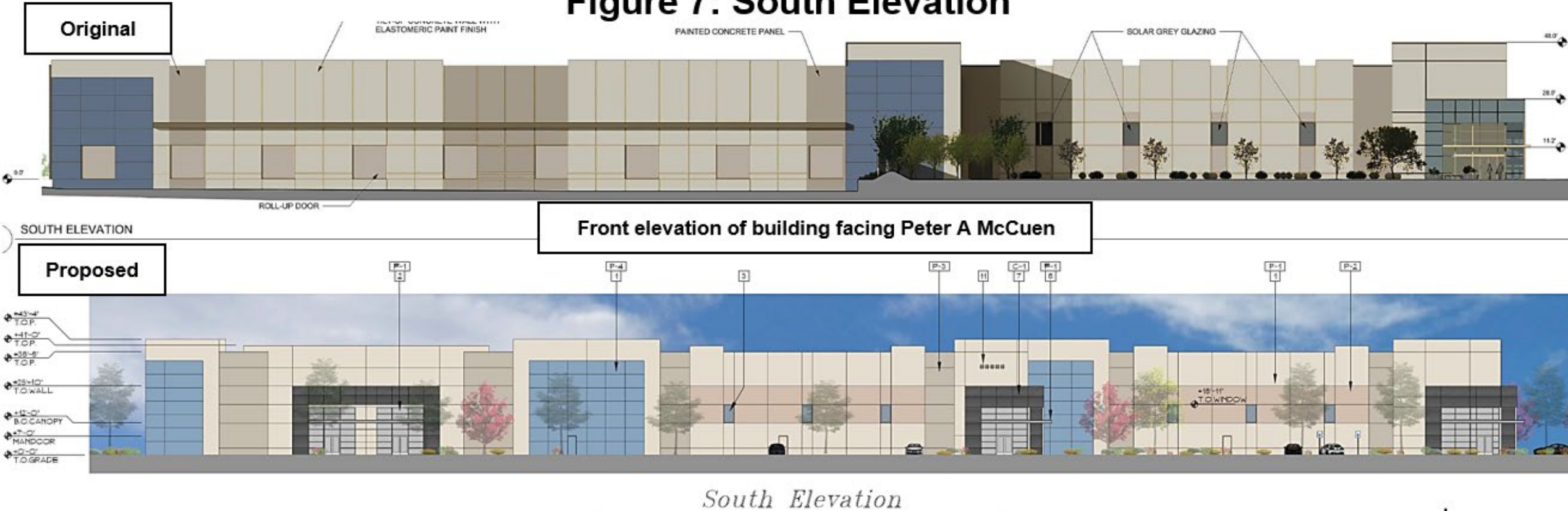
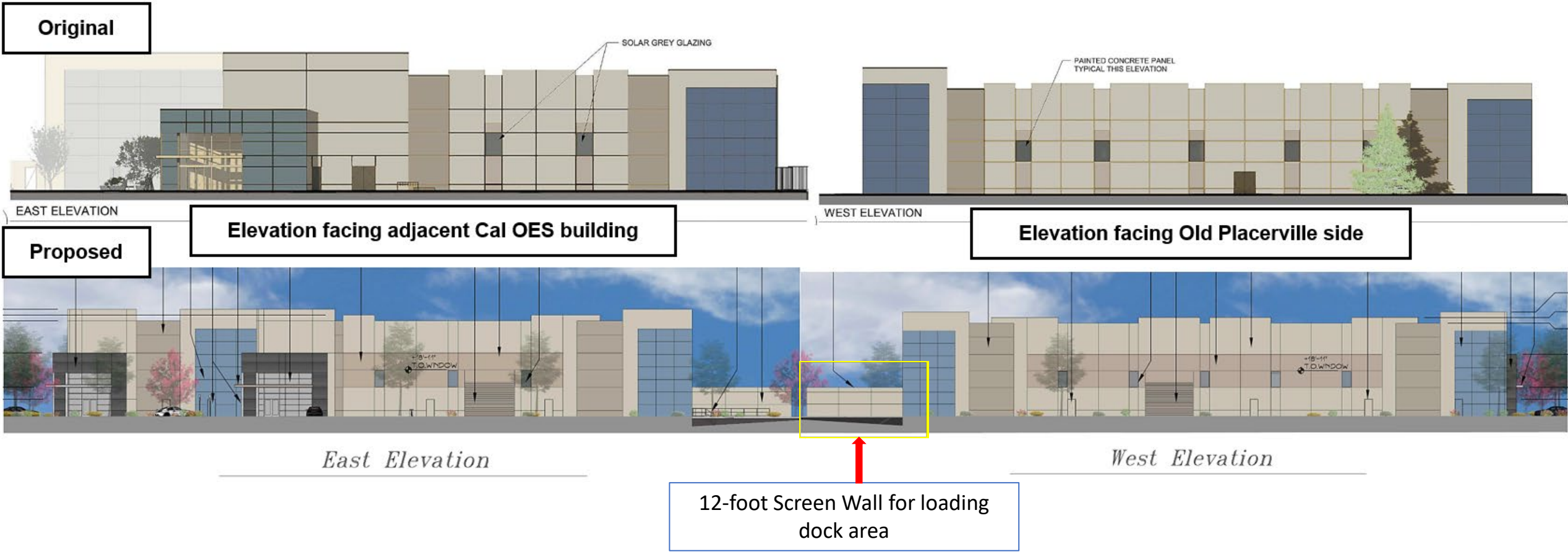


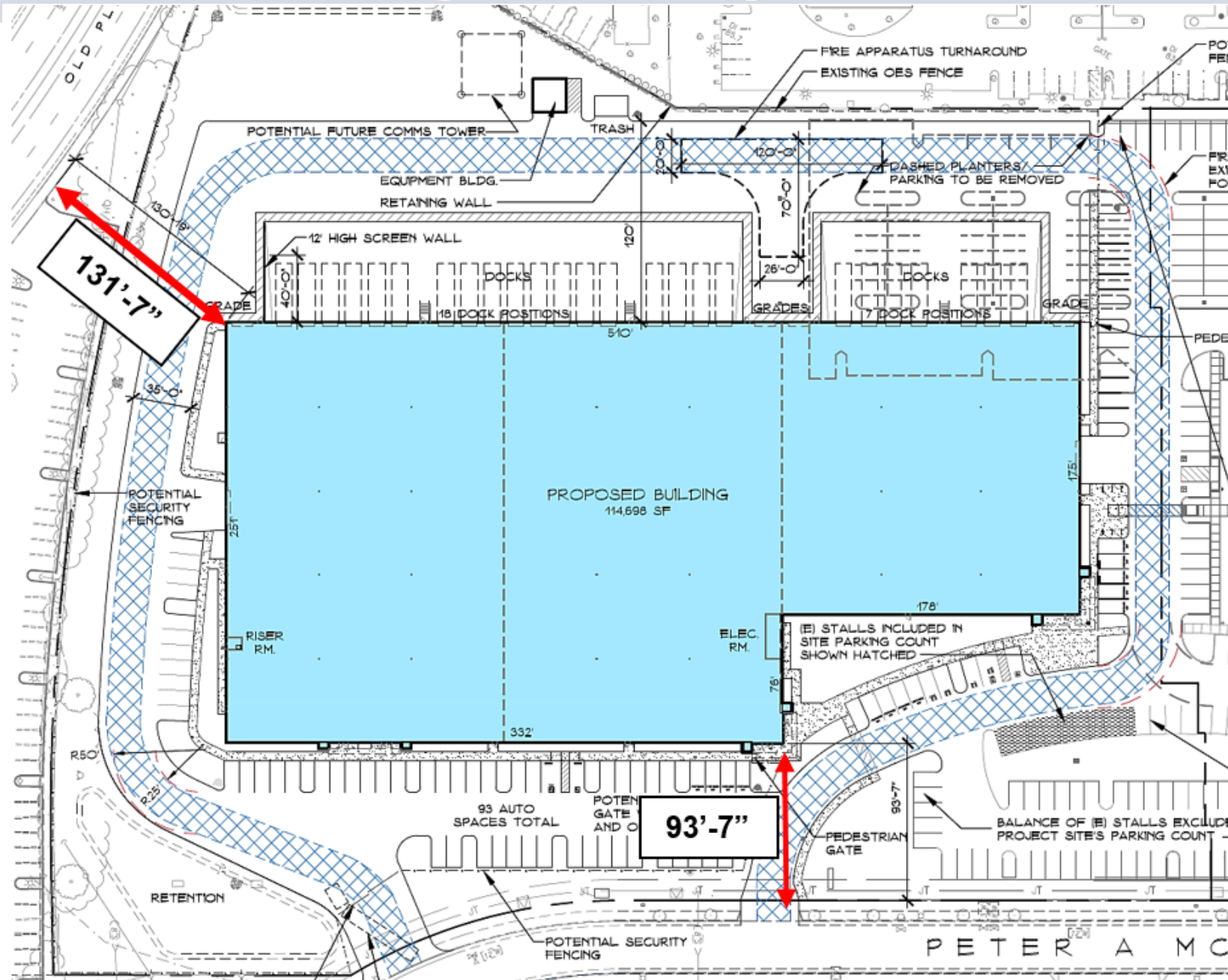
Figure 8 – East and West Elevations





- Applicant is requesting a height exception to exceed the maximum allowed height from 40 feet to 43'-4".
- A height exception was granted as part of the original project approval and allowed the previous design to be constructed at a max height of 48-feet.
- A height exception may be granted by the appropriate authority per the 2003 Sacramento County Code Section 301-22.
- Height limits for commercial and industrial buildings may be increased to a maximum of 150 feet in commercial and industrial land zones, provided that buildings are set back from the right-of way line of all abutting streets a distance equal to the height of the building.
- The Applicant is requesting a 43'-4" building height and is showing measurements more than doubling that distance to the public right-of-way.

Height Exception



Height Exception



- The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
- The proposed project has been reviewed and determined to be in conformity with the existing zoning, community plan, or general plan policies that were reviewed in the original certified EIR for the Mather Field Special Planning Area and no further CEQA review or environmental review is required.

- Determine the project Exempt per Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning
- Adopt the Resolution for the Jackson Properties Major Design Review Amendment and Height Exception project no. PLND-0924-0110 subject to the findings, project plans Exhibit A and Conditions of Approval Exhibit B.

Questions???

MEMORANDUM



ITEM 12.3.

DATE: February 18, 2025
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Community Development Director
SUBJECT: **PLANNING COMMISSION REGULAR MEMBER NOMINATION AND SELECTION**

RECOMMENDATION

Receive a nomination from Vice Mayor Gatewood for the regular member Planning Commission vacancy and make a motion to approve the one (1) member.

RESULT OF RECOMMENDED ACTION

A nomination and vote for one (1) Regular Member Planning Commission Member would fill the seat that was vacated due to the removal of a regular member. The term for Vice Mayor Gatewood's nominee will coincide with his existing term and will expire in December 2026.

BACKGROUND

At the February 3, 2025, regular City Council meeting, the Council went through the required process of nominating and voting three (3) new regular Planning Commission members. Vice Mayor Gatewood was absent from the meeting, so his nomination was delayed to this meeting.

APPLICATIONS

The City opened the application process for 5 weeks and received a total of ten (10) applications for the then four vacant positions. With the selection of three of the regular members at the February 3, 2025 meeting, seven (7) applicants are available for Vice Mayor Gatewood to select from. All applicants meet the minimum required qualifications, which are:

1. Must be 18 years of age.
2. Shall reside within the incorporated boundaries of the City of Rancho Cordova.
3. Shall not be an elected or appointed official of another public entity whose jurisdiction includes any part of the City.

Vice Mayor Gatewood will make a nomination for a regular member to fill the vacant spot. The nominee requires a majority vote by the Council. The regular member follows the term of office of his or her nominating Council Member. Therefore, Vice Mayor Gatewood's nominee will have a term that expires in December 2026. The applications and resumes are included as Attachment 1. Staff has also included a map (Attachment 2) that depicts what neighborhood each current Planning Commissioner resides in and where the applicants reside. This is a

reference provided during other nominations and selections and therefore, is being provided again.

SUMMARY

Staff is requesting that Vice Mayor Gatewood nominate an individual from the pool of applications to fill the vacant regular member Planning Commissioner spot and make a motion to approve the member.

ATTACHMENT(S)

1. Planning Commission Applications
2. Planning Commissioners & Applicants Neighborhood Map
3. Presentation

From: [City of Rancho Cordova](#)
To: [Planning Services](#)
Subject: *NEW SUBMISSION* Planning Commission Application
Date: Saturday, January 11, 2025 8:04:29 PM

You don't often get email from ranchocordova@enotify.visioninternet.com. [Learn why this is important](#)

Planning Commission Application

Submission #: 3721894
IP Address: 108.195.126.130
Submission Date: 01/11/2025 8:04
Survey Time: 34 minutes, 54 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Brenda K. Keebaugh

Home Address

Email Address

Date of Birth

Home Phone

Cell Phone

Occupation

Retired

Do you reside within the incorporated boundaries of the City of Rancho Cordova?

Yes

Are you currently serving as an elected or appointed official of another public entity whose jurisdiction includes any part of the city? If so, please state the entity and your role.

No

If selected, will you be able to attend evening meetings regularly and devote the time necessary to fulfill your duties as a member, including yearly training that may require travel?

Yes

The following questions will assist the City Council with evaluating your application and learning more about your interest in becoming a Planning Commissioner.

In several paragraphs, please describe why would you like to be a planning commissioner. Please be as detailed as possible.

Since retiring from State service, I have been searching for a way to make a positive difference in Rancho Cordova and leave a legacy for my granddaughters. As a Planning Commissioner I would have a hand in shaping Rancho Cordova by ensuring development aligns with the community's needs and visions.

In several paragraphs, describe your interest and involvement in your neighborhood and the community as a whole. Please be specific and include examples.

I am going on my sixth year living in Rancho Cordova. Recently I have been afforded free time to become involved in the community. On a citywide scale, I participated in the Rancho Cordova volunteer day last year by clearing waste from creeks. I intend to volunteer again this year and encourage more of my family to participate. On a smaller scale but just as meaningful impact, I participated through church during Christmas to give back to the needy. Additionally, a member of our community experienced a number of medical emergencies over the past two years. The community established a food train so we could provide her with meals while she recovered. It was amazing to be a small part in assisting a community member overcome obstacles and thrive.

In several paragraphs, what do you like best about being a resident of the City of Rancho Cordova? Please be specific and include examples.

I chose to live in Rancho Cordova for the family oriented amenities like Hagen Park and the fabulous park and recreation activities. Living in Rancho Cordova affords me easy access to the American River and Lake Natomas for kayaking. The Somerset community specifically is fun, friendly and extremely safe.

Attach a copy of your resume.

Education Resume BK.doc

I declare, under penalty of disqualification and termination, that all statements in this application are true and complete to the best of my knowledge.

Applicant's Signature

Brenda K. Keebaugh

Date

01/11/2025 12:00 AM

Thank you,

City of Rancho Cordova

This is an automated message generated by Granicus. Please do not reply directly to this email.

Brenda K Keebaugh

Executive Summary

Over twenty years experience applying people, process, problem solving, consensus building, and technical skills to improve individual, team, and organizational performance. Outstanding background of leadership and expertise in providing solid system designs and project leadership including; obtaining CMM level III certification for the California Student Aid's Entitlement Grant Program (SB1644) project. Practiced in clarifying business requirements, performing gap analysis between goals and existing procedures/skill sets, and designing process and system improvements to increase productivity and reduce costs. Exhibits strong interpersonal skills and highly adept at diplomatically facilitating discussions and negotiations with stakeholders. Performs effectively under high-pressure situations while maintaining the highest ethical standards. Additional areas of expertise include:

- Management of Cross-Functional Teams
- Change Control Management
- Project & Delivery Methodologies
- Quality Assurance
- Process Analysis & Redesign
- Cost & Resource Estimate

Experience

State of California, Franchise Tax Board, (Jun 2006 – Jun 2020)
Data Processing Manager II/Systems Software Specialist III
(Technical)

Enterprise Architect collaborating across all business process functional areas and technology domains to identify opportunities for improving efficiency, enhancing quality of services, and reducing cost.

- Managed cross-functional teams of business and technical personnel to evaluate existing technologies and business processes while serving as the Identity and Access Management (IdAM) Solution Architect and as the Business Process Management (BPM) Solution Architect
- Performed As-Is, Could-Be, Opportunities, and Gap Analysis for the California Department of Revenue Project working in a cross departmental team with EDD business analysts
- Project manager for the Mainframe Workload Growth project to replace the mainframe and further increase capacity
- Project manager for the Print Transformation on AIX Proof of Concept to test the viability of converting print from PDF to AFP on an AIX server instead of on the mainframe
- Project manager for the Business Entities Taxation System (BETS) INSTALL/1 Decoupling Project to eliminate the dependence upon Accenture proprietary software and strategically position the BETS architecture for the future. The BETS generates 14.9% percent or approximately 10 billion dollars for California's General Fund. Managed the vendor and FTB staff in the creation of the current baseline and alternative analysis.
- Launched and managed several Centers of Excellence (CoE) to establish sound architecture, standards, and policies, and accomplish department initiatives
- Lead a multi-departmental team in creating the State Consumer Services Agency Enterprise Architecture charter and key initiatives for the calendar year
- Participated in the creation of the State Enterprise Architecture Committee Business Plan

- Served as the Enterprise Architecture (EA) Project Architect assessing projects and proposals for EA compliance; participated in EA refresh and EA compliance processes
- Member of the IT Strategic Plan refresh team

**State of California, California Student Aid Commission (CSAC),
Senior Programmer Analyst Specialist (Supervisor)**

(May 2001 – Jun
2006)

Managed the application development and SB1644 Project for the Commission's Grant Delivery System with over 1.2 million applicants and annual local assistance funding in excess of over \$700 million.

- Obtained CMM Level 3 certification for the \$10.9 million Entitlement Grant Program project that redesigned the Commission's Grant Delivery System by instituting process improvements and standardizing repeatable project and development methodologies
- Utilized a rolling wave planning methodology to successfully implement the Entitlement Grant Program timely, on budget, and with the required functionality
- Established an effective systems development lifecycle (SDLC) including a robust release process successful in decreasing repeat defects
- Supervised a staff of eight for maintaining the current Grant Delivery System including the web applications for addressing defects, developing system enhancements and designing and implementing new web-based technologies. During the 2004, completed 19 projects and over 900 defects.
- To ensure the timely delivery of new products and services, simultaneously worked with multiple vendors to develop critical outsourced portions of projects
- Analyzed, designed, and developed complex systems using Web application technology and PL-SQL

**State of California, Franchise Tax Board,
Systems Software Specialist I/II (Technical)**

(Dec 1996 – May
2001)

Member of a select team assigned to large complex engagements designing application architectures and improving business processes. Leveraged extensive experience in industries interviewing business and technical leaders to gather and clarify business requirements.

Chosen to lead educational seminars for clients

- Created and presented demonstration systems to executive management for education and action
- Analyzed, designed and developed complex systems using Web application technology and Object Oriented Project Management and Modeling Techniques
- Mentored staff in web technologies
- Lead for Procurement Re-Design Project using Object Oriented Modeling and Design
- Technical Lead for the Secure E-Mail Project – Digital Signatures and Encryption
- Technical Consultant for major business systems performing research and evaluation of new technology

**State of California
Associate Information Systems/Programmer Analyst Specialist**

(Nov 1990 – Dec
1996)

Senior analyst, specializing in mainframe tax related systems. Assigned to engagements based on demonstrated skills in business analysis and customer relationship management.

- Researched and analyzed new technology in light of business goals and objectives
- Provided liaison services for business groups and technical architects to enhance communication

- Analyzed complex applications using multiple languages and platforms to determine the affect of business process changes on the technical architecture
- Constructed issue papers and presentations
- Provided technical training and mentoring

**Cal Farm Life Insurance,
Associate Programmer/Systems Analyst Specialist**

(Aug 1990 – Nov
1990)

- Conducted design sessions to create requirements and redesign business processes
- Analyzed, designed, developed and maintained DB2 and COBOL sub systems

**Electronic Data Systems Corporation (EDS),
Systems Engineer – Government Contracts**

(Mar 1986 – Aug
1990)

- Worked on several rapid development projects in medicaid and student loan engagements

Education

University of California, Riverside, CA Bachelor of Science Administrative Studies, March 1986
ITIL Foundations – 2012

Certified Enterprise Architect with the Enterprise Architecture Center of Excellence 2010

Graduate of Information Technology Manager's Academy XIII, June 2006

Graduate of EDS' Systems Engineering Development Program, June 1988

Additional Training and Coursework

Non-Technical:

Business Process Modeling, Ken Miller: Change Agent's Guide to Radical Improvement, Project Management Professional (PMP)-PMBOK® Guide-Third Edition-aligned, Object Oriented Project Management, Effective Business Writing, Into to Leadership, Basic Leadership, Group Dynamics, INTERACT–Interpersonal Problem Solving, Basic Supervision, Effective Presentations, Collaboration, Van Write

Technical Courses:

Java, Client/Server, MS Visual Basic, C++, Sybase Adaptive Server Enterprise & SQL, MS Web Site Development, UNIX, ADABAS, Natural 2, Network Technologies, VIASOFT Existing Systems Workbench, LAN/Networking, DB2/SQL Application, Analysis, Design, and Programming Power Designer, XML, HTML, DHTML, ASP, Visual Basic, VBScript, Java Script, Java, SQL, C, COBOL, CICS, Natural 2, DB2, Assembler, PL1, Macromedia Flash, Photoshop, Rational Rose, PowerPoint, VISIO, and DOC-AID

From: [City of Rancho Cordova](#)
To: [Planning Services](#)
Subject: *NEW SUBMISSION* Planning Commission Application
Date: Wednesday, January 22, 2025 4:55:43 PM

Planning Commission Application

Submission #: 3746081
IP Address: 73.41.166.88
Submission Date: 01/22/2025 4:55
Survey Time: 23 minutes, 49 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Duane J. Lindsay

Home Address

Email Address

Date of Birth

Home Phone

Cell Phone

Occupation

Executive Project Manager | UC Davis Student Housing and Dining Services

Do you reside within the incorporated boundaries of the City of Rancho Cordova?

Yes

Are you currently serving as an elected or appointed official of another public entity whose jurisdiction includes any part of the city? If so, please state the entity and your role.

N/A

If selected, will you be able to attend evening meetings regularly and devote the time necessary to fulfill your duties as a member, including yearly training that may require travel?

Yes

The following questions will assist the City Council with evaluating your application and learning more about

your interest in becoming a Planning Commissioner.

In several paragraphs, please describe why would you like to be a planning commissioner. Please be as detailed as possible.

Being a planning commissioner is an opportunity to shape the future of a community, ensuring its growth is both sustainable and reflective of the needs and values of its residents. I would like to serve in this role because I am deeply passionate about fostering vibrant, inclusive, and well-designed communities. The prospect of contributing to a city's long-term vision and making informed decisions about land use, development, and infrastructure is both exciting and meaningful to me. First and foremost, I value the balance between economic growth and environmental sustainability. A planning commissioner has the unique ability to guide development in a way that promotes economic opportunity while preserving natural resources. I am committed to supporting projects that not only attract businesses and create jobs but also protect green spaces, improve air and water quality, and encourage environmentally responsible practices. Serving in this capacity would allow me to advocate for policies and plans that ensure our community thrives for generations to come. I am also deeply committed to inclusivity and equity in urban planning. A well-planned community should serve everyone, regardless of their socioeconomic background. I would prioritize affordable housing initiatives, accessible transportation systems, and public amenities that address the needs of all residents. My goal would be to ensure that the voices of underrepresented groups are heard and that the benefits of development are shared equitably.

In several paragraphs, describe your interest and involvement in your neighborhood and the community as a whole. Please be specific and include examples.

Since moving to Rancho Cordova at the tail end of 2020, our focus has been getting through the pandemic, setting our roots in our first home, and starting our family (we had our first child in 2023), so I have yet to get involved in the community outside of attending social events and supporting local business/economy. But part of my interest in this opportunity is to start getting involved in the community and giving back. One reason I am drawn to this role is my interest in fostering smart growth and innovation. I believe in the importance of thoughtful urban design, mixed-use developments, and the integration of technology to improve the quality of life. Whether it's enhancing walkability, supporting public transit, or encouraging sustainable building practices, I am eager to help implement forward-thinking solutions that make our community more livable and resilient. Additionally, I bring a strong sense of responsibility and a willingness to collaborate with others. As a planning commissioner, I would work closely with fellow commissioners, city staff, developers, and community members to achieve shared goals. I am prepared to engage in thorough research, listen to diverse perspectives, and make decisions based on both data and community input. I believe effective planning is a team effort, and I am ready to contribute my time, energy, and analytical skills to this important work. In summary, I am drawn to the role of planning commissioner because it aligns with my passion for sustainability, inclusivity, innovation, and community engagement. I am eager to contribute my skills, values, and dedication to shaping a community that meets the needs of today while preparing for the challenges and opportunities of tomorrow.

In several paragraphs, what do you like best about being a resident of the City of Rancho Cordova? Please be specific and include examples.

Possibility and well, maybe the Barrel District (ha)! In all seriousness, Rancho is a young city that has so much potential. From business amenities, location in the larger region and proximity to recreation and outdoor space, Rancho Cordova has a lot of possibility for anyone, including a newer family like ours. As a newer city, I am inspired by the idea of leaving a positive legacy. Communities evolve over decades, and the decisions made today have lasting impacts. By serving as a planning commissioner, I hope to help create a city that future generations will be proud to call home—a place where people can live, work, and play in harmony with their environment and each other.

Attach a copy of your resume.

Resume_DuaneJLindsay_2025.pdf

I declare, under penalty of disqualification and termination, that all statements in this application are true and complete to the best of my knowledge.

Applicant's Signature

Duane J. Lindsay

Date

01/22/2025 12:00 AM

Thank you,

City of Rancho Cordova

This is an automated message generated by Granicus. Please do not reply directly to this email.

DUANE J. LINDSAY



CLIFTONSTRENGTHS

Includer
 Woo
 Positivity
 Communication
 Developer

DEVELOPMENT/TRAININGS

"Helping Suicidal or Self-Harming Callers"; The Rape, Abuse, & Incest National Network
 -July 2013

Continued below...

EXPERIENCE

EXECUTIVE PROJECT MANAGER

Student Housing and Dining Services, UC Davis

January 2023 – present

Provide direct executive management, strategic planning, project management, and advanced analytical support to the AVC and leadership team (unit executive directors) in Student Housing and Dining Services (SHDS). Position serves as an advisor to the AVC, leadership team and SHDS on highly complex management level organizational issues/initiatives and provides advanced support in a variety of areas that support organizational effectiveness and broad organizational impact. Manage advanced administrative operations in the Office of the AVC (OAVC), including but not limited to administrative services (travel, purchasing, calendaring, etc.), management of the staff intranet site & communication systems, coordinate department events/gatherings, etc. Serve as the direct supervisor to an administrative team (2 Blank Ast 3s) in the OAVC unit. Oversight of annual fall "Moove-In" program including 11,000+ residents. Provide systemwide support to UC housing/dining groups in coordination with AVC & UCOP.

EXECUTIVE PROJECT ANALYST

Student Housing and Dining Services, UC Davis

August 2017 – December 2022 (internal promo/reclass)

Provide executive management and analytical support to the Associate Vice Chancellor (AVC)-Student Housing, Dining and Divisional Operations and the six-unit directors of Student Housing and Dining Services. Provide administrative support such as complex calendaring and travel for executive level managers, serve as the first point of contact and coordinate operations for the Office of the AVC, and provide project managerial support to directors. In addition, serve as the Unit Policy Coordinator for the division of Student Affairs and provide systemwide support to the UC housing/dining groups in coordination with AVC. Coordinate dept-level events and staff engagement opportunities. Serve in a lead capacity providing daily direction and support to the Administrative Coordinator in the Office of the AVC.

ORIENTATION PROGRAM ASSISTANT (INTERIM)

Student Housing and Dining Services, UC Davis

May 2017 – August 2017

Supports the front desk, daily traffic (office, phone, email) and all forms of customer service in regard to orientation participants/guests while simultaneously managing administrative functions for the program; purchasing/expenses, complex schedules, calendars, catering orders, and projects for the First-Year Experience (FYE) unit and their campus



*Pro-Act In Service; Professional Assault
 Crisis Training*
 -January 2014

*UC Davis LGBTQIA Foundations of
 Allyship*
 -August 2016

CliftonStrengths
**Strengths Assessment and*
Individual professional development
 -2009 and 2016+

Diversity Awareness Workshop
UC Davis
 -January 2017

UndocuAlly Educator Training
UC Davis
 -August 2018

Lean Six Sigma Yellow Belt Graduate
UC Davis
 -August 2019

Preparing for Supervision
Certificate Series
UC Davis
 -2021

Student Affairs Small Mentor Program
Mentor: Vice Chancellor for
Student Affairs, Dr. Pablo G. Reguerín
 -2021

partnership through the Residential Hall Advisory Team (RHAT).

SORORITY AND FRATERNITY LIFE ADVISOR
Student Housing and Dining Services, UC Davis
 December 2015 – June 2017

STUDENT DEVELOPMENT ASSISTANT
Student Housing and Dining Services, UC Davis
 October 2015 – May 2017

ADAPTIVE SKILLS TRAINER
Passage Department; Southside Art Center
 January 2014 – October 2015

EDUCATION

MASTER OF SCIENCE IN ADMINISTRATION | 2023
California State University, Bakersfield

SOCIAL & BEHAVIORAL SCIENCES B.A | 2013/2021
California State University, Monterey Bay - Bachelor's Degree

Relevant coursework includes a focus on the social, historical, and political factors that drive individuals, as well as environmental policy.

*Returned to complete degree in fall 2021.

CERTIFICATE OF COMPLETION | 2012
Panetta Institute of Public Policy

Emphasizing a concentration in public policy and the civic involvement of individuals and the government at large. Specialized program for CSU student body presidents.

CERTIFICATE OF GRADUATION | 2009
The Leadershape Institute

A community-centric program focused on the desire for participants to engage collectively and lead with integrity.



*Additional volunteer experience & leadership available upon request.

VOLUNTEER EXPERIENCE & LEADERSHIP

Association of College and University Housing Officers – International (ACUHO-I) | Business Operations Conference

Conference Chair | November 2022 – November 2023

Conference Chair-Elect | February 2022 – November 2022

Connections/Engagement Chair | February 2021–October 2021

Council on Student Affairs and Fees | UC Davis

Staff Member Representative (1/2)

September 2021 – May 2023

A Chancellor's Administrative Advisory Committee

University of California, Davis

Western Association of College and University Housing Officers (WACUHO)

Host Committee/Volunteers Chair

2019 and 2017 Conferences

Environmental Affairs/Sustainability Officer

July 2012 - June 2013

California State Student Association

California State University System

President and CEO

April 2012 - May 2013

Associated Students

California State University, Monterey Bay

*Additional years of experience in student government
(2008-2013)

Kappa Sigma Fraternity

Member, Various Leadership Positions

Spring 2009 - present

California State University, Monterey Bay

*Additional student leadership experiences available upon request including but not limited to Orientation Leader, Residential Housing Association, etc.



From: [City of Rancho Cordova](#)
To: [Planning Services](#)
Subject: *NEW SUBMISSION* Planning Commission Application
Date: Monday, January 13, 2025 3:35:22 PM

Planning Commission Application

Submission #: 3726310
IP Address: 76.158.179.111
Submission Date: 01/13/2025 3:35
Survey Time: 3 minutes, 35 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Elliott R. Stevenson, Esq.

Home Address

Email Address

Date of Birth

Home Phone

Cell Phone

Occupation

Attorney

Do you reside within the incorporated boundaries of the City of Rancho Cordova?

Yes

Are you currently serving as an elected or appointed official of another public entity whose jurisdiction includes any part of the city? If so, please state the entity and your role.

N/A

If selected, will you be able to attend evening meetings regularly and devote the time necessary to fulfill your duties as a member, including yearly training that may require travel?

Yes

The following questions will assist the City Council with evaluating your application and learning more about

your interest in becoming a Planning Commissioner.

In several paragraphs, please describe why would you like to be a planning commissioner. Please be as detailed as possible.

As a resident of Rancho Cordova with deep ties to the community, I am passionate about fostering its growth and ensuring its long-term success. My desire to serve as a planning commissioner stems from a commitment to building a thriving city that balances development, sustainability, and inclusivity. I have a strong appreciation for the unique character of our city and understand the importance of thoughtful planning in shaping its future. Through this position, I aim to leverage my professional expertise, community involvement, and vision to contribute meaningfully to Rancho Cordova's development. As a licensed attorney and real estate professional, I bring a unique perspective to city planning. My legal background has equipped me with a thorough understanding of land use, zoning laws, and regulatory frameworks, while my experience as a realtor has provided firsthand insight into the needs of residents and businesses. This combination of skills allows me to approach planning decisions with a balanced perspective, considering legal, economic, and community impacts. I am particularly motivated to advocate for responsible development that provides affordable housing, promotes economic growth, and preserves the city's natural and cultural heritage. Serving as a planning commissioner is an opportunity to give back to the city that has shaped my life. I envision Rancho Cordova as a place where innovation meets tradition, where diverse communities thrive, and where future generations are proud to call home. By applying my skills, experience, and dedication to this role, I hope to play a pivotal part in shaping a vibrant and inclusive future for our city.

In several paragraphs, describe your interest and involvement in your neighborhood and the community as a whole. Please be specific and include examples.

My interest and involvement in my neighborhood and the Rancho Cordova community are deeply rooted in my personal history and professional pursuits. Having grown up in a family with ties to the area since the 1960s, I have always felt a strong connection to the city and its residents. As the co-founder of 'I Love Rancho Cordova,' a nonprofit organization, I have worked to uplift our community through programs that celebrate local achievements and provide support to residents. One notable initiative is our partnership with Williamson Elementary School where we are providing the 5th grade class with branded hoodies to instill pride and community spirit. These efforts reflect my belief in the power of community-driven initiatives to inspire positive change. In addition to my nonprofit work, I have worked as a volunteer flag football coach and a basketball coach for the Cordova Recreation and Park District. This role has allowed me to mentor young athletes, teach teamwork, and contribute to the personal growth of local youth. My involvement in youth sports highlights my commitment to creating opportunities for children to build confidence and develop valuable life skills. Through these activities, I have gained a deep understanding of the challenges and aspirations of Rancho Cordova's residents. My involvement has reinforced my dedication to addressing the community's needs, from creating recreational opportunities to supporting economic growth. I am passionate about continuing this work to make Rancho Cordova a city where everyone feels valued and empowered.

In several paragraphs, what do you like best about being a resident of the City of Rancho Cordova? Please be specific and include examples.

What I like best about being a resident of Rancho Cordova is the sense of community and connection that defines our city. Rancho Cordova is not just a place to live; it's a place where people care about one another and actively contribute to a shared vision of growth and prosperity. From its rich history as a military town to its vibrant, diverse neighborhoods today, our city embodies resilience, pride, and opportunity. One of the things I appreciate most is how Rancho Cordova strikes a perfect balance between progress and preserving its small-town charm. As a community deeply rooted in family and tradition, the city offers events and activities that bring neighbors together. For example, the Fourth of July celebrations and community gatherings at Hagan Community Park exemplify the city's dedication to creating spaces where residents can connect and celebrate together. These events are a testament to the city's commitment to fostering a strong sense of belonging. I am also inspired by the diversity and inclusivity of Rancho Cordova. Our city is a vibrant mosaic of cultures, backgrounds, and perspectives, which is evident in everything from the local businesses that reflect our community's rich heritage to the programs and initiatives that embrace all residents. Being part of such a dynamic and welcoming community makes Rancho

Cordova a truly special place to call home. Ultimately, what I like best about Rancho Cordova is its people—the neighbors, friends, and community leaders who work together to build a brighter future. Whether it's supporting a local nonprofit, attending a city event, or simply connecting with neighbors, Rancho Cordova offers a sense of belonging and pride that is unmatched. This city isn't just where I live; it's where I find inspiration and purpose every day.

Attach a copy of your resume.

Resume_Legal.pdf

I declare, under penalty of disqualification and termination, that all statements in this application are true and complete to the best of my knowledge.

Applicant's Signature

Elliott R. Stevenson, Esq.

Date

01/13/2025 12:00 AM

Thank you,

City of Rancho Cordova

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: [City of Rancho Cordova](#)
To: [Planning Services](#)
Subject: *NEW SUBMISSION* Planning Commission Application
Date: Monday, January 13, 2025 3:35:22 PM

Planning Commission Application

Submission #: 3726310
IP Address: 76.158.179.111
Submission Date: 01/13/2025 3:35
Survey Time: 3 minutes, 35 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Elliott R. Stevenson, Esq.

Home Address

Email Address

Date of Birth

Home Phone

Cell Phone

Occupation

Attorney

Do you reside within the incorporated boundaries of the City of Rancho Cordova?

Yes

Are you currently serving as an elected or appointed official of another public entity whose jurisdiction includes any part of the city? If so, please state the entity and your role.

N/A

If selected, will you be able to attend evening meetings regularly and devote the time necessary to fulfill your duties as a member, including yearly training that may require travel?

Yes

The following questions will assist the City Council with evaluating your application and learning more about

your interest in becoming a Planning Commissioner.

In several paragraphs, please describe why would you like to be a planning commissioner. Please be as detailed as possible.

As a resident of Rancho Cordova with deep ties to the community, I am passionate about fostering its growth and ensuring its long-term success. My desire to serve as a planning commissioner stems from a commitment to building a thriving city that balances development, sustainability, and inclusivity. I have a strong appreciation for the unique character of our city and understand the importance of thoughtful planning in shaping its future. Through this position, I aim to leverage my professional expertise, community involvement, and vision to contribute meaningfully to Rancho Cordova's development. As a licensed attorney and real estate professional, I bring a unique perspective to city planning. My legal background has equipped me with a thorough understanding of land use, zoning laws, and regulatory frameworks, while my experience as a realtor has provided firsthand insight into the needs of residents and businesses. This combination of skills allows me to approach planning decisions with a balanced perspective, considering legal, economic, and community impacts. I am particularly motivated to advocate for responsible development that provides affordable housing, promotes economic growth, and preserves the city's natural and cultural heritage. Serving as a planning commissioner is an opportunity to give back to the city that has shaped my life. I envision Rancho Cordova as a place where innovation meets tradition, where diverse communities thrive, and where future generations are proud to call home. By applying my skills, experience, and dedication to this role, I hope to play a pivotal part in shaping a vibrant and inclusive future for our city.

In several paragraphs, describe your interest and involvement in your neighborhood and the community as a whole. Please be specific and include examples.

My interest and involvement in my neighborhood and the Rancho Cordova community are deeply rooted in my personal history and professional pursuits. Having grown up in a family with ties to the area since the 1960s, I have always felt a strong connection to the city and its residents. As the co-founder of 'I Love Rancho Cordova,' a nonprofit organization, I have worked to uplift our community through programs that celebrate local achievements and provide support to residents. One notable initiative is our partnership with Williamson Elementary School where we are providing the 5th grade class with branded hoodies to instill pride and community spirit. These efforts reflect my belief in the power of community-driven initiatives to inspire positive change. In addition to my nonprofit work, I have worked as a volunteer flag football coach and a basketball coach for the Cordova Recreation and Park District. This role has allowed me to mentor young athletes, teach teamwork, and contribute to the personal growth of local youth. My involvement in youth sports highlights my commitment to creating opportunities for children to build confidence and develop valuable life skills. Through these activities, I have gained a deep understanding of the challenges and aspirations of Rancho Cordova's residents. My involvement has reinforced my dedication to addressing the community's needs, from creating recreational opportunities to supporting economic growth. I am passionate about continuing this work to make Rancho Cordova a city where everyone feels valued and empowered.

In several paragraphs, what do you like best about being a resident of the City of Rancho Cordova? Please be specific and include examples.

What I like best about being a resident of Rancho Cordova is the sense of community and connection that defines our city. Rancho Cordova is not just a place to live; it's a place where people care about one another and actively contribute to a shared vision of growth and prosperity. From its rich history as a military town to its vibrant, diverse neighborhoods today, our city embodies resilience, pride, and opportunity. One of the things I appreciate most is how Rancho Cordova strikes a perfect balance between progress and preserving its small-town charm. As a community deeply rooted in family and tradition, the city offers events and activities that bring neighbors together. For example, the Fourth of July celebrations and community gatherings at Hagan Community Park exemplify the city's dedication to creating spaces where residents can connect and celebrate together. These events are a testament to the city's commitment to fostering a strong sense of belonging. I am also inspired by the diversity and inclusivity of Rancho Cordova. Our city is a vibrant mosaic of cultures, backgrounds, and perspectives, which is evident in everything from the local businesses that reflect our community's rich heritage to the programs and initiatives that embrace all residents. Being part of such a dynamic and welcoming community makes Rancho

Cordova a truly special place to call home. Ultimately, what I like best about Rancho Cordova is its people—the neighbors, friends, and community leaders who work together to build a brighter future. Whether it's supporting a local nonprofit, attending a city event, or simply connecting with neighbors, Rancho Cordova offers a sense of belonging and pride that is unmatched. This city isn't just where I live; it's where I find inspiration and purpose every day.

Attach a copy of your resume.

Resume_Legal.pdf

I declare, under penalty of disqualification and termination, that all statements in this application are true and complete to the best of my knowledge.

Applicant's Signature

Elliott R. Stevenson, Esq.

Date

01/13/2025 12:00 AM

Thank you,

City of Rancho Cordova

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: [City of Rancho Cordova](#)
To: [Planning Services](#)
Subject: *NEW SUBMISSION* Planning Commission Application
Date: Wednesday, January 22, 2025 3:46:19 PM

Planning Commission Application

Submission #: 3745908
IP Address: 98.242.44.80
Submission Date: 01/22/2025 3:46
Survey Time: 9 minutes, 54 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Eunie L. Linden

Home Address

Email Address

Date of Birth

Home Phone

Cell Phone

Occupation

Attorney

Do you reside within the incorporated boundaries of the City of Rancho Cordova?

Yes

Are you currently serving as an elected or appointed official of another public entity whose jurisdiction includes any part of the city? If so, please state the entity and your role.

While I do not believe there is any overlap with the City's jurisdiction, I do serve as a public board member of the California State Board of Optometry.

If selected, will you be able to attend evening meetings regularly and devote the time necessary to fulfill your duties as a member, including yearly training that may require travel?

I look forward to the ability to participate as a member and to not only regularly attend meetings, but to show up fully informed and ready to contribute.

The following questions will assist the City Council with evaluating your application and learning more about your interest in becoming a Planning Commissioner.

In several paragraphs, please describe why would you like to be a planning commissioner. Please be as detailed as possible.

As a 15-year resident who is raising a family and has a policy background, I want to serve on the Commission to promote development that aligns with what residents seek and that is fiscally and environmentally sustainable. As the City seeks to update its last General Plan, I also believe it's an opportune time to be involved. I believe we all want the same things from our City: safety (e.g., by reducing areas for criminal activity or ensuring pedestrian and bicyclist safety); amenities and vibrant commercial centers (to build community, make life easier for residents, and keep dollars inside our City); a business-friendly environment (to support economic growth that benefits us all); and lastly, civic pride. As a Commissioner, I would ensure development aligns with our General Plan, but also promotes shared interests and is forward-looking. While I paused my career to focus on my family, my perspective as an attorney with a public policy background would allow me to contribute to the Commission's work. I have taken graduate-level courses on land use and planning, where I learned about the planning process, zoning laws, and how state and local law interact when it comes to development, particularly in environmental and housing issues. These experiences, and past work experience focused primarily on research and analysis, help me overcome the learning curve and make decisions objectively. Lastly, as a State Board member, I know the importance of showing up fully prepared so that discussions and meetings are constructive and do not unnecessarily stall action. I also believe that the best outcome is one that has full support and is grounded in common understanding. To achieve such results, I would support an environment that guarantees all member and stakeholder voices are heard and would relish the opportunity to search for creative solutions that could bind such decisions.

In several paragraphs, describe your interest and involvement in your neighborhood and the community as a whole. Please be specific and include examples.

At the City level, I have previously served as a member of the Community Enhancement Fund Oversight Board. In addition, I am a member of the Parent Faculty Organization at Robert J. McGarvey Elementary School, where I volunteer at school events. On a broader level, I previously volunteered with Legal Services of Northern California, which provides free legal services to low-income individuals within the Sacramento area, where I assisted clients with housing or health-related issues, such as being wrongfully evicted or not getting the health care they need from their health care providers. Currently, I am volunteering with Public Advocates, a nonprofit law firm and policy organization that seeks to, among other things, ensure all students have access to a quality education. Additionally, as a public member of the State's Board of Optometry, I focus on its primary mandate, which is protecting consumers, which drives all of my actions and decision-making. While not all of these experiences are at the local level, I hope they convey how much I value being able to serve the public interest and believe in the importance of being involved in our smaller and larger communities and the ability to make a positive difference around us.

In several paragraphs, what do you like best about being a resident of the City of Rancho Cordova? Please be specific and include examples.

I have lived in Rancho Cordova for the last 15 years, and my husband has lived here all his life, attending Rancho Cordova's public schools and graduating from Cordova High. His business is also here in the City. We are also surrounded by friends, family, family of friends, and friends of family, who all live within a few miles of each other in the City. All this is to say that my favorite part about being a resident of the City of Rancho Cordova is the way that this community is strong and so closely tied together, and always brings people back. Activities that foster this community include things like attending the annual Fourth of July Parade and celebrations in Hagan Park, enjoying the summertime concerts Village Green Park, riding on the American River Bike Trail, or signing up my children for the abundant programming available through the Parks and Recreation department. All of these touchpoints with the City and what it offers all contribute to the sense of community I feel within the City. As someone who lives in Anatolia, and has seen this part of the City grow over the years, in addition to other economic corridors and city centers throughout, I look forward to the opportunity to contribute to the sense of community and growth through smart, sustainable, forward-thinking planning and development.

Attach a copy of your resume.

Eunie_Linden_Resume_1_25.docx

I declare, under penalty of disqualification and termination, that all statements in this application are true and complete to the best of my knowledge.

Applicant's Signature

Eunie L. Linden

Date

01/22/2025 12:00 AM

Thank you,

City of Rancho Cordova

This is an automated message generated by Granicus. Please do not reply directly to this email.

EUNIE LINDEN

COMMUNITY ENGAGEMENT

Public Advocates, Sacramento, California

Pro Bono Volunteer Attorney, April 2024 – Present

Support the K-12 Education Team through a variety of means, including legal research and writing; legislative and policy research, writing, and advocacy; and participating in coalition-building efforts.

California State Board of Optometry, Sacramento, CA

Vice President, May 2021 – Present

Responsibilities include, in part, promulgating regulations, establishing educational requirements for licensure, taking enforcement actions, and actively overseeing and monitoring the Board's budget, and relevant legislation.

Member, Measure H/Community Enhancement Fund Oversight Board, Rancho Cordova, CA

Board Member, May 2018 – 2020

Review and provide feedback on how tax revenues from the City's Measure H Fund are spent.

Legal Services of Northern California, Sacramento, California

In-House Volunteer Attorney, Jan. 2017 – June 2019

Conduct client intakes and provide legal counsel and advice to clients on healthcare and housing issues.

Awarded In-House Volunteer of the Year Award in 2018.

EXPERIENCE

California State Assembly Committee on Business and Professions, Sacramento, CA

Committee Consultant, Nov. 2013 – May 2016

Drafted committee analyses and advised the Committee on legislation relating to consumer protection and professional licensing. Staffed and managed legislation, and researched and drafted oversight reports on professional licensing bodies.

Office of Legislative Counsel, Sacramento, CA

Deputy Legislative Counsel, Oct. 2011 – Oct. 2013

Drafted legislation and provided advice, consultation, and written opinions to legislative staff on issues relating to health and human services, including Medi-Cal, CalWORKs, CalFresh, and public health.

City of Sacramento, Office of the City Attorney, Sacramento, CA

Law Clerk, Spring 2011

Drafted legal memoranda, motions, and briefs relating to employment law, environmental law, negligence, enforcement of judgments, and bankruptcy.

Downey Brand, Sacramento, CA

Law Clerk, Summer 2010

Drafted memoranda on issues relating to federal and state environmental laws, eminent domain, corporate negligence, and contracts.

EDUCATION AND CREDENTIALS

California State Bar, December 2011

University of California, Berkeley, School of Law, Berkeley, CA

Juris Doctor, 2011

University of California, Los Angeles, School of Public Affairs, Los Angeles, CA

Master of Public Policy, 2008

Master's Applied Policy Project: Homelessness in the City of Burbank

California State University, Long Beach, Long Beach, CA

Bachelor of Arts, *cum laude*, in Political Science, 2005

From: [City of Rancho Cordova](#)
To: [Planning Services](#)
Subject: *NEW SUBMISSION* Planning Commission Application
Date: Monday, January 13, 2025 10:03:55 AM

Planning Commission Application

Submission #: 3724637
IP Address: 50.73.51.25
Submission Date: 01/13/2025 10:03
Survey Time: 18 minutes, 52 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Joseph David. Crosariol

Home Address

Email Address

Date of Birth

Home Phone

Cell Phone

Occupation

Project Land Surveyor

Do you reside within the incorporated boundaries of the City of Rancho Cordova?

Yes

Are you currently serving as an elected or appointed official of another public entity whose jurisdiction includes any part of the city? If so, please state the entity and your role.

No

If selected, will you be able to attend evening meetings regularly and devote the time necessary to fulfill your duties as a member, including yearly training that may require travel?

Absolutely

The following questions will assist the City Council with evaluating your application and learning more about

your interest in becoming a Planning Commissioner.

In several paragraphs, please describe why would you like to be a planning commissioner. Please be as detailed as possible.

I am excited about the opportunity to serve as a planning commissioner for our All-American city, a place I've worked for 20 years and have called home for nearly 10. Over this time, I've developed a deep appreciation for the community and its values, and I see this role as a chance to help shape its future in a way that balances growth with preservation. I'm eager to contribute to decisions about land use, zoning, and urban design—choices that directly impact the quality of life for residents and ensure the city remains vibrant, sustainable, and welcoming. What excites me most is the opportunity to work collaboratively with local officials, business leaders, and fellow residents. I believe in the power of thoughtful planning and value diverse perspectives in finding solutions that benefit the entire community. I'm confident that my ability to listen, mediate, and engage with others will be an asset to the planning commission as we work together to guide the city's development. Having lived here for almost a decade, I have a strong connection to the city and a genuine interest in ensuring its continued success. I'm motivated by the chance to help create a future that reflects the city's unique character while also meeting the needs of a growing population. I'm excited to bring my passion and dedication to this role and to contribute to a city that will continue to be a great place to live for generations to come.

In several paragraphs, describe your interest and involvement in your neighborhood and the community as a whole. Please be specific and include examples.

I have always been deeply involved in my neighborhood and the broader community, especially as a parent. My children and I regularly attend local events that bring our community together and help us stay connected to the city's culture and traditions. For example, we never miss the Kids Day at the Park, a fun event that allows families to gather and enjoy the outdoors while participating in games and activities. We also love attending the annual iFest, where we get to celebrate our city's diversity and enjoy the performances, food, and entertainment it offers. Additionally, we have made it a tradition to participate in the Memorial Day observance and the 4th of July celebrations every year for the past nine years. We have also had the pleasure of participating in the 4th of July parade multiple times, a cherished tradition that allows us to celebrate our community and show our pride. These events are important to us, not only because they are fun, but because they allow us to honor our community's history and foster a sense of belonging. Beyond attending events, my children and I regularly utilize the parks and outdoor spaces in the area. Hagen Park is one of our favorite spots, offering a beautiful setting where we can relax, play, and enjoy nature. We also love the American River Parkway, which provides countless opportunities for outdoor recreation, from biking and walking to picnicking and birdwatching. These spaces have become integral to our family's routine, and we are grateful for the city's commitment to maintaining them. Our connection to these places has only deepened my appreciation for the community and the role it plays in enhancing our quality of life. Being involved in these activities has also given me a sense of responsibility to help ensure our neighborhood and community continue to thrive. I believe it's important to be active in maintaining and improving the services, spaces, and events that make our city such a great place to live. My family'

In several paragraphs, what do you like best about being a resident of the City of Rancho Cordova? Please be specific and include examples.

What I like best about being a resident of Rancho Cordova is the diversity and kindness of the people. It's a welcoming community where you feel connected, whether through local events or everyday interactions. I've met people from various backgrounds, and the spirit of inclusivity and support makes living here feel special. One of the standout features of Rancho Cordova is the quality of its public spaces, particularly the American River and its adjoining Parkway. As someone who loves spending time outdoors, I consider the Parkway a true gem. It offers a serene and scenic setting that's perfect for activities like hiking, biking, or simply enjoying nature—a peaceful escape from the hustle and bustle of city life. The city's commitment to maintaining these natural spaces makes it an ideal place to live, stay active, and reconnect with the outdoors. I also appreciate the variety of businesses and restaurants in the city. From casual dining to more upscale options, there's something for every occasion. The convenience of having so many local businesses and eateries close by adds to the city's charm and makes it easy to enjoy life here. The KP International Market is a true landmark and a reflection of our city's rich diversity. It offers a

unique blend of cultural experiences, providing residents and visitors with access to a wide variety of goods and foods from around the world. This market not only highlights the diverse backgrounds of our community but also creates an inviting space for people to explore new flavors and traditions, further strengthening the city's sense of inclusivity and multiculturalism.

Attach a copy of your resume.

Joseph Crosariol - Resume.pdf

I declare, under penalty of disqualification and termination, that all statements in this application are true and complete to the best of my knowledge.

Applicant's Signature

Joseph David. Crosariol

Date

01/13/2025 12:00 AM

Thank you,

City of Rancho Cordova

This is an automated message generated by Granicus. Please do not reply directly to this email.

Joseph D. Crosariol



Professional Summary:

I am an expert draftsman with a high knowledge of AutoCAD Civil 3D. I am an experienced Project Surveyor with extensive business acumen and over 20 years of professional experience in the industry. I have a proven track record and retain the ability to produce finished products with minimal guidance.

Professional experience:

CTA Engineering & Surveying 2016 - Present

Project Land Surveyor

- Assist Licensed Surveyors in the preparation and production of the services outlined in each projects scope of work.
- Interpret Civil, Architectural, Structural, Electrical, and Plumbing plans + identify discrepancies.
- Calculate and coordinate necessary information for field crews relating to construction staking, boundary mapping, and project control; including point maps, exhibits and staking reports.
- Process field data relating to both conventional surveying and GNSS, i.e., construction staking, asbuilt surveys, topographic surveys, aerial surveys, boundary surveys, ALTA surveys, quantity surveys, well surveys, and etc. (some experience in working with point clouds)

CTA Engineering & Surveying 2011 - 2016

Field Surveyor/Office Surveyor

- Party Chief
- Chainman
- Interim Survey Manager
- Construction staking calculations
- Boundary Mapping
- Topographic Mapping

Cooper Thorne and Associates 2005 - 2011

Civil Engineering

- Civil Design & Drafting of large-scale subdivisions and medium scale commercial sites
- All types of design and drafting relating to land planning and tentative mapping
- Drafting Manager
- Quality Control

Automotive Service Industry 1998-2005**Automotive Service Technician**

- Thompsons Toyota of Placerville (Service Technician)
- Mazda of Folsom (Service Technician)
- Jiffy lube (Service Technician - multiple locations)

Computer Skills

- AutoCad Civil 3D
- Trimble Business Center
- Microsoft Office
- Adobe Acrobat Pro
- Corpscon
- Google Earth
- OPUS

Strengths

- Land Planning
- Topographic Mapping
- Terrain Modeling
- Quantity Calculations
- Survey Control Processing
- Construction Staking Calculations
- AsBuilts
- Subdivision/Boundary Mapping
- GNSS Data Processing
- Improvement Plans
- Plan Checking
- Exhibit Creation
- Communication Skills
- Coordinating with Clients

Project types

- Subdivisions
- High-rises
- Large and small scale commercial
- Bridges & overpasses
- Schools
- Parks
- Sports Complexes
- Landfills
- Miscellaneous Public Works projects
- Mass Rough Grading Design and Construction staking

From: [City of Rancho Cordova](#)
To: [Planning Services](#)
Subject: *NEW SUBMISSION* Planning Commission Application
Date: Thursday, January 16, 2025 1:56:41 PM

Planning Commission Application

Submission #: 3734217
IP Address: 192.234.214.110
Submission Date: 01/16/2025 1:56
Survey Time: 14 minutes, 47 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Mitchell J. Mattos

Home Address

Email Address

Date of Birth

Home Phone

Cell Phone

Occupation

Legislative Director, California State Assembly

Do you reside within the incorporated boundaries of the City of Rancho Cordova?

Yes

Are you currently serving as an elected or appointed official of another public entity whose jurisdiction includes any part of the city? If so, please state the entity and your role.

N/A

If selected, will you be able to attend evening meetings regularly and devote the time necessary to fulfill your duties as a member, including yearly training that may require travel?

Yes

The following questions will assist the City Council with evaluating your application and learning more about

your interest in becoming a Planning Commissioner.

In several paragraphs, please describe why would you like to be a planning commissioner. Please be as detailed as possible.

I am deeply interested in becoming a Planning Commissioner for the City of Rancho Cordova because I am passionate about contributing to the thoughtful growth and development of my community. As someone who cares deeply about the future of our city, I want to be part of the decision-making process that shapes its landscape and ensures that it remains a thriving, sustainable, and vibrant place for all residents. My interest in urban planning and community development is driven by the belief that well-planned cities not only improve the quality of life for residents but also create lasting opportunities for future generations. Rancho Cordova is a city at an exciting point in its growth, with the opportunity to balance development with environmental sustainability, economic vitality, and community well-being. I see this as a pivotal moment where I can use my skills, knowledge, and passion to help guide the city's future. Becoming a Planning Commissioner would allow me to play an integral role in shaping development policies and land-use decisions that support the diverse needs of the community. I believe that planning decisions should reflect a commitment to creating inclusive spaces, ensuring affordable housing, promoting local businesses, and protecting natural resources. One of the primary reasons I am interested in this position is my desire to contribute to the betterment of Rancho Cordova. I am deeply invested in the community and believe that good planning is a tool for enhancing the quality of life for all its residents. As a Planning Commissioner, I would have the opportunity to review proposed projects, assess their impact on the city, and work collaboratively with fellow commissioners, city staff, and the public to make informed, balanced decisions. I want to ensure that development in Rancho Cordova not only meets the needs of today but also preserves the city's character and charm for future generations.

In several paragraphs, describe your interest and involvement in your neighborhood and the community as a whole. Please be specific and include examples.

While I have just moved to Rancho Cordova this past year, I have always had a strong connection to my neighborhood and the broader community, and I am deeply committed to contributing in meaningful ways. Over the years, I have been actively involved in several local initiatives that aim to improve the quality of life for residents and create a sense of belonging for all. One example of this is my participation in neighborhood clean-up efforts, where I have worked alongside fellow residents to maintain and beautify shared spaces. These efforts, while simple, foster a greater sense of pride in our surroundings and strengthen the bonds between neighbors. In addition to these volunteer efforts, I also make an effort to stay informed about local governance and city planning. I regularly attend city council meetings and community forums to stay engaged with the decision-making processes that shape our neighborhood. By doing so, I can better understand the challenges facing our community and advocate for changes that will improve our collective well-being. My goal is always to represent the interests of those around me, and I believe that being an active participant in these meetings allows me to bring back valuable information and ideas to share with my neighbors. Overall, my involvement in my neighborhood and community is motivated by a desire to create positive change, foster connections, and make Rancho Cordova a better place for everyone. Whether through volunteering, organizing events, or participating in local government, I strive to contribute in ways that will have a lasting, meaningful impact. I am dedicated to supporting my community and working alongside others to ensure it continues to grow and thrive.

In several paragraphs, what do you like best about being a resident of the City of Rancho Cordova? Please be specific and include examples.

One of the aspects I appreciate most about being a resident of the City of Rancho Cordova is its strong sense of community and neighborly spirit. Despite being a growing city, Rancho Cordova has managed to maintain a close-knit atmosphere where residents genuinely care about one another. This is reflected in the numerous community events held throughout the year, such as the annual Rancho Cordova Fourth of July Celebration, farmers' markets, and local charity drives. These events foster a sense of belonging and offer a great opportunity to connect with fellow residents, meet new people, and build lasting relationships. Whether it's attending a community event or simply interacting with neighbors in the park, there's an undeniable warmth and friendliness that makes Rancho Cordova feel like home. Another feature I love about living in Rancho Cordova is the city's dedication to providing

accessible and well-maintained parks and recreational areas. For example, the Cordova Community Pool and Hagan Community Park are fantastic spaces where families can spend quality time together. These parks offer not only recreational opportunities but also a chance for residents to connect with nature in an urban setting. As a resident, I appreciate that Rancho Cordova invests in its green spaces, offering a balance between urban living and outdoor activities. Whether it's enjoying a weekend picnic, walking the trails, or attending a local sports league game, these spaces contribute to a vibrant, active lifestyle. What stands out to me, though, is Rancho Cordova's continued growth and forward-thinking development. The city is home to a variety of businesses, from locally-owned shops to large employers, creating a thriving economic environment. This growth provides residents with opportunities for work, entertainment, and dining, making it an exciting place to live.

Attach a copy of your resume.

Mitchell Mattos Resume.pdf

I declare, under penalty of disqualification and termination, that all statements in this application are true and complete to the best of my knowledge.

Applicant's Signature

Mitchell J. Mattos

Date

01/16/2025 12:00 AM

Thank you,

City of Rancho Cordova

This is an automated message generated by Granicus. Please do not reply directly to this email.

MITCHELL MATTOS

Legislative Aide

CONTACT  [REDACTED]  [REDACTED]  [REDACTED]	PROFESSIONAL SUMMARY Results-oriented professional with a background in governmental, legislative, and advocacy experience. Effective communicator with demonstrated ability to build coalitions, shape policy initiatives, and strategically achieve organizational goals and objectives. Strong pragmatic and organized skill set. Exceptional interpersonal and relationship-building skills within varying work environments.
EDUCATION BA in Political Science Sacramento State University Spring 2022	EXPERIENCE Legislative Assistant <i>California State Assemblymember Mike Gipson January 2022 – Present</i> • Provide strategic counsel to the Assemblymember across multiple standing committees, including Revenue and Taxation, Transportation, Insurance, and the Select Committee on Gasoline Supply and Pricing.
KNOWLEDGE Member Portfolio Legislative Council LCMS Google Drive Microsoft Office	• Contribute to the development of policy initiatives in diverse areas such as Housing and Community Development, Local Government, Communications and Conveyance, Natural Resources, Transportation, and Utilities and Energy. • Supervise, train, and mentor Legislative interns, overseeing their professional development and daily responsibilities. • Serve as Chief Consultant for the Select Committee on Ports and Goods Movement, coordinating policy analysis and legislative strategies. • Review and analyze proposed legislation, providing the Assemblymember with detailed assessments of potential opposition and legislative impact. • Prepare comprehensive briefings, including talking points, background materials, and fact sheets to support legislative efforts.
SKILLS Analytical Thinker Attentive to Detail Collaborator Communicator Thorough Researcher Meticulous Writer Problem Solver	Democratic Caucus Consultant <i>California State Assemblymember Mike Gipson January 2023 - June 2023</i> • Coordinated events and receptions for Democratic Caucus members, fostering communication and collaboration among colleagues. • Facilitated the dissemination of Caucus priorities, ensuring all Democratic members were well-informed about legislative initiatives and key issues. Field Representative Intern <i>Roseville City Council District 4 August 2019 - March 2020</i> • Assisted constituents by participating in community engagement initiatives aimed at improving the quality of life in the district. • Attended City Council and School Board meetings, representing the office and gathering pertinent information for the Councilmember. • Supported office operations through administrative duties, including reviewing and organizing constituent casework, preparing certificates and recognition statements, and managing the Councilmember's schedule.

From: [City of Rancho Cordova](#)
To: [Planning Services](#)
Subject: *NEW SUBMISSION* Planning Commission Application
Date: Tuesday, January 21, 2025 5:10:29 PM

Planning Commission Application

Submission #: 3743430
IP Address: 208.79.244.64
Submission Date: 01/21/2025 5:10
Survey Time: 2 minutes, 51 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Wendy Huynh

Home Address

Email Address

Date of Birth

Home Phone

Cell Phone

Occupation

Human Services Program Planner

Do you reside within the incorporated boundaries of the City of Rancho Cordova?

Yes

Are you currently serving as an elected or appointed official of another public entity whose jurisdiction includes any part of the city? If so, please state the entity and your role.

No

If selected, will you be able to attend evening meetings regularly and devote the time necessary to fulfill your duties as a member, including yearly training that may require travel?

Yes

The following questions will assist the City Council with evaluating your application and learning more about

your interest in becoming a Planning Commissioner.

In several paragraphs, please describe why would you like to be a planning commissioner. Please be as detailed as possible.

If given the opportunity, I think this role will play a crucial role in the growth and development of the city. As a planning commissioner, I would like to support the city's vision in shaping the future of existing communities, as well as newly established communities. It is important that residents' quality of life are improved and/or enhanced with new projects and sustainable developments. In addition, I would advocate for improvements in projects that further promote quality of life and safety, whether it be parks, infrastructure, housing, walkability, safer neighborhoods, etc.

In several paragraphs, describe your interest and involvement in your neighborhood and the community as a whole. Please be specific and include examples.

As a family with young children, I think it is important to model civic engagement with my children and have a sense of community involvement. While this role requires a time commitment, it also creates the opportunity for family discourse. I am encouraged to have my children grow up with a sense of pride in their community and exposure to a diverse community that is welcoming and respectful to all. Not from afar, I appreciate the dynamic activities that the city has to offer at the library, breweries, the Mills Station Arts and Culture Center, and more.

In several paragraphs, what do you like best about being a resident of the City of Rancho Cordova? Please be specific and include examples.

My family and I are Rancho Cordova transplants from Los Angeles. I am grateful to be in a place in our lives where we have become homebuyers for the first time. While this is my first instance living in Northern California and living in Rancho Cordova for close to 3 years I appreciate all of what the city has to offer. As a resident of the Capital Village community, I enjoy the walkability to the stores, retailers, restaurants, and entertainment in the area. Proximity to parks and green spaces is a notable benefit as it has been beneficial to us on beautiful sunny days for walks and bike rides. The city and our current location have enabled our family to truly thrive, and I am energized to become more active in our community.

Attach a copy of your resume.

Huynh,Wendy - Resume.pdf

I declare, under penalty of disqualification and termination, that all statements in this application are true and complete to the best of my knowledge.

Applicant's Signature

Wendy Huynh

Date

01/21/2025 12:00 AM

Thank you,

City of Rancho Cordova

This is an automated message generated by Granicus. Please do not reply directly to this email.

Wendy Huynh



Data-driven, results-oriented professional with transferable skills in data analytics, data management, human services, and digital learning. Experience collaborating with service providers, governmental agencies, and diverse community groups.

I seek creative solutions for complex problems as an analytical and critical thinker. As a cross-team collaborator, I am a champion of fostering positive relationships with stakeholders in the public and private sectors.

Formally a participant in a learning cohort to strengthen the capacity of advancing racial equity to achieve equitable outcomes through changes in policy, practice, and procedures. Eager to use my experience and knowledge to contribute to community-driven solutions to strengthen social justice.

- | | |
|----------------------------------|--|
| ✓ Adobe Creative Cloud | ✓ Graphic Design Tool |
| ✓ Business Intelligence Software | ✓ Microsoft Office Suite |
| ✓ Database Management System | ✓ Project Management, Process Refinement |
| ✓ Esri ArcGIS Suite | ✓ Ticketing Systems |

Sacramento County***Human Services Program Planner***

July 2023–Present

- The assigned Project Manager to the Sacramento Health Connect (SHC) functions for the Social Health Information Exchange (SHIE) implementation of program, compliance, and operations.
- Coordinates tasks and milestones across stakeholder buy-in and use case clarification, compliance issues, technical capacity, etc.
- Monitor, track, and report on the health of the project to leadership and stakeholders.

Sacramento Steps Forward (SSF)***Program Manager, HMIS***

April 2022–July 2023

- Ensured successful operations and implementations of the Sacramento & Yolo Continuum of Cares Homeless Management Information System (Sacramento & Yolo CoC HMIS).
- Served as the technical liaison between community partners and a database management system vendor.
- Developed and contributed to time-sensitive projects to encourage and promote the utility of HMIS.

Los Angeles Homeless Services Authority (LAHSA)***Supervisor, Data Systems***

October 2019–April 2022

- Ensured successful operations, implementations, and integrations of local use database systems in the Los Angeles Continuum of Care (LA CoC).
- Analyzed data, performed data validation, and packaged reports using data visualization tools for stakeholders and community partners.

Data Analyst

July 2016–October 2019

- Provided feedback to the leadership team concerning changes and/or modifications to enhance various database management systems in the Los Angeles Continuum of Care (LA CoC).
- Streamlined and created data maintenance procedures, facilitated data extractions, and integrated data across various platforms.

Trainer & Support Specialist

July 2013–June 2016

- Coordinated and conducted live, in-person, online, or webinar trainings to end-users for a database management system, Homeless Management Information System (HMIS).
- Developed and designed instructional materials, and presentations; provided technical assistance to resolve data collection discrepancies, system functionality errors, and database navigation.

AmeriCorps VISTA – Corporation for National and Community Service***School on Wheels, Inc. – Educational Technology/Digital Learning Specialist***

April 2013–July 2013

- Developed partnerships with organizations and companies to increase the use of technology for students experiencing homelessness by incorporating adaptive educational learning software and online tutoring.
- Researched and implemented adaptive educational learning programs to effectively measure students' and tutors' progress.

TSG Solutions, Inc.***Survey Specialist & Department of Defense (DoD) Contractor***

March 2011–February 2013

- Edited and processed digital maps using proprietary software, Tactical Survey System (TSS), and Visualization for Situational Awareness and Reality (ViSAR).
- Geo-referenced locations of GPS coordinates for various applications to create digital floor plans and customized HTML pages for a digital mapping system.

UCLA Department of Laboratory Animal Medicine (DLAM)***Procurement Specialist; Assistant Clerk III***

September 2008–July 2010

- Worked closely with the Procurement Manager with the ordering, processing, and delivery of orders.
- Processed orders for personnel investigators and lab technicians using proprietary software, eSirius.

University of California, Los Angeles (UCLA)

GIS & Geospatial Technology Certificate

2016

Bachelor of Arts: Geography / Environmental Studies

2010

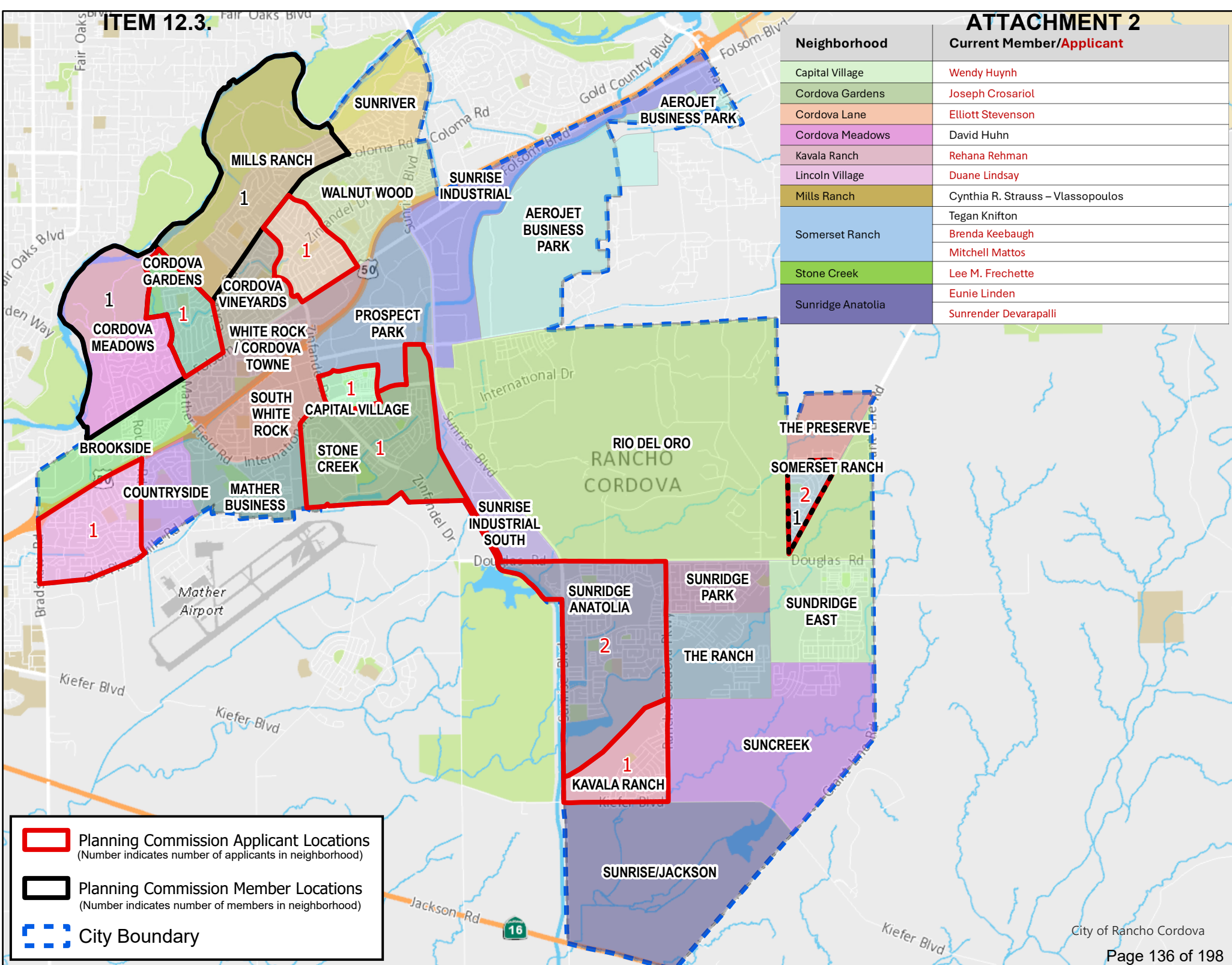
Minor: Asian American Studies

Project Management Institute (PMI)

Project Management Professional (PMP)

In progress

Neighborhood	Current Member/Applicant
Capital Village	Wendy Huynh
Cordova Gardens	Joseph Crosariol
Cordova Lane	Elliott Stevenson
Cordova Meadows	David Huhn
Kavala Ranch	Rehana Rehman
Lincoln Village	Duane Lindsay
Mills Ranch	Cynthia R. Strauss – Vlassopoulos
Somerset Ranch	Tegan Knifton
	Brenda Keebaugh
	Mitchell Mattos
Stone Creek	Lee M. Frechette
Sunridge Anatolia	Eunie Linden
	Sunrender Devarapalli



Planning Commission Application and Selection

**Darcy Goulart, Community Development Director
February 18, 2025**



TONIGHT'S AGENDA

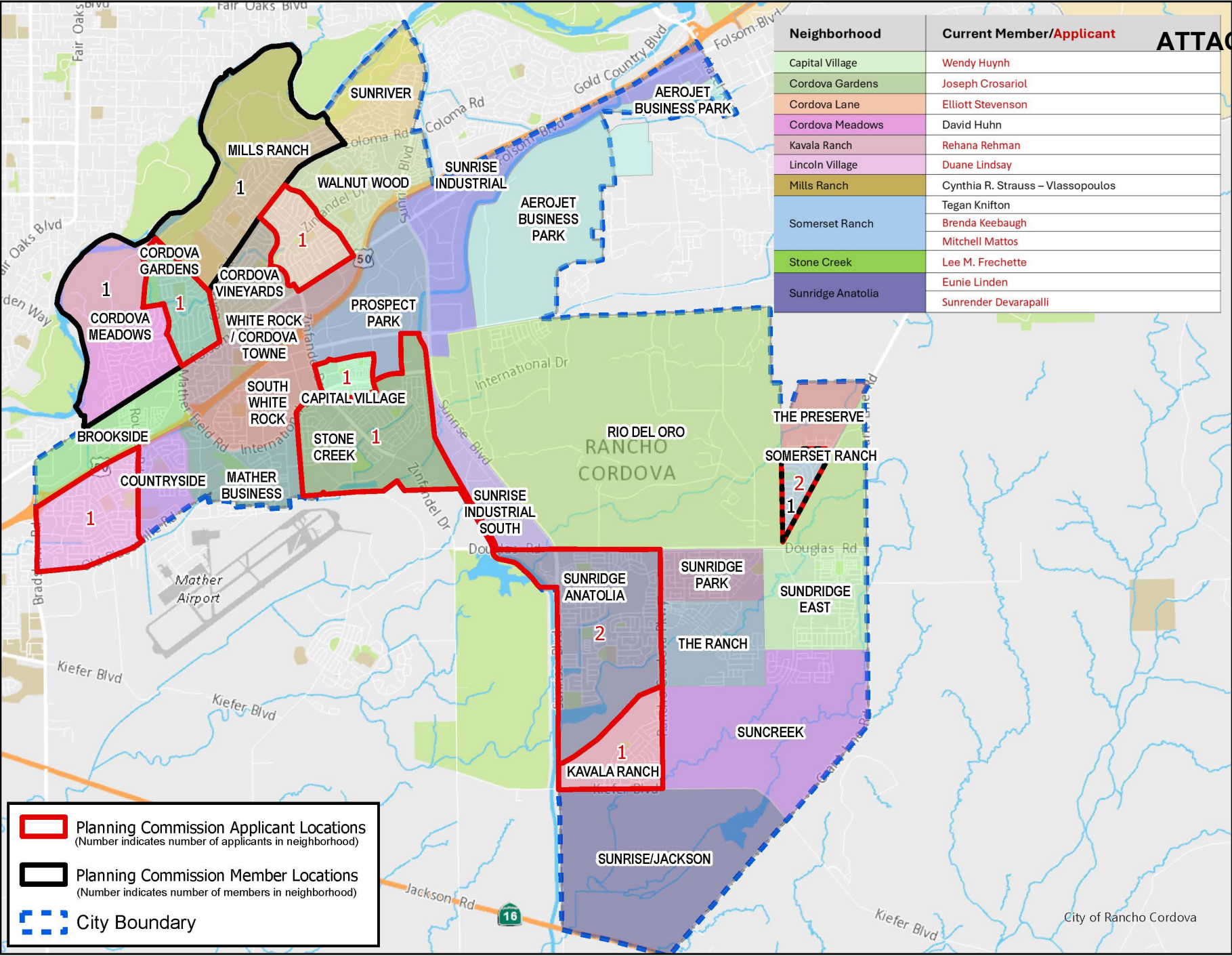
- Receive a brief report from staff
- Nominate and Select one (1) regular member

VACANCY AND TERM

- One (1) regular member seat is vacant
 - Vice Mayor Gatewood – Term Expiration December 2026

SELECTION PROCESS

- Vice Mayor Gatewood will nominate one person to fill the remaining vacant regular member spot.
- The nomination requires a majority vote by the Council.



SUMMARY

- Receive a nomination from Vice Mayor Gatewood and a majority vote to fill one (1) regular member vacancy.

THANK YOU

Questions & Discussion



MEMORANDUM



ITEM 12.2.

DATE: February 18, 2025
TO: Honorable Mayor and Council Members
FROM: Micah Runner, City Manager
Megan Siren, Assistant to the City Manager
Stacy Delaney, Senior Management Analyst
SUBJECT: **DISCUSSION AND UPDATE ON PUBLIC SCHOOL EDUCATIONAL OPPORTUNITIES AND THE FUTURE OF EDUCATION IN RANCHO CORDOVA**

RECOMMENDATION

Receive an update on the education opportunities in Rancho Cordova and provide direction.

RESULT OF RECOMMENDED ACTION

As a result of the discussion, the City Council could direct staff to conduct a public input process in 2025, have staff bring back additional information, or direct no continued action.

BACKGROUND

The City of Rancho Cordova has four school districts located within the city limits: Folsom Cordova Unified School District, Elk Grove Unified School District, Sacramento City Unified School District, and San Juan Unified School District. These four school districts cover geographically distinct areas of the city and provide public education for students within their specific territories.

Beginning in the summer of 2023, at the request of the Folsom Cordova Unified School District (FCUSD), the City Council, FCUSD, and the City of Folsom held two joint sessions. One was held on June 8, 2023, and the second was held on January 29, 2024, to discuss a potential district reorganization and feasibility study. FCUSD hired Schools Services of California (SSC) to complete a feasibility study, which was jointly funded by all three parties, and presented the findings at the January 29, 2024 joint session. The feasibility study completed by SSC was based on currently available data and provides the firm's opinion on whether the separation of FCUSD would satisfy the nine feasibility conditions set forth in the Education Code. At the conclusion of the joint session, the FCUSD Board, based on the feasibility study, determined that they would not move forward with a district reorganization at this time, but one of the cities may proceed if desired.

On February 27, 2024, a Special meeting was held with the City Council summarizing the two joint sessions with FCUSD and the City of Folsom and to discuss some potential options for addressing educational challenges for Rancho Cordova students. The City Council directed

staff to conduct a public input process. In May 2024, the City contracted services with Ryland SBC and Capitol PFG to prepare a multi-modal survey for this purpose. Since the four school districts placed ballot measures for the November 2024 General Election and were conducting their own public input, the City's public input process was paused pending the results of the ballot measures and the State of California's ballot proposition for education finance. The ballot measures for the four school districts and the education finance proposition for the State passed. As a result of the discussion tonight, the City Council could direct staff to proceed with the public input process, have staff bring back additional information, or direct no continued action.

FISCAL IMPACT AND FUNDING SOURCE

The two General Fund contracts total \$105,000 which include services beyond the multi-modal survey.

ATTACHMENT(S)

1. Presentation



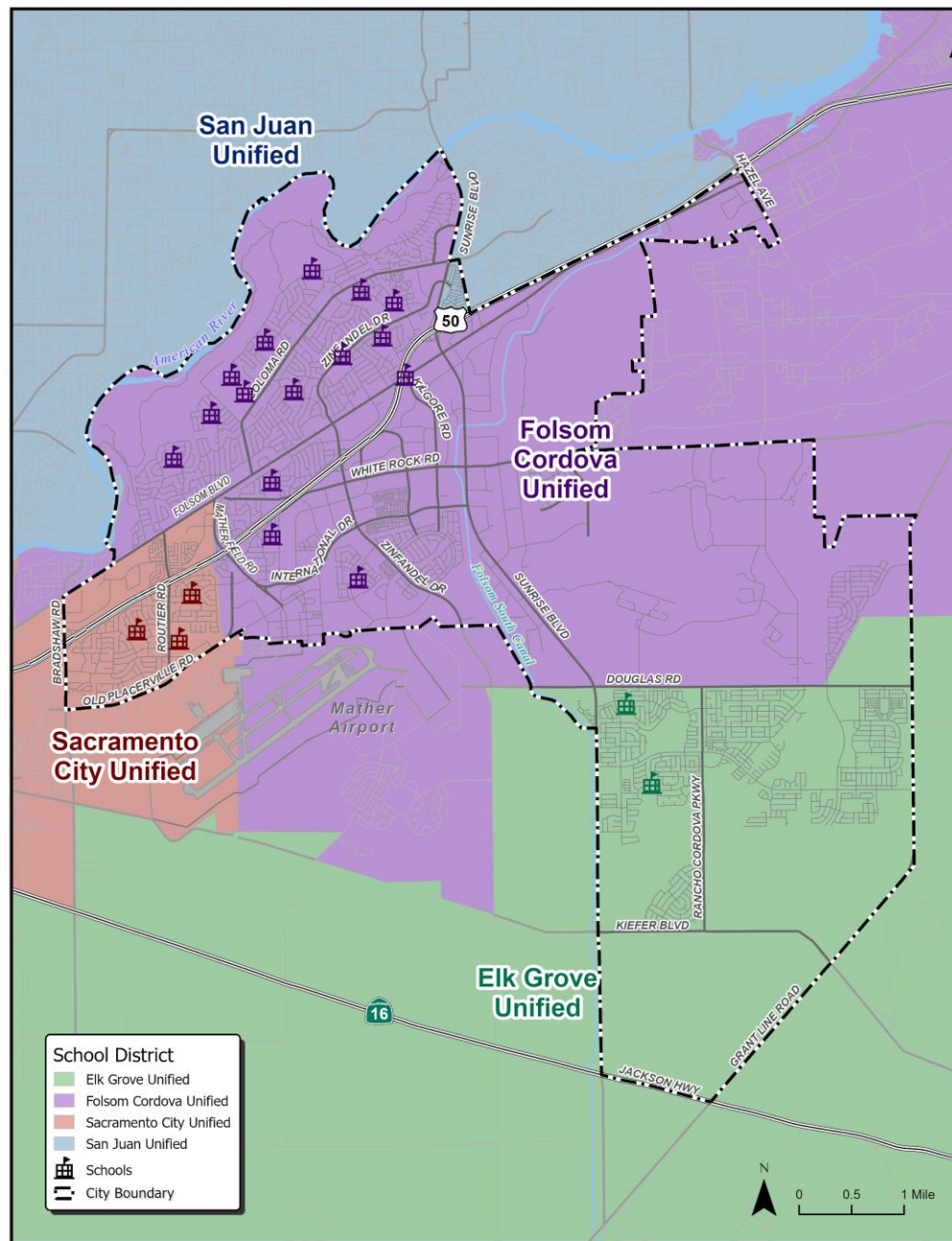
Evaluating the Future of Education in Rancho Cordova

Ryland | STRATEGIC BUSINESS
CONSULTING

City of Rancho Cordova

Background & Current Concerns

- Discussion History:
 - Ongoing dialogue about the adequacy of education services in Rancho Cordova
 - Concerns raised about student services and school locations
- Key Concerns:
 - Are our students receiving the services they need?
 - How does the location of schools impact service delivery?
 - The feasibility of a potential FCUSD separation, EGUSD separation, and/or SCUSD separation.



Original Direction & Current Status

- Initial Roadmap:
 - **Community Outreach:** Gather input and data
 - **Return to Council:** Review and provide further direction
 - **Design Educational Program Plan:** Based on Council feedback
 - **Return to Council:** Determine next steps
- Current Status:
 - We paused step 1 (Community Outreach) pending post-election review.

Proposed Community Outreach & Data Gathering

- ▶ **Focus Groups (Next 2-3 Months):**
 - ▶ Conduct sessions within each of the three school districts serving the City
 - ▶ Determine community interests and concerns specific to each district
- ▶ **Community Survey (Following Focus Groups):**
 - ▶ Develop questions informed by focus group input
 - ▶ Broader survey to capture community-wide preferences

Potential Outcomes Based on Data

- ▶ Advocate for Service Improvements:
 - ▶ Use feedback to enhance services for students and families
- ▶ Introduce New Services:
 - ▶ Address evolving community needs with innovative solutions
- ▶ Determine School Locations:
 - ▶ Use data to advocate for locations that best serve the community
- ▶ Explore School District Options:
 - ▶ Consider launching a standalone Rancho Cordova School District
 - ▶ **Option A:** Encompass the entire City
 - ▶ **Option B:** Separate from one or two existing school districts (e.g., separate from FCUSD while retaining areas from Sac City USD or Elk Grove USD)
- ▶ Maintain Status Quo: If data supports it

Next Steps & Council Discussion

▶ Council's Role:

- ▶ Provide direction on moving forward with the proposed outreach and analysis
- ▶ Determine if adjustments are needed before recommencing community engagement

▶ Questions for the Council:

- ▶ Do you support resuming the community outreach post-election?
- ▶ Are there any additional areas of concern or focus you'd like to include?
- ▶ How do you envision the role of the City in shaping the education model?

MEMORANDUM



ITEM 12.3.

DATE: February 18, 2025
TO: Honorable Mayor and Council Members
FROM: Matt Tamayo, Chief of Police
SUBJECT: **RANCHO CORDOVA POLICE DEPARTMENT UPDATE**

RECOMMENDATION

Receive presentation.

RESULT OF RECOMMENDED ACTION

This item is for information purposes only.

BACKGROUND

The Rancho Cordova Police Department (RCPD) will present an educational update. The presentation will include an update on statistics related to calls for service, person crimes, property crimes and calls related to homelessness. The presentation showcases data for the calendar years of 2022-2024.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. RCPD Presentation



**RANCHO CORDOVA
POLICE DEPARTMENT**



2897 Kilgore Road
Rancho Cordova, CA 95670

916-875-9600

www.RanchoCordovaPD.com



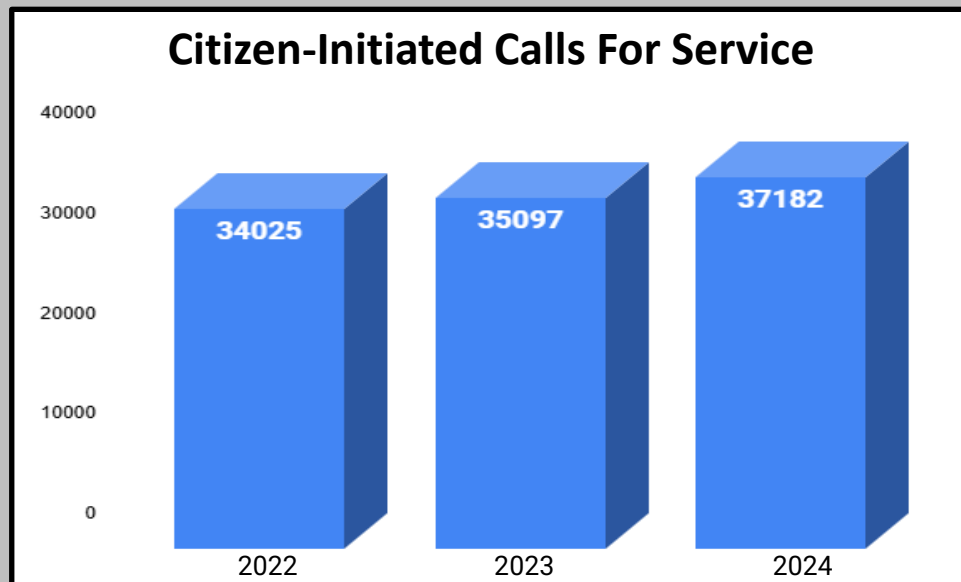
February 2025 Update
Calls For Service
Crime Statistics
Homeless-Related Calls



Citizen-Initiated Calls For Service

The following chart highlights the citizen-initiated calls for service received from January 1, 2022, until December 31, 2024.

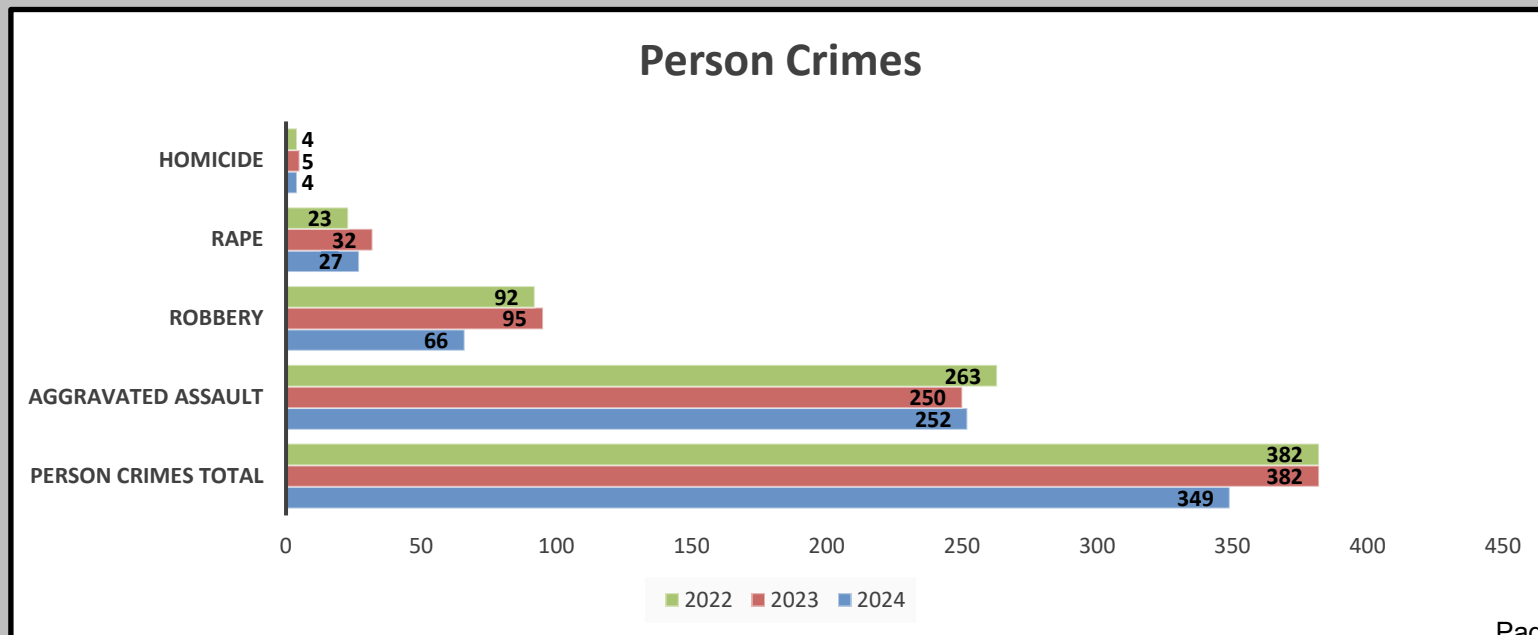
- Why the increase?
Expected due to return to work guidelines, population growth, RCPD education, retail efforts in the FOZ, and other factors (panhandling, homelessness)
- Please continue to call and report suspected crime





Person Crimes Statistics

The following chart highlights Person Crimes, from January 1, 2022 through December 31, 2024 per NIBRS reporting (National Incident-Based Reporting System).



* All statistics were pulled from official NIBRS reporting to DOJ



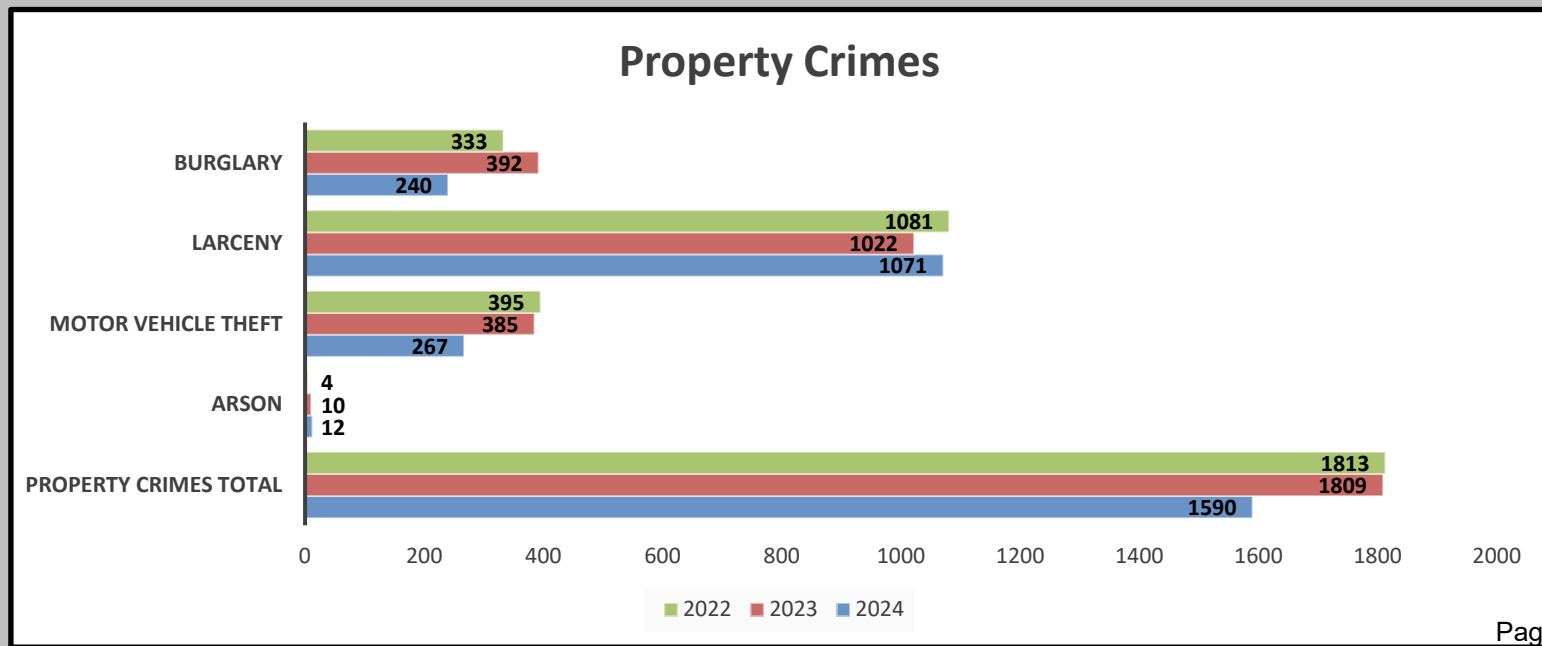
Person Crimes Continued...

- What are we doing to decrease all categories of person crimes?
 - Directed operations (HT, Organized Retail Theft, CSU enforcement)
 - FOZ officer and our overall presence in the FOZ
 - HOT team efforts
 - Officer training and development
 - Public education and engagement (calls for service, community-based events, citizen's academy)
 - Investments in technology (ShotSpotter, Flock, RTIC, drone technology, analytics)
 - Partnerships (DA's Office, local and regional agencies, DEA, FBI, etc.)



Property Crimes Statistics

The following chart highlights Property Crimes, from January 1, 2022 through December 31, 2024, per NIBRS reporting (National Incident-Based Reporting System).



* All statistics were pulled from official NIBRS reporting to DOJ



Property Crimes Continued...

- What are we doing to decrease all categories of property crimes?
 - Directed operations (POP, Organized Retail Theft, construction theft, neighborhood watch, Patrol Requests)
 - FOZ officer and our overall presence in the FOZ (2025 – Prop 36)
 - HOT team efforts
 - Officer training and development
 - Public education and engagement (calls for service, community-based events, citizen's academy)
 - Investments in technology (ShotSpotter, Flock, RTIC, drone technology, analytics)
 - Partnerships (DA's Office, Business Watch formed)

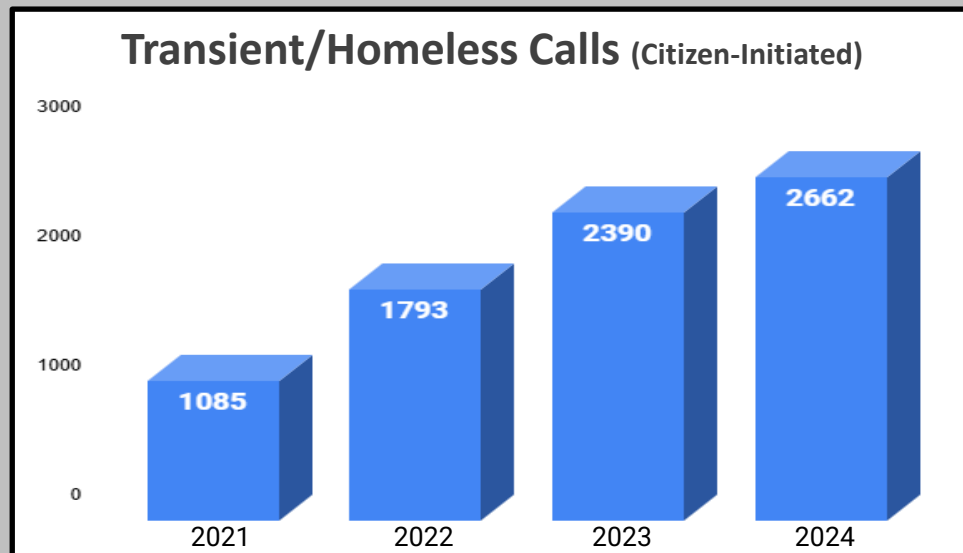


Citizen-Initiated Calls – Transient in Nature

The following chart highlights the citizen-initiated calls for service, from January 1, 2021 to December 31, 2024 that had a transient/homeless component.

Why the increase?

- Martin v. Boise (April 2019)
- Pandemic Policies
- Grants Pass v. Johnson ruling (June 2024)
- Increased enforcement throughout the region
- Lack of housing and mental health resources



Note: These statistics are for calls that were specifically closed out to reflect a homeless/transient component. Additional calls may have fallen in this category, but could not be confirmed for various reasons.

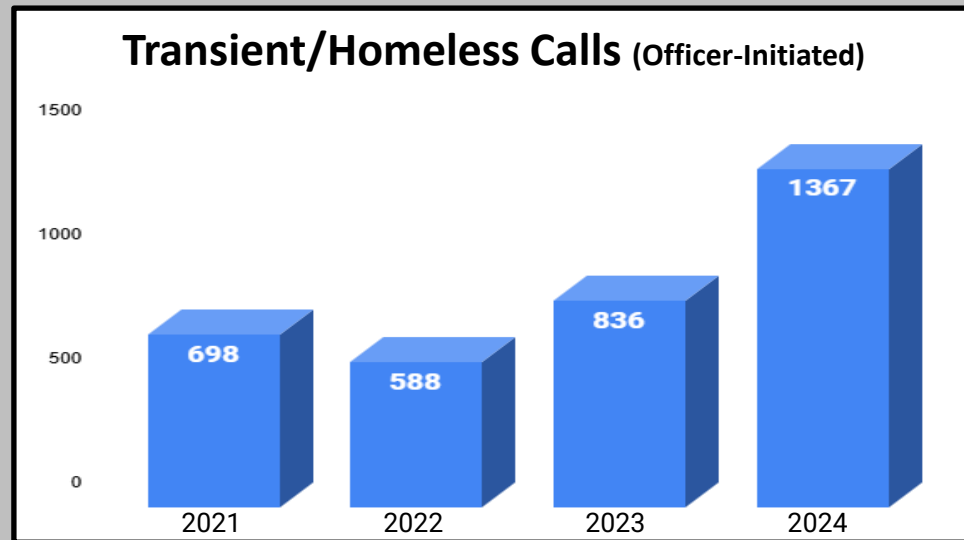


Officer-Initiated Calls – Transient in Nature

The following chart highlights the officer-initiated calls for service, from January 1, 2021 to December 31, 2024 that had a transient/homeless component.

How are we responding?

- We continue to work with our partners (neighborhood services, navigators, Community Prosecutor, and CORE)
- Increased HOT operations
- Letters of Agency program
- Business Watch
- Proactivity



Note: These statistics are for calls that were specifically closed out to reflect a homeless/transient component. Additional calls may have fallen in this category, but could not be confirmed for various reasons.

MEMORANDUM



ITEM 12.4.

DATE: February 18, 2025
TO: Honorable Mayor and Council Members
FROM: Lorianne Carl, Community Engagement Manager
SUBJECT: **COMMUNITY ENGAGEMENT DIVISION UPDATE**

RECOMMENDATION

Receive the presentation and provide feedback.

RESULT OF RECOMMENDED ACTION

Receive presentation of an update on the Community Engagement Division's accomplishments for 2024, as well as an overview of projects planned for 2025. Council will not take any formal action on this item.

BACKGROUND

Annually, the Community Engagement Division presents an update to the City Council which includes:

- An overview of projects (Beautification, Neighborhood Engagement, and Special Projects/Events)
- 2024 accomplishments
- Action Plan for 2025

The goal of the update is to provide Council with a review of 2024 successes and accomplishments and provide an overview of the 2025 Action Plan.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. Presentation

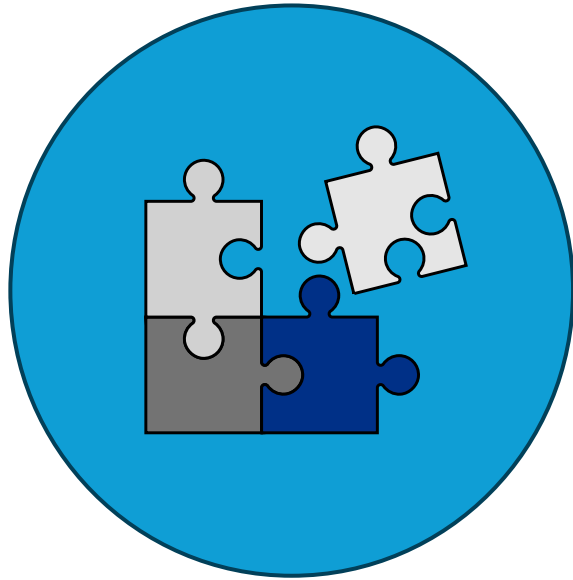


Community Engagement Division

Annual Update



TONIGHT'S PRESENTATION



**Division
Components**



**Projects &
Accomplishments
2024**



**Priorities
for 2025**

COMPONENTS OF DIVISION

- 1 Neighborhood Engagement
- 2 Beautification
- 3 Community Support and Partnership Building
- 4 Special Projects & Events



Neighborhood Engagement

Rancho Cordova School Engagement

Field trips to City Hall: Mock City Council Meetings & School Events

- **Mather Heights**
16 Students
- **Abraham Lincoln Elementary Back to School Night**
Estimated 300 Attendees
- **New Pacific School**
24 Students
- **A.M. Winn Trunk or Treat Event**
Estimated 300 Attendees
- **White Rock Elementary School**
11 Students
- **Cordova Villa Elementary School**
20 Students
- **Cordova Meadows Elementary School**
20 Students

Upcoming Field Trips Scheduled:

- **Sunrise Elementary** (EGUSD, 60 students)
- **Cordova Meadows** (FCUSD, 50 students)
- **Innovations Academy** (FCUSD, 40 students)
- **Cordova Villa** (FCUSD, 20 students)



Residential Micro-Grants

10% Increase from Last Year

Estimated 1,100 residents reached

- **ITLV (It Takes A Lincoln Village) Resident Meetings** (Lincoln Village Residents)
- **4th of July Picnic Event** (Sunridge Residents)
- **National Night Out** (Lincoln Village Residents)
- **National Night Out** (Raven Oaks Residents)
- **National Night Out** (Cordova Meadows Residents)
- **Trunk or Treat** (Somerset Ranch Residents)
- **Cut and Collage Community Event** (Rancho Cordova Residents)
- **Cut and Collage Community Event 2** (Rancho Cordova Residents)
- **Holiday Parade** (Lincoln Village Residents)
- **Trunk or Treat** (A.M. Winn Parent Guild)
- **Fall Fun For All** (Abraham Lincoln PTO)



Good Neighbor Days

A fun event for residents to meet city officials, city staff, their neighbors and learn more about helpful resources to continue building thriving neighborhoods in Rancho Cordova.



**Lincoln Village
Community Park**
September 2024
300 attendees



**Stone Creek
Community Park**
October 2024
400 attendees



Good Neighbor Days



Thank you to our Partners!

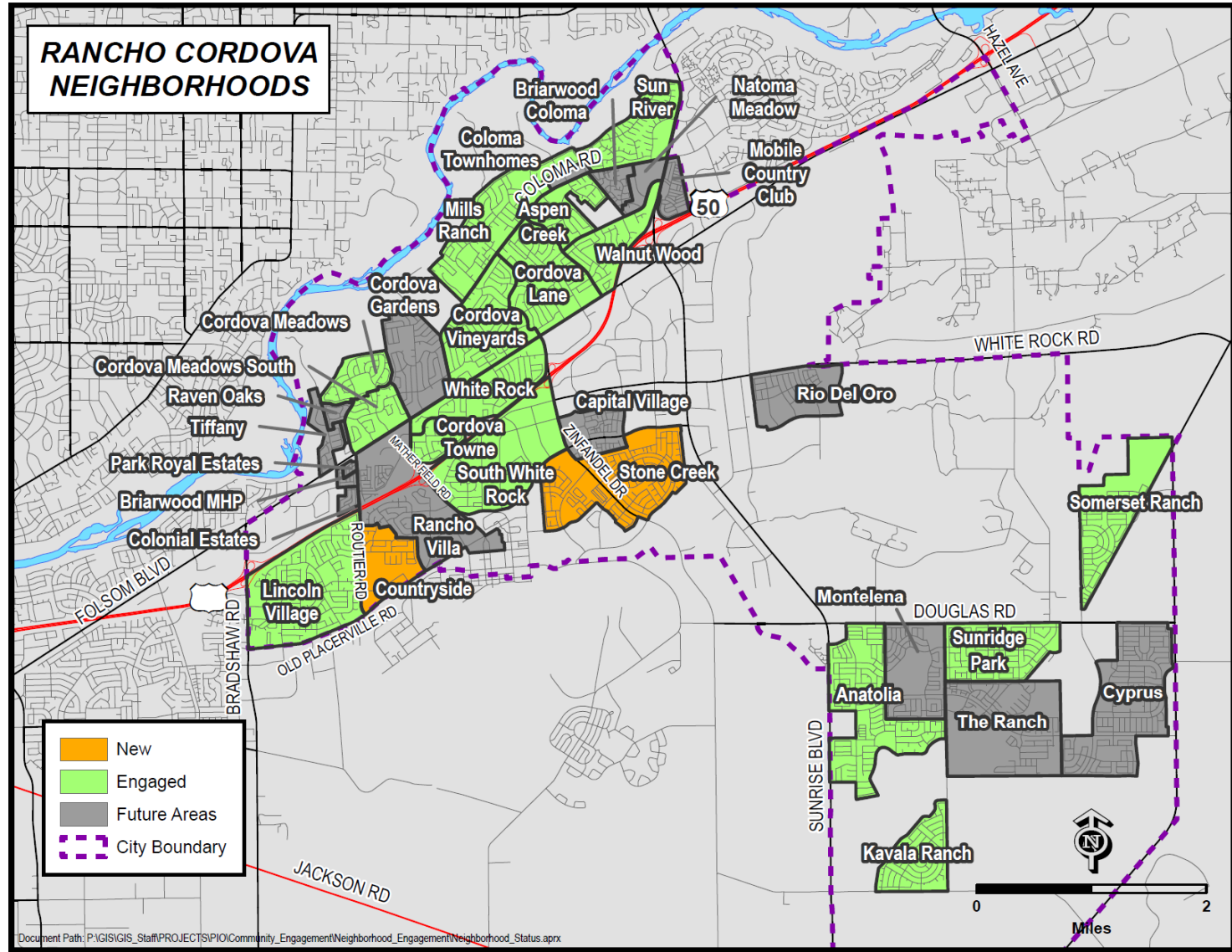
- City Council
- City Staff
- RCPD
- Rancho Cordova Youth Center/PAL
- Cordova Community Council
- Whisker Warriors
- Bike Lab
- Cordova Recreation & Park District
- Atlas Disposal
- Republic Services
- City Arborist
- Sacramento Tree Foundation
- Explore Rancho Cordova
- SMUD
- Rancho Cordova Athletic Association
- Miss Rancho Cordova Pageant



Neighborhood Building Program



Neighborhood Engagement





Beautification

Beautification

In Rancho Cordova



Residential Beautification Program

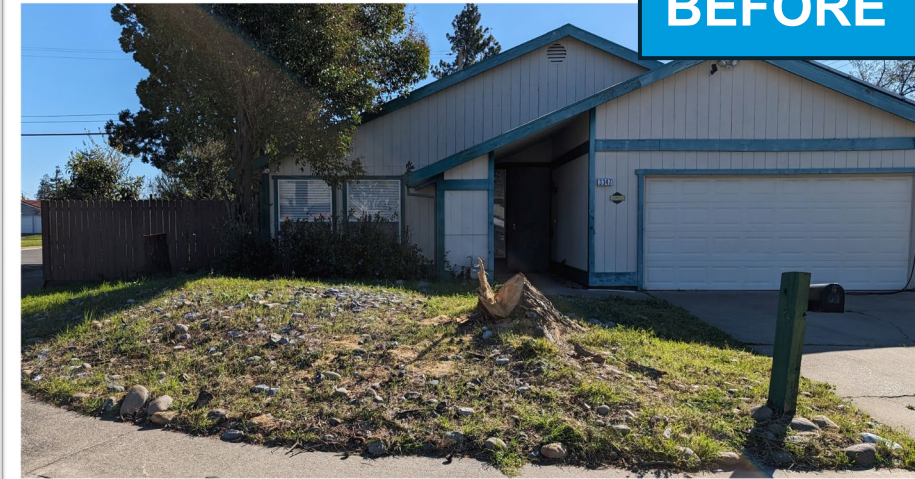
The **Residential Beautification Program** helps income qualified property owners beautify their properties.

Good Neighbor Assistance

- **19** Properties (2024)
- **108** Properties Completed Since Program Began

Projects addressed in this program

- Low Water Landscape
- Fence Repair/Replacement
- Junk and Debris Removal

BEFORE**AFTER**

Residential Beautification Program Incentives

Chain Link Fence Incentive: Up to \$1,000 for the removal of your front yard chain link fence.

- **3** Removed (2024)
- **78** Removed Since Program Began

Cash For Clunkers Incentive: Up to \$500 to remove your unwanted or inoperable vehicle.

- **6** Vehicles Removed (2024)
- **52** Vehicles Removed Since Program Began

BEFORE**AFTER**

Home Revitalization Programs



Rebuilding Together Sacramento Rebuild Days

FY 23/24 Program Details:

Homes: **15** Major Home Renovations + **12** Minor Home Renovations

- Total Number of Volunteers: **200**
- Totaling: 1,600 Volunteer Hours
Dollar Value of **\$53,776**

Rebuilding Together Sacramento Critical Repair Program

Homes: 9 Homes/Repairs



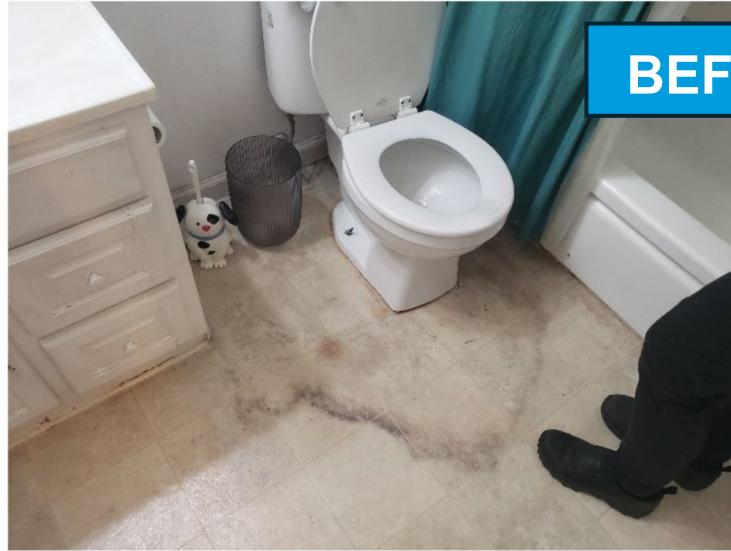
Home Revitalization Programs

Habitat for Humanity

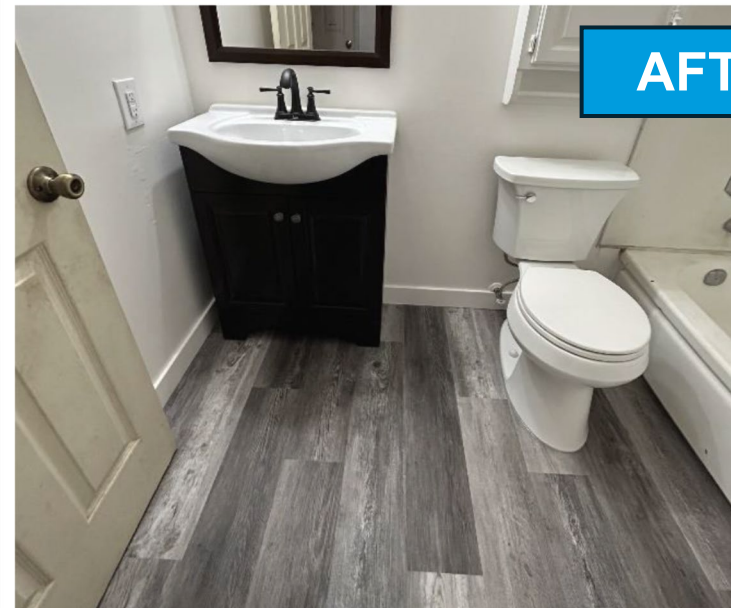
FY 23/24 Program Details:

Homes: **17** Repair Projects at **7** homes

- Total Number of Volunteers: **75**
- Totaling **570** Volunteer Hours Dollar Value of **\$19,158**



BEFORE



AFTER



Home Revitalization Programs

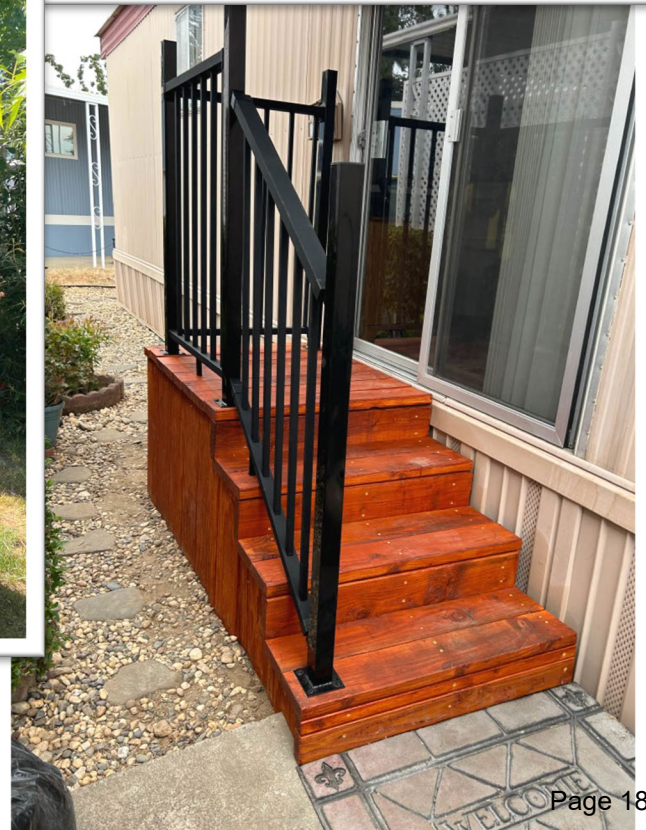
Sierra Service Program

FY 23/24 Program Details:

Summer House Renovation Program

Total: **3** Single Family Homes + **5** Mobile Homes

- Youth Volunteers: **27**
- Totaling **299** Volunteer Hours
- Additional volunteer dates in community with Rancho Cordova Food Locker and Fitrah

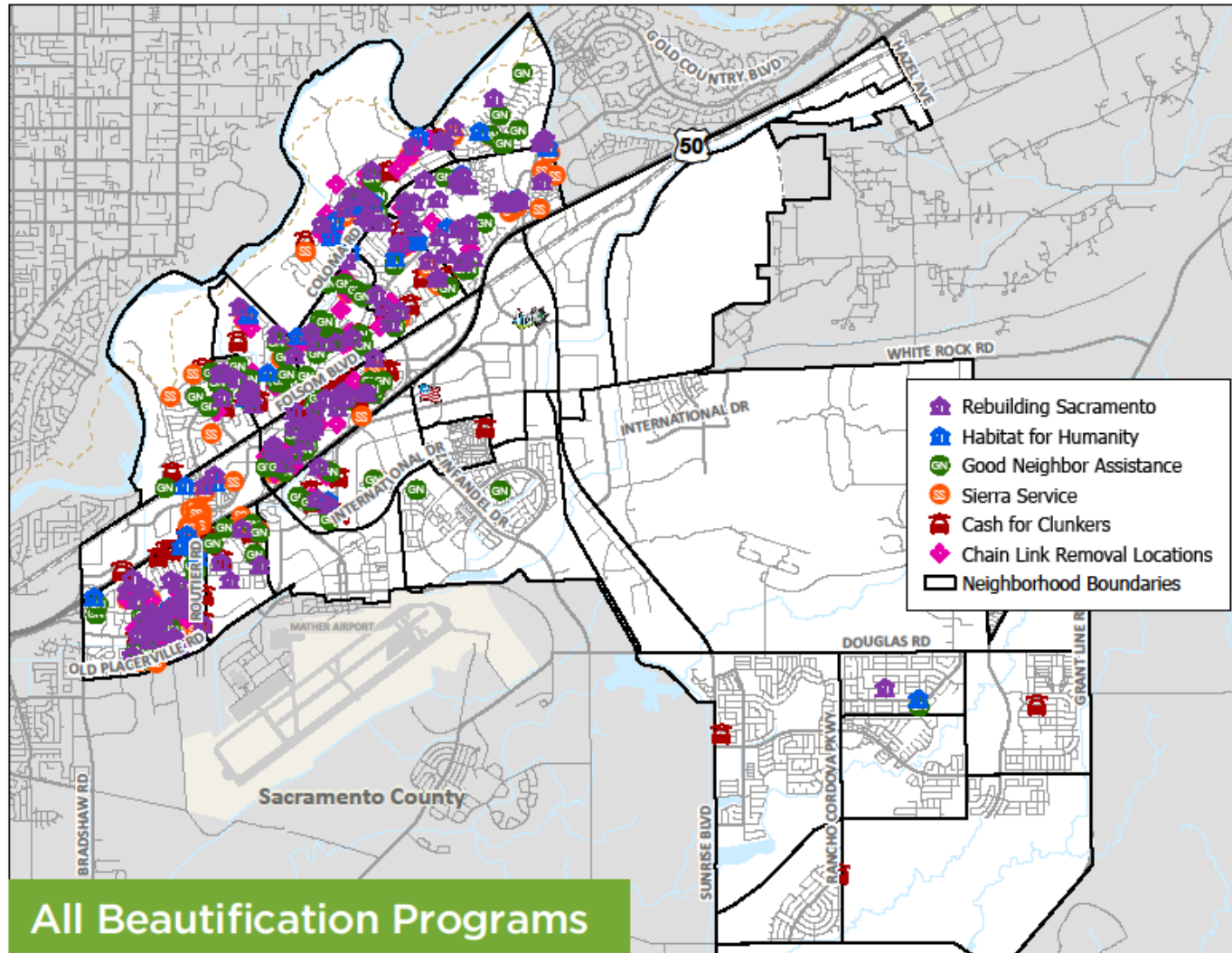


Tree Canopy Program

- 2024 Total Trees: **388**
- Total Number of Workshops: 2
- Total Number of Volunteers: 86
- 2024 Tree stump removals: 28



Impact





Community Support and Partnership Building

Community Partnerships

- Cordova Community Council
 - MACC
- Rotary Club of Rancho Cordova
- Rancho Cordova Area Chamber of Commerce
 - Leadership Rancho Cordova
 - Explore Rancho Cordova
- Bike Lab
- Cordova Recreation and Park District
- Rancho Cordova Food Locker
- Local School Districts
 - Elk Grove Unified School District
 - Folsom Cordova Unified School District
 - Community Schools
 - Sacramento City Unified School District
- Rancho Cordova Library



Community Grants



Pictured:

- Cordova Meadows School Spirit Project
- International Yoga Day
- Capital Airshow Group Destination Aviation Expo
- Sudanese Cultural Day Event
- Folsom Cordova Community Partnership Harvest Festival

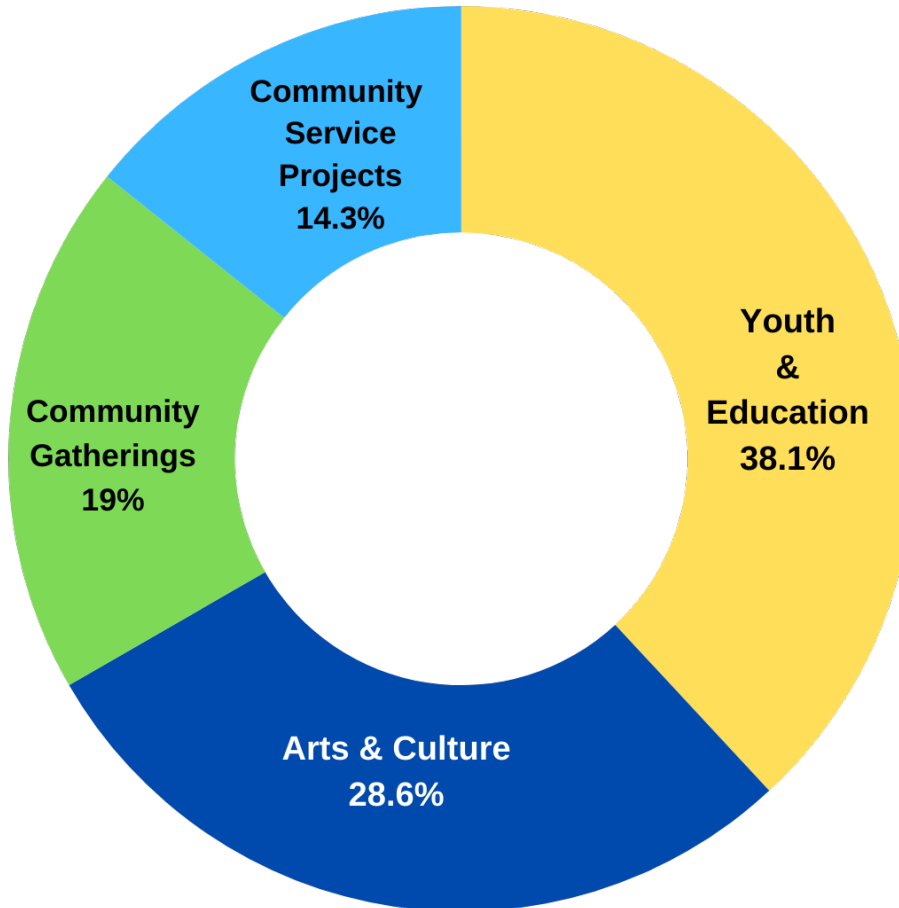


Community Grants

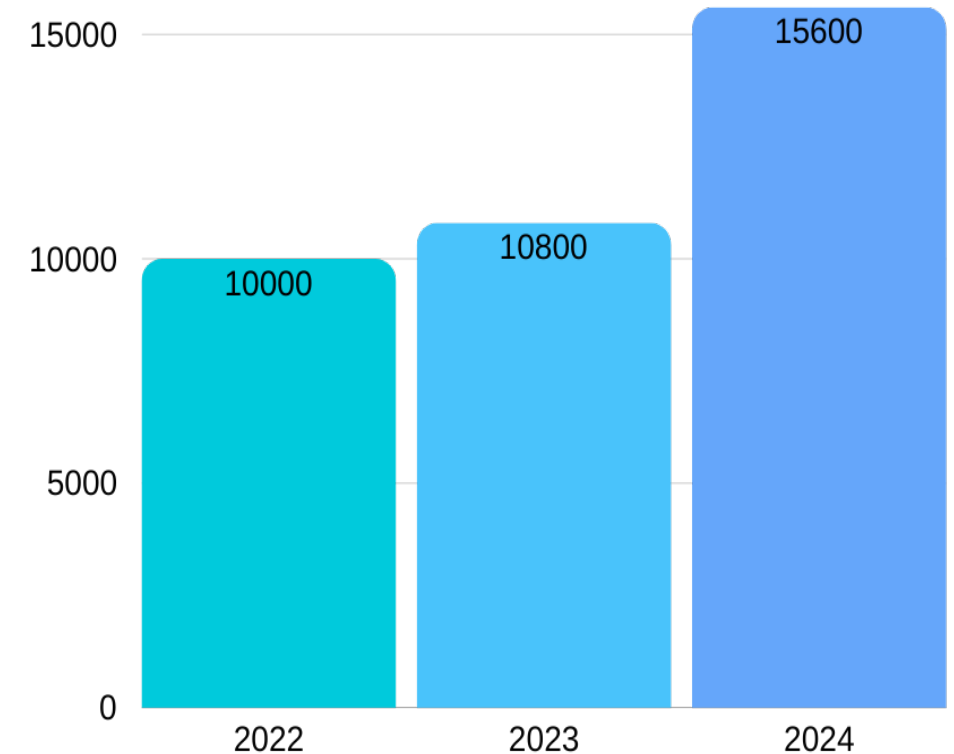
Total of 21 Grants 24% Increase from Last Year

- **Small Business Expo** (LaCars Legacy)
- **American River Grange 150th Celebration** (American River Grange)
- **School Spirit Wear Project** (FCUSD – Cordova Meadows Elementary School)
- **Music and Meditation Event** (Art of Living Foundation)
- **Hygiene Kits for Students** (LDS Church)
- **Juneteenth Event** (Folsom Cordova Community Partnership)
- **ACE Academy** (Capital Airshow Group)
- **International Yoga Day** (Art of Living Foundation)
- **Summer Community BBQ** (RC Jr. Lancers)
- **Destination Aviation Program** (Capital Airshow Group)
- **Sunrise Farmers' Market** (Alchemist Community Development Corporation)
- **A Night At the Museum** (Sacramento Metro Fire)
- **Dictionary Project** (Rotary Club)
- **Christmas Mall** (River City Christian)
- **Trunk or Treat Event** (River City Christian)
- **Harvest Festival** (Folsom Cordova Community Partnership)
- **Art in Sobriety Program** (Ri-Nu Imagination)
- **International Peace Festival** (Koranne Foundation)
- **Sudanese Cultural Day** (Sudanese Association of Greater Sacramento)
- **Toy and Grocery Giveaway** (Blessings In A Backpack)
- **Basketball Day Event** (NorCal Basketball Association)

Community Grants



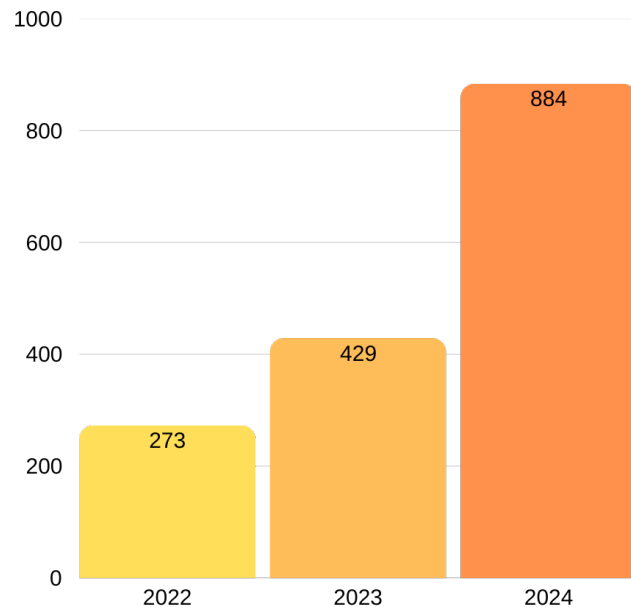
15,600 Estimated Residents Reached
44% Increase of Reach from Last Year



Volunteer Central

Volunteer Central provides a centralized website for service-minded residents and volunteer-based organizations to connect and better the lives of the Rancho Cordova community.

884 Registered Volunteers
106% Increase from last year



Community
Organizations: **29**

Community
Opportunities: **45**

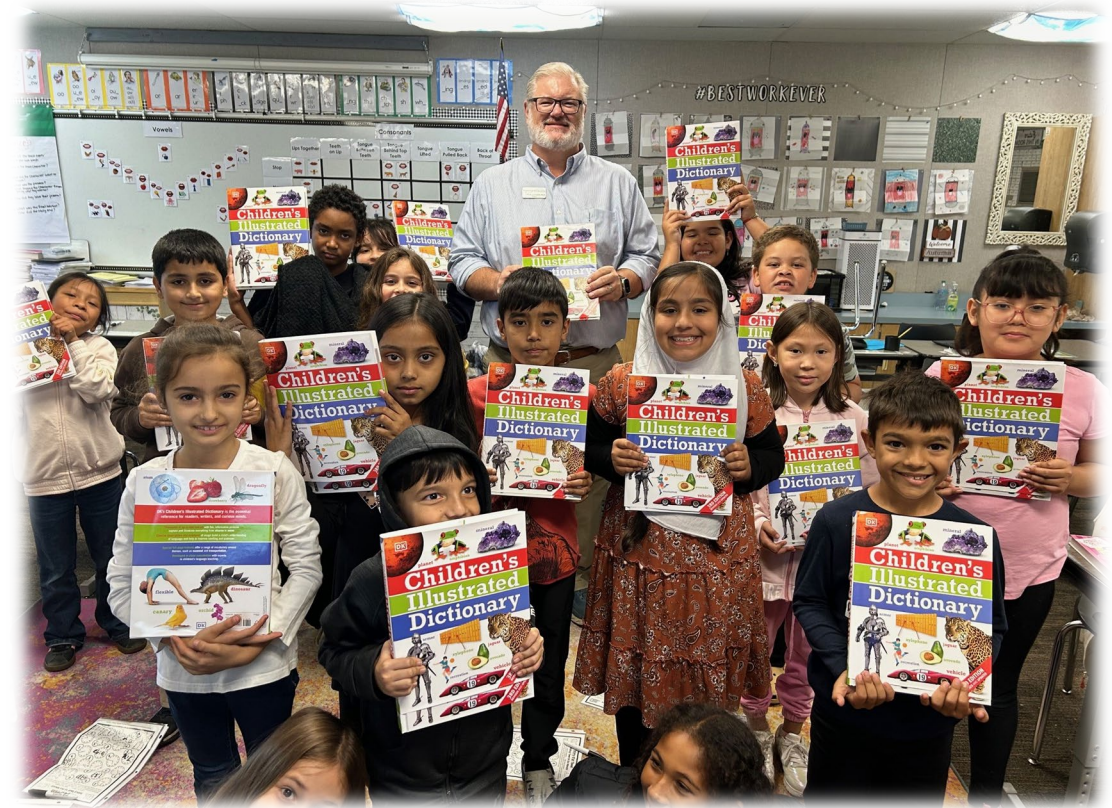




Special Projects and Events

Projects and Events

- Growing Strong Neighborhoods
- Bike Lab
- Rotary Club of Rancho Cordova
- Leadership Rancho Cordova
 - Building Strong Communities (co-chair)
- Citizens Academy Support
- Refugee Resources
- FCUSD Community Schools Steering Committee
- Neighborhood Watch Support



Spring Service Day



Spring

Service Day

350
volunteers

16
projects

throughout the
City of Rancho
Cordova

1,550
hours of
volunteer
service
collectively

500 pounds of trash cleaned from
local creeks.

1,200 hygiene kits assembled at Rancho
Cordova Food Locker

530 weekend food bags assembled,
with over 2,100 pieces of food.

496 books collected for
Fitrah.

20 trees planted at Sandpiper Park
and Kavala Ranch Park

900 bags of mulch laid at Cordova
Meadows Elementary School

10 planter boxes rebuilt at Neil
Orchard Senior Center

City Partnered Events

- Cordova Community Council Volunteer Awards
- iFest City Booth
- Spring Service Day
- 4th of July City Float
- Party In the Park Booth
- Back To School Night Booth
- National Night Out
- RCPD Citizen's Academy
- State of the City
- Holiday Star
- Christmas Tree Lighting
- Holiday Parade



2024 HIGHLIGHTS

COMMUNITY ENGAGEMENT



Priorities for 2025

Priorities for 2025



Enhancing Neighborhoods Beautification Programs

- Enhance Revitalization Partnerships
- Neighborhood Cleanups
- Sustainability Metrics



Neighborhood Engagement Growth

- Initiate Neighborhood Building Program
- Promote Residential Microgrants
- Good Neighbor Days
 - June 5 – White Rock
 - September 25 – Cordova Gardens
 - October 23 – Cyprus



Continue Building Partnerships

- Connect Service Group with City Resources
- Promote Community Grants
- Continue School & Youth Engagement



Promote Positive Image and Civic Pride

- Spring Service Day – May 17, 2025
- Promote Community Events - Volunteer Central
- Enhance City Events



Questions?