



**CITY OF RANCHO CORDOVA
CITY COUNCIL AGENDA
Regular Meeting
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova
Monday, July 21, 2003
6:30 P.M.**

1. **Call to Order**
2. **Roll Call:** Council Members: **McGarvey, Cooley, Sander, Budge, Roberts**
3. **Pledge of Allegiance** - Please remain standing.

Invocation by Reverend Akira Sebe, Sacramento Gedatsu Church

Metro Cable TV telecast announcement.

4. **Agenda Approval**
5. **Approval of Minutes**

a. June 9, 2003

6. **Council Announcements**
7. **Oral Communications-Public Comment**

Citizens wishing to address the Council-Elect for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item, please wait until that point on the agenda. **Please keep your comments to three minutes or less.** Please state your name and community of residence.

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

8. Presentations

None

9. Consent Calendar

- a. Adoption of Resolution No. 37-2003, A Resolution Acknowledging the Outstanding Contribution of the Sacramento Regional Transit District to the Residents of Rancho Cordova
- b. Report and recommendation to retain the firm of SJZ to conduct appraisal work in connection with the Sunridge Anatolia CFD No. 1 financing.
- c. Recommendation to adopt Resolution No. 38-2003, A Resolution Supporting County Resolution 2003-0139 proposing revision of the composition of the Governing body of the Sacramento Transportation Authority.
- d. Resolution No. 39-2003, A Resolution of the City Council of the City of Rancho Cordova Endorsing Policies to Encourage Investment in Local Telecommunications Services in California, Investment in Local Communities and Increased Employment Opportunities.
- e. Report on Weed and Seed Program (Receive and file).

10. Old Business

- a. Report from TAB on the results of the voter registration drive.
- b. Report and discussion on AB 1426 (Steinberg) which would require that at least five percent of all new permitted housing units be affordable to low income households and five percent be affordable to very low income households for at least 30 years.
- c. Report and discussion on AB668 (Cox) relating to share of regional housing needs of a county.

11. Public Hearings

No items.

12. New Business

- a. Report on budget preparation process for fiscal year 2003-04, and review of revenues and cash flow projections.
- b. Report from Sheriff's Department regarding a recommendation to restore Problem Oriented Policing Officers and School Resource Officer.

- c. Review and discussion of draft ordinance establishing Design Review Process.
- d. Discussion on list of outside agencies and advisory groups that provide for appointment of a city representative and appointment of representatives as appropriate.
- e. Discussion of City of Rancho Cordova Organization Chart.
- f. Status report on six month strategic goals and objectives
- g. Status report on contract negotiations with County of Sacramento for Engineering and Building Services contract. .

13. Council Reports

14. Council Requests for Future Agenda Items

15. City Manager's Report

16. Adjournment

**Upcoming Meeting Dates: August 04, 2003 - Regular City Council Meeting
August 11, 2003 – Special City Council Meeting
August 18, 2003 – Regular City Council Meeting**

Tonight's meeting of the Rancho Cordova City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on Wednesday, July 23, 2003 at 7:00 p.m. and on Sunday, July 27, 2003 at 9:00 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 361-8700 ext. 2 or www.cityofranchocordova.org. Requests must be made as early as possible and at least one full business day before the start of the meeting.

I, Diana Biddle, the Interim City Clerk, for the City of Rancho Cordova, declare under penalty of perjury that the foregoing agenda for the July 21, 2003 regular meeting of the Rancho Cordova City Council was posted on July 18, 2003 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 18th day of July, 2003 at Rancho Cordova, California.

Diana Biddle, Interim City Clerk

CITY OF RANCHO CORDOVA

Minutes of Meeting of the City Council-Elect June 9, 2003

The Special Meeting of the City Council-Elect of the City of Rancho Cordova was held on Monday, June 9, 2003 at the City Council Chambers. Chairperson (of the Committee) Council-Elect Dave Roberts called the meeting to order at 2:30 p.m.

ROLL CALL: Council-Elect Members Present: Sander, Cooley, McGarvey, Budge, Roberts
Council-Elect Members Absent: None
Staff Present: Interim City Manager Charles Cate
City Attorney Steven Meyers
Transition Coordinator Curt Haven
Interim City Clerk Diana Biddle
Secretary Patty O'Connor

NEW BUSINESS

The Council-Elect interviewed 3 firms proposing to provide Development Services for the City. They were 4LeafInc., the County of Sacramento, and PMC.

Chairman-Elect Roberts called a recess at 5:46 p.m. and reconvened the meeting at 6:40 p.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was conducted.

INVOCATION

The invocation was given by Aaron Redelsperger, Cordova Church of Christ

APPROVAL OF MINUTES

None

PRESENTATIONS

None

COUNCIL ANNOUNCEMENTS

- CEM Roberts announced the Mather issue is being heard at the Board of Supervisors at 3:30 on June 10th; Folsom recognition at 6:00 on June 10th and County recognition at 5:30 on June 13th.

- CEM Budge reported Mike McKeever from SACOG will make a presentation on July 16th meeting. Locations need to be determined for vacant land and infill project.
- CEM McGarvey noted Thursday will be his and CEM Sander's last CORPAC meeting.
- CEM Cooley noted he has been visiting various elementary schools.

PUBLIC COMMENT

- Jerry Allan of Rancho Cordova reported U.S. Rugby is thinking of moving their headquarters to Rancho Cordova area. They are working on acquiring 25 acres for Rugby facilities at Mather Regional Park. The Council-Elect will agendize the item for June 16th and offer a resolution of support. CEM Cooley suggested e-mailing more information to all council-elect members so they can spread the word.

CONSENT CALENDAR

No items presented.

OLD BUSINESS

CEM McGarvey provided an Inaugural update. He reported everything is falling into place. The agenda and program are being developed.

PUBLIC HEARINGS

No items.

NEW BUSINESS

13a. Review of alternatives for proposed city logo –

Rick Sloan presented 5 possible alternatives for the city logo. The Council Members preferred preliminary designs were #1, the parkway with river, trees and Mills and #2, the parkway with Mills and a flag. The majority preferred a combination of the two.

Public Comment

- Janet Huddle of Rancho Cordova suggested the logo represent the Gold Rush, Pony Express, the railroad, Mather and Aerojet.
- Matt Cummings of Rancho Cordova liked mixing #1 and #2.
- Olivia Anders of Rancho Cordova suggested a rainbow, and gold frame around the arch.
- Diane Pichak suggested birds be added and the plan be higher.
- Richard Anderson liked #1 into #2 frame.
- Jerry Allan of Rancho Cordova noted it was best to keep the image clean and simple to apply to all areas. Lot of colors will increase costs.

In summary, the Council-elect suggested the following: Arch of 2b with font of 2C. No fuzzy grapes, airplane up higher, no hanging oak leaves, smaller flag. They liked the blue and teal color scheme. Mr. Sloan will bring the final options to the July 16th meeting.

13b. **Review of agenda and action items slated for meeting of July 1, 2003** – The proposed agenda for the July 1st meeting was presented for review and discussion. The following items on that agenda were discussed in detail by the Council-Elect, City Attorney Meyers and his associate Attorney Elizabeth Silver:

- 3.1 Waive the Reading and adopt an urgency ordinance providing for all County ordinances to Remain in Effect for 120 Days.
- 3.2 Adopt of Resolution regarding Mayor and Mayor Pro Tempore.
- 3.3 Adoption of a Resolution Designating the Place and Time for Regular City Council Meetings.
- 3.4 Waive the reading and Adopt an Urgency Ordinance creating and establishing a city manager form of government and the provision of City Manager.
- 3.5 A Resolution adopting the Sacramento County General Plan on an interim basis as the City's General Plan.
- 3.6 A Resolution adopting the Mather field Specific Plan on an interim basis.
- 3.7 A Resolution adopting the Sunridge Specific Plan on an interim basis.
- 3.8 A Resolution adopting County Zoning Map on an interim basis.
- 3.9 Waive reading and introduce Ordinance imposing a sales and use tax to be administered by the State Board of Equalization and providing penalties for violations; adopt Resolution approving agreement for state administration of Local Sales and use taxes; and adopt Resolution authorizing examination of sales and use tax records.
- 3.10 Waive reading and adopt an urgency ordinance to continue the existing Transient Occupancy Tax.
- 3.11 Waive reading and adopt an urgency ordinance to continue the existing documentary transfer tax.
- 3.12 Resolution appointing Charles Cate as City Manager and approving agreement for interim city manager services.
- 3.13 Resolution appointment Steve R. Meyers as City Attorney and Adam U. Lindgren as Assistant City Attorney and approving agreement for legal services with Meyers, Nave, Riback, Silver & Wilson.
- 3.14 Resolution authorizing County officials to enforce laws in City during transition year.
- 3.15 A Resolution requiring bonds for city employees.
- 3.16 A Resolution adopting the appropriation limit (provisional) for Fiscal Year 2003-2004.
- 3.17 A Resolution designating U.S. Bank as the City's bank and providing for authorized signatures on warrants and checks.

- 3.18 A Resolution authorizing investment of City monies in the Local Agency Investment Fund.
- 3.19 A Resolution establishing a petty cash fund.
- 3.20 A Resolution consenting to cancellation of uncollected taxes, penalties and costs based on the consent of the County Counsel.
- 3.21 Waive the reading and adopt an urgency ordinance establishing a special gas tax street improvement fund.
- 3.22 Waive the reading and adopt a purchasing ordinance (for purchase of supplies, services and equipment – will adopt own ASAP)
- 3.23 Adopt a Resolution establishing cost recovery program for land use, zoning and building approvals.
- 3.24 Waive the reading and adopt an urgency ordinance providing for council reimbursement for expenses.
- 3.25 Waive the reading and adopt an urgency ordinance providing for Council salaries (\$500 – voted on annually)
- 3.26 Waive reading and adopt an urgency ordinance establishing a local claims procedure and authorizing the city manager to reject or settle claims (claims less than \$2,500 for now)
- 3.27 Resolution authorizing the Mayor to enter into a tax sharing agreement with the County of Sacramento (revenue neutrality – will discuss at future meeting)
- 3.28 Resolution providing for posting of ordinances.
- 3.29 Resolution adopting CEQA guidelines.
- 3.30 Resolution consenting to enforcement by County Health Officer of all health laws within city.
- 3.31 Adoption of resolution regarding insurance.
- 3.32 Resolution of intent to adopt conflict of interest code and to invite public comments.
- 3.33 Resolution of the City Council declaring its intention to establish the City of Rancho Cordova Sunrise Community Facilities District No. 1 and to levy a special tax to finance the acquisition and construction of public facilities and the payment of fees for the district; a Resolution of the City Council declaring its intention to incur bonded indebtedness to finance the acquisition and construction of certain public facilities and the payment of fees for the City of Rancho Cordova Sunrise Community Facilities District No. 1.
- 3.34 Waive the reading and adopt an urgency ordinance continuing county fees, charges and rates in effect; Resolution authorizing Sacramento County to continue the collection of fees, charges and rates for Fiscal Year 2003-2004.
- 3.35 A Resolution authorizing Sacramento County to continue collecting special taxes, fees, charges and assessments on County tax rolls for Fiscal Year 2003-2004.
- 3.36 Resolution adopting local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982.

- 3.37 Resolution declaring the intent of the City of Rancho Cordova to establish the Rancho Cordova Sunridge Anatolia Community Facilities district No. 2003-1, and to levy a special tax therein to finance the acquisition and construction of certain public facilities and the payment of certain fees in and for such Community Facilities District.
- 3.38 Resolution of the City Council declaring its intention to incur a bonded indebtedness to finance the acquisition and construction of certain public facilities and the payment of certain fees in and for the City of Rancho Cordova Sunrise Anatolia Community Facilities District no. 2003-1.
- 3.39 Model Resolution and Ordinance for discussion and possible implementation of a special tax for police protection to be implemented throughout the City on new residential development. (Proposed \$250/parcel in new developments. Needs to be approved by the voters/owners. Financially designed to pay for their share of services. The implementation process is in negotiations.)

- 13c. **Adoption of Resolution #2003-013, a Resolution of the City Council-Elect of the City of Rancho Cordova Supporting Mather Airport as a Premiere Air Cargo Facility –** Corrections to the resolution included "...supporting Mather Airport as the region's premiere air cargo facility." And, "...will continue to support its future viability and development."

Motion by CEM Budge, seconded by CEM McGarvey, Resolution #2003-013 was passed and adopted by a 5-0 roll call vote.

AYES:	Council Members-Elect:	Budge, Cooley, McGarvey, Roberts, Sander
NOES:	Council Members-Elect:	None
ABSENT:	Council Members-Elect:	None
ABSTAIN:	Council Members-Elect:	None

- 13d. **Review and discussion on requirements for the date for the first General Municipal election and terms of office for council members –** The Council Members-Elect agreed that every two years is a logical plan. Conducting the general municipal election at the same date as the Statewide General election would be a significant cost saving for the city. March 2, 2004, April 13, 2004, November 2, 2004 and March 8, 2005 were listed as options.

Motion by CEM Budge, seconded by CEM Sander, to select November 2, 2004, as the next general municipal election date and directed staff to place the matter on the July 1st meeting agenda for action.

AYES:	Council Members-Elect:	Budge, Cooley, McGarvey, Roberts, Sander
NOES:	Council Members-Elect:	None
ABSENT:	Council Members-Elect:	None
ABSTAIN:	Council Members-Elect:	None

The selection of Mayor and Mayor Pro Tem was also discussed.

Motion by CEM Budge, second by CEM Cooley to have the selection at the first regular meeting of the Council at the beginning of each calendar year.

- 13e. **Review and discussion on whether to establish a Planning Commission** – The Council Members-Elect discussed the pros and cons of establishing a planning commission. All agreed local control and citizen input is important. CEM Budge felt the Council can be the planning agency for now. Others felt the planning commission can weed out problems before they get to the City Council, and the workload may be too great for the City Council to undertake. All agreed CORPAC is a very valuable resource and the Council needs to know as soon as possible about the County's plans for CORPAC.

PUBLIC COMMENT

- Olivia Anders of Rancho Cordova noted the establishment of a planning commission would save the City Council time.
- Troy Konarski of Rancho Cordova noted it is important to get the public involved.

The Council-elect directed staff to investigate the future of CORPAC and to come back with models and costs.

COUNCIL REPORTS

- CEM Cooley noted he attended the Mather noise committee meeting; they are looking at ways to ensure the airport is a good neighbor.
- CEM Roberts noted the Chamber golf tournament was a big success.
- CEM Sander noted he and others are working hard on the 4th of July celebration.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

CEM Roberts asked the City Attorney to look at ways to expand the yard parking ordinance and report back to the Council-Elect.

A possible road maintenance tax was discussed. It was suggested to get a copy of Elk Grove's study for review.

CITY MANAGER'S REPORT

Mr. Cate reported the subcommittee of CEM Budge and CEM Roberts will meet on June 16th to discuss the proposed Development Services firms and report back to the Council-Elect.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 10:55 p.m.

Dave Roberts, Chairperson-Elect

ATTEST:

Patty O'Connor, Secretary

CITY OF RANCHO CORDOVA

RESOLUTION NO. 37-2003

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ACKNOWLEDGING THE OUTSTANDING CONTRIBUTION OF THE SACRAMENTO
REGIONAL TRANSIT DISTRICT TO THE RESIDENTS OF RANCHO CORDOVA**

WHEREAS, the City of Rancho Cordova serves a diverse, growing community and provides innovative efficient customer-oriented city services to support and enhance civic involvement, livable neighborhoods and economic opportunities; and

WHEREAS, the Sacramento Regional Transit District provides public transit service throughout the City of Rancho Cordova to over 65,000 employees and 55,060 residents with bus and light rail services; and

WHEREAS, the Sacramento Regional Transit District is expanding the light rail system in Sacramento County to include five light rail stations in the Rancho Cordova community as infrastructure for continued economic growth; and

WHEREAS, the Sacramento Regional Transit District invested staff time and resources to exploring the best possible land use around the light rail stations planned for Mather Field Road, Zinfandel Road, Olson Drive, Sunrise Boulevard, and Hazel Avenue to ensure investments in public transit are maximized by increased ridership, reduced traffic congestion, improved air quality, enhanced transportation circulation, and greater access to jobs; and

WHEREAS, the Sacramento Regional Transit District recognized the Mills Station Building as one of the few remaining historic structures in California and successfully secured a federal grant to relocate the historic building, restore it and provide it a permanent home at the Mather Field Light Rail station as a community space; and

WHEREAS, the Sacramento Regional Transit District was a full partner in the City of Rancho Cordova's inauguration on July 1, 2002, serving as the City's gracious host for the community's inaugural celebration in the Mills Station Building at the Mather Field Light Rail Station.

NOW, THEREFORE, BE IT RESOLVED that the City Council and staff of the City of Rancho Cordova express their appreciation to the Sacramento Regional Transit District for working collaboratively in celebration of California's newest city.

PASSED AND ADOPTED by the members of the Rancho Cordova City Council on the 21st day of July 2003.

AYES:

NOES:

ABSENT:

ABSTAIN:

Dave Roberts, Mayor

Attest:

Diana Biddle, Interim City Clerk

AGENDA ITEM # 9a .

Memorandum

DATE: July 14, 2003

TO: Members of the City Council

FROM: Interim City Manager

SUBJECT: Recommendation to adopt Resolution No.
38-2003 supporting a revision of the
composition of the governing body of the
STA

BACKGROUND INFORMATION

The city of Elk Grove has asked us to join them and the City of Folsom and Galt in supporting Sacramento County Resolution No. 2003-0139 which proposes revision of the composition of the governing body of the Sacramento Transportation Authority.

The STA administers the Measure A Program, and its governing board is currently comprised of 11 members: 5 members appointed by the County Board of Supervisors, 4 members appointed by the city council of Sacramento, 1 member jointly appointed by the city councils of the cities of Folsom, Isleton, and Galt, and 1 member appointed by the City Council of Citrus Heights.

The County Board of Supervisors recently adopted Resolution 2003-0139 recommending revising the composition of the Governing Board of the STA. The County resolution proposes that Isleton and Galt jointly appoint 1 member, but that Folsom, Citrus Heights, Elk Grove, and Rancho Cordova each be able to appoint 1 member to the STA Governing Board. The County's resolution requested that there be concurrence in their proposal by a majority of the incorporated cities having a majority of the population in the incorporated area of the county.

DISCUSSION

Attached is a resolution from Rancho Cordova which would support The Sacramento County Resolution which recommends revision of the STA Governing Board. As mentioned, Elk Grove, Folsom and Galt have adopted similar resolutions.

RECOMMENDATION

That the City Council adopt Resolution No 38-2003

CITY OF RANCHO CORDOVA

RESOLUTION No. 38-2003

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF RANCHO CORDOVA SUPPORTING
SACRAMENTO COUNTY RESOLUTION 2003-0139
REVISING THE COMPOSITION OF THE
GOVERNING BODY OF THE SACRAMENTO
TRANSPORTATION AUTHORITY (STA)**

WHEREAS, on March 1, 1998, the Board of Supervisors of the County of Sacramento adopted Resolution No. 88-2000 approving the initial study, creating the Sacramento Transportation Authority (STA) and approving the authorizing execution of the Transportation Expenditure Agreement; and

WHEREAS, on December 8, 1998, the Board adopted Resolution No. 98-1456, which further revised the composition of the Governing Body of the STA; and

WHEREAS, On April 17, 2001, the Board adopted Resolution No. 2001-0411 to revise the composition of the Governing Body of the STA, which was not approved by a majority of the cities with a majority of the population within the County; and

WHEREAS, on January 28, 2003, the Board adopted Resolution No. 2003-0139 to revise the composition of the Governing Body of the STA; and

WHEREAS, the City of Rancho Cordova is not currently a member of the governing body of the STA; and

WHEREAS, The City of Rancho Cordova supports the revision of the governing board of the STA as now proposed by the Sacramento County Board of Supervisors in Resolution No. 2003-0139.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rancho Cordova hereby supports Sacramento County Resolution 2003-0139 revising the composition of the governing body of the Sacramento Transportation Authority.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 21st day of July 2003.

DAVE ROBERTS, MAYOR

ATTEST:

DIANA BIDDLE, INTERIM CITY CLERK

CITY OF RANCHO CORDOVA

RESOLUTION NO. 39-2003

Subline

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ENDORSING POLICIES TO ENCOURAGE INVESTMENT IN LOCAL TELECOMMUNICATIONS SERVICES IN CALIFORNIA, INVESTMENT IN LOCAL COMMUNITIES AND INCREASED EMPLOYMENT OPPORTUNITIES

WHEREAS, the Telecommunications Act of 1996 was designed to open all telecommunications markets to increased competition; and

WHEREAS, the Federal Communications Commission and the California Public Utilities Commission (CPUC) have successfully opened telecommunications markets and created competition in California; and

WHEREAS, multiple telecommunications companies now offer local and long distance service in California; and

WHEREAS, the availability of advanced telecommunications services is important to City residents, businesses, and communities; and

WHEREAS, the availability of telecommunications services is dependent on maintaining the current telecommunications network infrastructure and future investments in network facilities and infrastructure; and

WHEREAS, the development of and investment in network infrastructure promotes economic growth and employment opportunities for City residents; and

WHEREAS, telecommunications companies offering service in California have pledged to make investments in infrastructure and local communities; and

WHEREAS, the benefits of competition and new investment in telecommunications infrastructure should be extended to all Californians.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rancho Cordova as follows:

1. Policymakers should require each telecommunications company offering local service in California to bring the benefits of competition to low-income consumers.
2. Policymakers should require each telecommunications company offering local service in California annually to report to the CPUC and to each city, municipality, and county where the company has local service customers and the number of such customers in each locale.

3. Policymakers should require each telecommunications company offering local service in California to certify annually to the CPUC and to each city or municipality where it provides service, (a) its current capital investment in the State and its additional, yearly incremental investment, by city, and (b) the number of its union and non-union employees in the State and in each city or municipality where it provides service.

ADOPTED, THIS 21st day of July, 2003 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Dave Roberts, Mayor

Diana Biddle, Interim City Clerk

**CITY OF RANCHO CORDOVA
STAFF REPORT
CITY COUNCIL MEETING DATE JULY 21, 2003**

TO: Mayor and City Council

FROM: Yvonne DeHaan, Code Compliance Manager

SUBJECT: CODE COMPLIANCE PARTICIPATION IN THE RANCHO CORDOVA WEED & SEED PROGRAM

RECOMMENDATION: Receive informational report from staff. No action recommended.

DISCUSSION:

This report is provided in response to the City Council's request for an update on the Weed and Seed program within Rancho Cordova. The Rancho Cordova IN-SHAPE Code Compliance Program has been in contact with representatives of the Weed and Seed Program and is excited at the prospect of coordinating efforts between our two programs. Our first involvement will be attendance at a meeting of the Steering Committee on July 22, 2003. We have received some program information and are committed to providing assistance as appropriate to contribute to the success of this program.

Following the Steering Committee meeting, City staff will better understand the opportunities for the City to provide support to the Weed and Seed Program. We anticipate supporting the Weed and Seed Program through enforcement of the zoning and housing ordinances to reduce blight and to make the target areas safer and more attractive environments. Other roles for City IN-SHAPE staff will likely be identified through our participation on the Weed and Seed Program Steering Committee and staff will report to the City Council as this relationship becomes more defined.

This opportunity to coordinate efforts with an existing community-based program should lay the groundwork to create relationships that may extend into future projects, and we look forward to making a positive impact on the community.

Memorandum

DATE: July 16, 2003

TO: City Council

FROM: Assistant to the City Manager/Economic Development

SUBJECT: Status Report on AB 1426 (Steinberg)

BILL SUMMARY

This bill would establish a pilot program to require cities in the greater Sacramento region to issue at least five percent of building permits for very low-income households and another five percent for low-income households. However if jurisdictions within the region that comprise 80% of the region's projected population growth enter into a compact before January 1, 2005 to meet the requirements of the bill, then the production requirement only applies to those jurisdictions that are a part of the compact.

Cities may meet up to 20 % of their production requirement through substantial rehabilitation of existing housing units and the preservation of affordable housing units at risk of converting to market rate. Cities in which at least 60% of the housing stock is more than 20 years old may count substantially rehabilitated units towards up to 30 % of their production requirement.

In addition, any newly constructed units that are affordable to extremely low income households may be counted as two low -income units. The bill also allows local governments within the SACOG region to form a consortium to assist jurisdictions in applying for state or federal housing resources.

ANALYSIS

Rancho Cordova has a large amount of Sacramento County's affordable housing. One of the reasons we incorporated was to bring local control into housing decisions. No where in this bill does it give the City Council any more rights in deciding the future housing for our city. In fact it mandates percentages and creates an unfunded mandate. One low income housing unit requires \$25,000 in subsidies. One very low income unit requires \$65,000 in subsidies. (see attached table) There is no guarantee in this bill that the city would be reimbursed for the difference and since the state is suffering from a budget deficit where would the resources come from to provide these subsidies? In other cities it has been estimated that the city's general fund would be impact by several millions of dollars if AB 1426 was to become law. We are not in a position to fund this mandate.

RECOMMENDATION

We recognize the need to support regional cooperation on affordable housing. However in Rancho Cordova we have more than our fair share and we should not be unfairly burdened by another state mandate. Any solution must be a win-win for each entity in the region and all cities must have equal and joint opportunity to voluntarily participate. Also, lack of affordable housing is a state wide problem, yet local governments outside of the Sacramento region will not be held to the same standard or subject to the same costly mandates. We already are burdened with a state mandate that only new cities must pay and that is revenue neutrality.

It is my recommendation that you go on record **IN OPPOSITION** to AB 1426 unless amended because of the unfunded mandates and shift in land use decision making from local government.

ATTACHMENTS

1. AB 1426—amended
2. AB 1426 bill analysis
3. letter of opposition—City of Roseville
4. letter of opposition—Metro Chamber
5. analysis of affordable housing production subsidy
6. you will also be given a briefing from Cody Tubbs
Intergovernmental Relations Officer City of Elk Grove

A handwritten signature in black ink, appearing to read "Curt Ham". The signature is fluid and cursive, with the first name "Curt" being more prominent and the last name "Ham" following in a similar style.

Analysis of Affordable Housing Production Subsidy Costs vs. Revenue Under Several Scenarios

	SACOG Housing Needs	Roseville 10%	Folsom 15%	10% Split 2/4/4	AB 1426	10% Split 4/4/2
	21% VLow	7.5% Low&VLow	10% VLow	2% VLow	5% VLow	4% VLow
	17% Low	2.5% Moderate	5% Low	4% Low	5% Low	4% Low
	20% Moderate			4% Moderate		2% Moderate
Subsidy Costs						
V Low	\$ 249,256,429	\$ -	\$ 117,454,071	\$ 23,490,814	\$ 58,727,036	\$ 46,981,629
Low	\$ 59,122,571	\$ 24,040,157	\$ 17,166,364	\$ 13,733,091	\$ 17,166,364	\$ 13,733,091
Moderate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 308,379,000	\$ 24,040,157	\$ 134,620,436	\$ 37,223,906	\$ 75,893,400	\$ 60,714,720
Subsidy Revenue Sources						
Guaranteed & Potential	\$ 23,700,000	\$ 23,700,000	\$ 23,700,000	\$ 23,700,000	\$ 23,700,000	\$ 23,700,000
Tax Credits	\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	\$ 18,000,000
Non Res Fee (\$1/Sq. Ft.)*	\$ 9,500,000	\$ 9,500,001	\$ 9,500,000	\$ 9,500,000	\$ 9,500,001	\$ 9,500,002
Residential Fee**	\$ 22,266,000	\$ 22,266,000	\$ 22,266,000	\$ 22,266,000	\$ 22,266,000	\$ 22,266,000
State Bond Share***	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000
Total	\$ 93,466,000	\$ 93,466,001	\$ 93,466,000	\$ 93,466,000	\$ 93,466,001	\$ 93,466,002
Balance	\$ (214,913,000)	\$ 69,425,844	\$ (41,154,436)	\$ 56,242,094	\$ 17,572,601	\$ 32,751,282

*Based on SACOG study of \$1 per square foot on office and retail development

**Based on a \$3,000 per unit fee for all above moderate income housing units

***Based on a historical average of 10% of total state funds being distributed to the Sacramento region.

This is an annual figure based upon spreading out the Sacramento region's share over 7 years.

Note: The working group discovered that 50% of the resources are captured by the City and County of Sacramento

However, 70% of the housing needs are outside of the City and County of Sacramento. This can be overcome with the consortium concept.

BILL NUMBER: AB 1426 AMENDED
BILL TEXT

AMENDED IN SENATE JULY 14, 2003
AMENDED IN SENATE JULY 2, 2003
AMENDED IN ASSEMBLY APRIL 24, 2003

INTRODUCED BY Assembly Member Steinberg
 (Principal coauthor: Senator Burton)
 (Coauthor: Assembly Member Leno)
 (Coauthors: Senators Ducheny, Dunn, and Machado)

FEBRUARY 21, 2003

An act to add and repeal Chapter 4.6 (commencing with Section 65965) of Division 1 of Title 7 of the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

AB 1426, as amended, Steinberg. Affordable housing: greater Sacramento region.

(1) Existing law requires the Department of Housing and Community Development, the California Housing Finance Agency, and various other state and local agencies to administer programs to provide affordable housing through incentives to developers, rental housing assistance, and loans or grants for downpayment, interest subsidy, relocation, veterans' programs, and other home purchase assistance. Existing law requires the housing element of a local general plan to identify adequate sites for affordable housing to be made available through appropriate zoning and development standards, including those relating to density.

This bill , until January 1, 2012, would require, except as specified, every city and every county within the greater Sacramento region, as defined, that issues building permits for residential units to require or otherwise cause at least 5% of the aggregate amount of these new residential units to be affordable to, and occupied by, very low income households, and at least 5% of the aggregate amount of these new residential units to be affordable to, and occupied by, low-income households, as specified. It would require each city and each county in the region to prepare and submit to the Secretary for Business, Transportation and Housing an annual report with specified information and would require the secretary to, no later than December 31, 2010, submit a report to the Legislature regarding the number of affordable residential units in the region. By increasing the duties imposed on local officials, this bill would impose a state-mandated local program.

This bill would, among other things, authorize the establishment of a joint powers agency to be known as the Greater Sacramento Regional Consortium and require the Department of Housing and Community Development to allocate specified funds to the region, as specified.

(2) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement, including the creation of a State Mandates Claims Fund to pay the costs of mandates that do not exceed \$1,000,000 statewide

and other procedures for claims whose statewide costs exceed \$1,000,000.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Chapter 4.6 (commencing with Section 65965) is added to Division 1 of Title 7 of the Government Code, to read:

CHAPTER 4.6. GREATER SACRAMENTO REGION HOUSING DEVELOPMENT
Article 1. Affordable Housing Production

65965. (a) (1) On and after January 1, 2005, each city and each county within the greater Sacramento region that issues building permits for residential units shall require or otherwise cause, by contract or covenants running with the land, at least 5 percent of the aggregate amount of these new residential units to be affordable to, and occupied by, very low income households, and at least 5 percent of the aggregate amount of these new residential units to be affordable to, and occupied by, low-income households. Each city and each county shall meet the requirements of this subdivision either on an annual basis or, in the aggregate, over a five-year period.

(2) Residential rental units required or caused to be affordable pursuant to this section shall remain affordable for at least 30 years. The city or county shall have the right of first refusal to purchase or repurchase for sale residential units that are affordable pursuant to this section and shall recapture any subsidy at the time of sale. The home seller shall retain the amount that represents the value of improvements and the seller's proportionate share of appreciation. Any recaptured subsidy shall be segregated and used strictly for residential development at the same income level as, or at a lower income level than, the income category of the development from which the subsidy was recaptured.

(3) A city or county may count the following residential units toward not more than 20 percent of their requirements under this section, one-half of which may be for the very low income requirement and one-half of which may be for the low-income requirement:

(A) Substantially rehabilitated units that are certified for occupancy after January 1, 2005.

(B) Residential units affordable to, and occupied by, extremely low, very low, or low-income households pursuant to state and federal regulatory agreements that are expiring or have expired if the jurisdiction requires or otherwise causes these units to remain or become affordable to, and occupied by, extremely low, very low, or low-income households, in the same proportions with respect to household income level that exists or existed under the federal regulatory agreements. If a unit satisfies the requirements of both subparagraph (A) and this subparagraph, the city or county may count the unit only once toward satisfying the requirements of paragraph (1).

(4) Newly constructed units affordable to, and occupied by, households earning less than 30 percent of the area median income, including, but not limited to, households that earn less than 30

percent of the area median income who are occupants of transitional housing where support services are regularly provided under contract, or farmworker housing, may be counted toward the requirements of this section, at a rate of two low-income units for every unit affordable to, and occupied by, households earning less than 30 percent of the area median income.

(5) Notwithstanding paragraph (3), a city or county in which at least 60 percent of the housing stock is more than 20 years old, as determined by the most recent decennial census of the United States, may count substantially rehabilitated residential units that are certified for occupancy after January 1, 2005, toward not more than 30 percent of their requirements under this section, one-half of which may be for the very low income requirement and one-half of which may be for the low-income requirement.

If the Secretary of the Business, Transportation and Housing Agency determines that cities or counties in the greater Sacramento region that comprise 80 percent of the region's projected population growth have entered into a joint powers agreement, or adopted an ordinance or other binding resolution, to meet the requirements of this section prior to January 1, 2005, then this section shall, notwithstanding any other provision, only apply to those cities and counties.

(6) A county that has less than 25 percent of its total population residing in the unincorporated area, as determined by the most recent decennial census of the United States, may elect, by resolution of its governing body, to make this chapter, or any article or section within this chapter, inapplicable to proposed residential unit subdivisions of less than five units. If the governing body of a qualifying county adopts such a resolution, any subdivisions of less than five units approved in that county on or after January 1, 1999, shall not be counted as part of that county's aggregate amount of new residential units as specified in this section.

(b) Each city and each county in the greater Sacramento region shall prepare and submit to the Secretary of the Business, Transportation and Housing Agency an annual report and assessment of its compliance with this section, to be submitted not later than December 31, 2005, and December 31 of each subsequent year. This report shall be submitted on forms prepared by the secretary and shall conclusively demonstrate the city's or county's compliance with this section. The first report submitted pursuant to this subdivision shall document the total number of new residential units constructed and the percentages made affordable to and occupied by low-income and very low income households, respectively, between January 1, 1999, and January 1, 2004. For a city or county that elects to meet the requirements of this section in the aggregate over a five-year period, the report shall also include a narrative description of how the jurisdiction plans to meet the requirements over the five-year period. A jurisdiction that elects to meet the requirements of this section over a five-year period may, for purposes of its first report, count toward the requirements of this section the number of building permits for residential units issued over a five-year period that begins the year prior to the year that the requirements of this chapter became applicable to the jurisdiction.

(c) Copies of the report shall also be made available for the general public at the city's or county's planning department, local public libraries, and on its Web site, if any.

(d) No later than December 31, 2010, the Secretary of the Business, Transportation and Housing Agency shall report to the

Legislature, for each county and city in the greater Sacramento region that is subject to this section, the total number of residential units and the number of residential units affordable to very low or low-income households for which building permits were issued from January 1, 1999, to June 30, 2010, inclusive, and the number of residential units affordable to very low or low-income households allocated to each county and city for the same period pursuant to the Sacramento Council of Governments' regional housing needs assessment.

(e) Nothing in this section shall be construed to diminish the authority of counties to have their share of the regional housing need reduced and reallocated to one or more cities within their county pursuant to paragraph (5) of subdivision (c) of Section 65584.

(f) For purposes of this chapter, the following definitions apply:

(1) "Greater Sacramento region" means the region encompassing the total combined area of the Counties of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba, excluding the region defined in subsection (a) of Article II of Public Law 96-551 that is governed by the Tahoe Regional Planning Agency, as described in Article III of Public Law 96-551.

(2) In order to be counted as "substantial rehabilitation," the rehabilitation work on a unit shall meet the definition of "substantial rehabilitation" in clause (iv) of subparagraph (A) of paragraph (2) of subdivision (b) of Section 33413 of the Health and Safety Code, and all of the following requirements:

(A) The rehabilitation was carried out or caused to be carried out with public funds.

(B) The city or county has provided or caused to be provided relocation assistance pursuant to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 to any occupants temporarily or permanently displaced by, for, or in connection with the rehabilitation activity, including, but not limited to, any activity or activities that have resulted in or will result in displacement of any and all residents of the dwelling or dwellings, including, but not limited to, any code enforcement activity.

(C) The local government required that any displaced occupants would have the first right to reoccupy the rehabilitated units.

(D) The rehabilitated units are affordable to, and occupied by, the same or a lower level of income residents that the units were affordable to prior to rehabilitation.

(3) "Affordable to, and occupied by" means units available at affordable housing cost as defined by Section 50052.5 of the Health and Safety Code and occupied by households in the income levels required by this section for the time period specified by this section, or where not specified, the longest feasible time not less than specified in Section 33413 of the Health and Safety Code as long as the time does not conflict with requirements of any state or federal source of financing.

(4) "Extremely low income" has the same meaning as set forth in Section 50106 of the Health and Safety Code.

(5) "Very low income" has the same meaning as set forth in Section 50105 of the Health and Safety Code.

(6) "Low income" has the same meaning as set forth in Section 50079.5 of the Health and Safety Code.

(7) "Residential unit" has the same meaning as "residential structure" as set forth in Section 50099 of the Health and Safety Code and includes manufactured homes as defined in Section 18007 of, and mobilehomes as defined in Section 18008 of, the Health and Safety

Code.

Article 2. Incentives

65965.2. (a) Cities and counties in the greater Sacramento region may establish a joint powers agency to be known as the Greater Sacramento Regional Consortium. The consortium may assist small communities to apply for state and federal housing resources, cooperate with the federal Department of Housing and Urban Development in programs for the use of federal HOME Investment Partnership Act funds for nonentitlement jurisdictions and Small Cities Community Development Block Grant Program funds to facilitate the state's allocation of these funds to nonentitlement jurisdictions, and assist in the creation of a multicounty mortgage revenue bond authority.

(b) Notwithstanding any other provision of law, *and only until June 30, 2007,* the Department of Housing and Community Development shall allocate HOME Investment Partnership Act funds authorized pursuant to Section 50896 of the Health and Safety Code and federal Small Cities Community Development Block Grant Program funds authorized pursuant to Section 50825 of the Health and Safety Code to the greater Sacramento region directly by formula to each city or county that is subject to the affordable housing production standard provided for in this chapter, that chooses to receive funds directly rather than on a competitive basis, and that is not entitled to receive those funds pursuant to federal law. The allocation shall be based on federal methodology ~~including the methodology utilized in making allocations to entitlement jurisdictions, and shall be consistent with federal and state program regulations. The formula allocation shall be the historic allocation to participating cities and counties in the region of nonentitlement funding. Cities and counties receiving allocations pursuant to this subdivision may, in their discretion, pool funds for use through the consortium.~~ for making allocations to entitlement jurisdictions. However, if the annual aggregate amount of the allocations to cities and counties that choose to receive funds directly, plus the allocations made to cities and counties that elect to participate in the competitive process exceeds the average of the historical annual aggregate allocation to the region, then the annual direct allocations shall be reduced on a pro rata basis to not exceed the average of the region's historical annual aggregate allocation. For January 1, 2007, to June 30, 2007, inclusive, the allocation shall be 50 percent of the amount calculated pursuant to the previous sentence. Any allocation made directly to a city or county pursuant to this subdivision shall be used for housing, consistent with federal and state law, and program regulations. To the extent permitted by federal law, cities and counties may pool their allocation resources for joint use through the consortium.

(c) In making funding awards for the CalHome program within regions subject to the affordable housing production standard provided for in this chapter and to cities and counties that meet the production requirements of this section, the department shall give equal priority to projects in revitalization areas and new growth areas. In making funding awards for the Local Housing Trust Fund Matching Grant Program within regions subject to the affordable housing production standard provided for in this chapter, the department shall not require a minimum allocation to its applicants.

(d) The California Tax Credit Allocation Committee shall ~~draft guidelines to establish a linkage between the affordable~~

~~housing production standard and the allocation of low income housing tax credits.~~

~~Article 2. Incentives~~

~~consider the greater Sacramento region as a single region for purposes of any geographic apportionment system.~~

65965.6. It is the intent of the Legislature in enacting this chapter that any future state housing bond act contain an appropriate set aside of funding for regions that have successfully implemented the type of affordable housing production standard created by this chapter.

Article 3. Contingency and Sunset

65965.8. Upon the request of any person or entity, the Secretary of the Business, Transportation and Housing Agency may reduce, suspend, or waive the requirements of this chapter at any time if he or she makes a finding, based on clear and convincing evidence, that either of the following conditions makes the requirements unattainable for cities and counties in the greater Sacramento region:

(a) A natural disaster affecting the region, as defined in Section 8680.4.

(b) State or federal housing funds identified in Sections 65965.2 and 65965.6 that are committed, allocated, and available to the region are not sufficient to fully fund the production standards provided in this chapter.

65965.9. It is the intent of the Legislature that neither this chapter nor any other provision of law or contract should be construed to require cities or counties within the greater Sacramento region to amend, modify, condition, cancel, suspend, void, alter, or change in any way development agreements or subdivision map act applications deemed complete prior to the effective date of this chapter for the purposes of meeting the requirements of this chapter.

65965.10. This chapter shall remain in effect only until January 1, ~~2010~~ 2012 , and as of that date is repealed, unless a later enacted statute that is enacted before January 1, ~~2010~~ 2012 , deletes or extends that date.

SEC. 2. The Legislature finds and declares that a special law is necessary and that a general law cannot be made applicable within the meaning of Section 1 of Article IV of the California Constitution due to the unique fiscal, jurisdictional, and public service dynamics in the greater Sacramento region.

SEC. 3. Notwithstanding Section 17610 of the Government Code, if the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code. If the statewide cost of the claim for reimbursement does not exceed one million dollars (\$1,000,000), reimbursement shall be made from the State Mandates Claims Fund.

SENATE HOUSING & COMMUNITY DEVELOPMENT COMMITTEE
Senator Denise Moreno Ducheny, Chair

Bill No:	AB 1426Hearing: July
7, 2003	
Author:	SteinbergFiscal: Yes
Version:	July 2,
2003Consultant: Mark Stivers	

SACRAMENTO REGION AFFORDABLE HOUSING PRODUCTION STANDARD

Background and Existing Law :

Housing element law requires each city and county to identify sufficient opportunities where the community's housing needs can be met. A housing element must identify and analyze existing and projected housing needs, identify adequate sites with appropriate zoning to meet the housing needs of all income segments of the community, and ensure that regulatory systems provide opportunities for, and do not unduly constrain, housing development. However, housing element law does not require communities to ensure that housing actually gets built.

Proposed Law :

Assembly Bill 1426 requires that each city and county in the six-county region of the Sacramento Area Council of Governments (SACOG), beginning on January 1, 2005, ensure that at least five percent of all new permitted housing units be affordable to low income households and an additional five percent be affordable to very low income households for at least 30 years. However, if jurisdictions within the region that comprise 80% of the region's projected population growth enter into a compact before January 1, 2005 to meet the requirements of the bill, then the production requirement only applies to those jurisdictions that are part of the compact.

This production requirement may be met annually or over a five year period. Local governments may count may meet up to 20% of their production requirement through substantial rehabilitation of existing housing units and the preservation of affordable housing units at risk of

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converting to market rate. Cities or counties in which at least 60% of the housing stock is more than 20 years old may count substantially rehabilitated units towards up to 30% of their production requirement. In addition, any newly constructed units that are affordable to extremely low income households (those that make less than 30% of the area median income) may be counted as two low-income units.

Counties in which less than 25% of the total population resides in unincorporated areas may elect to exempt from the production requirement subdivisions of four or fewer units.

The bill allows local governments within the SACOG region to form a consortium to assist small jurisdictions in applying for state and federal housing resources. In addition, the bill requires the state to alter its funding programs in the following ways:

The Department of Housing and Community Development (HCD) is required to directly allocate state-administered HOME Investment Partnership Act (HOME) funds and Community Development Block Grant (CDBG) to non-entitlement jurisdictions with the SACOG region that request it. The bill establishes two conflicting formulas for this allocation: 1) according to federal formulas for entitlement jurisdictions; and 2) equal to historical allocations to participating cities and counties.

In making awards under its CalHome Program within the SACOG region or within other cities and counties that meet the 10% production standard of the bill, HCD shall give equal priority to projects in revitalization areas and new growth areas.

In making awards to communities with SACOG under the Local Housing Trust Fund Matching Grant Program, HCD shall not apply a minimum allocation.

The Tax Credit Allocation Committee shall draft guidelines to establish a linkage between the affordable housing production standard and the allocation of Low Income Housing Tax Credits.

Expresses the intent of the Legislature that future housing bonds contain appropriate set-asides for regions that have successfully implemented a 10% production standard.

Each jurisdiction is required to conclusively demonstrate annually to the Secretary of the Business, Transportation

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and Housing Agency (BTH) that is has met the production requirement. For those jurisdictions that choose to meet the requirement over a five year period, they may begin the

first five year period in 2004 as opposed to 2005. BTH is required to report to the Legislature by December 31, 2010 on each community's progress in meeting the production requirement. In addition, BTH may waive the production requirement at any time if he or she makes a determination that the production standard is unattainable due to a natural disaster or to insufficient funding.

AB 1426 contains a January 1, 2010 sunset date.

Comments :

1. Purpose of the bill . Current laws require local governments to plan for housing but not necessarily to build it. This reflects that reality that local governments don't directly build housing, but rather rely on the private market to propose new developments. AB 1426, however, attempts to shift the focus away from planning for new housing and towards the actual production of affordable housing units. It does so not by setting an absolute standard, but rather establishes a proportional standard that requires 10% of all units constructed be affordable to very low and low income households. The author's intent is for this measure to serve as a pilot program in the greater Sacramento region to test whether increased local, regional, and state collaboration can significantly increase the supply of affordable housing for low- and very low-income households.

2. Increasing affordable housing production . Between 1990 and 2001, only 4% of the new housing units built in the Sacramento region were affordable to very low and low income households. However, at least seven communities in the SACOG region surpassed, in some cases substantially, a 10% production standard for the 1990-2001 time period, including some of the more economically challenged communities in the region. Statewide, many other communities in other regions have done the same. Moreover, during this decade, there were very few state housing funds available. While financial resources are always necessary to make affordable housing feasible, many communities have found a way to meet their housing needs with the resources at their disposal. This bill seeks to nudge, prod, or if

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needed, force communities to be more proactive about meeting the housing needs of their low income residents. Had the 10% affordability requirement been in place over the last ten years, the bill would have resulted in at least 10,000 additional affordable housing units in the Sacramento region.

3. Funding certainty . In order to help local governments

within the SACOG region meet the production standard, the bill seeks to increase certainty that jurisdictions in the region will receive housing funds administered by the state. Some of the proposed changes are relatively non-controversial. For example, under the CalHome program it allows homeownership projects in new growth areas to receive the same priority points as projects in revitalization areas. Under the Local Housing Trust Fund Matching Grant Program, the bill removes minimum grant amounts that make it difficult for smaller communities to apply. And while the language is somewhat ambiguous, the author wants to require the Tax Credit Allocation Committee to consider the entire SACOG region as a region for purposes its regional distribution methodology.

The primary funding change proposed by the bill, however, is to allow smaller cities in the SACOG region that normally would have to compete against other cities throughout the state for HOME and CDBG funds to become entitlement cities. They would receive a direct allocation from the state each year equal to the amount of funds they would receive under the federal formula if they were large enough to be an entitlement jurisdiction. However, if the aggregate amount going to these communities exceeded their historical average allocation from the program, then the entitlements would be reduced proportionally. Though the amounts may be relatively small, these funds would provide a steady revenue stream to these communities which they could use to meet affordable housing needs or other infrastructure and service needs of the community. The author's intent is not to direct a disproportionate share of funds to the SACOG region, but rather to provide some certainty to jurisdiction of the amount and timing of funding they will receive.

A number of affordable housing developers, however, oppose this provision of the bill on the basis that the entitlements bypass the current highly competitive

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allocation process that ensures the funds are spent in the most efficient way to meet the most pressing needs. They argue that the entitlement jurisdictions are not required to spend CDBG funds on affordable housing at all and that even where they do, the projects may not be as meritorious as projects in other areas of the state. Moreover, they are concerned that projects in other areas of the state will be disadvantaged by having to compete within a smaller pool.

The committee may wish to consider the appropriateness of ensuring a dedicated stream of state funds to smaller communities to assist them in complying with the production

standard.

4. Lack of enforcement . Previously, the bill contained consequences for communities that failed to meet the production standard. Such jurisdictions were required to approve housing developments that were consistent with land use, zoning and development standards to be approved without a conditional use permit or planned unit development permit. In addition, the community would be required to allow by right development on 10% of all sites zoned for multifamily housing. These provisions have been removed from the bill, leaving no enforcement mechanisms. Without effective enforcement tools, communities that have historically been resistant to affordable housing may ignore the new standard.

5. Arguments in opposition . In addition to the concerns of affordable housing developers described above, a number of local governments in the SACOG region, including the cities of Roseville, Elk Grove and Yuba City, oppose AB 1426 for four basic reasons. They believe they will not be able to meet the production standard without a guarantee of sufficient state resources. They believe any program should be voluntary and not mandatory. They believe that they should be given credit for past production, and they believe that unless areas under existing development agreements (most if not all of the territory in some of these communities) are exempt from the bill, they will have to reopen such agreements.

6. Double referral and then some . AB 1426 has been referred to the Housing Committee, the Environmental Quality Committee, and then back to Rules Committee. If

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this bill is approved, it must be re-referred to the Environmental Quality Committee.

7. Technical amendments .

Move Section 65965.2 to Article 2.

Amend the language relating to the formula for allocation of CDBG and HOME entitlements to read as follows:

The allocation shall be based on the federal methodology for making allocations to entitlement jurisdictions, except that if the aggregate amount of the allocations to participating cities under this section exceed the aggregate historic allocation to these cities, then the allocations shall be reduced on a pro-rata basis to not exceed the aggregate historic allocation.

Section 65965.2(d) should be amended to read as follows:

The California Tax Credit Allocation Committee shall consider the greater Sacramento region as a single region for purposes of any geographic apportionment system.

The bill should sunset in 2012, one year after the submission deadline for the report from BTH.

Previous Actions :

Assembly Floor:	45-32
Assembly Appropriations.	16-7
Assembly Housing and Community Development:	6-2
Assembly Local Government:	5-1

Support and Opposition : (7/2/03)

Support:	Cabrillo Economic Development Corporation
	California Chamber of Commerce
	California Building Industry Association
	California Association of Realtors
	California Business Properties
Association	Congress of California Seniors
	California Legislative Council for Older
Americans	

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	Center for Community Advocacy
	California Little Hoover Commission
	City of Sacramento
	City of West Sacramento
	California Labor Federation, AFL-CIO
	County of Sacramento
	Civic Center Barrio Housing Corp.
	Community Interface Services
	Community Resource Associates, Inc.
	Corporation for Supportive Housing
	Council of Churches of Santa Clara
County	
	East Bay Community Law Center
	Esperanza Community Housing Corp.
	Fair Housing Council of the San Fernando
Valley	
	First Community Housing Inc.
	Foundation for Quality Housing
	Fremont Fair Housing Services
	Herman & Coliver: Architecture
	Hernandad LA Economic and Comm Dev Corp
	Homes for Life Foundation
	Housing Rights Committee of San

Francisco

LA Neighborhood Housing Services
 La Raza Centro Legal Inc.
 Latin American Civic Association
 Loaves and Fishes
 Los Angeles Community Design Center
 Los Angeles Housing Law Project
 Lutheran Social Services of Southern

California

Mid Peninsula Housing Coalition
 Montebello Housing Development Corp.
 Neighborhood Housing Services Inland

Empire

Orange County Community Housing Corp.
 People of Progress
 Rural Communities Housing
 Sacramento Housing Alliance
 Sacramento Mutual Housing Association
 Sacramento Neighborhood Housing Services
 San Diego Home Loan Counseling
 Shelter Network
 Shelter Partnership Inc.
 Tenderloin Housing Clinic

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United Farm Workers of America, AFL-CIO
 West Hollywood Community Housing Corp
 Gray Panthers of California
 Planning for Elders in the Central City
 Protection and Advocacy, Inc.
 United Cerebral Palsey LA/Ventura/Santa

Barb

Westside Regional Center
 Santa Monica Commission on Older

Americans

Mental Health Advocacy Services, Inc.
 Southern California Assn of Non-Profit

Housing

National Farm Workers Service Center
 Santa Clara Housing Action Coalition
 Jericho
 Barbara Sanders Associates

Opposition : Burbank Housing Development Corporation

CHISPA
 City of Auburn
 City of Elk Grove
 City of Folsom
 City of Lincoln
 City of Live Oak
 City of Rocklin
 City of Roseville

City of Yuba City
Coachella Valley Housing Coalition
Community Housing Improvement Program
Community Housing Works
Elk Grove Chamber of Commerce
Mayor Blackmun, City of Colfax
Napa Valley Community Housing
People's Self-Help Housing Corporation
Rural Communities Housing Development

Corporation

Rural Community Assistance Corporation
San Diego Housing Federation
Self Help Enterprises
South County Housing

City Council

311 Vernon Street
Roseville, California 95678-2649

May 16, 2003

Honorable Darrell Steinberg
State Assembly
State Capitol
Sacramento, CA 95814

Dear Assembly Member Steinberg,

We the undersigned Mayors of cities in Placer County are writing to inform you of our united opposition to AB 1426. This bill mandates an affordable housing production standard on all jurisdictions within the Sacramento region. Absent new resources, we will face significant new State mandates without sufficient funding. This approach has already created divisions within the region.

We recognize the need to promote regional cooperation on affordable housing. However we must find approaches that work both for our cities and for the region as a whole. In addressing regional issues, our cities advocate adherence to the following principles:

1. Any solution is a win-win for each entity in the region.
2. All jurisdictions in the region have equal and joint opportunity to voluntarily participate.
3. The State provides financial resources for any proposed regional solution.

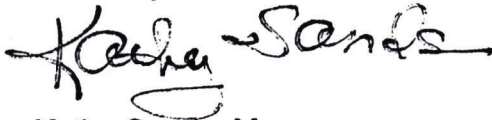
AB 1426 simply does not benefit the entire Sacramento region. Our main concerns are the bill's mandatory compliance, lack of funding and incentives, elimination of the public hearing process, potential levy of punishments, and shift of land use decision making to the State. *We oppose any legislation that imposes additional unfunded mandates or shifts land use decision making from local government.*

Further, the bill raises a fundamental issue of fairness. Lack of affordable housing is a statewide problem yet local governments outside the greater Sacramento region will not be held to the same standard or subject to the same penalties.

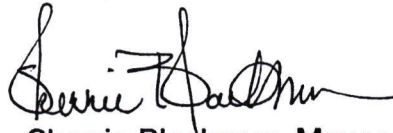
Over the past several months we have worked closely with elected officials and staff throughout the greater Sacramento region to develop a realistic and workable affordable housing production standard. Many of us are already

implementing measures to increase affordable housing through approaches that work for our communities. We believe that AB 1426 would set much too rigid requirements for meeting a new affordable housing production standard without providing adequate resources and incentives to permit local governments to achieve it. For these reasons, we strongly oppose AB 1426.

Sincerely,



Kathy Sands, Mayor
City of Auburn



Sherrie Blackmun, Mayor
City of Colfax



Primo Santini, Mayor
City of Lincoln

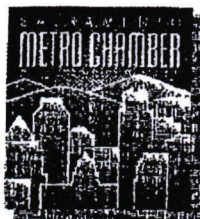


Kathy Lund, Mayor
City of Rocklin



F. C. Rockholm, Mayor
City of Roseville

cc: Senator Rico Oller
Assembly Member Tim Leslie
Assembly Member Rick Keene
League of California Cities
California Chamber of Commerce
Placer County Board of Supervisors
California Building Industry Association
Building Industry Association of Superior California



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chamber@metrochamber.org

FOSTERING REGIONAL ECONOMIC PROSPERITY

July 8, 2003

Hon. Darrell Steinberg
9th Assembly District
State Capitol Building
Sacramento, CA 95814

RE: AB 1426: OPPOSE UNLESS AMENDED

Dear Assemblyman Steinberg:

On behalf of the board of directors and 2,000 members of the Sacramento Metropolitan Chamber of Commerce, I am writing to inform you of our opposition to Assembly Bill 1426 unless amended to include a guaranteed source of state funding necessary for each jurisdiction to construct the supply of affordable units prescribed in the legislation.

As a former city councilman, you know that local governments are stretched to the limit with increasing mandates and fewer discretionary funds. This situation is only exasperated by the current poor fiscal condition of the state of California and the dysfunctional fiscal relationship between the state and local governments.

Protecting the fragile conditional of local government finance was the reason the Metro Chamber opposed Measure T, rolling back the city of Sacramento's utility users tax; supported Measures G and H to retain the county of Sacramento's utility users and transient occupancy taxes; and opposed AB 680, which, as you know, proposed to redistribute retail sales taxes, one of the few sources of revenue local jurisdictions can control. Protecting the fiscal health of local government is also the reason why the Metro Chamber opposes AB 1426.

Significant subsidies are required to create affordable housing units. By establishing a 10% affordable housing requirement on each jurisdiction in the Sacramento region, AB 1426 has created a statutory mandate for which the jurisdictions are wholly responsible. The Department of Finance analysis characterizes AB 1426 as a state unfunded mandate.

To reduce their liability and protect their financial positions, local jurisdictions will undoubtedly forward this burden to homebuilders in the form of high fees, zoning mandates or a combination. Homebuilders, in turn, will pass this increased cost along to market rate homebuyers, increasing the cost of housing to this segment and, according to Marc Paul in the July 6 edition of the Sacramento Bee, "drag up" the price of affordable units.

After several meetings and many hours of discussion, it is the view of Metro Chamber's Land Use and Natural Resources Committee that unless accompanied

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Matthew Mahood

SACRAMENTO METROPOLITAN CHAMBER OF COMMERCE

Hon. Darrell Steinberg
July 6, 2003
RE: AB 1426
page two

with appropriate state funding, AB 1426 will threaten the fiscal health of local governments and impair the supply of affordable housing in the Sacramento region.

Increasing the supply of affordable units is a goal shared by many, including the Metro Chamber and the jurisdictions currently in opposition to AB 1426. In fact, in the wake of the AB 680 debate, many local government staff members representing a host of jurisdictions throughout the region, began a long series of discussions to determine how, in an incentive based environment, an achievable region-wide affordable housing goal could be implemented. You personally should receive a great deal of credit for pushing this debate along and fostering discussion across jurisdictional lines to address a regional problem.

However, the private sector always favors incentives over mandates. Mandate something and the private sector seeks to avoid it. Build in incentives and the private sector often falls over itself to meet the objective.

We at the Metro Chamber believe that state legislation should not mandate regional behavior – instead, state legislation should enable local consensus. We encourage the author to take another look at the regional working group's proposal to establish a region-wide, consensus based solution to our region's of affordable housing supply problem.

The Metro Chamber's Land Use and Natural Resources Committee stands ready to assist in this effort to increase our region's supply of housing units in general and affordable units in particular. We would be happy to meet with you and/or your staff at any time to constructively address this important challenge that adversely affects our region and the state of California as a whole.

Sincerely,



Matthew R. Mahood
President and CEO

Memorandum

DATE: July 17, 2003

TO: City Council Members

FROM: Assistant to the City Manager/ Economic Development

SUBJECT: AB 668

BACKGROUND

The Planning and Zoning Law requires cities and counties to prepare and adopt a general plan to guide the future growth of a community. We have 30 months from date of incorporation to complete. Every general plan must contain seven elements: land use, circulation, housing, conservation, open-space, noise, and safety. A housing element must identify and analyze existing and projected housing needs, identify adequate sites with appropriate zoning to meet the needs of all income segments of the community, and ensure that regulatory systems provide opportunities for, and do not unduly constrain housing development.

Cities and counties must revise their housing elements every five years. Before each revision the Regional Council of Governments (SACOG), in conjunction with the State Department of Housing and Community Development (HCD), prepares a regional housing needs assessment (RHNA) and allocates to each jurisdiction in the region its fair share of the housing need for all income categories.

The County requested a pre- incorporation meeting with Council Members Budge and Sander. I was also in attendance with Karyl Marsh from the County Executive's office and Leslie McFadden of County Counsel. At the meeting we were told that the County was way out of balance on housing allocations with the incorporation of Rancho Cordova, and that they needed to use a portion of our housing elements to bring their numbers under control.

We discussed with the county our understanding of the housing element and that we should stand alone as a new city. Leslie Mc Fadden then told us that if we could not work out an arrangement, legislation would be brought forth to make that happen. That was the last time a meeting was held or asked for.

BILL SUMMARY

This bill allows a city and county in the event of incorporation, to reach a mutually acceptable revision of their respective regional housing need allocations and report to the Council of Governments and (HCD). If the parties cannot reach agreement, then either party may request that SACOG consider the facts, data and methodology presented by both parties and make a revised determination. SACOG must complete the revision within a year. The revised determination shall reallocate a portion of the affected county's share of regional housing needs to the new city and shall neither reduce the total regional housing need nor affect the allocations to any other city.

ANALYSIS

Though it may seem harsh, this bill requires us to negotiate a deal with the County on our housing element. It encompasses all levels of housing, not just low income housing. During the process of negotiation, generally there is give and take and both sides will be made whole. In this case if either side is not happy with the outcome, SACOG will make a determination. Since the SACOG Board represents all cities in the region, we would not just be dealing with the county, but a fair representation of our peers.

RECOMMENDATION

This bill should be monitored to make sure that we don't automatically lose any more local control over our housing element. Bills like this are mainly used to force issues. Staff needs direction to either oppose, support with amendments or remain neutral on this proposed bill.

It is recommended that the City Council create a committee of two Council Members, staff from planning and my self to meet with county representatives and begin discussions. I don't think this bill will be dropped but steps need to be taken to guarantee we maintain our local decision making process on housing and the adoption of our general plan.

ATTACHMENTS

1. AB 688—amended

A handwritten signature in black ink, reading "Curt Hansen". The signature is written in a cursive, flowing style. The first name "Curt" is written with a large, looping "C" that extends upwards and to the left. The last name "Hansen" is written in a more standard cursive script.

BILL NUMBER: AB 668 AMENDED
BILL TEXT

AMENDED IN SENATE JULY 14, 2003
AMENDED IN SENATE JULY 1, 2003

INTRODUCED BY Assembly Member Cox

FEBRUARY 19, 2003

An act to amend Section 65584 of the Government Code, relating to local planning.

LEGISLATIVE COUNSEL'S DIGEST

AB 668, as amended, Cox. General plans: housing elements.

Existing law requires each city, county, or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. One part of the housing element is an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The assessment includes the locality's share of regional housing needs. That share is determined by the appropriate council of governments or by the Department of Housing and Community Development, subject to revision by the department.

This bill would provide that, in the event of an incorporation of a new city after the revised allocation of regional housing needs, the city and county may reach a mutually acceptable agreement on that determination *and report it to the council of governments and the department, or to the department for areas with no council of governments,* or request the council of governments or the department to revise the determination of those housing needs, as specified.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 65584 of the Government Code is amended to read:

65584. (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county.

The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties that already have disproportionately high proportions of lower income households. Based upon population projections produced by the

Department of Finance and regional population forecasts used in preparing regional transportation plans, and in consultation with each council of governments, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The council of governments shall provide each city and county with the department's information.

The council of governments shall provide a subregion with its share of the regional housing need, and delegate responsibility for providing allocations to cities and a county or counties in the subregion to a subregional entity if this responsibility is requested by a county and all cities in the county, a joint powers authority established pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of Title 1, or the governing body of a subregional agency established by the council of governments, in accordance with an agreement entered into between the council of governments and the subregional entity that sets forth the process, timing, and other terms and conditions of that delegation of responsibility.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). If the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a), or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon

available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographical restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grants a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or the department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share that was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in an amount that will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a).

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision.

All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d) (1) In the event an incorporation of a new city occurs after the council of governments, or the department for areas with no council of governments, has made its final allocation under ~~subdivision (c), the city and county may reach a mutually acceptable~~

~~agreement on a revised determination. If the affected parties cannot reach a mutually acceptable agreement, then either party may request the council of governments, or the department for areas with no council of governments, where there is an adopted policy allowing for a revised determination in the event of an incorporation, to consider the facts from both parties and~~ this section, the city and county may reach a mutually acceptable agreement on a revised determination and report the revision to the council of governments and the department, or to the department for areas with no council of governments. If the affected parties cannot reach a mutually acceptable agreement, then either party may request the council of governments, or the department for areas with no council of governments, to consider the facts, data, and methodology presented by both parties and make the revised determination. The revised determination shall be made within one year of the incorporation of the new city based upon the methodology described in subdivision (a) and shall reallocate a portion of the affected county's share of regional housing needs to the new city. The revised determination shall neither reduce the total regional housing need nor change the previous allocation of the regional housing needs assigned by the council of governments or the department, where there is no council of governments, to other cities within the affected county.

(2) Except as provided in paragraph (3), any ordinance, policy, or standard of a city or county that directly limits, by number, the building permits that may be issued for residential construction, or limits for a set period of time the number of buildable lots that may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(3) Paragraph (2) does not apply to any city or county that imposes a moratorium on residential construction for a specified period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings that specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged to interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to 7 days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

10c
Hondout
July 21, 2003

GEOMETRA Planning and Permitting

3451 Corvina Drive • Rancho Cordova, CA 95670 • 916.853.7431

Linda Budge, AICP

24 February 2003

MEMO TO: City Council Members

cc: Curt Haven, Mike Oliver, Steve Meyers, Chuck Cate

RE: Sacramento County Housing Element Update.

David, Curt, and I met on Friday with Karyl Marsh from the County Exec's office, Leslie McFadden, the County's Legislative Advocate, and Associate Planner Marty Strauss to discuss the HCD Housing Allocation process and it's relationship to our Incorporation.

As background, the County has been trying to update their Housing Element of the General Plan for a couple of years now. (It's actually supposed to be updated every two years, and the last update was in 1997.) One of the issues that must be factored into the Housing Element is the Housing Allocation mandated for all jurisdictions in California by the State Housing and Community Development Dept (HCD). We have all seen the publicity about the looming shortage of new homes for the growth in population in California.

Last April, the County held a meeting downtown for the Planning Advisory Councils, and due to a variety of conflicts among CORPAC members, I attended as the CORPAC rep. It struck me at the time that there were three major planning exercises going on within the Planning Dept at that time, including our Community Plan Update, the action plan for Arden Arcade, and the action plan for Carmichael; and yet, because the Housing Element Update was being managed in the County Exec's office, no one had suggested that providing additional new housing throughout the unincorporated County should be a part of those community plan updates.

While there are many flaws in the entire process including the use of old census data, not to mention the entire artificial nature of the discussion, the process is what it is. We can provide more background if needed, but as determined by SACOG for the SACOG region, Sacramento County is required to provide the opportunity for the construction of 22,276 new residential units between January 1, 2000 and June 30, 2007. This includes housing of all types and densities in the four income ranges. To meet this goal, the County was required to survey the inventory of vacant land and either rezone land or find a way to increase the residential holding capacity of the existing parcels. This could lead into a companion discussion of the Urban Services Boundary, the Urban Policy Area, and the County's desire to use these growth management tools as a means of not developing in what they perceive as open space worth preserving.

Currently, the County inventory shows that there is an adequate supply of land calculated between the infill policies contained in the 1993 General Plan and by allowing multi family home construction by right (ie, without a Use Permit or other discretionary permit) in Limited Commercial (LC) and Shopping Center (SC) zoning.

All cities within the County have their own allocation requirements, including Citrus Heights and Elk Grove by virtue of their incorporation date being just before the release of these requirements.

What's being asked of us is a request that we take responsibility for some of the County's 22,276 dwelling unit requirement. If we don't, the County will lose our acreage and our zoning on July 1st, but will have the same 22,276 dwelling unit requirement.

Memorandum

DATE: July 17, 2003

TO: Members of the City Council

FROM: Interim City Manager

SUBJECT: Report on budget preparation process for fiscal year 2003-04, and
Review of revenues and cash flow projections

We are making good progress on the expenditure side of the budget process, and currently plan to present the proposed 2003-04 fiscal year budget to the council at your August 4 meeting. Thereafter, we will need to schedule at least one study session and then a public hearing for adoption.

At this meeting, the Interim Finance Director and I wish to review our best estimate of the General Fund revenues projected for the 2003-04 budget year, which as noted in the attached summary total \$25,168,457.

The major changes from the numbers reflected in the Comprehensive Fiscal Analysis used for incorporation include the following:

1. The sales tax estimate was reduced by \$250,000 to reflect the loss of Sam's Club. This is a conservative approach, but we felt some consideration should be given.
2. Franchise fees were upgraded slightly to reflect revenue from the Southern California Water Company.
3. Transient Occupancy Tax was increased to account for the Holiday Inn being in our City limits.
4. Motor Vehicle Fees were reduced by \$97,000 to reflect the updated registered voter count which, unfortunately, is less than what was used in the CFA (24,003 v 25,295) There may be a further reduction to this source, depending on the effects of the gap between the "trigger" on higher VLF fees and when payment is actually made.
5. Finally, the table as shown reflects revenues estimated to be received from Building, Planning and Engineering Fees, which will be offset for the most part by expenditures for those services. Also reflected is a transfer from Gas Tax and Measure A, which will be used to pay for the Department of Transportation services projected for the 2003-04 fiscal year, particularly road maintenance.

AGENDA ITEM # 12 a.

As in the original CFA, we are still projecting a significant net balance of revenues over expenditures at the end of the fiscal year, but we are still refining that number.

The second part of this report is a table reflecting our best estimate of how revenues will accrue to the city for the six month period July thru December. This is our best guess, but at least gives a rough idea of the funds we will have available for operating expenses.

The Finance Director and I look forward to reviewing this report with the Council at Monday's meeting.



Charles R. Cate

City of Rancho Cordova
General Fund Summary
Revenue Budget
 July 2003 through June 2004

	Proposed	Adopted
	7/1/2003 - 6/30/2004	
Taxes		
4110 -Property Tax	4,252,000	
4120 -Sales Tax	7,207,257	
4130 -Franchise Fees	187,500	
4135 -Utility Users Tax	2,367,000	
4150 -Transient Occupancy Tax	2,355,000	
4160 -Property Transfer Tax	205,000	
Sub-Total	\$16,573,757	
Licenses and Permits		
4210 -Building Permits	1,700,000	
4240 -Planning Dept. - Fees	800,000	
4230 -Engineering Services	700,000	
Sub-Total	\$3,200,000	
Fines and Forfeitures		
4180 -Fines & Forfeitures	55,000	
Sub-Total	\$55,000	
Intergovernmental Revenue		
4145 -Motor Vehicle-Lieu Fees	3,569,040	
(24000 reg voters * 3 * \$49.57)		
Subject to State Legislation		
Sub-Total	\$3,569,040	
Other Revenue		
4310 -Interest Income	100,000	
4415 -Cable Television	294,545	
Sub-Total	\$394,545	
Transfer to General Fund		
4750 -Measure A	169,000	
4710 - Gas Tax	1,207,115	
Sub-Total	\$1,376,115	
General Fund Grand Total	\$25,168,457	

City of Rancho Cordova
General Fund Six Month Revenue Forecast
 July 2003 through December 2003

	July 2003	Aug 2003	Sep 2003	Oct 2003	Nov 2003	Dec 2003	Total
Taxes							
4110 -Property Tax							0
4120 -Sales Tax						600,605	600,605
4130 -Franchise Fees		8,423					8,423
4135 -Utility Users Tax		197,250	197,250	197,250	197,250	197,250	986,250
4150 -Transient Occupancy Tax		196,250	196,250	196,250	196,250	196,250	981,250
4160 -Property Transfer Tax		17,083	17,083	17,083	17,083	17,083	85,417
Sub-Total	\$0	\$419,006	\$410,583	\$410,583	\$410,583	\$1,011,188	\$2,661,944
Licenses and Permits							
4210 -Building Permits		141,667	141,667	141,667	141,667	141,667	708,333
4240 -Planning Dept. - Fees	34,000	66,667	66,667	66,667	66,667	66,667	367,333
4230 -Engineering Services		58,333	58,333	58,333	58,333	58,333	291,667
Sub-Total	\$34,000	\$266,667	\$266,667	\$266,667	\$266,667	\$266,667	\$1,367,333
Fines and Forfeitures							
4180 -Fines & Forfeitures		4,583	4,583	4,583	4,583	4,583	22,917
Sub-Total	\$0	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$22,917
Intergovernmental Revenue							
4145 -Motor Vehicle-Lieu Fees			251,418	297,420	297,420	297,420	1,143,678
Sub-Total	\$0	\$0	\$251,418	\$297,420	\$297,420	\$297,420	\$1,143,678
Other Revenue							
4310 -Interest Income							
4415 -Cable Television	30,000	0	0	0	0	0	30,000
Sub-Total	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Transfer to General Fund							
4750 -Measure A			18,778	18,778	18,778	18,778	18,778
4710 - Gas Tax			134,124	134,124	134,124	134,124	134,124
Sub-Total	\$0	\$0	\$152,902	\$152,902	\$152,902	\$152,902	\$152,902
General Fund Grand Total	\$64,000	\$690,256	\$1,086,153	\$1,132,155	\$1,132,155	\$1,732,760	\$5,378,774

City of **RANCHO
CORDOVA**

For the Agenda of: July 21, 2003
Timed: 06:30 p.m.

To: MEMBERS, CITY COUNCIL
City of Rancho Cordova

From: CAPTAIN GEORGE B. ANDERSON
Commander, East Division
Sacramento Sheriff's Department

Subject: RECOMMENDED ACTION REGARDING THE RESTORATION OF
PROBLEM ORIENTED POLICING OFFICERS AND SCHOOL
RESOURCE OFFICER

Contact: George Anderson, 875-9603

Overview

Approval is requested for the City of Rancho Cordova to enter into a memorandum of understanding with the County of Sacramento to fund three (3) deputy sheriff limited term positions to be assigned as problem oriented police officers (POP) in the City of Rancho Cordova and one (1) deputy sheriff limited term position to be assigned as a school resource officer (SRO) at Cordova High School. This staffing level will restore positions that have been deleted as a result of the County of Sacramento's budget reductions for Fiscal Year 2003-04.

Recommendations and Action Requested

Approval to enter into a memorandum of understanding with the County of Sacramento for four (4) deputy sheriff limited term positions for Fiscal Year 2003-04 effective July 27, 2003 and ending June 30, 2004.

Measures/Evaluation

These positions would be assigned exclusively to the City of Rancho Cordova. A contract for police services entered into between the Sheriff's Department and the City of Rancho Cordova prior to the end of Fiscal Year 2003-04 shall supersede this memorandum of understanding. With the approval of the Rancho Cordova City Council the Sheriff's Department will continue to provide these services pending approval from the Sacramento County Board of Supervisors. Program statistics shall be tracked on a monthly basis. The success of both programs shall be based on reported crime, project results and community input.

Fiscal Impact:

The maximum total cost to the City of Rancho Cordova for Fiscal Year 2003-04 for four (4) deputy sheriff limited term positions is \$412,056. The associated vehicle, equipment and services and supplies costs will be paid for as part of the interim year billable costs amortized over 5 years.

AGENT ITEM # 126

BACKGROUND

The Board of Supervisors has adopted the proposed budget for Fiscal Year 2003-04 as it relates to local financing. At the budget workshop in May, Sheriff Blanas informed the Board of Supervisors that if they followed the recommendation of the County Executive Terry Schutten to cut the department's budget \$15.9 Million in addition to the \$4.9 Million Annual Savings Factor, the result would be the loss of 234 sworn positions.

In early June, the department learned that it was going to be the County Executive's recommendation to the Board that \$4.8 million be restored to the Sheriff's Department budget during the proposed budget hearings. This restoration reduced the potential loss of sworn officers to approximately 176. In the budget hearings, Sheriff Blanas informed the Board of Supervisors that in order to avoid layoffs and the closure of Service Centers the restoration of additional funding would be necessary. At the same time, there was a tremendous outpouring of support by Sheriff's volunteers and other members of the community to keep Service Centers open. On Friday June 20th, the final day of hearings, the Board of Supervisors added an additional \$4.4 Million in restoration funding to the Sheriff's Department budget.

Due to the Board of Supervisors restoration of these funds, the department was able to avoid layoffs and, although with a lower level of law enforcement presence, keep the Service Centers open. Even with the restoration, however, the Sheriff's Department is still being cut \$6.7 Million in local financing and is being required to continue the \$4.9 Million budgeted savings for a total of \$11.6 Million that must be cut or saved from within its budget.

As a result, very difficult decisions were made. The department lost 60 sworn and 15 non-sworn positions from its authorized strength. Loss of Youth Service Officers, non-contract School Resource Officers, half of the Problem Oriented Policing Officers, some 911 responders from Patrol Teams, and the elimination of South Patrol as a Division and the Community Oriented Policing Strategies Division, was required by the department to make a \$6.7 Million budget reduction. In addition, the department will be forced to carry approximately 56 sworn vacancies throughout Fiscal Year 2003-04 in order to make up the \$4.9 Million budgeted savings.

The impact to the East Division is as follows:

- Elimination of three (3) POP officer positions reducing the number of East Division POP officer from five (5) to two (2).
- Elimination of two (2) School Resource Officer positions assigned to Cordova High School (SRO and Admin. of Justice Academy).
- Elimination of two (2) Youth Services Officer positions.
- Elimination of two (2) Community Services Specialist II positions.

DISCUSSION

The East Division is comprised of six (6) zones, three of which are located within the City of Rancho Cordova. Typically, the East Division POP officers spend approximately 60-70% percent of their time handling complaints within the City of Rancho Cordova. The recommended

staffing level for POP officers in the law enforcement contract services proposal will be a minimum of three (3) POP officers, an additional POP officer assigned to the Weed and Seed project, and one (1) sergeant as the unit supervisor. POP officers are assigned to work nuisance cases, drug and gang impacted neighborhoods, nuisance attracting businesses, and long term projects that impact the quality of life of the residents. POP officers have been assigned to the Rancho Cordova area since 1993 and have had a dramatic impact on improving the quality of life in Rancho Cordova. Attachment "A" provides a POP summary of statistics and project information.

Currently, the Folsom-Cordova Unified School District (FCUSD) provides for one (1) deputy sheriff to be assigned as the School Resource Officer to Rancho Cordova schools. In 1999, the Sheriff's Department assigned additional School Resource Officers to all unincorporated area high schools. The addition of this position to Cordova High School allowed the FCUSD position to handle middle and elementary schools. The Sheriff's Department also assigned a deputy sheriff to the Administration of Justice Academy. Both of these positions were threatened with elimination in Fiscal Year 2002-03. The School Resource Officer position was restored through action by the Board of Supervisors. The Academy position was left vacant for budgeted savings.

The elimination of both positions this year leaves Rancho Cordova with one School Resource Officer to cover Cordova High School, Kinney High School, Walnutwood Adult Education Center, Mather Youth Academy, Mills and Mitchell Middle Schools and ten elementary schools. This officer's effectiveness will be greatly reduced and less able to fully combat drugs on campus, school safety, gangs and youth violence and crime. Attachment "B" outlines School Resource Officer statistics and information for the 2002-03 school year.

FINANCIAL ANALYSIS

The three POP officer positions and the two SRO positions were eliminated from the Sheriff's Department's budget effective July 1, 2003. The department has chosen to not reassign the POP officers within the East Division pending the Council's opportunity to address this issue. If approved the effective date of this restoration will be July 27, 2003. The following outlines the cost for one (1) deputy sheriff position at top step and full incentive for Fiscal Year 2003-04.

Position Cost		<u>Deputy</u> <u>9+ 20%</u> <u>Tier I Ret</u>
<u>Account</u>	<u>Description</u>	
10111000	Salary - Regular	60,541
10113200	Overtime (4 hrs per Pay Period)	4,506
10114300	Uniform Allowance	800
10115100	HIL (104 Hours)	3,004
10121000	Retirement	23,802
10122000	OASDHI	5,580
10123000	Group Insurance	9,170
10124000	Workers Comp Insurance	4,196
Total Salary and Benefits		\$ 111,598

The annual cost for the four positions would be \$446,392. The total maximum cost for the City of Rancho Cordova with an effective date of July 27, 2003 will be \$412,056 (24 pay periods out of 26 annual pay periods). The actual cost of the officers assigned will be used for billing. Some officers may not receive full incentive pay therefore the City of Rancho Cordova's cost would be less. The positions will be limited term with a stipulation in the memorandum of understanding that a law enforcement services contract will supercede this obligation.

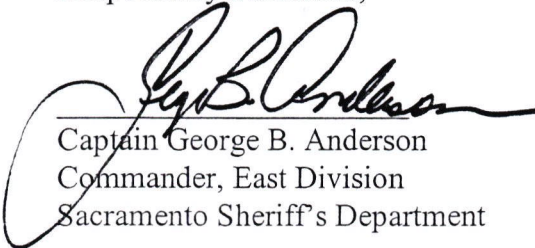
The elimination of seven (7) deputy sheriff positions and two (2) community services specialists II positions from the East Division results in an approximately \$700,000 budget reduction in personnel costs. It should be noted that the City of Rancho Cordova's billable costs for Fiscal Year 2003-04 will be *reduced* as a result of these budget reductions creating an offset for the cost of this proposal that could result in *no additional net cost* to the City for these four positions.

SUMMARY

The purpose of this recommendation is to provide the City of Rancho Cordova the benefit of continuing a strong Problem-Oriented Policing unit and a School Resource Officer at Cordova High School prior to adopting a contract for services proposal which is still some months away. Without these positions the Sheriff's Department will have two POP officer positions with which to serve the City of Rancho Cordova as well as the other communities within the East Division such as Rosemont, La Riviera East, Butterfield, Mather, Gold River and Rancho Murieta. One School Resource Officer will not be able to adequately abate on campus problems and service the needs of school administrators and parents of students in Rancho Cordova schools.

With your approval the Sheriff's Department will move forward to the Sacramento County Board of Supervisors requesting that we enter into a memorandum of understanding with the City of Rancho Cordova to provide four (4) deputy sheriff limited term positions to serve the City of Rancho Cordova. This is an opportunity for your Council to continue to provide these valuable services.

Respectfully Submitted,



Captain George B. Anderson
Commander, East Division
Sacramento Sheriff's Department

Attachments: A - Problem Oriented Policing Information and Statistics
B - School Resource Officer Information and Statistics

cc: Charles Cate, Interim City Manager
Steven Meyers, City Attorney
Curt Haven, Assistant to the City Manager



RANCHO CORDOVA

PROBLEM ORIENTED POLICING SUMMARY

POP officers focus on developing and implementing long-term solutions to chronic neighborhood problems. We use a variety of resources to enhance the quality of life for residents in our community.

POP Works with the Community

POP officers attend a variety of community meetings and events, including:

- Community Safety Workshop
- CORPAC
- Kids Day at the Park
- Board on Homelessness
- POP officers are actively involved in obtaining funding for enhanced services: Weed and Seed Grant
- POP officers assisted the FCUSD with special events: Reading Rewards Program, Patrol Rides to School
- POP officers established a single contact point for citizens to report and request Graffiti clean up
- POP officers issued multiple "Yard Car" Ordinance citations

POP is Pro-active

- Transient Sweeps
- "John" (prostitution) Stings
- Alcohol Decoy Stings
- Large-Scale Probation Search / Warrant Sweeps
- High-Visibility Bike Patrol
- Neighborhood Nuisance Code Enforcement
- Narcotics Buy/Bust Operations
- Curfew Sweeps
- POP officers recently met with owners of storage unit businesses to develop communication to report suspicious activity.

Unique solutions: POP officers were successful in attaining a significant probation condition on a subject who contributes to the degradation of the Mills Station / Portsmouth area. The condition states he is not allowed within one mile of the intersection of Mills Station and Portsmouth. This subject quickly violated this term of probation and is currently serving his 90-day sentence.

POP Targets Problem Areas

- POP officers take a proactive role in identifying and finding solutions to issues and concerns related neighborhoods and businesses: Mills Station/Portsmouth; W. La Loma / Bravado / Capitales; Coloma / Benita; 1st Value Inn; Betty's Kitchen; Liquor Loft; California Diner; In-N-Out Burger.
 - POP officers effectively use the Neighborhood Nuisance Code. In the last 12 months 91 nuisance letters were sent to landlords.
 - POP officers identified a dramatic increase in vehicle burglaries. After conducting surveillance, data analysis, and case investigations, we made 14 arrests and returned over 100 pieces of property to victims.
- RESULTS: 42 percent decline** in the number of reported vehicle burglaries.

POP officers are available as a manpower pool for special events:

- 4th of July Community Event
- Reassigned to patrol during the Iraq War
- Participated on foot and bicycle in the Mutual Aid request from SPD for the USDA conference
- Supplemented Patrol Team 4 (Evening Watch) during a temporary personnel shortage
- High-profile patrol at Cordova Elementary after a subject exposed himself and made lewd comments to a mother and her daughter

Statistics for 2002

POP officers made 335 felony arrests in 2002, 612 misdemeanor arrests, and issued 168 citations. We seized 471 grams of methamphetamine, 212 grams of cocaine, and 1,811 grams (almost 4 pounds) of marijuana.

SACRAMENTO COUNTY SHERIFF'S DEPARTMENT FIELD SERVICES - EAST DIVISION



"The Rockingham Station"

THE F.C.U.S.D. SCHOOL RESOURCE OFFICER

"A Commitment to our Kids and our Community"



The safety of the students and school staff is the #1 priority for the F.C.U.S.D. School Resource Officer!

The average response time for a patrol officer to arrive on campus can be close to **fifteen minutes!** *The response time for an SRO on campus is **immediate!***

Our SRO's have handled many serious school related incidents. The following are some of these critical incidents:

- * Arson series at Cordova Meadows
- * Registered sex offender continuously bothering children
- * Eleven victims of a man exposing his genitals
- * Student assault resulting in a ruptured spleen
- * Student assault resulting in fractured skull
- * Racist Graffiti
- * Embezzlement case involving over \$22,000
- * Numerous child abuse cases involving physical assaults, belt buckles and clothes hangers
- * Possession of knives on campus
- * Possession of a dagger on campus
- * Threats to school staff
- * Teacher intentionally hit in chest with softball
- * Student bites school monitor during fight
- * Students that want to kill themselves
- * Student alleges being kicked by other students with their cowboy boots
- * Eleven year old followed home by unknown male in vehicle
- * Alcohol on campus
- * Students on campus dealing drugs
- * Student threatening to tell lie and claim that teacher molested her
- * Spray painted graffiti
- * Vandalism to campuses
- * Multiple cases of theft.

A School Resource Officer's regular presence at school brings calm, continuity, a sense of community, and law enforcement expertise directly onto campus.

- SRO's were able to **provide counseling and mentoring to over 870 kids!** Our SRO's were also able to **provide counseling to over 300 adults!**
- On-campus **negative behavior**, (from minor verbal arguments to physical altercations), is **greatly reduced** when there is a strong SRO presence on campus.
- A strong SRO presence is the best deterrent for **reducing** the amount of **gang activity** and **gang tension** on campus.
- The **children become familiar, trusting, and comfortable** with the SRO, thus increasing the officer's effectiveness in situations ranging from mentoring to criminal investigations.
- SRO's develop **positive working relationships** with the school staff and administration.
- SRO's develop an **extremely high level of expertise** for handling all aspects of juvenile problems and behavior.
- SRO's develop **excellent working relationships** with **Child Protective Services, Child Abuse Detectives, and Juvenile Probation.**
- SRO's assist the school district with **truancy issues, expulsion hearings, and the Student Attendance Review Board (S.A.R.B.).**
- SRO's **participate in special activities** designed specifically for the kids: Reading Rewards-Rides to School Program, Team 2003 Motivational Presentations, and Special Olympics-Tip-A-Cop.

The intense workload of a F.C.U.S.D. School Resource Officer is unimaginable. However, the majority of the work that SRO's perform, will not be completed if the lack of funding prohibits the existence of the School Resource Officer.

During the 2002-2003 school year, our SRO's:

- Wrote *approximately* 98 criminal and incident reports.
- Arrested or cited approximately 77 individuals, (Fel-17, Misd-26, Cites-34).
- Counseled almost 1,200 students and parents!
- Confiscated one simulation handgun and 13 knives.
- Seized over 17 grams of Marijuana.
- Logged over 970 teacher contacts.
- Contacted over 60 suspicious subjects on the school campuses.
- Participated in over 70 classroom presentations, school events, and school meetings.
- Facilitated over 50 incidents utilizing conflict management skills.

**CITY OF RANCHO CORDOVA
STAFF REPORT
CITY COUNCIL MEETING DATE JULY 21, 2003**

TO: Mayor and City Council

FROM: Paul Junker, Planning Director

SUBJECT: An Ordinance of the City Council of the City of Rancho Cordova replacing Title 1, Chapter 10, Article 7 of the City of Rancho Cordova Zoning Code and Establishing a Design Review Process

ATTACHMENTS: Draft Design Review Ordinance
Attachment A, Introduction to Design Review Concepts

RECOMMENDATION: Staff is seeking City Council direction regarding a discussion draft Design Review Ordinance for initial review with the City Council. No formal action is recommended.

DISCUSSION:

Staff has prepared the attached Draft Design Review Ordinance (draft ordinance) for consideration by the City Council. The proposed ordinance is provided to facilitate Council discussion and it is anticipated that the draft ordinance will be further refined based on Council direction and input from the public prior to formal consideration and action by the City Council at a meeting in the near future.

Attachment A of this report provides additional information on design review in general, as well as a summary table of design review programs adopted by jurisdictions within the Sacramento region. Currently, design review within the City of Rancho Cordova occurs subject to limited provisions within the Zoning Code and through provisions established under individual Special Planning Areas and Specific Plans. Described below are substantial policy issues for which staff is seeking Council direction.

Reference Attachment A, County provides for minimal design review – see attachment A.

1. What types of projects should require design review? The draft ordinance as proposed would apply citywide to most development projects. The Council must ultimately determine which land uses and discretionary actions will be subject to design review (e.g., subdivisions, master home plans for single-family residential subdivisions, multi-family residential, commercial, office, industrial and public/quasi public development). The design review projects that would have applicability are listed in Section 110-86 of

the draft ordinance and the following section describes the projects that would be exempt from review.

2. What aspects of projects should be considered within Design Review? The draft ordinance describes those aspects of projects that would be considered during Design Review under Section 110-83. Additionally, Section 110-82 of the draft ordinance provides the Guiding Principals and Design Concepts that establish the framework for Design Review. These Principals and Concepts would serve as the standards for Design Review until such time as the City adopts detailed Design Guidelines. In essence, these Principals and Concepts are the core of the Design Review process and merit careful consideration by the City Council.
3. Who should make the decision to approve or deny a design review application? As proposed, the draft ordinance establishes a Design Review Committee (DRC) that would be comprised of local design professionals. The DRC would serve as an advisory body that would recommend on Design Review applications to the Planning Agency. Recommendations of the DRC would be considered by the Planning Agency within the overall review of the subject project. Until such time as the Council establishes a Planning Commission, the City Council will serve as the Planning Agency for Rancho Cordova and thus would act upon Design Review applications.

Other options for Design Review authority that the City Council may wish to consider is to vest Design Review entirely with the Planning Agency, thus choosing not to establish a Design Review Committee, or to vest some aspects of Design Review with the Planning Department for administrative review. Staff recommendation is to establish the Design Review Committee as presented within the draft ordinance.

ORDINANCE REVIEW PROCESS:

As noted above, the draft ordinance is provided to generate discussion within the Council and to solicit direction for proceeding with preparation and adoption of a Design Review Ordinance. Following discussion and direction by the City Council, staff will revise the draft ordinance as appropriate and will initiate a public review process. A key constituency affected by Design Review is the development community. Before the City introduces and considers adopting the ordinance, staff proposes to hold meetings with local developers and BIA representatives to solicit comments and suggestions. Staff also anticipates conducting a public workshop to allow members of the community to provide input on the proposed ordinance.

Following the public outreach efforts, staff will update the draft ordinance and schedule a formal hearing before the City Council. It is anticipated the revised ordinance would be available for first reading before the Council on August 18, 2003 or on September 1, 2003, dependent primarily on the extent of comments received through public outreach efforts. A second reading and final action could then be completed in September 2003.

CEQA DETERMINATION:

Staff proposes that the ultimate adoption of the Design Review Ordinance will be exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any impact to the environment would occur as a result of adoption of the Design Review Ordinance. Any environmental affects associated with adoption and implementation of the draft ordinance would be beneficial in nature.

CITY OF RANCHO CORDOVA

ORDINANCE NO. ____-2003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA REPLACING TITLE 1, CHAPTER 10, ARTICLE 7 OF THE CITY OF RANCHO CORDOVA ZONING CODE AND ESTABLISHING A DESIGN REVIEW PROCESS

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

SECTION 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Rancho Cordova Zoning Code to establish a Design Review process.

SECTION 2: Findings

CEQA

Finding: The amendment to the Rancho Cordova Zoning Code establishing a design review process is exempt from the California Environmental Quality Act under CEQA Guideline Section 15061.

Evidence: The proposed amendment to establish a Design Review entitlement process will not have the potential to degrade the quality of the environment. The process of Design Review does not negatively impact the environment because its purpose is to enhance the aesthetic quality of the environment. The proposed process does not change the allowed use or development standards of a property governed by the underlying zoning district regulations.

Zoning Amendment

Finding: The proposed zoning amendment is consistent with the General Plan and the Rancho Cordova Community Plan. (Section 65860 of the Government Code)

Evidence: The amendments to the Zoning Code relate to the establishment of a Design Review process. This ordinance is consistent with the Goals of the General Plan to promote excellence in the design of development and to promote a strong and positive community image for Rancho Cordova. Additionally, the Rancho Cordova Community Plan addresses the importance of design review as a means to improve the aesthetic quality of the community. This ordinance will allow the City to review the design of new developments within the City to ensure the highest quality of design and compatibility with existing development. Therefore, the proposed amendment is consistent with the General Plan and the Community Plan.

Finding: The proposed use or action complies with all other applicable requirements of state law and local ordinances.

Evidence: Establishment of a Design Review process is in keeping with the Police Power granting local land use control. (E.g, Novi vs. City of Pacifica, 169 CAL. APP. 3rd 678[1985]). The amendments to the Zoning Code relate to the establishment of a Design Review process to allow design flexibility and quality of design for residential, commercial, office, and industrial development. The proposed amendment is consistent with the General Plan and the Rancho Cordova Community Plan and all other applicable state and local regulations.

SECTION 3: Action

Section 3 includes the recommended changes to the Zoning Code. The text changes are identified as follows; the language that is added to the Zoning Code is underlined and the language to be removed is in ~~strikethrough~~.

The City Council hereby replaces Title 1, Chapter 10, Article 7 as follows:

~~ARTICLE 7: DEVELOPMENT PLAN REVIEW~~

~~110-80. General~~

~~Where a development plan review is required by provisions of this Code or by the action of the Board, or Planning Commission, the Zoning Administrator, Director, or Board of Zoning Appeals, the procedures in this Article shall apply. The review shall not be used to change existing Code regulations or conditions of approval by granting authorities, nor may the reviewing authority impose conditions of approval unrelated to elements reviewed pursuant to this Article.~~

~~110-81. Department Regulations~~

~~The Director of Planning and Community Development is authorized to issue regulations to implement the requirement of this Article. Copies of the regulations shall be made available to the public for a reasonable charge. Copies shall be available at the Planning Department Office and the Office of the Secretary of the Planning Commission.~~

~~110-82. Development Regulations~~

~~A development plan shall be drawn to scale and indicate with full dimensioning the following:~~

- ~~(a) Lot dimensions~~
- ~~(b) The location, height, size, elevations of all structures on the lot~~
- ~~(c) Yards, courts or other open spaces between structures~~
- ~~(d) Location, height, and construction materials of all fences and walls~~
- ~~(e) Off-street parking and internal circulation pattern~~
- ~~(f) Vehicular ingress and egress and circulation~~

- ~~(g) Pedestrian ingress, egress and circulation~~
- ~~(h) The location, size, height and construction materials of all on-site and off-site signs~~
- ~~(i) The location of pedestrian and vehicular entrances to all buildings~~
- ~~(j) Location of loading spaces, outside storage of merchandise or materials~~
- ~~(k) Location, screening, security, emergency facilities, and containment proposed for all hazardous materials storage, both above and below ground~~
- ~~(l) Lighting, location, general nature, shielding devices~~
- ~~(m) Landscaping plans~~
- ~~(n) Grading plans~~
- ~~(o) Location of all existing tree cover by size and type of tree~~
- ~~(p) Domestic fire protections and irrigation water sources~~
- ~~(q) Sewage disposal methods~~
- ~~(r) Existing and proposed uses~~
- ~~(s) Location of proposed loading areas and docks~~
- ~~(t) Location of all trip reduction facilities as required by Section 330-140, et seq.~~

~~110.83. Waiver~~

~~The Director may waive any of the requirements enumerated in Section 110-82 if in his opinion the information is not needed to present a development plan for review.~~

~~110.84. Review Procedures~~

~~Unless otherwise specified by a granting authority or other Code provision, the review of development plans shall conform to these procedures:~~

- ~~(a) Reviewer — Director, Planning and Community Development Department.~~
- ~~(b) Time for Review — Review shall be completed within fifteen calendar days after the plans are accepted by the Department as complete.~~
- ~~(c) Findings — The Director, or other approving agency shall find that the final development plan complies with the provisions of this Code and any action of a granting authority which required the presentation and approval of a development plan.~~
- ~~(d) Signature Approval — The Director or other appropriate person shall sign and date the final development plan indicating the approval thereof.~~
- ~~(e) Files — The Director shall provide for retention of the approved development plan. Copies of the plan shall be distributed to other departments and offices per department regulations.~~
- ~~(f) Appeal of Decision of Reviewer — Appeals of decisions of the Director or other reviewing agency shall be taken as provided in Title 1, Chapter 15, Article 3, of this Code.~~

~~110-84.1 Development Plan Review — Multiple Family Projects.~~

- (a) ~~For a multifamily project with 80 or fewer dwelling units which is consistent with the underlying zoning and which complies with applicable development standards, the sole review requirement is Development Plan Review by the Planning Director (or designee) and the sole appeal from the decision of the Planning Director is the Board of Zoning Appeals (BZA).~~
- (b) ~~For multifamily projects with more than 80 dwelling units which is consistent with the underlying zoning and which complies with applicable development standards, Development Plan Review shall be by the Project Planning Commission, and that review shall be strictly limited to review of compliance with the development standards set forth in this Code. (Multifamily projects with more than 150 dwelling units in the LC or SC zones are subject to the grant of a conditional use permit by the Project Planning Commission.)~~
- (c) ~~Exception: For any property encumbered by a zoning agreement which requires review by a hearing body other than that specified in subsections (a) and (b), Development Plan Review by that hearing body shall be strictly limited to review of compliance with the development standards set forth in this Code unless additional provisions are expressly set forth in the conditions of approval of the zoning agreement. (Amended 6/96)~~

~~110-85. Revisions~~

~~A revision to an approved development plan shall be accomplished in the same manner as the initial approval thereof.~~

~~110-86. Lapse of Approval~~

~~Unless otherwise specified as a condition of approval of the development plan, the approval thereof shall lapse three years following the date the plan was approved. For good cause, the Director may extend the term of approval for one additional year.~~

ARTICLE 7: DESIGN REVIEW

110-80. Purpose and Intent Of Design Review

The purpose of the design review process is to promote orderly and harmonious growth within the city. The intent of the design review process is to establish discretionary review of development projects that require additional site and design considerations beyond conformance with minimum standards of the Zoning Code. This Article also includes "Guiding Principals" and "Design Concepts" to be used by the appropriate authority in reviewing proposed projects for design consistency the City's standards.

110-81. Design Review Committee

A Design Review Committee (DRC) is established, consisting of three design professionals. "Design professionals" is broadly interpreted as individuals with a working knowledge in architecture, landscape architecture, urban design, civil engineering or related professional backgrounds, all of whom shall reside within the Rancho Cordova city limits. The DRC members shall be appointed by the City Council and shall serve at the pleasure of the City Council for a term of two years. Initially, one of the three DRC members shall be appointed for a term of one year.

110-82. Guiding Principals and Design Concepts

This Article provides a set of "Guiding Principals" and Design Concepts setting forth various aesthetic and functional provisions to guide residential, commercial, office, industrial and public/quasi public development in the city. The "Guiding Principals" are:

- To encourage high quality land planning, architecture and landscape design;
- To encourage development in keeping with the desired character of the City;
- To ensure physical, visual, and functional compatibility between uses; and
- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

The design review Approving Authority under this Article shall have the authority to apply the "Guiding Principals" flexibly to account for circumstances relating to the site, provided the required findings in Section 110-90 are made and using the following Design Concepts:

110.82(a) Residential Subdivisions. The following Design Concepts will have general application to the subdivision of land for residential purposes. Some of the Design Concepts will not apply, due to the size of the development. However, these concepts will be applied whenever possible in the design of residential and mixed use projects. The City encourages:

1. A balanced mix of land uses, including housing, schooling, and parks/open space, to meet the needs of residents as appropriate based on project scale. Large scale development proposals should also provide for employment, commercial/retail, recreational and entertainment needs of community residents.
2. Pedestrian friendly neighborhoods, which are walkable in size with an obvious center. The neighborhood center should be a place of social

interaction with a combination of commercial, civic, cultural and recreational uses.

3. Establishment of a neighborhood edge to provide a physical and/or visual limit to the neighborhood, such as a natural feature, major road, or change in land use.
4. Housing diversity with a variety of housing types, sizes, and densities, including housing affordable to lower income households.
5. Vehicle, bicycle, and pedestrian, and transit connectivity throughout the neighborhood and with surrounding neighborhoods and uses. The street system should incorporate shorter blocks to diffuse traffic and improve circulation.
6. Where feasible, joint-use of open space facilities such as drainage facilities, detention basins, utility corridors etc. for trails, bikeways and parks.
7. Maintenance of significant natural features (e.g., terrain, drainage, vegetation).
8. Conservation of resources and minimization of urban runoff.
9. Coordination of the provision of schools and parks, including the shared use of facilities.
10. Pedestrian friendly streetscapes where homes are oriented to common open space areas.

110-82 (b) Residential Master Home Plans. The following Design Concepts apply to the review of Master Home Plans within a subdivision. The City encourages:

1. Home designs that incorporate authentic architectural styles, which at a minimum includes the articulation of all windows and doors for all elevations;
2. Criteria for the diversity of homes within the project by size, elevation, color and setbacks, to avoid repetition of floor plans, elevations and colors/materials on adjacent homes.
3. Variety in mass and scale of homes that is visually appealing from the street; and
4. Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.

5. Encourage home designs with a wide range of pricing levels to accommodate all income levels within the City.

110-82 (c) Residential Multi Family. The following Design Concepts apply to the review of residential multi-family development. The City encourages:

1. Mass, scale and architecture which is compatible with existing and adjacent neighborhoods.
2. Original designs that are tailored to the site and discourage monotonous or institutional type buildings and site design.
3. Site designs that preserve, enhance and incorporate the significant natural features of a site as an element within the overall design.
4. High quality building designs that consist of durable and maintainable materials for the exterior treatment of the buildings that complements the building mass and articulation.
5. The establishment of a streetscape presence and appearance through setbacks, landscaping, building placement, and architecture that defines the pedestrian and vehicular corridor and presents an appealing and continuous theme along a sidewalk, street or trail.
6. Landscaping that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street and pedestrian walkways.
7. Ensure that design provisions do not preclude the development of multi-family housing affordable to all income levels.

110-82 (d) Non-Residential Site Planning. The following Design Concepts apply to site planning and design for non-residential development. The City encourages:

1. The design of new development should pay particular attention to compatibility between non-residential and adjacent residential uses/properties within the project vicinity.
2. Projects should have a unified design theme and discourage the use of corporate architecture that is not compatible with the established design theme in the vicinity of the project.
3. Pedestrian-friendly design which incorporates pedestrian and outdoor gathering places into the project design with consideration given to the climate and planned use of space.

4. A streetscape appearance that defines the pedestrian and vehicle corridor and presents an appealing and continuous theme along a sidewalk or street.
5. Office and light industrial parks and integrated employment campuses that provide outdoor areas for eating and sitting, retail and service venues as appropriate, and other amenities for project employees.
6. Design flexibility for mixed-use development that ensures compatibility of use types and promotes beneficial relationships among uses.

110-82 (e) Non-Residential Architecture. The following Design Concepts apply to non-residential development. The City encourages:

1. High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
2. Building designs that maintain human scale and interest.
3. Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
4. Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
5. Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
6. Incorporate quality site design, including landscaping, signage and other elements of site design.

110.83. Subject and Scope of Design Review

For purposes of this section, design review shall apply to the following aspects of project review, as applicable for the given project:

Neighborhood Design- Subdivision Maps

- Lot configuration and orientation
- Street design/relationship to existing street network
- Orientation to open space
- Bikeways, trails and pedestrian facilities
- Inter-connectivity with other development

Residential- Single Family Master Home Plans and Multi-family Developments

- Architecture- color, materials, roof design, articulation of walls, variety in style

- Site plan- unit placement, garage location
- Landscaping and lighting for Multi-Family developments
- Streetscape design
- Fences and walls
- Solar access and shading

Non-residential Development

- Architecture- color, materials, roofing, articulation of walls, scale and massing
- Site plan- building location, parking, grading, relationship to surrounding property
- Access- vehicular and pedestrian
- Landscaping and lighting
- Edge treatment between uses and different zones
- Loading and services (trash and recycling)
- Mechanical screening
- Signs

110-84. Conflicts With Specific Plans/Special Planning Areas

Except as otherwise specifically vested, if there are conflicts between the requirements of this title and the requirements in an adopted Specific Plan or Special Planning Area, the more restrictive requirements and guidelines shall generally govern.

110-85. Development Applications In Process

Following the effective date of this Article, or any amendment of this Article, regulations of this title are applicable to all pending applications in process, unless prohibited by State law. Applications are no longer pending once the appeal period has expired or the appeal process fully exercised. Design review will not be required for approved subdivision maps. Subdivision maps may be finalized in accordance with the tentative maps approved prior to adoption of this article. However, design review will be required for all building permit applications for Master Home Plans and non-residential development (commercial, office, industrial and public/quasi public development) received after the effective date of this ordinance.

110-86. Design Review Applicability

Design Review is required for the following:

- Single-family residential subdivision maps;
- Master home plans for single-family residential subdivisions;
- Multi-family residential development;
- Commercial development;
- Office development;
- Industrial development; and
- Public/quasi-public developments (e.g. public safety facilities, library, city facilities).

110-87. Design Review Exemptions

The following structures and improvements are exempt from Design Review. However, such structures may require additional permits, such as a ministerial building permit to ensure compliance with adopted Building Code standards and applicable Zoning Code provisions.

- a) A single-family custom home on a lot that is consistent with existing zoning;
- b) An addition to a single-family residential home that is consistent with existing zoning;
- c) Parcel Map for a single family residential;
- d) Additions to non-residential structures less than 1,000 square feet in size;
- e) Accessory structures consistent with provisions of Zoning Code Title III, Chapter 5 Article 6 (Accessory Structures);
- f) Repairs and maintenance of site improvements or structures that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure. Exterior repairs that employ the same materials and design as the original construction are also exempt from Design Review;
- g) Interior alterations that do not increase the gross floor area within the structure, or change/expand the permitted use of the structure;
- h) Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment); and
- i) Second Dwelling Units according to California Government Code Sections 65583.1, 65852.2 and 65915.

110-88. Design Review Approving Authority

The Rancho Cordova Design Review Committee (DRC) shall review and provide recommendation to the Planning Agency for the approval, conditional approval or denial of applications for Design Review. Action on the approval, conditional approval or denial of Design Review applications shall be taken by the Planning Agency and shall be considered within the review of any other discretionary actions associated with the subject project. Design Review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., Maps, Conditional Use Permit, Variance), except as otherwise noted under Section 110-87 of this Title.

110-89. Design Review Process

- a) Application Submittal. Design Review applications shall be submitted to the Planning Department on a City application form, together with all fees, plans, maps, and any other information required by Planning Department to evaluate the Design Review application.

- b) Application Review. Design Review shall generally occur within the framework of other project reviews/approvals associated with a given project. In such cases, the Planning Department shall circulate the project for review and comment by appropriate departments and agencies prior to submittal of the project to the DRC. Where no other discretionary action is associated with a project that is subject to Design Review, the Planning Director shall, within 30 days of application submittal, determine whether or not the application is complete. The applicant is encouraged to contact staff prior to submitting the application for a preliminary review of the project. The applicant shall be notified in writing of the determination. Once any required review by related departments and agencies has been completed, the Planning staff shall prepare a report to the DRC on the project with recommendations for approval, conditional approval or denial of the project. Planning staff shall be responsible for assimilating the comments and recommendations of related departments and agencies into project modifications or Conditions of Approval, as well as to ensure conformance with applicable provisions of the Municipal Code, and adopted Citywide Design Guidelines.
- c) Upon completion of review of application by the Planning Department and related departments and agencies, the Planning Department shall forward the application and a report to the DRC for consideration. The DRC shall recommend to the Planning Agency for action on the approval, conditional approval or denial of the Design Review application.
- d) Environmental Review. The project shall be reviewed in accordance with the environmental review procedures of the California Environmental Quality Act (CEQA). Design Review shall generally not result in the need for CEQA evaluation for a project that is otherwise exempt.
- e) Notice and Hearing/Determination. Public notice and hearings for Design Review applications under consideration by the Planning Agency shall be conducted in accordance with Zoning Code Title 1, Chapter 10 Article 1 (Permits Generally). The notice shall identify the subject parcel, describe the request, and identify the date of the meeting. The notice shall also identify the opportunity to provide input prior to the determination and the right to appeal the determination in accordance with this title.
- f) Appeals. Any person dissatisfied with an action of the Planning Agency may appeal such action to the City Council for final action. Such appeal shall be made within ten days of the action by the DRC. Appeals shall be conducted in accordance with Zoning Code Title 1, Chapter 15 Article 3 (Appeals).

110-90. Design Review Determination

- a) Findings for Design Review Approvals. Design Review approvals shall be granted only when the DRC makes all of the following findings:
 - 1. 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

- compliance with the applicable "Guiding Principals" and "Design Concepts" adopted by the City.
2. 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;
 3. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, 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;
 4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
- b) Additional Findings for Residential Design Review Applications. Design Review applications for single-family residential subdivision maps shall be granted only when the designated Approving Authority makes the additional finding that the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.
 - c) Conditions. The designated Approving Authority may require modifications to plans in whole or in part and may condition the Design Review application to ensure specific design features, construction materials, and conformance with all applicable provisions of this chapter.
 - d) Permit Issuance. Design Review authorization shall only become valid upon completion of the designated ten-day appeal period.
 - e) Permit Term. Where Design Review is approved in conjunction with a related action, the Design Review approval shall remain valid for a period consistent with related review/approval. Where no other discretionary review/approval is required, the Design Review approval shall be valid for a period of three (3) years from the date of final approval.

Section 4: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the

invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 6: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2003, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

MAYOR

ATTEST:

CITY CLERK

ATTACHMENT A INTRODUCTION TO DESIGN REVIEW CONCEPTS

What is Design Review?

The meaning of the term "design review" varies based upon the priorities and policy objectives of individual communities. However, the intent of design review programs can be illustrated by the stated goals of other California cities that previously adopted such programs, as summarized below:

Promote quality design.
Encourage harmonious appearance.
Enhance desirability of living conditions.
Promote aesthetic variety.
Provide human scale.
Ensure compatibility between uses.
Create strong community image.

These broad goals are achieved through a design review process and standards and/or guidelines that address a range of issues, including architectural style, building articulation, building scale and mass, height, roofing, lighting, signage, pedestrian access and circulation, landscaping, materials, colors, and similar concerns.

The benefits of a successfully implemented design review program are expressed in the goals noted above. One potential shortcoming of any design review program is that it could add additional regulatory review and uncertainty to the permitting process. However, as explained below, the City can substantially avoid this shortcoming by adopting a design review program that is based on guiding principles (clear objectives about the City's design expectations) and eventually, these principles can be more clearly expressed through detailed development standards and/or design guidelines.

How is Design Review Currently Implemented in Rancho Cordova?

Design review is currently required in a very limited fashion in the City, both in terms of the geographic area subject to design review and the scope of the design review requirements. The City's design review currently occurs through limited portions of the Zoning Code, Specific Plans, and Special Planning Areas, as summarized below.

Zoning Code

- Design review in the Zoning Code is limited to multi-family projects. Administrative review and approval by the Planning Director for projects 80 units and less, and Planning Commission review and approval for projects more than 80 units.
- The Zoning Code's criteria for design review of multi-family projects is limited to compliance with zoning district development standards (i.e. maximum height, minimum

landscaping, etc.). The City does not currently have additional design criteria for building appearance or compatibility with surrounding property/neighborhood.

Specific Plans

- Within the SunRidge Specific Plan are adopted specific development standards and design guidelines for development within the plan area. Appendix A of the Specific Plan outlines the various design categories i.e. Community Design Concepts, Streetscape Improvements, Neighborhood Circulation, Open Space, Single Family Residential, Multi-family Residential, Non-residential Design, and Commercial Use. There is a two-step review process included in the Specific Plan that requires an Architectural Control Committee consisting of the property owners to conduct a non-governmental review. If approved by the ACC, the plans would be submitted to the City for compliance with all applicable ordinances and policies.

Special Planning Areas

The Special Planning Area for the Villages of Zinfandel was adopted by the County in 1996. The SPA approved a variety of land uses from single family to commercial and office. The SPA does not establish a formal design review process and if the project meets the development standards then permits would be issued.

How is Design Review Implemented in Other Areas?

Staff researched design review processes in several other jurisdictions in the Sacramento region and summarized the findings in the table below. Most cities in the Sacramento region require design review for multi-family, commercial, office, and industrial development. Design Review authority in most cities is divided among the Planning Commission, Design Review Commission/Committee, and in some cases the Planning Director. Finally, most cities in our region implement their design review through a combination of zoning code development standards and design guidelines.

Design Review Provisions for Other Jurisdictions in the Sacramento Region			
Jurisdiction	Types of Land Uses Subject to Design Review	Entity Responsible for Design Review	Regulations that Guide Design Review
Citrus Heights	MF, C/O/I	PD, PC	ZC
Davis	SF, MF, C/O/I	PD, PC	ZC, DG, SP
Rancho Cordova	SF, MF, C/O/I	PD, PC	ZC, DG, SP
Folsom	SF, MF, C/O/I	DRC, PC	ZC, DG, SP
Galt	MF, Non-residential	PD	ZC, SP
Lincoln	SF, MF, C, I	DRC, PC	ZC, SP
Lodi	MF, Non-residential	DRC	ZC, DG
Rocklin	MF, C/O/I	DRC, PC	ZC, DG, SP

Roseville	MF, Non-residential	PC	ZC, DG, SP
Sacramento	C, O*	DRC, PC	ZC, DG, SP
<u>Legend:</u> SF = single-family MF = multi-family C/O/I = commercial, office, and industrial PD = Planning Director DRC= Design Review Commission/Committee PC = Planning Commission ZC = Zoning Code DG = Design Guidelines SP= Specific Plan or Special District Guidelines			
* And as specifically designated by base Design Review District or Plan Review Overlay District			

What is the Framework for the Design Review Process?

The authority for a local government to enact a design review requirement is rooted in State enabling legislation that formally granted land use control as a police power in the 1920s. That authority has been refined by subsequent case law that concludes that design review is permissible if it is reasonably related to the public's health, safety, and welfare. Case law has established that aesthetic regulation is a legitimate state interest and a proper objective (in itself) of the police power. Design review is a discretionary (versus ministerial) process for additional site and/or architectural design consideration beyond what is otherwise required by the minimum zoning (development) standards. Denial of a design review permit must be supported by substantial evidence. Therefore, a good design review ordinance requires clear objectives (Guiding Principals) and guidelines (Design Concepts), and the criteria or findings to support the design review decision.

Memorandum

DATE: July 18, 2003

TO: City Council Members

FROM: Assistant to the City Manager/Economic Development

SUBJECT: City Representatives to County Boards, Commissions, Agencies

BACKGROUND

There are many county commissions, agencies and boards that the City of Rancho Cordova will participate in. The following matrix has attempted to capture most of them. So far we have identified and appointed the following: SACOG-Budge, Sacramento Regional County Sanitation District, CSD No 1- Roberts.

The Sacramento Transportation Authority will be changing their bylaws soon and it is estimated that you could be serving on that Board by September. The Solid Waste Advisory committee also will need a Rancho Cordova representative.

We also need to appoint a citizen to the American River Parkway Master Plan as promised to Ron Suter at our last council meeting.

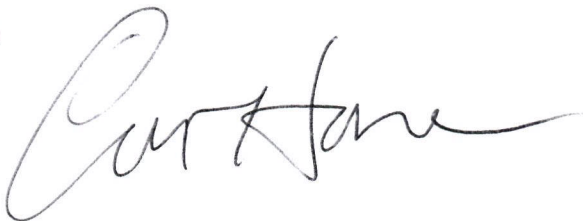
All other committees and commissions will take changes in legislation or bylaws to allow Rancho Cordova to have a seat. For instance LAFCO, Regional Transit, and SHRA only allow City of Sacramento and County of Sacramento representation.

There are committees that will be covered by staff such as the Pedestrian Mobility Committee, the Regional Transit Advisory Committee, and other transportation, planning and economic development committees. We will keep you informed with which ones we are attending and provide you with a staff report.

ATTACHMENT

1. City representatives to county board, commissions, matrix.

Curt Haven



**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREY	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR FORMATION
AQMD	Air Quality Management District Board The Sacramento Metropolitan Air Quality Management District Board of Directors is composed of all five members of the Sacramento County Board of Supervisors, three members of the City Council of the City of Sacramento and one member from the front one of the City Councils of the City of Folsom or the City of Galt or the City of Isleton.	Council member Tom Aceituno 508 Natomia St. #3 Folsom, CA 95630 (916) 985-6486 FAX (916) 985-2132 12/11/00 term ends (until another appt.) Clerk of the Board = 874 4803	874 4803	Last Thursday of the Month 10:00 a.m. at Sacramento County Board of Supervisors Chambers	Total Members=9 • County Board of Supervisors - 5 Members • Sacramento City Council - 3 Members • Folsom/Isleton, Galt - 1 Member		1 vote per member	Health & Safety Code § 40100.5A Chapter 2 et seq
	Criminal Justice Cabinet - Sacramento county	May Ann Treadaway 700 H Street, Room 7650 Sacramento, CA 95814-1280 916 874 5833 Fax 874 5885	874 5833	Meeting frequency: meet 2 nd Thursday every month. Mayors do not participate in Executive Session, only full cabinet = odd months (05/2002) Time: 8:00 - 10:00 am Place: Downtown Court house, Department 46	Honorable Richard K. Park - Chair, Criminal Justice Cabinet Presiding Judge, Superior Court Legislative Delegation - Lou Blanas - Sheriff Penelope Clarke - Administrator, Public Protection and Human Assistance Agency Rick Soares - Mayor, COEG Cheryl Davis - Dir., Human Assistance Paulino Duran - Public Defender Heather Fargo - Mayor, City of Sacto Jim Hunt - Dir., Health & Human Svcs David Meaney - County Superintendent of Schools Jeff Starsky - Mayor, City of Folsom Honorable Roger Nelli - Supervisor, 4 th District John Perez - Mayor City of Isleton Honorable Kenneth Peterson - Presiding Judge, Juvenile Court Robert Kraude - Mayor, City of Galt Honorable Ronald B. Roble - Judge, Superior Court Joseph A. Sanchez - Dir., Med Sys	Holds same term as office term		1992 by Sac City Council and Sac County Board of Supervisors

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREVIATION	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR FORMULATION
CTC	Cable Television Commission 828 I Street, Room 527 Sac 95814	Paul Hahn Executive Director Contact: Diane G.	874-6661 (Admin. Office) Fax 816 441 3425	1 st Thursday of Month, 2:30 p.m. at Sacramento County Board of Supervisors Chambers. For more information see Tab #1.	- Terry Schulten - County Executive - Jean Scully - District Attorney - Robert MacGlashan - Mayor, Citrus Heights - Verne Speirs - Chief Probation Officer - Robert P. Thomas - City Manager - Arturo Venegas, Jr. - Chief of Police			
CSO No. 1	County Sanitation District: No. 1 Board and Sac. Regional County Sanitation District Secretaries: Jane Golden or Gloria	Marsha Maurer, Chief of Administrative Section of Dept. of District Engineering, County Public Works	875-6728	2 nd & 4 th Wednesday of Month, 2:00 p.m. at the Sacramento County Board of Supervisors Chambers	- Total Members=10* - County Board of Supervisors -5* - Members - Sacramento City Council -3 Members - Galt/Folsom/EG City Council -1 Member - Citrus Heights -1 Member - Murfel Johnson, Supervisor - Illa Collin, Supervisor - Roger Dickinson, Supervisor - Don Notoli, Supervisor - Roger Niel, Supervisor - Robby Waters, Sac City Council - Dave Jones, Sac City Council - Jimmy Yee, Sac City Council - James Shelby, Citrus Heights Council - Michael Leary, Elk Grove (3/02)	- County Board of Supervisors -5 Members - Mayor of Each City in County Sanitation District -4 Members. - The 3 cities are Sac, Folsom, Citrus Heights, Elk Grove	1 vote per member except the Chair of the Board of Supervisors has 2 votes, when there are an uneven number of members.	Health & Safety Code § 4730

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREVIATION	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR FORMATION
LAFCO	Sacramento Local Agency Formation Commission 700 H Street Sacramento 95814	Marilyn Flemmer 916 874 6458	874-6474	1 st Wednesday of Month, 5:30 p.m. at the Sacramento County Board of Supervisors Chambers.	• Total Members=7 • County Board of Supervisors - 2 Members • Sacramento City Council - 1 Member • Cities within County - 1 Member • Special Districts - 52 Members • Public - 1 Member & 1 alternate per group Christopher Tucker, Public Member John Jaehens, Alternate Citrus Heights Roberta MacGlashan Citrus Heights Sophia Schemman, Alternate EG 2/02 Lauren Hammond, Sac City Dave Jones, Alternate Sac City Elliott Mulberg, Special District Charles T. Rose, Alternate Citrus Heights Water District Muriel Johnson, Supervisor Illa Collin, Supervisor Roger Dickinson, Alternate William Porter, Northridge District Charles T. Rose, Alternate Spe Dist	05/02 05/02 05/04 05/03 05/03 05/04 05/05 05/05 05/05 05/05 05/02 05/05 05/03 05/05	1 vote per member	Government Code § 56326.5
RTD	Regional Transit District	Cindy Brooks Clerk to the Board	321-2800 FAX 444-2156	2 nd & 4 th Mondays of the Month, 6:30 p.m. at the RT Auditorium, 1400 - 29 th St. If Monday is a holiday, then meeting moved to Wednesday.	• Total Members=7 • Sacramento City Council - 4 Members • County Board of Supervisors - 3 Members Council has option to appoint non-elected members, but has not done so Steve Cohn, Sac City Dave Jones, Sac City Ray Tretheway, Sac City Bonnie Pannell, Sac City Roger Dickinson, Sac County	12/31/04 12/31/03 12/31/04 12/31/02 12/31/02 12/31/03	1 vote per member	Public Utilities Code § 102000

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREVIATION	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR INFORMATION
SACOG	Sacramento Area Council of Governments 3000 S Street, Ste 300 Sacramento 95816	Marlin Tuttle, Executive Director Deputy Executive Director Joanne Koegel, Dir. Of Transp. Planning Contact: Rochelle	457-2264	3 rd Thursday of Month, 9 a.m. at the SACOG offices.	Don Notoli, Sac County Roger Niello, Sac County Total Members=17 + 1 ex officio • Member County - 1 Member/1 vote • Except Sac County - 1 Member/3 votes or 2 Members/1 1/2 votes or 3 Members/1 vote. • City of Sacramento - 1 Member/2 votes or 2 Members/1 vote • Galt, Folsom, Isleton - 1 Member/1 vote Member Cities in Counties other than Sac or Placer - 1 Member from each county/1 vote Joan Bechtel, Sutter County Christopher Cabaldon, Yolo Co Cities Steve Cohn, Sac City Jim Cooper, (EEG, Sac County Cities) Tom Cosgrove, Placer County Cities Roger Dickinson, Sac County Rusty Dupray, El Dorado County Heather Fargo, City of Sac David Flory, Yolo County Cities Ted Gains, Placer County Blaudia Gamar, Placer County Cities Sandra Hilliard, Sutter County Cities Bill Hughes, Sac County Cities, CH Muriel Johnson, Sac County Paul McNamara, Yuba County Cities Steve Miklos, Sac Cnty Cities, Folsom Darryl Claire (Galt, Miklos Alternate) Donald Schrader, Yuba Cities Tom Stallard, Yolo County Jody Loneragan, Caltrans District #3 Mike Leary, COEG (Hughes Alternate) *A = serves at pleasure of appointing agency; 4 yr terms	12/31/04	All members have 1 vote each except Sac County Members who have a total of 3 votes for up to 3 Davis, Folsom, Galt, Isleton, Lincoln, Live Oak, Marysville, Rocklin, Roseville, Sacramento, West Sacramento, Wheatland, Winters, Woodland and Yuba City	Joint Powers Agreement among Counties of Sacramento, Sutter, Yolo and Yuba and Cities of Davis, Folsom, Galt, Isleton, Lincoln, Live Oak, Marysville, Rocklin, Roseville, Sacramento, West Sacramento, Wheatland, Winters, Woodland and Yuba City
SACTO	Sacramento Area Commerce &	Barbara Hayes.	441-	Next meeting is May	All 6 regions; about 460+ members.		1 vote per	Non-Profit

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREVIATION	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR INFORMATION
Trade Organization 980 9 th Street Sacramento	Exec. Director Board of Directors, Chuck Trainor	2144	14, 12:00 p.m. the location changes each month. The meetings for the remainder of the year have not been determined. Note: Every other month, every third Wednesday, Meetings are held during the months of January, March, May, July, September and November.	Approx. 60 on the board. Members consist of any individual, business, trade association, or public sector entity that supports the purposes of the Corporation and makes a monetary contribution to the Corporation in such sum or sums and upon such date or dates as may be fixed by the Board of Directors. Note: The Nominating Committee selects qualified candidates for election to the Board of Directors & report from committee will be submitted at May meeting. Taken from Bylaws. • Officer Nominating Committee 2001/2002 term Jeanne Reeves Larry Booth Gary Orr Bill Swettenham Ron Robinett • Director-at-large Nominations 2002/2003 David Purser Lynn Pomeroy Sarah Krevans Scott Shelton • Second term 2001-2002 and 2002-2003 Denise Baumbach Tim Cronan Jorge H. Delgado Don Sharp • Continuing Directors at large 2001/2002 Steve Bernard Rich Fulkco Martha Marsh Susumi Sato		member	Corporation	
(Cont.) Sacramento Area Commerce & Trade Organization								

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREV	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR FORMATION
SAFCA	Sacramento Area Flood Control Agency Board 9261 J Street, Suite 424 Sac	Small office handles entire city/country. Contact: Kay C.	874-7606, Clerk of the Board	3 rd Thursday of Month, 3 p.m. at County Board of Supervisors Chambers	Anthony Scotch Brian Strom Elliott Troshinsky Jim Williams • Appointed Directors 2001/2002 Heather Fargo David Solaro Edward "Ted" M. Gaines Don Nottoli Dan Silva Tom Stallard Bill Simmons • Ex-Officio Directors 2001/2002 Karal Cottrell Larry Dicke Norman E. Elliot Dr. Stephen Epler Donald R. Gerth Bruce Harris Dave Higgins Edward J. Hurley, MD Diane Miller Kevin M. Ramirez Charles W. Trainor Larry N. Vanderhoef James A. Whillock Total Members=13 County Board of Supervisors - 5 Members • Sacramento City Council - 3 Members • Sutter County Board - 1 Member • American River Flood Control - 2 Members • Reclamation District 1000 - 2 Members		1 vote per member	Joint Powers Agreement among Counties of Sacramento and Sutter, City of Sacramento, American River Flood Control District and Reclamation District No. 1000

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREVIATION	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR INFORMATION
SCWA	Sacramento County Water Agency 827 7 th , Suite 301 Sacramento (Water Supply Information)	Greg Chanesian Senior Administrative Analyst, Water Resources, Public Works	874- 6851	SCWA issues are scheduled during Public Works meetings that are held every Tuesday, beginning at 9 a.m.	Total Members=5 • County Board of Supervisors - 5 Members, make up the governing body, acting ex-officio Members are the Sacramento Board of Supervisors Total Members=5 • County Board of Supervisors - 2 Members • Sacramento City Council - 2 Members • At-Large - 1 Member	Effective 07/30/01 2-year term	1 vote per member	CA Government Code § 6500 et seq California Water Code Appendix Chapter 66
SETA	Sacramento Employment & Training Agency 1217 Del Paso Blvd. Sacramento, CA 95815 At-Large Appointment Sophia Scherman	Clerk of the Board Nancy Taggart	263- 3827	1 st & 3 rd Thursday of Month, 10 a.m. at the SETA Office on 1217 Del Paso Blvd.	Total Members=5 • County Board of Supervisors - 2 Members • Sacramento City Council - 2 Members • At-Large - 1 Member Illa Collin, Supervisor Bonnie Pannell, Sac City Councilmember Don Nottoli, Supervisor Sophia Scherman, at-large Robbie Waters, Sac City Councilmember	Effective 07/30/01 2-year term	1 vote per member	Joint Powers Agreement among the County and City of Sacramento
SEC	Sacramento Environmental Commission	Mel Knight Director of Environmental Management Linda Jimenez Secretary to Mel	875- 8444	Meetings are monthly, the last Monday of the month. 6:30 p.m. at the Sac City Council Chambers 915 I Street, 2 nd Floor, or 6 p.m. at the Environmental Mgmt Dept 8475 Jackson Rd, Ste 204, Sacramento, CA	Total Members=9 All members are citizens appointed by the following groups. None of the elected officials are members of the commission. • County Board of Supervisors - Appoints 5 Members • Sacramento City Council - Appoints 3 Members • Folsom, Isleton, Galt - Appoints 1 Member Carolyn A. Baker, Sac County William Gibson, Sac County	07/13/02 07/13/030	1 vote pr member	Sacramento County Code Chapter 2.135

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREVIATION	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR INFORMATION
SHRA	Sacramento Housing & Redevelopment Agency 6301 Street Sacramento	Joan Roberts Agency Clerk	440-1363	1 st & 3 rd Wednesday, 6 p.m. at 600 I St., 1 st Floor meeting room	- Richard Hum, Sac County - Ronald Kennedy, Sac County - Mike Buck, Sac County - Thomas Watson, Galt Representative - Marjorie M. Namba, Sac City - Val Siebel, Sac City - Vacant	7/13/04 07/13/03 06/30/02 11/09/01 11/09/02 Unk	1 vote per member	Sacramento County Code Ordinance No. 184 Redevelopment Health & Safety Code § 33000 et seq Housing Authority Health & Safety Code § 34000 et seq
SRCSD	Sacramento Regional County Sanitation District	Marsha Maurer, Chief of Administrative Section of Dept. of District Engineering, County Public Works Contact: Gloria	875-6728	2 nd & 4 th Wednesday of Month, 10 a.m. at the Sacramento County Board of Supervisors Chambers.	- Total Members=8 - County Board of Supervisors - 5 members - Mayor of Each City in County Sanitation District - 3 Members (Sacramento/Citrus Heights) - Roger Dickinson - Roger Niello - Illa Collin - Muriel P. Johnson - Don Nottoli - Heather Fargo - Eric King - Roberta MacGlashan - Sophia Scherman - Total Members=12	12/2002 12/2004 12/2002 12/2004 12/2002 12/2004 12/2002 12/2004 12/2004 12/2004 12/2004 12/2002	1 vote per member except for the Chair Member from the Board of Supervisors has 2 votes.	Health & Safety Code § 4730
STA	Sacramento Transportation Authority 980 9 th Street, Suite 210 Sacramento 95814	Brian Williams, Executive Director Contact: Gloria	323-0080	2 nd & 4 th Thursday of month, 1:30 pm at the County Board of Supervisors Chambers.	- Heather Fargo, Sac City Mayor - Steve Cohn, Sac City Council - Bonnie Pannell, Sac City Council		1 vote per member	Public Utilities Code § 4730

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

ABBREVIATION	TITLE	CONTACT	PHONE	REGULAR MEETINGS	BOARD MEMBERS	TERM EXPIRES	VOTING STRUCTURE	AUTHORITY FOR FORMATION
SWAC	Solid Waste Advisory Committee	Carl Haug, Chairman Mike Prater is Secretary to SWAC Committee	875-6789 x 56846	City/County SWAC Tuesday of Week before SWA Board Meeting, 11:30-1:30pm at Sac City Planning Commission Hearing Room, 1231 I St.	Lauren Hammond, Sac City Council Muriel Johnson, Sac County Supervisor Roger Dickinson, Sac County Supervisor Don Nottoli, Sac County Supervisor Illa Collin, Sac County Supervisor Roger Niello, Sac County Supervisor Kerri Howell, Council Representative (Folsom, Isleton & Galt) Tim Raney, Council Representative (Citrus Heights) Jimmie Yee, Alternate for Sac City B. Teri Burns, Alternate for R. Dickinson Virginia Moose, Alternate for I. Collin James Shelby, Alternate for Citrus Heights Dan Briggs, COEG 10/4/00 – look ex-officio status 5/02	See Table 1 below	1 vote per member	Public Resources Code § 40950 Joint Powers Agreement

1- The At-Large & Folsom, Isleton & Galt positions could be changing to Folsom, Isleton, and Galt & Citrus Heights positions with 2 total members from those cities, with no 2 from the same city.

AT-LARGE	FOLSOM/ISLETON/GALT	CITRUS HEIGHTS	BOARD MEMBERS	TERM EXPIRES
Environmental Representative			Carl Haug (Two-year term) ends 10/30/02	G. Patrick Sonner (Two-year term) ends 10/30/01
Recycling Business Rep			Rich Gurnsen (Two-year term) ends 10/30/01	Brian Foran (Two-year term) ends 10/10/02
Integrated Waste Management Industry Representative # 1			James Howell (Two-year term) ends 10/30/01	James Moose (Two-year term) 10/10/02
Integrated Waste Management Industry Representative # 2			Jerry Mayberry (Two-year term) ends 10/30/02	Fernando M. Cortano (Two-year term) 10/10/01
Residential Generators/General Public Representative				Katherine M. Cole (Two-year term) ends 10/10/01
Folsom Representative	David Peiser			

**CITY REPRESENTATIVES TO COUNTY BOARDS, COMMISSIONS,
AGENCIES, CABINETS & COMMITTEES**

Isleton Representative	(Two-year term) ends 10/31/01		
Gail Representative	Dean Dockery (Two-year term) ends 10/31/02		
Clinus Higgins	Christina De la Cruz (Two-year term) ends 10/31/02 June Daly (Two-year term) ends 01/31/03		

Memorandum

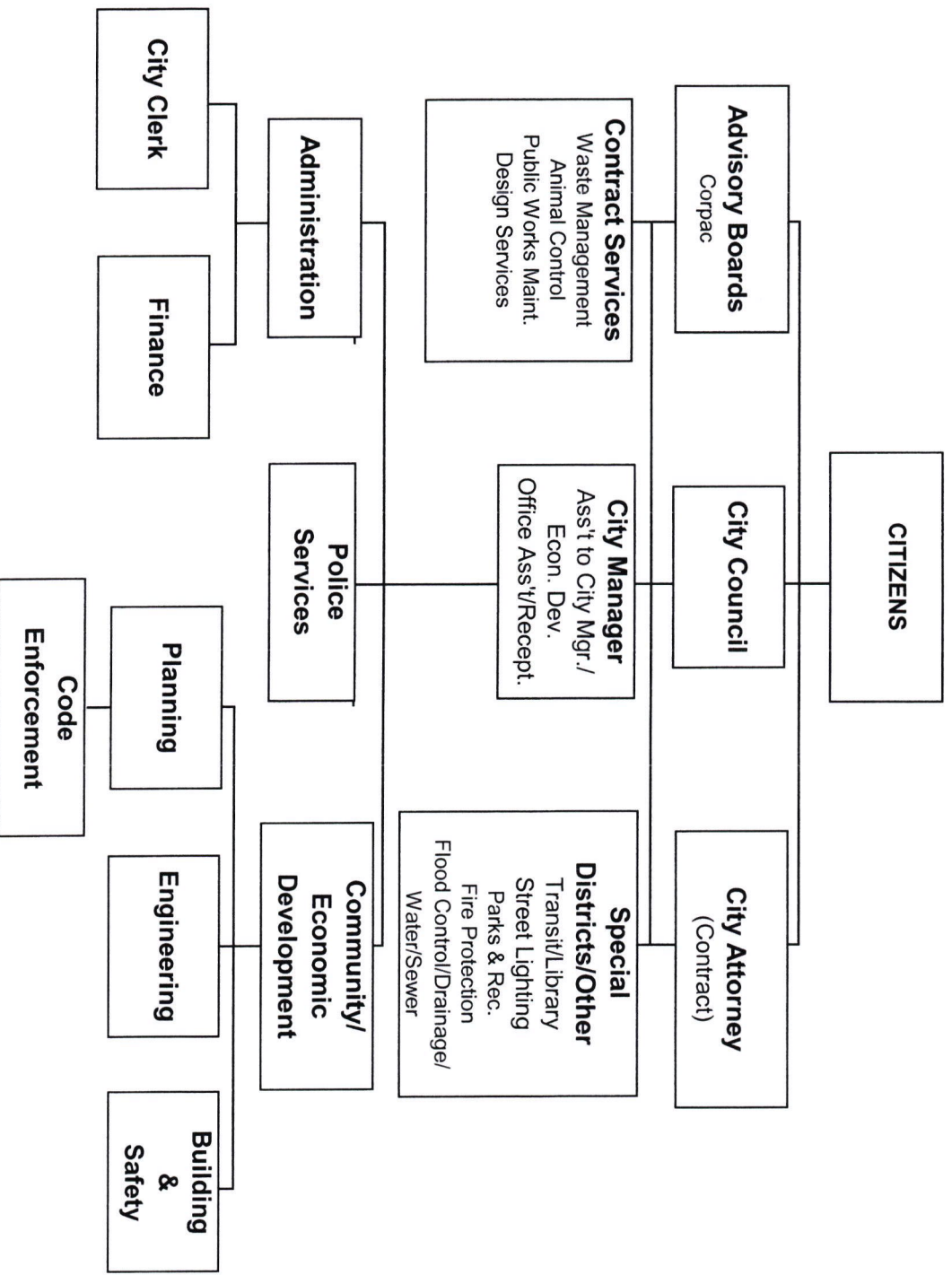
DATE: July 16, 2003
TO: Members of the City Council
FROM: Interim City Manager
SUBJECT: City Organization Chart

The Council wanted to have some discussion on organization of services. To facilitate that discussion, attached is a chart that basically illustrates how we are organized as of today.

Charles Cate

CITY OF RANCHO CORDOVA

Organizational Chart



Rancho Cordova City Council-Elect Strategic Goals

Revised for July 21 Council Meeting

Mission Statement: *The City of Rancho Cordova serves a diverse, growing community and provides innovative, efficient customer-oriented city services to support and enhance civic involvement, livable neighborhoods and economic opportunities.*

Goal No.	Target Date	6-Month Objectives	Status	Comments
A. DEVELOP AND BEGIN TO IMPLEMENT A TWO-YEAR PLAN FOR PROVIDING MUNICIPAL SERVICES				
A-1	15-May-03	Interim City Manager Chuck Cate – lead, Transition Coordinator Curt Haven and Transition Consultant Mike Oliver will present to the City Council for its consideration options and recommendations for which city services should remain with the county, be provided by outside contract or by city employees for FY 2003-2004.	completed	
A-2	15-Sep-03	City Manager, working with city staff, will develop and present to the City Council for its consideration options and recommendations for which city services should remain with the county, be provided by outside contract or by city employees for FY 2004-2005.	completed	
B. ENSURE QUALITY DEVELOPMENT				
B-1	1-Aug-03	City Attorney will present to the City Council for discussion the pros and cons of serving as a Redevelopment Agency.	on target	
B-2	15-Aug-03	An urban planner and the City Attorney will conduct a study to examine the county's zoning code to determine what parts of the code are applicable in Rancho Cordova.	on target	The Planning Director is in the process of identifying items to be modified to allow conversion of county code into a City Zoning Code.
B-3	15-Sep-03	An urban planner and the City Attorney will conduct a City Council workshop to discuss the level of development standards that are needed to ensure the quality of development for the future.	on target	A draft Design Review Ordinance has been presented for consideration which will be the basis for meeting this goal.
B-4	15-Sep-03	The Urban Planner will present to the City Council, as an initial step in the city's General Plan process, a conceptual Plan for Future Development, including options, based on a community analysis and a series of community visioning workshops and projects already in the pipeline.	on target	The planning Director is preparing a detailed work plan for creation of the City's first General Plan which will be presented to the Council in the near future.

Goal No.	Target Date	6-Month Objectives	Status	Comments
B-5	15-Sep-03	The Financial Planning consultant will develop and present to the City Council a financial model/template to evaluate new development and to identify service costs and available offsetting revenue sources (residential, commercial, retail).	on target	The residential component of a model for funding police services has been presented to the council and an ordinance setting forth the details has been adopted.
C. ENSURE FINANCIAL STABILITY				
C-1	15-Apr-03	The Transition Consultant, Interim City Manager, City Attorney Steve Meyers and the Transition Coordinator will develop and recommend to the City Council for action strategies to ensure that Sunrise Douglas/Sunridge development financial planning is structured to pay its fair share for city services.	Move target date to Sept 15	The police services tax has been approved by the council for SF housing. An amount to be applied to multi-family and commercial will now be developed. Need to move target date to Sept 15
C-2	15-May-03	The Transition Consultant - lead, Interim City Manager and Transition Coordinator will develop a Comprehensive Fiscal Analysis including a 10-year revenue and expenditure model addressing revenue neutrality and actual costs and revenues.	Move target date to Sept 15	
C-3	15-May-03	The Interim City Manager will obtain from the county their plan of services and costs proposed to be provided to the City of Rancho Cordova for FY 2003-2004.	move target date to Aug 4	Will be presented as part of the budget submittal on August 4.
C-4	1-Jun-03	and Interim City Manager will develop and present to the City Council new sources of revenue that include work with congressional delegations, grants, CDBG entitlement, licensing fees in all departments, franchise fees,	Partially completed	An application for COP's funding was submitted.
C-5	1-Jul-03	The Transition Coordinator - lead, Interim City Manager, Transition Consultant and City Attorney will analyze all opportunities and responsibilities to participate in the regional bodies which either provide targeted funding or require expenditures for membership (Regional Sanitation, STA, Sacramento Cable, etc.).	completed	
C-6	15-Sep-03	A financial consultant will present to the City Council ways in which government is financed in California, how development is related to that, and a cost-of-services model.	on target	
D. ENHANCE CIVIC INVOLVEMENT				

Goal No.	Target Date	6-Month Objectives	Status	Comments
D-1	15-Apr-03	The Interim City Manager will formally request the Sacramento Cable Commission to provide the cost, timing and necessary improvements to provide live broadcasts of City Council meetings.	completed	
D-2	1-Jun-03	The Interim City Manager will present to the City Council for discussion the pros and cons of establishing a City Planning Commission.	Move target date to August 4	This matter will be slated for further discussion at the August 4 council meeting.
D-3	10-Jul-03	The Interim City Manager will issue an RFP to solicit proposals for issuing a citywide newsletter on both paper and online, with options for monthly and quarterly basis, for submission to the City by Sept. 1, 2003.	on target	
D-4	15-Aug-03	The Interim City Manager and the Transition Coordinator will develop and present to the City Council a catalogue of possible rules, commissions and committees for community participation.	move target date to Sept. 1	
E. IMPROVE COMMUNITY IMAGE				
E-1	15-Jun-03	Interim City Manager - lead and Transitional Coordinator will open and staff a city hall at 3121 Gold Canal.	completed	
E-2	1-Jul-03	The Transition Coordinator will develop postcards for sale having photos of Rancho Cordova.	Change date	Need to move target date to Sept 1
E-3	1-Jul-03	The Interim City Manager, working with a consultant, will present to the City Council for consideration a city logo and color scheme for city street signs and vehicles, including police cars.	Completed	Next step is to develop a designs standards manual
E-4	1-Jul-03	The City Council will identify potential locations for four community signs promised by a local sign company.	move target date to Sept. 1	The Planning Staff is working on this project.
E-5	15-Sep-03	The City Manager, working with a consultant, will compile and analyze the Rancho Cordova Boundary 2000 census data set to support planning decisions and present to the City Council	on target	This project has been assigned to the planning staff.
E-6	1-Sep-03	The Interim City Manager will submit an application for a federal grant to replace existing street signs and to create street banners noting the City of Rancho Cordova.	on target	

Goal No.	Target Date	6-Month Objectives	Status	Comments
E-7	15-Sep-03	The Interim City Manager will present to the City Council for consideration the criteria for siting a future City Hall and/or civic center giving consideration to concerns such as mass transit, the City's geographic center, etc.	on target	It is recommended that this project be worked on and integrated with preparation of the city's first General Plan.
F. STRATEGIC PLANNING RETREAT				
F-1	7-Apr-03	City Council and Management Team will Read the retreat record and present the updated Strategic Plan to the public at a City Council meeting.	completed	
F-2	26-Sep-03	Hold Strategic Planning Retreat for a more thorough assessment of progress on the goals and objectives. Identify Core Values for the City. Set objectives for the next six months. The retreat will be held in Rancho Cordova and is open to the public.	on target	The September 26 retreat has been confirmed with Snider & Associates



COUNTY OF SACRAMENTO

PUBLIC WORKS AGENCY

COUNTY ADMINISTRATION BUILDING
827 SEVENTH STREET, ROOM 304
SACRAMENTO, CA 95814

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WARREN H. HARADA, Administrator
STEVEN M. PEDRETTI, Director
County Engineering and Administration
ROBERT F. SHANKS, Director
Water Quality
JOHN W. NEWTON, Director
General Services
THOMAS J. ZLOTKOWSKI, Director
Transportation
KEITH DeVORE, Director
Water Resources
CHERYL CRESO, Director
Multi-Agency Collaborative
DAVID A. PELSER, Director
Waste Management and Recycling

July 11, 2003

Chuck Cate, City Manager
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Subject: Status of Service Agreement

Dear Chuck:

The purpose of this letter is to update you on the status of the Services Agreement for Building, Safety, and Engineering services between the City of Rancho Cordova and Sacramento County. We received the draft agreement from the City Attorney's office on July 1, 2003 and have forwarded the document to our County Counsel for review and comment. I understand that Cyrus Abhar has discussed the key requirements and issues with you and we seem to be in general agreement on them.

One of the key issues is insurance. As you recall, the City Council indicated the method proposed by the County to address General Liability and Workers Compensation insurance was not acceptable to the City. Since modification to County insurance policy requires the approval of the County Board of Supervisors, it was necessary to postpone approval of the agreement until we could provide our Board with information regarding our revised proposal. The approval of both the new insurance policy and our service agreement are scheduled for the Board meeting of August 19, 2003.

I would like to remind you that, as required by the laws of incorporation, we will continue to provide services as directed by the City Council and yourself until the contract is in place. The County has assembled a qualified and dedicated team to provide engineering support and building and safety services for the City of Rancho Cordova. We are tracking City permit revenue separately from the County and are essentially providing services in the same manner as we will after the contract is signed.

AGENDA ITEM # 12g-

Mr. Chuck Cate, City Manager
July 11, 2003
Page 2 of 2

Please do not hesitate to contact Cyrus Abhar or myself (on my direct line at 874-1657, cell phone 591-1397) if you have any questions.

A handwritten signature in black ink, reading "Steven M. Pedretti". The signature is written in a cursive style with a large, stylized 'S' at the beginning.

Steven M. Pedretti, Director,
County Engineering and Administration

Cc: Warren Harada
Cyrus Abhar
Kurt Schmidt

SP:ca