CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

CITY COUNCIL AGENDA
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

Monday, November 15, 2004

4:00 P.M. - Special City Council Meeting
5:30 P.M. - Regular City Council Meeting

Special Meeting

Call to Order

Roll Call: Councilmembers: Cooley, McGarvey, Sander, Skoglund & Mayor Budge

Oral Communications

1. Public Comment

Citizens wishing to address the Council for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item other than a Consent Calendar item, please wait until that point on the agenda. Comments on Consent Calendar items will be heard prior to action on the Consent Calendar by providing a Speaker Card to the City Clerk before the Consent Calendar is discussed. **Please keep your comments to three minutes or less and provide a Speaker Cards to the City Clerk.** Please state your name and community of residence.

Consent Calendar

2. **Subject:** Rejection of the Claims of: (a) Larry & Doris Christison; (b) Marguerite Davis & Ernest Daniels III
   Recommendation: Reject the Claims

Adjournment to Closed Session for the Following Purpose:

3. Personnel – Public Employee Performance Evaluation (pursuant to Government Code Section 54957) – Title: City Manager

Reports from Closed Session

Regular Meeting

Call to Order

Roll Call: Councilmembers: Cooley, McGarvey, Sander, Skoglund & Mayor Budge

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Reverend Jim Boyd of Sun River Church

Presentations

None

Consent Calendar

2. **Subject:** Minutes of City Council Meetings
   a. Special Meeting of June 15, 2004.
   b. Regular Meeting of November 1, 2004.
   c. Special Meeting of November 1, 2004.
   Recommendation: Adopt Minutes.

3. **Subject:** Approval of Subdivision Map, Subdivision No. RC 03-033 of the Alexander Collection, Elliott Homes, Inc.
   Recommendation: Adopt Resolution No. 166-2004 Approving the Subdivision Map.

4. **Subject:** Approval of Parcel Map of Stone Creek Subdivision No. RC 04-067 being a Subdivision of Lot B and 5 of 317 BM 7
   Recommendation: Approve the Parcel Map.

5. **Subject:** A Resolution Creating Special Tax Area Zone 16 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia I, Village 2 Subdivision.
   Recommendation: Adopt Resolution No. 170-2004, Waive the First Reading and Introduce Ordinance No. 57-2004 **(Roll Call Vote)**.

6. **Subject:** A Resolution Creating Special Tax Area Zone 17 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia I, Village 5 Subdivision.
   Recommendation: Adopt Resolution No. 171-2004, Waive the First Reading and Introduce Ordinance No. 58-2004 **(Roll Call Vote)**.

7. **Subject:** A Resolution Creating Special Tax Area Zone 18 and an Ordinance Establishing Special Tax for Police Protection Services for the Anatolia I, Village 6 Subdivision.
   Recommendation: Adopt Resolution No. 172- 2004, Waive the First Reading and Introduce Ordinance No. 59-2004 **(Roll Call Vote)**.

8. **Subject:** A Resolution Creating Special Tax Area Zone 19 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 10 Subdivision.
   Recommendation: Adopt Resolution No. 173-2004, Waive the First Reading and Introduce Ordinance No. 60-2004 **(Roll Call Vote)**.

9. **Subject:** A Resolution Creating Special Tax Area Zone 20 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 11 Subdivision.
   Recommendation: Adopt Resolution No. 174-2004, Waive the First Reading and Introduce Ordinance No. 61-2004 **(Roll Call Vote)**.

10. **Subject:** A Resolution Creating Special Tax Area Zone 21 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 13 Subdivision.
    Recommendation: Adopt Resolution No. 175-2004, Waive the First Reading and Introduce Ordinance No. 62-2004 **(Roll Call Vote)**.

11. **Subject:** A Resolution Creating Special Tax Area Zone 22 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 14 Subdivision.
    Recommendation: Adopt Resolution No. 176-2004, Waive the First Reading and Introduce Ordinance No. 63-2004 **(Roll Call Vote)**.

12. **Subject:** A Resolution Creating Special Tax Area Zone 23 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 16 Subdivision.
    Recommendation: Adopt Resolution No. 177-2004, Waive the First Reading and Introduce Ordinance No. 64-2004 **(Roll Call Vote)**.

13. **Subject:** A Resolution Creating Special Tax Area Zone 24 and an Ordinance Establishing a Special Tax for Police Protection Services for the Kennedy / Mills Station Road Subdivision.
    Recommendation: Adopt Resolution No. 178-2004, Waive the First Reading and Introduce Ordinance No. 65-2004 **(Roll Call Vote)**.

14. **Subject:** Investment Policy.
    Recommendation: Adopt Resolution No. 180-2004 Approving the Investment Policy.

15. **Subject:** Authorizing the City to Join with Other Public Agencies as a Participant of the California Asset Management Program and to Invest in Shares of the Trust and in Individual Portfolios.
    Recommendation: Adopt Resolution No. 179-2004.

16. **Subject:** Central Sacramento County Groundwater Forum
    Recommendation: Consider Staff's Participation in the Collaborative Process of the Central Sacramento County Groundwater Forum and Adopt Resolution No. 167-2004 to Proceed with the Process Leading to the Negotiation of a Draft Groundwater Management Plan.

Consent Public Hearings

None

Oral Communications

17. **Public Comment**

Citizens wishing to address the Council for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item other than a Consent Calendar item, please wait until that point on the agenda. Comments on Consent Calendar items will be heard prior to action on the Consent Calendar by providing a Speaker Card to the City Clerk before the Consent Calendar is discussed. **Please keep your comments to three minutes or less and provide a Speaker Cards to the City Clerk.** Please state your name and community of residence.

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

Public Hearings

18. **Subject:** Finestra Office Building – RC-04-126 - Design Review. Applicant is Requesting Design Review for an Office Building of Approximately 12,000 Square Feet. Location: 3071 Gold Canal Drive. APN: 072-0460-011
Recommendation: Adopt Resolution No. 164-2004 Approving Design Review for Finestra Warehouse/Office Building Project #RC-04-126 **(Continued from November 1, 2004 & Continued to December 6, 2004).**

19. **Subject:** Zoning Code Ordinance Amendments to be Consistent with the General Plan. The Current Zoning Code Adopted by Reference from Sacramento County Contains Provisions that are not Applicable to the City, and Provisions Exist that are not in Keeping with the Values as Stated in the "Vision Book and Interim General Plan" that will be Deleted or Modified Accordingly. Other Amendments will be Proposed to Clarify Existing Standards and New Standards will be Proposed.
Recommendation: Waive First Reading and Introduce Ordinance No. 51-2004, Amending Various Sections of the Rancho Cordova Zoning Code. **(Roll Call Vote)**

20. **Subject:** Amending Ordinance No. 18-2003, Title 2, Chapter 2.30 of the City of Rancho Cordova Municipal Code Regarding the Establishment and Functions of the Planning Commission
Recommendation: Waive First Reading and Introduce Ordinance No. 56-2004 Amending Ordinance No. 18-2003 to Extend the Initial Term of the At-Large Members of the Planning Commission From One Year to Two Years. **(Roll Call Vote)**.

Regular Calendar Items

21. **Subject:** Property Maintenance Ordinance Presentation
Recommendation: Provide Direction to Staff on the Nature and Scope of a Property Maintenance Ordinance.

22. **Subject:** Sacramento Transportation & Air Quality Collaborative "Path to an Agreement" Progress Report
Recommendation: Acknowledge the Importance of the Collaborative Process of the Sacramento Transportation & Air Quality Collaborative and Review "The Path to an Agreement – Progress Report to Stakeholders: Completing Education and Visioning and Launching the Negotiations".

Break **Council will break for cake in recognition of Councilmember David Sander's birthday**

23. **Subject:** Appointment to the Sacramento Regional County Sanitation District and County Sanitation District 1 Boards of Directors (Lillian)
Recommendation: Adopt Resolution No. 169-2004.

7:00 p.m. 24. **Subject:** Capital Village "Beazer Homes" Project Study Session. Review Current Proposal by the Applicant .
Recommendation: Provide Preliminary Direction on Project.

Correspondence

Council Reports

Council Requests for Future Agenda Items

City Manager's Report

Reports from Closed Session

Adjournment

Upcoming Meeting Dates:

Monday, December 6, 2004 – Regular Meeting
Monday, December 20, 2004 – Regular 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. Tune to Metro Cable Channel 14, for playback times. The city does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 942-0255 or lhare@cityofranchocordova.org at least 48 hours prior to the meeting.

City Clerk's Certificate of Posting of Agenda

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 15, 2004 Special Meeting and Regular Meeting of the Rancho Cordova City Council was posted on November 12, 2004 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 12th day of November 2004 at Rancho Cordova, California.

Carolyn Butler

Carolyn Butler, Deputy City Clerk

CITY OF RANCHO CORDOVA
Special Study Session of the City Council

Tuesday, June 15, 2004

MINUTES

CALL TO ORDER

ROLL CALL

Present: Councilmembers Cooley, McGarvey, Sander, Skoglund, and Mayor Budge

Staff Present: City Manager Ted Gaebler, Planning Director Paul Junker, Economic Development Director Curt Haven, Deputy City Clerk Anna Olea-Moger, Finance Director Bill Thomas, Public Works Director Cyrus Abhar, and Management Partners, Inc., Workshop Facilitators Andy Belknap and Jim Carney

Others: Community members, residents, Planning Commissioners, and interested other-agency parties

ORAL COMMUNICATIONS

1. Public Comment

   None

STUDY SESSION DISCUSSION ITEM

2. **Subject**: Municipal Services Planning Workshop
   Recommendation: Conduct study session.

OUTCOMES: Participants learned about the history, role and functions of a city and were invited to play a role in developing the array of services the City of Rancho Cordova could provide. Participants were divided up into small groups to do some "steering" (identify desired services city would provide).

ADJOURNMENT

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Anna Olea-Moger, Deputy City Clerk

AGENDA ITEM # 2a

City of Rancho Cordova
Regular City Council Meeting
Monday, November 1, 2004

MINUTES

CALL TO ORDER

Mayor Budge called the meeting at 5:55 p.m. and announced the cablecast playback schedule for the meeting.

ROLL CALL

Present: Councilmembers: Cooley, McGarvey, Sander, Skoglund & Mayor Budge

Staff Present: Gaebler, Abhar, Campbell, Carter, DeHaan, Franklin, Hare, Haven, Junker, Lindgren, McMahon, Olea-Moger, Thomas

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Conrad Mayer.

INVOCATION

1. Minister Chad McKeown, New Hope Church of Christ, gave the invocation.

PRESENTATIONS

2. Relay for Life – Certificate of Commendation - Certificates were presented to Conrad and Melody Mayer; (Melody was not present). Trista Jensen accepted a certificate on behalf of the American Cancer Society.

3. Folsom Cordova Unified School District Annual Presentation – Measure B, Rancho Cordova Bond Projects Report to the Community - Matt Washburn provided an update to the Council regarding Measure B Bond projects.

4. Recognize One-Year of Service Anniversary for Ted Gaebler, City Manager - Mr. Gaebler's one-year anniversary with the City was recognized by the Council.

CONSENT CALENDAR

ACTION: Motion by Skoglund, seconded by Cooley, and carried unanimously by roll call vote, Council approved the Consent Calendar; the City Clerk announced that the property owner election for Item 11 was an affirmative vote of approval by the property owner.

5. **Subject:** Minutes of City Council Meetings
   a. Special Meeting of May 11, 2004.
   b. Regular Meeting of October 18, 2004.

   Recommendation: Adopt Minutes.

AGENDA ITEM # 2b

6. **Subject:** Second Reading of Ordinance No. 54-2004 North Douglas Development Agreement RC-03-002. An Ordinance to Approve a Development Agreement (DA) for the North Douglas Project. The DA formalizes the requirements to pay certain fees associated with on-going police protection, future park development and the restoration of existing parks in the community.
Recommendation: Waive second reading and adopt Ordinance No. 54-2004. **(Roll Call Vote)**

7. **Subject:** Second Reading of Ordinance No. 53-2004 An Ordinance of the City of Rancho Cordova Amending Chapter 22.40 of the Rancho Cordova Municipal Code Related to Park Dedication and Park In-Lieu Fees
Recommendation: Waive second reading and adopt Ordinance No. 53-2004. **(Roll Call Vote)**

8. **Subject:** Approval of Parcel Map "Subdivision No. RC-03-039" Being a Subdivision of Lot 62 of 60 P.M. 27; Also Known as 3158 & 3162 Luyung Drive
Recommendation: Approve the parcel map.

9. **Subject:** First Quarter Fiscal Year 2004 Financial Report
Recommendation: Receive and file report.

10. **Subject:** Acquisition of Financial Management Software - Sungard Pentamation Contract Negotiation Authorization
Recommendation: Adopt Resolution No. 162-2004 authorizing the City Manager to negotiate terms and conditions and execute an agreement with Sungard Pentamation for the financial management software package.

11. **Subject:** Elections Concerning the Establishment of a Special Tax for Police Protections Services for Special Tax Area Zone 15 (Luyung Drive Phase 4 Subdivision; RC-03-039)
Recommendation: Move to announce the results of the election concerning the Establishment of a Special Tax for Police Services for Special Tax Area Zone 15 (Luyung Drive Phase 4 Subdivision).

    The City Clerk read the results of the election. She said that only one ballot was issued, to the property owner, and that the ballot was returned, marked in favor of the police tax.

CONSENT PUBLIC HEARINGS

None

ORAL COMMUNICATIONS

12. **Public Comment**

    None

PUBLIC HEARINGS

13. **Subject:** Full Stop & Save Service Station RC-04-072 Conditional Use Permit and Design Review. Applicant requests a Conditional Use Permit and Design Review to allow the installation of one 20,000 underground storage tank (UST) and one 15,000-gallon UST, a canopy and three multiple type gasoline dispensers at an existing mini-mart. Location: 10785 Coloma Road. APN: 056-0260-011.

Recommendation: Determine the project is Categorically Exempt from California Environment Quality Act (CEQA) review under Section 15302(b) of the CEQA Guidelines (Reconstruction or Replacement) and adopt Resolution No. 139-2004 approving the Conditional Use Permit and Design Review for one 20,000 underground storage tank (UST) and one 15,000-gallon UST, a canopy and three multiple type gasoline dispensers subject to the Findings and Conditions of Approval (continued from September 7, 2004, September 20, 2004, October 4, 2004 & October 18, 2004).

Mayor Budge opened the public hearing. Addressing the Council on behalf of the applicant was David Janney, Project Engineer, to answer questions.

Mayor Budge closed the public hearing.

ACTION: Motion by Sander, seconded by Cooley and unanimously carried, Council approved the Conditional Use Permit and Design Review, subject to the following amendments to the Conditions of Approval and adopted Resolution No. 139-2004. Amendments to the Conditions of Approval were that Planning staff and the Police Department review the lighting plan for aesthetics and security (including the canopy); add a condition that not more than 50% of the windows can be covered with advertising; that as an exception to the approved site plan, appropriate music may be allowed in the parking lot; and that a condition be written regarding the signage program for the applicant's window signs acceptable to the Planning Director and Police Department. Lastly, canopies to be blue as depicted in project proposal.

14. **Subject:** Cordova City Center – RC-04-102 – Design Review. This project had been previously approved by the County of Sacramento, prior to City incorporation. This project is located within the Folsom Boulevard special Planning Area. Location: Northeast corner of La Loma Drive and Folsom Boulevard. APN: 076-0020-005, 006, 011 and 078-0213-009
Recommendation: Determine the Mitigated Negative Declaration, previously prepared for the project by the County is adequate and prepared consistent wit the California Environmental Quality Act Guidelines (CEQA) and adopt Resolution No. 158-2004 approving the Design Review for the Cordova City Center project, subject to the design package and Conditions of Approval (continued from October 18, 2004).

Mayor Budge opened the public hearing. Addressing the Council were Project Architects David Mogavaro and Renner Johnston to answer questions and solicit Council suggestions for naming the project. They advised that Economic Development Director Curt Haven had suggested Mills Crossing. Other suggestions from the Council included Mills Depot and Mills Junction.

Mayor Budge closed the public hearing.

ACTION: Motion by Cooley, seconded by Sander, and carried unanimously, to adopt Resolution No. 158-2004 approving the Design Review for the Cordova City Center Project, subject to the design package and Conditions of Approval.

15. **Subject:** Zoning Code Ordinance Amendments to be consistent with the General Plan. The current Zoning Code adopted by reference from Sacramento County contains provisions that are not applicable to the City, and provisions exist that are not in keeping with the values as stated in the "Vision Book and Interim General Plan" that will be deleted

or modified accordingly. Other amendments will be proposed to clarify existing standards and new standards will be proposed.
Recommendation: Waive first reading and introduce Ordinance No. 51-2004 that City Council find the code modifications Categorically Exempt under Section 15308 of the California Environmental Quality Act (CEQA) Guidelines, which states that proposed regulatory activity to protect the environment are exempt and the Planning Commission recommends the City Council adopt the draft Ordinance making minor changes to the Zoning Code. (Roll Call Vote)

Mayor Budge opened the public hearing. There were no speakers.

ACTION: Motion by Cooley, seconded by Skoglund, and carried unanimously to continue this item to November 15, 2004.

16. **Subject:** Finestra Office Building – RC-04-126 - Design Review. Applicant is requesting Design Review for an office building of approximately 12,000 square feet. Location: 3071 Gold Canal Drive. APN: 072-0460-011
Recommendation: Adopt Resolution No. 164-2004 City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act Guidelines and adopt a Resolution No. 164-2004 approving Design Review for Project No. RC-04-126, subject to the findings and Conditions of Approval.

Mayor Budge opened the public hearing. The applicant's representative, Jason Wilson, Project Architect discussed the project. Staff indicated that the discussion was not consistent with the site plan provided. The Mayor requested that the landscaping along the canal be carefully "looked at" by staff. No other speakers addressed the Council.

ACTION: Motion by Cooley, seconded by Skoglund, and carried unanimously to continue this item to November 15, 2004.

17. **Subject:** Redevelopment Agency Ordinance: Declarations, Determinations and Findings as to the Need for Redevelopment Agency, and Establishing the City Council as the Redevelopment Agency
Recommendation: Introduce Ordinance No. 55 -2004 establishing the City Council as the Redevelopment Agency, waive its full reading, and continue adoption of the Ordinance to the Council Meeting of December 6, 2004. (Roll Call Vote)

Mayor Budge opened the public hearing. As there were no speakers, Mayor Budge closed the public hearing.

ACTION: Motion by Skoglund, seconded by Cooley, and carried unanimously, to waive reading of the body and introduce Ordinance No. 55 -2004 establishing the City Council as the Redevelopment Agency, and continued the adoption of the Ordinance to the December 6th meeting.

18. **Subject:** Perkins Inc. Building – RC-04-109 - Design review. Applicant is requesting Design Review for a new 43, 864s.f. concrete tilt-up building. Location: Rockingham Drive. APN: 077-0050-045
Recommendation: Adopt Resolution No. 163-2004 City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act Guidelines and adopt Resolution No. 163-2004 approving

Design Review for Project No. RC-04-109, subject to the findings and attached Elevations, and Conditions of Approval.

Mayor Budge opened the public hearing. As there were no speakers, Mayor Budge closed the public hearing.

ACTION: Motion by Sander, seconded by McGarvey, and carried unanimously, to adopt Resolution No. 163-2004 approving the design review for Project No. RC-04-109, subject to the findings, elevations, and conditions of approval.

REGULAR CALENDAR ITEMS

19. **Subject:** Consideration of City Resolution No. 70-2004, by which the City consented to the formation of Benefit Zone No. 2 of County Service Area No. 10, which extends transportation services to the Sunridge Specific Plan area, and discussion of Engineer's Report regarding Zone No. 2 and other information that has been provided to staff regarding the resolution.
Recommendation: That Council:

    a. Consider if and when the City wants to take over provision of the CSA 10 transportation services currently provided by the County;

    b. Consider various alternatives to forming County Service Area 10 Benefit Zone No. 2, such as a subsidiary district, or detachment from CSA 10; and

    c. Consider the recently prepared Engineer's Report for a Zone 2 assessment.

    CONSENSUS: Councilmembers acknowledged review of the Engineer's Report, had no comments, and received and filed the staff report.

The following two items, Item 20 and Item 21 were considered concurrently.

20. **Subject:** Consideration of the Current Sacramento County Landscape Maintenance District Zones 4 and 5 and Formation of City Landscape and Lighting Maintenance District
Recommendation: Discuss and provide direction to staff regarding formation of landscape and lighting district in City.

21. **Subject:** Resolution Initiating Formation of Rancho Cordova Landscape Lighting Maintenance District Zone 1 (Ellenwood Court Unit No. 2, Lot A)
Recommendation: Adopt Resolution No. 165-2004 Initiating the Formation of Rancho Cordova Landscape Maintenance District Zone 1.

    ACTION: Motion by Cooley, seconded by McGarvey, and carried unanimously, to adopt Resolution No. 165-2004 initiating the formation of Rancho Cordova Landscape Maintenance District Zone 1 and the formation of Rancho Cordova Landscape Maintenance District from current Sacramento County Landscape District Zones 5 and the Ellenwood portion of Zone 4.

CORRESPONDENCE

None

COUNCIL REPORTS

The Council reported on various meetings, invitations and events since the last Council meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Mayor Budge and Councilmember Sander requested a general update on the Rio del Oro Project after a response is received from Elliott Homes, Inc.

CITY MANAGER'S REPORT

The City Manager told Council that a photo would be taken at 3:30 p.m. on Wednesday for the City holiday card. Mr. Gaebler also reminded the Council of the League of California Legislative briefings on Wednesday, November 10.

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

The Council adjourned to Closed Session at 10:55 p.m. for a discussion of the items listed below:

22. Conference with Real Property Negotiators (pursuant to Government Code Section 54956.8):

    Property: APN's: 072-0260-003-P, 072-0260-003, 072-0260-036, 072-0260-037, 072-0260-38, 072-0260-039, 072-0260-040-P, 072-0260-040, 072-0260-041, 072-0260-042

    Agency Negotiators: Ted Gaebler and Bill Thomas

    Negotiating Parties: Kilgore Business Park

    Under Negotiation: Price and Terms of Payment

23. Conference with Legal Counsel – Existing Litigation (pursuant to Government Code Section 54956.9):

    Name of Case/Parties: Lou Blanas, Sheriff, Sacramento County Sheriff's Department (on behalf of the City of Rancho Cordova) against the issuance of an off-sale beer and wine license to 99 Cent Only Store at 2868 Zinfandel Drive, Rancho Cordova, CA, before the Department of Alcoholic Beverage Control of the State of California

    Case/Claim No: File 20-396376

    Present in Closed Session were all Council Members; Ted Gaebler, City Manager; Adam Lindgren, Assistant City Attorney; Bill Thomas, Finance Director.

OPEN SESSION

The Council reconvened into Open Session at 11:50 p.m.

REPORTS FROM CLOSED SESSION

There was no reportable action.

ADJOURNMENT

The meeting was adjourned at 11:51 p.m.

Respectfully submitted,

_____
Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA
Special Meeting of the City Council
Monday, November 1, 2004

MINUTES

CALL TO ORDER

The meeting was called to order at 4:20 p.m. by Mayor Budge.

ROLL CALL

Present: Council Members: Cooley, McGarvey, Sander, Skoglund, and Mayor Budge

Staff Present: Gaebler, Hare, Lindgren

ORAL COMMUNICATIONS

1. Public Comment

   None

ADJOURNMENT TO CLOSED SESSION

The Council adjourned to Closed Session for a discussion of the item listed below:

Personnel – Public Employee Performance Evaluation (pursuant to Government Code Section 54957) – Title: City Manager

Present in Closed Session were all Council Members, City Manager Ted Gaebler, and Assistant City Attorney Adam Lindgren

OPEN SESSION

The Council reconvened into Open Session at 5:35 p.m. to conduct its Regular Meeting.

REPORTS FROM CLOSED SESSION

There was no reportable action.

Respectfully submitted,

_____
Lillian E. Hare, City Clerk

AGENDA ITEM # 2C

Memorandum

Agenda date: November 15, 2004
Consent item

TO: Honorable City Council

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **APPROVAL OF SUBDIVISION MAP "SUBDIVISION NO. RC-03-033 OF ALEXANDER COLLECTION (196 LOTS)**

BACKGROUND:

Submitted herewith for approval is the subdivision map of Alexander Collection subdivision, located on the easterly side of Bear Hollow Drive approximately 770 feet south of Zinfandel Drive.

DISCUSSION:

The map has been examined and checked for compliance with Title 22 of the City Code and the California State Map Act. The Rancho Cordova City Council approved the Tentative Map on December 15, 2003.

Roads are included for dedication. Class A road improvements, the necessary drainage and water facilities, street lighting and sewers in accordance with City requirements are satisfactorily provided for by Bond No. 929327190 with The Continental Insurance Company in the amount of $2,563,000.00. Bond No. 929327190 with The Continental Insurance Company in the amount of $1,281,500.00 guarantees the labor and material.

Ordinance No. 116-2004 establishing a Special Tax for Police Protection Services was adopted by the City Council on July 19, 2004. The development Agreement between the City and Elliott Homes was amended on October 18, 2004.

There are no delinquent taxes against the property and the Tax Collector has so certified. There are no outstanding special assessments due against the property. The park dedication requirement has been satisfied by land dedication to the Cordova Recreation and Park District.

AGENDA ITEM # 3

The landscape corridors shall be owned and maintained by the Cordova Recreation and Park District.

G. C. Wallace of California Inc. has waived the requirement for a bond to guarantee payment for setting the survey monuments with the subdivision. The soil report requirement has been prepared by Wallace-Kuhl & Associates Inc. The exterior boundary monuments were field checked on October 13, 2004 and found to be in place.

RECOMMENDATION:

The Public Works Department recommends the City Council approve this subdivision. The required resolution and agreement are attached for execution.

Attachments:
Zoning Map
8 ½ x 11 copy of final map
Resolution
Subdivision Improvement Agreement

ZONING MAP

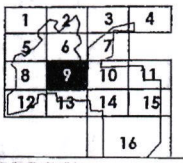


AG-20	Permanent agriculture - minimum 20 acres
AG-80	Permanent agriculture - minimum 80 acres
A-2	Interim Agricultural
A-10	Interim Agricultural
AR-1	Agricultural/residential
AR-2	Agricultural/residential
AR-5	Agricultural/residential
AR-10	Agricultural/residential - minimum 10 acre
RD-1	Single Family Residential
RD-2	Single Family Residential
RD-3	Single Family Residential
RD-4	Single Family Residential
RD-5	Single Family Residential
RD-7	Single Family Residential
RD-10	Single Family Residential
RD-15	Multiple Family Residential maximum density 15 dwelling units
RD-20	Multiple Family Residential maximum density 20 dwelling units
RM-1	Space Rental Park
AC	Auto Commercial
BP	Business and Professional
GC	General Commercial
LC	Limited Commercial
SC	Shopping Center
TC	Travel Commercial
M-1	Light Industrial
M-2	Heavy Industrial
MP	Industrial-Office Park
O	Recreation
SPA	Special Planning Area
(F)	Flood Combining Land Use
(SM)	Surface Mining Combining

AMENDED

SCALE IN FEET
250 500 1000

MAP SHEET INDEX

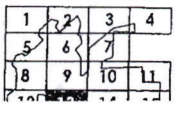


AR-1	Agricultural/residential
AR-2	Agricultural/residential
AR-5	Agricultural/residential
AR-10	Agricultural/residential - minimum 10 acre
RD-1	Single Family Residential
RD-2	Single Family Residential
RD-3	Single Family Residential
RD-4	Single Family Residential
RD-5	Single Family Residential
RD-7	Single Family Residential
RD-10	Single Family Residential
RD-15	Multiple Family Residential maximum density 15 dwelling units
RD-20	Multiple Family Residential maximum density 20 dwelling units
RM-1	Space Rental Park
AC	Auto Commercial
BP	Business and Professional
GC	General Commercial
LC	Limited Commercial
SC	Shopping Center
TC	Travel Commercial
M-1	Light Industrial
M-2	Heavy Industrial
MP	Industrial-Office Park
O	Recreation
SPA	Special Planning Area
(F)	Flood Combining Land Use
(SM)	Surface Mining Combining

AMENDED

SCALE IN FEET
250 500 1000

MAP SHEET INDEX



OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ALEXANDER COLLECTION AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE CIRCLE, WAYS AND DRIVE SHOWN HEREON; AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

(A) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC CIRCLE, WAYS AND DRIVE HEREON.

(B) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LAND 5 FEET IN WIDTH, 8 FEET IN WIDTH AND 10 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS AND CIRCLE SHOWN HEREON AND ALL OF LOT A, B, C, D AND E SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

(C) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

(D) A RIGHT OF WAY AND DRAINAGE EASEMENT FOR THE PURPOSES OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND FOREVER MAINTAINING THEREON A DRAINAGE CANAL, DITCH OR PIPELINE FOR DRAINAGE PURPOSES, TOGETHER WITH THE SPOIL BANKS AND APPURTENANT STRUCTURES THEREOF OVER THAT CERTAIN REAL PROPERTY SHOWN HEREON AND DESIGNATED AS "DRAINAGE EASEMENT" (D.E.).

(E) A RIGHT OF WAY AND EASEMENT FOR EMERGENCY ACCESS PURPOSES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS STRIPS OF LAND TWENTY (20') FEET IN WIDTH SHOWN HEREON AND DESIGNATED "EMERGENCY ACCESS EASEMENT".

ELLIOTT HOMES, INC.
AN ARIZONA CORPORATION

BY: _____
NAME: HARRY C. ELLIOTT III
TITLE: PRESIDENT
DATE: 10-22-04

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA

COUNTY OF Sacramento

ON October 22, 2004 BEFORE ME, Sheri Hassell, Notary Public

(NAME, TITLE OF OFFICER), PERSONALLY APPEARED Harry C. Elliott, III

☒ PERSONALLY KNOWN TO ME OR ☐ ~~PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~ TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

_____ Sheri Hassell
NOTARY'S SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.

MY COMMISSION EXPIRES: Sept. 24, 2007

COMMISSION NO. 1436607

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ELLIOTT HOMES, INC. IN JANUARY 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET UPON COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS ON OR BEFORE JUNE, 2006, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 10/21/04

_____
SHANNON CONAWAY,
L.S. 7537 EXP: 12/31/05
G. C. WALLACE OF CALIFORNIA, INC.

LICENSED LAND SURVEYOR
SHANNON CONAWAY
No. 7537
Exp. 12-31-06
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF THE ALEXANDER COLLECTION AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723 / R.C.E. 45424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC CIRCLE, WAYS AND DRIVE TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF.

_____
CITY CLERK
CITY OF RANCHO CORDOVA

DATED: _____

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2004, AT _____ .M IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF ELLIOTT HOMES, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____. ON FILE IN THIS OFFICE.

SIGNED: _____ BY: _____
SACRAMENTO COUNTY RECORDER DEPUTY

FINAL MAP OF

ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

ALL OF LOT 3 OF THE "FINAL MAP NO. 95-0533.7 OF VILLAGES OF ZINFANDEL UNIT NO. 9" FILED FOR RECORD IN BOOK 317 OF MAPS, AT PAGE 7
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
NOVEMBER, 2004
SHEET 1 OF 11

G.C. WALLACE OF CALIFORNIA, INC.
Engineers/Planners/Surveyors
2150 RIVER PLAZA DR., SUITE 100, SACRAMENTO, CA 95833
TELEPHONE: (916) 286-7600 • FAX: (916) 286-7601

FINAL MAP OF

ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

ALL OF LOT 3 OF THE "FINAL MAP NO. 95-0533.7 OF VILLAGES OF ZINFANDEL UNIT NO. 9" FILED FOR RECORD IN BOOK 317 OF MAPS, AT PAGE 7
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
NOVEMBER, 2004 SCALE: 1"=100'
SHEET 2 OF 11

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS MAP IS THE LONG CHORD OF THE CURVE ON THE CENTERLINE OF BEAR HOLLOW DRIVE BETWEEN FOUND MONUMENTS AT THE INTERSECTIONS OF ROBOLA WAY AND AUVERNAT DRIVE AS SHOWN ON THE FINAL MAP ENTITLED "VILLAGES OF ZINFANDEL UNIT NO. 18" AND RECORDED IN BOOK 308 OF MAPS, AT PAGE 6, SAID LONG CHORD BEARS N15°45'12"E. SEE SHEET 9

NOTES:

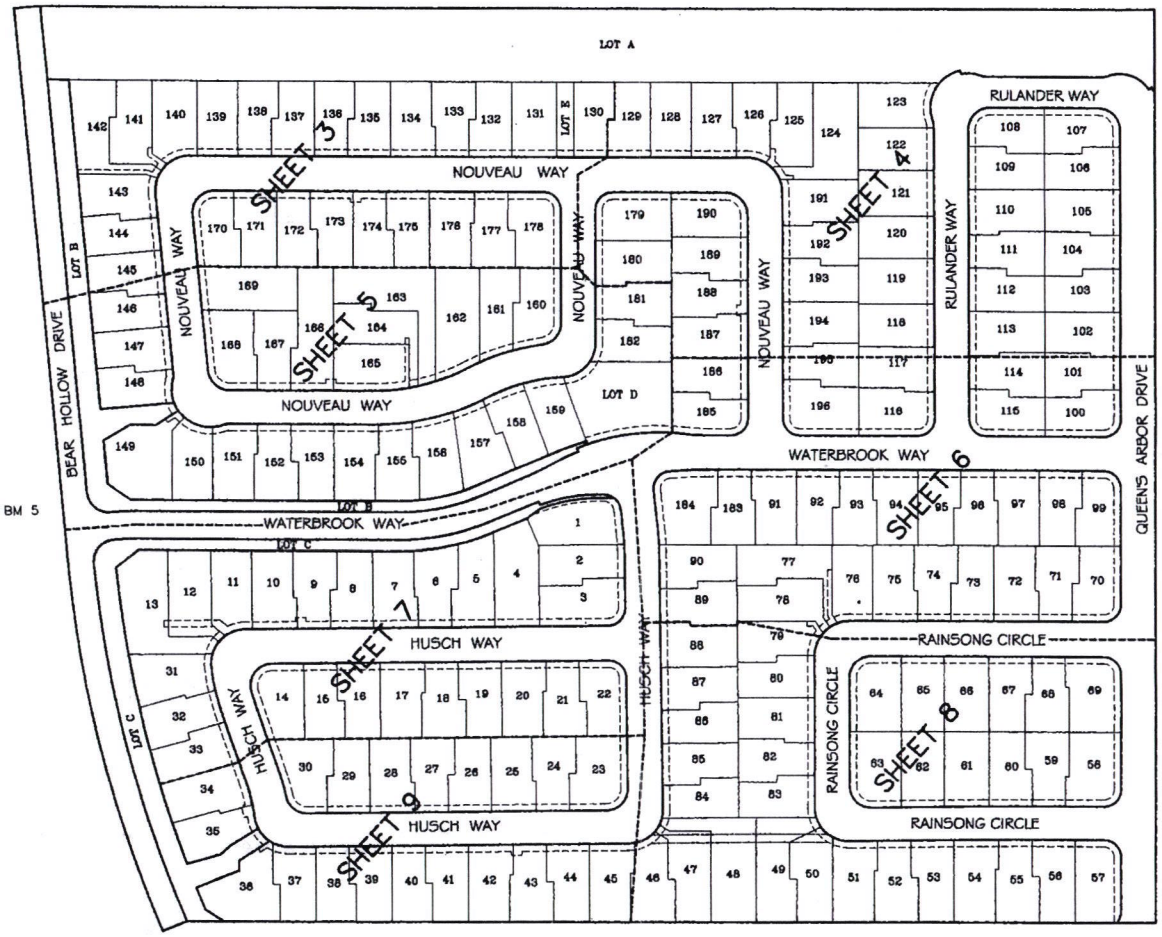
1. THIS SUBDIVISION CONTAINS 30.672± ACRES, GROSS.
2. ALL CURVE DATA IS DELTA, LENGTH AND RADIUS
3. SET 5/8" REBAR WITH CAP L.S. 7537 OR 2 1/2" MAG NAIL IN AC WITH 1" DISK STAMPED L.S. 7537 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS, AND ALL ANGLE POINTS ALONG REAR LOT LINES OR A SCRIBE AT THE PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
4. A SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES INC., DATED MARCH 9, 2004. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE CITY OF RANCHO CORDOVA.
5. THERE IS A FIVE (5) FOOT POSTAL EASEMENT TO ALL ROAD RIGHT OF WAYS SHOWN HEREON.
6. LOTS A, B, C, D AND E SHALL BE GRANTED IN FEE TO THE CORDOVA RECREATION AND PARK DISTRICT
7. LOTS 11 AND 12 SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE TIMELY MAINTENANCE OF THE SHARED DRIVEWAY.
8. LOTS 36 AND 37 SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE TIMELY MAINTENANCE OF THE SHARED DRIVEWAY.
9. LOTS 46, 47, 48, 49, AND 50 SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE TIMELY MAINTENANCE OF THE COMBINED EMERGENCY AND PRIVATE ACCESS EASEMENT SHOWN HEREON.
10. LOTS 78 AND 79 SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE TIMELY MAINTENANCE OF THE SHARED DRIVEWAY.
11. LOTS 124 AND 125 SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE TIMELY MAINTENANCE OF THE SHARED DRIVEWAY.
12. LOTS 141 AND 142 SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE TIMELY MAINTENANCE OF THE SHARED DRIVEWAY.
13. LOTS 149 AND 150 SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE TIMELY MAINTENANCE OF THE SHARED DRIVEWAY.
14. LOTS 163, 164 AND 165 SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE TIMELY MAINTENANCE OF THE SHARED DRIVEWAY.

REFERENCES:

1. 317 BM 17

LEGEND

○	DIMENSION POINT	PUE	PUBLIC UTILITY EASEMENT
⌀	FOUND 3/4" IRON PIPE STAMPED L.S. 6815	PE	PEDESTRIAN EASEMENT
◎	SET 3/4" IRON PIPE W/PLUG STAMPED "L.S. 7537"	OR	SACRAMENTO COUNTY OFFICIAL RECORD
◉	3/4" IRON PIPE TO BE SET PER 317 BM 7	(R)	RADIAL LINE
		DE	DRAINAGE EASEMENT



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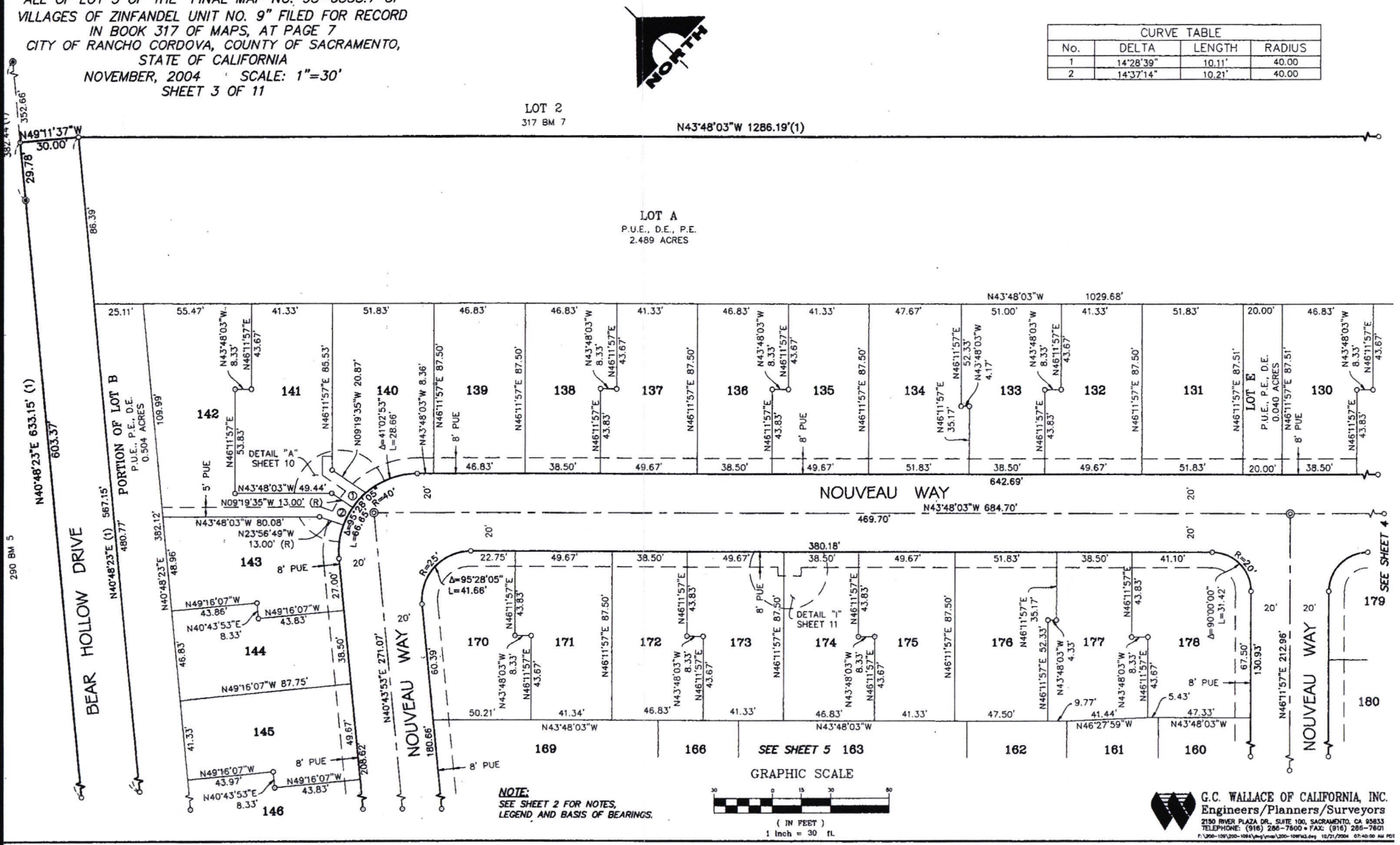
FINAL MAP OF

ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

ALL OF LOT 3 OF THE "FINAL MAP NO. 95-0533.7 OF VILLAGES OF ZINFANDEL UNIT NO. 9" FILED FOR RECORD IN BOOK 317 OF MAPS, AT PAGE 7
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
NOVEMBER, 2004 SCALE: 1"=30'
SHEET 3 OF 11

CURVE TABLE			
No.	DELTA	LENGTH	RADIUS
1	14°28'39"	10.11'	40.00
2	14°37'14"	10.21'	40.00



NOTE:
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

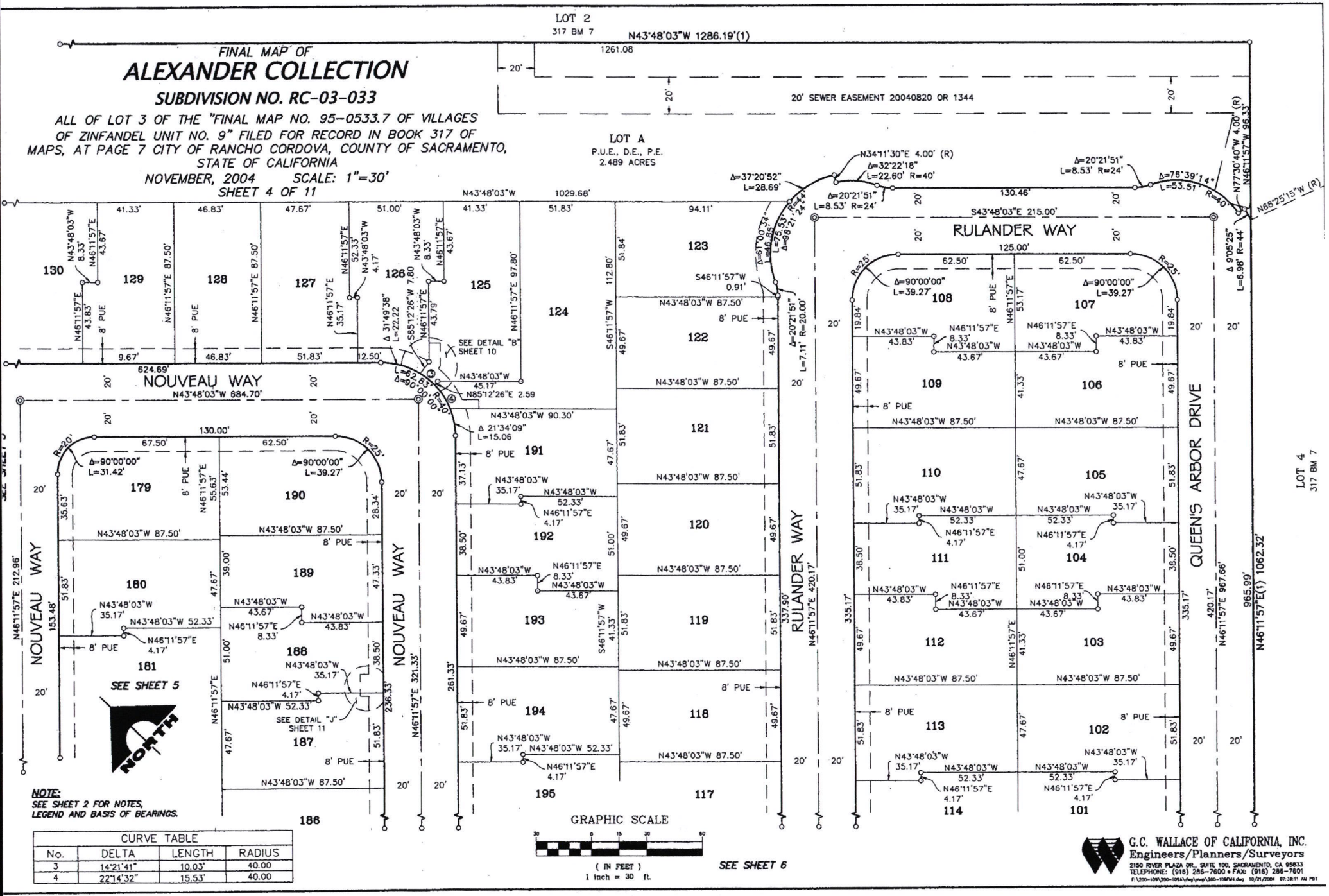
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FINAL MAP OF
ALEXANDER COLLECTION
SUBDIVISION NO. RC-03-033

ALL OF LOT 3 OF THE "FINAL MAP NO. 95-0533.7 OF VILLAGES OF ZINFANDEL UNIT NO. 9" FILED FOR RECORD IN BOOK 317 OF MAPS, AT PAGE 7 CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

NOVEMBER, 2004 SCALE: 1"=30'

SHEET 4 OF 11



NOTE:
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

CURVE TABLE			
No.	DELTA	LENGTH	RADIUS
3	14°21'41"	10.03'	40.00
4	22°14'32"	15.53'	40.00

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FINAL MAP OF

ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

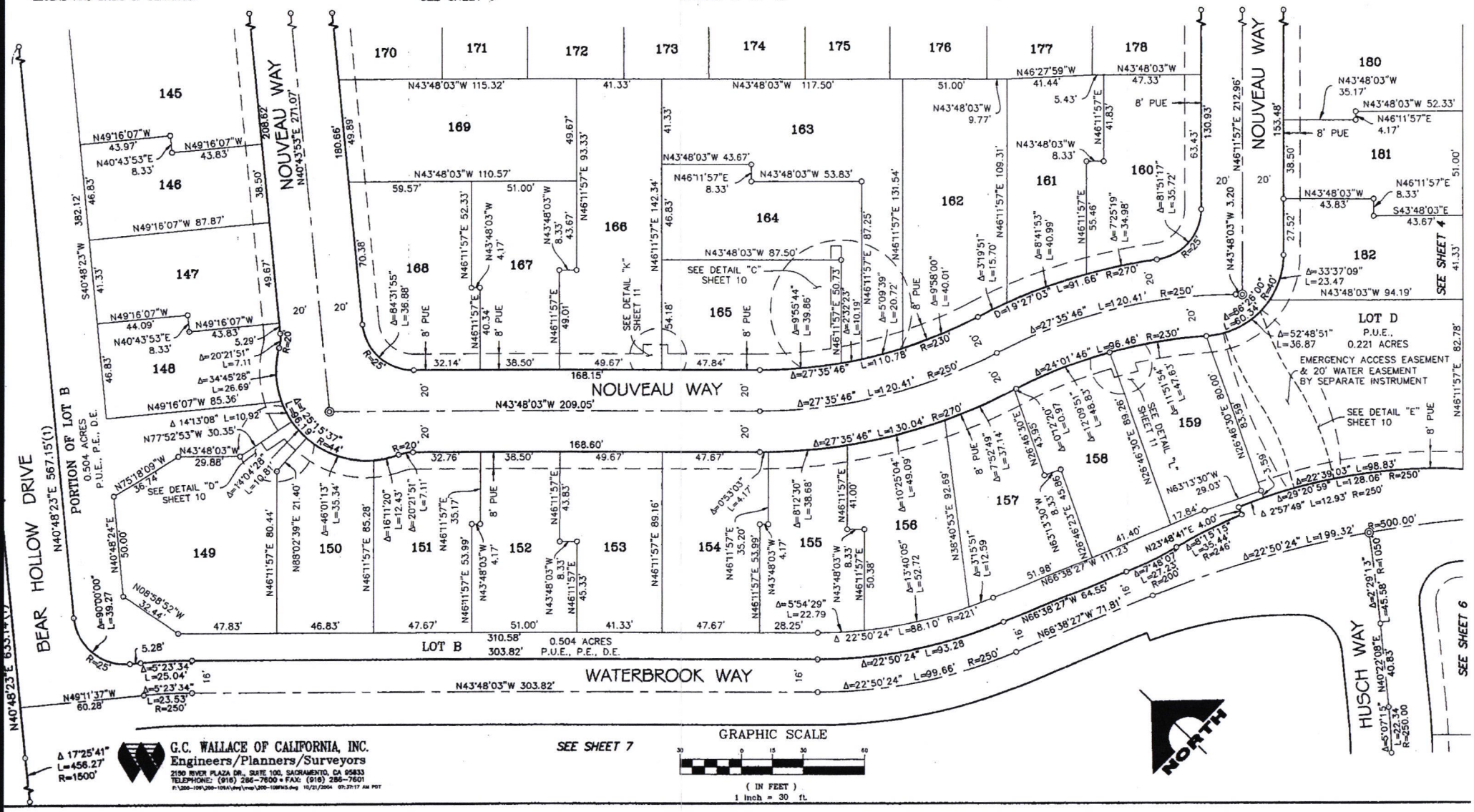
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NOVEMBER, 2004 SCALE: 1"=30'

SHEET 5 OF 11

NOTE:
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

SEE SHEET 3



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FINAL MAP OF

ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

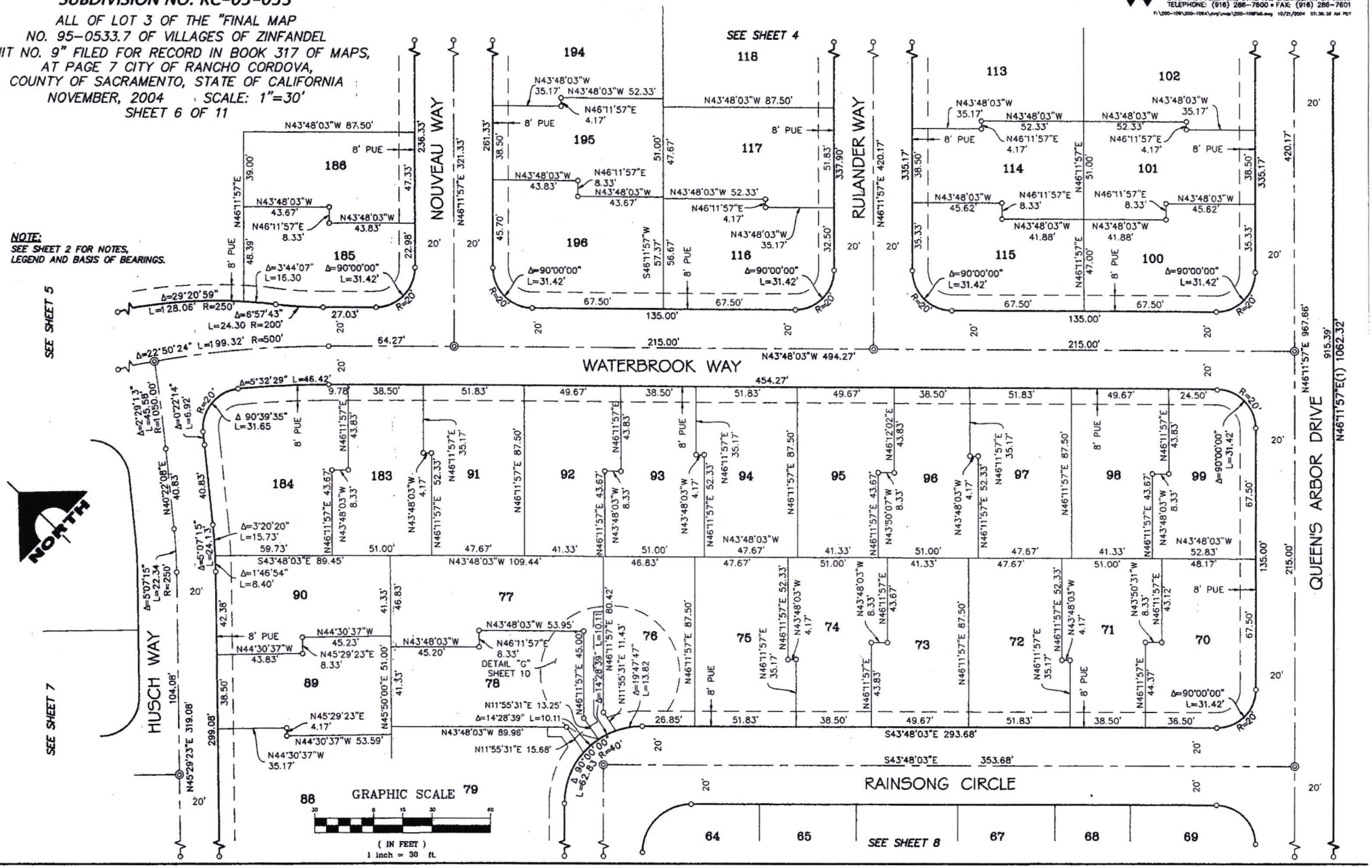
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NOVEMBER, 2004 SCALE: 1"=30'

SHEET 6 OF 11

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NOTE:
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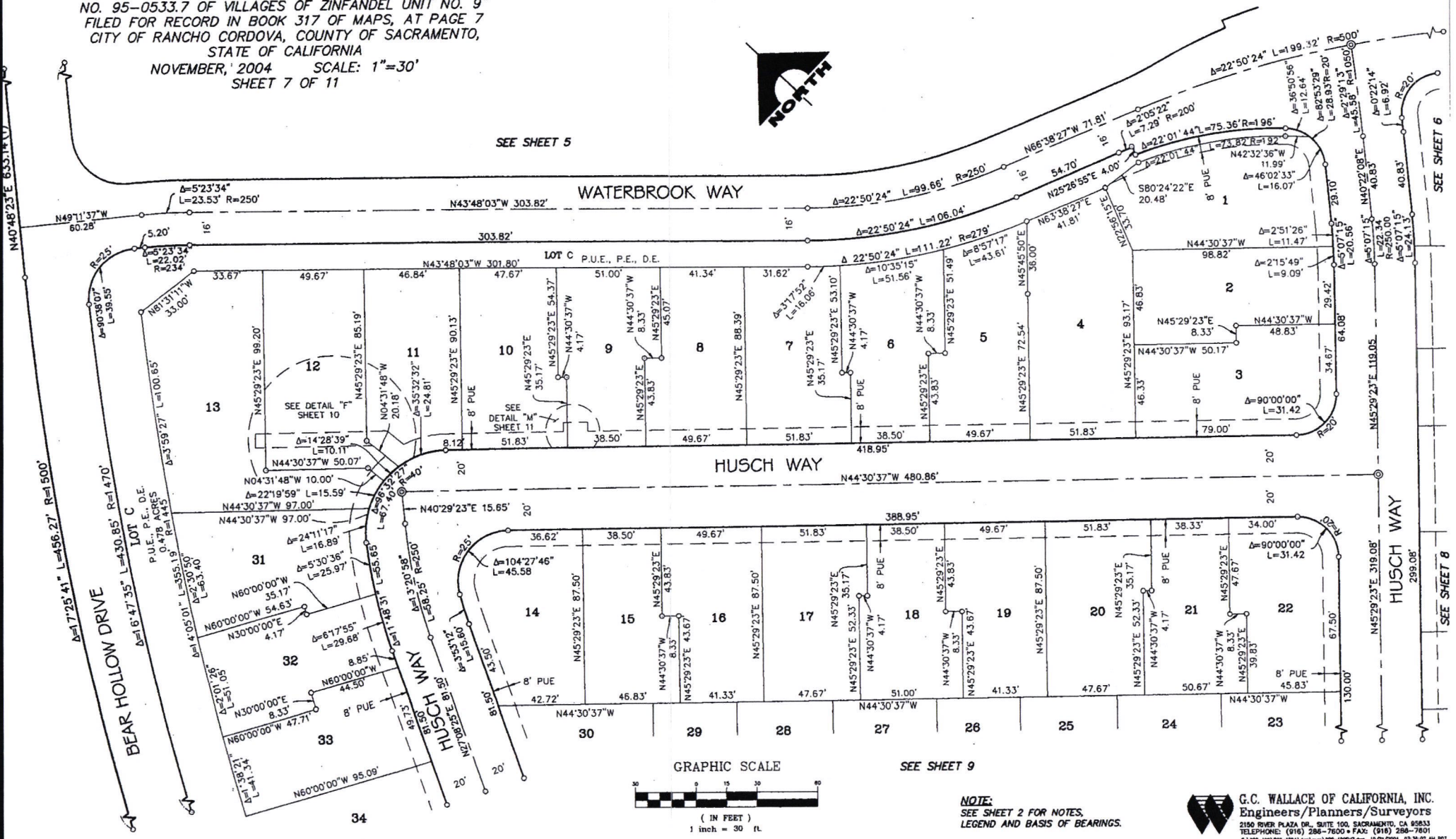


FINAL MAP OF

ALEXANDER COLLECTION

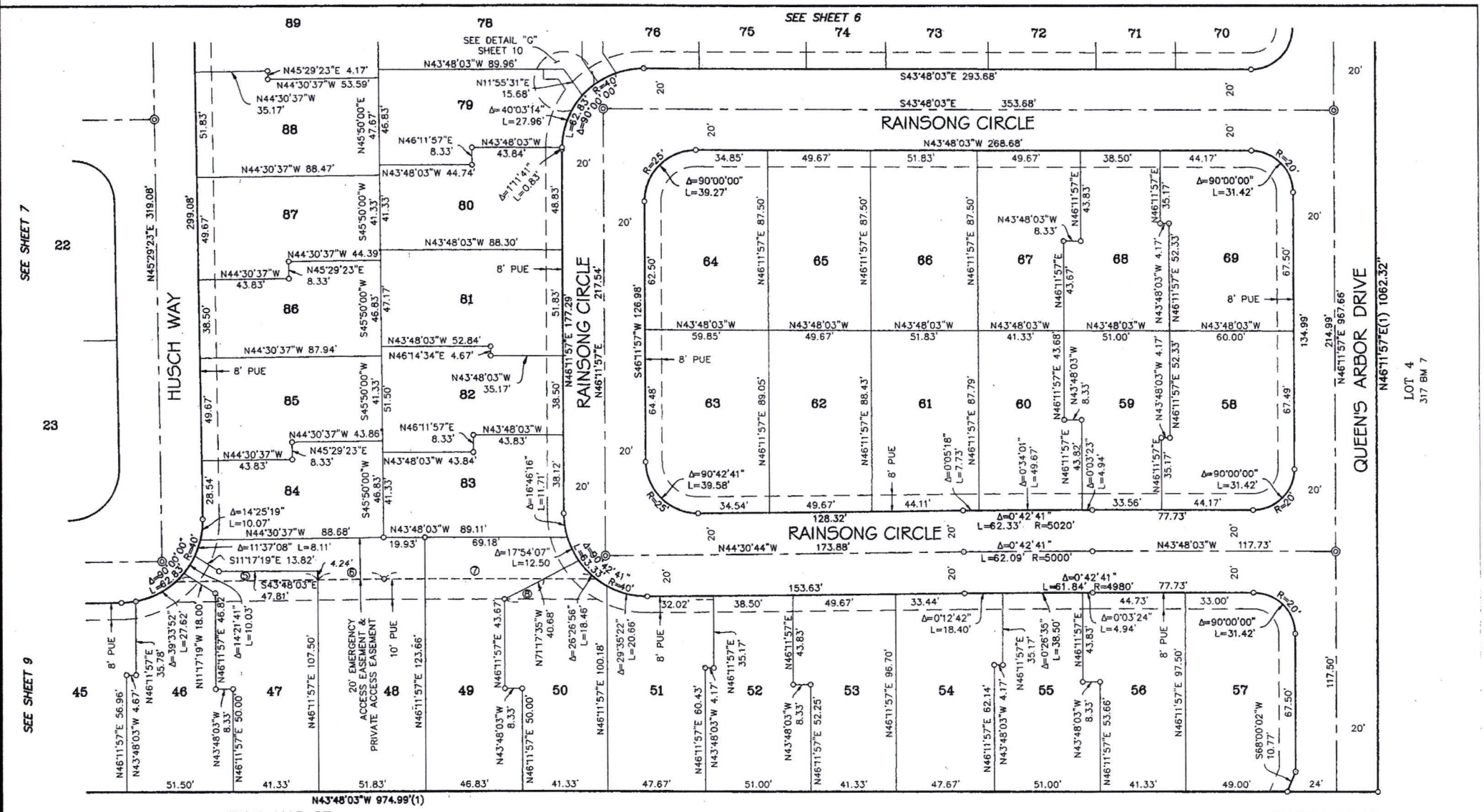
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NOVEMBER, 2004 SCALE: 1"=30'
SHEET 7 OF 11



NOTE:
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FINAL MAP OF

ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

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NOVEMBER, 2004 SCALE: 1"=30'

SHEET 8 OF 11

NORTH

NOTE:
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

LINE TABLE		
No.	BEARING	LENGTH
5	N44°30'37"W	68.76'
6	N44°30'37"W	32.03'
7	N43°48'03"W	102.69'
8	N71°17'35"W	21.65'

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

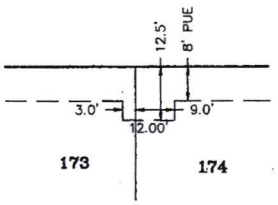
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FINAL MAP OF

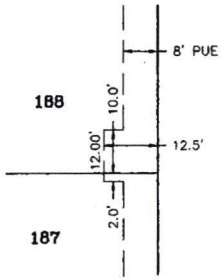
ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

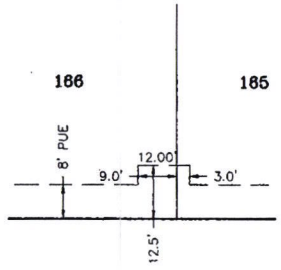
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CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
NOVEMBER, 2004 SCALE: 1"=20'
SHEET 11 OF 11



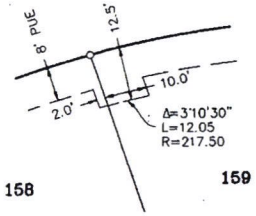
DETAIL "I"
SHEET 3



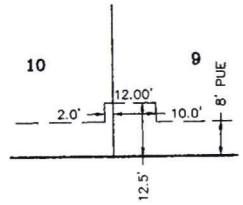
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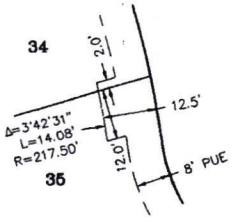
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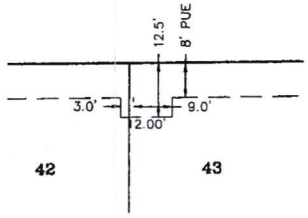
DETAIL "L"
SHEET 5



DETAIL "M"
SHEET 7



DETAIL "N"
SHEET 9



DETAIL "P"
SHEET 9



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTE:
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

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FINAL MAP OF

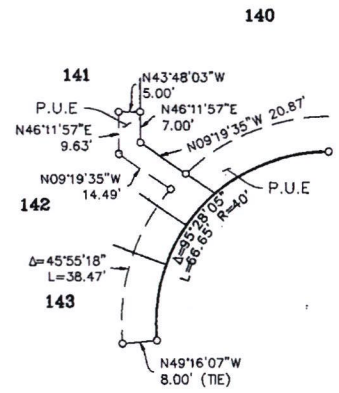
ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

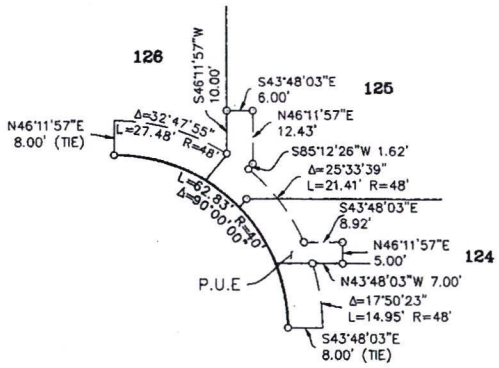
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STATE OF CALIFORNIA

NOVEMBER, 2004 SCALE: 1"=20'

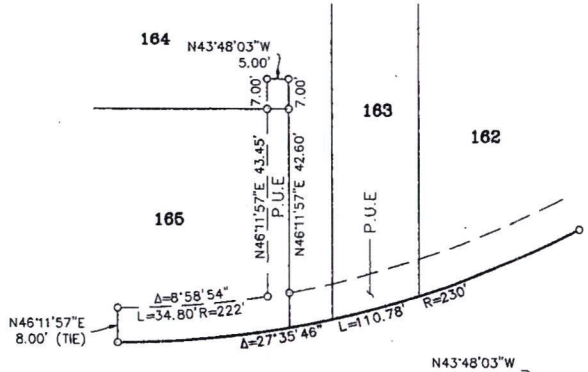
SHEET 10 OF 11



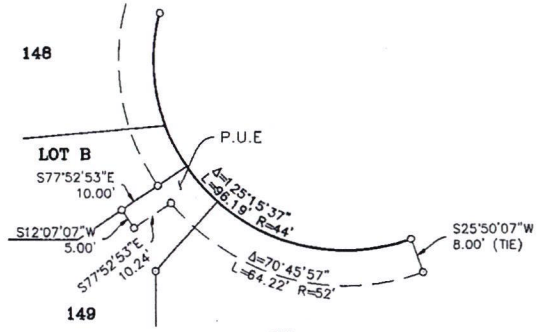
DETAIL "A"
SHEET 3



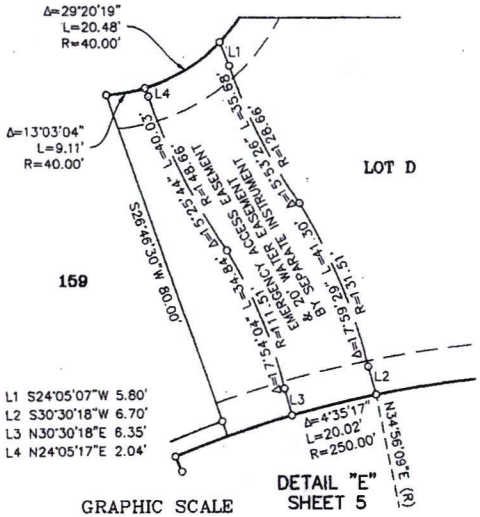
DETAIL "B"
SHEET 4



DETAIL"C"
SHEET 5



DETAIL"D"
SHEET 5

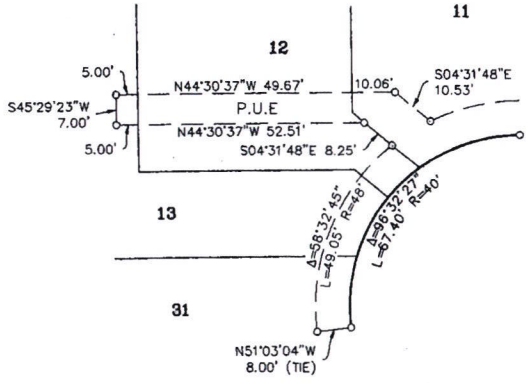


DETAIL "E"
SHEET 5

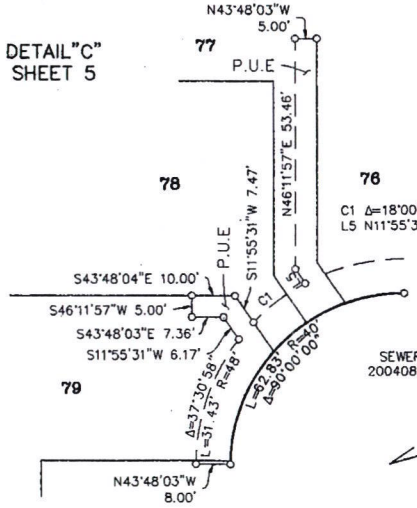
GRAPHIC SCALE

20 0 40 20 40

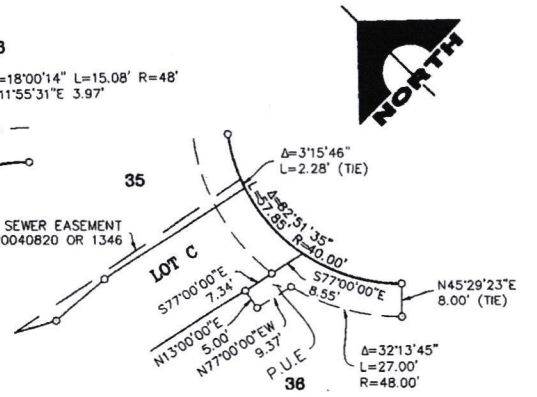
(IN FEET)
1 inch = 20 ft.



DETAIL "F"
SHEET 7



DETAIL "G"
SHEET 6 & 8



DETAIL "H"
SHEET 9

NORTH

NOTE:
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

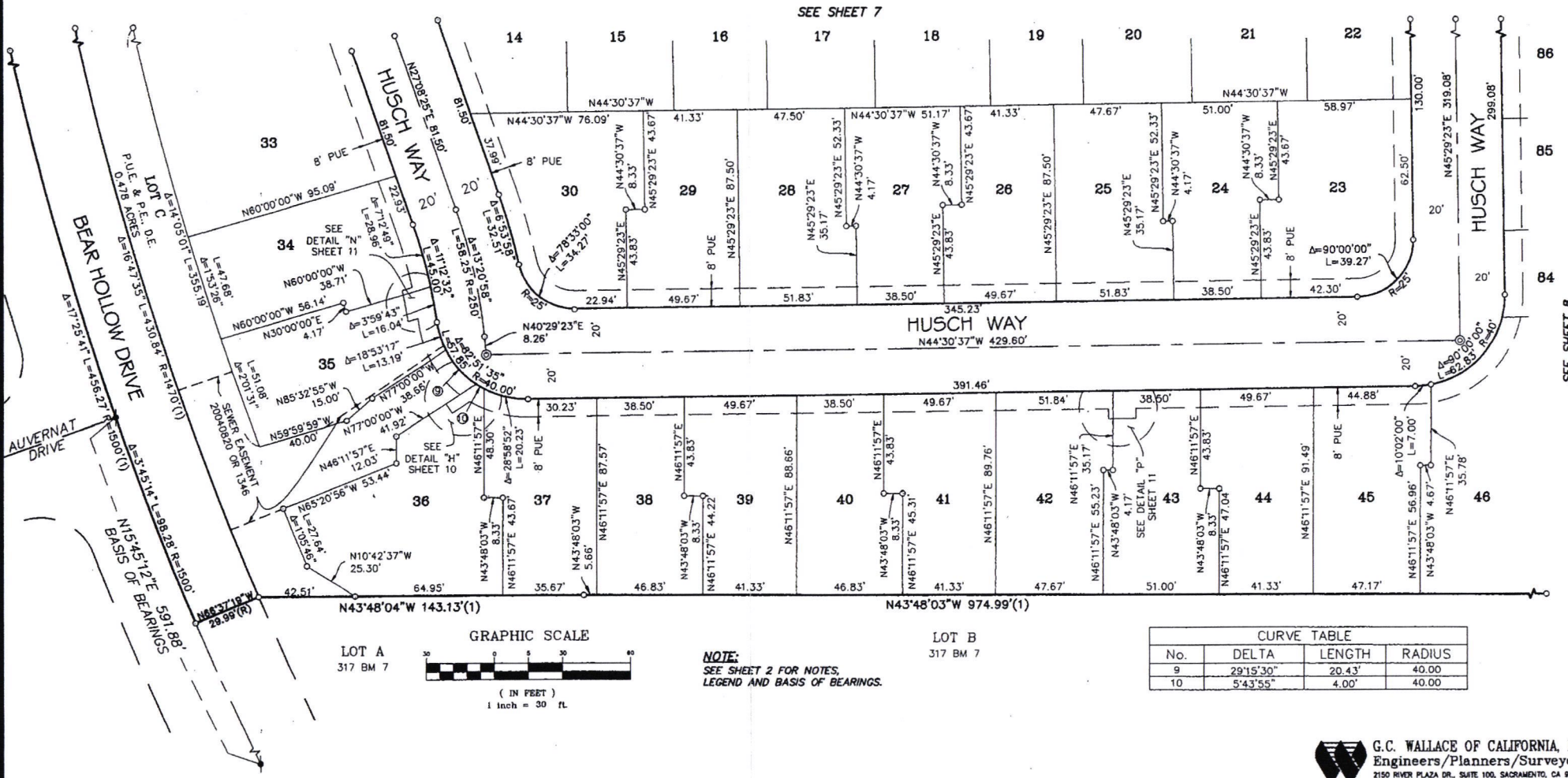
G.C. WALLACE OF CALIFORNIA, INC.
Engineers/Planners/Surveyors
2150 RIVER PLAZA DR., SUITE 100, SACRAMENTO, CA 95833
TELEPHONE: (916) 286-7600 • FAX: (916) 286-7601

FINAL MAP OF

ALEXANDER COLLECTION

SUBDIVISION NO. RC-03-033

ALL OF LOT 3 OF THE "FINAL MAP
NO. 95-0533.7 OF VILLAGES OF ZINFANDEL UNIT NO. 9"
FILED FOR RECORD IN BOOK 317 OF MAPS, AT PAGE 7
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
NOVEMBER, 2004 SCALE: 1"=30'
SHEET 9 OF 11



LOT A
317 BM 7

GRAPHIC SCALE

30 0 5 30 60

(IN FEET)
1 inch = 30 ft.

LOT B
317 BM 7

NOTE:
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

CURVE TABLE			
No.	DELTA	LENGTH	RADIUS
9	29°15'30"	20.43'	40.00
10	5°43'55"	4.00'	40.00

G.C. WALLACE OF CALIFORNIA, INC.
Engineers/Planners/Surveyors
2150 RIVER PLAZA DR., SUITE 100, SACRAMENTO, CA 95833
TELEPHONE: (916) 286-7600 • FAX: (916) 286-7601

RESOLUTION NO. 166-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING THE SUBDIVISION MAP OF SUBDIVISION MAP NO. RC-03-033 OF ALEXANDER COLLECTION

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova resolves to execute an agreement on behalf of the City in connection with **Elliott Homes, Inc., an Arizona Corporation** and the subdivision designated as **Alexander Collection** in the form hereto attached, and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this resolution.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Rancho Cordova, held on the 15th day of November of 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

SUBDIVISION IMPROVEMENT AGREEMENT

THIS AGREEMENT entered into this _____ day of _____, 2004, by and between the City of Rancho Cordova, (hereinafter "City"), and **Elliott Homes, Inc., an Arizona corporation** (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said Agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

1. **Incorporation of Recitals**. The foregoing recitals are hereby incorporated by reference.

2. **Findings and Conditions of Subdivision Map**. Principal recognizes that approval of his subdivision was subject to the findings and conditions attached to such approval and hereby

acknowledges and agrees to be bound by such findings and conditions.

3. City Approval of Subdivision Map. City agrees to approve the final map of the subdivision presented to it by Principal and designated **ALEXANDER COLLECTION**, and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.

4. Completion of Improvements. In consideration of such approval, Principal agrees to complete the work of improvement required for said subdivision in accordance with the requirements of the Rancho Cordova City Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the subdivision and must be completed within **24** months of the date of this agreement.

5. Payment For Services. Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova City Code.

6. Park Renovation Fee. Principal acknowledges that the City has adopted a fee for the purpose of renovating existing parks in the amount of $733 per single family lot within the Final Map ("Park Renovation Fee"). Principal acknowledges and agrees that such fee will be paid prior to the issuance of a building permit for the respective lot.

7. Acceptance of Improvements. Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 8 hereof.

8. **Notice of Commencement of Work**. Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

9. **Correction of Defects**. Principal agrees to remedy any defects in the improvement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

10. **Indemnity**. Principal shall indemnify and hold harmless City from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified hereunder.

11. **Extension of Completion Date**. If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

12. **Improvement Security**. (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova City Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the

amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of $**2,563,000.00**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

13. Improvement Security As Condition Precedent. The furnishing of the improvement security by Principal as required by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

14. Inspection of Work In Progress. (a) Principal may

request The City Engineer to inspect the work as it progresses. If the work performed is found to be in accordance with the requirements of City, it may be accepted as it progresses and a partial refund of the cash deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

15. Execution By Real Party In Interest. Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in interest.

16. Waiver of Civil Code Section 2819. Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

17. City Construction of Improvements. In the event that all or any portion of the works of improvement contemplated herein are proposed to be constructed by street improvement proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

18. Interest. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this agreement and the sum due is certain or reasonably capable of being made certain.

19. Attorneys' Fees. In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

20. Amendments. This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

21. Entire Agreement. This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

22. Construction and Interpretation. It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting

party shall not apply in construing or interpreting this Agreement.

23. Successors and Assigns. This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

24. Time. Time is of the essence in the performance of each and every term of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF RANCHO CORDOVA

By_____
MAYOR

CITY(SEAL)

ATTEST:_____
Clerk of the City Council

PRINCIPAL

ELLIOTT HOMES, INC.,
AN ARIZONA CORPORATION

BY: _____ 10/21/04

Name and Title: Stephen Hemingson, V.P.

a:\im_sec.agr

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of SACRAMENTO } ss.

On OCTOBER 22, 2004 (Date) before me, SHERI HASSELL, NOTARY PUBLIC (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared STEPHEN HEMINGTON (Name(s) of Signer(s)),

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

ESI1 SHERI HASSELL COMM. #1436607 Notary Public-California SACRAMENTO COUNTY My Comm. Exp. Sept 24, 2007 ESI1

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SUBDIVISION IMPROVEMENT AGREEMENT (ALEXANDER COLLECTION)

Document Date: 10/21/04 Number of Pages: 8 INCL. ACK.

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: STEPHEN HEMINGTON

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

☐ Individual
☒ Corporate Officer — Title(s): VICE PRESIDENT
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: ELLIOTT HOMES, INC.

© 1999 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.nationalnotary.org Prod. No 5907 Reorder: Call Toll-Free 1-800-876-6827

Memorandum

Agenda date: November 15, 2004
Consent item

TO: Honorable City Council

FROM: Cyrus Abhar, Public Works Director CA

SUBJECT: **APPROVAL OF PARCEL MAP OF STONE CREEK "SUBDIVISION NO. RC-04-067" BEING A SUBDIVISION OF LOT B AND 5 OF 317 BM 7**

BACKGROUND:

Submitted herewith for approval is Parcel Map Subdivision No. RC-04-067 being a subdivision of Lot B and 5 of 317 BM 7, located on east side of Bear Hollow Drive, north side of North Mather Boulevard and the west side of Spoto Drive.

DISCUSSION:

The map has been examined and checked for compliance with Title 22 of the City Code and the California State Map Act. The City Council approved the Tentative Map on March 25, 2004.

Roads and easements are being offered for dedication. There are no delinquent taxes against the property and the Tax Collector has so certified.

Ordinance No. 116-2004 establishing a Special Tax for Police Protection Services was adopted by the City Council on July 19, 2004.

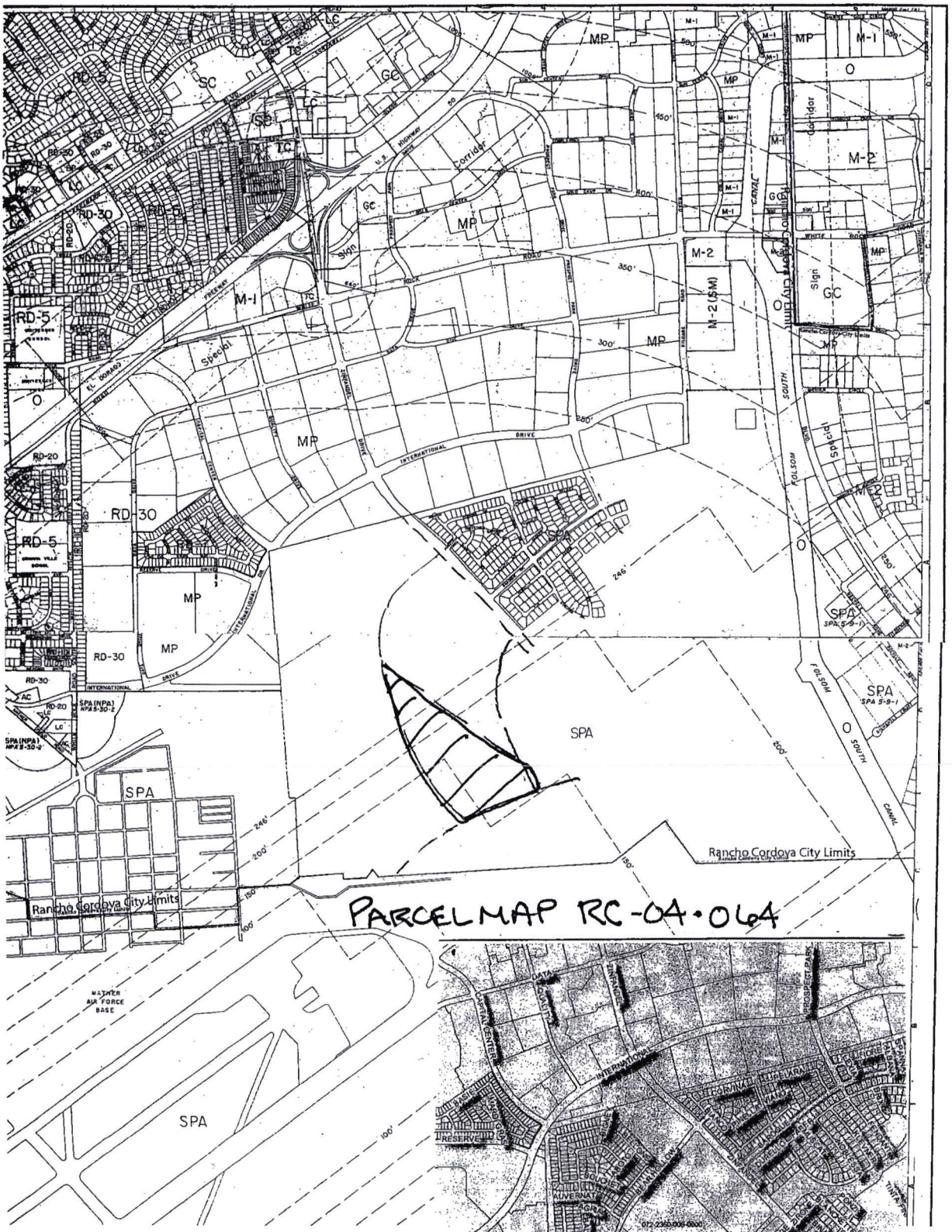
RECOMMENDATION:

The Public Works Department recommends the City Council approve this parcel map.

Attachments:
Zoning Map

AGENDA ITEM # 4

ZONING MAP

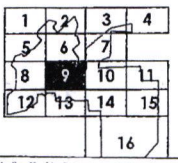


AG-20	Permanent agriculture - minimum 20 acres
AG-80	Permanent agriculture - minimum 80 acres
A-2	Interim Agricultural
A-10	Interim Agricultural
AR-1	Agricultural/residential
AR-2	Agricultural/residential
AR-5	Agricultural/residential
AR-10	Agricultural/residential - minimum 10 acre
RD-1	Single Family Residential
RD-2	Single Family Residential
RD-3	Single Family Residential
RD-4	Single Family Residential
RD-5	Single Family Residential
RD-7	Single Family Residential
RD-10	Single Family Residential
RD-15	Multiple Family Residential maximum density 15 dwelling units
RD-20	Multiple Family Residential maximum density 20 dwelling u
RM-1	Space Rental Park
AC	Auto Commercial
BP	Business and Professional
GC	General Commercial
LC	Limited Commercial
SC	Shopping Center
TC	Travel Commercial
M-1	Light Industrial
M-2	Heavy Industrial
MP	Industrial-Office Park
O	Recreation
SPA	Special Planning Area
(F)	Flood Combining Land Use
(SM)	Surface Mining Combining

AMENDED

SCALE IN FEET
250 500 1000

MAP SHEET INDEX

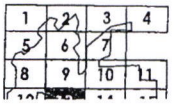


AR-1	Agricultural/residential
AR-2	Agricultural/residential
AR-5	Agricultural/residential
AR-10	Agricultural/residential - minimum 10 acre
RD-1	Single Family Residential
RD-2	Single Family Residential
RD-3	Single Family Residential
RD-4	Single Family Residential
RD-5	Single Family Residential
RD-7	Single Family Residential
RD-10	Single Family Residential
RD-15	Multiple Family Residential maximum density 15 dwelling units
RD-20	Multiple Family Residential maximum density 20 dwelling units
RM-1	Space Rental Park
AC	Auto Commercial
BP	Business and Professional
GC	General Commercial
LC	Limited Commercial
SC	Shopping Center
TC	Travel Commercial
M-1	Light Industrial
M-2	Heavy Industrial
MP	Industrial-Office Park
O	Recreation
SPA	Special Planning Area
(F)	Flood Combining Land Use
(SM)	Surface Mining Combining

AMENDED

SCALE IN FEET
250 500 1000

MAP SHEET INDEX



Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 16 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia I, Village 2 Subdivision, Owned by Morrison Homes, Inc.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

The Anatolia I subdivision (all villages) was approved by the County on May 16, 2003. The approval allowed subdivision of 229.8 ± acres into 12 large lots (949 single family lots, 3 drainage corridor lots and 11 landscape lots, in addition to 4 lots for RD-10, commercial, park and elementary school site.) For the Anatolia I, Village 2 project, a final subdivision map for 106 lots was issued by the City on June 7, 2004 (via Resolution 73-2004).

Various other subdivisions in Anatolia I and II (as well as Anatolia III in its entirety) are currently subject to the police tax. The resolution and ordinance subject to this staff report is part of a larger effort to bring the remainder of the Anatolia lots into the Rancho Cordova Special Police Tax Area. The owner of Village 2, Morrison Homes, Inc., has agreed to the special tax.

AGENDA ITEM # 5

A separate tax zone is being created contiguous to the boundaries of the Village 2 property. This item will establish Tax Area Zone 16 for these parcels, as shown on Exhibit A to the Resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18.

MOTION

"I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Anatolia I, Village 2 Subdivision

2. Resolution Creating Special Tax Area Zone 16

721426_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 170-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 16 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE ANATOLIA 1 VILLAGE 2 SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 16 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 16; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 16 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Anatolia I subdivision was approved by the County on May 16, 2003. The approval allowed subdivision of 229.8 ± acres into 12 large lots (949 single family lots, 3 drainage corridor lots and 11 landscape lots, in addition to 4 lots for RD-10, commercial, park and elementary school sites); and

WHEREAS, the Final Map for Village 2 within the Anatolia I subdivision was approved on June 7, 2004, by Resolution 73-2004, consisting of 106 single-family, low density residential lots on approximately 18.16 acres; and

WHEREAS, the owner of Village 2, Morrison Homes, Inc., has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 16 is a person who owns real property within Zone 16 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 16 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 16 by a mail ballot election, to be held on January 18, 2005. The ballot proposition shall read as follows:

> "Shall Ordinance No. __-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 16 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNERS STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA I VILLAGE 2 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS AND COURT SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS AND COURT.

B EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE PUBLIC WAYS AND COURT SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.)

MORRISON HOMES, INC.
A DELAWARE CORPORATION

BY: _____ DATE: _____

FORREST C. GRIMES, VICE PRESIDENT
LAND RESOURCES MANAGEMENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
} SS
COUNTY OF _____ }

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

☐
WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MORRISON HOMES ON JANUARY 3, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____ PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS No. 7944 Exp. 12-31-05 STATE OF CALIFORNIA

DATE

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEERS STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA I VILLAGE 2 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 49424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS AND COURT TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____

COUNTY RECORDER
COUNTY OF SACRAMENTO

DEPUTY RECORDER

SUBDIVISION NO. 01-0386.2

FINAL MAP OF

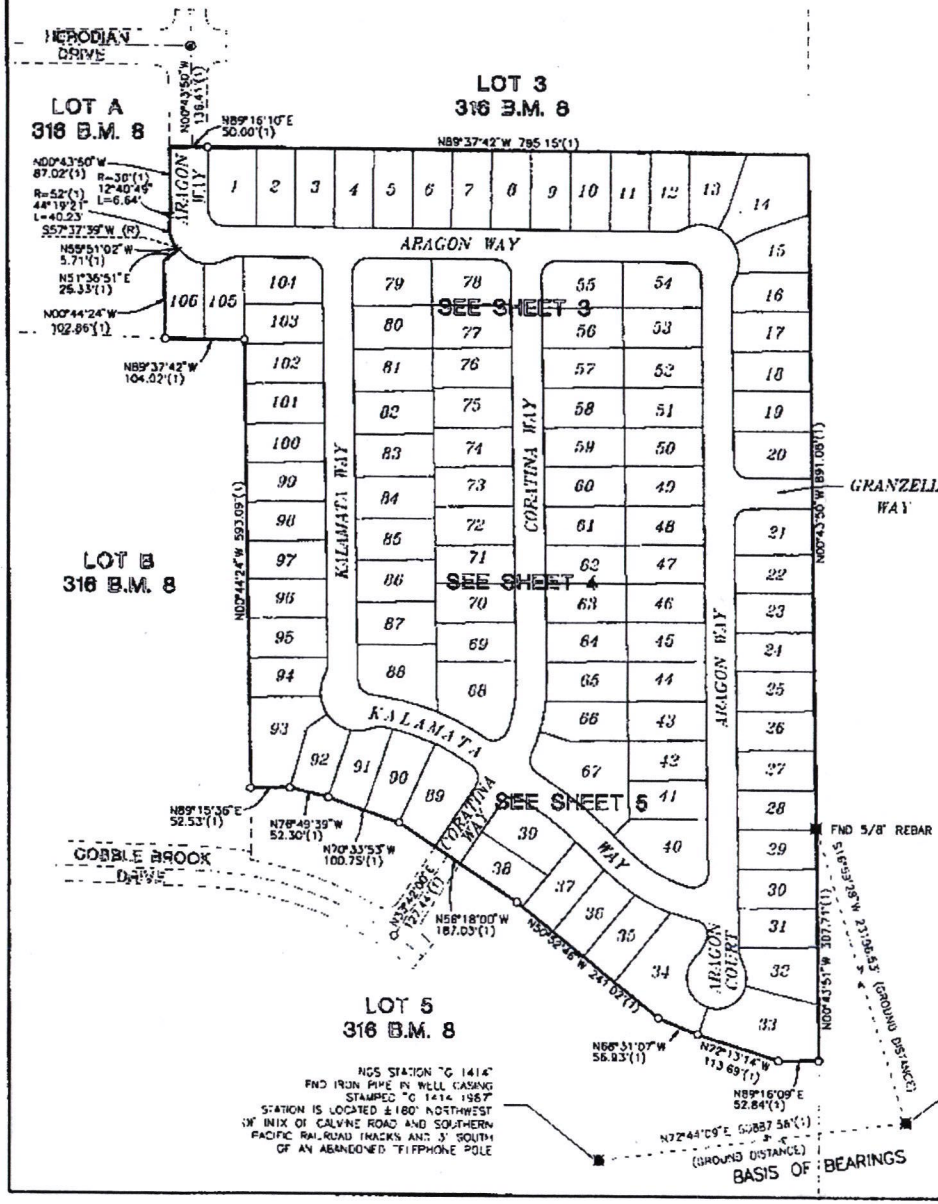
ANATOLIA I VILLAGE 2

BEING ALL OF LOT A OF "THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 9, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
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Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



LEGEND

o	DIMENSION POINT
⌀ ⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS. ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
⊙	SET 3/4" IRON PIPE STAMPED L.S. 7944
■	FOUND MONUMENT AS NOTED
⊗	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
OA	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.B.L.	SET BACK LINE

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 2 IS 18.156± ACRES GROSS, CONSISTING OF 106 RESIDENTIAL LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.08, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE COUNTY OF SACRAMENTO BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "G 1414", 1ST ORDER AND NGS STATION "SHELDON" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

0 50 100 200

SCALE: 1" = 100'

SUBDIVISION NO. 01-0386.2

FINAL MAP OF

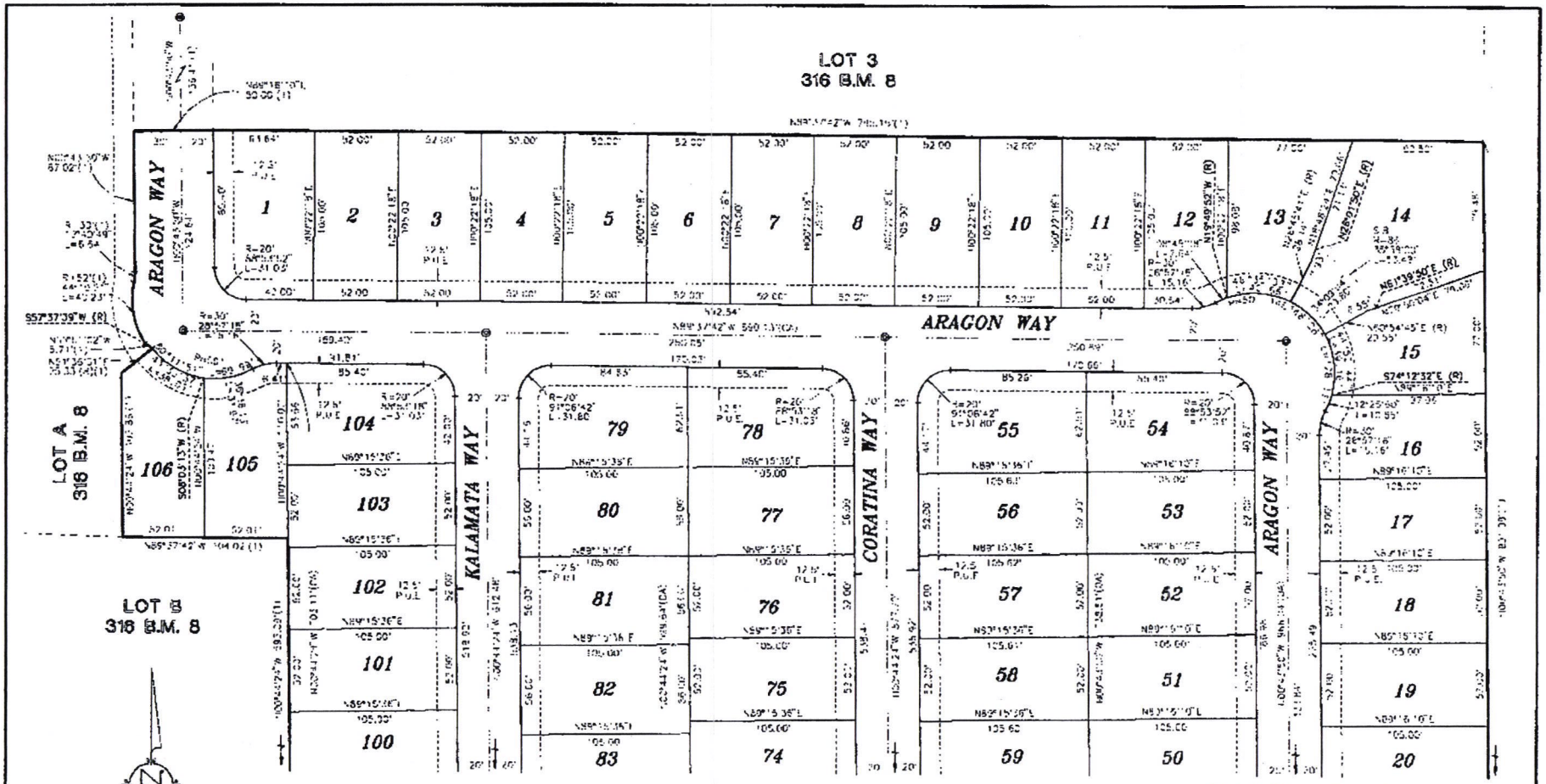
ANATOLIA I VILLAGE 2

BEING ALL OF LOT 4 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767

1135142



SUBDIVISION NO. 01 0386.2

FINAL MAP OF

ANATOLIA I VILLAGE 2

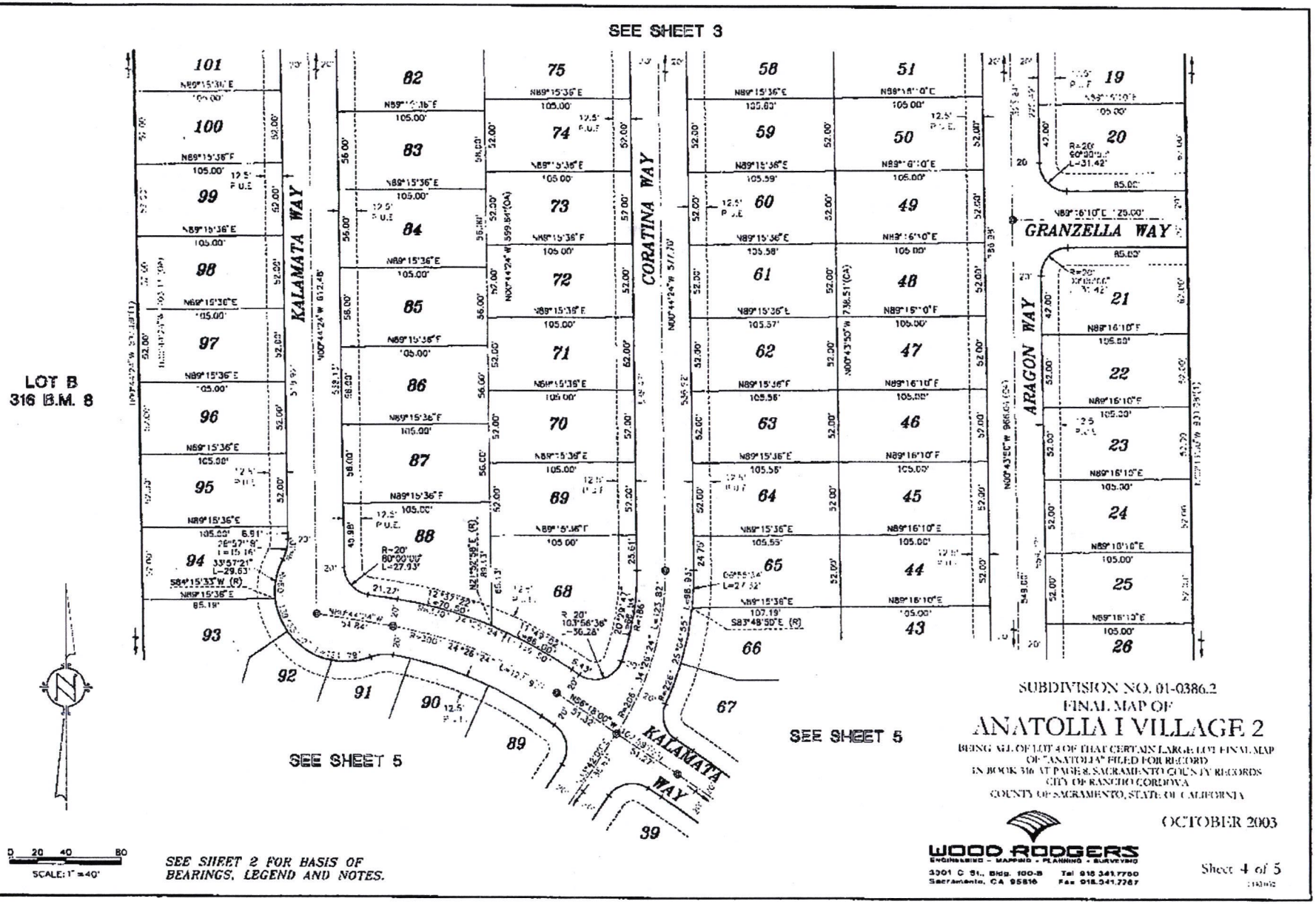
BEING ALL OF LOT I OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGES 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

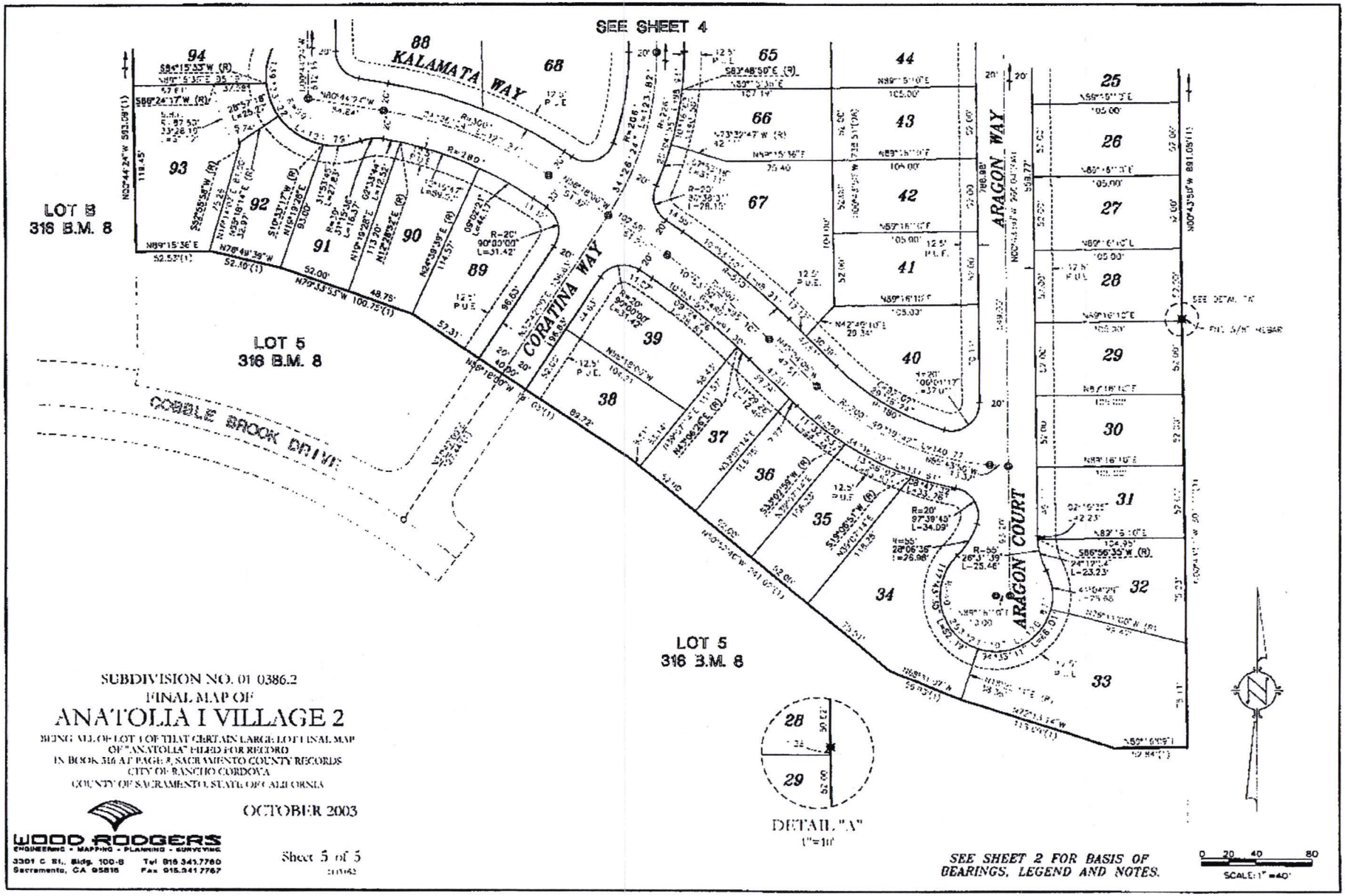
OCTOBER 2003

0 20 40 80
SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

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Sacramento, CA 95816 Fax 916.341.7767


SEE SHEET 3
LOT B
316 B.M. 8
KALAMATA WAY
CORATINA WAY
GRANZELLA WAY
ARAGON WAY
KALAMATA WAY
SEE SHEET 5
SEE SHEET 5
SUBDIVISION NO. 01-0386.2
FINAL MAP OF
ANATOLIA I VILLAGE 2
BEING ALL OF LOT A OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
OCTOBER 2003
SCALE: 1" = 40'
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.
WOOD RODGERS
ENGINEERING - MAPPING - PLANNING - SURVEYING
3301 C St., Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7760 Fax 916.341.7767
Sheet 4 of 5



SUBDIVISION NO. 01 0386.2

FINAL MAP OF

ANATOLIA I VILLAGE 2

BEING ALL OF LOT 1 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

DETAIL "A"
1"=10'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

0 20 40 80
SCALE: 1" = 40'

CITY OF RANCHO CORDOVA

ORDINANCE NO. 57-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE ANATOLIA 1 VILLAGE 2 SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 16 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 16.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 16" ("Zone 16") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 16 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 16 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 16 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 16 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 16 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be

deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 16 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 16 in an election to be held on January 18, 2005 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA I VILLAGE 2 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS AND COURT SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

a. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS AND COURT.

a. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE PUBLIC WAYS AND COURT SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

MORRISON HOMES, INC.
A DELAWARE CORPORATION

BY: _____ DATE: _____
FORREST G. GRIMES, VICE PRESIDENT
LAND RESOURCES MANAGEMENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
} SS
COUNTY OF _____ }

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED: _____

_____ ☐ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MORRISON HOMES ON JANUARY 3, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR — CRAIG E. SPRESS — No. 7944 Exp. 12-31-05 — STATE OF CALIFORNIA

_____
CRAIG E. SPRESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA I VILLAGE 2 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS OF PUBLIC WAYS AND COURT TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2003, AT ____ M., IN BOOK ____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-0386.2

FINAL MAP OF

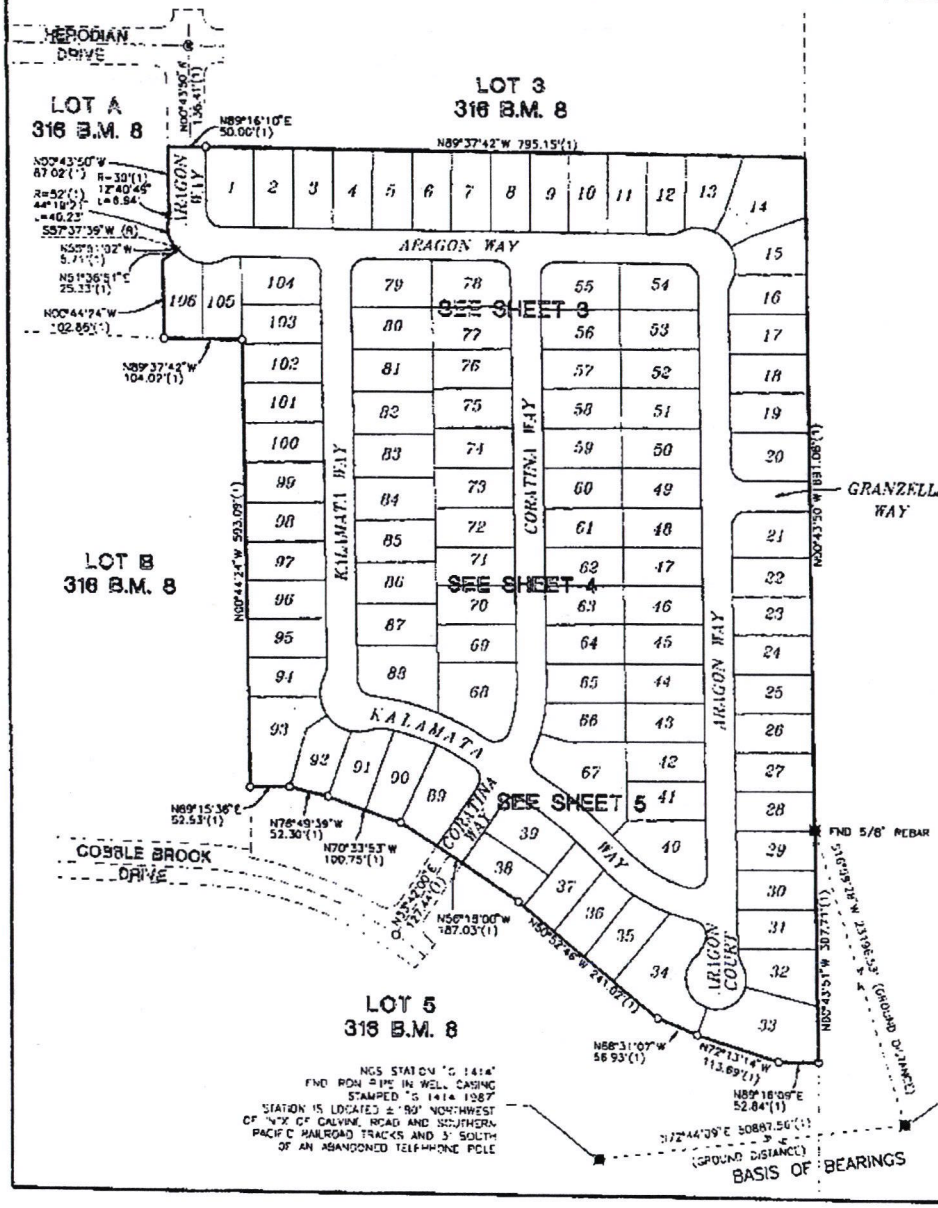
ANATOLIA I VILLAGE 2

BEING ALL OF LOT 1 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGES 36, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
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Sacramento, CA 95816 Fax: 916.341.7767

Exhibit A



NGS STATION "G 1414"
FND IRON PIPE IN WELL CASING
STAMPED "G 1414 1987"
STATION IS LOCATED ± 180' NORTHWEST OF THE "X" OF CALVINE ROAD AND SOUTHERN PACIFIC RAILROAD TRACKS AND 3' SOUTH OF AN ABANDONED TELEPHONE POLE

NGS STATION "SHELDON"
FND BRASS DISK IN SQUARE CONC
MON STAMPED "SHELDON 1939"
STATION IS LOCATED IN A GRASSY FIELD ±400' SOUTHWEST OF THE AMERICAN RIVER FIRE PROTECTION DISTRICT STATION NO. 58 AND ±50' SOUTHEAST OF SLOUGHHOUSE ROAD CENTERLINE

LEGEND

○	DIMENSION POINT
⌀ ⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
●	SET 3/4" IRON PIPE STAMPED L.S. 7944
■	FOUND MONUMENT AS NOTED
⊕	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
OA	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.B.L.	SET BACK LINE

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 2 IS 18.58± ACRES GROSS, CONSISTING OF 100 RESIDENTIAL LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.50' FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUH AND ASSOC., INC. NO. 3329.05, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE COUNTY OF SACRAMENTO BUILDING INSPECTION DEPARTMENT.
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REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

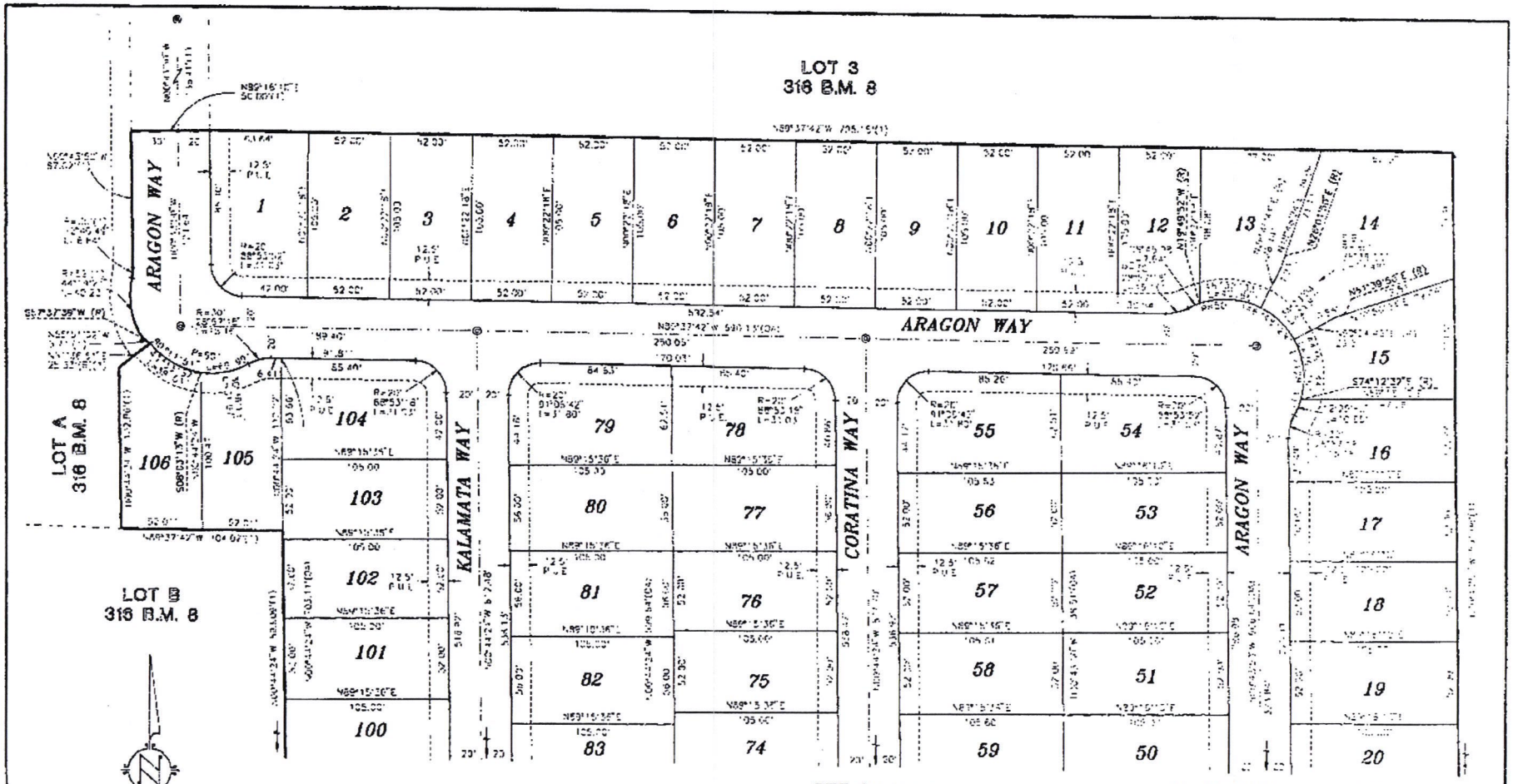
0 50 100 200
SCALE: 1" = 100'

SUBDIVISION NO. 01-338S2
FINAL MAP OF
ANATOLIA I VILLAGE 2

BEING ALL OF LOT 3 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 OF MAPS, PAGE 8, SACRAMENTO COUNTY RECORDS, CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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SUBDIVISION NO. 01-0386.2

FINAL MAP OF

ANATOLIA I VILLAGE 2

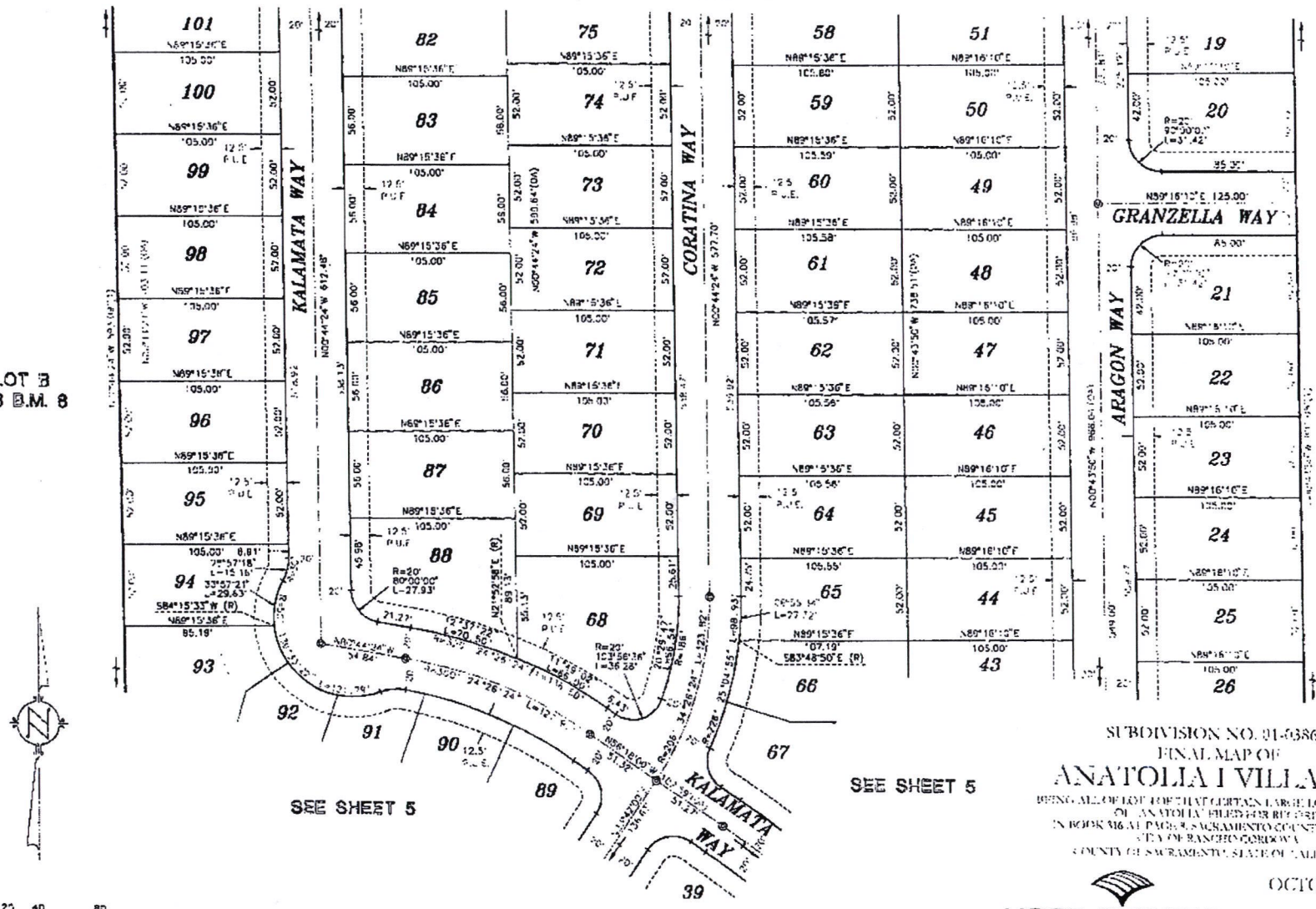
BEING ALL OF LOT C OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

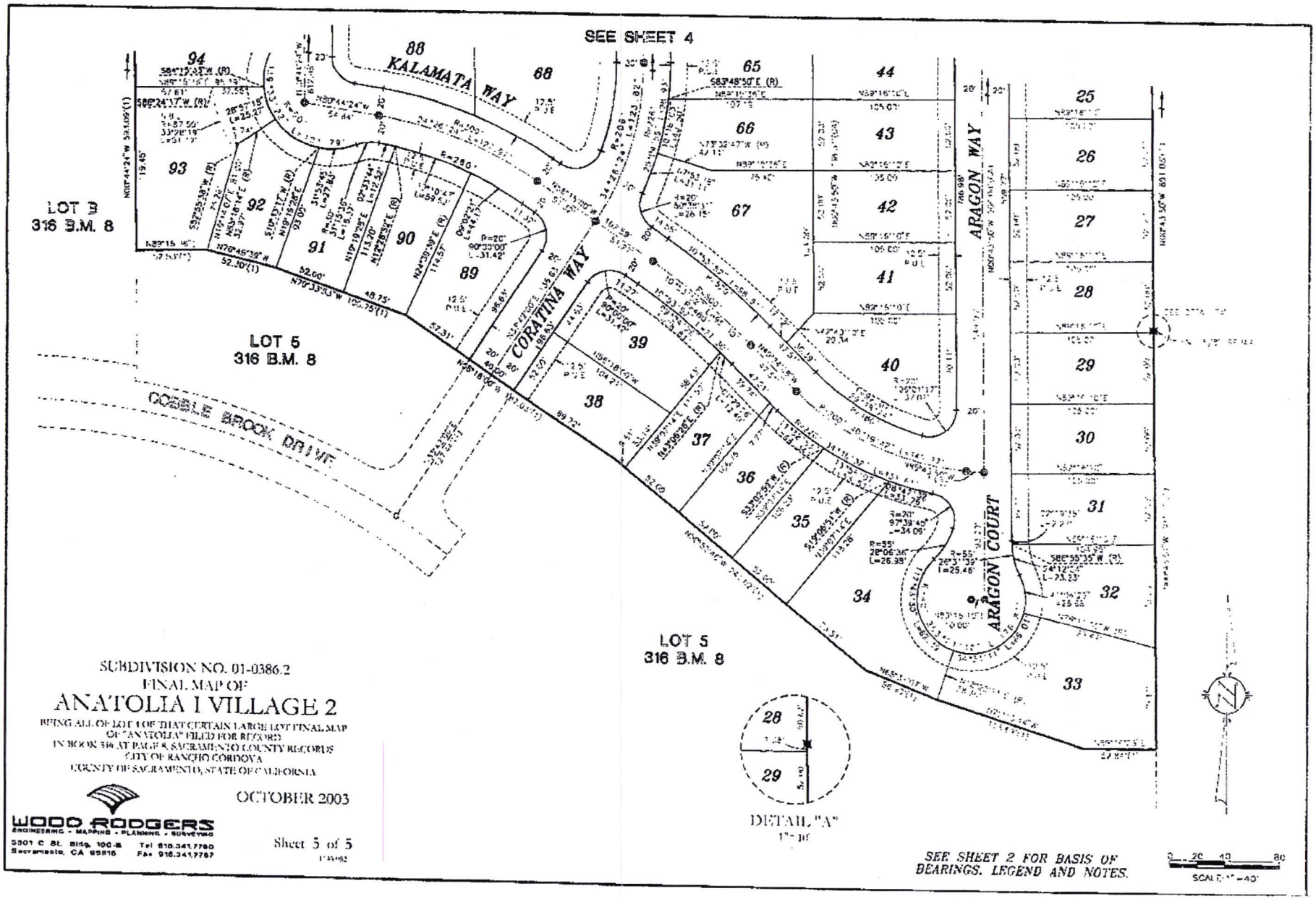
OCTOBER 2003

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

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SEE SHEET 3
LOT B
316 B.M. 8
KALAMATA WAY
CORATINA WAY
ARAGON WAY
GRANZELLA WAY
KALAMATA WAY
SEE SHEET 5
SEE SHEET 5
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.
SCALE: 1" = 40'
SUBDIVISION NO. 01-0386.2
FINAL MAP OF
ANATOLIA I VILLAGE 2
OCTOBER 2003
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Sheet 4 of 5



SUBDIVISION NO. 01-0386.2

FINAL MAP OF

ANATOLIA I VILLAGE 2

BEING ALL OF LOT C OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Other Non-Residential

The amount of Tax per Parcel for other non-residential land uses (except Recreational and Agricultural) shall be $ .015 for each square foot of gross parcel area.

Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 17 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia I, Village 5 Subdivision, Owned by Tim Lewis Construction, Inc.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

The Anatolia I subdivision (all villages) was approved by the County on May 16, 2003. The approval allowed subdivision of 229.8 ± acres into 12 large lots (949 single family lots, 3 drainage corridor lots and 11 landscape lots, in addition to 4 lots for RD-10, commercial, park and elementary school site). For the Anatolia I, Village 5 project, a final subdivision map for 81 lots was issued by the City on April 19, 2004 (via Resolution 47-2004).

Various other subdivisions in Anatolia I and II (as well as Anatolia III in its entirety) are currently subject to the police tax. The resolution and ordinance subject to this staff report is part of a larger effort to bring the remainder of the Anatolia lots into the Rancho Cordova Special Police Tax Area. The owner of Village 5, Tim Lewis Construction, Inc ., has agreed to the special tax.

AGENDA ITEM # 6

A separate tax zone is being created contiguous to the boundaries of the Village 5 property. This item will establish Tax Area Zone 17 for these parcels, as shown on Exhibit A to the Resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18.

MOTION

"I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Anatolia I, Village 5 Subdivision

2. Resolution Creating Special Tax Area Zone 17

721479_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 171-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 17 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE ANATOLIA 1 VILLAGE 5 SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 17 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 17; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 17 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Anatolia I subdivision was approved by the County on May 16, 2003. The approval allowed subdivision of 229.8 ± acres into 12 large lots (949 single family lots, 3 drainage corridor lots and 11 landscape lots, in addition to 4 lots for RD-10, commercial, park and elementary school sites); and

WHEREAS, the Final Subdivision Map for Village 5 within the Anatolia I subdivision was approved on April 19, 2004, by Resolution 47-2004, allowing subdivision of approximately 21.68 acres into 81 single-family, low density residential lots; and

WHEREAS, the owner of Village 5, Tim Lewis Communities, has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 17 is a person who owns real property within Zone 17 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 17 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 17 by a mail ballot election, to be held on January 18, 2005. The ballot proposition shall read as follows:

> "Shall Ordinance No. ___-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 17 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA I VILLAGE 5 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, BOULEVARD, AND DRIVE SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC BOULEVARD, DRIVE AND WAYS SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16) OR TWENTY-TWO AND ONE-HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

C. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

D. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON DESIGNATED "LANDSCAPING EASEMENT," TOGETHER WITH ALL OF LOTS A, B, AND C; SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

E. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," TOGETHER WITH ALL OF LOTS A, B AND C. (P.E.)

TIM LEWIS CONSTRUCTION, INC.
A CALIFORNIA CORPORATION

BY: _____ DATE:

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND. _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

PRLAP, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 24, 2003, IN BOOK 20030624, PAGE 1858, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNRIDGE ANATOLIA, LLC ON FEBRUARY 3, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR — CRAIG E. SPIESS — No. 7944 — Exp. 12-31-05 — STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S. 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA I VILLAGE 5 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC BOULEVARD, DRIVE AND WAYS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

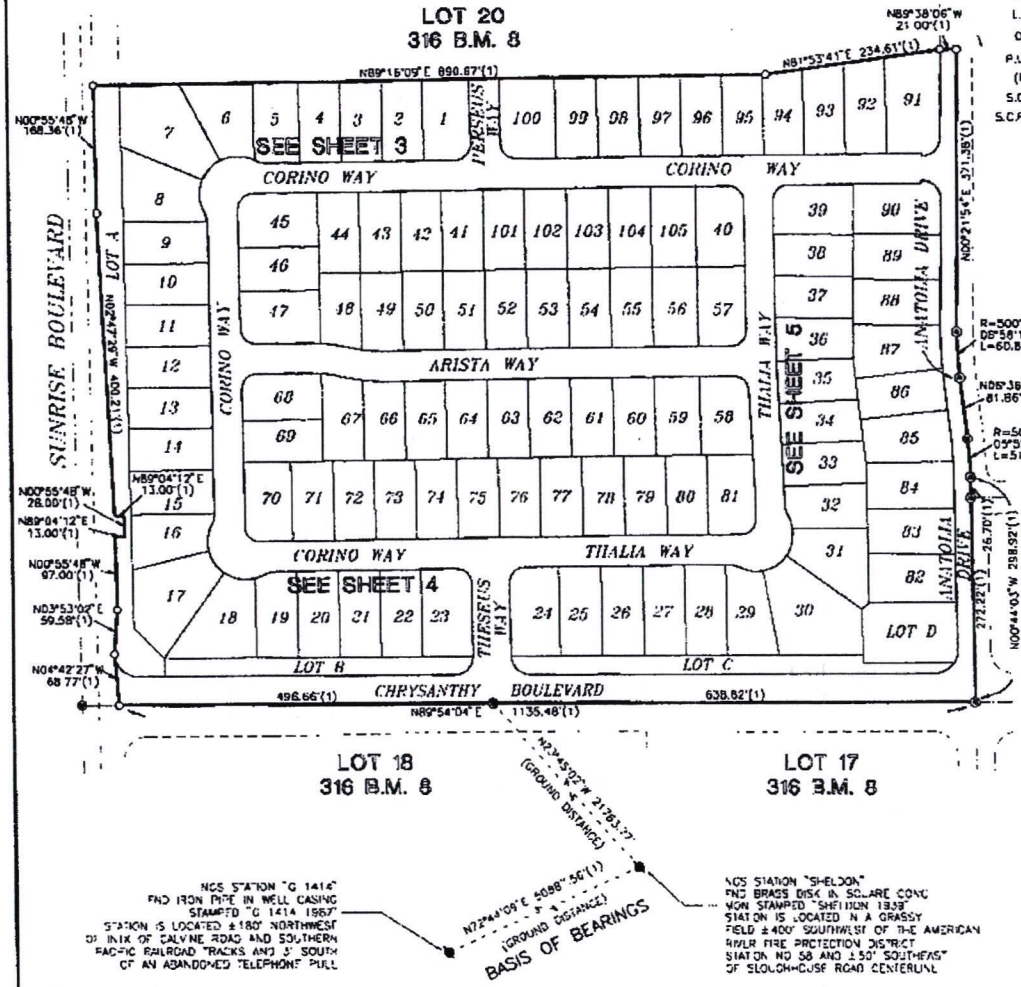
SUBDIVISION NO. 01-03865.5
FINAL MAP OF
ANATOLIA I VILLAGE 5

BEING ALL OF LOT 19 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
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Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



LEGEND

○	DIMENSION POINT
⌀ 1	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
●	SET 3/4" IRON PIPE STAMPED L.S. 7944
⊗	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS
S.C.R.S.D.	SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH, ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF
2. TOTAL AREA OF THIS VILLAGE 5 IS 21.68± ACRES GROSS, CONSISTING OF 105 RESIDENTIAL LOTS AND 4 MISCELLANEOUS LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH RESIDENTIAL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. UNLESS OTHERWISE SHOWN HEREON, LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT
5. CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT, OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. LOTS A, B AND C SHALL BE GRANTED TO CITY OF RANCHO CORDOVA COMMUNITY SERVICES DISTRICT.
8. LOT D SHALL BE GRANTED TO THE CITY OF RANCHO CORDOVA.
9. LOT A SHOWN HEREON AS "S.C.R.S.D. SEWER INTERCEPTOR RESERVATION" SHALL BE RESERVED BY TIM LEWIS CONSTRUCTION, INC. A CALIFORNIA CORPORATION FOR THE ACQUISITION OF THE EASEMENT BY S.C.R.S.D.
10. THE LAND SHOWN HEREON, BEING LOT 19, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
    1. PUBLIC UTILITY EASEMENT OVER LOT 19 DEDICATED ON 316 B.M. 8 S.C.R.
    2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 19 DEDICATED ON 316 B.M. 8 S.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SUBDIVISION NO. 01-03865.5

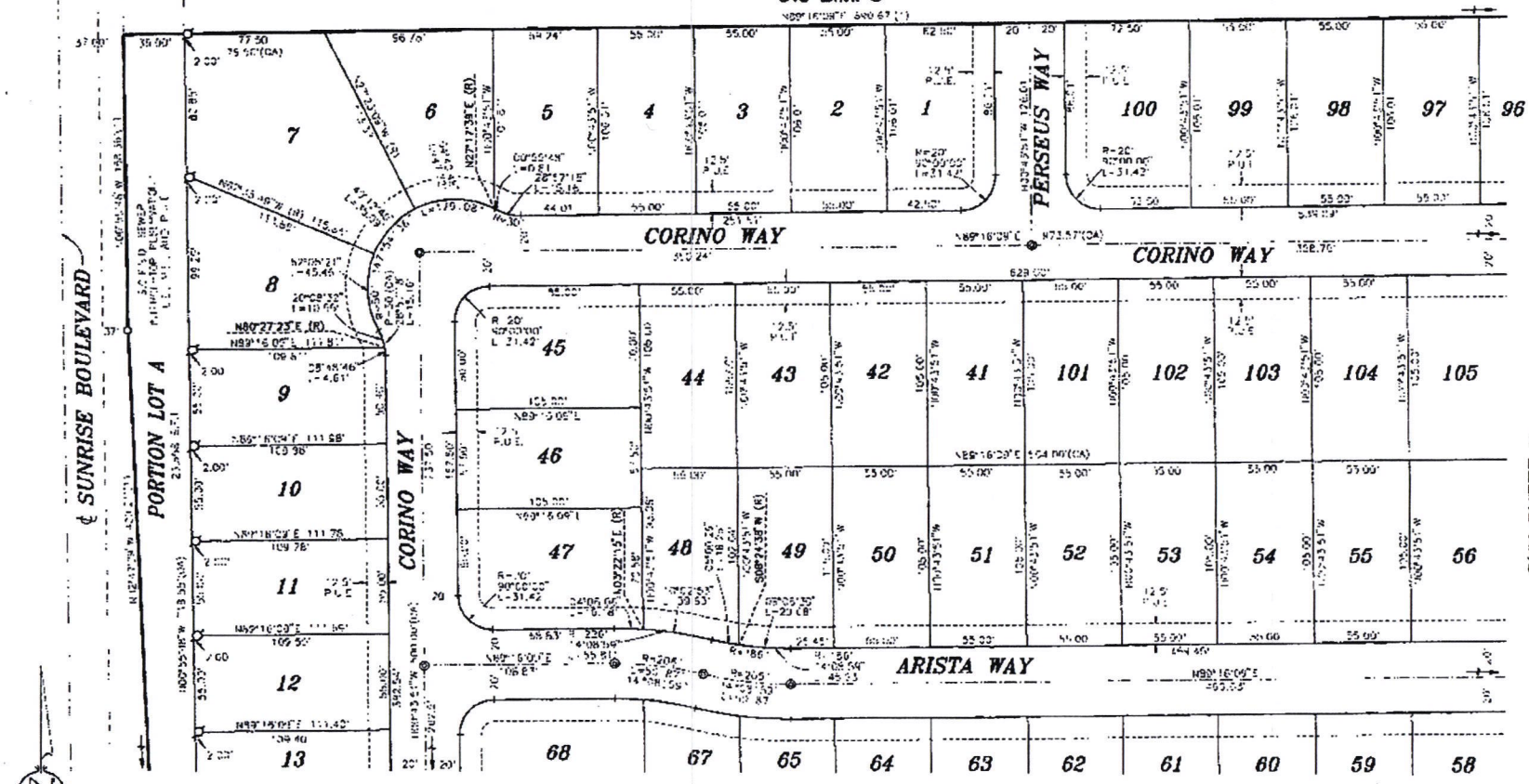
FINAL MAP OF

ANATOLIA I VILLAGE 5

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OCTOBER 2003

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SUBDIVISION NO. 01-03865.5

FINAL MAP OF

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CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

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Sheet 4 of 5

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SEE SHEET 3

SEE SHEET 5

ARISTA WAY

CORINO WAY

SUNRISE BOULEVARD

PORTION LOT A

LOT B

THESEUS WAY

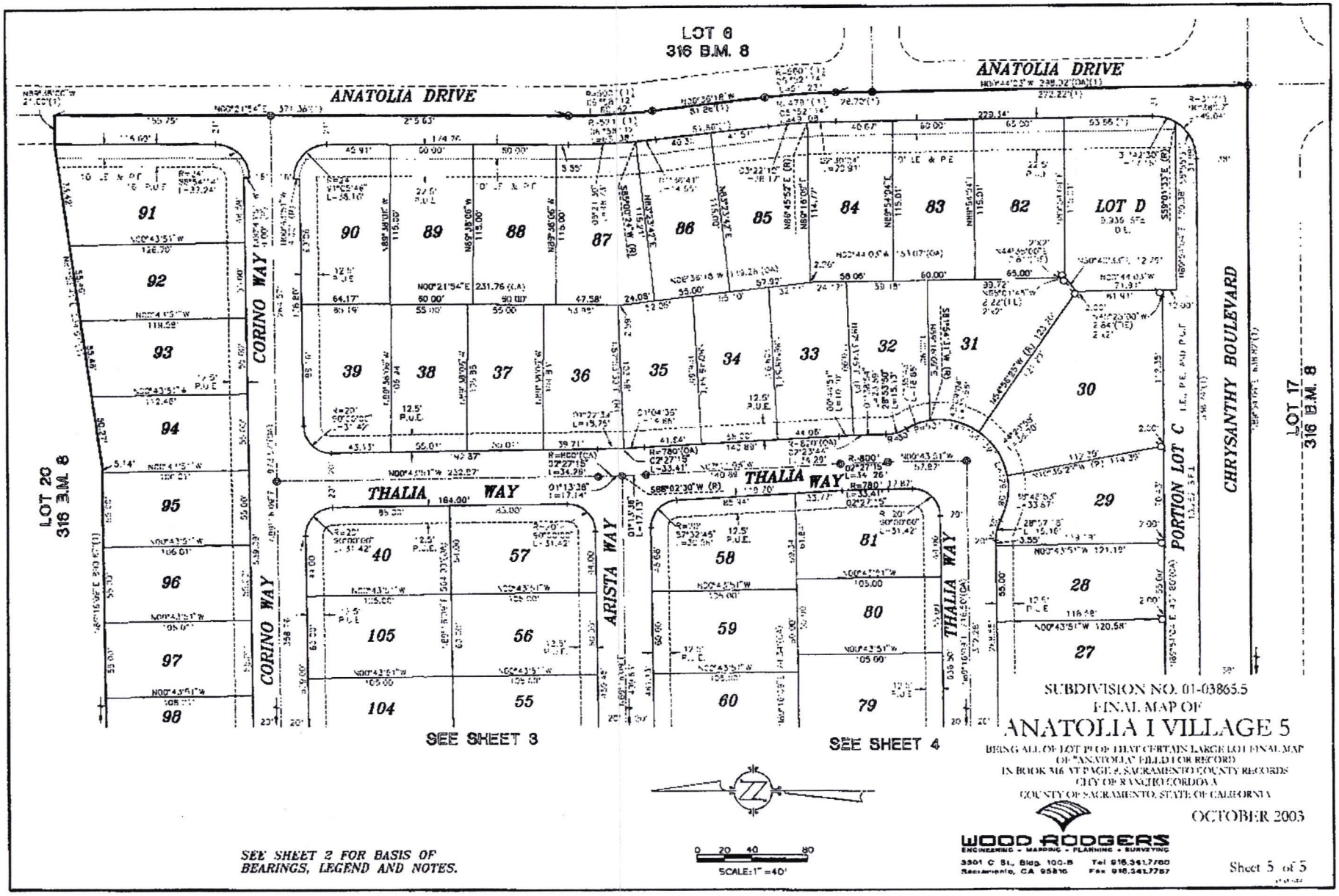
PORTION LOT C

CHRYSANTHY BOULEVARD

LOT 18 316 B.M. 8

0 20 40 80

SCALE: 1" = 40'



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 58-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE ANATOLIA 1 VILLAGE 5 SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 17 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 17.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 17" ("Zone 17") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 17 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 17 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 17 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 17 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 17 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be

deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 17 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 17 in an election to be held on January 18, 2005 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA I VILLAGE 5 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, BOULEVARD, AND DRIVE SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC BOULEVARD, DRIVE AND WAYS SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16) OR TWENTY-TWO AND ONE-HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT," (P.U.E.)

C. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT," (P.U.E.)

D. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON DESIGNATED "LANDSCAPING EASEMENT," TOGETHER WITH ALL OF LOTS A, B, AND C; SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

E. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," TOGETHER WITH ALL OF LOTS A, B AND C. (P.E.)

TIM LEWIS CONSTRUCTION, INC.
A CALIFORNIA CORPORATION

BY: _____ DATE:

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

PRIAP, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 24, 2003, IN BOOK 20030624, PAGE 1858, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNRIDGE ANATOLIA, LLC ON FEBRUARY 3, 2003 I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS No. 7944 Exp. 12-31-05 STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP 12-31-05

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA I VILLAGE 5 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/2'/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON, AS THE PUBLIC BOULEVARD, DRIVE AND WAYS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE. _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE ____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-03865.5

FINAL MAP OF

ANATOLIA I VILLAGE 5

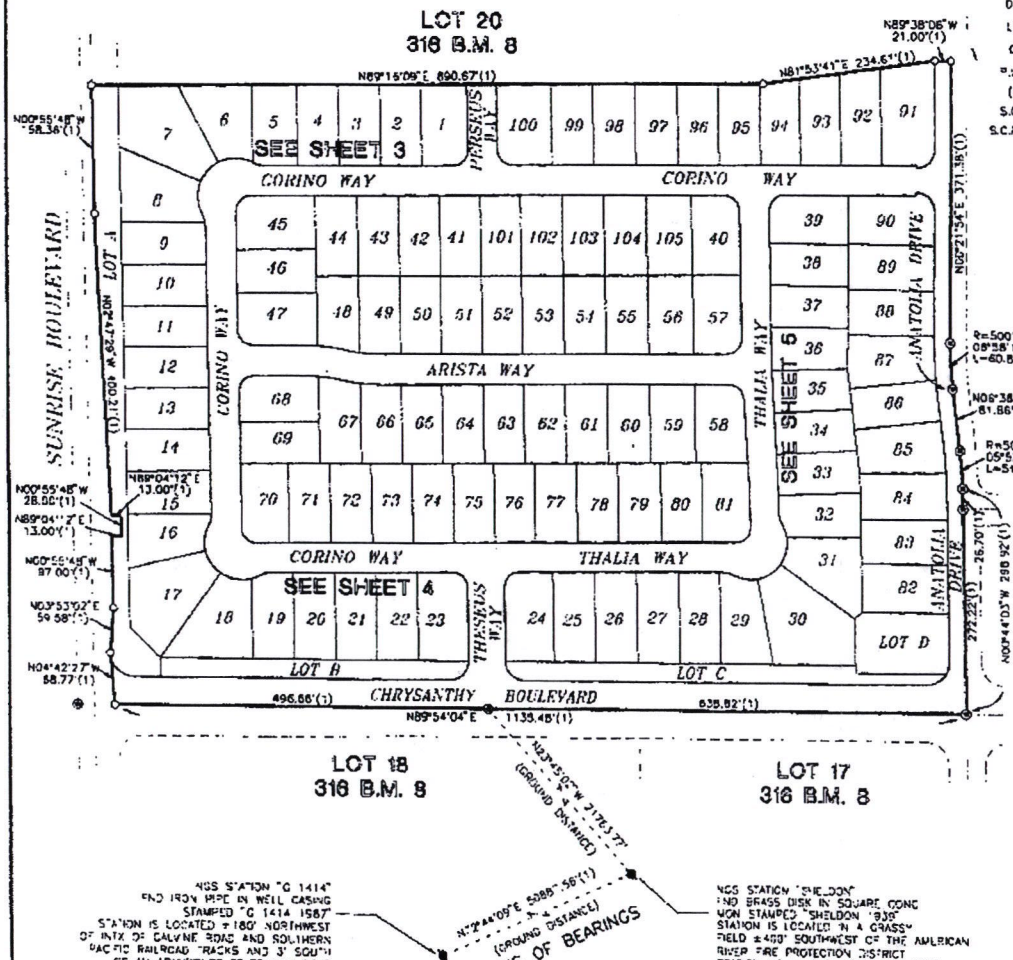
BEING ALL OF LOT 1313 "TREAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 1, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7760 Fax 916.341.7767

Sheet 1 of 5

Exhibit A



LEGEND

○	DIMENSION POINT
⌀ |	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
●	SET 3/4" IRON PIPE STAMPED L.S. 7944
⊗	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS
S.C.R.S.D.	SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF
2. TOTAL AREA OF THIS VILLAGE 5 IS 21.58± ACRES GROSS, CONSISTING OF 105 RESIDENTIAL LOTS AND 4 MISCELLANEOUS LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH RESIDENTIAL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. UNLESS OTHERWISE SHOWN HEREON LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT
5. CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT. OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT "THE AND ASSOC., WKA NO 3365.06, DATED JANUARY 24, 2002. A COPY A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. LOTS A, B AND C SHALL BE GRANTED TO CITY OF RANCHO CORDOVA COMMUNITY SERVICES DISTRICT.
8. LOT D SHALL BE GRANTED TO THE CITY OF RANCHO CORDOVA
9. LOT A SHOWN HEREON AS "S.C.R.S.D. SEWER INTERCEPTOR RESERVATION" SHALL BE RESERVED BY TW LEWIS CONSTRUCTION, INC., A CALIFORNIA CORPORATION FOR THE ACQUISITION OF THE EASEMENT BY S.C.R.S.D.
10. THE LAND SHOWN HEREON, BEING LOT 19, 316 B.M. 8, IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
    1. PUBLIC UTILITY EASEMENT OVER LOT 19 DEDICATED ON 316 B.M. 8 S.C.R.
    2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 19 DEDICATED ON 316 B.M. 8 S.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414", 1ST ORDER, SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SUBDIVISION NO. 01-03865.5

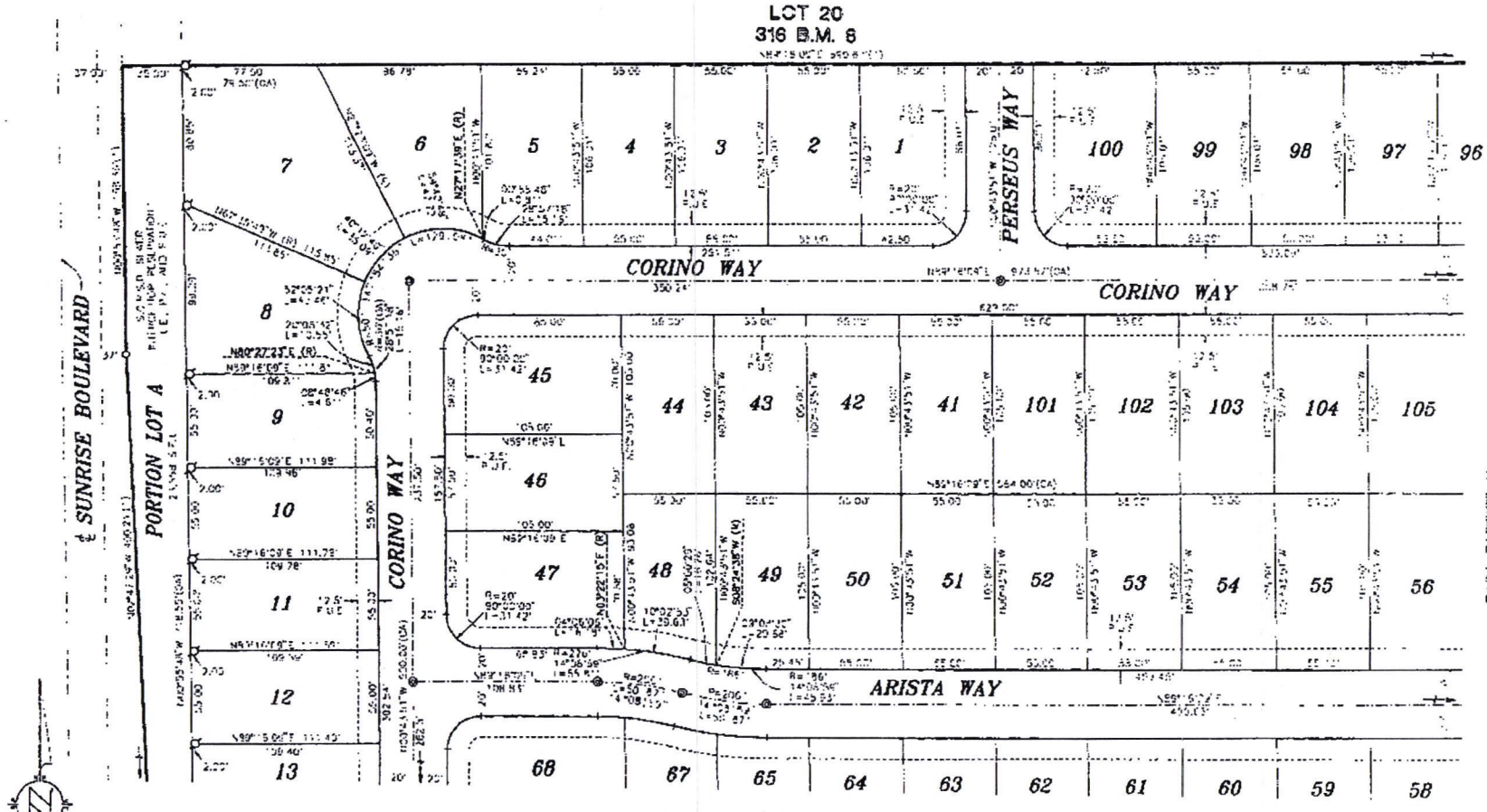
FINAL MAP OF

ANATOLIA I VILLAGE 5

BEING ALL OF LOT 20 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 OF MAPS, PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767



SUBDIVISION NO. 01-03865-5

FINAL MAP OF

ANATOLIA I VILLAGE 5

BEING ALL OF LOT 20 OF THE CHERRY ISLAND RANCHO SUBDIVISION OF ANATOLIA, FILED FOR RECORD IN BOOK 316 OF MAPS, AT PAGE 6, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

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Sacramento, CA 95816 Fax 916.341.7767

SUBDIVISION NO. 01-03865.5

FINAL MAP OF

ANATOLIA I VILLAGE 5

BEING ALL OF LOT 19 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767

Sheet 4 of 5

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SEE SHEET 3

SCALE 1" = 40'

ARISTA WAY

CORINO WAY

SUNRISE BOULEVARD

PORTION LOT A

LOT B

THESEUS WAY

PORTION LOT C

CHRYSANTHY BOULEVARD

LOT 18 316 B.M. 8

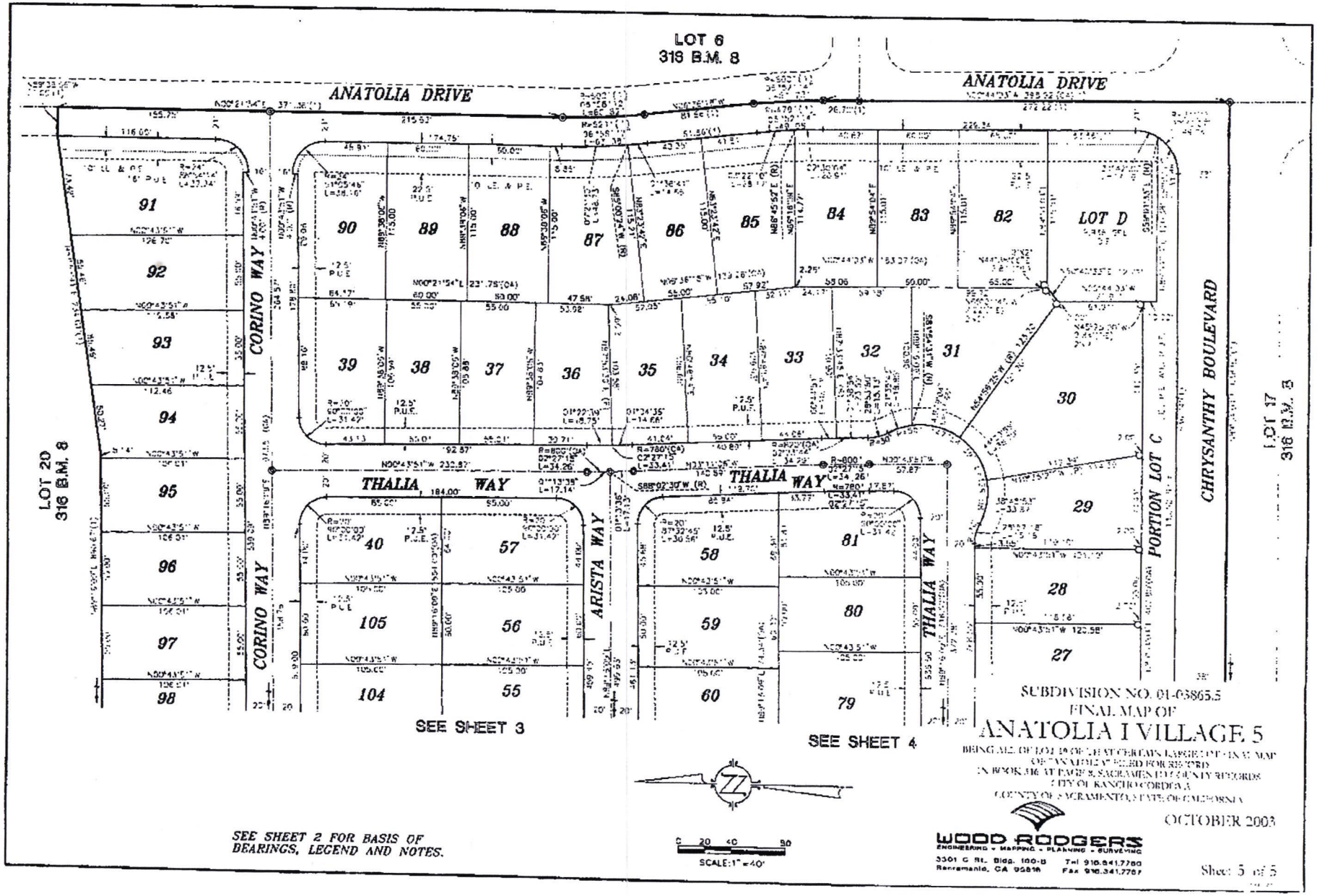

LOT 6
318 B.M. 8
ANATOLIA DRIVE
ANATOLIA DRIVE
LOT 20
318 B.M. 8
CORINO WAY
CORINO WAY
ARISTA WAY
THALIA WAY
THALIA WAY
CHRYSANTHY BOULEVARD
PORTION LOT C
LOT D
LOT 17
318 B.M. 3
91
92
93
94
95
96
97
98
90
89
88
87
86
85
84
83
82
39
38
37
36
35
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33
32
31
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29
28
27
40
57
105
56
104
55
58
81
59
80
60
79
SEE SHEET 3
SEE SHEET 4
SUBDIVISION NO. 01-03865.5
FINAL MAP OF
ANATOLIA I VILLAGE 5
OCTOBER 2003
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.
SCALE: 1" = 40'
WOOD RODGERS
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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767
Sheet 5 of 5

Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Other Non-Residential

The amount of Tax per Parcel for other non-residential land uses (except Recreational and Agricultural) shall be $ .015 for each square foot of gross parcel area.

Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 18 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia I, Village 6 Subdivision, Owned by Pulte Home Corporation.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

The Anatolia I subdivision (all villages) was approved by the County on May 16, 2003. The approval allowed subdivision of 229.8 ± acres into 12 large lots (949 single family lots, 3 drainage corridor lots and 11 landscape lots, in addition to 4 lots for RD-10, commercial, park and elementary school site). For the Anatolia I, Village 6 project, a final subdivision map for 103 lots was issued by the City on March 15, 2004 (via Resolution 33-2004).

Various other subdivisions in Anatolia I and II (as well as Anatolia III in its entirety) are currently subject to the police tax. The resolution and ordinance subject to this staff report is part of a larger effort to bring the remainder of the Anatolia lots into the Rancho Cordova Special Police Tax Area. The owner of Village 6, Pulte Home Corporation, has agreed to the special tax.

AGENDA ITEM # 7

A separate tax zone is being created contiguous to the boundaries of the Village 6 property. This item will establish Tax Area Zone 18 for these parcels, as shown on Exhibit A to the Resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18.

MOTION

"I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Anatolia I, Village 6 Subdivision

2. Resolution Creating Special Tax Area Zone 18

721482_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 172-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 18 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE ANATOLIA 1 VILLAGE 6 SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 18 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 18; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 18 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Anatolia I subdivision was approved by the County on May 16, 2003. The approval allowed subdivision of 229.8 ± acres into 12 large lots (949 single family lots, 3 drainage corridor lots and 11 landscape lots, in addition to 4 lots for RD-10, commercial, park and elementary school sites); and

WHEREAS, the Final Map for Village 6 within the Anatolia I subdivision was approved on March 15, 2004, by Resolution 33-2004, allowing subdivision of 103 single-family, low density residential lots on approximately 19.74 acres; and

WHEREAS, the owner of Village 6, Pulte Home Corporation, has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 18 is a person who owns real property within Zone 18 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 18 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 18 by a mail ballot election, to be held on January 18, 2005. The ballot proposition shall read as follows:

> "Shall Ordinance No. ___-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 18 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA I VILLAGE 6 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, CIRCLE, AND DRIVE SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16) OR TWENTY-TWO AND ONE-HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT," (P.U.E.)

C. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

D. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT," TOGETHER WITH ALL OF LOT A SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

E. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," TOGETHER WITH ALL OF LOT A. (P.E.)

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

BY: _____ DATE: _____

CHRISTOPHER B. CADY
DIVISION PRESIDENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PULTE HOMES CORPORATION, A MICHIGAN CORPORATION ON MAY 2, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

DATE _____

PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS No. 7944 Exp. 12-31-05 STATE OF CALIFORNIA

CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEERS STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA I VILLAGE 6 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS, CIRCLE AND DRIVE TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

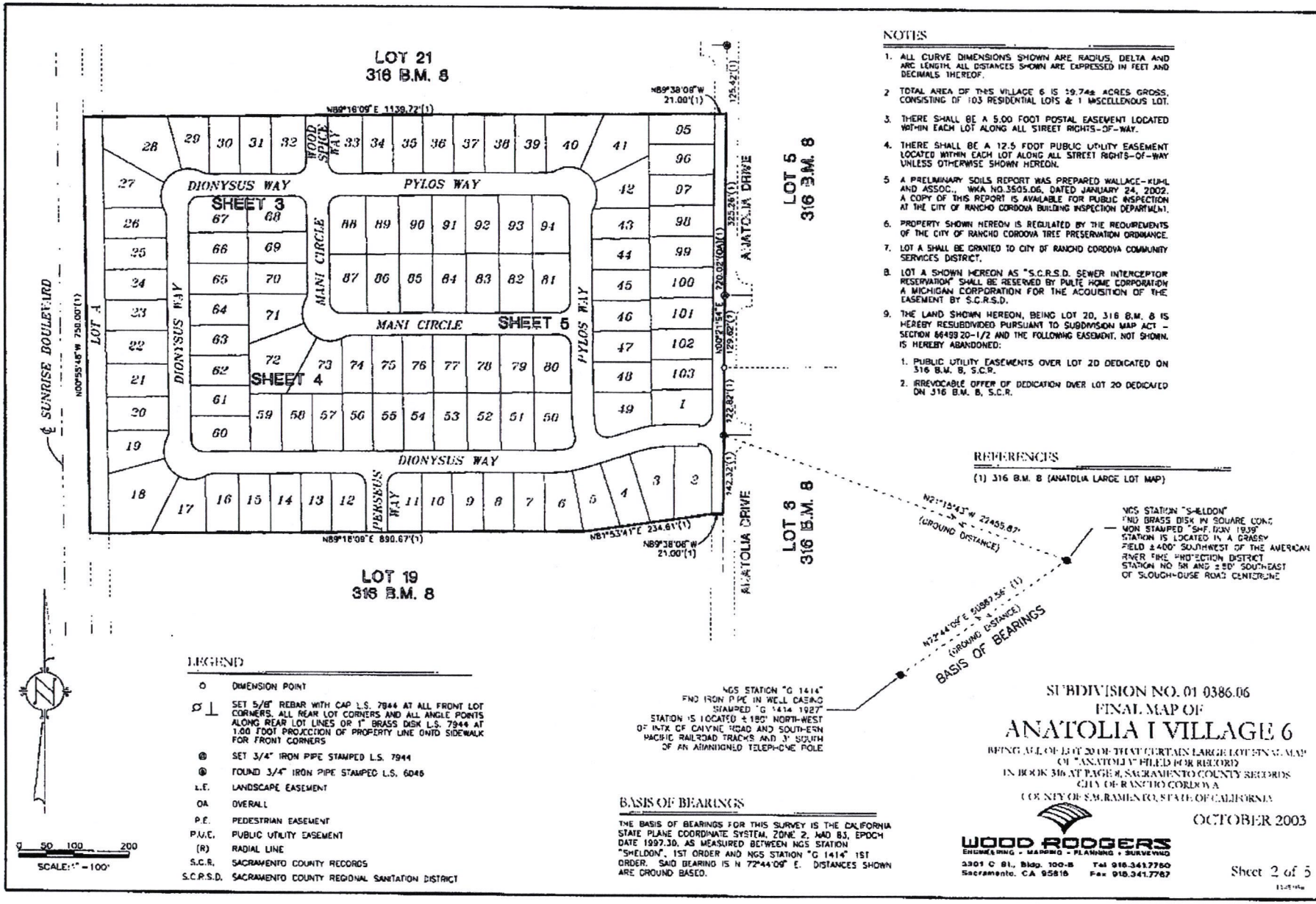
BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-0386.06
FINAL MAP OF
ANATOLIA I VILLAGE 6
BEING ALL OF LOT 20 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 6 IS 29.74± ACRES GROSS, CONSISTING OF 103 RESIDENTIAL LOTS & 1 MISCELLENOUS LOT.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.5 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. LOT A SHALL BE GRANTED TO CITY OF RANCHO CORDOVA COMMUNITY SERVICES DISTRICT.
8. LOT A SHOWN HEREON AS "S.C.R.S.D. SEWER INTERCEPTOR RESERVATION" SHALL BE RESERVED BY PULTE HOME CORPORATION A MICHIGAN CORPORATION FOR THE ACQUISITION OF THE EASEMENT BY S.C.R.S.D.
9. THE LAND SHOWN HEREON, BEING LOT 20, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT – SECTION 66499 20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENTS OVER LOT 20 DEDICATED ON 316 B.M. 8, S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 20 DEDICATED ON 316 B.M. 8, S.C.R.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

NGS STATION "SHELDON"
FND BRASS DISK IN SQUARE CONC MON STAMPED "SHF, DON 1939"
STATION IS LOCATED IN A GRASSY FIELD ±400' SOUTHWEST OF THE AMERICAN RIVER FIRE PROTECTION DISTRICT STATION NO 58 AND ±80' SOUTHEAST OF SLOUGH-HOUSE ROAD CENTERLINE

NGS STATION "G 1414"
FND IRON PIPE IN WELL CASING STAMPED "G 1414 1987"
STATION IS LOCATED ± 180' NORTH-WEST OF INTX OF CALVINE ROAD AND SOUTHERN PACIFIC RAILROAD TRACKS AND 3' SOUTH OF AN ABANDONED TELEPHONE POLE

LEGEND

○	DIMENSION POINT
⌀ ⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
◎	SET 3/4" IRON PIPE STAMPED L.S. 7944
●	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS
S.C.R.S.D.	SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT

0 50 100 200
SCALE: 1" = 100'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

SUBDIVISION NO. 01 0386.06

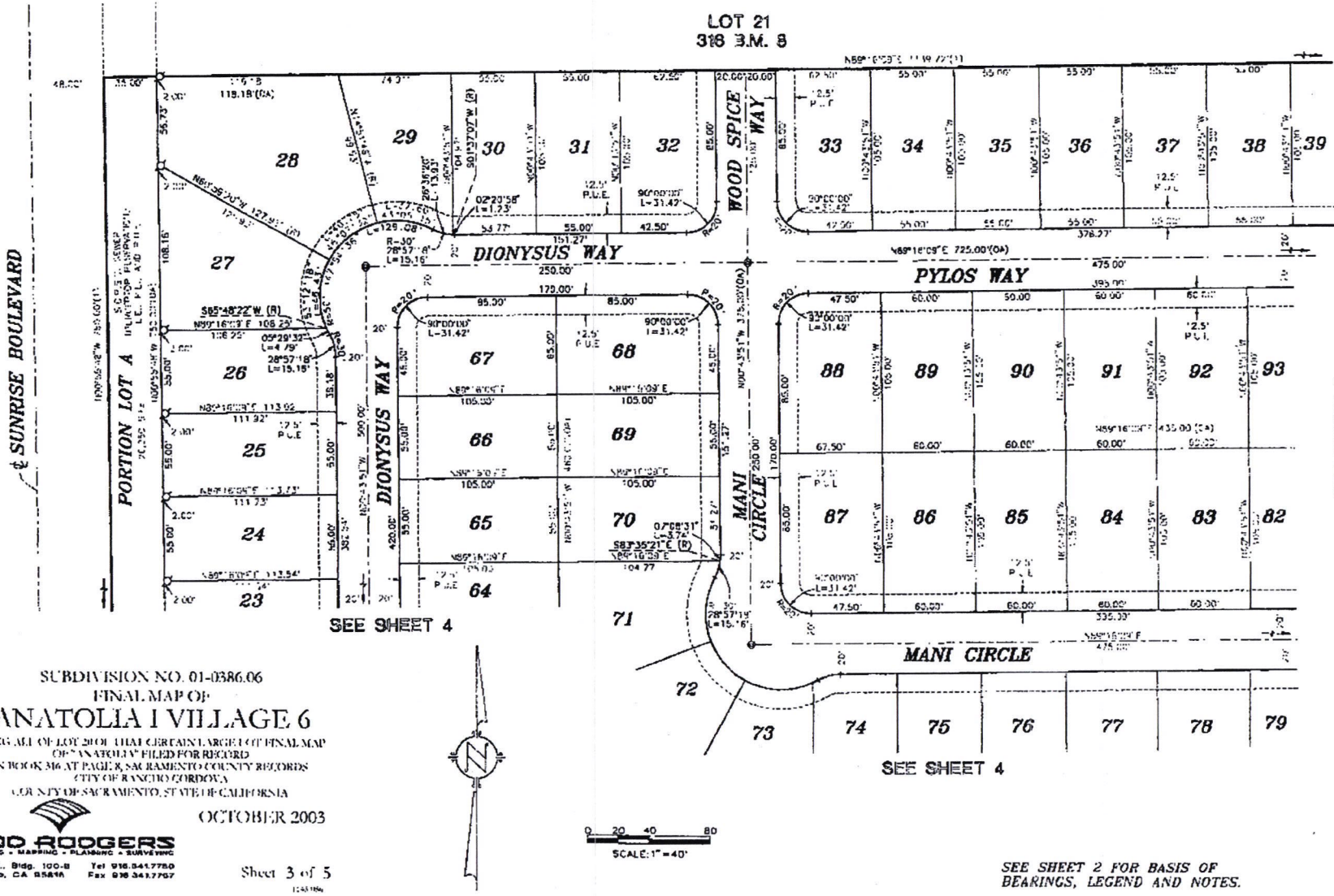
FINAL MAP OF

ANATOLIA I VILLAGE 6

BEING ALL OF LOT 20 OF THAT CERTAIN LARGE LOT SUBDIVISION MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767



SUBDIVISION NO. 01-0386.06

FINAL MAP OF

ANATOLIA I VILLAGE 6

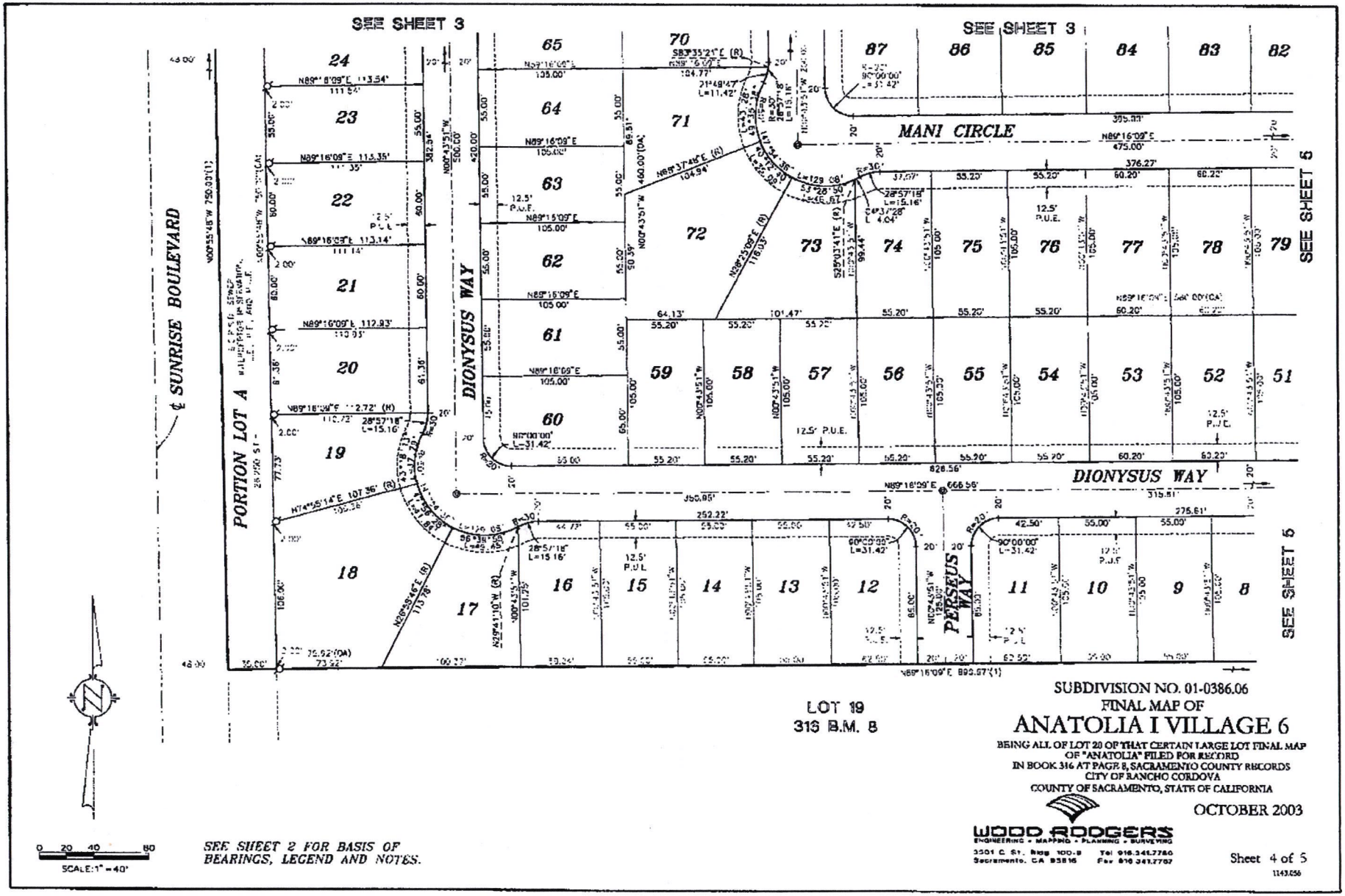
BEING ALL OF LOT 21 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Tel 916.341.7760 Fax 916.341.7767

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

LOT 19
316 B.M. 8

SUBDIVISION NO. 01-0386.06

FINAL MAP OF

ANATOLIA I VILLAGE 6

BEING ALL OF LOT 20 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
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COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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1143056

SUBDIVISION NO. 01-0386.06

FINAL MAP OF

ANATOLIA I VILLAGE 6

BEING ALL OF LOT 39 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sheet 5 of 5

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

LOT 5
316 B.M. 8

LOT 6
316 B.M. 8

LOT 21
316 B.M. 8

LOT 19
316 B.M. 8

ANATOLIA DRIVE

PYLOS WAY

DIONYSUS WAY

SEE SHEET 3

SEE SHEET 4

CITY OF RANCHO CORDOVA

ORDINANCE NO. 59-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE ANATOLIA 1 VILLAGE 6 SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 18 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 18.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 18" ("Zone 18") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 18 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 18 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 18 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 18 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 18 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be

deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 18 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 18 in an election to be held on January 18, 2005, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA I VILLAGE 6 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, CIRCLE, AND DRIVE SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16) OR TWENTY-TWO AND ONE-HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT," (P.U.E.)

C. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

D. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT," TOGETHER WITH ALL OF LOT A SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

E. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," TOGETHER WITH ALL OF LOT A. (P.E.)

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

BY: _____ DATE: _____
CHRISTOPHER B. CADY
DIVISION PRESIDENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__ BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT. ☐ PERSONALLY KNOWN TO ME OR

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PULTE HOMES CORPORATION, A MICHIGAN CORPORATION ON MAY 9, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR — CRAIG E. SPIESS — No. 7944 — Exp. 12-31-05 — STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

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_____
CITY ENGINEER
CYRUS C. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT

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_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

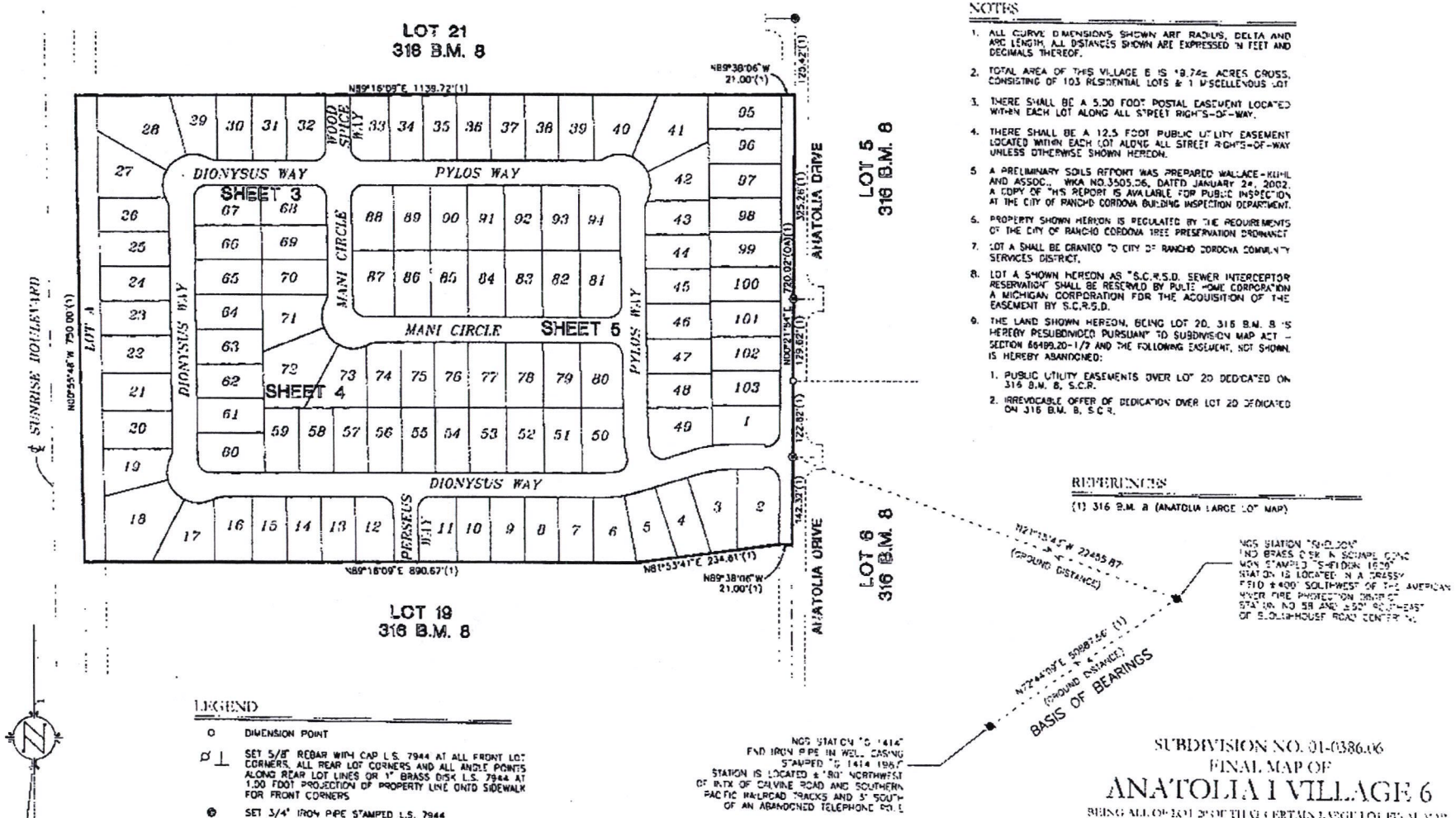
SUBDIVISION NO. 01-0386.06
FINAL MAP OF
ANATOLIA I VILLAGE 6

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CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg 100-B Sacramento, CA 95816
Tel 916.341.7760 Fax 916.341.7767

Exhibit A



NOTES

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2. TOTAL AREA OF THIS VILLAGE 6 IS 19.74± ACRES GROSS, CONSISTING OF 103 RESIDENTIAL LOTS & 1 MISCELLENOUS LOT
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4. THERE SHALL BE A 12.5 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
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8. LOT A SHOWN HEREON AS "S.C.R.S.D. SEWER INTERCEPTOR RESERVATION" SHALL BE RESERVED BY PULTE HOME CORPORATION A MICHIGAN CORPORATION FOR THE ACQUISITION OF THE EASEMENT BY S.C.R.S.D.
9. THE LAND SHOWN HEREON, BEING LOT 20, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENTS OVER LOT 20 DEDICATED ON 316 B.M. 8, S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 20 DEDICATED ON 316 B.M. 8, S.C.R.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

LEGEND

○	DIMENSION POINT
⌀ ⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
⊙	SET 3/4" IRON PIPE STAMPED L.S. 7944
⊕	FOUND 3/4" IRON PIPE STAMPED L.S. 5046
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS
S.C.R.S.D.	SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "D 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

SUBDIVISION NO. 01-0386.06

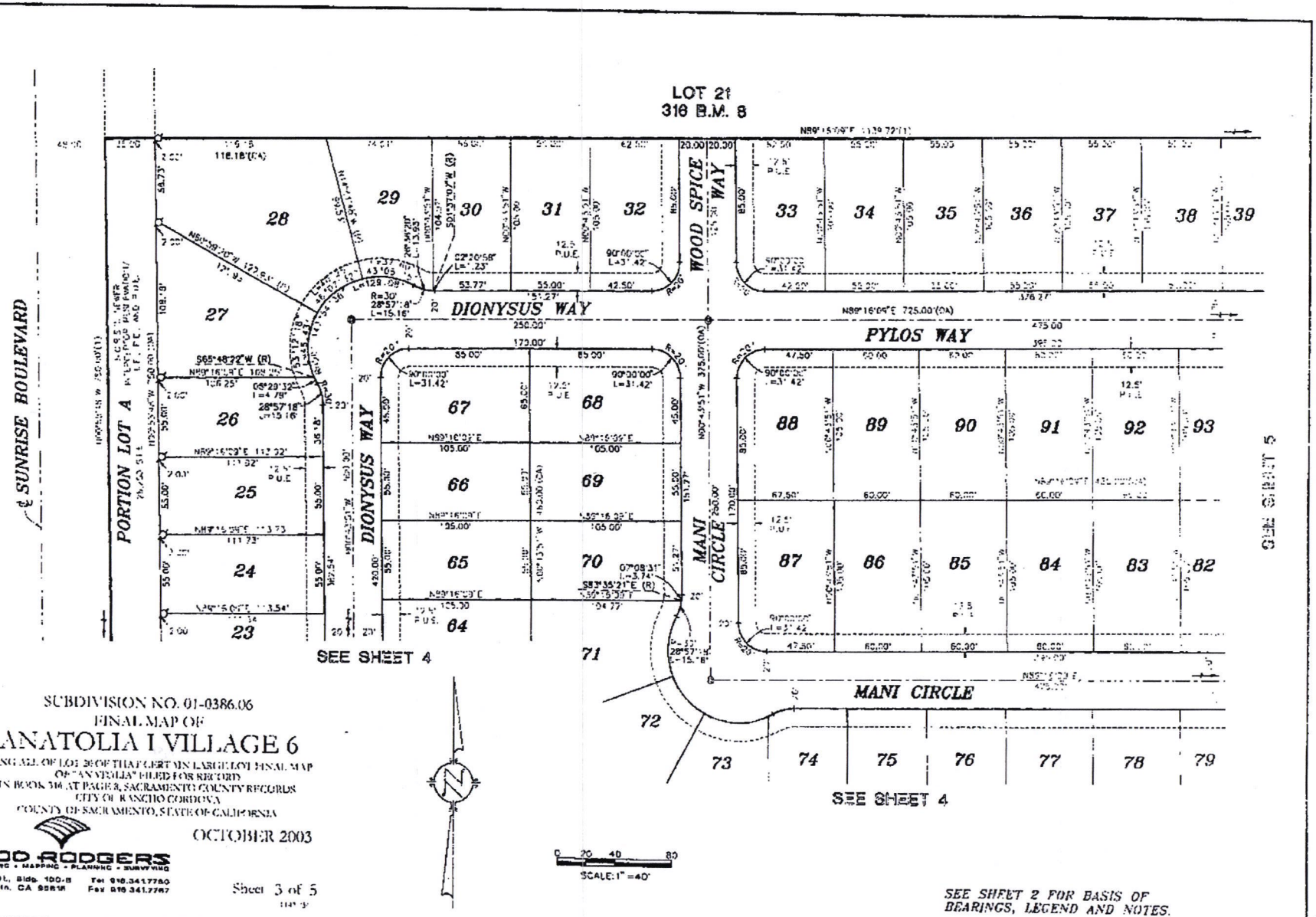
FINAL MAP OF

ANATOLIA I VILLAGE 6

BEING ALL OF LOT 20 OF THAT CERTAIN LARGE LOT RECORD MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 OF MAPS, PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
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Sacramento, CA 95816 Fax 916.341.7767



SUBDIVISION NO. 01-0386.06

FINAL MAP OF

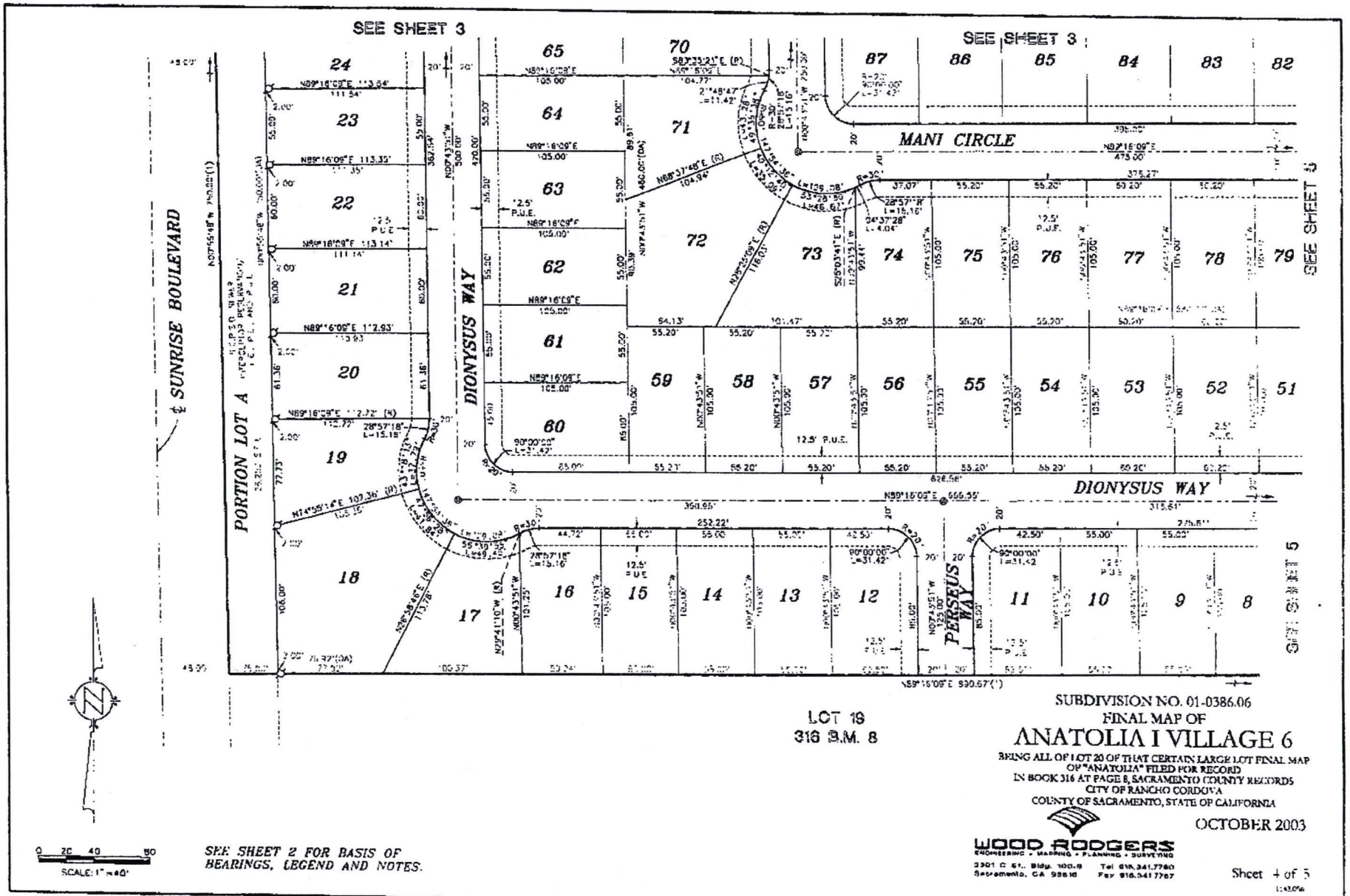
ANATOLIA I VILLAGE 6

BEING ALL OF LOT 26 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SUBDIVISION NO. 01-0386.06

FINAL MAP OF

ANATOLIA I VILLAGE 6

BEING ALL OF LOT 20 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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SUBDIVISION NO. 01-0386.06

FINAL MAP OF

ANATOLIA I VILLAGE 6

BEING A LARGE LOT 36 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK M6 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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Sheet 5 of 5

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

LOT 5
316 B.M. 8

LOT 6
316 B.M. 8

LOT 21
316 B.M. 8

LOT 19
316 B.M. 8

ANATOLIA DRIVE

PYLOS WAY

DIONYSUS WAY

SEE SHEET 3

SEE SHEET 4

Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Other Non-Residential

The amount of Tax per Parcel for other non-residential land uses (except Recreational and Agricultural) shall be $ .015 for each square foot of gross parcel area.

Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 19 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 10 Subdivision, Owned by JTS Communities, Inc.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

The Anatolia II subdivision (all villages) was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses). For the Anatolia II, Village 10 project, a final subdivision map for 117 lots was issued by the City on April 5, 2004 (via Resolution 41-2004).

Various other subdivisions in Anatolia I and II (as well as Anatolia III in its entirety) are currently subject to the police tax. The resolution and ordinance subject to this staff report is part of a larger effort to bring the remainder of the Anatolia lots into the Rancho Cordova Special Police Tax Area. The owner of Village 10, JTS Communities, Inc., has agreed to the special tax.

A separate tax zone is being created contiguous to the boundaries of the Village 10 property. This item will establish Tax Area Zone 19 for these parcels, as shown on

Exhibit A to the Resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18.

MOTION

"I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Anatolia II, Village 10 Subdivision

2. Resolution Creating Special Tax Area Zone 19

721485_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 173-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 19 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE ANATOLIA 2 VILLAGE 10 SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 19 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 19; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 19 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Anatolia II subdivision was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses); and

WHEREAS, the Final Map for Village 10 within the Anatolia I subdivision was approved on April 5, 2004, by Resolution 41-2004, allowing subdivision of 117 single-family, low density residential lots on approximately 25.55 acres; and

WHEREAS, the owner of Village 10, JTS Communities, has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 19 is a person who owns real property within Zone 19 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 19 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 19 by a mail ballot election, to be held on January 18, 2005. The ballot proposition shall read as follows:

> "Shall Ordinance No. ___-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 19 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNERS STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 10 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, DRIVES AND COURTS SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, DRIVES AND COURTS SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16) OR TWENTY-TWO AND ONE-HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, DRIVES AND COURTS SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

C. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT," SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

D. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT." (P.E.)

JTS COMMUNITIES INC.,
A CALIFORNIA CORPORATION

BY: _____ DATE: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

PRIAP, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 26, 2003, IN BOOK 20030626, PAGE 1534, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JTS COMMUNITIES INC., A CALIFORNIA LIMITED LIABILITY COMPANY ON DECEMBER 16, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS No. 7944 Exp 12-31-05 STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 10 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE. 12/21/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS, DRIVES AND COURTS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

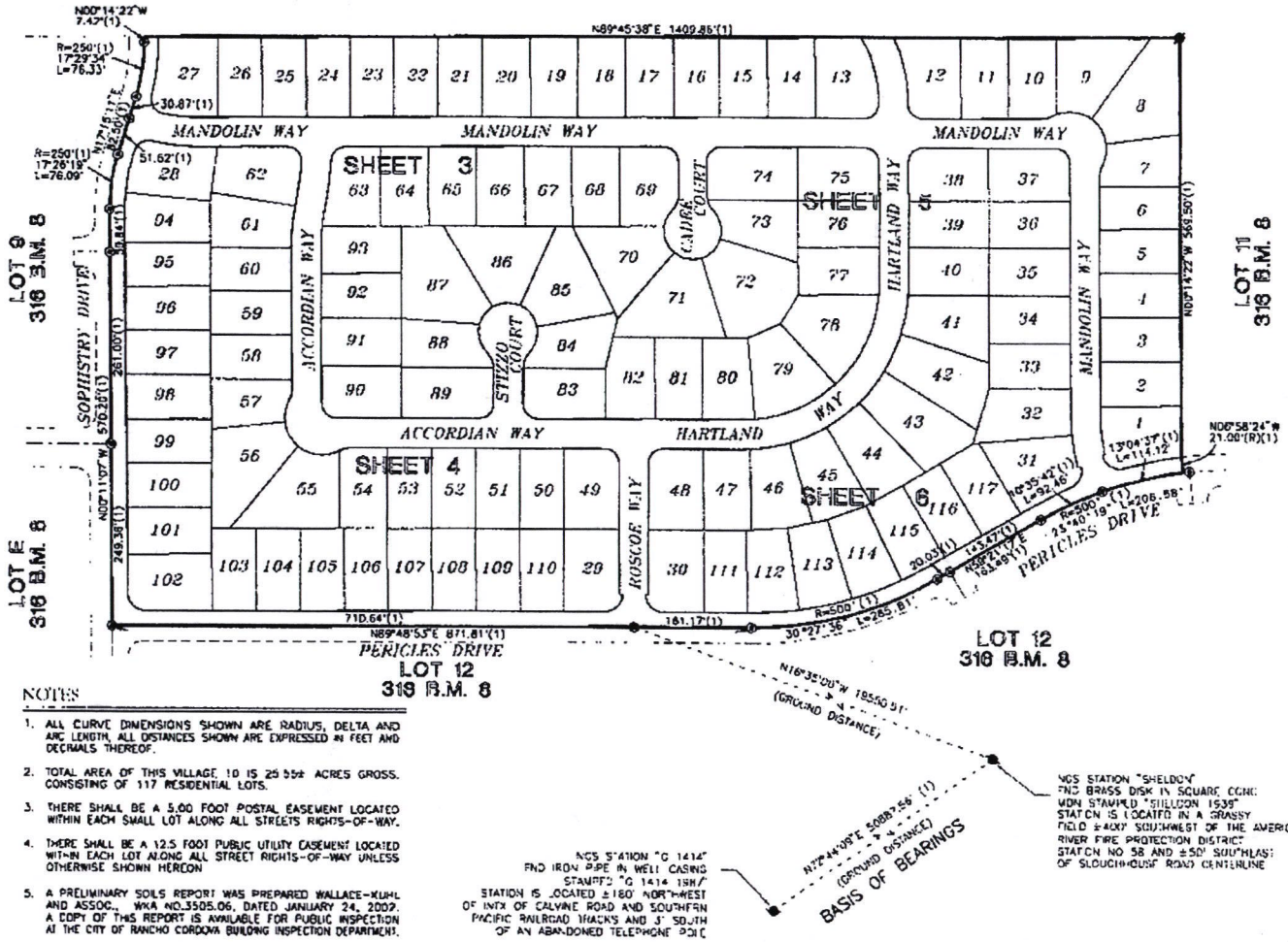
SUBDIVISION NO. 01 0385.3
FINAL MAP OF
ANATOLIA II VILLAGE 10

BEING ALL OF LOT B OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK M6 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



LEGEND

○	DIMENSION POINT
□ 1	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
●	FOUND 5/8" REBAR WITH CAP L.S. 6046
⊙	SET 3/4" IRON PIPE STAMPED L.S. 7944
●	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS

REFERENCES

(1) (1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

0 50 100 200

SCALE:1" =100'

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 10 IS 25.55± ACRES GROSS. CONSISTING OF 117 RESIDENTIAL LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.5 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. THE LAND SHOWN HEREON, BEING LOT 10, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENTS OVER LOT 10 DEDICATED ON 316 B.M. 8, S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 10 DEDICATED ON 316 B.M. 8, S.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

SUBDIVISION NO. 01 0385.3

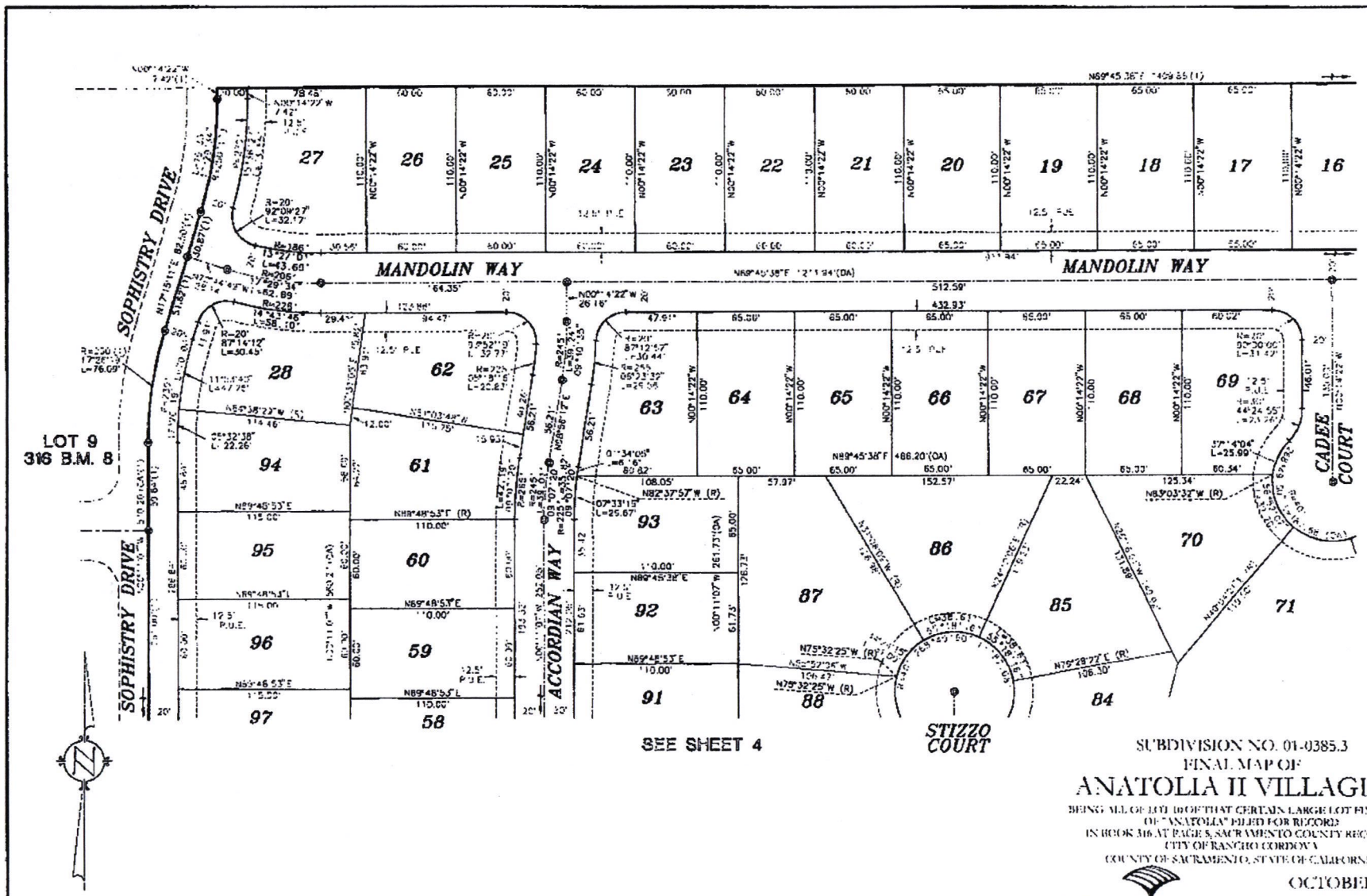
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ANATOLIA II VILLAGE 10

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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

0 20 40 80
SCALE: 1" = 40'

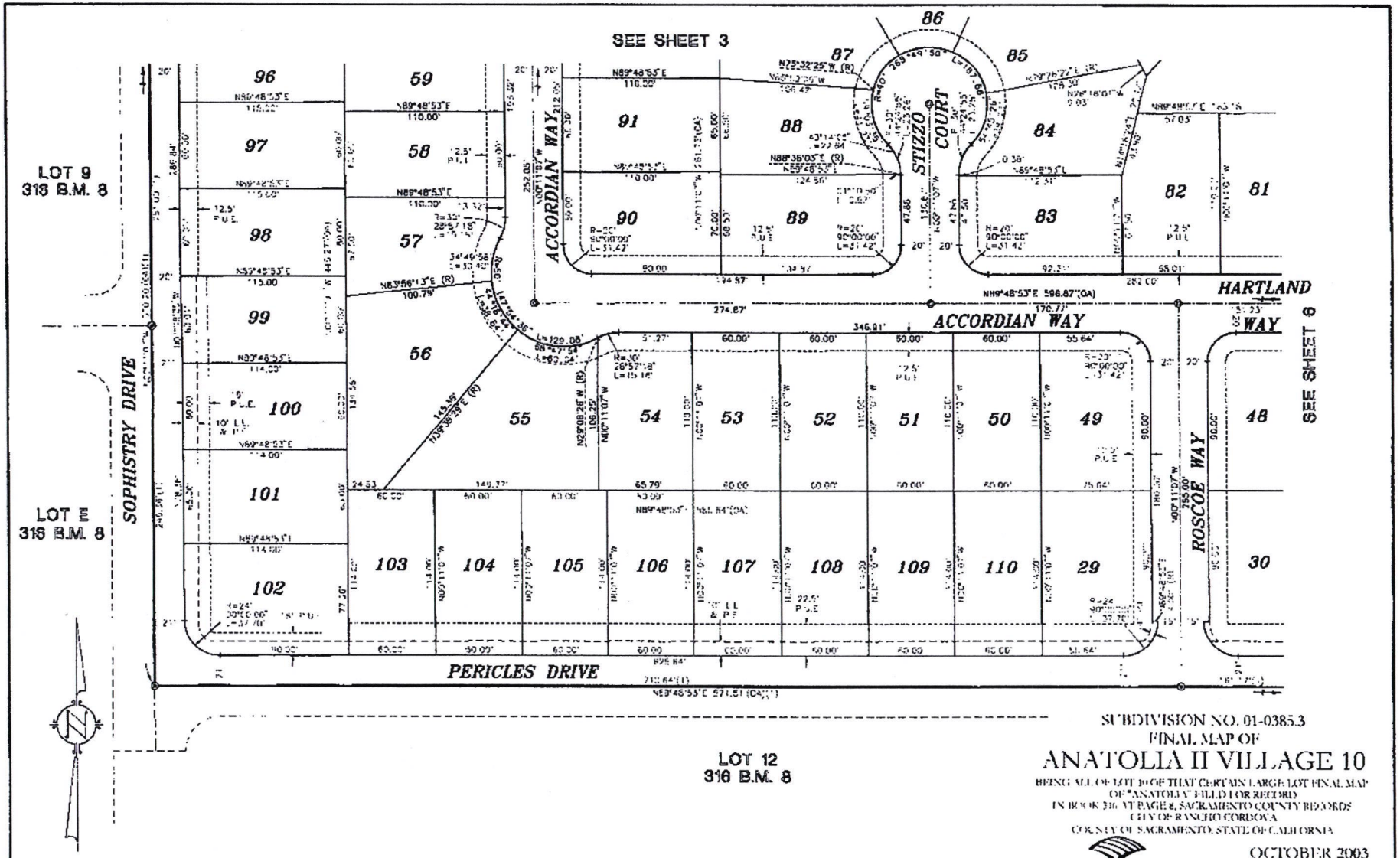
SUBDIVISION NO. 01-0385.3
FINAL MAP OF

ANATOLIA II VILLAGE 10

BEING ALL OF LOT 10 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
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SUBDIVISION NO. 01-0385.3

FINAL MAP OF

ANATOLIA II VILLAGE 10

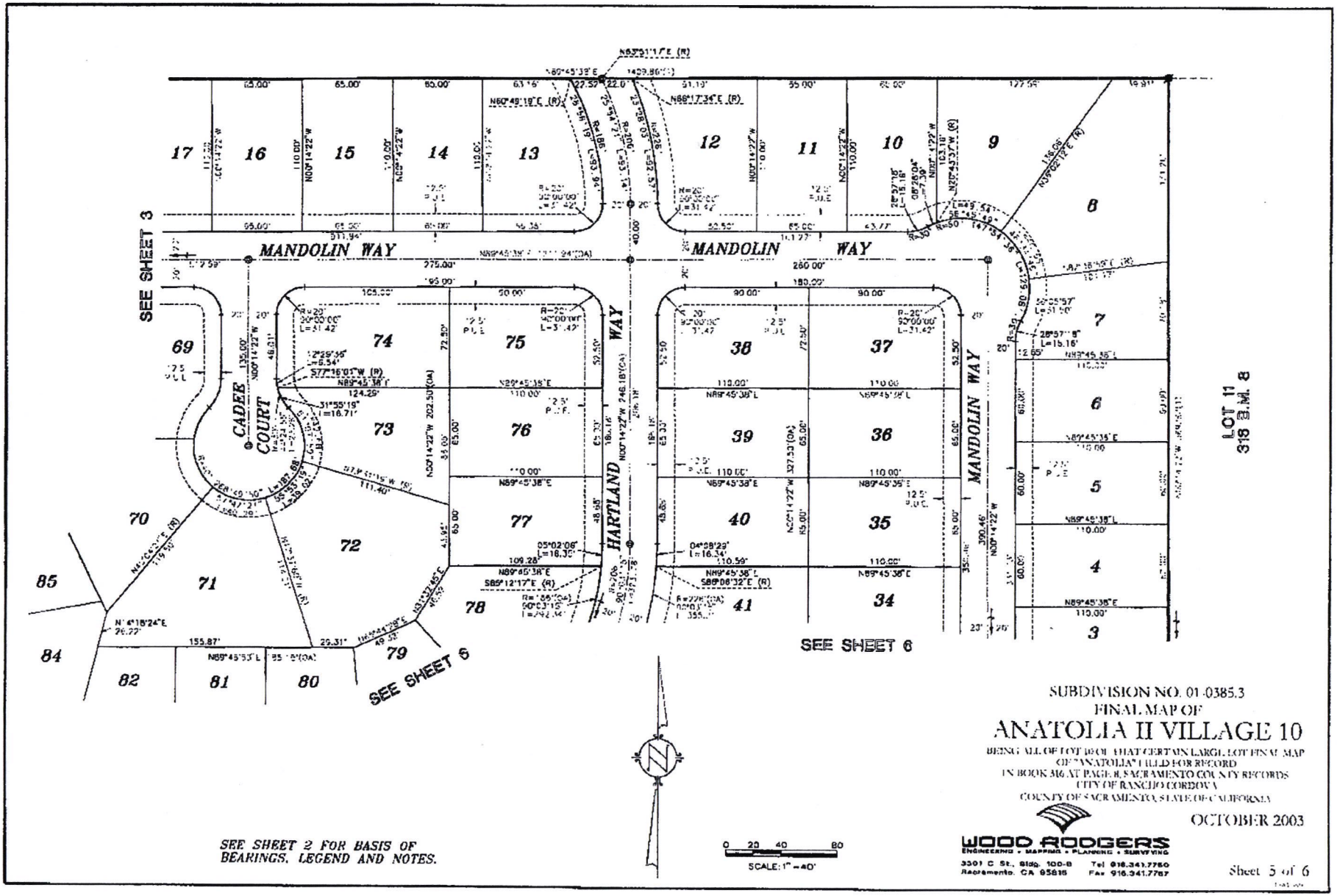
BEING ALL OF LOT D OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

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SUBDIVISION NO. 01-0385.3

FINAL MAP OF

ANATOLIA II VILLAGE 10

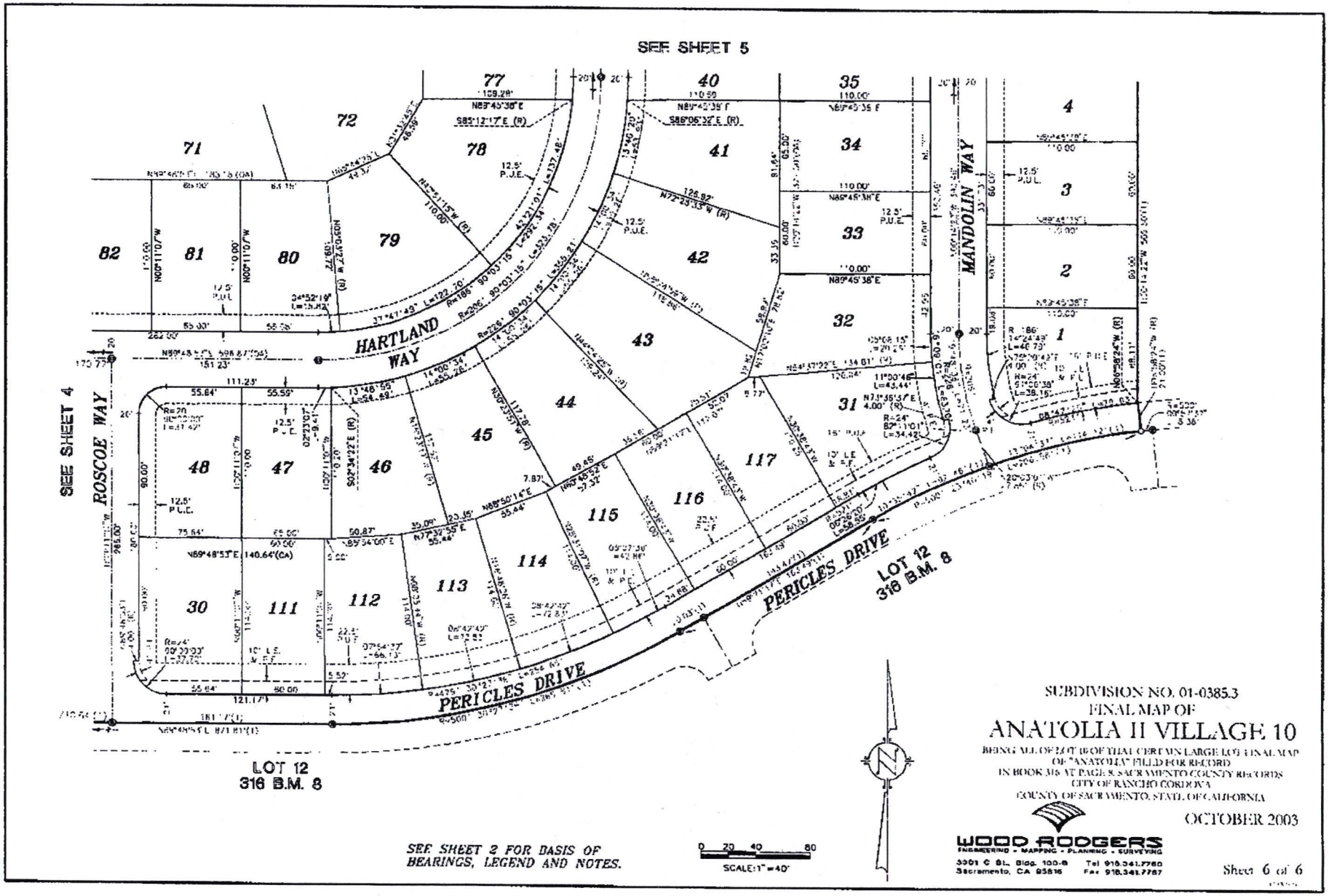
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CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SCALE: 1" = 40'

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Fax 916.341.7767


SEE SHEET 5
SEE SHEET 4
ROSCOE WAY
HARTLAND WAY
MANDOLIN WAY
PERICLES DRIVE
PERICLES DRIVE
LOT 12
316 B.M. 8
LOT 12
316 B.M. 8
77
40
35
4
72
71
78
41
34
3
82
81
80
79
42
33
2
43
32
1
44
31
45
48
47
46
117
116
115
30
111
112
113
114
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.
0 20 40 80
SCALE:1"=40'
SUBDIVISION NO. 01-0385.3
FINAL MAP OF
ANATOLIA II VILLAGE 10
BEING ALL OF LOT 16 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
OCTOBER 2003
WOOD RODGERS
ENGINEERING - MAPPING - PLANNING - SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767
Sheet 6 of 6

CITY OF RANCHO CORDOVA

ORDINANCE NO. 60-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE ANATOLIA II VILLAGE 10 SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 19 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 19.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 19" ("Zone 19") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 19 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 19 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 19 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 19 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 19 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be

deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 19 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 19 in an election to be held on January 18, 2005, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 10 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, DRIVES AND COURTS SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, DRIVES AND COURTS SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16) OR TWENTY-TWO AND ONE-HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, DRIVES AND COURTS SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

C. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT." SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

D. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT." (P.E.)

JTS COMMUNITIES INC.,
A CALIFORNIA CORPORATION

BY: _____ DATE: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

PRLAP, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 26, 2003, IN BOOK 20030626, PAGE 1334, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JTS COMMUNITIES INC., A CALIFORNIA LIMITED LIABILITY COMPANY ON DECEMBER 16, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR — CRAIG E. SPIESS — No. 7944 Exp. 12-31-05 — STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 10 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ARHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/31/2005

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS, DRIVES AND COURTS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK ____ OF MAPS, AT PAGE ____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ___ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01 0385.3

FINAL MAP OF

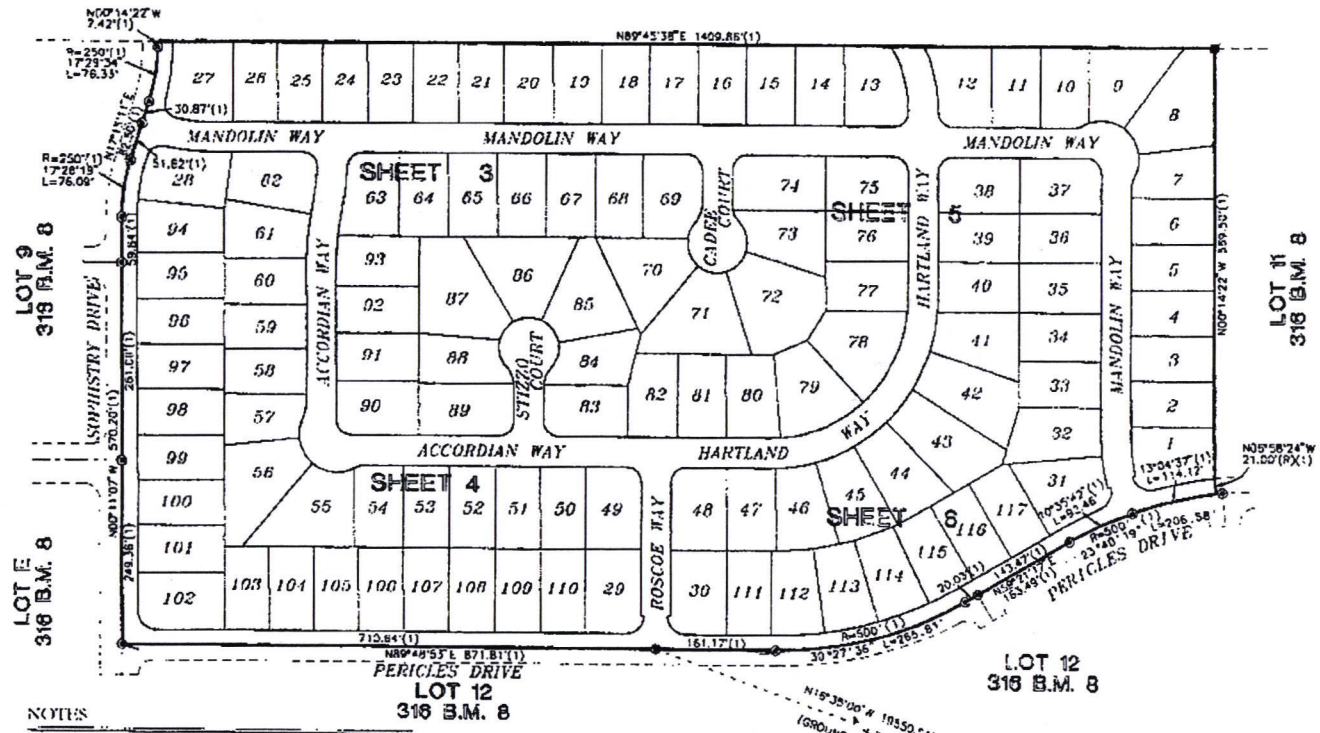
ANATOLIA II VILLAGE 10

BEING ALL OF LOT F OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGES 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



LEGEND

○	DIMENSION POINT
⌀ ⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
●	FOUND 5/8" REBAR WITH CAP L.S. 5046
●	SET 3/4" IRON PIPE STAMPED L.S. 7944
●	FOUND 3/4" IRON PIPE STAMPED L.S. 5046
L.E.	LANDSCAPE EASEMENT
O/A	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS

REFERENCES

(1) (1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SCALE: 1" = 100'

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 10 IS 25.55± ACRES GROSS, CONSISTING OF 117 RESIDENTIAL LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.5 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. THE LAND SHOWN HEREON, BEING LOT 10, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENTS OVER LOT 10 DEDICATED ON 316 B.M. 8, S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 10 DEDICATED ON 318 B.M. 8, S.C.R.

NGS STATION "G 1414"
FND IRON PIPE IN WELL CASING
STAMPED "G 1414 1987"
STATION IS LOCATED ± 180' NORTHEAST OF INTX OF CALVINE ROAD AND SOUTHERN PACIFIC RAILROAD TRACKS AND 3' SOUTH OF AN ABANDONED TELEPHONE POLE

NGS STATION "SHELDON"
FND BRASS DISK IN SQUARE CONC MON STAMPED "SHELDON 1939"
STATION IS LOCATED IN A GRASSY FIELD ± 400' SOUTHWEST OF THE AMERICAN RIVER FIRE PROTECTION DISTRICT STATION NO 58 AND ± 30' SOUTHEAST OF SLOUGHHOUSE ROAD CENTERLINE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

SUBDIVISION NO. 01-0385.3

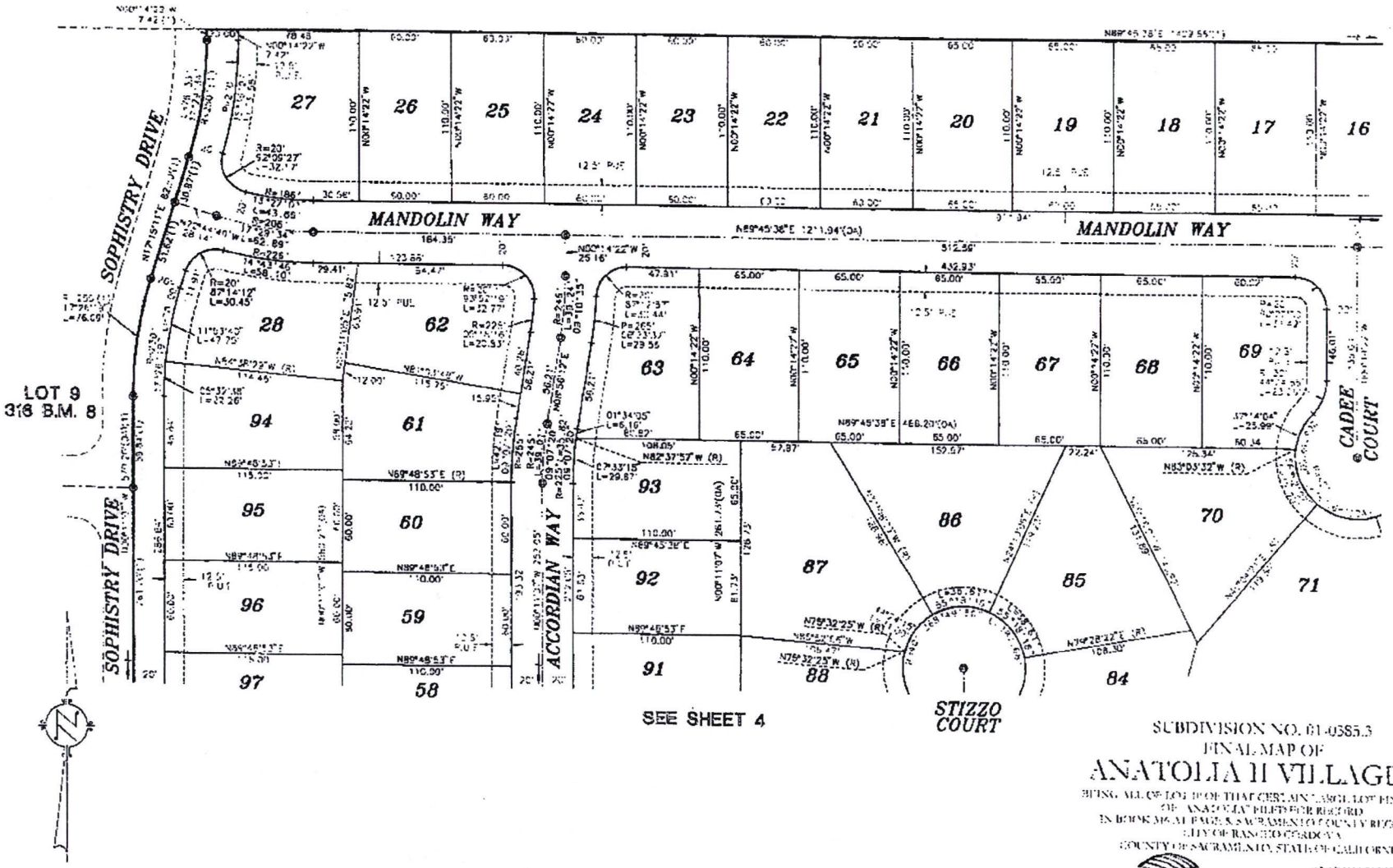
FINAL MAP OF

ANATOLIA II VILLAGE 10

BEING ALL OF LOT D OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA II" FILED FOR RECORD IN BOOK 316 OF MAPS, PAGES 5, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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SUBDIVISION NO. 01-0385.3

FINAL MAP OF

ANATOLIA II VILLAGE 10

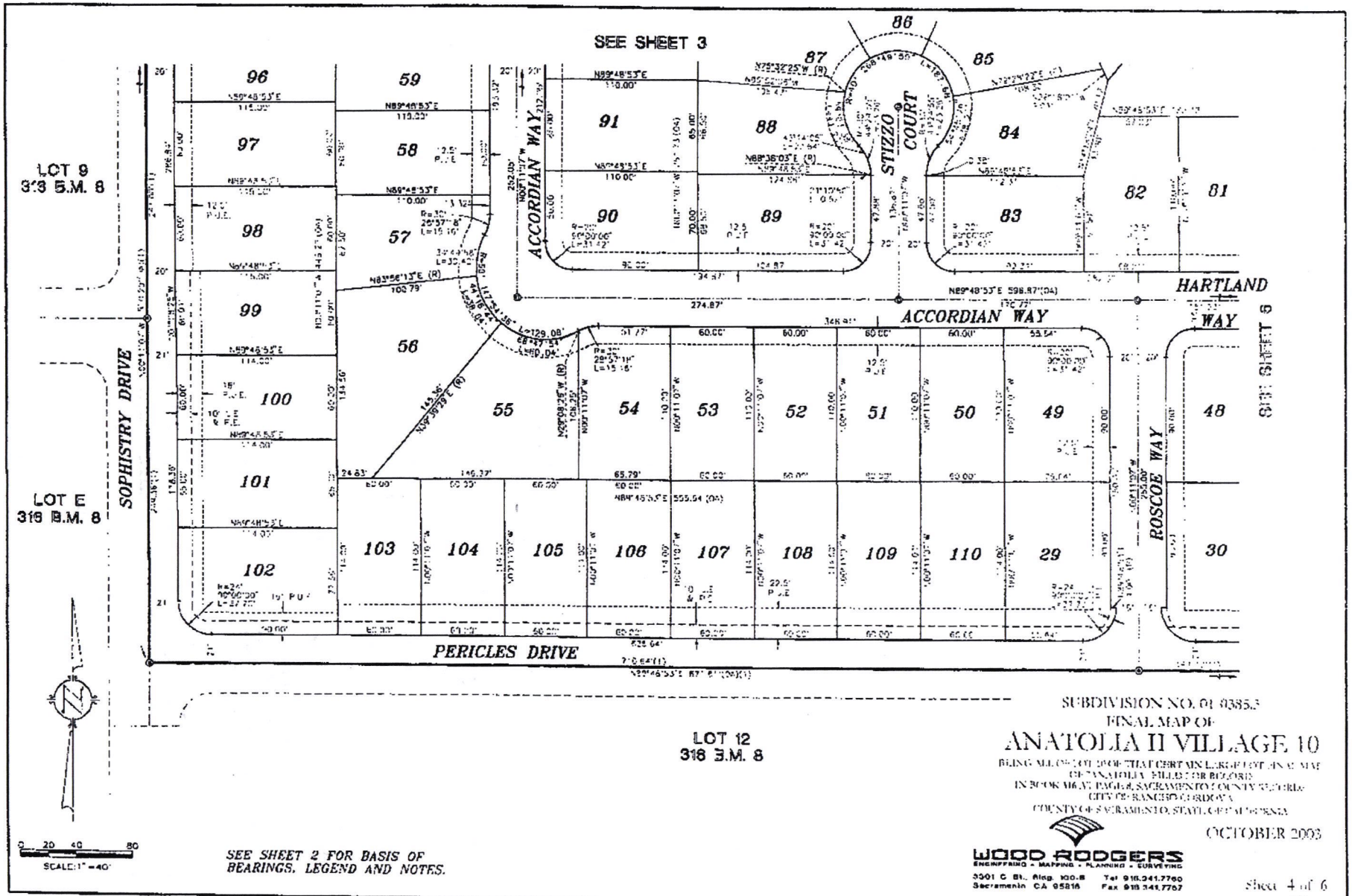
BEING ALL OF LOT 10 OF THAT CERTAIN "LARGE LOT" FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 360 AT PAGES 5-8 SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SCALE: 1" = 40'

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Tel 916.341.7760 Fax 916.341.7767



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SUBDIVISION NO. 01 0385.3

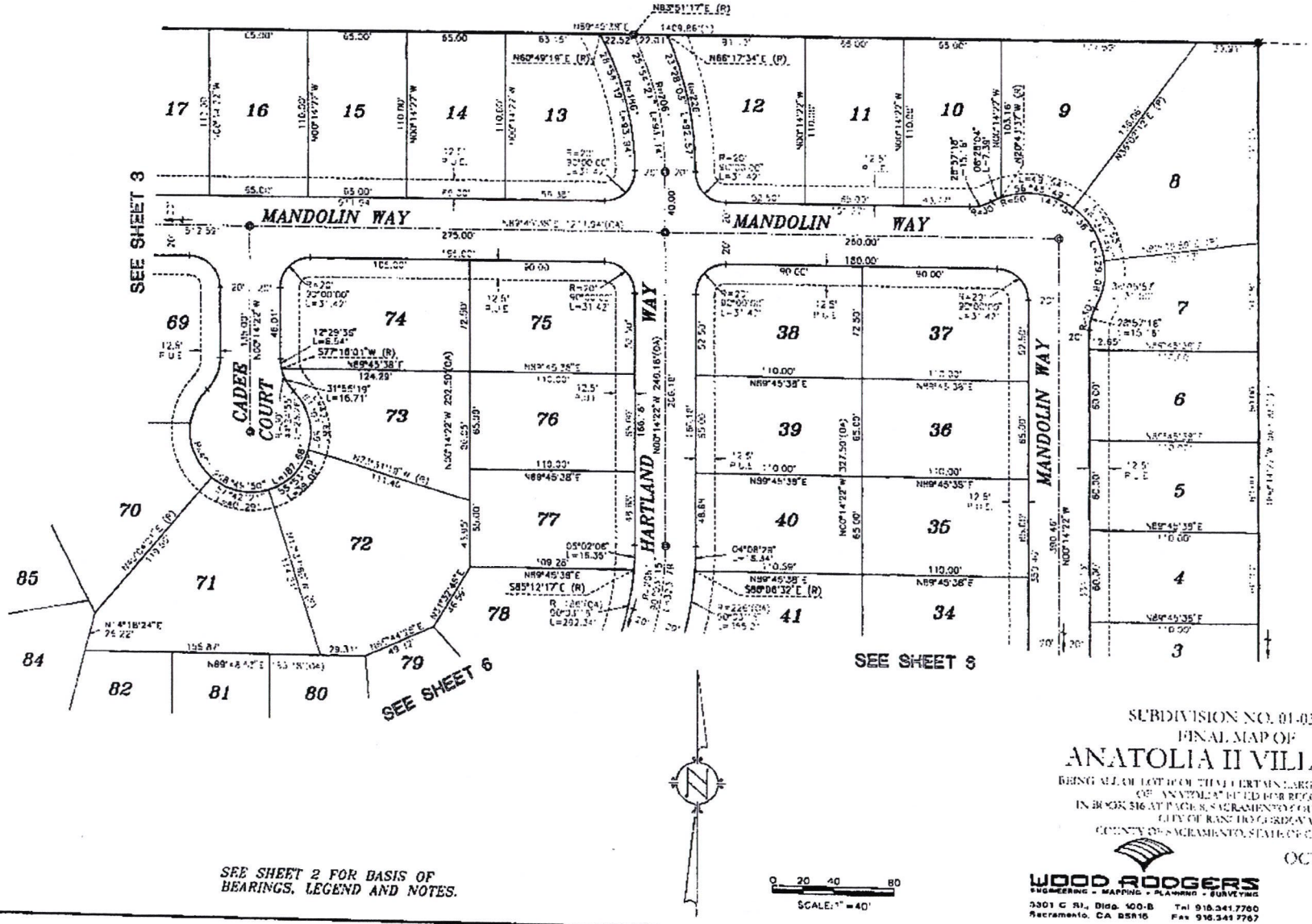
FINAL MAP OF

ANATOLIA II VILLAGE 10

BEING ALL OF LOT 10 OF THAT CERTAIN LARGE LOT FINAL MAP OF ANATOLIA VILLAGE 10 FOR RECORD IN BOOK M6 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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SUBDIVISION NO. 01-0385.3

FINAL MAP OF

ANATOLIA II VILLAGE 10

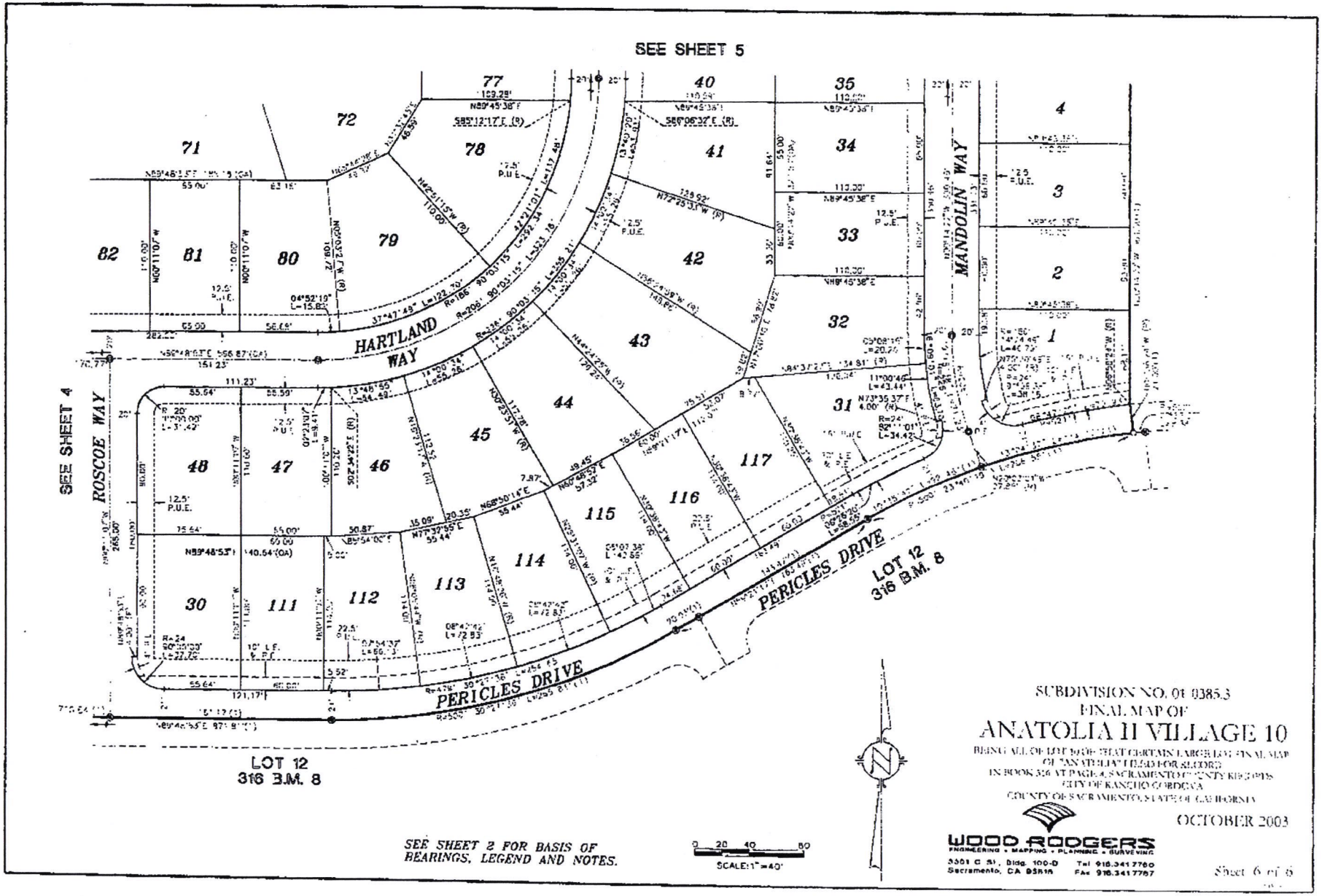
BEING ALL OF LOT "O" OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGES 5, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SCALE: 1" = 40'

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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

0 20 40 80
SCALE: 1" = 40'

SUBDIVISION NO. 01 0385.3
FINAL MAP OF
ANATOLIA II VILLAGE 10

BEING ALL OF LOT B OF "PLAT OF CERTAIN LARGER LOT FINAL MAP OF "ANATOLIA I" (FILED FOR RECORD) IN BOOK 316 AT PAGE 6, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767

Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Other Non-Residential

The amount of Tax per Parcel for other non-residential land uses (except Recreational and Agricultural) shall be $ .015 for each square foot of gross parcel area.

Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 20 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 11 Subdivision, Owned by Pulte Home Corporation

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

The Anatolia II subdivision (all villages) was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses). For the Anatolia II, Village 11 project, a final subdivision map for 56 lots was issued by the City on March 15, 2004 (via Resolution 34-2004).

Various other subdivisions in Anatolia I and II (as well as Anatolia III in its entirety) are currently subject to the police tax. The resolution and ordinance subject to this staff report is part of a larger effort to bring the remainder of the Anatolia lots into the Rancho Cordova Special Police Tax Area. The owner of Village 11, Pulte Home Corporation, has agreed to the special tax.

A separate tax zone is being created contiguous to the boundaries of the Village 11 property. This item will establish Tax Area Zone 20 for these parcels, as shown on

Exhibit A to the Resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18.

MOTION

"I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Anatolia II, Village 11 Subdivision

2. Resolution Creating Special Tax Area Zone 20

721487_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 174 -2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 20 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE ANATOLIA II VILLAGE 11 SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 20 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 20; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 20 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Anatolia II subdivision was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses); and

WHEREAS, the Final Map for Village 11 within the Anatolia II subdivision was approved on March 15, 2004, by Resolution 34-2004, allowing 56 single-family, low density residential lots on approximately 11.36 acres; and

WHEREAS, the owner of Village 11, Pulte Home Corporation, has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 20 is a person who owns real property within Zone 20 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 20 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 20 by a mail ballot election, to be held on January 18, 2005. The ballot proposition shall read as follows:

> "Shall Ordinance No. __-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 20 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 11 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC ROAD, DRIVE, CIRCLE AND COURT SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC ROAD, DRIVE, CIRCLE AND COURT SHOWN HEREON

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16) OR TWENTY-TWO AND ONE-HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

C. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

D. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT," TOGETHER WITH ALL OF LOT A SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

E. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," TOGETHER WITH ALL OF LOT A. (P.E.)

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

BY: _____ DATE: _____
CHRISTOPHER B. CADY
DIVISION PRESIDENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PULTE HOMES CORPORATION, A MICHIGAN CORPORATION ON MAY 9, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR — CRAIG E. SPIESS — No. 7944 Exp. 12-31-05 — STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEERS STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 11 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC ROAD, DRIVE, CIRCLE AND COURT TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-0385.4

FINAL MAP OF

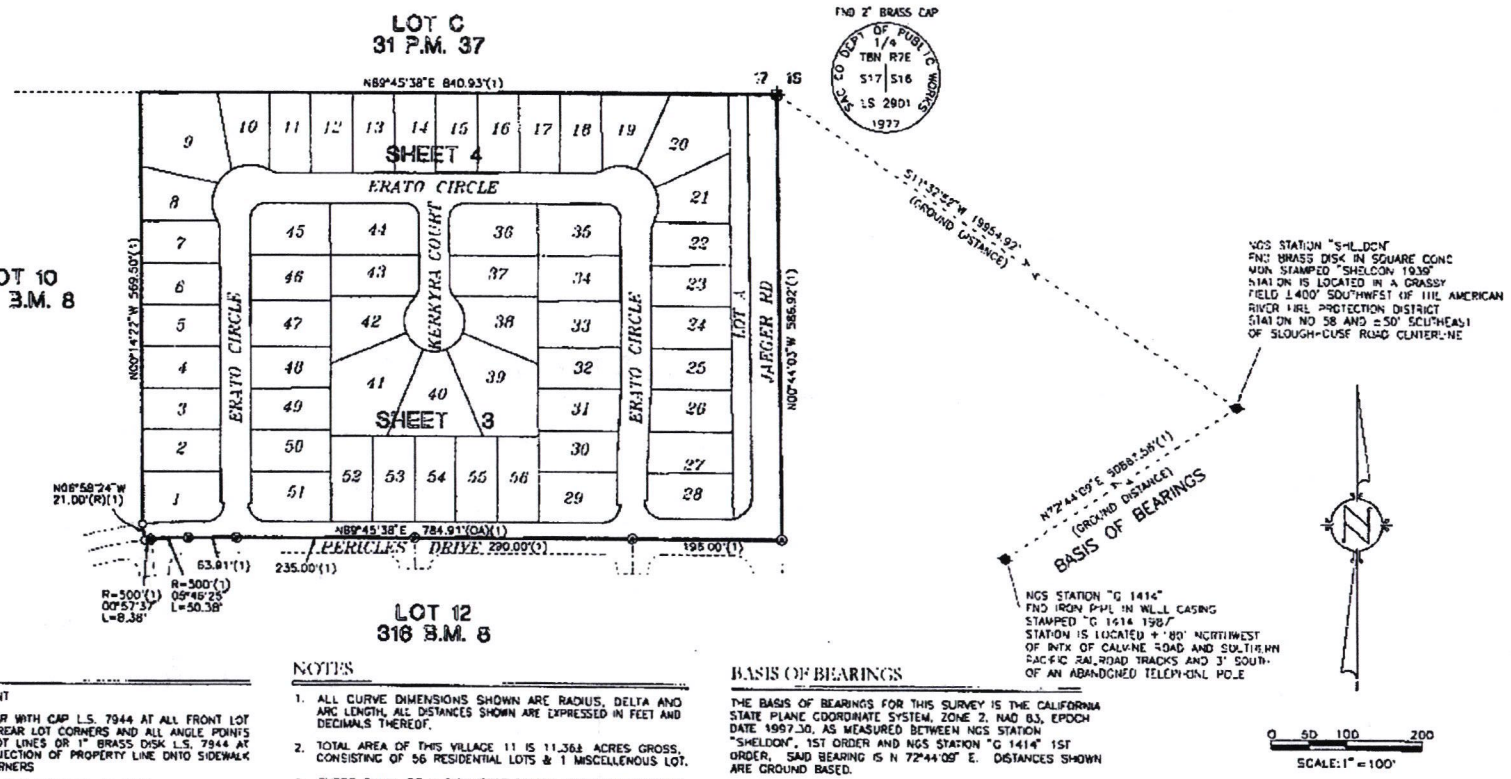
ANATOLIA II VILLAGE 11

BEING ALL OF LOT D OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



LEGEND

○	DIMENSION POINT
⌀ ⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
⊙	SET 3/4" IRON PIPE STAMPED L.S. 7944
⊙	FOUND 3/4" IRON PIEPE STAMPED L.S. 6046
⊕	FOUND ONE-QUARTER CORNER AS NOTED
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH, ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 11 IS 11.368 ACRES GROSS, CONSISTING OF 56 RESIDENTIAL LOTS & 1 MISCELLENOUS LOT.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.5' FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. LOT A SHALL BE GRANTED TO CITY OF RANCHO CORDOVA COMMUNITY SERVICES DISTRICT.
8. THE LAND SHOWN HEREON, BEING LOT 11, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENT OVER LOT 11 DEDICATED ON 316 B.M. 8 S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 11 DEDICATED ON 316 B.M. 8 S.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER, SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SUBDIVISION NO. 01-0385.4

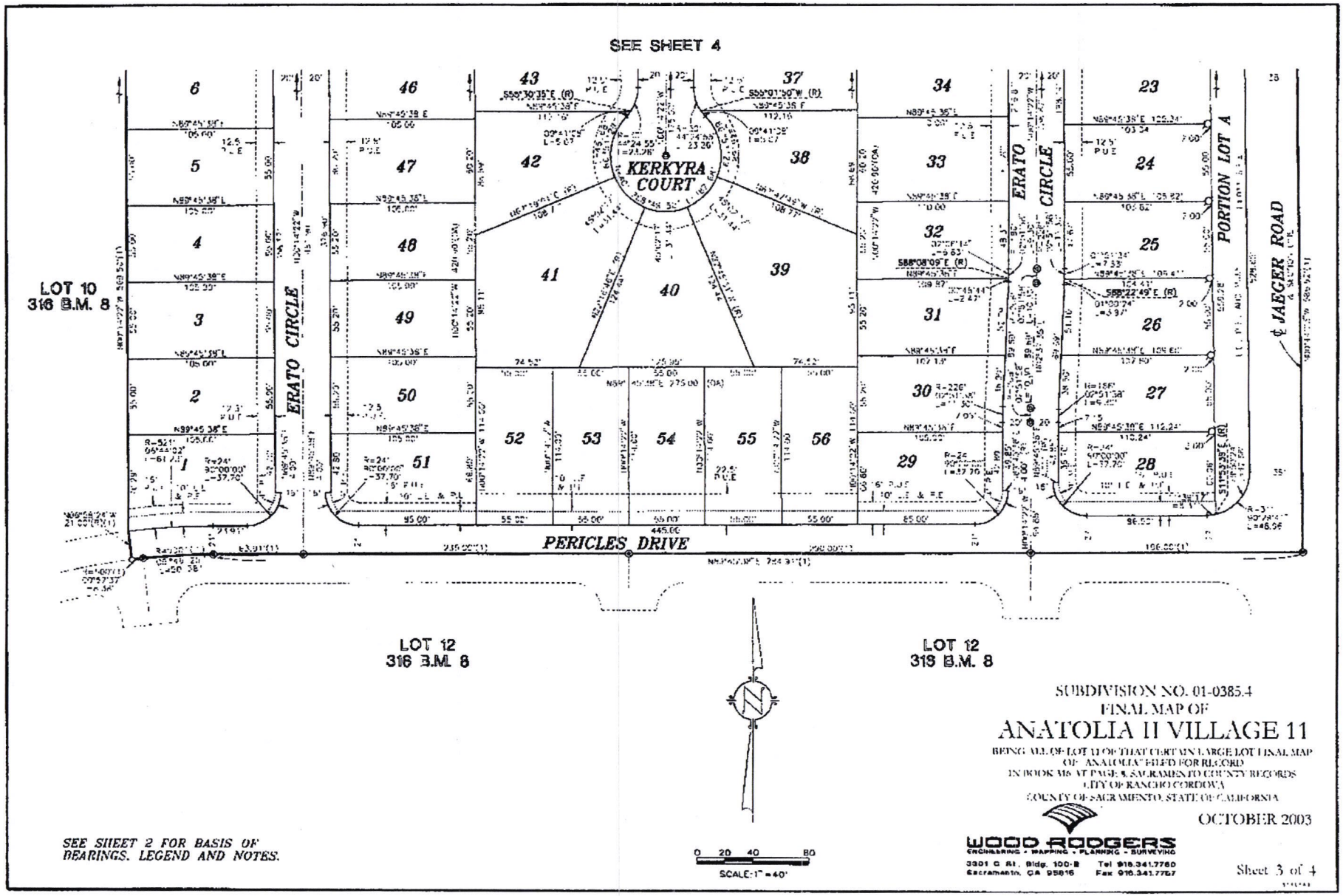
FINAL MAP OF

ANATOLIA II VILLAGE 11

BEING ALL OF LOT 11 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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ENGINEERING • MAPPING • PLANNING • SURVEYING
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Sacramento, CA 95816 Fax 916.341.7767



SUBDIVISION NO. 01-0385.4

FINAL MAP OF

ANATOLIA II VILLAGE 11

BEING ALL OF LOT U OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK M6 AT PAGE 5, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

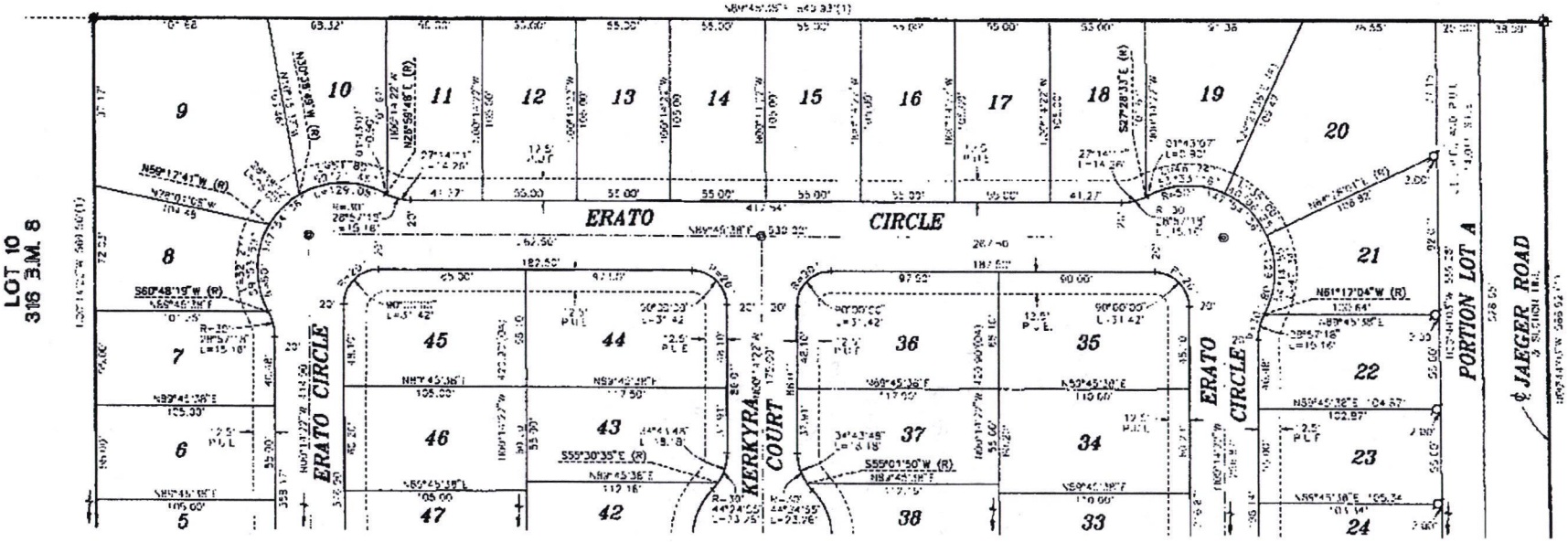
OCTOBER 2003

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FND 2" BRASS CAP
SAC CO DEPT OF PUBLIC WORKS
1/4
T8N R7E
S17 | S16
LS 2901
1977

LOT C
31 P.M. 37

LOT 10
316 B.M. 8



SHEET 3

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

0 20 40 80
SCALE: 1" = 40'

SUBDIVISION NO. 01-0385.4
FINAL MAP OF
ANATOLIA II VILLAGE 11
BEING ALL OF LOT H OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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CITY OF RANCHO CORDOVA

ORDINANCE NO. 61-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE ANATOLIA 2 VILLAGE 11 SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 20 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 20.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 20" ("Zone 20") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 20 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 20 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 20 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 20 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 20 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be

deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 20 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 20 in an election to be held on January 18, 2005 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 11 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC ROAD, DRIVE, CIRCLE AND COURT SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC ROAD, DRIVE, CIRCLE AND COURT SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16) OR TWENTY-TWO AND ONE-HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

C. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

D AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT," TOGETHER WITH ALL OF LOT A SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

E. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," TOGETHER WITH ALL OF LOT A. (P.E.)

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

BY: _____ DATE: _____
CHRISTOPHER B. CADY
DIVISION PRESIDENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
} SS
COUNTY OF _____ }

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

☐ PERSONALLY KNOWN TO ME OR

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PULTE HOMES CORPORATION, A MICHIGAN CORPORATION ON MAY 9, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

DATE _____

PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS No. 7944 Exp. 12-31-05 STATE OF CALIFORNIA

CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 11 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS L. ABHAR
DATE: _____
L.S. 7725/RCE 45424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC ROAD, DRIVE, CIRCLE AND COURT TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREON AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-0385-1

FINAL MAP OF

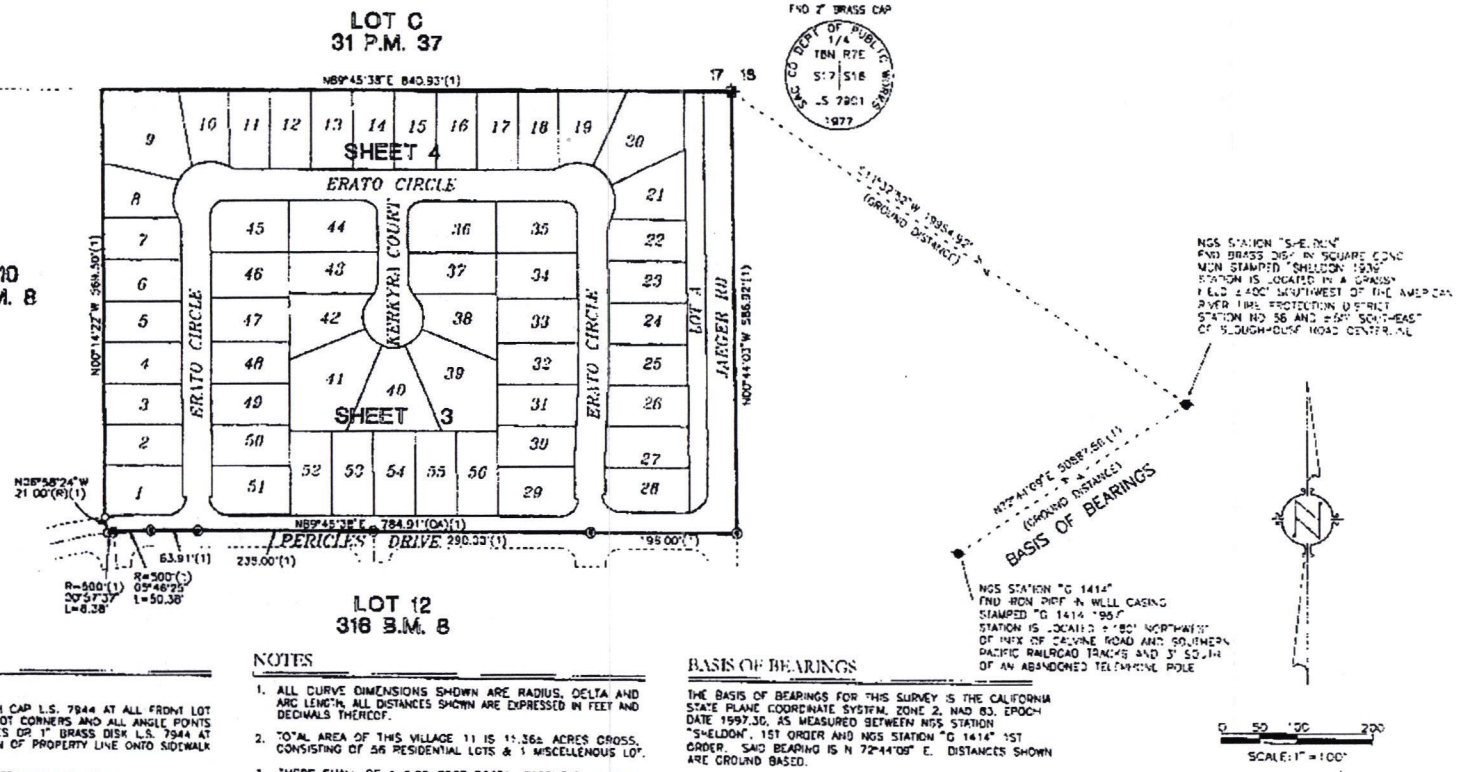
ANATOLIA II VILLAGE 11

BEING ALL OF LOT H OF THAT CERTAIN LARGE LOT FINAL MAP OF ANATOLIA I FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



LEGEND

- C DIMENSION POINT
- ⌀ SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
- ⊙ SET 3/4" IRON PIPE STAMPED L.S. 7944
- ⊙ FOUND 3/4" IRON PIPE STAMPED L.S. 6046
- ⊕ FOUND ONE-QUARTER CORNER AS NOTED
- L.E. LANDSCAPE EASEMENT
- OA OVERALL
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL LINE
- S.C.R. SACRAMENTO COUNTY RECORDS

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 11 IS 11.36± ACRES GROSS, CONSISTING OF 56 RESIDENTIAL LOTS & 1 MISCELLENOUS LOT.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.5, FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. LOT A SHALL BE GRANTED TO CITY OF RANCHO CORDOVA COMMUNITY SERVICES DISTRICT.
8. THE LAND SHOWN HEREON, BEING LOT 11, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT – SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENT OVER LOT 11 DEDICATED ON 316 B.M. 8 S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 11 DEDICATED ON 316 B.M. 8 S.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SUBDIVISION NO. 01-0365.4

FINAL MAP OF

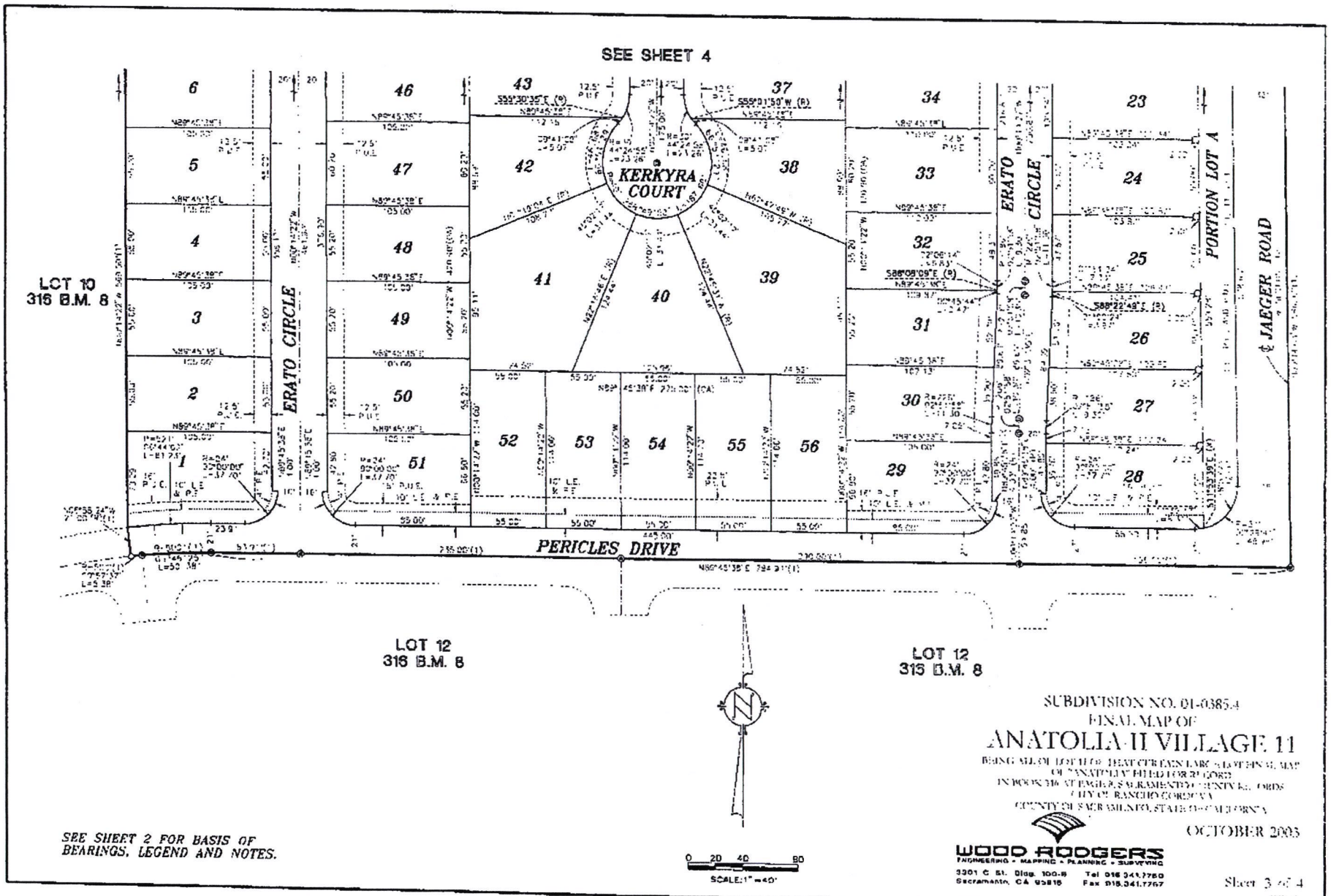
ANATOLIA II VILLAGE 11

BEING A RE-SUBDIVISION OF LOT 11 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sheet 2 of 3



SUBDIVISION NO. 01-0385.4

FINAL MAP OF

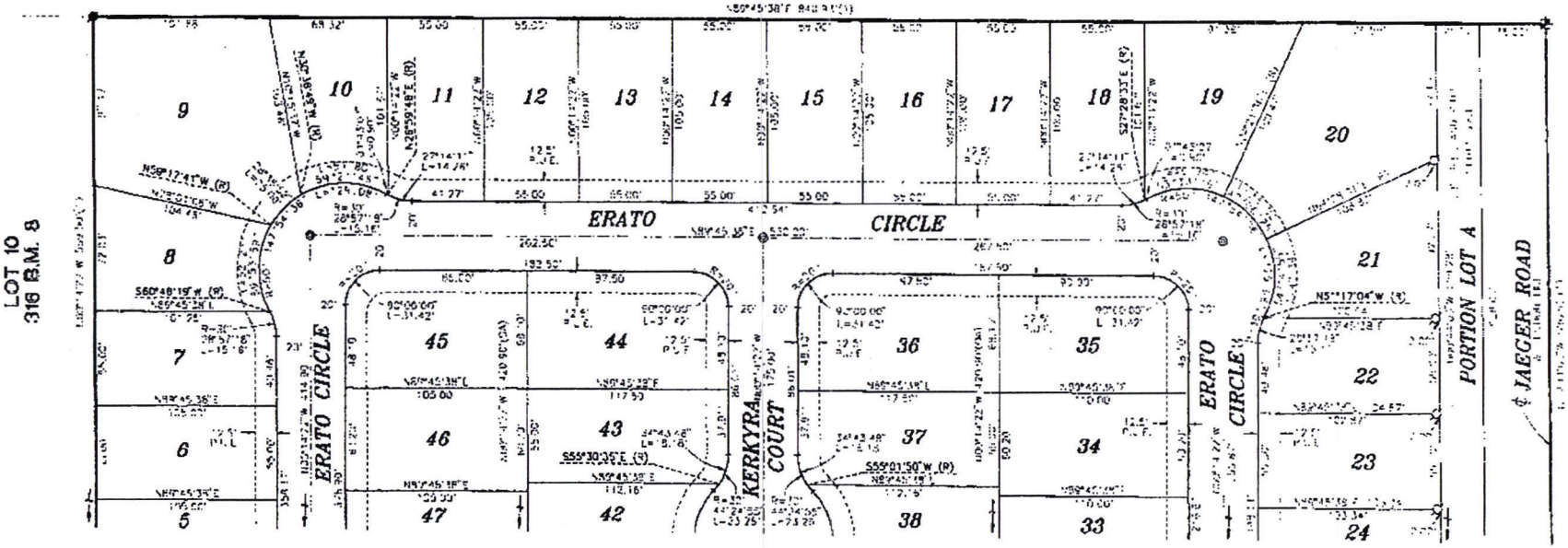
ANATOLIA II VILLAGE 11

BEING ALL OF LOT H OF THAT CERTAIN LARGE "LAYOUT MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 OF MAPS & SURVEYS, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2005

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LOT C
31 P.M. 37



SHEET 3

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

0 20 40 80
SCALE: 1" = 40'

SUBDIVISION NO. 01-0385-4
FINAL MAP OF
ANATOLIA II VILLAGE 11

BEING ALL OF LOT H OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 OF MAPS, PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Other Non-Residential

The amount of Tax per Parcel for other non-residential land uses (except Recreational and Agricultural) shall be $ .015 for each square foot of gross parcel area.

Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 21 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 13 Subdivision, Owned by JTS Communities, Inc.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

The Anatolia II subdivision (all villages) was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses). For the Anatolia II, Village 13 project, a final subdivision map for 104 lots was issued by the City on April 5, 2004 (via Resolution 42-2004).

Various other subdivisions in Anatolia I and II (as well as Anatolia III in its entirety) are currently subject to the police tax. The resolution and ordinance subject to this staff report is part of a larger effort to bring the remainder of the Anatolia lots into the Rancho Cordova Special Police Tax Area. The owner of Village 13, JTS Developments, Inc., has agreed to the special tax.

A separate tax zone is being created contiguous to the boundaries of the Village 13 property. This item will establish Tax Area Zone 21 for these parcels, as shown on

AGENDA ITEM # 10

Exhibit A to the Resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18.

MOTION

"I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Anatolia II, Village 13 Subdivision

2. Resolution Creating Special Tax Area Zone 21

721491_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 175-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 21 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE ANATOLIA 2 VILLAGE 13 SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 21 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 21; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 21 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Anatolia II subdivision was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses); and

WHEREAS, the Final Map for Village 13 within the Anatolia II subdivision was approved on April 5, 2004, by Resolution 42-2004, allowing 104 single-family, low density residential lots on approximately 27.11 acres; and

WHEREAS, the owner of Village 13, JTS Communities, has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 21 is a person who owns real property within Zone 21 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 21 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 21 by a mail ballot election, to be held on January 18, 2005. The ballot proposition shall read as follows:

> "Shall Ordinance No. __-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 21 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 13 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND THE PUBLIC USES THE RIGHTS-OF-WAY SHOWN HEREON AND DESIGNATED AS WAYS, CIRCLES, AND DRIVES, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16), OR TWENTY-TWO AND ONE HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE PUBLIC BOULEVARD, DRIVE AND WAYS SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT," (P.U.E.)

B. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON, AND DESIGNATED "LANDSCAPE EASEMENT". SAID STRIPS TO TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

C. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

JTS COMMUNITIES INC.,
A CALIFORNIA CORPORATION

BY: _____ DATE: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

PRLAP, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 26, 2003, IN BOOK 20030626, PAGE 1825, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JTS COMMUNITIES INC., A CALIFORNIA CORPORATION ON DECEMBER 16, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR — CRAIG E. SPIESS — No. 7944 — Exp 12-31-05 — STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 13 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/31/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS, CIRCLES AND DRIVES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____, _____ ON FILE IN THE OFFICE

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-0385.7

FINAL MAP OF

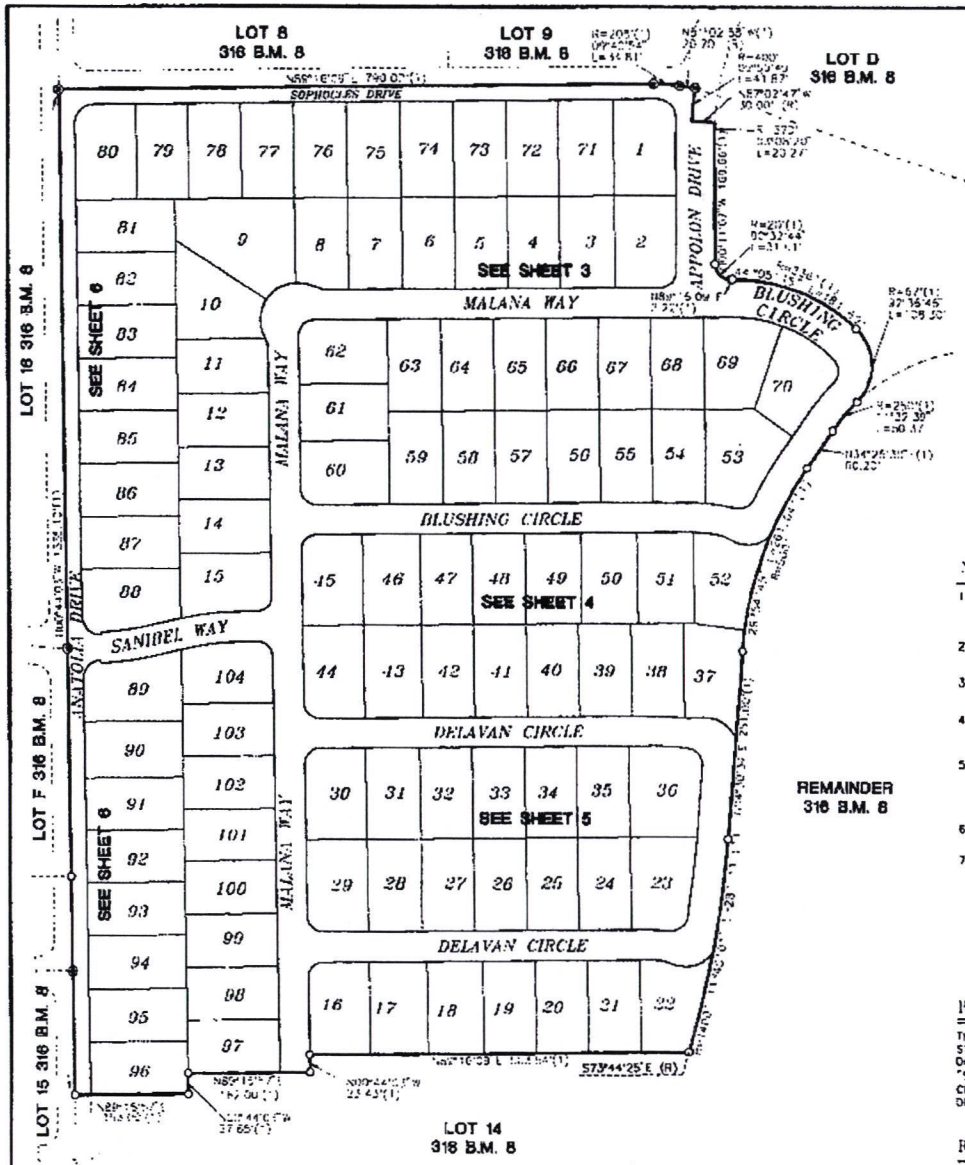
ANATOLIA II VILLAGE 13

BEING ALL OF LOT 13 OF "THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 310 AT PAGE 4, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



LEGEND

○	DIMENSION POINT
⊡⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
⊕	SET 3/4" IRON PIPE STAMPED L.S. 7944
⊛	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
✦	SECTION CORNER AS NOTED
✧	ONE-QUARTER CORNER AS NOTED
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
RW	RIGHT-OF-WAY
S.C.R.	SACRAMENTO COUNTY RECORDS

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 13 IS 27.11± ACRES GROSS, CONSISTING OF 104 RESIDENTIAL LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT UNLESS OTHERWISE SHOWN HEREON.
5. AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT, A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. THE LAND SHOWN HEREON, BEING LOT 13, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT – SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENTS OVER LOT 13 DEDICATED ON 316 B.M. 8, S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 13 DEDICATED ON 316 B.M. 8, S.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE, COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "HPGN D CA 03 CL" 1ST ORDER. SAID BEARING IS N 86°43'50" W. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

0 50 100 200

SCALE: 1" = 100'

SUBDIVISION NO. 01 0385.7

FINAL MAP OF

ANATOLIA II VILLAGE 13

BEING ALL OF LOT 13 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS

CITY OF RANCHO CORDOVA

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SUBDIVISION NO. 01-0385.7

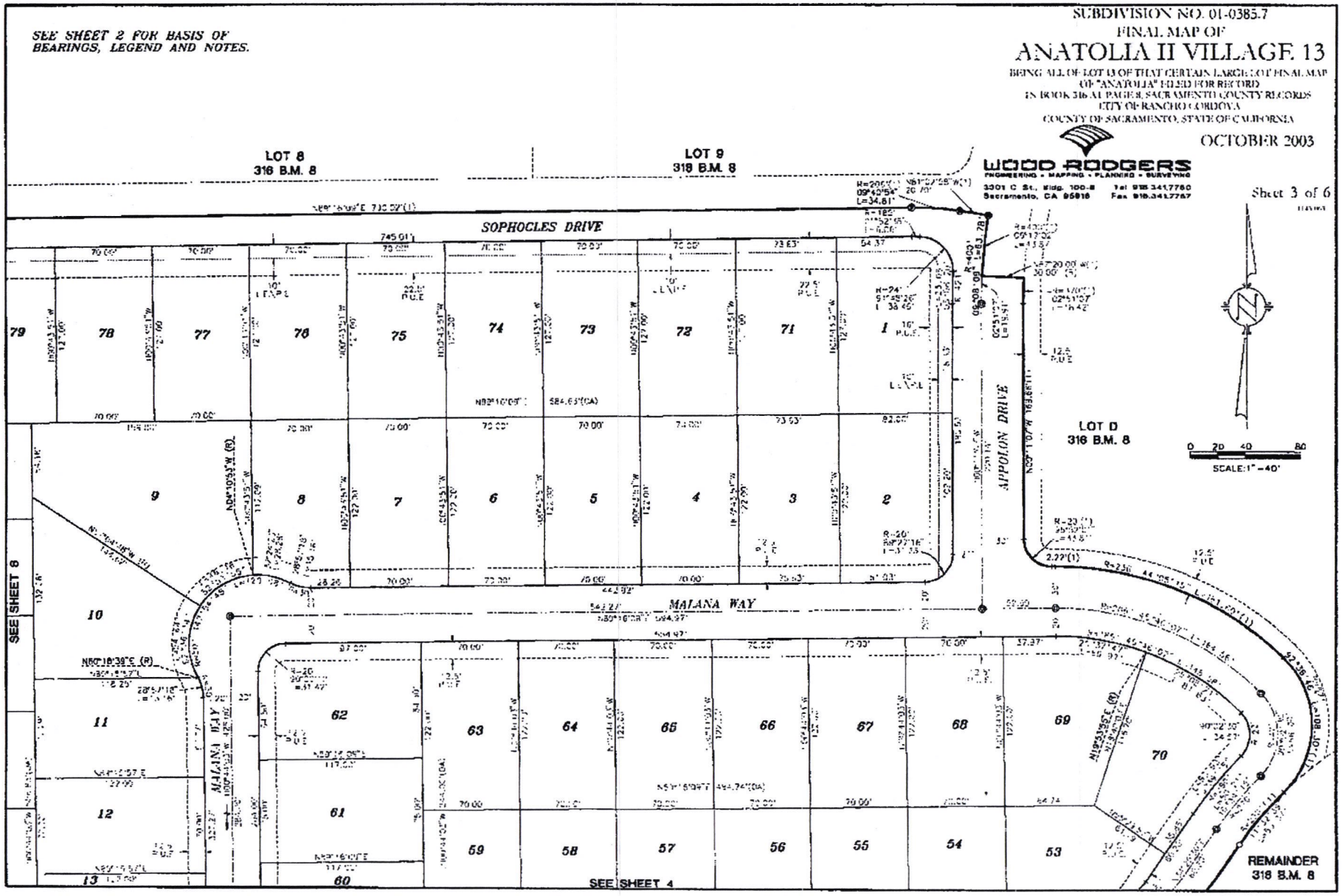
FINAL MAP OF

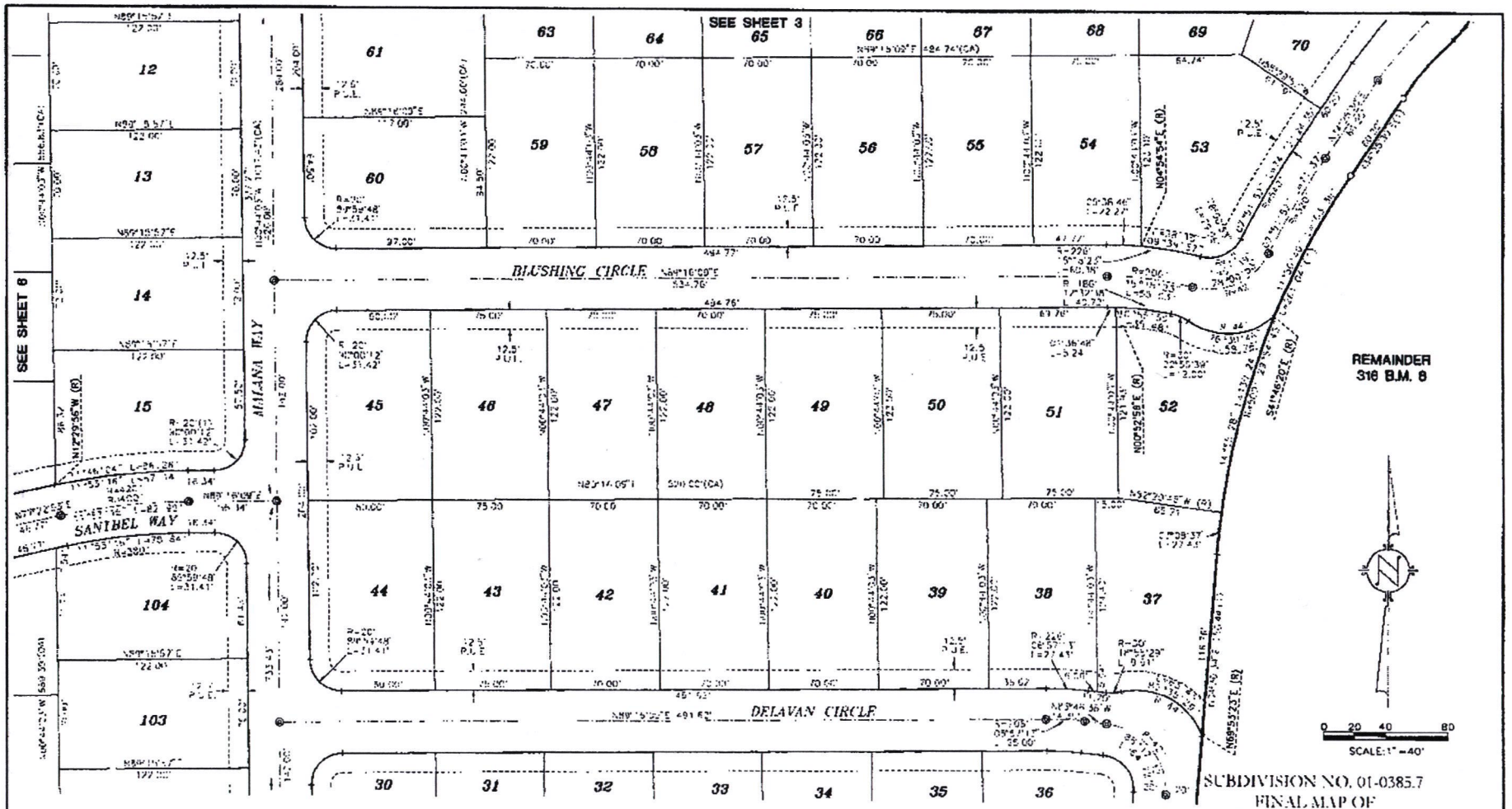
ANATOLIA II VILLAGE 13

BEING ALL OF LOT D OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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SUBDIVISION NO. 01-0385.7

FINAL MAP OF

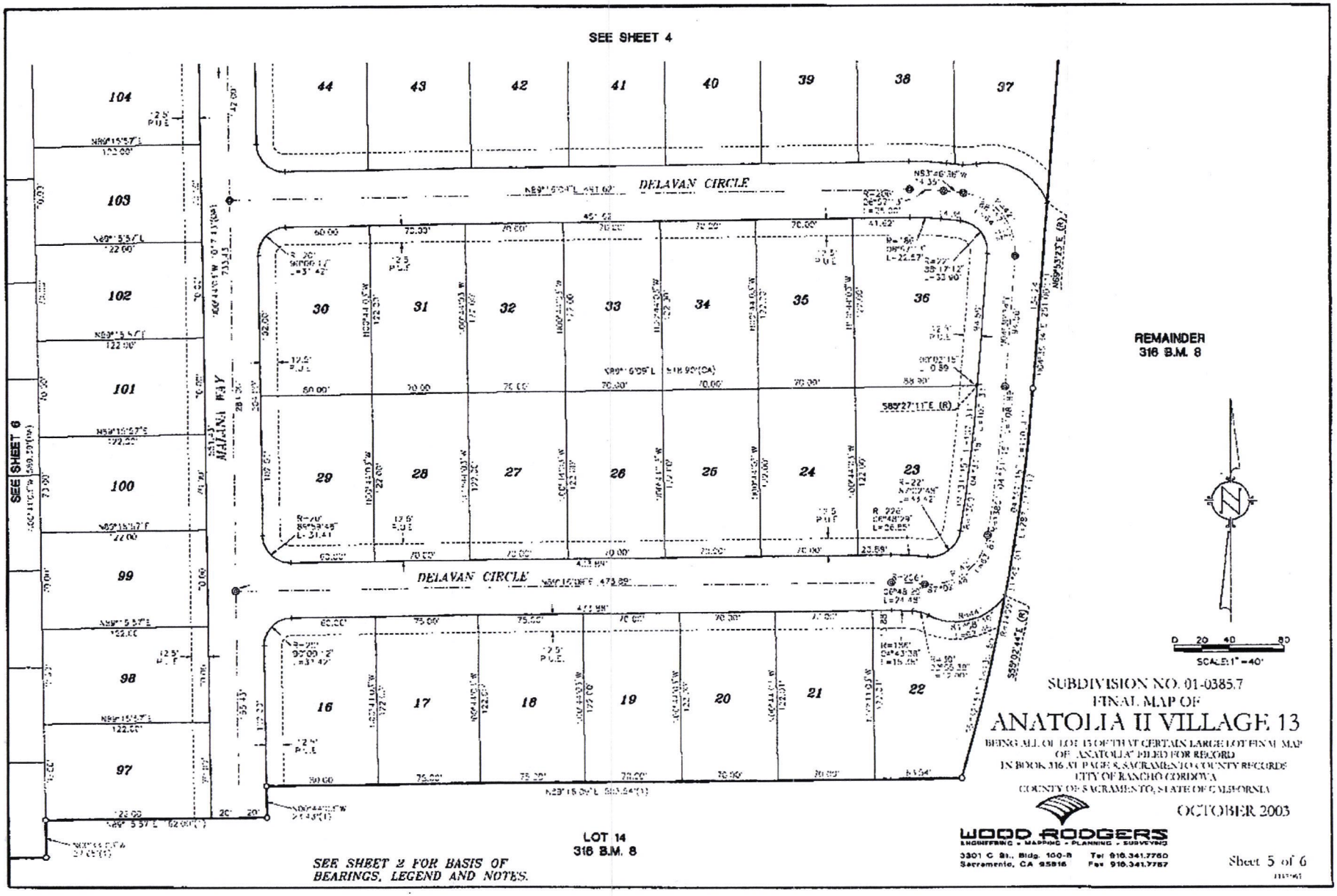
ANATOLIA II VILLAGE 13

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OCTOBER 2003

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

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Tel 916.341.7760 Fax 916.341.7767



SUBDIVISION NO. 01-0385.7

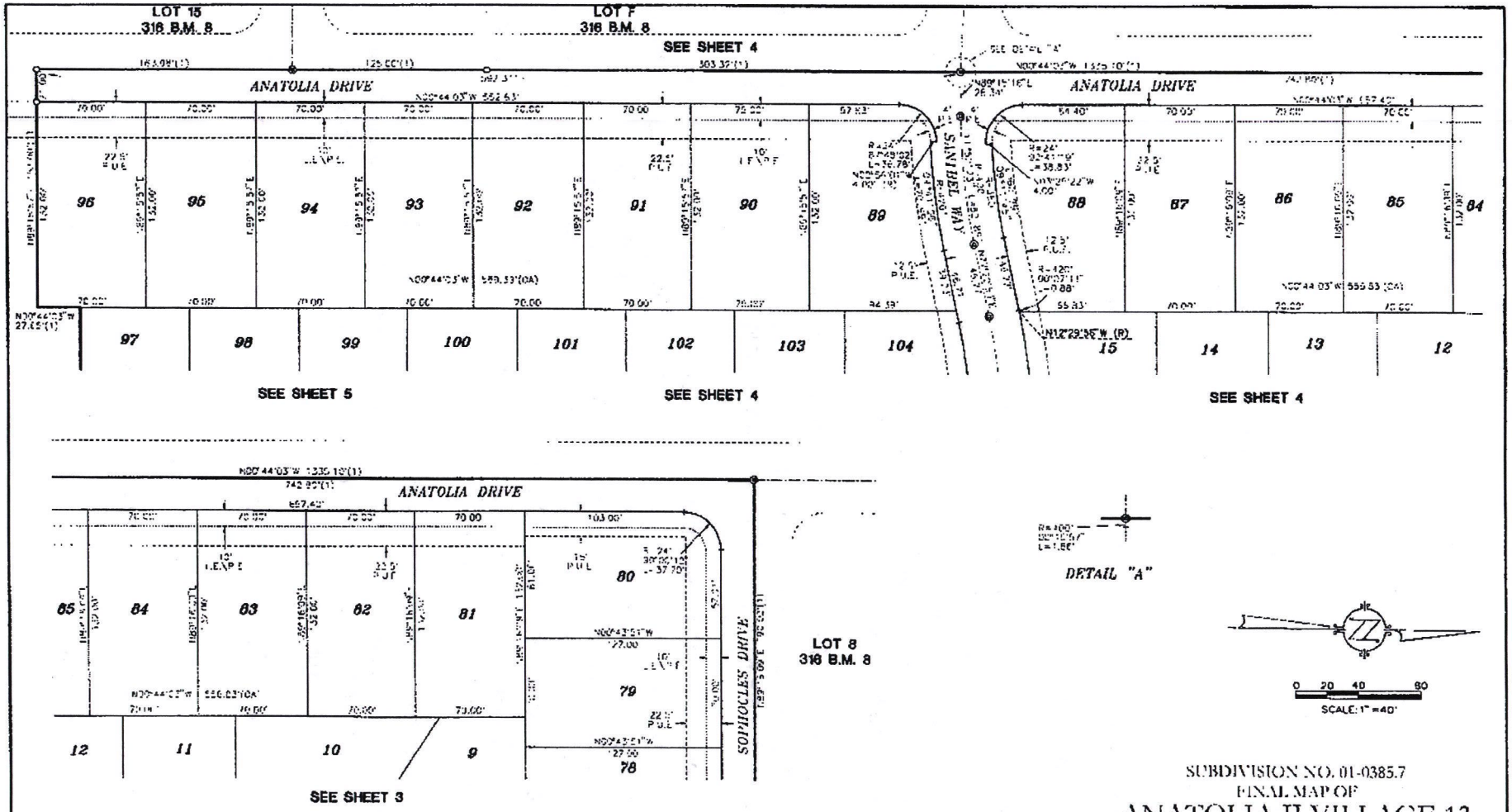
FINAL MAP OF

ANATOLIA II VILLAGE 13

BEING ALL OF LOT 13 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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LOT 8
316 B.M. 8

SUBDIVISION NO. 01-0385.7

FINAL MAP OF

ANATOLIA II VILLAGE 13

BEING ALL OF LOT "I" OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 6, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 62-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE ANATOLIA 2 VILLAGE 13 SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 21 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 21.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 21" ("Zone 21") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 21 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 21 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 21 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 21 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 21 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be

deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 21 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 21 in an election to be held on January 18, 2005 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 13 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND THE PUBLIC USES THE RIGHTS-OF-WAY SHOWN HEREON AND DESIGNATED AS WAYS, CIRCLES, AND DRIVES, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16), OR TWENTY-TWO AND ONE HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE PUBLIC BOULEVARD, DRIVE AND WAYS SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT," (P.U.E.)

B AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON, AND DESIGNATED "LANDSCAPE EASEMENT"; SAID STRIPS TO TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

C RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

JTS COMMUNITIES INC.,
A CALIFORNIA CORPORATION

BY:_____ DATE: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

PRLAP, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 26, 2003, IN BOOK 20030626, PAGE 1625, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY:_____

PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JTS COMMUNITIES INC., A CALIFORNIA CORPORATION ON DECEMBER 16, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____ _____
DATE CRAIG E. SPIESS
P.L.S 7844 EXP. 12-31-05

PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS No. 7844 Exp. 12-31-05 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 13 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/31/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS, CIRCLES AND DRIVES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____, _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY _____
COUNTY RECORDER DEPUTY RECORDER
COUNTY OF SACRAMENTO

SUBDIVISION NO. 01-0385.7

FINAL MAP OF

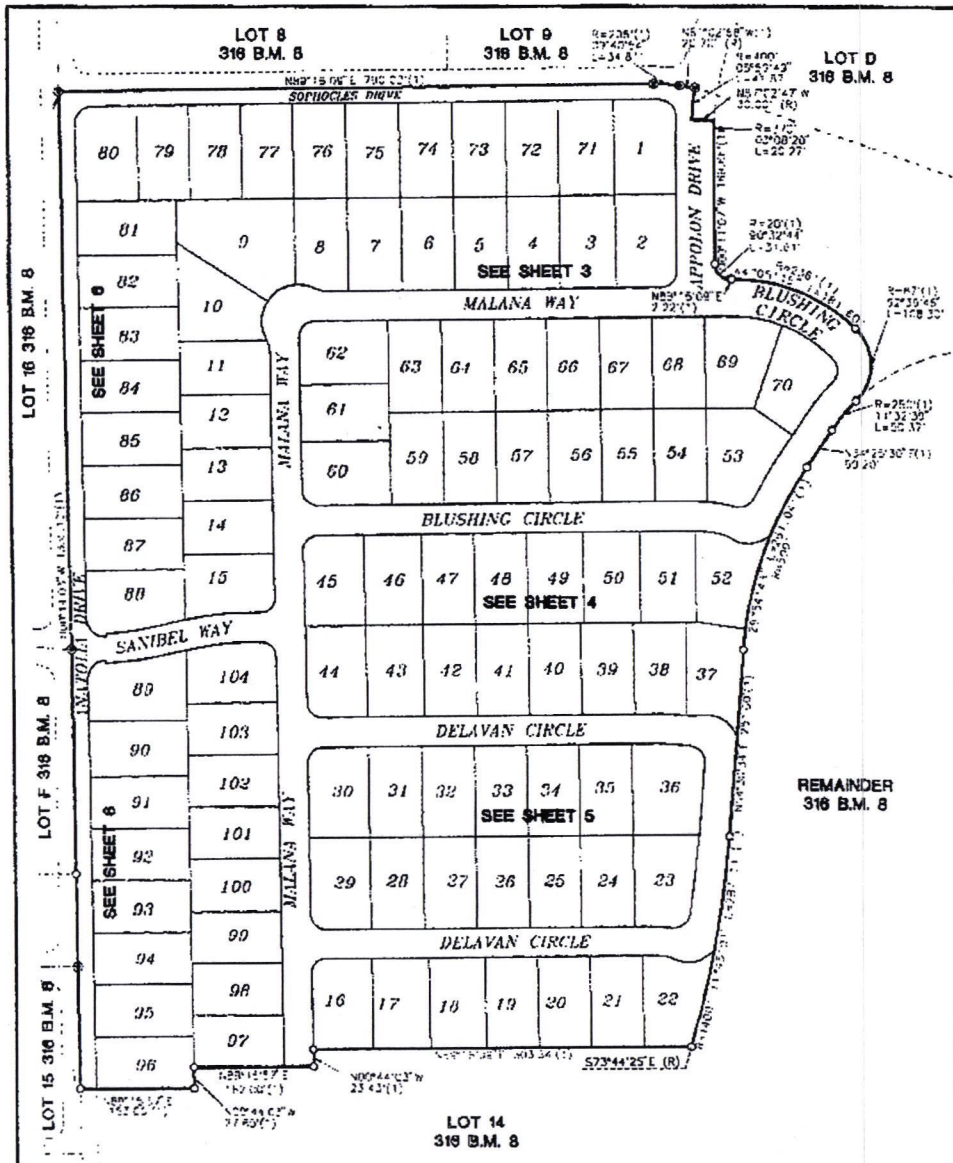
ANATOLIA II VILLAGE 13

BEING ALL OF LOTS "O" OF THAT CERTAIN LARGER LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 OF MAPS, PAGE 6, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Exhibit A



NGS STATION "SHELDON"
END BRASS DISK IN SQUARE CONC
MON STAMPED "SHELDON 1936"
STATION IS LOCATED IN A GRASSY
FIELD ±400' SOUTH-WEST OF THE AMERICAN
RIVER FIRE PROTECTION DISTRICT
STATION NO 58 AND ±50' SOUTHEAST
OF SLOUGHHOUSE ROAD CENTERLINE

N21°20'49"W 19955.36' (GROUND DISTANCE)

N27°44'09"E 20882.88'(T)
(GROUND DISTANCE)

BASIS OF BEARINGS

NGS STATION "C 1414"
END IRON PIPE IN WELL CASING
STAMPED "C 1414 1987"
STATION IS LOCATED ±180' NORTHWEST
OF INTX OF CALVINE ROAD AND SOUTHERN
PACIFIC RAILROAD TRACKS AND 3' SOUTH
OF AN ABANDONED TELEPHONE POLE

LEGEND

O	DIMENSION POINT
⌀	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
⊙	SET 3/4" IRON PIPE STAMPED L.S. 7944
◉	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
✦	SECTION CORNER AS NOTED
✱	ONE-QUARTER CORNER AS NOTED
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
R/W	RIGHT-OF-WAY
S.C.R.	SACRAMENTO COUNTY RECORDS

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 13 IS 27.11± ACRES GROSS, CONSISTING OF 104 RESIDENTIAL LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT UNLESS OTHERWISE SHOWN HEREON.
5. AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT, A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AND ASSOC., WKA NO.3505.05, DATED JANUARY 24, 2002. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. THE LAND SHOWN HEREON, BEING LOT 13, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENTS OVER LOT 13 DEDICATED ON 316 B.M. 8, S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 13 DEDICATED ON 316 B.M. 8, S.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "HPGN D CA 03 CL" 1ST ORDER. SAID BEARING IS N 86°43'50" W. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

0 50 100 200
SCALE: 1" = 100'

SUBDIVISION NO. 01-0385.7

FINAL MAP OF

ANATOLIA II VILLAGE 13

BEING A RE-SUBDIVISION OF CERTAIN LARGE LOT BOUNDARY MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SUBDIVISION NO. 01-0385-7

FINAL MAP OF

ANATOLIA II VILLAGE 13

BEING ALL OF LOT D OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGES 5, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sheet 3 of 6

LOT 8
316 B.M. 8

LOT 9
316 B.M. 8

LOT D
316 B.M. 8

SOPHOCLES DRIVE

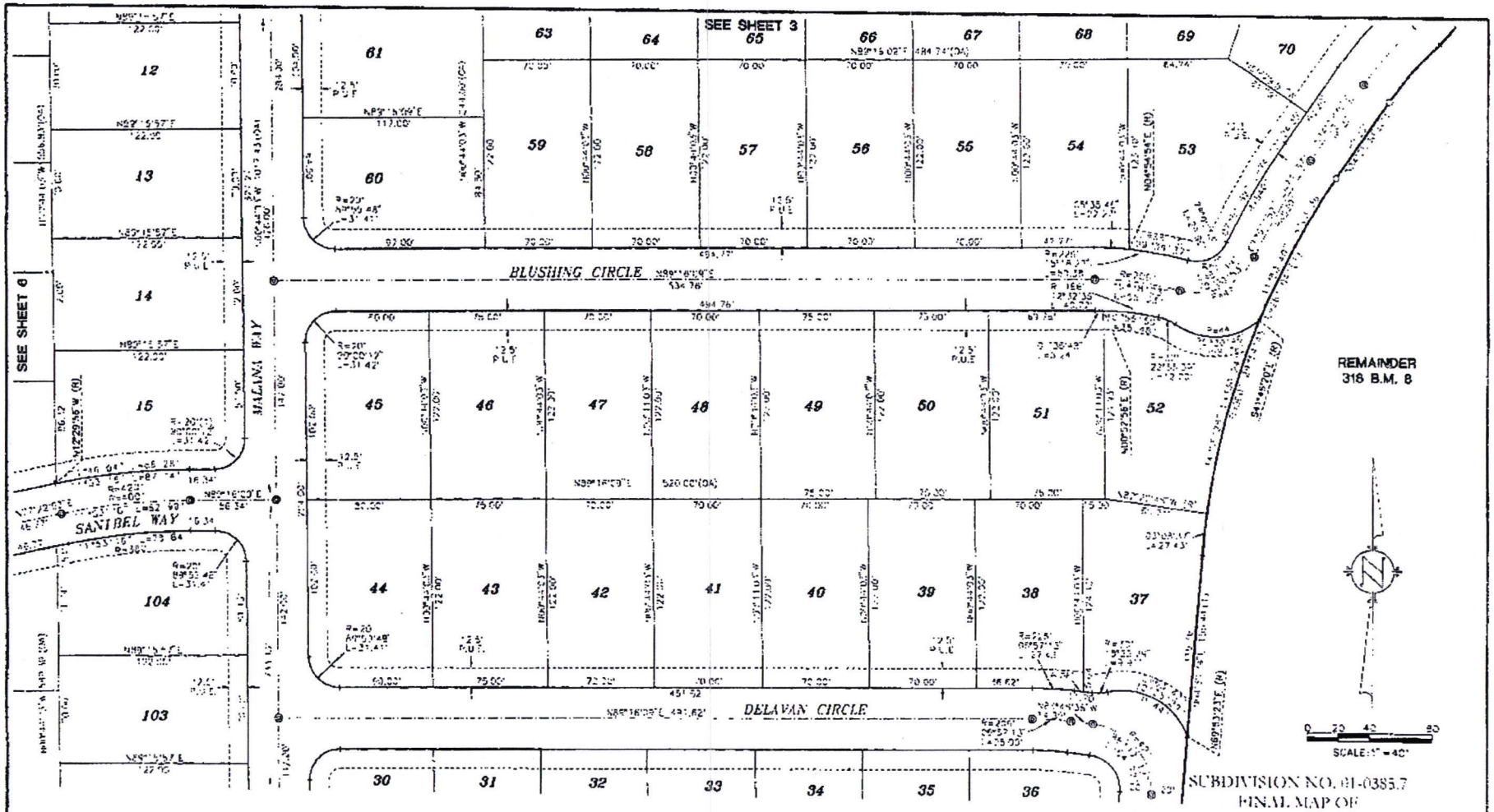
MALANA WAY

SEE SHEET 8

SEE SHEET 4

REMAINDER
316 B.M. 8

SCALE: 1" = 40'



SUBDIVISION NO. 01-0385.7

FINAL MAP OF

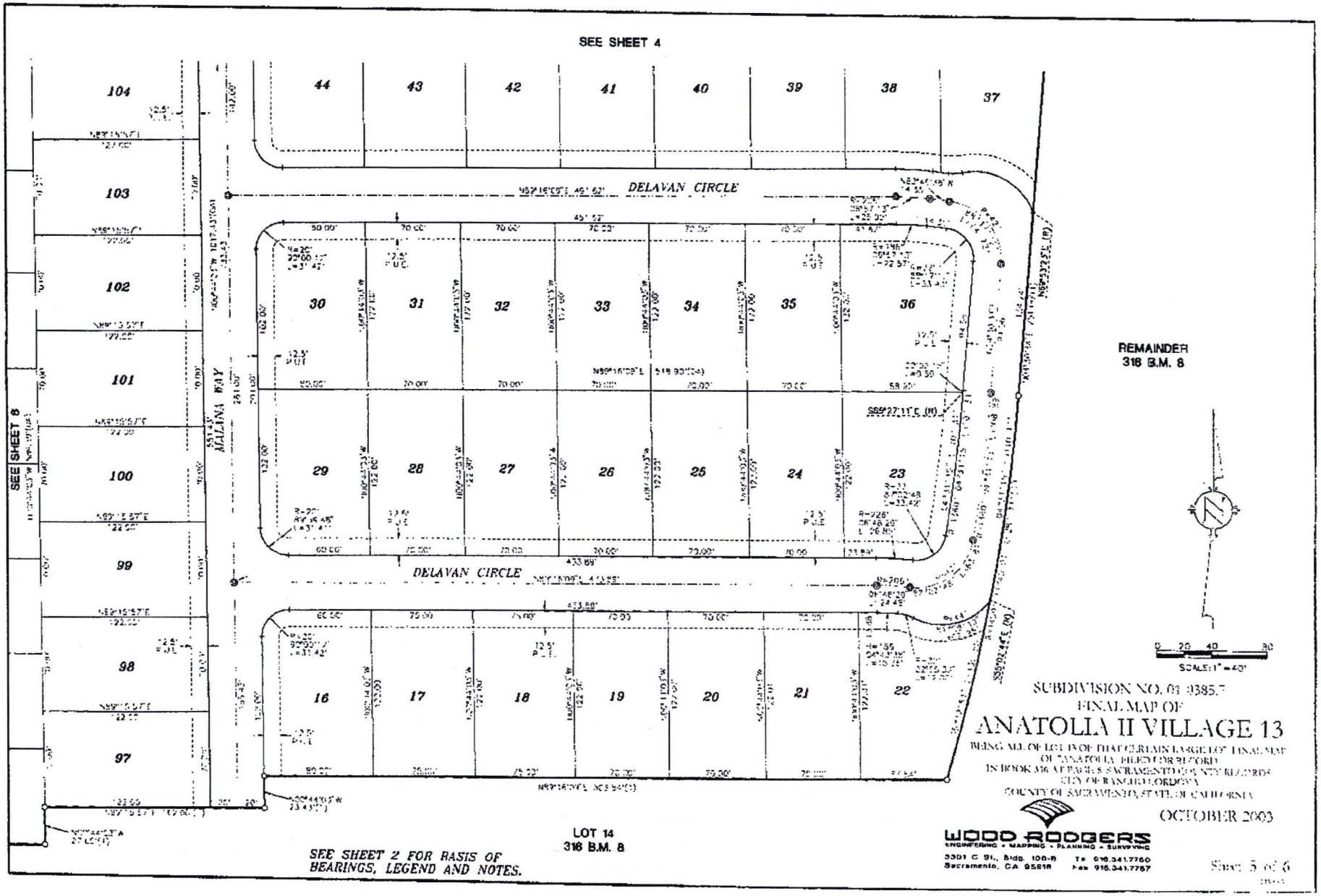
ANATOLIA II VILLAGE 13

BEING ALL OF LOT D OF THAT CERTAIN EARGLE 6TH FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGES 5 & 8 SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.



SUBDIVISION NO. 03-0385.7

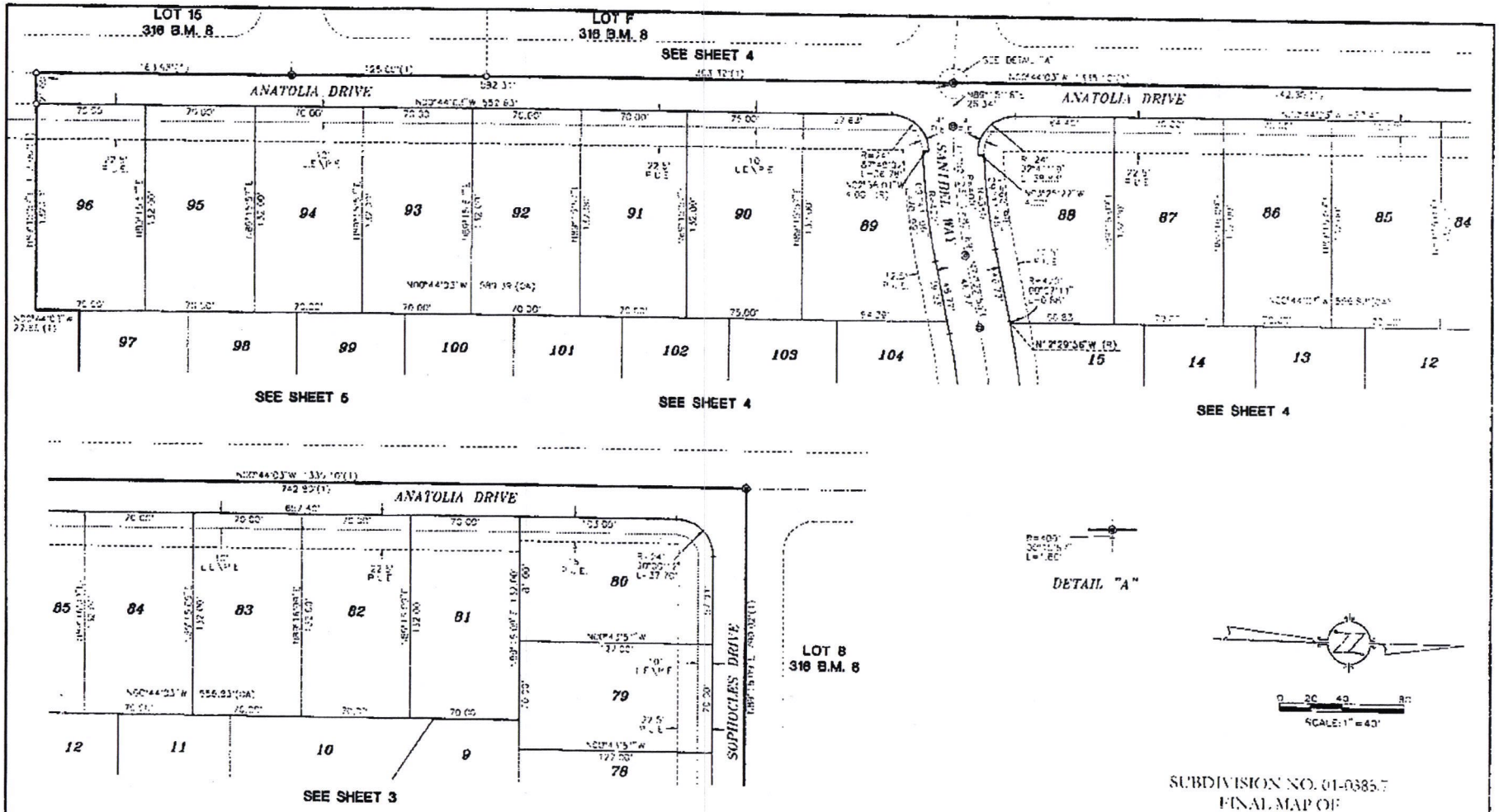
FINAL MAP OF

ANATOLIA II VILLAGE 13

BEING ALL OF LOTS IN OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK A16 AT PAGES 5 SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Ph 916.341.7760 Fax 916.341.7767



SUBDIVISION NO. 01-0385.7

FINAL MAP OF

ANATOLIA II VILLAGE 13

BEING A SUBDIVISION OF PARCEL "F" OF THE FINAL MAP OF "ANATOLIA" AS FILED FOR RECORD IN BOOK 316 OF MAPS, PAGE 8, SACRAMENTO COUNTY RECORDS, CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Other Non-Residential

The amount of Tax per Parcel for other non-residential land uses (except Recreational and Agricultural) shall be $ .015 for each square foot of gross parcel area.

Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 22 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 14 Subdivision, Owned by Cambridge Homes

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

The Anatolia II subdivision (all villages) was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses). For the Anatolia II, Village 14 project, a final subdivision map for 92 lots was issued by the City on March 15, 2004 (via Resolution 36-2004).

Various other subdivisions in Anatolia I and II (as well as Anatolia III in its entirety) are currently subject to the police tax. The resolution and ordinance subject to this staff report is part of a larger effort to bring the remainder of the Anatolia lots into the Rancho Cordova Special Police Tax Area. The owner of Village 14, Cambridge Homes, has agreed to the special tax.

A separate tax zone is being created contiguous to the boundaries of the Village 14 property. This item will establish Tax Area Zone 22 for these parcels, as shown on

AGENDA ITEM # 11

Exhibit A to the Resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18.

MOTION

"I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Anatolia II, Village 14 Subdivision

2. Resolution Creating Special Tax Area Zone 22

721495_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 176-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 22 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE ANATOLIA 2 VILLAGE 14 SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 22 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 22; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 22 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Anatolia II subdivision was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses); and

WHEREAS, the Final Map for Village 14 within the Anatolia I subdivision was approved on March 15, 2004, by Resolution 35-2004, allowing 92 single-family, low density residential lots on approximately 24.6 acres; and

WHEREAS, the owner of Village 14, Cambridge Homes, has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 22 is a person who owns real property within Zone 22 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 22 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 22 by a mail ballot election, to be held on January 18, 2005. The ballot proposition shall read as follows:

> "Shall Ordinance No. ___-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 22 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 14 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE RIGHTS-OF-WAY SHOWN HEREON AND DESIGNATED AS WAYS, CIRCLE, DRIVE, AND COURT, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, CIRCLE, DRIVE AND COURT SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) OR TWENTY-TWO AND ONE HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE PUBLIC WAYS, CIRCLE, DRIVE AND COURT SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

C. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON, AND DESIGNATED "LANDSCAPING EASEMENT." SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

D. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

CAMBRIDGE (ANATOLIA) LP,
A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ DATE: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

PRLAP, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JULY 18, 2003, IN BOOK 20030718, PAGE 1377, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAMBRIDGE ANATOLIA, LP. ON AUGUST 06, 2003 I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS No. 7944 Exp. 12-31-05 STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 14 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/31/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS, CIRCLE, DRIVE AND COURT TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

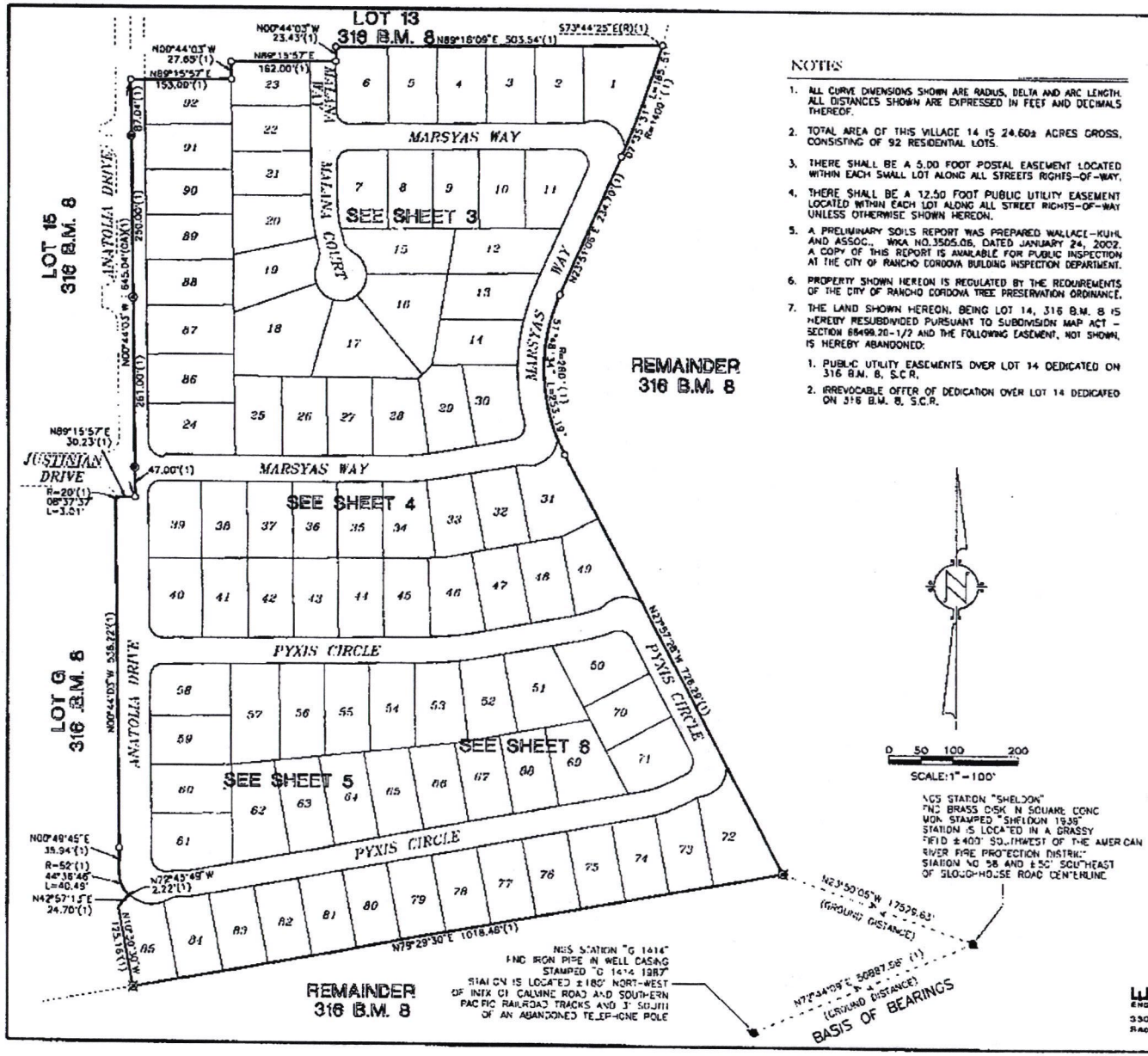
SUBDIVISION NO. 01-0385.8
FINAL MAP OF
ANATOLIA II VILLAGE 14

BEING ALL OF LOT D OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK M6 OF PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7760 Fax 916.341.7767

Exhibit A



NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 14 IS 24.60± ACRES GROSS, CONSISTING OF 92 RESIDENTIAL LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. THE LAND SHOWN HEREON, BEING LOT 14, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENTS OVER LOT 14 DEDICATED ON 316 B.M. 8, S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 14 DEDICATED ON 316 B.M. 8, S.C.R.

LEGEND

O	DIMENSION POINT
⌀⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
◉	SET 3/4" IRON PIPE STAMPED L.S 7944
⊘	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
▣	FOUND 1-1/4" IRON PIPE STAMPED L.S. 6046
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SUBDIVISION NO. 01 0385.8

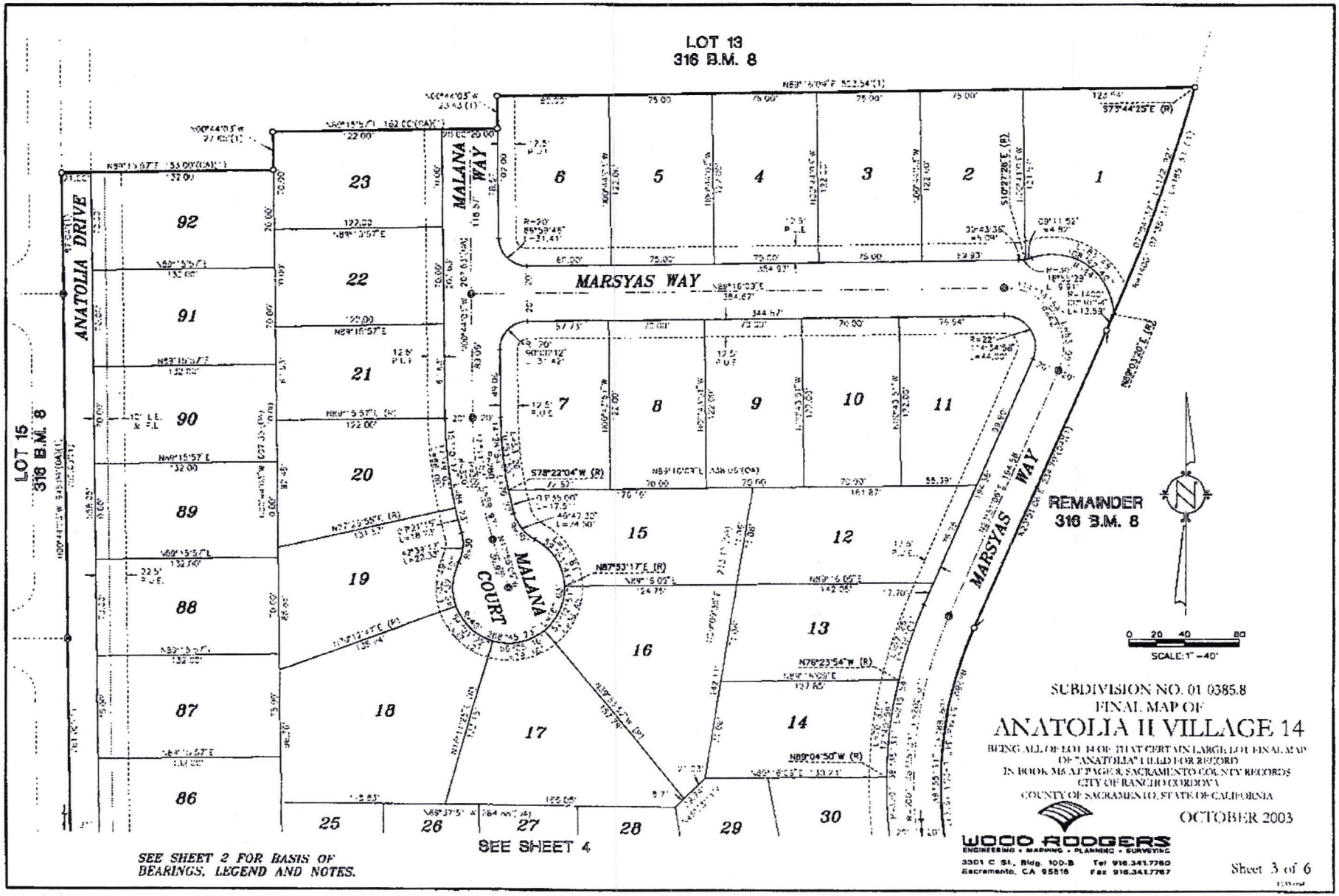
FINAL MAP OF

ANATOLIA II VILLAGE 14

BEING ALL OF LOT 14 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767



SUBDIVISION NO. 01 0385.8

FINAL MAP OF

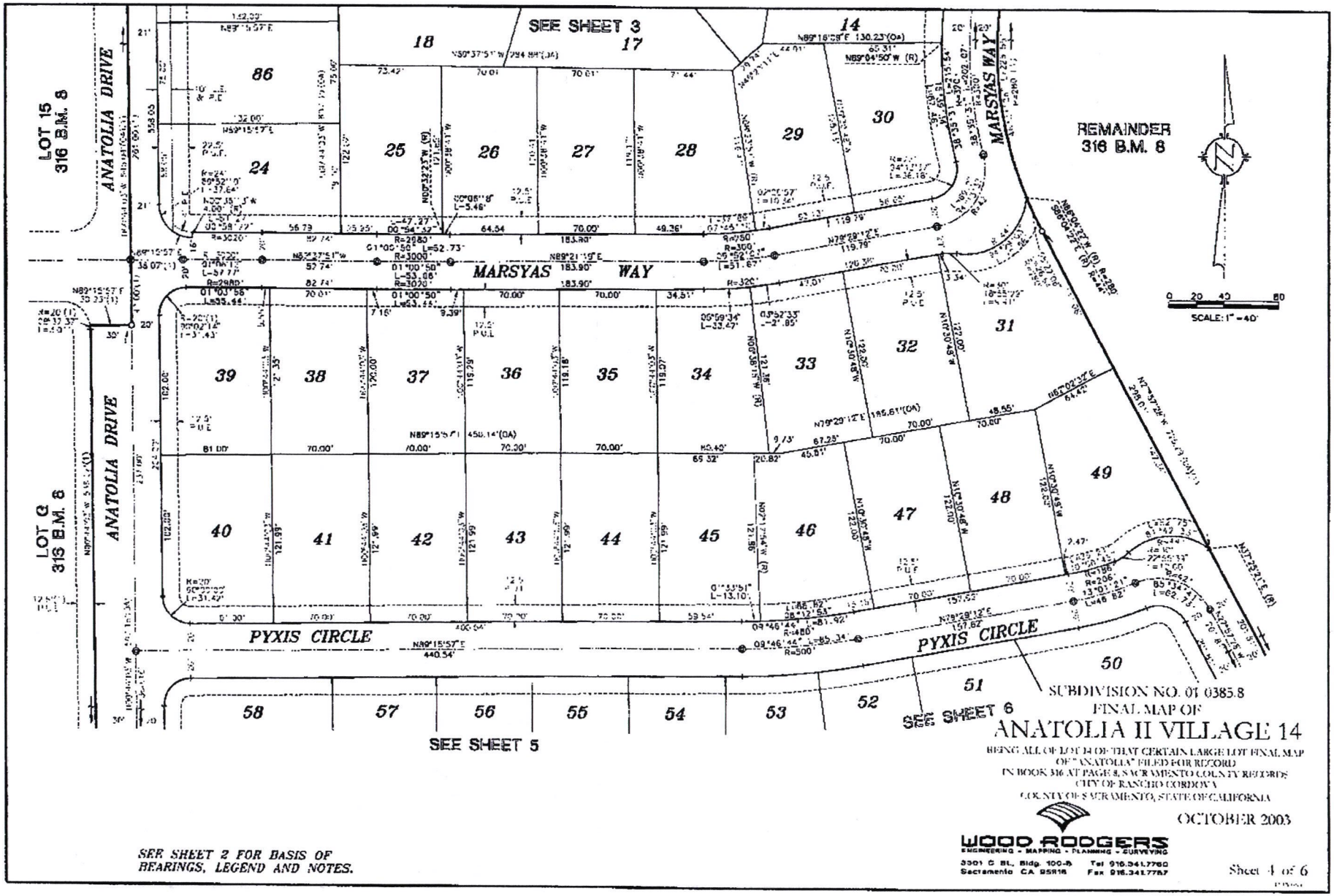
ANATOLIA II VILLAGE 14

BEING ALL OF LOT H OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK M6 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

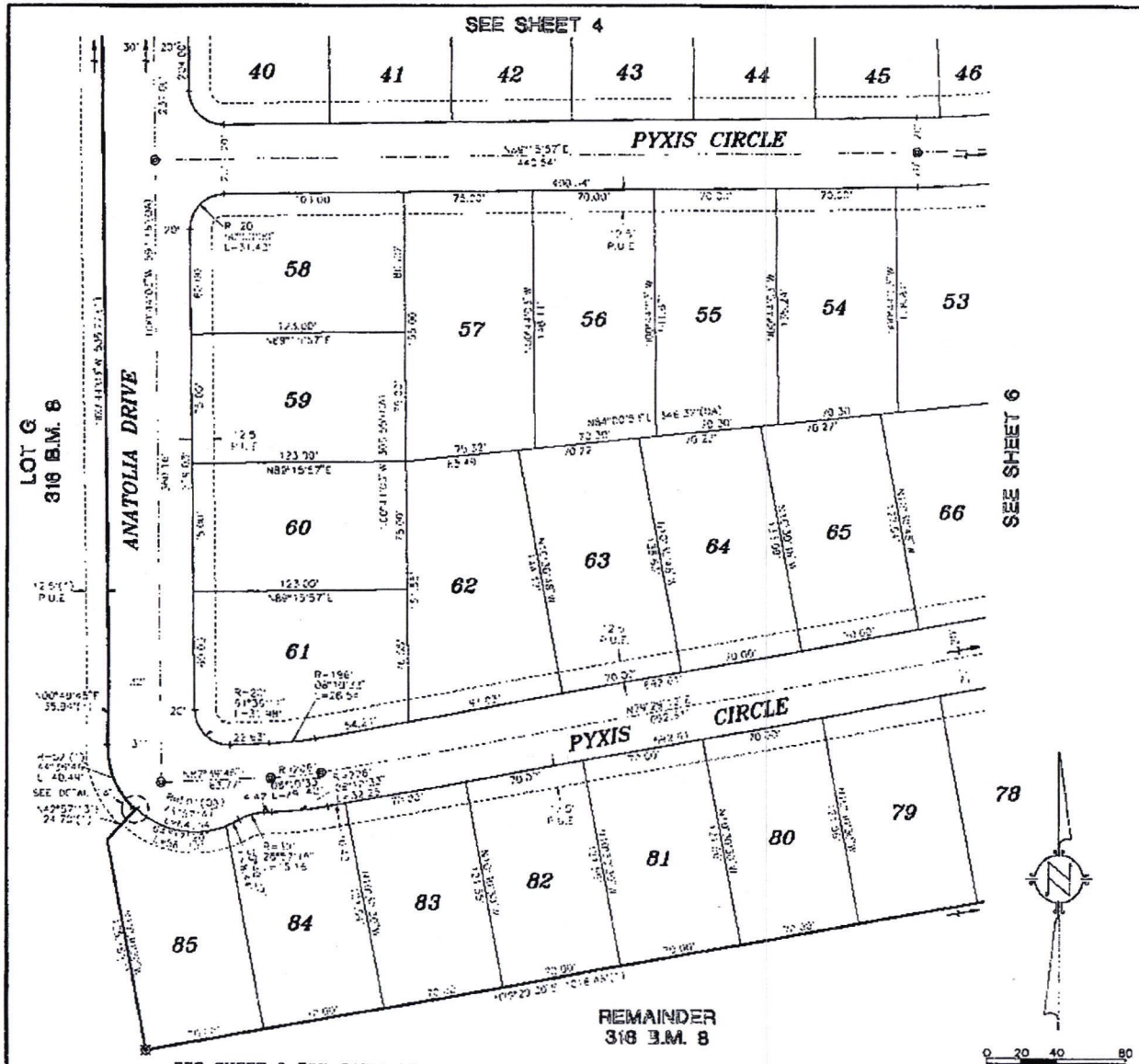
OCTOBER 2003

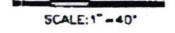
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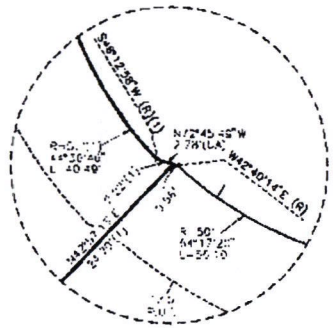
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.







DETAIL "A"
1" = 10'

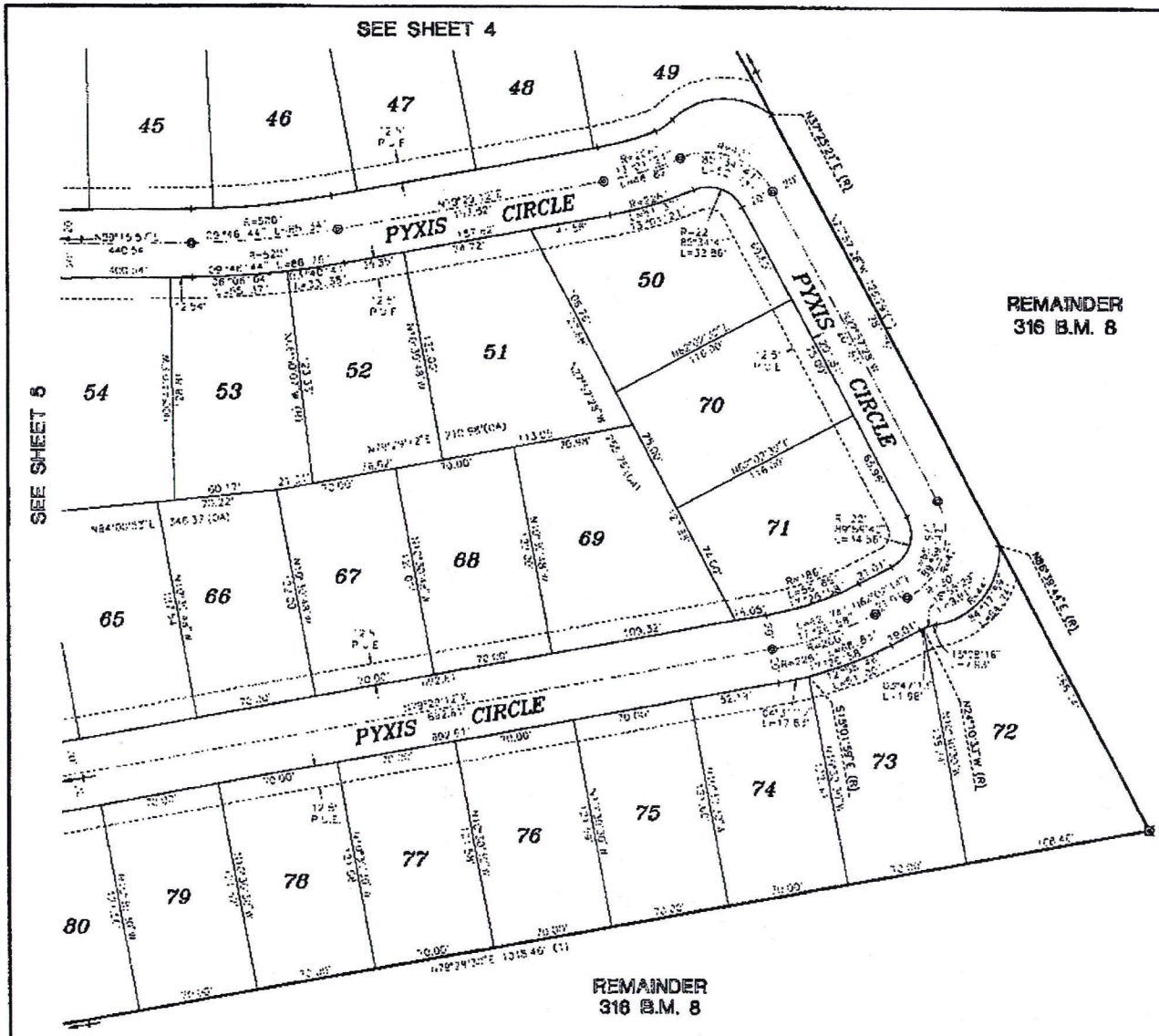
SUBDIVISION NO. 01-0385.8
FINAL MAP OF

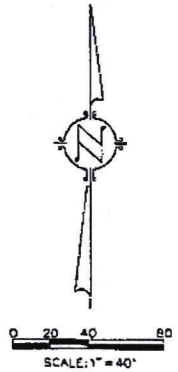
ANATOLIA II VILLAGE 14

BEING ALL OF LOT G OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA V" FILED FOR RECORD IN BOOK 316 OF PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916 341.7767





SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SUBDIVISION NO. 01-0385.8

FINAL MAP OF

ANATOLIA II VILLAGE 14

BEING ALL OF LOT H OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 336 AT PAGE 8, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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CITY OF RANCHO CORDOVA

ORDINANCE NO. 63-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE ANATOLIA 2 VILLAGE 14 SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 22 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 22.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 22" ("Zone 22") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 22 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 22 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 22 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 22 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 22 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be

deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 22 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 22 in an election to be held on January 18, 2005 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 14 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE RIGHTS-OF-WAY SHOWN HEREON AND DESIGNATED AS WAYS, CIRCLE, DRIVE, AND COURT, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, CIRCLE, DRIVE AND COURT SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) OR TWENTY-TWO AND ONE HALF (22.5) FEET IN WIDTH AND CONTIGUOUS TO THE PUBLIC WAYS, CIRCLE, DRIVE AND COURT SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

C. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON, AND DESIGNATED "LANDSCAPING EASEMENT." SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

D. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.)

CAMBRIDGE (ANATOLIA) LP.
A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ DATE: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

☐ PERSONALLY KNOWN TO ME OR

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

PRLAP, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JULY 18, 2003, IN BOOK 20030718, PAGE 1377, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

☐ PERSONALLY KNOWN TO ME OR

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAMBRIDGE ANATOLIA, LP. ON AUGUST 06, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR — CRAIG E. SPIESS — No. 7944 Exp. 12-31-05 — STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 14 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/31/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS, CIRCLE, DRIVE AND COURT TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREIN AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-0385.8

FINAL MAP OF

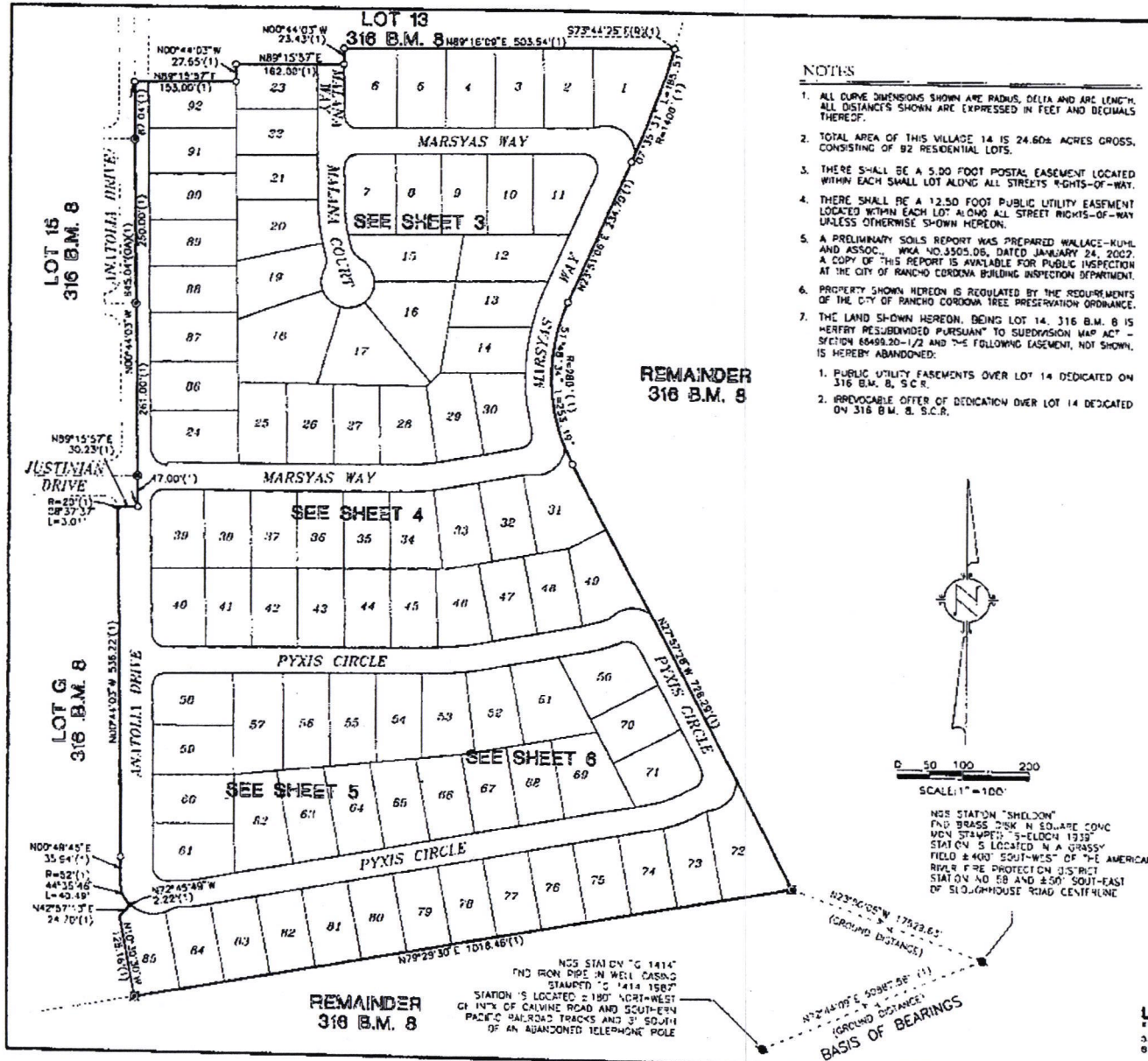
ANATOLIA II VILLAGE 14

BEING ALL OF LOT B OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK MIS AT PAGE 1, S SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

Exhibit A



NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 14 IS 24.60± ACRES GROSS, CONSISTING OF 92 RESIDENTIAL LOTS.
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
4. THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREON.
5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. THE LAND SHOWN HEREON, BEING LOT 14, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENT, NOT SHOWN, IS HEREBY ABANDONED:
   1. PUBLIC UTILITY EASEMENTS OVER LOT 14 DEDICATED ON 316 B.M. 8, S.C.R.
   2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 14 DEDICATED ON 316 B.M. 8, S.C.R.

LEGEND

○	DIMENSION POINT
⌀ ⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
●	SET 3/4" IRON PIPE STAMPED L.S. 7944
⊙	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
⊗	FOUND 1-1/4" IRON PIPE STAMPED L.S. 6046
L.E.	LANDSCAPE EASEMENT
O.A.	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414", 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SUBDIVISION NO. 01-0385.8

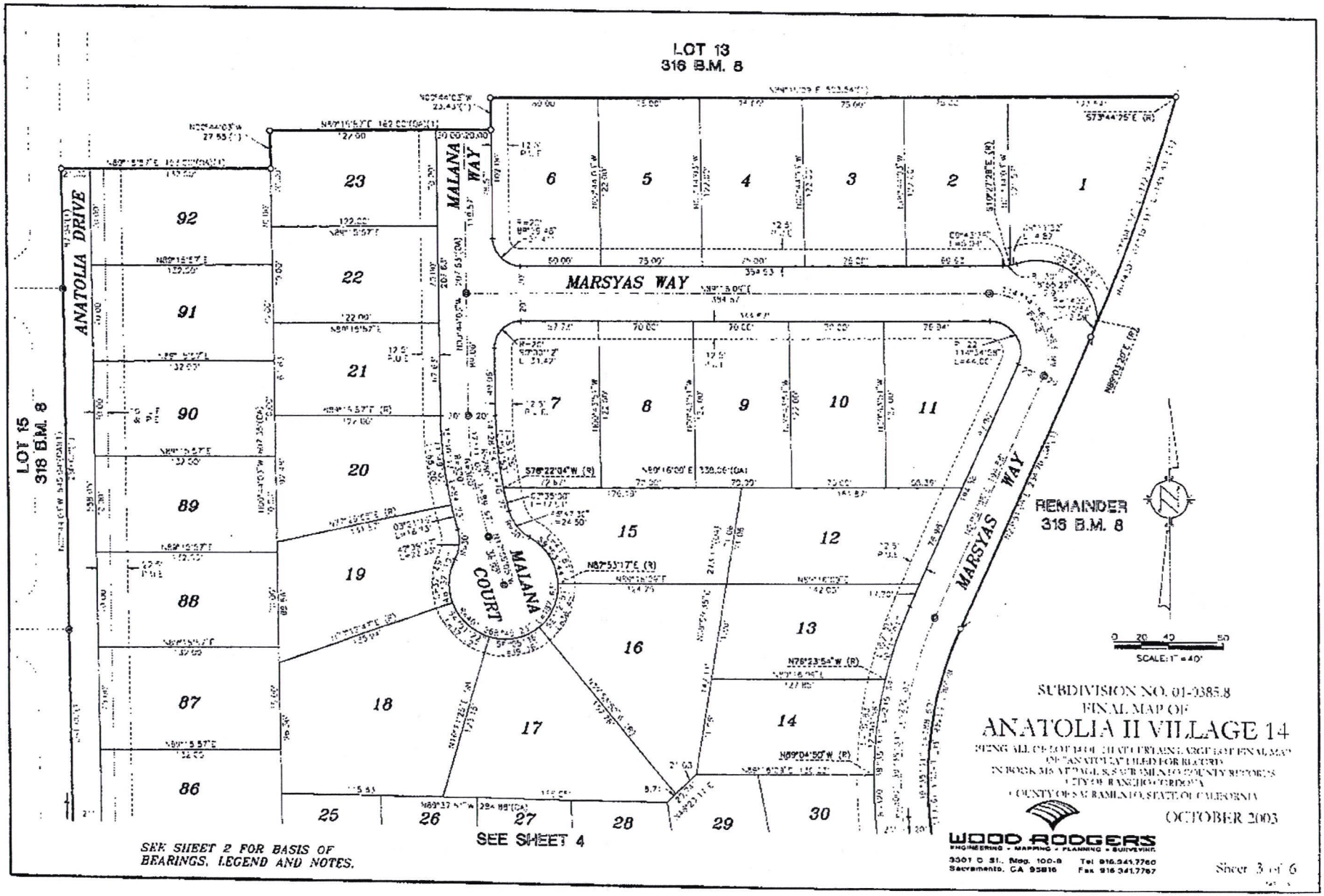
FINAL MAP OF

ANATOLIA II VILLAGE 14

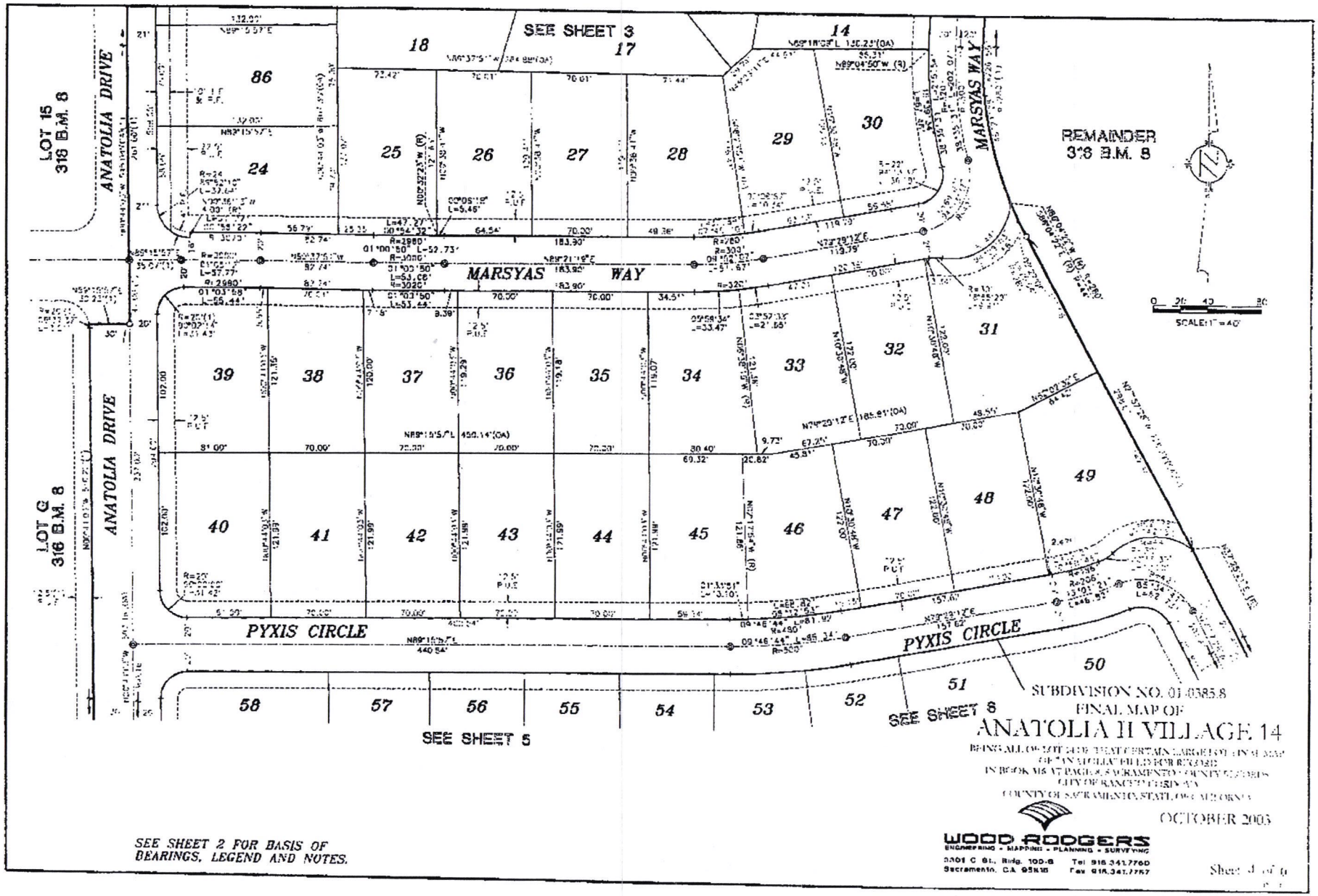
BEING ALL OF LOT 14 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 OF MAPS, PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

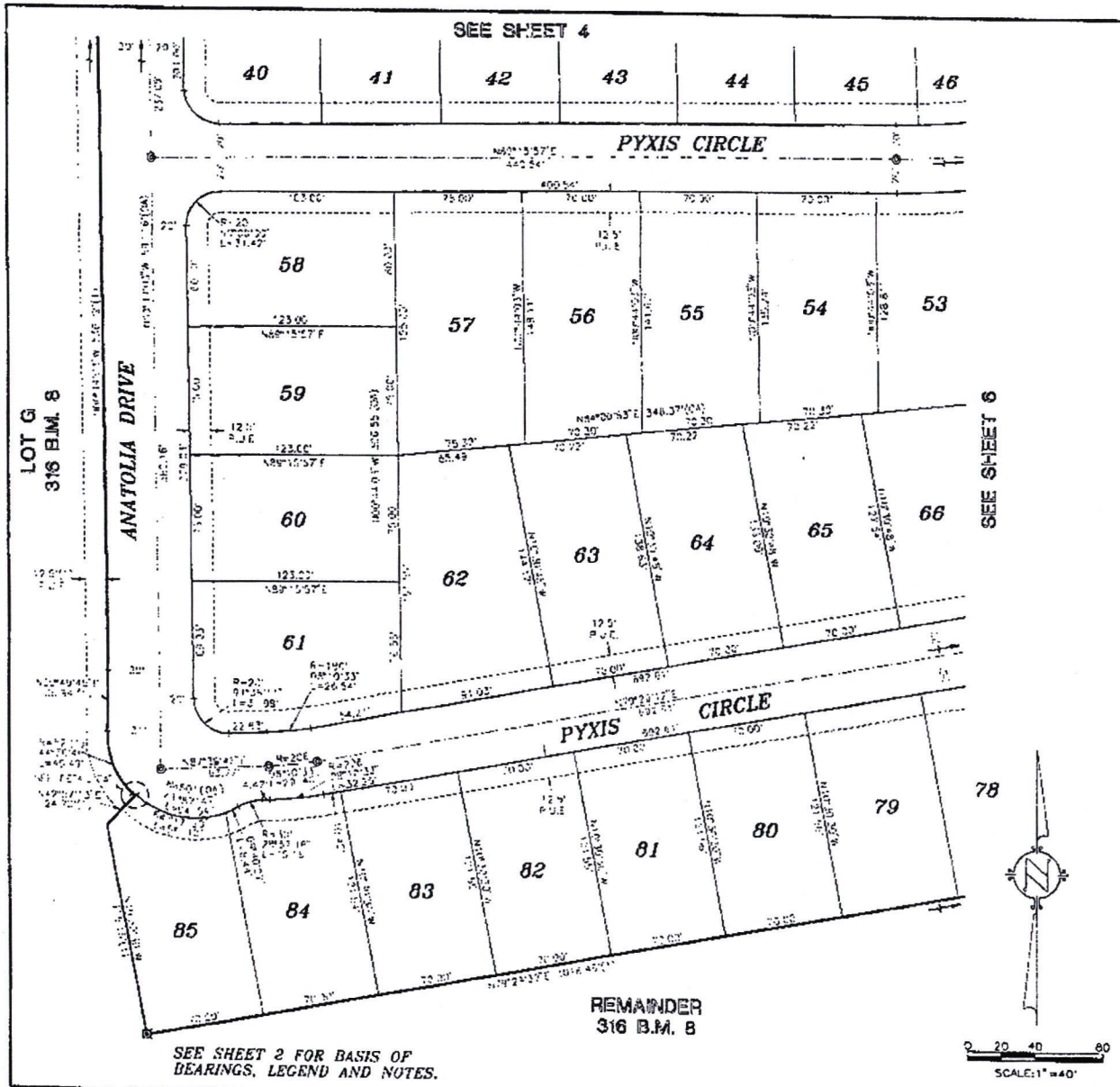
OCTOBER 2003

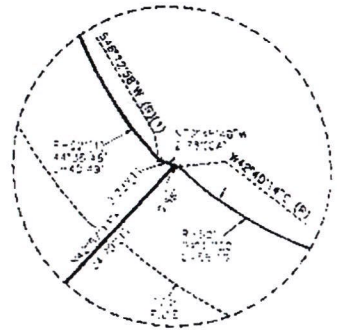
WOOD RODGERS
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3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.


SEE SHEET 3
LOT 15
316 B.M. 8
ANATOLIA DRIVE
MARSYAS WAY
REMAINDER
316 B.M. 8
LOT G
316 B.M. 8
PYXIS CIRCLE
SEE SHEET 5
SEE SHEET 6
SCALE: 1" = 40'
SUBDIVISION NO. 01-0385.8
FINAL MAP OF
ANATOLIA II VILLAGE 14
OCTOBER 2003
WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7760 Fax 916.341.7767
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.





DETAIL "A"
1" = 10'

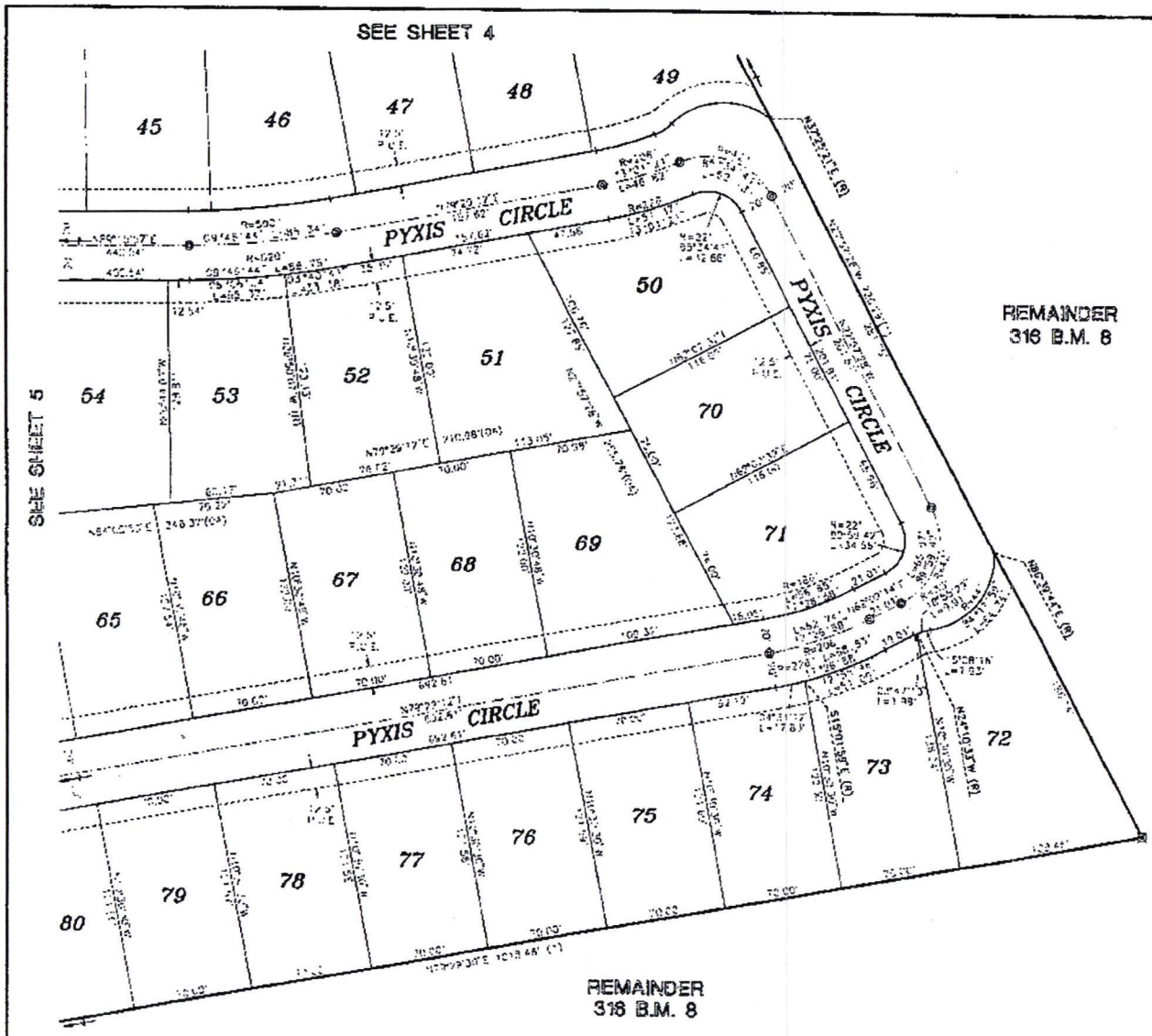
0 20 40 80
SCALE: 1" = 40'

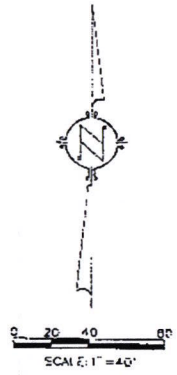
SUBDIVISION NO. 01-0385.8
FINAL MAP OF
ANATOLIA II VILLAGE 14

BEING A SUBDIVISION OF LOT G OF THE REMAINDER PARCEL OF THE FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 160 OF MAPS, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
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Sacramento, CA 95816 Fax 916.341.7767





SUBDIVISION NO. 01-0385.8

FINAL MAP OF

ANATOLIA II VILLAGE 14

BEING ALL OF LOT H-2 AS SHOWN ON THAT CERTAIN LARGE LOT MAP OF "ANATOLIA" AS FILED FOR RECORD IN BOOK 336 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS

CITY OF RANCHO CORDOVA

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Sacramento, CA 95816
Tel: 916.341.7760 Fax: 916.341.7767

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Other Non-Residential

The amount of Tax per Parcel for other non-residential land uses (except Recreational and Agricultural) shall be $ .015 for each square foot of gross parcel area.

Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam Lindgren, Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 23 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia II, Village 16 Subdivision, Owned by D.R. Horton, Inc.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code §53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

The Anatolia II subdivision (all villages) was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses). For the Anatolia II, Village 16 project, a final subdivision map for 122 lots was issued by the City on March 1, 2004 (via Resolution 28-2004).

Various other subdivisions in Anatolia I and II (as well as Anatolia III in its entirety) are currently subject to the police tax. The resolution and ordinance subject to this staff report is part of a larger effort to bring the remainder of the Anatolia lots into the Rancho Cordova Special Police Tax Area. The owner of Village 16, D.R. Horton, Inc., has agreed to the special tax.

A separate tax zone is being created contiguous to the boundaries of the Village 16 property. This item will establish Tax Area Zone 23 for these parcels, as shown on

AGENDA ITEM # 12

Exhibit A to the Resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18.

MOTION

"I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Anatolia II, Village 16 Subdivision

2. Resolution Creating Special Tax Area Zone 23

721496_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 177-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 23 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE ANATOLIA 2 VILLAGE 16 SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 23 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 23; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 23 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Anatolia II subdivision was approved by the County of Sacramento on May 12, 2003, allowing subdivision into 17 large lots (885 single family lots, 3 drainage corridor lots and 16 landscape lots, in addition to 8 lots for other uses); and

WHEREAS, the Final Map for Village 16 within the Anatolia II subdivision was approved on March 1, 2004, by Resolution 28-2004, allowing 122 single-family, low density residential lots on approximately 21.28 acres; and

WHEREAS, the owner of Village 16, D.R. Horton, Inc., has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 23 is a person who owns real property within Zone 23 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 23 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 23 by a mail ballot election, to be held on January 18, 2005. The ballot proposition shall read as follows:

> "Shall Ordinance No. ___-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 23 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 16 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, CIRCLE, AND DRIVES SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOTS B, C, D, AND E, AND THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT"

C. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT."

D. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT," TOGETHER WITH ALL OF LOTS A, B, C, D, AND E. SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

E. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," TOGETHER WITH ALL OF LOTS A, B, C, D, AND E. (P.E.)

D.R. HORTON INC. - SACRAMENTO
A CALIFORNIA CORPORATION

BY: _____ DATE: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
} SS
COUNTY OF _____ }

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

STEWART TITLE OF SACRAMENTO, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 20, 2003, IN BOOK 20030620, PAGE 2240, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
} SS
COUNTY OF _____ }

ON THE ____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNRIDGE ANATOLIA, LLC ON FEBRUARY 6, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS No. 7944 Exp. 12-31-05 STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 16 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS E. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/31/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS AND CIRCLE TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____, _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-0385.10

FINAL MAP OF

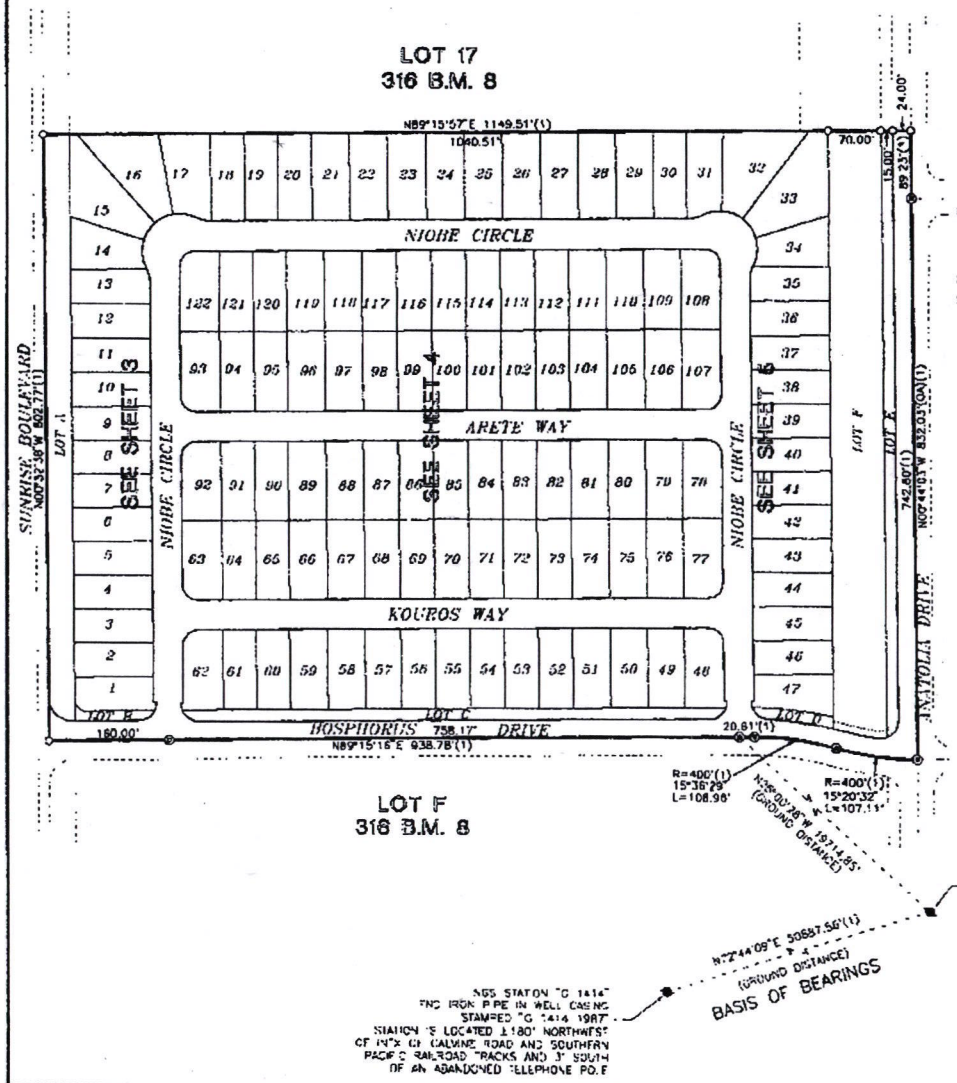
ANATOLIA II VILLAGE 16

BEING ALL OF LOT 16 OF "THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 3, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7760 Fax 916.341.7767

Exhibit A



NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS VILLAGE 16 IS 21.277± ACRES GROSS, CONSISTING OF 122 RESIDENTIAL LOTS AND 8 MISCELLANEOUS LOTS .
3. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH SMALL LOT ALONG ALL STREETS RIGHTS-OF-WAY.
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5. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO.3505.06, DATED JANUARY 24, 2002. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
6. PROPERTY SHOWN HEREON IS REGULATED BY THE REQUIREMENTS OF THE CITY OF RANCHO CORDOVA TREE PRESERVATION ORDINANCE.
7. LOTS A, B, C, D, AND E SHALL BE GRANTED TO THE CITY OF RANCHO CORDOVA COMMUNITY SERVICES DISTRICT.
8. LOT F SHALL BE GRANTED TO THE CITY OF RANCHO CORDOVA
9. LOT A SHOWN HEREON AS "S.C.R.S.D. SEWER INTERCEPTOR RESERVATION" SHALL BE RESERVED BY D.R. HORTON INC. A CALIFORNIA CORPORATION FOR THE ACQUISITION OF THE EASEMENT BY S.C.R.S.D.
10. THE LAND SHOWN HEREON, BEING LOT 16, 316 B.M. 8 IS HEREBY RESUBDIVIDED PURSUANT TO SUBDIVISION MAP ACT - SECTION 66499.20-1/2 AND THE FOLLOWING EASEMENTS, NOT SHOWN, IS HEREBY ABANDONED:
    1. PUBLIC UTILITY EASEMENTS OVER LOT 16 DEDICATED ON 316 B.M. 8, S.C.R.
    2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 16 DEDICATED ON 316 B.M. 8, S.C.R.

LEGEND

○	DIMENSION POINT
⌀⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
●	SET 3/4" IRON PIPE STAMPED L.S. 7944
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D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS
S.C.R.S.D.	SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SUBDIVISION NO. 01-0385.10

FINAL MAP OF

ANATOLIA II VILLAGE 16

BEING ALL OF LOT 16 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

SUBDIVISION NO. 01 0385.10

FINAL MAP OF

ANATOLIA II VILLAGE 16

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OCTOBER 2003

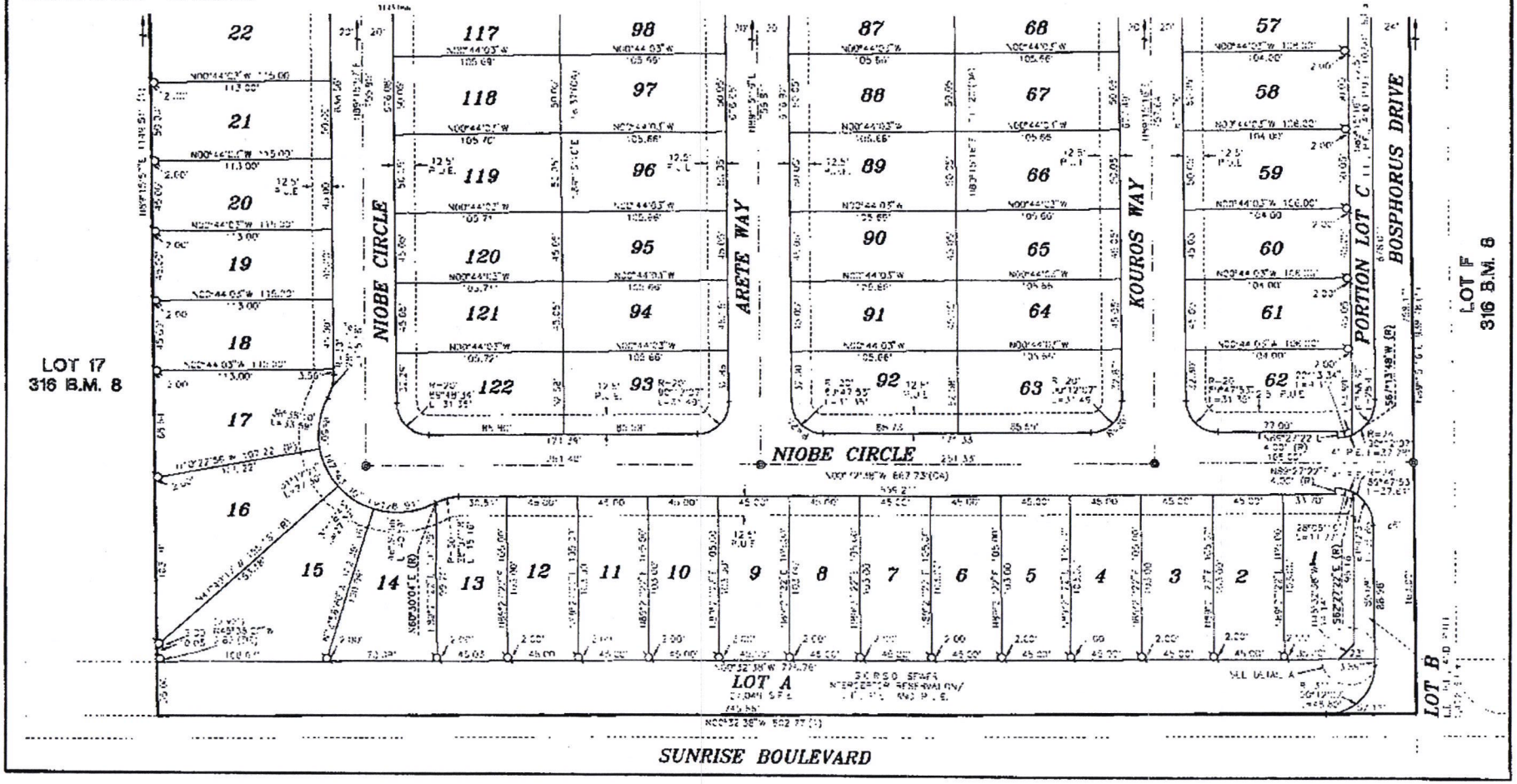
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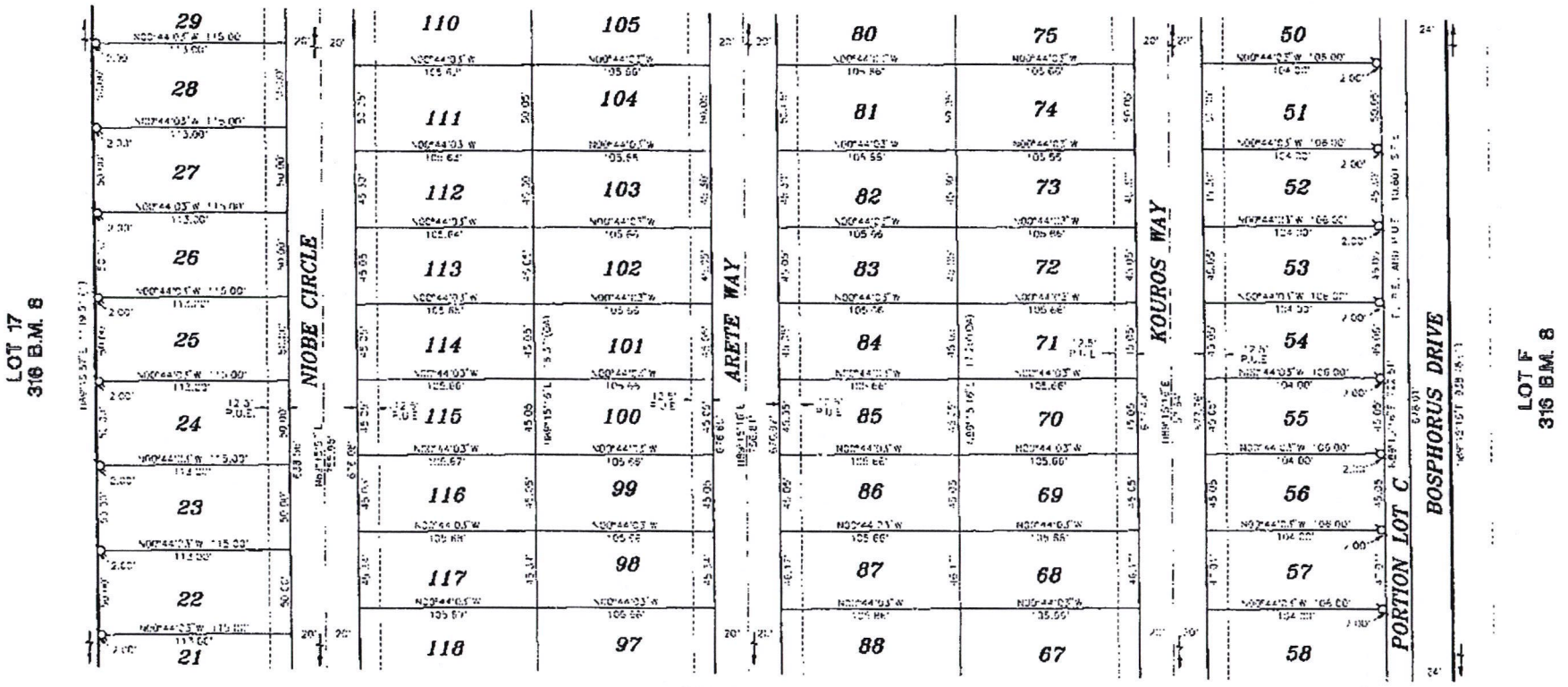
DETAIL A

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

0 20 40 80
SCALE: 1" = 40'

SEE SHEET 4





SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

0 20 40 80
SCALE: 1" = 40'

SUBDIVISION NO. 01 0385.10

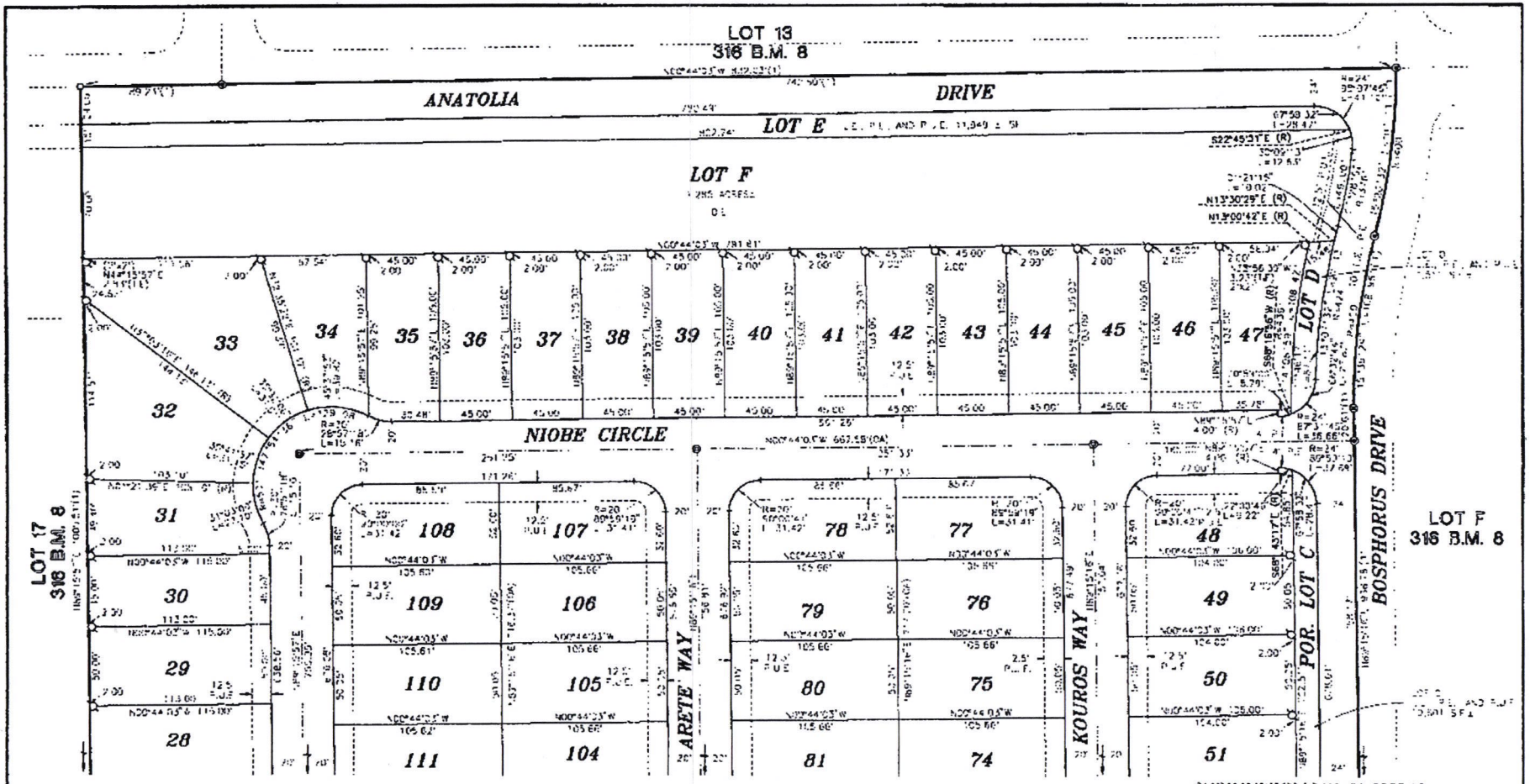
FINAL MAP OF

ANATOLIA II VILLAGE 16

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CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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Sacramento, CA 95816 Fax 916.341.7767



SUBDIVISION NO. 01-0385.10

FINAL MAP OF

ANATOLIA II VILLAGE 16

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OCTOBER 2003

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SCALE: 1" = 40'

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Tel 916.341.7760 Fax 916.341.7767

CITY OF RANCHO CORDOVA

ORDINANCE NO. 64-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE ANATOLIA II VILLAGE 16 SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 23 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 23.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 23" ("Zone 23") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries shown on Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 23 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 23 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 23 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 23 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 23 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 23 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 23 in an election to be held on January 18, 2005 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A

LEGAL DESCRIPTION

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF ANATOLIA II VILLAGE 16 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, CIRCLE, AND DRIVES SHOWN HEREON.

B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOTS B, C, D, AND E, AND THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, CIRCLE, AND DRIVE SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT"

C. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY EASEMENT."

D. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT" TOGETHER WITH ALL OF LOTS A, B, C, D, AND E. SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. (L.E.)

E. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," TOGETHER WITH ALL OF LOTS A, B, C, D, AND E. (P.E.)

D.R. HORTON INC. - SACRAMENTO
A CALIFORNIA CORPORATION

BY: _____ DATE: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

☐ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

STEWART TITLE OF SACRAMENTO, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 20, 2003, IN BOOK 20030620, PAGE 2240, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

_____
PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____

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WITNESS MY HAND: _____

PRINTED NAME: _____

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNRIDGE ANATOLIA, LLC ON FEBRUARY 6, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DATE

PROFESSIONAL LAND SURVEYOR — CRAIG E. SPIESS — No. 7944 Exp. 12-31-05 — STATE OF CALIFORNIA

_____
CRAIG E. SPIESS
P.L.S. 7944 EXP. 12-31-05

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF ANATOLIA II VILLAGE 16 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT. ADDITIONALLY I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.

_____
CITY ENGINEER
CYRUS S. ABHAR
DATE: _____
L.S. 7723/RCE 45424
EXPIRATION DATE: 12/21/2005

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAYS, SHOWN HEREON AS THE PUBLIC WAYS AND CIRCLE TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF AND CERTIFY THE ABANDONMENT LISTED HEREON.

_____
CITY CLERK
CITY OF RANCHO CORDOVA
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK ___ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

FEE $ _____

BY: _____ BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO
DEPUTY RECORDER

SUBDIVISION NO. 01-0385.10

FINAL MAP OF

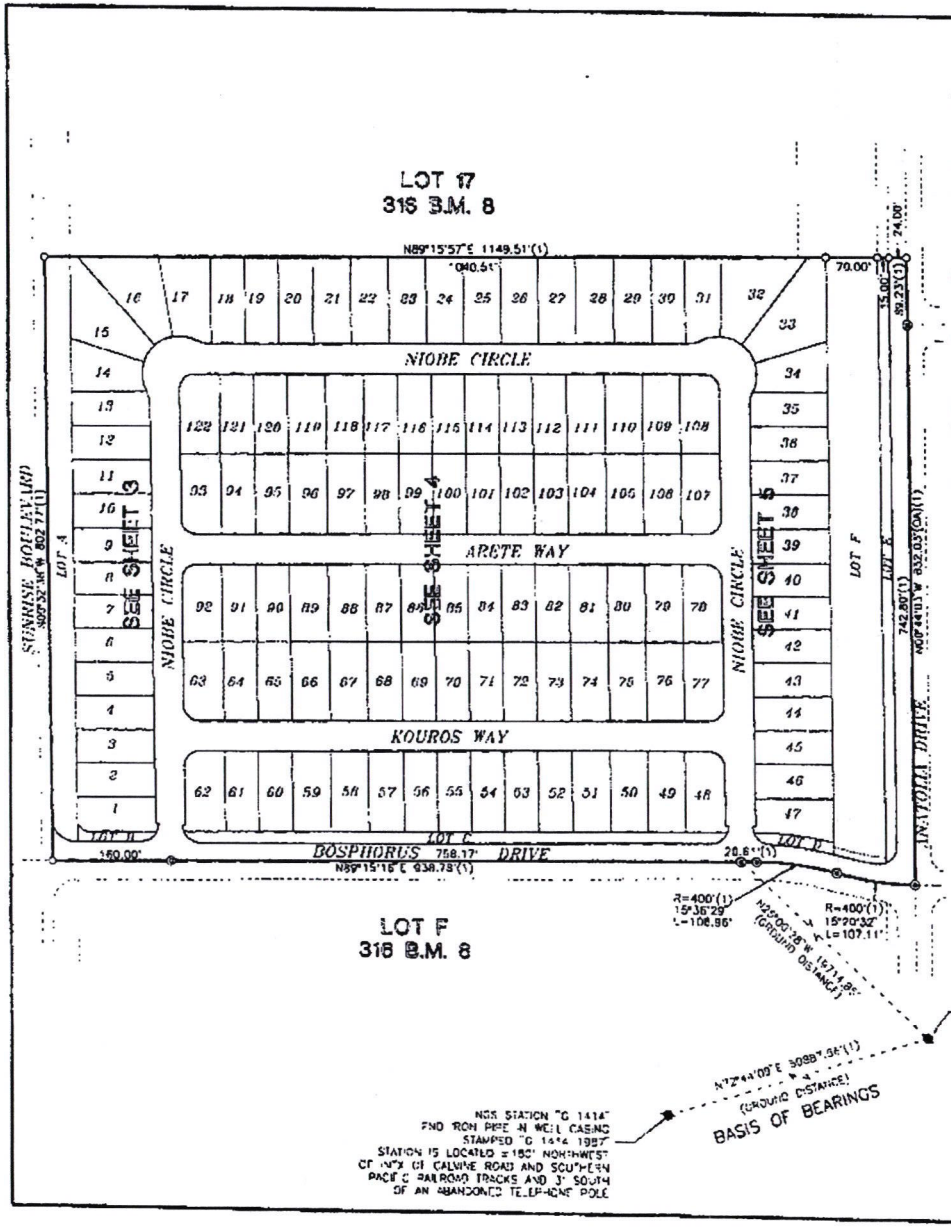
ANATOLIA II VILLAGE 16

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CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

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    2. IRREVOCABLE OFFER OF DEDICATION OVER LOT 16 DEDICATED ON 316 B.M. 8, S.C.R.

LEGEND

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⌀ ⊥	SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
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◉	FOUND 3/4" IRON PIPE STAMPED L.S. 6046
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L.E.	LANDSCAPE EASEMENT
OA	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
S.C.R.	SACRAMENTO COUNTY RECORDS
S.C.R.S.D.	SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "SHELDON", 1ST ORDER AND NGS STATION "G 1414" 1ST ORDER. SAID BEARING IS N 72°44'09" E. DISTANCES SHOWN ARE GROUND BASED.

REFERENCES

(1) 316 B.M. 8 (ANATOLIA LARGE LOT MAP)

SUBDIVISION NO. 01-0385.10

FINAL MAP OF

ANATOLIA II VILLAGE 16

BEING ALL OF LOT 16 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 OF MAPS, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Sacramento CA 95816
Tel 916.341.7760 Fax 916.341.7767

SUBDIVISION NO. 01-0385.10

FINAL MAP OF

ANATOLIA II VILLAGE 16

BEING ALL OF LOT 16 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

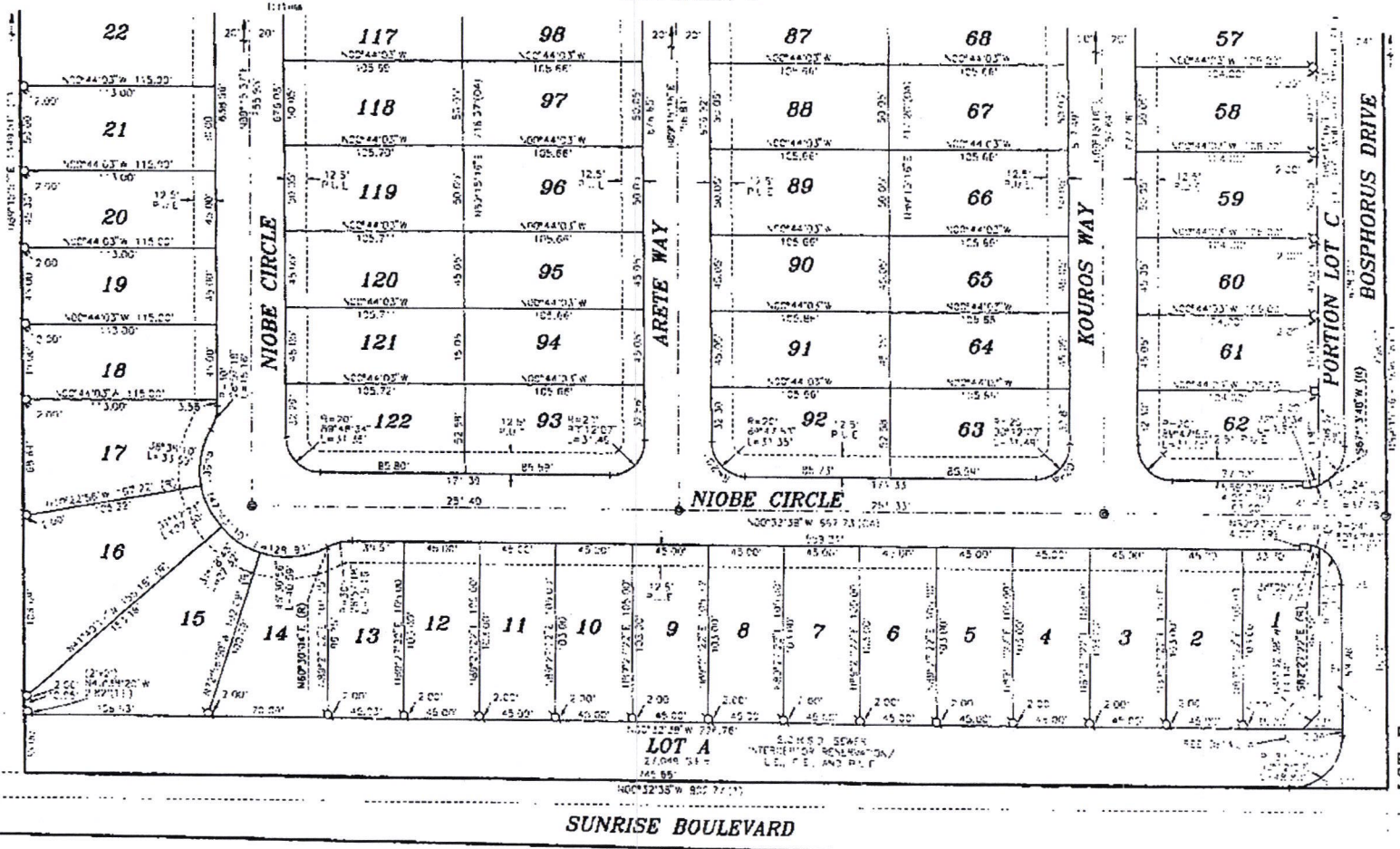
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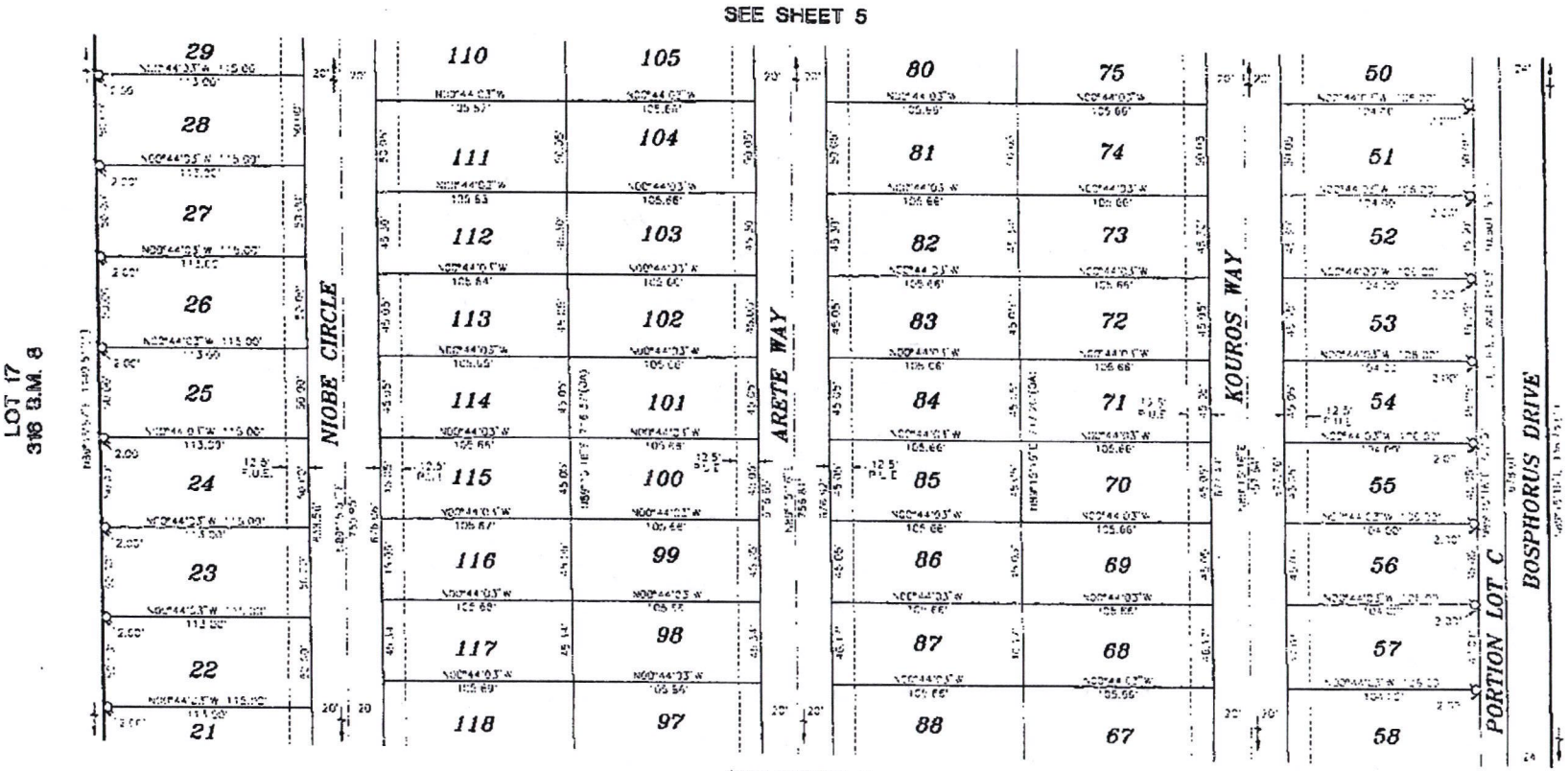
DETAIL A

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SCALE: 1" = 40'

SEE SHEET 4





SUBDIVISION NO. 01-0385.10

FINAL MAP OF

ANATOLIA II VILLAGE 16

BEING ALL OF LOTS OF THAT CERTAIN LARGE LOT FINAL MAP OF ANATOLIA IV FILED FOR RECORD IN BOOK 364 AT PAGE 5, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

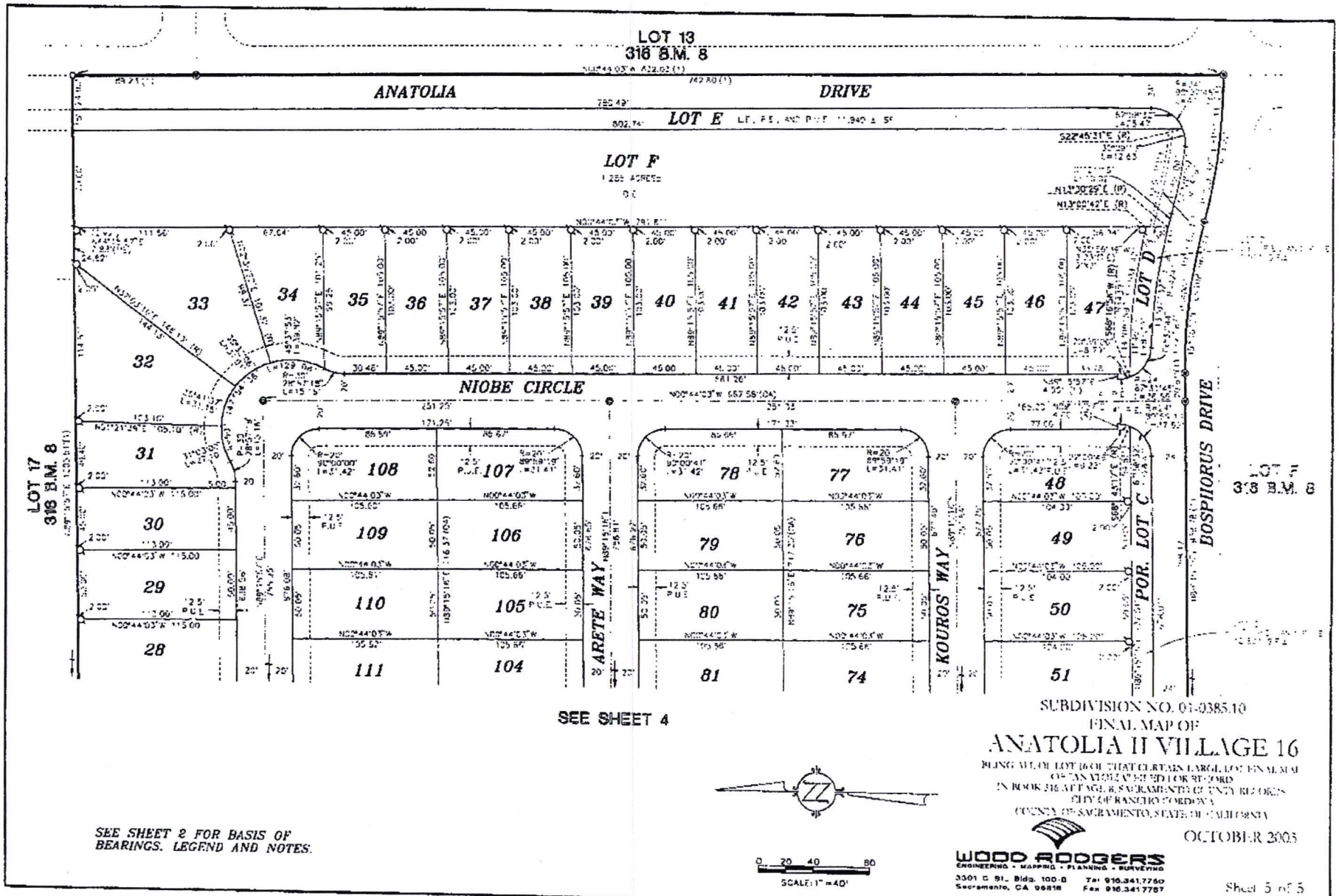
OCTOBER 2003

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

0 20 40 80

SCALE: 1" = 40'

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767



SUBDIVISION NO. 01-0385.10

FINAL MAP OF

ANATOLIA II VILLAGE 16

BEING A LOT IN LOT 16 OF THAT CERTAIN LARGE LOT FINAL MAP OF "ANATOLIA" FILED FOR RECORD IN BOOK 316 AT PAGE 8, SACRAMENTO COUNTY RECORDS CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2003

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B
Sacramento, CA 95816
Tel: 916.341.7760
Fax: 916.341.7767

Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Other Non-Residential

The amount of Tax per Parcel for other non-residential land uses (except Recreational and Agricultural uses) shall be $ .015 for each square foot of gross parcel area.

Staff Report

Date: November 15, 2004

To: Honorable City Council

From: Adam U. Lindgren
Assistant City Attorney

Subject: A Resolution Creating Special Tax Area Zone 24 and an Ordinance Establishing a Special Tax for Police Protection Services for the Kennedy / Mills Station Road Subdivision; RC 04-113

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance.

DISCUSSION

The City has determined that the cost of providing City law enforcement services will exceed existing municipal revenues. Government Code section 53978 provides a statutory basis for the adoption of a special tax for police services. The City Council adopted Resolution No. 30-2003 at the July 1, 2003 City Council meeting providing for a special tax for police services to be imposed upon new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcels within a subdivision as a condition of approval by the City. The City Council must then adopt a resolution establishing a zone including the subdivision and an ordinance creating the special tax.

For the Kennedy / Mills Station Road project, a tentative parcel map and related documents have been submitted for City approval and the developer has agreed to the special tax. Top Shelf Investments (Chris Kennedy) is the current owner of the parcel, totaling approximately 21,837 square feet (.5 acre), located at 10301 Mills Station Road (Assessor's Parcel Number 077-0181-016). According to the Planning Commission's staff report (dated October 28, 2004), the project site is currently developed with three duplex units. After subdivision, the larger of the two parcels will have two duplex units located on it; the smaller parcel will have one duplex unit. There is no proposed additional construction at this time.

This item will establish Tax Area Zone 24 for these parcels, as shown on Exhibit A to the resolution. Pursuant to the ordinance, the ballots will be returned and tabulated by the City and the results declared at the City Council meeting on January 18, 2005.

AGENDA ITEM # 13

MOTION

" I move that the City Council adopt the attached resolution, and waive the first reading and introduce the attached ordinance."

ATTACHMENTS

1. Ordinance Establishing a Special Tax for Police Protection Subject to Voter Approval within the Kennedy / Mills Station Road Subdivision

2. Resolution Creating Special Tax Area Zone 24

721464_1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 178-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CREATING SPECIAL TAX AREA ZONE 24 WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR THE KENNEDY / MILLS STATION ROAD SUBDIVISION

RECITALS

WHEREAS, it is the intention of the City Council to create Zone 24 within the City of Rancho Cordova Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 24; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 24 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the Kennedy / Mills Station Road subdivision was approved by the City on October 28, 2004. The approval allowed subdivision of a parcel totaling approximately 21,837 square feet (.5 acre) into two parcels of 12,416 and 9,420 square feet, located at 10301 Mills Station Road (Assessor's Parcel Number 077-0181-016). After subdivision, the larger of the two parcels will have two duplex units located on it; the smaller parcel will have one duplex unit located on it; and

WHEREAS, the property owner has agreed to participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the lots created by the approval. The initial tax is to be $ 250 per single-family residential parcel or residential parcel equivalent, and $ .015 for each square foot of gross parcel area of non-residential (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax); and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 24 is a person who owns real property within Zone 24 at the time Ordinance No. ___-2004 is adopted, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office.

NOW, THEREFORE, be it resolved as follows:

1. That portion of the City of Rancho Cordova described in Exhibit A is established as Zone 24 of the Rancho Cordova Special Police Tax Area.

2. That Ordinance No.___-2004 adopted this date is to be presented for approval of the voters of Zone 24 by a mail ballot election, to be held on September 20, 2004. The ballot proposition shall read as follows:

> "Shall Ordinance No. ___-2004 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 24 of the Rancho Cordova Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

ADOPTED, THIS 15th day of November, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

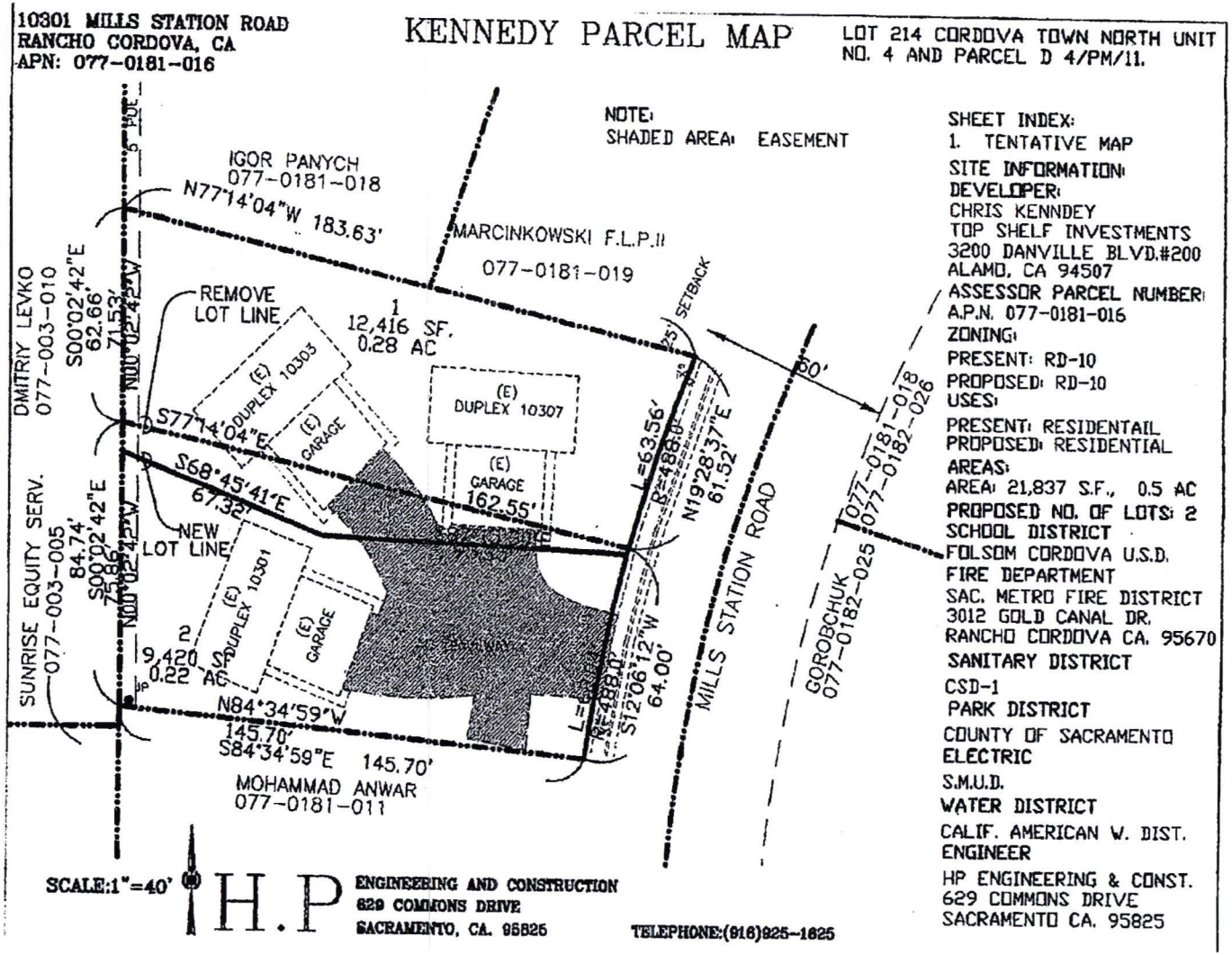
ATTEST:

_____
LILLIAN E. HARE, CITY CLERK

EXHIBIT A

Kennedy Parcel Map

Exhibit A


10301 MILLS STATION ROAD
RANCHO CORDOVA, CA
APN: 077-0181-016
KENNEDY PARCEL MAP
LOT 214 CORDOVA TOWN NORTH UNIT NO. 4 AND PARCEL D 4/PM/11.
NOTE:
SHADED AREA: EASEMENT
SHEET INDEX:
1. TENTATIVE MAP
SITE INFORMATION:
DEVELOPER:
CHRIS KENNDEY
TOP SHELF INVESTMENTS
3200 DANVILLE BLVD.#200
ALAMO, CA 94507
ASSESSOR PARCEL NUMBER:
A.P.N. 077-0181-016
ZONING:
PRESENT: RD-10
PROPOSED: RD-10
USES:
PRESENT: RESIDENTAIL
PROPOSED: RESIDENTIAL
AREAS:
AREA: 21,837 S.F., 0.5 AC
PROPOSED NO. OF LOTS: 2
SCHOOL DISTRICT
FOLSOM CORDOVA U.S.D.
FIRE DEPARTMENT
SAC. METRO FIRE DISTRICT
3012 GOLD CANAL DR.
RANCHO CORDOVA CA. 95670
SANITARY DISTRICT
CSD-1
PARK DISTRICT
COUNTY OF SACRAMENTO
ELECTRIC
S.M.U.D.
WATER DISTRICT
CALIF. AMERICAN W. DIST.
ENGINEER
HP ENGINEERING & CONST.
629 COMMONS DRIVE
SACRAMENTO CA. 95825
IGOR PANYCH
077-0181-018
N77°14'04"W 183.63'
MARCINKOWSKI F.L.P.II
077-0181-019
DMITRIY LEVKO
077-003-010
SUNRISE EQUITY SERV.
077-003-005
REMOVE LOT LINE
NEW LOT LINE
1
12,416 SF.
0.28 AC
2
9,420 SF.
0.22 AC
(E) DUPLEX 10303
(E) GARAGE
(E) DUPLEX 10307
(E) GARAGE
(E) DUPLEX 10301
(E) GARAGE
S77°14'04"E
S68°45'41"E
67.32'
N84°34'59"W
145.70'
S84°34'59"E 145.70'
MOHAMMAD ANWAR
077-0181-011
MILLS STATION ROAD
077-0181-018
077-0182-026
GOROBCHUK
077-0182-025
SETBACK
H.P
ENGINEERING AND CONSTRUCTION
629 COMMONS DRIVE
SACRAMENTO, CA. 95825
TELEPHONE:(916)925-1625
SCALE:1"=40'

CITY OF RANCHO CORDOVA

ORDINANCE NO. 65-2004

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SUBJECT TO VOTER CONFIRMATION FOR THE KENNEDY / MILLS STATION ROAD SUBDIVISION

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 24 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 24.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 24" ("Zone 24") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries shown on the map attached as Exhibit A hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 24 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 24 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 24 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 24 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 24 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax per Parcel for then Current Fiscal Year	=	Tax per Parcel for First Fiscal Year	X	Consumer Price Index for the Period from April of Immediately Preceding Fiscal Year to April of then Current Fiscal Year

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and

ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be

deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 24 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 24 in an election to be held on January 18, 2005 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2005.

ADOPTED, THIS 6th day of December, 2004 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

EXHIBIT A

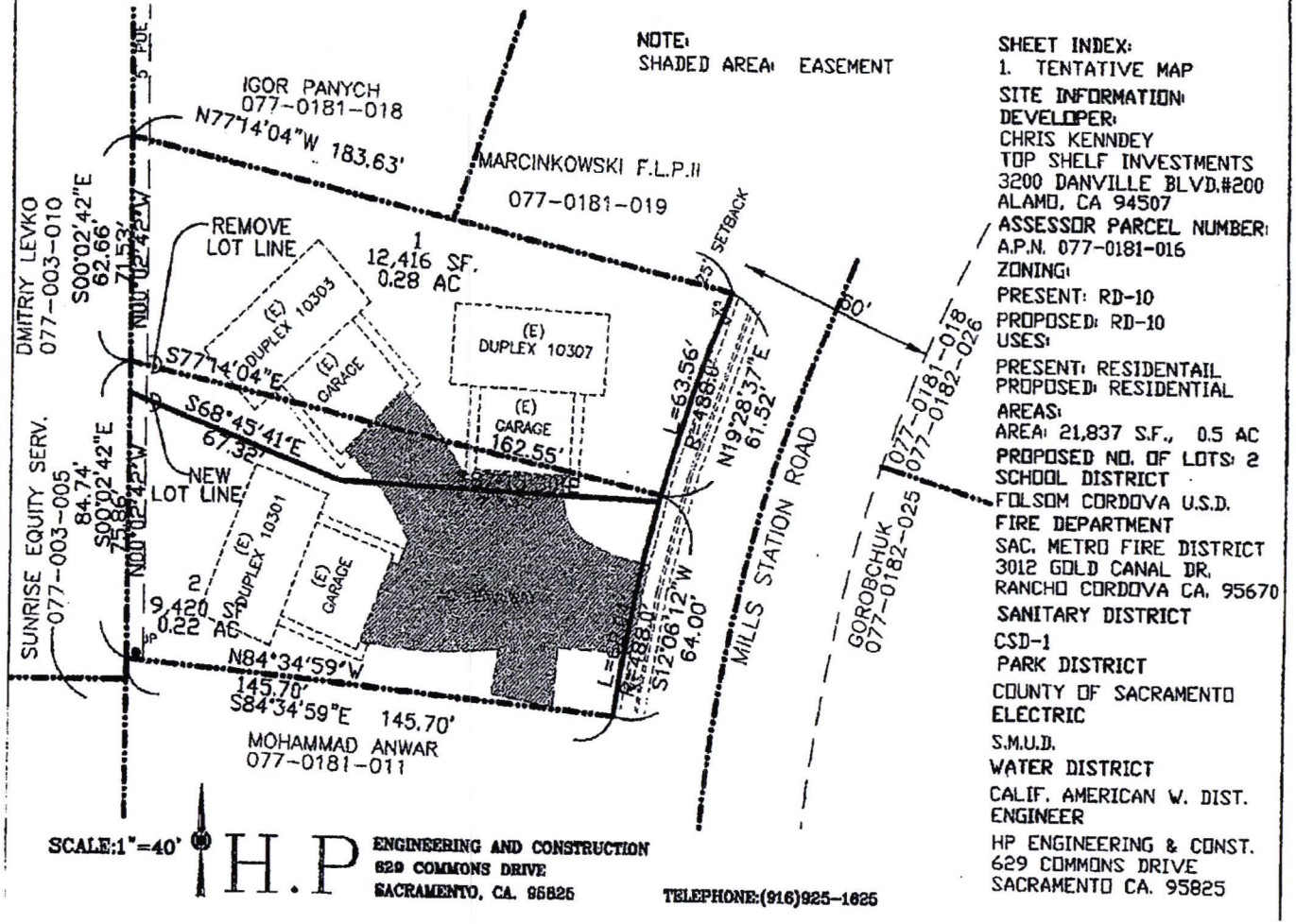
Kennedy Parcel Map

Exhibit A

10301 MILLS STATION ROAD
RANCHO CORDOVA, CA
APN: 077-0181-016

KENNEDY PARCEL MAP

LOT 214 CORDOVA TOWN NORTH UNIT NO. 4 AND PARCEL D 4/PM/11.



SCALE:1"=40'

H.P ENGINEERING AND CONSTRUCTION
629 COMMONS DRIVE
SACRAMENTO, CA. 95825

TELEPHONE:(916)925-1625

SHEET INDEX:
1. TENTATIVE MAP

SITE INFORMATION:

DEVELOPER:
CHRIS KENNDEY
TOP SHELF INVESTMENTS
3200 DANVILLE BLVD.#200
ALAMO, CA 94507

ASSESSOR PARCEL NUMBER:
A.P.N. 077-0181-016

ZONING:
PRESENT: RD-10
PROPOSED: RD-10

USES:
PRESENT: RESIDENTAIL
PROPOSED: RESIDENTIAL

AREAS:
AREA: 21,837 S.F., 0.5 AC
PROPOSED NO. OF LOTS: 2

SCHOOL DISTRICT
FOLSOM CORDOVA U.S.D.

FIRE DEPARTMENT
SAC. METRO FIRE DISTRICT
3012 GOLD CANAL DR.
RANCHO CORDOVA CA. 95670

SANITARY DISTRICT
CSD-1

PARK DISTRICT
COUNTY OF SACRAMENTO

ELECTRIC
S.M.U.D.

WATER DISTRICT
CALIF. AMERICAN W. DIST.

ENGINEER
HP ENGINEERING & CONST.
629 COMMONS DRIVE
SACRAMENTO CA. 95825

Exhibit B

Amount of Tax per Parcel by Land Use Category

A. Residential dwelling units

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be $250 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Non-Residential

The amount of Tax per Parcel for all non-residential Land Use Per Categories (except Recreational and Agricultural) shall be $ .015 for each square foot of gross parcel area.

MEMORANDUM

Date: November 10, 2004

To: Mayor and Council Members

From: William J. Thomas, Finance Director

Subject: **INVESTMENT POLICY**

RECOMMENDATION

Adopt Resolution No. 180-2004 that approves the Investment Policy that will guide the City's investment of excess funds through December 31, 2005.

BACKGROUND

State laws require all local agencies to develop an annual investment policy that must be considered by the City Council at a public meeting. A good investment policy drives the cash, treasury and investment management functions of a City. It serves as a guide for setting and achieving program objectives, defines rules and establishes benchmarks, and reduces the exposure to liability of both the City staff and the City Council.

The City's first Investment Policy was approved on November 3, 2003. Since it has been a year since the policy was approved, it is necessary for a new policy to be adopted. The proposed policy does not change materially from what was approved in 2003; however, it does expand in areas that provide information on how to properly manage public finds. The revised policy includes the ability to invest City funds in the California Asset Management Program (CAMP) as an approved investment option. The City's policy is always to protect investment principal (safety), and to provide funds to meet cash demands (liquidity) while earning a market rate of return.

ATTACHMENT

Resolution No. 180-2004 including Exhibit A (Investment Policy)

AGENDA ITEM # 14

RESOLUTION NO. 180-2004

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING THE INVESTMENT POLICY

WHEREAS, the City Treasurer has annually rendered to the City Council a Statement of Investment Policy, and;

WHEREAS, the City Treasurer has the responsibility to invest the pooled idle cash from all of the City's funds, and;

WHEREAS, the City Treasurer has developed a Statement of Investment Policy and submitted said Policy to the City Council for review.

NOW, THEREFORE BE IT RESOLVED, that the City Council approves the Investment Policy as shown in Exhibit A attached.

PASSED AND ADOPTED at a regular meeting of the City Council held on the 15th day of November, 2004, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____
Linda Budge, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk



CITY OF RANCHO CORDOVA, CALIFORNIA 2005 STATEMENT OF INVESTMENT POLICY

William J. Thomas
Chief Financial Officer/City Treasurer

EXHIBIT A TO THE RESOLUTION

CITY OF RANCHO CORDOVA, CALIFORNIA
2005 STATEMENT OF INVESTMENT POLICY

POLICY

It is the policy of the City of Rancho Cordova, CA (the "City") to invest public funds in a manner that will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds.

SCOPE

This investment policy applies to all financial assets of the City. These funds are accounted for in the City Comprehensive Annual Financial Report and may include:

General Fund
Special Revenue Funds
Debt Service Funds
Capital Project Funds
Enterprise Funds
Internal Service Funds
Permanent and Private Purpose Trust Funds

This Policy shall also apply to all funds of the City of Rancho Cordova including those funds which may be created during the period ending December 31, 2005 as well as any other fund under the control of the City Treasurer.

PRUDENCE

Investments shall be made with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City , that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City.

OBJECTIVE

The primary objective in priority order, of the City's investment activities shall be:

➢ **Safety**: Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective is to mitigate credit risk and interest rate risk summarized as follows:

- **Credit Risk**: This is a risk of loss due to the failure of the security issuer or backer. Credit risk may be mitigated by:
  - Limiting investments to the safest types of securities.
  - Pre-qualifying the financial institution, broker/dealers, intermediaries and advisors with which an entity will do business.
  - Diversifying the investment portfolio so that potential losses on individual securities will be minimized.

- **Interest rate risk:** This is a risk that the market value of securities in the portfolio will fall due to changes in general interest rates. Interest rate risk may be mitigated by:
  - Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market before maturity.

- Investing operating funds primarily in shorter-term securities.

➢ **Liquidity:** The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity).

➢ **Return on Investments (Yield):** The City's investments shall be designed with the objective of attaining a market rate of return throughout the budget and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of least importance compared to the safety and liquidity objectives described above. The core of investments is limited to relatively low risk securities in anticipation of earning a reasonable return relative to the risk being assumed. Securities shall not be sold before maturity with the following exceptions:

- A declining credit security could be sold early to minimize loss of principal
- A security swap would improve the quality, yield or target duration in the portfolio.
- Liquidity needs of the portfolio require that the security be sold.
- A capital gain would be realized that better positions the overall portfolio in achieving investment policy goals.

DELEGATION OF AUTHORITY

The City Treasurer is appointed by the City Manager. The City Treasurer is also the City's Chief Financial Officer (Finance Director). Pursuant to the Government Code, the City Council delegates the authority to invest or to reinvest funds, or to sell or exchange securities so purchased, to the City Treasurer for a one-year period. The City Treasurer is charged with the responsibility for carrying out the policies of the City Council and shall assume full responsibility for investment transactions until the delegation of authority is revoked or expires.

The daily cash management, investment transactions and account reconciliation's are the primary responsibilities of the City Treasurer. These activities are also carried out by other members of the Finance Department under the direction of the City Treasurer. The City Treasurer shall establish procedures for the operation consistent with this investment policy.

The City Treasurer and authorized individuals acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

ETHICS AND CONFLICT OF INTEREST

Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program or which could impair their ability to make impartial decisions. Officers and employees involved in the investment process shall abide by the Conflict of Interest Code, (California Government Code Section 1090 et seq.) and the California Political Reform Act (California Government Code Section 81000 et seq.).

PERMITTED INVESTMENTS

California Government Code Sections 53601, 53635 and 16429.1 governs the investments permitted for purchase by the City. Within the investments permitted by the Code, the City seeks to further restrict eligible investments to the investments listed below.

Percentage limitations, where indicated, apply at the time of the purchase. Rating requirements, where indicated, apply at the time of purchase. In the event a security held by the City is subject to a rating change that brings it below the minimum specified rating requirement, the City Treasurer shall notify the City Council of the change. The course of action to be followed will then be decided on a case-by-case basis, considering such factors as the reason for the rate drop, prognosis for recovery or further rate drops, and the market price of the security. Investment maturities shall be based on review of cash flow forecasts. Maturities will be scheduled so as to permit the City to meet all projected obligations.

No investment shall be made in any security, other than a security underlying a repurchase or reverse repurchase agreement, that at the time of the investment has a term remaining to maturity in excess of five years, unless the City Council has granted express authority to make that investment no les than three months prior to the investment.

ELIGIBLE INVESTMENTS

A. **State of California Local Agency Investment Fund ("LAIF").** The City may invest in LAIF. A maximum of $40 million may be invested in this category.

B. **California Asset Management Trust.** The City may invest in the shares in the California Asset Management Trust, so long as the portfolio is rated among the top two rating categories by one of the nationally recognized rating agencies. A maximum of $40 million may be invested in this category, net of bond proceeds.

C. **Certificates of Deposit.** FDIC insured or fully collateralized time certificates of deposit in financial institutions located in California. Eligible investments are restricted to those issuing institutions that have been in business at least five years. The maximum term for deposits shall be one year. Investments in certificates of deposit are further limited to 20% of surplus funds. All time deposits must be collateralized in accordance with California Government Code section 53561. The City, at its discretion, may waive the collateralization requirements for any portion of the deposit that is covered by federal insurance.

D. **Negotiable Certificates of Deposit**. Negotiable certificates of deposit issued by a nationally or state chartered bank or a state or federal savings and loan association or by a state-;licensed branch of a foreign bank; provided that the senior debt obligations of the issuing institution are rated "AA" or better by Moody's or Standard & Poor's. Investments in negotiable certificates of deposit are limited to 30% of the portfolio

E. **Banker's Acceptances.** Banker's acceptances issued by domestic or foreign banks, which are eligible for purchase by the Federal Reserve System. Purchases of banker's acceptances may not exceed 180 days maturity. Eligible banker's acceptances are restricted to issuing financial institutions with short-term paper rated in the highest category by one or more nationally recognized rating services. Investments in banker's acceptances are further limited to 40% of the portfolio with no more than 30% of surplus invested in the banker's acceptances of any one commercial bank.

F. **U.S. Government Issues.** United States Treasury notes, bonds, bills, or certificates of indebtedness, or those for which the faith and credit of the United States are pledged for the payment of principal and interest.

G. **Federal Agency Securities.** Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.

H. **Repurchase Agreements.** Repurchase agreements are to be used solely as short-term investments not to exceed 30 days. The City may enter into repurchase agreements with primary government securities dealers rated "A" or better by two nationally recognized rating services. Counterparties should have (i) a short-term credit rating of at least "A-

1/P-1"; (ii) minimum assets and capital of $25 billion in assets and $350 million in capital; (iii) five years of acceptable audited financial results; and (iv) a strong reputation among market participants. A maximum of 20% of the portfolio may be invested in this category.

The following collateral restrictions will be observed:

Only U.S. Treasury securities or Federal Agency securities will be acceptable collateral. All securities underlying repurchase agreements must be delivered to the City's custodian bank versus payment or be handled under a properly executed tri-party repurchase agreement. The total market value of all collateral for each repurchase agreement must equal or exceed 102 percent of the total dollar value of the money invested by the City for the term of the investment. For any repurchase agreement with a term of more than one day, the value of the underlying securities must be reviewed on an on-going basis according to market conditions. Market value must be calculated each time there is a substitution of collateral.

The City or its' Trustee shall have perfected first security interest under the Uniform Commercial Code in all securities subject to repurchase agreements. The City shall have properly executed a Professional Services Agreement with each counter party with which it enters into repurchase agreements.

I. **Commercial Paper.** Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided by a nationally recognized statistical-rating organization (NRSRO). The entity that, issues commercial paper shall meet all of the following conditions in one of the following

a. The entity meets the following criteria:
   i. Is organized and operating within the United States as a general corporation.
   ii. Have total assets in excess of $500 million.
   iii. Has debt other than commercial paper, if any, that is rated "A" or higher by a nationally recognized statistical-rating organization (NRSRO)

(or)

b. The entity meets the following criteria:
   i. Is organized within the United States as a special purpose corporation, trust, or limited liability company.
   ii. Has program wide credit enhancements including, but not limited to, over collateralization, letters of credit, or surety bond.

Investments in commercial paper are limited to a maximum of 25% of the portfolio. Purchases shall not exceed 10 percent of the outstanding paper of the issuing corporation. The maximum investment maturity is restricted to 270 days.

J. **Money Market Funds.** Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission (SEC) under the Investment Company Act of 1940 (15 U.S.C., Sec. 80a-1, et seq.).

The City may invest in shares of beneficial interest issued by a company shall have met either of the following criteria:

a. Attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized rating services.

(or)

b. Retained an investment advisor registered or exempt from registration with the SEC with not less than five years experience in managing money market mutual funds with assets under management in excess of five hundred million dollars ($500,000,000).

The purchase price of shares of beneficial interest purchased pursuant to this subdivision shall not include any commission that the companies may charge. Investments in Money Market Funds are limited to 20% of the portfolio.

ELIGIBLE INVESTMENTS FOR BOND PROCEEDS

Bond proceeds shall be invested in securities permitted by the applicable bond documents. If the bond documents are silent as to the permitted investments, bond proceeds will be invested in securities permitted by this Policy.

With respect to maximum maturities, the Policy authorizes investing bond reserve fund proceeds beyond five years if prudent in the opinion of the City Treasurer.

INELIGIBLE INVESTMENTS

As provided in California Government Code section 53601.6, the City shall not invest any funds in inverse floaters, range notes, mortgage derived interest-only strips or in any security that could result in zero interest accrual if held to maturity.

The purchase of any security not listed above, but permitted by the California Government Code is prohibited unless the City Council approves the investment either specifically or as a part of an investment program approved by the Council

BROKERS

In selecting securities brokers, the City Treasurer shall conduct credit and capitalization analysis to determine that firms are adequately financed to conduct public business.

LOCAL INVESTMENT POOL POLICIES AND REPORTS

To the extent there are investments in the State or CAMP investment pools, the City Treasurer shall review and maintain current copies of the adopted investment policies of the State and CAMP. The policies shall be reviewed for concurrence with the investment policy of the City.

SAFEKEEPING AND CUSTODY

All security transactions entered into by the City of Rancho Cordova, CA shall be conducted on a delivery-versus payment basis. A third party custodian designated by the City Treasurer and evidenced by safekeeping receipts will hold securities.

The only exceptions to the foregoing are Local Agency Investment Pools, Certificates of Deposit, and Money Market funds since the purchased securities are not deliverable. In all cases, purchased securities shall be held in the City's name.

Internal Control

The City Treasurer shall establish an annual process of independent review by an external auditor. This review will provide internal control by assuring compliance with policies and procedures.

PERFORMANCE STANDARDS

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs.

The City will measure the portfolio's performance against a market benchmark that is commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio.

REPORTING

The City Treasurer shall provide a monthly investment report to the City Council, which provides a clear picture of the status of the current investment portfolio, including transactions. This report will be formally submitted to the City Council each quarter at a public meeting.

Schedules in the quarterly Treasurer's Report will include the following:

- A list of individual securities held at the end of the reporting period by authorized investment category
- Average life and final maturity of all investments
- Earnings rate on an annualized basis
- Market value, par value and amortized book value
- Percentage of the portfolio by investment category

The quarterly report shall state compliance of the portfolio to the investment policy, or manner in which the portfolio is not in compliance. The quarterly report shall also include a statement denoting the ability of the City to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

POLICY REVIEW

The investment policy shall be adopted by resolution of the City Council on, at minimum, an annual basis. The investment policy shall be reviewed at least annually to ensure its consistency with the overall objections of preservation of principal, liquidity and yield, and its relevance to current law and financial and economic trends. Any amendments to the policy shall be forwarded to the City Council for approval.

CITY OF RANCHO CORDOVA
2005 STATEMENT OF INVESTMENT POLICY

GLOSSARY OF TYPES OF INVESTMENTS
AVAILABLE TO LOCAL GOVERNMENTS

STATE INVESTMENT POOL (LAIF)

The Local Agency Investment Fund (LAIF) is a voluntary program created by statute; began in 1977 as an investment alternative for California's local governments and special districts. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code.

This program offers local agencies the opportunity to participate in a major portfolio, which invests hundreds of millions of dollars, using the investment expertise of the Treasurer's Office investment staff at no additional cost to the taxpayer. This in-house management team is comprised of civil servants who have each worked for the State Treasurer's Office for an average of 20 years.

The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1953 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee. The PMIB members are the State Treasurer, Director of Finance, and State Controller.

The Local Investment Advisory Board (LIAB) provides oversight for LAIF. The Board consists of five members as designated by statute. The Chairman is the State Treasurer or his designated representative. Two members qualified by training and experience in the field of investment or finance, and the State Treasurer appoints two members who are treasurers, finance or fiscal officers or business managers employed by any county, city or local district or municipal corporation of this state. The term of each appointment is two years or at the pleasure of the appointing authority.

All securities are purchased under the authority of Government Code Section 16430 and 16480.4. The State Treasurer's Office takes delivery of all securities purchased on a delivery versus payment basis using a third party custodian. All investments are purchased at market and a market valuation is conducted monthly.

Additionally, the PMIA has Policies, Goals and Objectives for the portfolio to make certain that our goals of Safety, Liquidity and Yield are not jeopardized and that prudent management prevails. These policies are formulated by investment staff and reviewed by both the PMIB and the LIAB on an annual basis.

The State Treasurer's Office is audited by the Bureau of State Audits on an annual basis and the resulting opinion is posted to the STO website following its publication. The Bureau of State Audits also has a continuing audit process throughout the year. All investments and LAIF claims are audited on a daily basis by the State Controller's Office as well as an in-house audit process involving three separate divisions.

Under Federal Law, the State of California cannot declare bankruptcy, thereby allowing the Government Code Section 16429.3 to stand. This Section states that "moneys placed with the Treasurer for deposit in the LAIF by cities, counties, special districts, nonprofit corporations, or qualified quasi-governmental agencies shall not be subject to either of the following: (a) transfer

or loan pursuant to Sections 16310, 16312, or 16313, or (b) impoundment or seizure by any state official or state agency."

During the 2002 legislative session, California Government Code Section 16429.4 was added to the LAIF's enabling legislation. The Section states that "the right of a city, county, city and county, special district, nonprofit corporation, or qualified quasi-governmental agency to withdraw its deposited moneys from the LAIF, upon demand, may not be altered, impaired, or denied in any way, by any state official or state agency based upon the state's failure to adopt a State Budget by July 1 of each new fiscal year."

The LAIF has grown from 293 participants and $468 million in 1977 to 2,750 participants and $19.8 billion in 2004.

There is a limitation of $40 million per legal entity within an agency. There is also a maximum of fifteen transactions, deposits or withdrawals per month.

CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP)

CAMP provides California public agencies, together with any bond trustee acting on behalf of such public agency, assistance with the investment of and accounting for bond proceeds and surplus funds. For bond proceeds, the objective of CAMP is to invest and account of such proceeds in compliance with arbitrage management and rebate requirements of the Internal Revenue Service. The program includes the California Asset Management Trust, a California common law trust organized in 1989. The Trust currently offers a professionally managed money market investment portfolio, the Cash Reserve Portfolio, to provide public agencies with a convenient method of pooling funds for temporary investment pending their expenditure. The Trust also provides record keeping, custodial and arbitrage rebate calculation services for bond proceeds. As part of the program, public agencies may also establish individual, professionally managed investment accounts.

The Pool seeks to attain as high a level of current income as is consistent with the preservation of principal. The Pool purchases only investments of the type in which public agencies are permitted by statute to invest surplus funds and proceeds of their own bonds.

CERTIFICATES OF DEPOSITS (CD)

Certificates of Deposits, sometimes known as "Jumbo Accounts" or "Fixed CD's" are savings accounts with Banks or Savings and Loans. These accounts are for a specific amount, have a set interest rate, and set maturity date. There is a substantial interest penalty if the CD is withdrawn prior to the maturity date.

The State law requires Public Fund CD's to be collateralized by the financial institution at 110% with US Government notes/bonds or at 150% with quality First Trust Deeds. This collateral can be waived if Federal Insurance (FDIC for banks or FSLIC for savings and loans) is available. These federal agencies will insure each account up to $100,000.

The City generally waives the collateralization requirements for the FDIC or FSLIC insurance. The waiver of collateral is a wide spread practice and will generally generate higher interest rates and provide the greatest security for the funds from the Federal Insurance Agencies. For deposits in excess of $100,000, the collateralization requirements are not waived.

NEGOTIABLE CERTIFICATE OF DEPOSIT (NCD)

This investment is similar to the Fixed CD's above. However, the NCD can be sold through a broker on a "secondary market" prior to the maturity date. Normally, NCD's are issued in $500,000 and $1,000,000 amounts. The State Code limits NCD's to not more than 30% of the local agency's portfolio and to a five-year maximum term. The security is the credit worthiness of the issuer. These deposits are uninsured and uncollateralized promissory notes.

BANKER'S ACCEPTANCES (BA)

A Banker's Acceptance is a time draft of invested funds, which has been drawn on and accepted for repayment by a bank. This financial instrument is generally used for short term (30 and 180 days) financing of export, import, or storage of goods. By accepting the draft (investment of City funds), the bank is liable for the payment at maturity. This bank liability makes the Banker's Acceptance a marketable investment. The State Code limits BA's to not more than 180 days to maturity and 40% of the local agency's portfolio. In addition, not more than 30% of the local agency's portfolio may be placed in any one bank.

US TREASURY BILLS

Commonly referred to as T-Bills, these are short-term marketable securities sold as obligations of the US Government. They are offered in three month, six month, nine month and one-year maturities. T-Bills do not accrue interest but are sold at a discount, and pay the face value at maturity.

US TREASURY NOTES

These are marketable, interest-bearing securities sold as obligations of the US Government with original maturities of one to ten years. Interest is paid semi-annually.

US TREASURY BONDS

These are the same as US Treasury Notes except they have original maturities of ten years or longer.

FEDERAL AGENCY ISSUES

Many Federal Government Agencies are authorized to issue short term and long term obligations that are used to finance various programs such as home loans, business loans, farm loans, etc. These Agencies were created by the Federal Government in the 1930's and have since become independent quasi-public agencies. The security for their issues is the guarantee of the Agency to pay. The Federal Government has only an implied liability to the extent that the Agency has an open credit line to borrow from the U.S. Treasury. It is widely accepted that Federal Agency issues are as secure as U.S. Government notes.

There is an active secondary market available to sell these issues prior to maturity. The issues are fairly liquid depending on the prevailing market interest rates at the time of sale.
Some of the more common agency notes are issued by the Federal National Mortgage Association (Fannie Mae), Federal Home Loan Banks, Federal Home Loan Mortgage Corporation (Freddie Mac), and the Federal Farm Credit Banks.

REPURCHASE AGREEMENTS AND REVERSE REPURCHASE AGREEMENTS (REPOS)

A Repurchase Agreement is a short-term investment agreement to loan City funds for a fixed period in return for a fixed interest rate and secured collateral, such as U.S. Treasuries or Agency Notes. This type of investment is usually done for overnight or very short term (7 days) investment of funds left in the general operating checking account. Reverse Repurchase agreements is a short-term investment, which is used to take advantage of market interest rate changes and increase the size of the portfolio. State law was amended in 1996 to limit the use of both repurchase and reverse repurchase agreements. The City Council must approve each reverse repurchase agreement.

COMMERCIAL PAPER (CP)

Commercial Paper is unsecured promissory notes of industrial corporations, utilities and bank holding companies. The notes are in bearer form in amounts starting at $100,000. State law limits the City to investments in United States corporations having assets in excess of five

hundred million dollars with an "A" or higher rating. Cities may not invest more than 25% of the portfolio in commercial paper and the CP's may not exceed a term of 270 days.

MUTUAL FUNDS

An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments, cities may invest in Mutual Funds or Money Market funds that receive the highest ranking or the highest letter and numerical rating by two of the three largest nationally recognized rating services. The Mutual Funds must abide by the same investment restrictions and regulations that apply to public agencies in California. Money Market Funds must follow regulations specified the Security and Exchange Commission under the Investment Company Act of 1940. The City must verify that the Mutual Fund is in compliance with state laws for public agencies prior to purchasing shares.

GUARANTEED INVESTMENT CONTRACT (GIC)

This is an agreement acknowledging receipt of funds for deposit, specifying terms for withdrawal and guaranteeing a rate of interest to be paid. The investment follows all state laws for the investment of public funds.

MEMORANDUM

Date: November 10, 2004

To: Mayor and Council Members

From: William J. Thomas, Finance Director

Subject: ADDITIONAL INVESTMENT OPTION – CALIF. ASSET MANAGEMENT TRUST

RECOMMENDATION

Approve resolution authorizing the City of Rancho Cordova to join with other public agencies as a participant of the California Asset Management Trust, to invest in shares of the Trust and individual shares.

BACKGROUND

The California Asset Management Program (CAMP) was created in 1989 when two public agencies formed the California Asset Management Trust (Trust) to meet local government investment needs in a manner and at a cost determined by the local governments that use the program. The Trust's activities are directed by a Board of Trustees, all of whom are employees of California public agencies. As a result, the Trust is accountable solely to its public agency participants.

Initially, the Trust was formed to assist California public agencies with investing proceeds of tax-exempt bonds and complying with the arbitrage regulations. Responding to the needs of its participants, the Trust was later modified to provide for investment of operating funds and capital reserves.

The Trust's Cash Reserve Portfolio (Pool) is a short-term money market portfolio, which seeks to preserve principal, provide daily liquidity and earn a high level of income, consistent with its objectives of preserving principal. In conjunction with the Pool, the Trust offers a variety of cash management tools to assist public agencies in effectively managing their cash. Currently, the Pool has approximately $800 million in public agency assets under management.

For those participants who wish to invest funds at fixed rates or for a term that is longer than the usual maturity of the Pool, CAMP has arranged for its investment adviser to provide separately managed individual portfolios. Combined with the Pool, individual portfolios are designed to afford public agencies a comprehensive solution to their investment needs. The Trust has arranged for its custodian, BNY Western Trust Company, to provide custody for assets of each individual portfolio in a separate account in the name of the participant at a cost that the Trustees believe is very favorable. However, individual portfolios are not assets of the Trust and are not under the management supervision of the Trustees. Individual portfolios are managed under a separate agreement between the Investment Adviser and the public agency.

Some of the key benefits of the JPA are as follows:

- Safety: Standard and Poor's (S&P), one of the nationally recognized rating agencies, reviews the assets of the Pool each week. For the Pool to maintain the "AAA" rating, the Pool must meet certain credit rating standards and not exceed the average maturity allowed by S&P. In addition, a third-party custodian holds all cash and securities.

AGENDA ITEM # 15

- Daily liquidity: The City may make withdrawals any time (same day if CAMP is notified by 11:00 a.m.) and there is no limit on the number of transactions.
- Competitive money market yields
- Unlimited deposits and withdrawals
- Interest earned daily and credited monthly
- Individually managed portfolios which can be invested solely in securities permitted by the City's investment policy or trust indenture.
- Services to ensure compliance with Treasury Department's arbitrage regulations for bond proceeds including arbitrage tracking, expenditure tests, annual estimates of rebate liability and rebate calculations on Installment Computation Dates.
- Monthly portfolio reports

CAMP is governed by a seven-member board of highly respected California treasurers and finance directors. PFM Asset Management LLC provides day-to-day-portfolio management and program administrative services. PFM Asset Management LLC and Public Financial Management, both part of the PFM Group (PFM), have specialized in providing investment management services to public agencies, since 1980. PFM currently provides investment advisory services and manages over $22 billion in public assets, including over $6 billion for California public agencies.

FISCAL IMPACT

As with all money market funds and with the State of California's pooled investment fund, LAIF, all expenses of the Trust are deducted from the Pool's yield. There are no out-of-pocket expenses for money invested in the Trust.

If the City were to use an individual portfolio, the cost is 10 basis points (1/10 of 1%) of the assets under management for the first $25 million and 8 basis points (0.0008) for assets over $25 million. In addition, the annual custody fee is the greater of $750 or ½ basis point (0.00005) of assets under management. Normal custody transaction fees would also apply.

The CAMP Pool is a long-established, very safe short-term investment alternative.

Becoming a participant of CAMP would allow the City to have another investment tool and to potentially have a higher yield for short-term investments.

ATTACHMENT

Resolution 179-2004

RESOLUTION NO. 179 - 2004

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ("THE CITY") TO JOIN WITH OTHER PUBLIC AGENCIES AS A PARTICIPANT OF THECALIFORNIA ASSET MANAGEMENT TRUST AND TO INVEST IN SHARES OF THE TRUSTAND IN INDIVIDUAL PORTFOLIOS

WHEREAS, Section 6502 of Title 1, Division 7, Chapter 5 of the Government Code of the State of California (the "Joint Exercise of Powers Act") provides that, if authorized by their legislative or other governing bodies, two or more public agencies by agreement may jointly exercise any power common to the contracting parties; and

WHEREAS, under Section 6500 of the Joint Exercise of Powers Act, a "public agency" includes, but is not limited to, any California county, county board of education, county superintendent of schools, city, city and county, public corporation, public district, regional transportation commission or state department or agency; and

WHEREAS, public agencies which constitute local agencies, as that term is defined in Sections 53600 and 53630 of Title 5, Division 2, Part 1, Chapter 4, Article 2 of the Government Code of the State of California (the "California Government Code"), are authorized pursuant to Sections 53601, 53635, and/or Section 53635.2 thereof to invest all money belonging to, or in the custody of, the local agency in certain specified investments; and

WHEREAS, the California Asset Management Trust (the "Trust") was established, pursuant to and in accordance with the Joint Exercise of Powers Act, by a Declaration of Trust, made as of December 15, 1989 and as subsequently amended (the "Declaration of Trust"), as a vehicle for public agencies to jointly exercise their common power to invest bond proceeds and other funds; and

WHEREAS, pursuant to and in accordance with the Joint Exercise of Powers Act, the City desires to join the other public agencies which are or will be Participants of the Trust by adopting and executing the Declaration of Trust, a form which is on file in the office of the Chief Finance Officer; and

WHEREAS, the City is a "public agency" as that term is defined in Section 6500 the Joint Exercise of Powers Act and a "local agency" as that term is defined in Sections 53600 and 53630 of the California Government Code;

WHEREAS, the City is otherwise permitted to be a Participant of the Trust and to invest funds in the Trust and in the individual portfolios to be managed by the Investment Adviser to the Trust ("Individual Portfolios"); and

WHEREAS, a program guide describing the Trust and the Individual Portfolios (the "Program Guide") is on file in the office of the Chief Financial Officer;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rancho Cordova does hereby agree that:

Section 1. The City shall join with other public agencies pursuant to and in accordance with the Joint Exercise of Powers Act by executing the Declaration of Trust and thereby becoming a Participant in the Trust, which Declaration of Trust is hereby approved and adopted. A copy of the Declaration of Trust, which is available in the office of the Chief Financial Officer shall be filed with the minutes of the meeting at which this Resolution was adopted. The City Manager is hereby authorized to execute, and the City Clerk is hereby authorized to attest and deliver, the Declaration of Trust.

Section 2. The City is hereby authorized to purchase shares in the Trust from time to time with available funds of the City, and to redeem some or all of those shares from time to time as such funds are needed.

Section 3. The City is hereby authorized to invest available funds of the City from time to time in one or more Individual Portfolios managed by the Investment Adviser to the Trust and described in the Program Guide.

Section 4. The appropriate officers, agents and employees of the City are hereby authorized and directed in the name and on behalf of the City to take all actions and to make and execute any and all certificates, requisitions, agreements, notices, consents, warrants and other documents, and any changes, amendments, modifications, or waivers thereto which they, or any of them, might deem necessary or appropriate in order to accomplish the purposes of this Resolution.

Section 5. This Resolution shall take effect at the earliest date permitted by law.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rancho Cordova, held on the 15TH of November, 2004, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Linda Budge, Mayor

ATTEST:

_____
Lillian Hare, City Clerk

Memorandum

Date: November 15, 2004

To: Mayor and City Council

From: Paul Junker, Planning Director
Cyrus Abhar, Public Works Director

Subject: Central Sacramento County Groundwater Forum

RECOMMENDATION:

Staff recommends that the City Council consider staff's participation in the collaborative process of the Central Sacramento County Groundwater Forum and adopt an intent resolution to proceed with the process leading to the negotiation of a draft Groundwater Management Plan.

BACKGROUND:

The Central Sacramento County Groundwater Forum (Groundwater Forum) was initiated in 2002 by the Water Forum to carry out a portion of the Water Forum's mission to develop mutually agreed upon recommendations intended to protect the health and viability of the central Sacramento County groundwater for both current users and future generations. The City of Rancho Cordova is within the basin and is a user of groundwater.

The Groundwater Forum is not a decision-making body and consists of representative stakeholder interests in the central county area, including ranchers, farmers, business, community and environmental interests, water supplier and agricultural/residential groundwater users, and local government and public agencies. The City uses groundwater and consequently is represented in the local governments and public agencies interest group.

Through education and negotiation, participants in the Groundwater Forum will develop recommendations designed to protect the long-term viability of the groundwater basin. Participants are responsible for communicating with their stakeholder organizations/constituency in the Groundwater Forum process.

Proposed recommendations will be presented to the Water Forum stakeholders for review and approval and forwarded to the appropriate public agencies for consideration and implementation as appropriate.

AGENDA ITEM # 16

A copy of the "The Early Review and Authorization to Proceed" (ERAP) document is attached. The ERAP provides information about the Groundwater Forum which highlights current water issues within the central Sacramento area and is intended to solicit stakeholder and community input on the draft Central Sacramento County Groundwater Forum Agreements-in-Principle. The ERAP seeks to obtain the approval of stakeholders to proceed with further discussion and negotiation.

The Agreements-in-Principle are general understandings among members of the Groundwater Forum. They serve to document the progress in the negotiations in the consensus-building process. They also provide a starting point or conceptual framework for discussion of specific recommendations that will protect the future viability of the groundwater basin in central Sacramento County. The draft agreements focus on work to date in the following categories:

- Groundwater contamination
- Groundwater management
- Cost sharing
- Governance

CONCLUSION:

The Central Sacramento County Groundwater Forum's mission that will lead to a groundwater management plan deserves the continued support of the City of Rancho Cordova. Continued development and the demand for water supply within the City of Rancho Cordova's boundaries needs to be planned in a coordinated fashion that takes into account all impacted water users and the stabilization of groundwater levels within the Central Basin.

Financial Implications to the City:

The governance structure to implement a groundwater management plan is being formulated by the Groundwater Forum. It is envisioned by the Forum that there will be a cost sharing arrangement to fund the operation and administration of the program. A draft recommendation addressing cost sharing arrangements is currently being negotiated by the Groundwater Forum and will be presented to all stakeholders for review and approval.

ATTACHMENTS:

1. Resolution No. 167-2004 with attached Central Sacramento County Groundwater Forum Early Review and Authorization to Proceed briefing paper (Exhibit A).

ATTACHMENT 1

RESOLUTION NO. 167-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TO PROCEED WITH THE DEVELOPMENT OF A DRAFT SOLUTION PACKAGE FOR A GROUNDWATER MANAGEMENT PLAN BY THE CENTRAL SACRAMENTO COUNTY GROUNDWATER FORUM

WHEREAS, the Central Sacramento County Groundwater Forum's diverse group of agricultural and agricultural-residential groundwater users, business, environmental/community organizations, local governments/public agencies, and water providers have determined there is the potential for further depletion and negative impacts to the central Sacramento Groundwater Basin; and

WHEREAS, unless a viable governance structure necessary to implement a groundwater management plan is implemented, groundwater availability and quality in the central Sacramento County is at risk; and

WHEREAS, past actions have contaminated parts of our groundwater and unless the problems are contained and corrected, our drinking water that comes from wells could become contaminated; and

WHEREAS, reliance on wells in some areas has lowered the groundwater as much as 90 feet, which could lead to increased pumping costs. An additional consequence would be decreased storage capacity in the basin; and

WHEREAS, the Central Sacramento County Groundwater Forum is formulating a governance structure necessary to implement a groundwater management plan that is favorable for all environmentalists, business groups, water suppliers, local governments and citizen groups; and

WHEREAS, the Central Sacramento County Groundwater Forum has developed a set of draft Agreements-in-Principle that provide a contextual framework to discuss more specific solutions; and

WHEREAS, based upon stakeholder review and comments of the draft Agreements-in-Principle, the Central Sacramento County Groundwater Forum will develop a draft solution package for stakeholder review and refinement that will ultimately lead to a final agreement that will be presented to the stakeholders as a total package for their approval; now:

THEREFORE BE IT RESOLVED, that the City Council of the City of Rancho Cordova hereby authorizes its City Manager or his designee to proceed with development of a draft solution package for a Groundwater Management Plan by the Central Sacramento County Groundwater Forum.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November, 2004.

AYES:
NOES:
ABSENT:
ABSTAIN:

LINDA BUDGE, MAYOR

ATTEST:

LILLIAN E. HARE, CITY CLERK

Exhibit A

CENTRAL SACRAMENTO COUNTY GROUNDWATER FORUM

EARLY REVIEW AND AUTHORIZATION TO PROCEED

A briefing paper prepared for stakeholder organizations and the general public participating in the Central Sacramento County Groundwater Forum

MARCH 2004

WATER FORUM

CSCGF Roster

Agricultural Interest-Group	Louis Blodgett (Alternate to J. James)
	Janice James Representative at Large
	Denny Lewis Appointed by Sacramento County Farm Bureau / Southeast Sacramento County Agricultural Water Authority
	Ronald Lowry Appointed by Omochumne-Hartnell Water District
	Mel Oneto Representative at Large
	Anthony Van Steyn Representative at Large
Agricultural Interest Associate	George Waegell
Agricultural/Residential Groundwater Users Interest-Group	Gary Cortopassi Representative at Large
	Gail King Delihant Representative at Large Vineyard Community Planning Advisory Council
	Keith Demetrak Representative at Large Cosumnes Community Planning Advisory Council
	Stuart Helfand Representative at Large Vineyard Community Planning Advisory Council
	Ken Stroth Representative at Large
Interest-Group Associate	Gil Albiani

Business Interest-Group	Brian Cooley (Alternate to Jim Ray)
	John Hodgson Appointed by Sacramento Metropolitan Chamber of Commerce
	Timothy O'Donnell (Alternate to E.Tsakopoulos-Kounalakis)
	Jim Ray Appointed by Building Industry Assn.
	Gerald Swanick Appointed by Sacramento Metropolitan Chamber of Commerce
	Janet Toppenberg Appointed by Elk Grove Chamber of Commerce
	Eleni Tsakopoulos-Kounalakis Appointed by AKT Development
Environmental / Community Organizations Interest-Group	Rick Bettis Appointed by League of Women Voters
	Mindy Cecchettini (Alternate to M. Disken)
	Mike Conner (Alternate to M. Eaton)
	Mary Disken Appointed by South County Citizens for Responsible Growth
	Mike Eaton Appointed by The Nature Conservancy
	Ellen Hemmert (Alternate to S. Myers)

CSCGF Roster

Environmental / Community Organizations Interest-Group (cont'd.)	Janis Heple Representative at Large
	Sara Myers Appointed by Environmental Council of Sacramento
Environmental / Community Interest Associate	Vicki Lee Sierra Club
	Keith Whitener The Nature Conservancy
	Earl Withycombe Environmental Council of Sacramento
Local Government & Public Agencies Interest-Group	Philip Carter Appointed by City of Elk Grove
	Rod Cooper (Alternate to E. Smith)
	Curt Haven Appointed by the City of Rancho Cordova
	Mel Johnson (Alternate to G. Reents)
	Clarence Korhonen (Alternate to P. Carter)
	Herb Niederberger Appointed by County of Sacramento
	Gary Reents Appointed by City of Sacramento
	Ruben Robles Appointed by Sacramento Regional Co. Sanitation District
	Edwin Smith Appointed by Southgate Recreation & Park District

CSCGF Roster

Water Purveyors Interest-Group	Rick Bedal Appointed by Florin County Water District
	Mitch Dion (Alternate to T. Gray)
	Darrell Eck Appointed by Sacramento County Water Agency Zone 40
	Scott Fort Appointed by Southern California Water Company
	Tom Gray Appointed by California-American Water Company
	Mike Kenny Appointed by Elk Grove Water Service
	Tony Ouellette (Alternate to M. Kenny)
	Paul Schubert (Alternate to S. Fort)
Water Purveyors Interest-Group Associate	Rob Roscoe Sacramento Suburban Water District
	Rob Swartz Regional Water Authority
CSCGF Partners	Jon Goetz, Consultant Montgomery Watson Harza
	Rick Louie State of California Department of Water Resources Conjunctive Water Management Divison of Planning & Local Assistance
	Tim Parker State of California Department of Water Resources Conjunctive Water Management

CSCGF Roster

Water Forum Staff and Consultants

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Maurice Chaney
Jones & Stokes

Sarah Foley, Program Manager

Kathy Howard, Administrative Analyst

Eme Iturralde, Secretary

Jim McCormack, Consultant

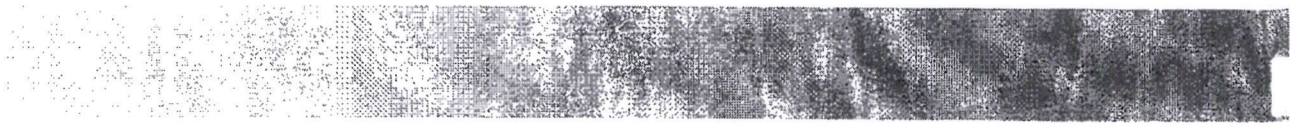
Larry Norton
Center for Collaborative Policy /
Groundwater Forum

Grant Werschkull
Conservation Solutions

Leo Winternitz, Executive Director

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What is the Early Review and Authorization to Proceed (ERAP)?

The ERAP provides information about the Central Sacramento County Groundwater Forum (CSCGF), highlights current water issues within the central Sacramento area and is intended to solicit stakeholder and community input on the draft CSCGF Agreements-in-Principle contained within. Additionally, the ERAP seeks to obtain the approval of stakeholders to proceed with further discussion and negotiation.

What is the CSCGF?

The CSCGF – consisting of representatives of stakeholder interests in the central county area, including ranchers and farmers, businesses, community and environmental interests, local governments and public agencies, water suppliers and agricultural/residential groundwater users – was initiated in 2002 to carry out a portion of the Water Forum's mission to develop mutually agreed upon recommendations intended to protect the health and viability of the central Sacramento County groundwater basin for both current users and future generations.

Through education and negotiation, participants in the CSCGF will develop recommendations designed to protect the long-term viability of the groundwater basin. Participants are responsible for communicating with their stakeholder organization/constituency and representing the interests of their organization/constituency in the Forum process.

What is the Water Forum?

The Water Forum – consisting of businesses and agricultural leaders, citizen groups, environmentalists, water managers and local governments in Sacramento County, and water managers in Placer and El Dorado Counties – is sponsoring the CSCGF process. The Water Forum has two coequal objectives:

- To provide a reliable and safe water supply for the region's economic health and planned development through 2030, and

- To preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

What is the Water Forum Agreement?

In 1999 Water Forum members approved the Water Forum Agreement, which consists of integrated actions necessary to provide a regional solution to water shortage, environmental damage, and groundwater contamination and ensure economic prosperity.

What are Agreements-in-Principle?

Agreements-in-Principle are general understandings among members of the CSCGF. They fulfill two important purposes:

- They document the progress in the negotiations up to this point in the consensus-building process

- They provide a starting point or conceptual framework for discussion of specific recommendations that will protect the future viability of the groundwater basin in central Sacramento County

Although the Agreements-in-Principle provide a necessary framework for continued negotiation, it is important to remember that these agreements are often preliminary and necessarily incomplete. The Agreements-in-Principle represent a milestone of progress but are not final recommendations.

What we're asking of you!

Your input on the draft CSCGF Agreements-in-Principle and your approval to proceed with negotiation are paramount. Timely action will ensure continued momentum in developing the governance structure necessary to implement a draft groundwater management plan. See page 11 for more details.

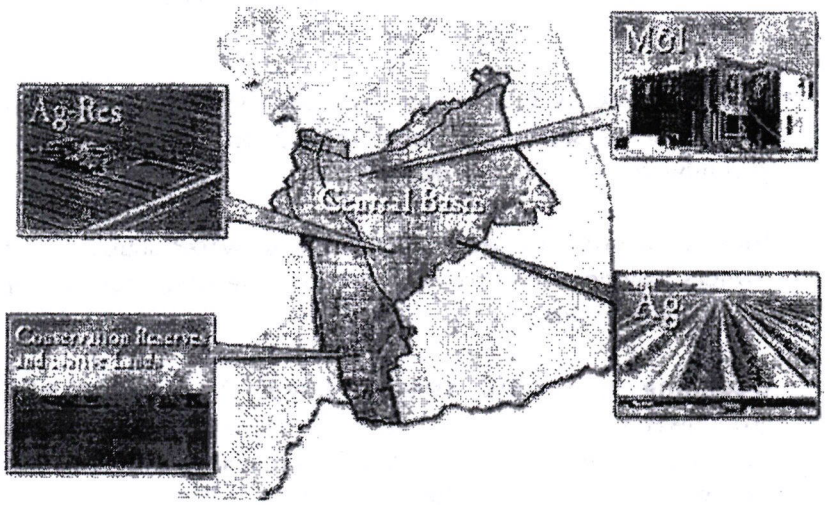
Groundwater Supply

Aside from surface water sources – like the Sacramento and American rivers – the Sacramento region's other major water supply source comes from deep underground and is pumped from wells. This water source is known as groundwater. Similar to river water, groundwater must also be protected from the negative and lasting effects of over-usage and contamination.

DID YOU KNOW?

More than two-thirds of the water used in central Sacramento County comes from below the ground.

In 1990, about 250,000 acre-feet of groundwater was pumped in central Sacramento County for ranching, farming, environmental, business and residential uses.



Existing Land Uses in the Central Basin

WHAT'S AN ACRE-FOOT?

One acre-foot is the amount of water it would take to cover 1 acre of land with 1 foot of water – about 326,000 gallons or enough water to meet the needs of two families for a year.

Groundwater Sources at Risk

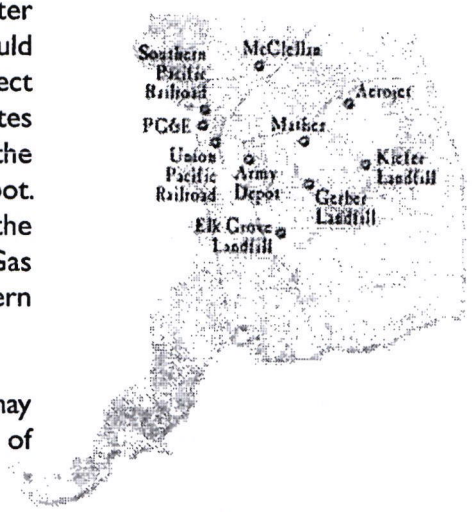
Although Sacramento is well known for its many waterways such as the Sacramento, American and Cosumnes rivers, as well as its numerous creeks and streams, high quality and reliable water is becoming more and more scarce. Still, many assume that we have enough water to meet the needs of our growing region both now and into the future. Growth and increased demand on current water supply create an immediate need to evaluate and manage current water supplies, especially in the central Sacramento groundwater basin. Groundwater quality, availability and reliability are at risk if viable solutions are not implemented. Without effective groundwater management measures, community members and stakeholders can expect:

- **Contamination and further expansion of contaminated plumes.** Past actions have contaminated parts of our groundwater supply. Unless corrected, the contamination plumes could become more widespread. Several contamination sites affect central Sacramento groundwater, including three United States Environmental Protection Agency Superfund sites, Aerojet, the former Mather Air Force Base and the Sacramento Army Depot. Other contamination sites within the central basin include the Keifer, Gerber, and Elk Grove landfills, an abandoned Pacific Gas and Electric facility on the Sacramento River and the Southern Pacific and Union Pacific railroad yards.

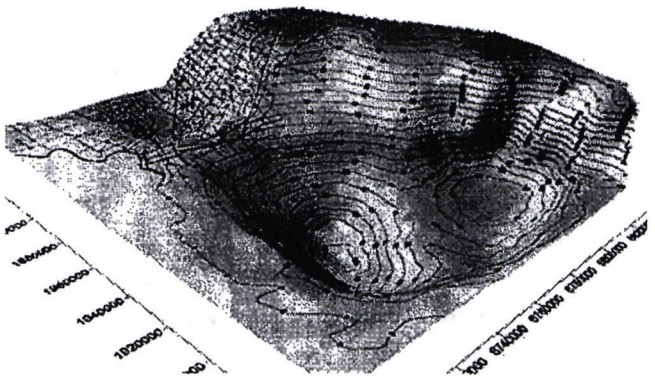
- **Increased costs for water services.** Water suppliers may be forced to spend additional money on the treatment of groundwater supplies and deeper wells.

- **Increased cost for well owners.** Like water suppliers, well owners may be forced to incur the expense of deepening wells or drilling new ones.

- **Declining river and stream flows.** A result of falling groundwater levels can be seen in decreased flows of the Laguna and Deer creeks and the Cosumnes River. Because of the reduction, aquatic habitat populations, including salmon and other native fish species, have been negatively affected.



Contaminated Sites in Sacramento County



Three-Dimensional Representation of Sacramento County Groundwater Subbasins

- **Decreased groundwater storage capacity.** Continued reliance on groundwater is illustrated by the over-extraction of water from groundwater wells. Groundwater storage capacity has lowered as a result of pumping more than the basin can naturally recharge. If nothing is done, the problem could get worse.

- **Potential lawsuits that could force adjudication of the basin.** This process would be less responsive to local interests and concerns than a locally developed management plan.

- **State intervention with legislation.**

WHAT IS ADJUDICATION?

The courts determine who can pump groundwater, how much groundwater each extractor may use, and who will manage the basin according to the court's decree.

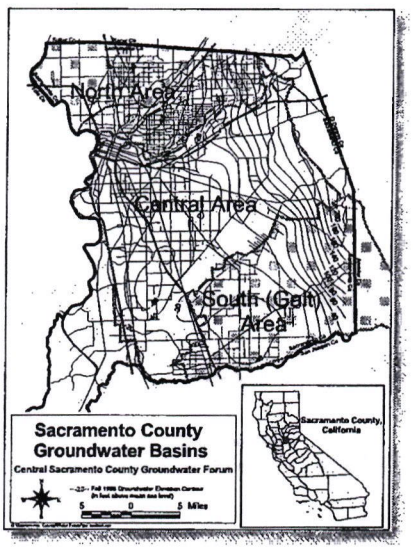
Key Facts About the Groundwater Basin

- The central area of the groundwater basin is bounded on the north by the American River, on the east by the Sierra foothills, on the south by the Cosumnes River and on the west by the Sacramento River and Interstate 5.

- The groundwater basin underlying Sacramento County covers more than 880 square miles and stores approximately 48 million acre-feet of water.

- More than 609,000 residents in the groundwater basin's central area rely primarily on groundwater supplies.

- Groundwater recharge occurs from percolation of rainfall and applied water, streams and rivers, and underground inflow from adjacent areas.



Groundwater Subbasins in Sacramento County

Why are we facing a groundwater crisis in the central Sacramento area?

The Sacramento region is unique because of its many waterways. When there was a need in the past for more water, additional wells were drilled or more water was pumped from the river. From the time of John Sutter, this is how water has been made available to our growing region.

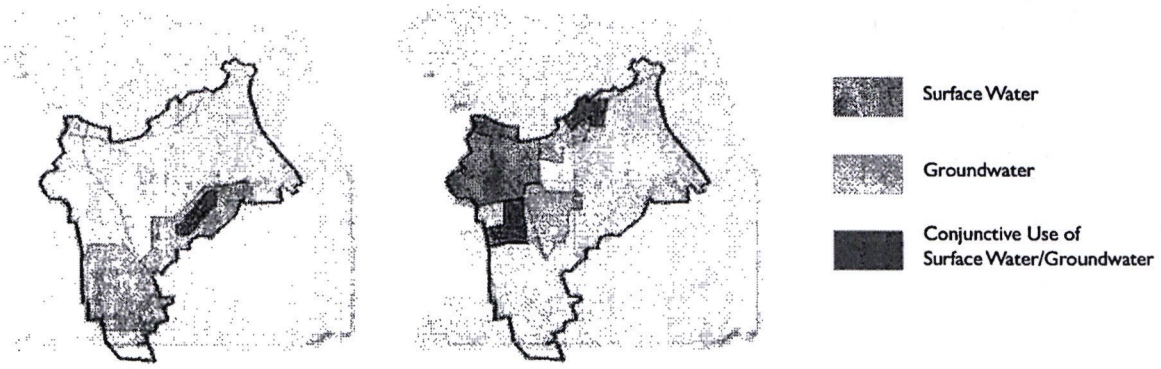
Times have changed. Increased demands on groundwater could lead to unfavorable impacts such as lower groundwater levels, accelerated migration of groundwater contaminants, and higher costs.

Additional surface water sources are on the horizon to help lessen the need for and the impact on groundwater sources. However, there are also challenges in diverting more water from our rivers. These supplies are equally limited.

The key is a clear balance between groundwater and surface water supplies and managing them both to meet water needs in our region both now and into the future. The CSCGF seeks to effectively manage the groundwater basin with a groundwater management plan that takes into account the needs of residents, businesses, agriculture, and the environment.

WHAT IS CONJUNCTIVE USE?

The planned joint use of surface and groundwater to improve overall water supply reliability.



Groundwater and Surface Water Used Separately and Conjunctively in the Central Basin

CSCGF Challenges

While there are a number of intrinsic challenges when discussing groundwater management, the goal of the interest-based negotiation process by stakeholder groups is to find common ground. Finding common ground means taking into account key concerns that are shared by all groundwater users in the basin including:

- Property rights
- Cost-benefit
- Governance
- Water quality
- Reliability
- Energy costs
- Realistic sustainable yield
- Growth impacts

Additionally, the groundwater management plan must be consistent with the Water Forum Agreement and must respect the existing rights of all entities and individuals; it must also recognize the vested nature of both exercised and unexercised overlying groundwater rights.

The CSCGF Process

- The CSCGF is composed of representatives of stakeholder interests in the central county and was formed to provide a forum for stakeholders to collectively develop recommendations to protect the health and viability of the central Sacramento County groundwater basin.

- Through education and interest-based negotiation, the CSCGF seeks to protect the long-term interests of the central Sacramento County stakeholders by developing recommendations that will protect and use groundwater resources in a sustainable manner.

- Stakeholder group representatives, including environmentalists, business groups, water suppliers, local governments, citizen groups, farmers, ranchers, agricultural/residential groundwater pumpers and residents, are responsible for communicating with members of their organization/constituency and representing their interests in the CSCGF.

- The CSCGF is not a decision-making body. Proposed recommendations will be presented to the Water Forum stakeholders for review and approval and forwarded to the relevant public agencies for consideraton and implementation, as appropriate.

Stages of the CSCGF

Stage 1. Organization

- Agreement by stakeholder groups and organizations to participate
- Recruitment / appointment of representatives
- Development and approval of mission and goal statement, guiding principles, and ground rules by representatives

Stage 2. Education

- Review of current and projected conditions in the central basin
- Identification of data gaps and research, as needed
- Development and discussion of Issues and Interests Statement by each interest group

Stage 3. Agreements-in-Principle (Current stage in the process)

- Identification of areas of possible consensus
- Negotiation and drafting of agreements-in-principle
- Submission of "Early Review and Authorization to Proceed" document to stakeholder boards and constituency groups for review and comment

Stage 4. Iterative Trial Balloon(s)

- Identification of options and development of trial balloon(s) which may advance the negotiation process
- Identification of elements that may be included in a package of recommendations on groundwater management
- On-going consultation with stakeholder boards and constituency groups

Stage 5. Final recommendations

- Discussion and refinement of elements to be included in final recommendations
- Decision on how elements will be linked together to address and protect stakeholders interests
- Development of assurances for mutual commitments
- On-going consultation with stakeholder boards and constituency groups

Stage 6. Approval and implementation

- Completion of package of final recommendations
- Submission of final recommendations to stakeholders for approval
- Forward recommendations to the Water Forum Successor Effort for approval and transmittal to implementing agencies

CSCGF Benefits

The process established by the CSCGF allows stakeholders to work together to identify the best approach to groundwater management in the central basin. The development of a groundwater management plan will generate a variety of positive benefits for all stakeholders that include:

- Sustaining groundwater levels through responsible management of the basin;

- Ensuring the interests of all groundwater users – small and large, public and private – to be adequately protected;

- Stabilizing groundwater levels which will positively affect rivers, streams and wetlands in the central county and will provide a predictable basis for undertaking habitat enhancement and restoration programs;

- Maintaining water quality by the effective management of the contaminated plumes; and

- Coordinating with and supporting Cosumnes River restoration efforts.

Building a Common Understanding to "Fix" the Problem

Taking the same approach as the Water Forum in 1993, the CSCGF began by striving to understand the community's water needs as they relate to groundwater sources in the central county.

The results of this work are reflected in the general understandings set forth in the attached Agreements-in-Principle draft. While the draft is preliminary and necessarily incomplete, it provides a starting point to discuss more specific recommendations. This briefing paper includes the draft Agreements-in-Principle to date so that stakeholder organizations/constituencies can understand and review the Forum's progress so far.

With the draft Agreements-in-Principle as a start, the CSCGF – with guidance from stakeholders and the Water Forum – is now ready to begin developing a draft package of recommendations designed to protect the central area groundwater basin.

During this process, CSCGF members will seek comments and direction from their stakeholder organizations/constituency. Once a draft solution package is put on paper, CSCGF members will seek guidance from their stakeholders to make sure it adequately addresses their needs, as well as the needs of all the other diverse groups.

This will lead to the development of final recommendations. Stakeholders will be actively involved in shaping the outcome of CSCGF's work.

The final recommendations will be a total package, with many interrelated pieces that cannot be separated without destroying the whole. Thus, by the time final recommendations are fashioned, stakeholders will be asked to ratify them without revisions that could unravel the solution package.

Call to Action

Stakeholders and the general public are encouraged to provide feedback on the draft Agreements-in-Principle.

To those organizations or agencies that have appointed representatives as participants in the CSCGF, your input is needed. It is time to review the attached draft Agreements-in-Principle that are part of this document and provide guidance to your CSCGF representative.

In order to garner fruitful comments, do the following:

- Engage your representative in a thorough discussion.
- Find out the "whys" behind the draft Agreements-in-Principle.
- Listen to their perspective – they understand the potential tradeoffs needed for a win-win solution.
- Provide direction, but please don't spend time word-smithing. We need to thoroughly understand your concerns with the overall concepts. We are not asking for any approval of specific language at this time.

We are asking for:

- Your comments on the concepts contained in the draft Agreements-in-Principle,
- Your "Early Review and Authorization to Proceed" with the negotiation, and
- A resolution or a similar document from your organization providing this authorization.

Please adopt your resolution by June 30, 2004. Your timely action is needed so that we can proceed with developing a draft solution.

AGREEMENTS-IN-PRINCIPLE

This is the beginning of a more active period of consultation with your CSCGF representative. It is especially important that you provide ongoing direction in the stages just ahead. We want you to be prepared and proud to approve the final recommendation package when it comes to you in 2005.

Members of the general public may comment by e-mailing the CSCGF at groundwater@sacto.org or by calling 916/264-1996.

Preamble to the draft CSCGF Agreements-in-Principle

Agreements-in-Principle are general understandings among CSCGF members that serve to document the progress made in the negotiation. In short, it's a "check-off" point that identifies progress that has been made. The draft agreements focus on work to date in the following categories:

- Groundwater contamination
- Groundwater management
- Cost sharing
- Governance

Agreements-in-Principle provide a starting point – a beginning framework – to discuss more specific solutions. While necessary in providing a direction for continued negotiation, the draft agreements are only preliminary. Remember, we are at the mid-point in our process and have important work ahead of us.

Taken together, the draft Agreements-in-Principle represent the serious give and take among the CSCGF members who realize that our final recommendation will be a comprehensive package with many tradeoffs.

Be aware that this document is being simultaneously reviewed by a variety of stakeholder boards, each with very diverse interests. The process to develop a solution will not work if each board narrowly focuses on what they want to the exclusion of what other groups need.

The CSCGF will be using the understandings below as a reference point as we move forward on the draft solution recommendations.

Engage your CSCGF member in a thorough discussion of all items contained in the draft Agreements-in-Principle. Listen to his or her perspective on the other groups' needs. Provide the member with direction, but please do not spend time word-smithing the draft.

We need to understand your concerns with the overall concepts. We are not asking that you approve the specific language of the draft Agreements-in-Principle.

Rather, we need you to provide comments on the concepts, along with a resolution providing authorization for your representative to proceed with the development of a draft solution package of recommendations. A model resolution is provided on page 20 for your use.

Draft CSCGF Agreements-in-Principle

I. PARAMETERS OF THE PROCESS

1. The goal of groundwater management shall be to protect the health and vitality of the central Sacramento County groundwater basin as a sustainable resource for both the current users and future generations and to help ensure a safe and reliable supply of water to meet the area's needs.

2. The Central Sacramento County Groundwater Forum recommendations shall ensure that water users maintain access to a safe, sustainable and reliable supply of water through the continued use of groundwater, a conjunctive use program, access to an alternative satisfactory source of supply or a combination of these options.

3. The central Sacramento County groundwater basin should be managed cooperatively and locally.

- If the area does not take the initiative in developing a groundwater management plan, it is possible that such a plan will be imposed upon the area either through legislation or litigation.

4. Recommendations concerning groundwater management that are developed by the Forum must be implementable and therefore consistent with federal, state, and local legal and statutory requirements and with the provisions of the Water Forum Agreement.

5. These recommendations shall respect the rights of all groundwater users in accordance with the agreed-upon groundwater management plan.

6. These recommendations should be consistent to the greatest degree possible with the adopted general plans of the County and of the cities within the central basin.

7. The Groundwater Forum recommendations shall recognize that there are other appropriate venues in which to address land use issues.

   - Land use authority is vested in the city councils of the cities of Elk Grove, Folsom, Rancho Cordova, and Sacramento and the Board of Supervisors of Sacramento County.

8. Water planning and land use decisions should be carefully coordinated as provided for in state law and in the land use procedures recently adopted by the Water Forum.

9. After the Groundwater Forum completes the drafting of these Agreements-in-Principle, Forum members and Groundwater Forum staff will actively consult with the stakeholder organizations and constituencies represented in the Forum process as well as with major industrial, agricultural, and governmental entities that pump their own groundwater in order to seek their comments and feedback. (These consultations will be held with high-level administrators and/or elected officials, as appropriate).

10. The Groundwater Forum will also undertake a vigorous public education and outreach campaign to make the agricultural sector and agricultural/residential groundwater users aware of the Forum's work and to seek their input concerning the draft Agreements-in-Principle.

WHAT IS REMEDIATION?

"Cleanup" of contaminated groundwater by a variety of methods.

II. GROUNDWATER CONTAMINATION

1. Groundwater contamination and remediation of contaminated groundwater are serious concerns for all interest groups represented in the Forum, and these concerns must be addressed *proactively*.

2. Planning for remediation of contaminated groundwater should be designed to avoid negative impacts on all other water resources and water users.

3. Remediated water should be put to beneficial use within the basin and not exported out of the basin. (It is understood that in order to accommodate groundwater contamination clean-up efforts, remediated water might have to be exported from the basin on an interim basis.)

4. Sacramento County and/or the cities of Elk Grove, Rancho Cordova, and Sacramento should adopt a policy addressing the use of remediated water.

III. GROUNDWATER MANAGEMENT

(NOTE: At this point in the process, it is impossible to predict what Forum participants may recommend with regard to groundwater management in the central area of the County or to foresee what kind of entity or legal provisions or structural framework they may decide upon in order to implement groundwater management. Whatever the entity, provisions or framework, for purposes of this document the recommended arrangement will be referred to simply as the "groundwater management plan").

AGREEMENTS-IN-PRINCIPLE

1. The groundwater management plan should promote comprehensive water planning. The plan should:
   A. Use the best available current geotechnical and monitoring data
   B. Take into account the effects of drought on water reliability and the effects of a conjunctive use program designed to meet multiple purposes
   C. Consider all identified water needs in the central basin area, including those of residents served by organized purveyors, agricultural/residential groundwater users, agriculture, businesses, the environment, governmental and local agencies, etc.
   D. Require coordination and cooperation among all purveyors and public agencies (as needed)
   E. Promote the most efficient use of the total water resource
   F. Require that groundwater not be allowed to be exported from the basin. (This is not intended to prohibit groundwater banking programs.)

2. The groundwater management plan should ensure active and ongoing collaboration with other groundwater management entities within the County.

   - All of Sacramento County lies within the same groundwater basin, which is divided into three groundwater sub-basins (north area, central area and Galt area). Any action affecting groundwater taken within any one of these three areas could impact that area and could also have impacts or ramifications throughout the basin.

3. The groundwater management plan should facilitate development and implementation of equitable conjunctive use programs in the central area utilizing surface water or other alternative sources of water for in-lieu or direct recharge of the basin.

4. The importation of surface water is the key component in any groundwater recharge effort because it helps reduce the need for groundwater pumping. The Water Forum Agreement

includes a conjunctive use program for the Sacramento County Water Agency that will ultimately utilize 45,000 acre-feet of CVP contract water per year and other additional surface water. Additional opportunities to expand or accelerate full development of this program, including cooperation among all water purveyors, should be investigated.

- The Groundwater Forum recognizes that in dry years increased use of groundwater (as part of a conjunctive use program and in compliance with the identified sustainable yield) reduces the use of surface water. In wet years, increased use of surface water reduces groundwater use and allows for recharge of the basin.
- The Groundwater Forum acknowledges that implementation of groundwater recharge may raise groundwater levels and hence may have economic benefit for pumpers as well as environmental benefits.

5. The groundwater management plan should actively address water quality and contamination issues and promote appropriate remediation measures.

6. The groundwater management plan should promote water conservation.

   - Water purveyors in urban areas (and other agencies as appropriate) should implement Best Management Practices (BMPs) that are cost effective. However, those water purveyors that are obligated by other agreements (e.g., the Water Forum Agreement) as well as purveyors that wish to pursue a more vigorous conservation program should not be limited in doing so and should have the ability to implement all measures they deem useful.
   - In agricultural areas, water efficiency and conservation practices should be developed.

7. The groundwater management plan should facilitate the appropriate use of recycled and remediated water including conjunctive use and recharge programs.

- The Groundwater Forum will work to formulate a recommendation to the County Board of Supervisors and the Board of Directors of the Sacramento Regional County Sanitation District (SRCSD) concerning the adoption of a county-wide policy on the use of recycled water.

8. The groundwater management plan should optimize the use of all available sources of supply and the use of existing capital facilities, taking cost effectiveness into account.

9. The groundwater management plan should encourage planning for conjunctive use programs for new or expanded water treatment facilities serving Municipal & Industrial users.

10. The groundwater management plan should recognize that addressing our water needs will require implementation of a variety of water resource options and should encourage the testing of innovative technologies.

11. The groundwater management plan should recognize the benefits provided to the central area of the basin by agricultural activities (open space, habitat preservation, groundwater recharge, etc.) and should take appropriate actions that can help to sustain the agricultural sector.

    - The Water Forum Agreement provides support for use of the Folsom South Canal to deliver water to agriculture provided adequate entitlements are granted those agricultural users.

12. The groundwater management plan should recognize the benefits provided to the central area of the basin by urban and natural rivers and streams and should take appropriate actions to maintain and enhance the aquatic and riparian habitat and recreational values of these systems. The protection of the groundwater basin should not be at the expense of surface water resources; i.e., the urban and natural river and stream systems.

IV. COST SHARING

1. Any cost associated with implementation of the groundwater management plan should be funded in a manner still to be negotiated by the Central Sacramento County Groundwater Forum (CSCGF).

   (NOTE: Exactly how any costs could be funded is yet to be determined and undoubtedly will be influenced by the type of groundwater management mechanism that is finally recommended by participants in the Groundwater Forum. For example, cost-sharing arrangements related to a groundwater management plan based upon the Sacramento County Water Agency Act would be quite different from cost sharing arrangements that might be necessary in a management plan based upon a joint powers agreement among existing public agencies that already hold groundwater management authority.)

   In negotiating how funding may be accomplished, the CSCGF will have to take into account the unique circumstances that affect the various types of groundwater users in the Central Area (agriculture, agricultural/residential groundwater users, self-supplied industry, etc.), agree on mutually acceptable arrangements and seek guidance and feedback from stakeholder organizations and constituencies.

2. Costs associated with any future reclamation project should be shared by those segments of the community that have negotiated the project and will benefit from it.

V. GOVERNANCE

1. If the groundwater management plan ultimately requires some kind of governance structure, that structure must provide for representation of all sectors of the community through an appointive or elective process.

Sample Resolution

Central Sacramento County Groundwater Forum
Early Review and Authorization to Proceed

Whereas, the Central Sacramento County Groundwater Forum's diverse group of agricultural and agricultural-residential groundwater users, business, environmental/community organizations, local governments/public agencies, and water providers have determined there is the potential for further depletion and negative impacts to the central Sacramento Groundwater Basin; and

Whereas, unless a viable governance structure necessary to implement a groundwater management plan is implemented, groundwater availability and quality in the central Sacramento County is at risk; and

Whereas, past actions have contaminated parts of our groundwater and unless the problems are contained and corrected, our drinking water that comes from wells could become contaminated; and

Whereas, reliance on wells in some areas has lowered the groundwater as much as 90 feet, which could lead to increased pumping costs. An additional consequence would be decreased storage capacity in the basin; and

Whereas, the Central Sacramento County Groundwater Forum is formulating a governance structure necessary to implement a groundwater management plan that is favorable for all environmentalists, business groups, water suppliers, local governments and citizen groups; and

Whereas, the Central Sacramento County Groundwater Forum has developed a set of draft Agreements-in-Principle that provide a contextual framework to discuss more specific solutions; and

Whereas, based upon stakeholder review and comments of the draft Agreements-in-Principle, the Central Sacramento County Groundwater Forum will develop a draft solution package for stakeholder review and refinement that will ultimately lead to a final agreement that will be presented to the stakeholders as a total package for their approval; now:

THEREFORE BE IT RESOLVED, that the attached comments (if any) on the concepts contained in the draft Agreements-in-Principle are hereby transmitted to the Central Sacramento County Groundwater Forum; and

BE IT FURTHER RESOLVED, that our Groundwater Forum members are hereby authorized to proceed with development of a draft solution package for a groundwater management plan.

GLOSSARY

Acre-Foot — One acre-foot is the amount of water it would take to cover 1 acre of land with 1 foot of water – about 326,000 gallons or enough water to meet the needs of two families for a year.

Adjudicated Groundwater Basin — Groundwater basin for which it has been determined by the courts who has rights to water and how much of the water.

Agreements-in-Principle — General understandings among members of the Central Sacramento County Groundwater Forum to provide a necessary framework for continued negotiation. Agreements-in-Principle represent a milestone of progress that has been made, but are not final recommendations.

Central Basin — Common name for the central area of the groundwater basin in Sacramento County.

Conjuctive Use — The planned joint use of surface and groundwater to improve overall water supply reliability.

CSCGF — Central Sacramento County Groundwater Forum. Group of stakeholders formed under the aegis of the Water Forum Successor Effort to develop recommendations for Central Basin groundwater.

ERAP — Early review and authorization to proceed.

Remediation (groundwater) — "Cleanup" of contaminated groundwater by a variety of methods.

Stakeholders — Persons, agencies, groups, or other parties who have a "stake" in a common issue, project, etc.

Surface Water — All waters on the surface of the Earth, including fresh water (streams, rivers, lakes), saltwater, ice, and snow.

Water Forum — Diverse group of business and agricultural leaders, citizen groups, environmentalists, water managers, and local governments in the Sacramento region formed to develop and implement a plan to ensure the region's water supply needs to 2030 while preserving the ecosystem of the Lower American River.

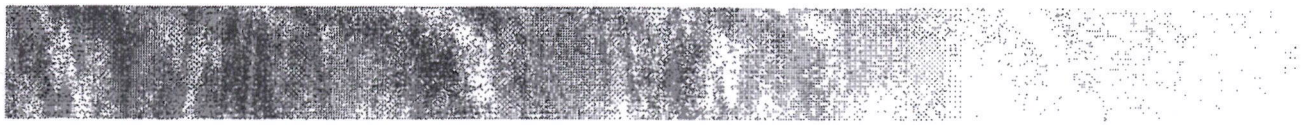
GLOSSARY

Water Forum Agreement

An agreement negotiated over 6 years by a diverse group of stakeholders in the Sacramento region. The agreement has two co-equal objectives: 1) to provide a reliable and safe water supply for the region's economic health and planned development through 2030, and 2) to preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

Water Forum Successor Effort

Group formed after the Water Forum Agreement was signed to carry forward the agreement and address changed conditions. Members of the group represent stakeholders who signed the Water Forum Agreement.

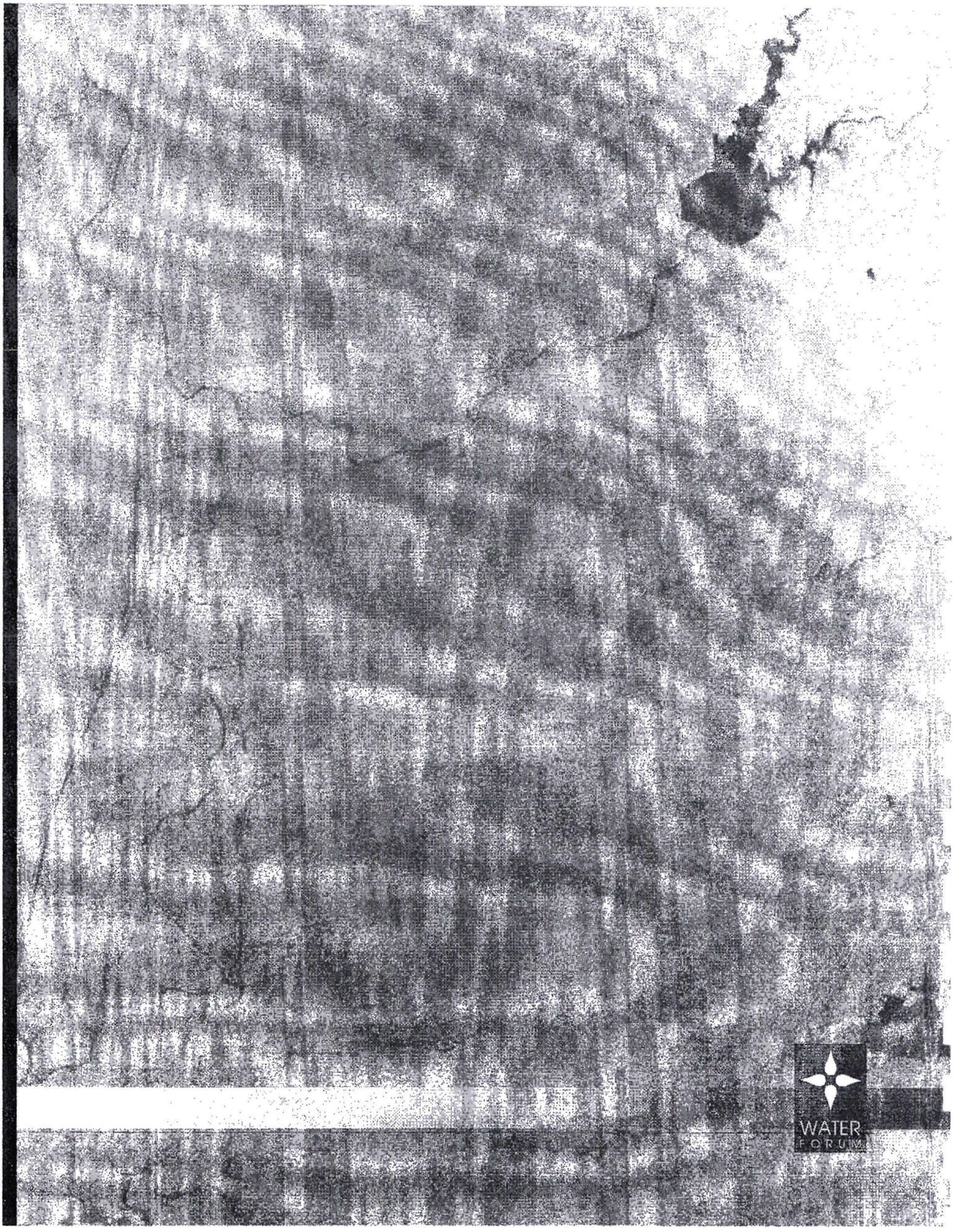


CENTRAL SACRAMENTO COUNTY GROUNDWATER FORUM

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This document and other CSCGF information can be accessed at www.waterforum.org


WATER
FORUM

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Memorandum

Date: **November 15, 2004**

To: **City Council**

From: **Kathleen Franklin, Assistant Planner**

Subject: **Continuance for Finestra Office Building Design Review RC-04-126**

The City Council heard the above mentioned project at its November 1, 2004 meeting and continued the item for further review by Planning Staff. The site plan for the project failed to show a roll up door on the west elevation that was proposed and shown on the elevation drawings. It appeared from the calculations on the site plan that the minimum required parking for the project use was proposed. With the removal of three parking spaces in front of the roll up door there was a concern that the project would not have adequate parking to meet the standards of the Zoning Code. In addition, a request was made for evergreen trees to be planted on the eastern property line.

Staff is requesting a continuance for an additional two weeks to allow the applicant additional time to revise the site plan to comply with the required parking standards.

AGENDA ITEM # 18

City Council Staff Report

Date: November 15, 2004
Project: Minor Zoning Amendments
File: Special Project – Zoning Code Amendment
Request: Amend the Zoning Code by deleting, modifying and adding minor language provisions to clarify the text of the Zoning Code.
Location: Citywide
Planner: William Campbell, Principal Planner
Lisa Burke, Special Projects

Recommendation:

The Planning Commission recommends the City Council find the code modifications Categorically Exempt under Section 15308 of the California Environmental Quality Act (CEQA) Guidelines, which states that proposed regulatory activity to protect the environment are exempt and the Planning Commission recommends the City Council adopt the draft Ordinance making minor changes to the Zoning Code.

Background:

In July of 2003, the City of Rancho Cordova adopted Urgency Ordinance 1-2003 which adopted the County of Sacramento ordinances by reference that included the Zoning Code. The Zoning Code covered many aspects of land use control within the County; however, the County's code covers a wide variety of land use issues and land use types. Staff believes it is in the best interest of the City to begin the process of creating a Zoning Code, which is more relevant to the City of Rancho Cordova.

The ultimate goal will be to create a Zoning Code that will implement the new General Plan. In the mean time, the City can begin making minor changes that will not cause significant hardship upon the community, but will delete certain sections that either do not apply to the City or clarify certain provisions that are ambiguous. New text will be added to existing sections to further clarify the intent of the code provision. The new Surface Mining Ordinance is a good example of changing old County regulations and converting them in the best interest of the City.

Analysis:

A draft ordinance is attached to this staff report and its format identifies the areas of the Zoning Code to be deleted or modified. The deleted language will be shown as strikeout and the new language will be underlined. The intent of the changes to the Code is to eliminate provisions that do not apply to the City, modify certain provisions that are ambiguous or modify sections to improve the quality of Rancho Cordova, as directed by the Vision Book, Interim General Plan.

The proposed ordinance will delete entire sections and propose certain minor code modifications regarding development standards in the residential and commercial zones. The deleted or modified provisions are in the following areas and a brief description of the modification:

- Delete Title I, Chapter 10, Article 4 (110-40 through 43)-Lot Reduction Permits.
- Delete Title I, Chapter 10, Article 5 (110-50 through 54) – Exceptions.
- Delete Title II, Chapter 35, Article 8 – Delta Waterway Land Use Zone.
- Delete Title III, Chapter 35, Article 5 – Special Sign District. Delete entire section.

- Amend Title I, Chapter 25, Article 1 – Definitions. Amend existing residential accessory dwelling definition consistent with State Law. The State has adopted provisions that regulate second dwelling units on single family lots, the Planning Commission will be discussing the second unit provisions and will forward their recommendation.
- Amend Administrative Hearing (110-03). Clarifies the role of the appropriate authority for the listed entitlements. This administrative change clarifies the discretionary review and approval of the Planning Commission.
- Amends Title 1, Chapter 15, Article 2 – Amendments and Reclassification. Deletes the Zoning Agreement provisions. City Attorney and staff recommended to the Commission the deletion of these provisions; the process is cumbersome, redundant to the Zoning Code and administratively impossible to tract. Specific conditions are recorded against the subject parcel that will only appear in a title report.
- Amend Fence Height (301-63). Reduce the maximum height for a fence in the front and side street yard setback to 36". This change will alleviate the sight visibility problem with 6'-0" fences or walls in the front setback.
- Amend Front Yard Setback (305-02). Large metal storage or shipping containers will be included in the list of structures and buildings, subject to the basic setback provisions.
- Amend Home Occupation Permit (305-200). Modification will allow more than one home business license for internet businesses only. Current code only allows one home occupation business, regardless of activity.
- Amend Drive up Window Stacking (315-22). Establish 4 car stacking for remote tellers (ATM) and 6 cars for drive up fast food, and reduce distance requirement for requiring Use Permit from 300 feet to 150 feet. The Planning Commission believes the 300 feet threshold is too onerous for these uses. Most if not all of the drive up businesses are in centers, and are adjacent to major roadways that generate significant ambient noise levels. The City's blank design review is a better process to control these uses and the ones within 150 feet of residential would require a Use Permit in order to provide additional protection measures if necessary.
- Amend Commercial Building Height (315-44). Simplify code provision for controlling building height in the commercial zone, adjacent to residential land use.
- Amend Required Parking for Single Family Residential (330-61). Require the two car parking to be covered. The Code Compliance Division is plagued with

violations relating to miscellaneous structures in the front setback, such as shade structures, shed roofs and car ports, due to the conversion of the garage. The current code permits the garage to be converted and the required parking is allowed on the driveway. This situation has caused parking in the other portions of the front yard, created more on-street parking and a general decline of property values. The change will not prohibit garage conversions, it will require covered parking some place within the building portion of the lot, or to add the new square footage in the rear of the property or add a second floor level.

- Amend Planning Commission Approval Authority for Gas Stations (340-11) Changes approval authority from City Council to Planning Commission. The Commission currently has approval authority for many land use entitlements, with the provision that their decision can be appealed to the City Council. The review and approval or denial of use permits for gas stations should not be any different than other conditionally allowed uses.

Public Comment

On September 27, 2004, a quarter page public hearing notice was published in the Grapevine Newspaper in order to satisfy the notice requirement for a city wide ordinance amendment.

Planning Commission Discussion

The Planning Commission asked clarifying questions regarding some of the changes however did not make any significant language changes or modify the proposed amendments of the draft ordinance. The Commission believed the first round was going in the right direction and directed staff to continue to review the Code. The Commission was interested in reviewing further the development standards for second residential units, walls surrounding auto recyclers and accessory structures within the residential zones. Staff explained the purpose of the first round was to bring forward modifications that were not deemed environmentally significant and staff would review the additional areas of study and recommend alternative actions to the Commission, for the next round of revisions.

Conclusion:

The proposed modifications will eliminate code provisions that do not apply to the City of Rancho Cordova, clarify language that is ambiguous or unclear, and change certain development standards that will improve the quality of the City. These changes are the first in a series of changes to improve the readability of the Code

Environmental Analysis:

The project is exempt under Section 15308 of the California Environmental Quality Act (CEQA) Guidelines, which states the proposed regulatory activity to protect the environment and projects that will not result in a direct or reasonably foreseeable indirect physical change in the environment are exempt from review under CEQA

Financial Implications to City:

There are no significant cost implications to the City for the Code revisions.

Recommended Motions:

1. "Move the City Council determines the proposed changes to the Zoning Code will not have a direct impact on the environmental and the project is Categorically Exempt under Section 15308 of the California Environmental Quality Act (CEQA) Guidelines."

2. "Move to introduce Ordinance No. 51-2004 for first reading and waive reading of the body of the Ordinance amending portion of the Zoning Code, as shown within the draft ordinance."

Attachments:

1. Draft Ordinance 51-2004
2. Planning Commission Minutes of October 14, 2008

CITY OF RANCHO CORDOVA

ORDINANCE NO. 51-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING VARIOUS SECTIONS OF THE RANCHO CORDOVA ZONING CODE

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 Municipal Code to improve the safety, peace and public welfare. Minor changes to existing standards have been made to clarify ambiguities, additional language has been inserted to clarify the intent of the provision and certain portions of the Code are to be deleted because they do not apply to the City of Rancho Cordova.

SECTION 2: Findings

CEQA

Finding: The amendments to the City of Rancho Cordova Zoning Code are adequately addressed according to the California Environmental Quality Act.

Evidence: The proposed amendments to the Zoning Code are to improve the safety, peace and public welfare. The project is Categorically Exempt under Section 15308 of the California Environmental Quality Act (CEQA) Guidelines, which states the proposed regulatory activity to protect the environment and will not result in a direct or reasonably foreseeable indirect physical change in the environment are exempt from review under CEQA.

Zoning Amendment

Finding: The proposed Code amendments are consistent with State law, the General Plan and the Rancho Cordova Community Plan. (Section 65860 of the Government Code)

Evidence: This ordinance is consistent with the State Law, the General Plan and the Rancho Cordova Community Plan. The zoning amendments will improve the safety, peace and public welfare. The changes will clarify ambiguities, delete sections that do not apply to the City and make minor modifications to development standards in keeping with the Vision Book of the City of Rancho Cordova, serving as the Interim General Plan.

SECTION 3: Action

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

A.) The City Council hereby deletes Title I, Chapter 10, Article 5 - Exceptions in its entirety, as follows:

SP. Dev. Permit Variance

~~ARTICLE 5: EXCEPTIONS~~

~~110-50. Generally~~

~~Exceptions may be granted by the appropriate authority from the development standards set forth in this Code to the extent such exceptions are expressly authorized by the provision of this Article.~~

~~110-51. Exceptions from the Requirements of Minimum Lot Area and Lot Width~~

~~In any Land Use Zone the appropriate authority may authorize an exception from the minimum lot area or minimum lot width requirement of the Land Use Zone provided that at least one of the following findings is made. This may only be used in connection with a parcel map. The grant of a lot size exception in an AG zone shall comply with the provisions of Government Code Section 664.74.4 if encumbered by a Williamson Act Contract.~~

~~(a) Dedication for public streets or other facilities is required that is in excess of dedication normally required, pursuant to the adopted County Transportation Plan or otherwise required by a public agency.~~

~~(b) The location of natural features or existing site improvements will cause odd or irregular lot shape if strict adherence to lot area and/or width standards is required. This section is applicable only if sufficient overall land area exists.~~

~~(c) An existing nonresidential use, or a nonresidential use proposed concurrently with a lot size exception request, does not require the minimum parcel size required by the existing zoning. Such nonresidential uses may include institutional uses such as day care centers, churches, private schools, hospitals, fraternal lodges, and public buildings. Conveyance of residential development rights may be required as a condition of the lot size exception.~~

~~(d) The lot area reduction does not exceed 10% of the zone minimum lot area requirement and the resulting lot(s) is/are deemed compatible with the surrounding area.~~

~~(e) Two-thirds or more of the legally created lots existing within 500 feet of the proposed parcel map are of similar size or shape in the same zone.~~

~~(f) The project consists of a remainder lot created prior to May 1983 as a result of a gift deed conveyance to a non-profit charitable organization or to a college or university level education facility.~~

~~(g) The project is located within a Neighborhood Preservation Area (NPA) and maintenance of the existing zoning is an integral part of the intent of the NPA. The proposed lot exception would be consistent with the policies of the existing Community Plan and General Plan, and would be compatible with the existing lotting pattern in the immediate vicinity. (Amended 2/97)~~

~~110-52. Exceptions from the Requirements for Public Street Frontage for Lots Served by a Private Drive~~

The appropriate authority may authorize an exception from the public street frontage provisions in any zone or from the road improvement standards of Code Section 120-11 and 120-12 to permit a single family dwelling or mobilehome and accessory buildings to be erected and used. The appropriate authority shall find that:

(a) Adequate provisions are made for the prevention of dust or other nuisances or hazards to surrounding properties resulting from the use of private streets and drives.

(b) Adequate provision can be made for future street right-of-way and improvements.

(c) Adequate provisions are made for emergency and service provider vehicles.

110-52.1. Exceptions from Multiple Family Development Standards

The Project Planning Commission may authorize Exceptions from any multiple family development standard that is set forth in Title III, Chapter 5, Article 2. (Amended 6/96)

110-53. Appropriate Authority Empowered to Grant Exceptions

(a) Zoning Administrator. Zoning Administrator shall be the appropriate authority to hear and decide applications for exceptions whenever said applications are filed contemporaneously with an application which would normally be heard by the Zoning Administrator pursuant to the provisions of this Code.

(b) Subdivision Review Committee. The Subdivision Review Committee shall be the appropriate authority to hear and decide all applications for exceptions except as otherwise specified in this Article.

(c) Project Planning Commission. The Project Planning Commission shall be the appropriate authority to hear and decide applications for exceptions whenever said applications are filed contemporaneously with an application to change property from one zone to another, or for a conditional use permit, or any other permit where such application would be heard by the Project Planning Commission pursuant to the provisions of this Code, or for a tentative subdivision map pursuant to the provisions of Title 22 of the Sacramento County Code.

(d) Policy Planning Commission. The Policy Planning Commission shall be the appropriate authority to hear and decide applications for exceptions whenever said applications are filed contemporaneously with an application to amend a community plan as provided in Title 21 of the Sacramento County Code.

(e) Board of Supervisors. The Board of Supervisors shall be the appropriate authority, after a recommendation from the appropriate Planning Commission, to hear and decide applications for exceptions located within the area regulated by any Comprehensive Land Use Plan (CLUP) which does not comply strictly with policy 2.8.10 or policy 3.5.17(d) of the Airport
Comprehensive Land Use Plan, upon making the findings by 4/5 vote as required by General Plan Policy 2.8.11. (Adopted 8/88)

~~**110-54. Conditions**~~

~~The appropriate authority may impose conditions upon the granting of an exception where necessary to satisfy the requirements set forth in this Article, or to limit the extent or scope of the exception, or to insure the eventual compliance with the development standards set forth in this Code.~~

B.) The City Council hereby deletes Title I, Chapter 10, Article 4 - Lot Reduction Permits in its entirety, as follows:

~~**ARTICLE 4: LOT REDUCTION PERMITS**~~

~~**110-40. Generally**~~

~~Lot reduction permits may be granted by the appropriate authority for lots of less area or width than otherwise required in any Agricultural Land Use Zone, Interim Agricultural Holding Zone, and in the Recreation Reserve Land Use Zone, as provided in this Article. Whenever such permits are issued, the lots as approved shall be considered conforming lots for all purposes. Notwithstanding any other provision in this Code, one single family detached dwelling or mobilehome shall be permitted in any Agricultural Land Use Zone, Interim Agricultural Holding Zone, or in the Recreation Reserve Land Use Zone on a lot of less area or width than required in said zones provided that a Lot Reduction Permit is obtained from the appropriate authority.~~

~~**110-41. Appropriate Authority Empowered to Grant Lot Reduction Permits**~~

~~(a) Project Planning Commission. The Project Planning Commission shall be the appropriate authority to hear and decide all applications for lot reduction permits except as otherwise specified in this Article.~~

~~(b) Policy Planning Commission. The Policy Planning Commission shall be the appropriate authority to hear and decide applications for lot reduction permits whenever said applications are filed contemporaneously with an application to amend a community plan as provided in Title 21 of the Sacramento County Code.~~

~~(c) Board of Supervisors. The Board of Supervisors, shall be the appropriate authority after a recommendation from the appropriate Planning Commission to hear and decide applications for lot reduction permits located within the area regulated by any Comprehensive Land Use Plan (CLUP) which does not comply strictly with policy 2.8.10 or policy 3.5.17(d) of the Airport Comprehensive Land Use Plan, upon making the findings by 4/5 vote as required by General Plan Policy 2.8.11. (Adopted 8/88)~~

~~**110-42. Conditions**~~

~~The appropriate authority shall require as a condition in connection with the granting of a lot reduction permit:~~

~~(a) That the applicant apply for a parcel map showing the lots approved by the appropriate authority. The appropriate authority shall specify the minimum area and~~

~~width of the proposed lot, provided that said lot shall not have an area of less than one (1) acre nor a width of less than 150 feet.~~

~~(b) That the owner or owners of the property convey to the County the right to develop or construct additional principal residences on a sufficient portion of the remainder of the property to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses than otherwise permitted in the zone in which the property is located. Such conveyance may be terminated upon the rezoning of the property or upon the merger of the parcels into lots of sufficient area and width to comply with the lot requirements of the zone.~~

~~(c) That the lot for which the lot reduction permit is requested will be used only for residential purposes.~~

~~110-43. Lapse of Lot Reduction Permit~~

~~A lot reduction permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective unless by conditions of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the lot reduction permit, whichever date is last to occur. The recordation of a parcel map in conformance with an approved lot reduction permit shall occur within this three-year period.~~

C.) The City Council hereby deletes Title II, Chapter 35, Article 8 – Delta Waterways Land Use Zone in its entirety, as follows:

~~ARTICLE 8: DW DELTA WATERWAYS LAND USE ZONE~~

~~235-140. Purpose~~

~~The DW Delta Waterways Land Use Zone is designed to regulate property in the unincorporated area of the County along the Sacramento River and along the Waterways in the area commonly known as the "Delta area":~~

~~(a) To preserve and enhance the waterways and their immediate environment consistent with the County's General Plan.~~

~~(b) To ensure the compatibility of land uses along the river and waterways and land adjacent to the river and waterways.~~

~~(c) To provide a process to promote and ensure the compatibility of development by examination of individual development proposals.~~

~~235-140.5. Definitions~~

~~The following definitions apply to the provisions contained in this Article:~~

(a) Natural Areas. As used in this zone, "Natural Areas" are those waterways or portions of waterways exhibiting significant scenic, ecological, historical or natural values that should be preserved to protect wildlife habitat, existing vegetation and remnants of the waterways history. Such areas shall be indicated on the comprehensive zoning plan as "DW-N."

(b) Scenic Areas. As used in this zone, "Scenic Areas" are those waterways or portions of waterways, which are of a lesser ecological or natural value than "Natural Areas" or have the potential for enhancement of such values, but which can support a wider range of active recreational activities without adverse environmental impact. Such areas shall be indicated on the comprehensive zoning plan as "DW-S."

(c) Restricted Areas. As used in this zone, "Restricted Areas" are those portions of waterways which are restricted for through navigation by existing docks, marinas, or other development, or are located adjacent to the Delta urban communities; but are located such that expansion of such facilities or additions of similar water-oriented facilities will be compatible with the purpose and standards of this zone. Restricted areas shall be indicated on the comprehensive zoning plan as "DW-R."

(d) MLLW. MLLW as used in this Article, shall mean "Mean Lower Low Water."

235-141. Boundaries

These regulations shall apply to those waterways of the Delta and the waterside berm and levee area extending to the top of the waterside of the levee or to the water's edge at mean lower low water or as otherwise indicated by a DW on the comprehensive zoning plans of Sacramento County.

235-142. Prohibited Uses

The following uses and activities are expressly prohibited:

(a) Permanent moorage or anchorage of a houseboat or other vessel used for human habitation, except within an approved marina. Existing houseboat owners may apply for a conditional use permit as provided in this Code to qualify an existing houseboat anchorage as a lawful nonconforming use.

(b) The mooring or anchoring of a houseboat for a period exceeding one day within two (2) miles of the intake for a domestic water supply.

(c) The establishment of any project such as marinas, commercial piers and docks, boat sheds and other commercial facilities such as restaurants in any area shown on the comprehensive zoning plan as a "NATURAL AREA".

(d) The release of any polluting material, debris, junk, abandoned vehicles and similar materials into any waterway.

(e) The location of any industrial and non water oriented commercial facilities within any area shown on a comprehensive zoning plan as a "SCENIC AREA".

(f) The storage of hazardous materials including, but not limited to, herbicides, pesticides, explosives, and similar materials in an area not protected from flooding.

(g) Storage of a recreational vehicles(s) for a period exceeding 180 days in any one-year period.

(h) Private multiple docks accommodating more than three (3) boats are prohibited in all zones except where adjacent to commercial zones.

(i) Private docks are prohibited on parcels created after March 1, 1994 if rezoning is required to create the new parcels.

235-143. Permitted Uses and Activities

The following uses shall be permitted in the DW zone:

(a) Legally established buildings, structures or uses which have become nonconforming by placement of the property in the DW zone may remain nonconforming and may be repaired, restored or replaced. Pursuant to Section 120-31, any expansion of such buildings or structures shall be in conformance with the provisions in effect at the time of such expansion. (Amended 11/90)

(b) Agricultural uses and minor accessory structures for facilities, including but not limited to pumps, drains, and fences. This does not include agricultural-related industry.

(c) Floating structures for permanent human habitation when moored in an approved marina.

(d) Removal of grass, brush, dead or downed trees.

(e) Removal of vegetation determined as noxious weeds by the County Agricultural Commission.

(f) Removal of junk, debris, or obstructions.

(g) Any action required to eliminate an immediate safety hazard or to insure the safety of persons or property.

(h) Camping, group use, and certain other uses allowed within public park facilities will be subject only to permits issued by the operating agency.

(i) Property owners' personal recreational uses, excluding docks which are regulated in Section 235-146, 235-147 (h) of this Article.

(j) Private boat docks, swim floats and fishing piers when the requirements of Sections 235-146 and 235-147 (h), are met.

(k) Single family dwellings, including mobilehomes and accessory buildings and structures.

~~**235-145. Conditional Uses**~~

~~Notwithstanding any other Section or Table of this Code, the following water dependent uses are permitted upon issuance of a conditional use permit by the appropriate authority.~~

~~(a) Boat launches~~

~~(b) Water recreation equipment rentals and sales.~~

~~(c) Snack bar outside existing marinas incidental to a park, boat launch or other water-oriented use.~~

~~(d) Tackle Shops.~~

~~(e) Parks, including boat launching, overnight camping and picnicking, travel trailer and recreation vehicles.~~

~~(f) Boat rentals and sales outside an existing marina.~~

~~(g) Industrial facilities for the shipping and receiving of raw or processed materials by water.~~

~~(h) Restaurants.~~

~~(i) Existing structures for human habitation when moored or anchored permanently in the waterway.~~

~~(j) Marine supplies.~~

~~(k) Boat harbors, marinas, and incidental accessory uses.~~

~~(l) Commercial docks and piers.~~

~~(m) Other similar water dependent uses.~~

~~(n) Expansion of existing marinas.~~

~~(o) Commercial boat docks, swim floats, fishing piers.~~

~~(p) Gas and boat service at existing marinas and docks.~~

~~(q) Mobilehome parks in existence as of July 26, 1978 which held a validly issued Use Permit. If said Use Permit has expired, application to renew the Use Permit may be filed and the use may be continued upon approval. (Amended 11/91)~~

~~(r) Private boat docks, swim floats and fishing piers that do not meet the requirements of Section 235-146, and 235-147(h). Private multiple docks accommodating more than three (3) boats are only allowed adjacent to commercial zones.~~

~~(s) Guest homes, residential accessory dwellings.~~

~~235-146. Location of Structures in Waterways~~

~~Structures may be located within RESTRICTED AREAS as indicated on the zoning maps when extensions into the waterways do not exceed one-third of the horizontal distance across the waterway and an unrestricted navigation channel of not less than one hundred feet is maintained.~~

~~Structures located in all other areas of the waterways must maintain an unrestricted navigation channel of not less than 100 feet and adhere to the most restrictive of the following standards:~~

~~(a) Extensions shall not exceed more than 200 feet at mean lower low water (MLLW) for commercial and public facilities.~~

~~(b) Extensions shall not exceed more than 100 feet at MLLW or to the line of existing adjacent structure in areas of intensive shoreline development, for private facilities.~~

~~(c) Extensions shall not exceed more than one-third of the horizontal distance across the waterway.~~

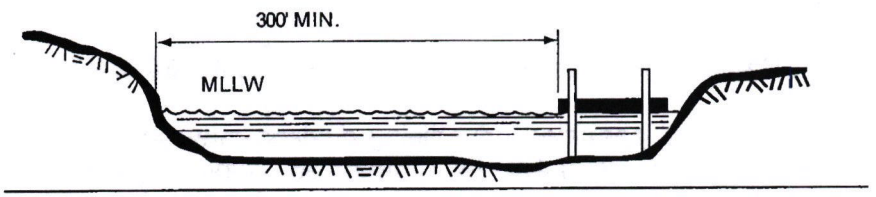
~~(d) Three hundred (300) feet of clearance between the project and the undeveloped opposite bank, assuming the opposite bank is not to be developed.~~

~~(e) Five hundred (500) feet of clearance between the project and any development along the opposite bank.~~

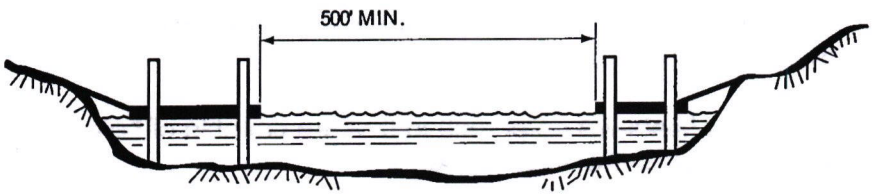
~~(f) Seven hundred (700) feet of clearance between the project and the undeveloped opposite bank, when development of the opposite bank is physically possible and is zoned for development.~~

LOCATION OF STRUCTURES IN WATERWAYS

(d)



(e)



235-147. Development Standards

All projects shall meet the following development standards, unless deviations are permitted by a Use Permit:

(a) Lot Area. Each lot in the DW zone shall have a net lot area of not less than 20,000 square feet. If neither a public water supply nor a public sewerage facility is in use, the net lot area for each lot shall be not less than one (1) acre.

(b) Lot Width. Each lot in the DW zone shall have a minimum width of seventy-five (75) feet.

(c) Setbacks.

(1) Front. The minimum setback from the levee to any structure shall be ten (10) feet measured towards the waterway from the toe of the levee.

(2) Side Yard. There shall be a side yard in the DW zone on each side of all buildings or structures of not less than twenty (20) feet.

(d) Building Pad Requirements.

(1) The type of fill for the pad is to be approved by the County Health Agency.

(2) Trees exceeding 9 inches in diameter may not be removed except when located in an area needed for the building pad.

(e) Elevation And Floodproofing Requirements. All structures and improvements, if within the floodway or the 100-year floodplain, shall comply with elevation requirements pursuant to the Sacramento County Water Agency Floodplain Management Ordinance and regulations adopted pursuant thereto.

The project shall meet the requirements of the Sacramento County Floodplain Management Program.

(f) Parking. Parking will be as required in Title III, Chapter 30 of the Zoning Code.

(g) Signs. Signs and permitted advertising devices may be erected subject to the development standards of Title III, Chapter 35. Where specific conditions of the use permit are less or more restrictive than the development standards, the condition shall apply.

(h) For Private Boat Docks, Swim Floats And Fishing Piers:

(1) Maximum length along the shoreline shall not exceed one-half the width of the lot or 60 feet, whichever is less.

(2) Swimming floats will be permitted that are capable of being removed from the floodway during the flood season.

(3) Docks shall be side tie and/or one berth, and shall accommodate no more than three boats at any one time of any size.

(4) Docks shall be limited to one per parcel which was in existence prior to March 1, 1994. Private docks may be considered by Use Permit for new parcels created after March 1, 1994 when the new parcels are consistent with existing zoning. The purpose of the Use Permit is to review the cumulative impacts of docks on through navigation, levee stability, riparian habitat and to consider evolving policies on waterways use from the state and local studies.

(5) Boat docks, swim floats and fishing piers shall not extend more than 40 feet into the river at MLLW.

(i) Sewage. Any development shall comply with the regulations of the County Environmental Management Department, as provided in the Sacramento County Code and regulations adopted pursuant thereto.

235-148. Special Considerations

The appropriate authority in the consideration of a use permit filed pursuant to Section 235-145 shall, in addition to any requirements imposed by law, give due consideration to the following in the analysis of any application:

(a) For commercial or industrial uses.

(1) The adequacy of parking, landscaping and vehicular access.

(2) The convenience of off-street parking, and the lighting thereof.

(3) Health Department acceptance of pump-out facilities, holding tanks and other sewage facilities. Septic tank systems are not permitted for commercial uses.

(4) Availability of potable water as required by the Health Agency.

(5) Public access to the waterway(s).

(6) Flood hazards.

(7) The measures proposed to reduce the impact of any loss of vegetation and fowl or animal habitats.

(b) For recreational facilities or uses.

(1) Whether the proposed use is available to the general public.

(2) The compatibility with the waterway environs.

(3) The mitigation measures such as fences and screen planting to mutually protect recreation uses and residential uses from each other.

(4) Any recreational use other than commercial recreational use shall not be approved until the same has been approved by the Director of the Parks and Recreation Department.

(5) Flood hazards.

(c) For all uses.

(1) The location and anchorage of any private docks, piers, floats, and swimming.

(2) The location, size and lighting of any signs.

(3) Flood hazards.

(4) The adequacy of flood warning and evacuation plans.

(d) Private docks permitted with a Use Permit shall be subject to the following additional considerations:

(1) The impacts relative to on-site parking, concentration of boating activities, noise and the relationship to adjoining residential and agricultural uses.

(2) The potential for on-street and off-street parking problems, vehicle traffic and pedestrian safety.

(3) The size of the boating facility relative to the width and size of the lot, the width of the river and basic compatibility with other docks in the area.

235-149. Conditions

In addition to the provisions of Section 110-34 of the Sacramento Zoning Code, the granting authority may require and specify the following conditions:

(a) Removal of debris, abandoned structures, other hazards.

(b) Installation of boating regulation signs.

(c) Compatibility of the project with existing structures and natural features.

235-150. Written Findings

No conditional use permit application shall be approved until the granting authority shall find that the use, structure or facility will not significantly:

(a) Limit the diversity of public uses appropriate in the waterway.

(b) Result in a substantial adverse environmental impact to natural habitats.

(c) Impede the natural flow of the channel.

(d) Adversely affect the stability of the levee or lands adjacent to the waterway or formation of sandbars or shoals.

(e) Create a safety or navigation hazard.

~~(f) Cause increased flood heights.~~

~~(g) Cause additional threats to public safety.~~

~~(h) Reduce the ecological or scenic values of an existing or approved State or local ecological preserve or wildlife management area.~~

~~(i) Cause excessive disturbance, dredging, filling or bulkheading to the shoreline, and be incompatible with the existing natural and man-made features.~~

~~**235-151. Findings on Appeals**~~

~~When a granting authority is considering an appeal, the following findings must be made in addition to the findings outlined above:~~

~~(a) That a public need is demonstrated. In determining public needs, the services provided the boating public and the residents of the adjacent community as well as providing access to points of historical significance shall be given primary consideration.~~

~~(b) That no feasible alternative location exists.~~

~~(c) That an environmental document has been accepted as adequate and adequate mitigation of any identified adverse impact is provided.~~

D.) The City Council hereby deletes Title III, Chapter 35, Article 5 -- Special Sign District in its entirety, as follows:

~~**ARTICLE 5: SPECIAL SIGN DISTRICT**~~

~~**335-60. Purpose**~~

~~The purpose of this Article is to regulate directory and nondirectory advertising structures in various places throughout the County so as to create a more attractive appearance in major shopping and business centers. The implementation of the regulations herein will enhance and protect the physical values of the community and at the same time reduce the distraction to motorists caused by numerous sign structures of various size and type of construction.~~

~~**335-61. Boundaries**~~

~~The boundaries of the Special Sign Districts are shown in the exhibits identified as follows and made part of this Code:~~

~~(a) Arden-Arcade community, as shown on map labeled 335-61(a)~~

~~(b) Sunrise/Greenback/Madison area, as shown on map labeled 335-61(b)~~

~~(c) Antelope community, as shown on map labeled 335-61(c)~~

(d) Laguna-Franklin community, as shown on map labeled 335-61(d)

335-62. Definitions

For the purposes of this Article certain words and phrases are defined as follows:

(a) Special Sign District. An area described in one or more comprehensive zoning plans which the Board determines meets the requirements for special sign regulations.

(b) Monument Sign. An on-site sign which may be either a directory monument or nondirectory monument sign subject to the requirements of this Article and structural requirements of Title 18 of the Sacramento County Code.

335-63. Regulations

For property subject to this Article, the provisions of this Section relating to monument signs supersede and replace the provisions elsewhere in this Code which relate to and regulate directory and nondirectory signs.

(a) Sign Area. Monument signs shall be allowed an area of one (1) square foot per foot of the public street frontage with a maximum area of one hundred (100) square feet.

(b) Location. Monument signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from existing public street improvements or right-of-way line as provided in Section 335-09.5(g). Similarly, signs shall be located so that the part of the sign located closest to any other property line shall be set back as follows:

(1) Two feet adjoining any property zoned for any Commercial or Industrial land use zone, or

(2) Ten (10) feet adjoining any property zoned for any Agricultural, Agricultural-Residential, Residential, Recreation, Interim General and Limited Agricultural, Interim Residential, or Open Space land use zone.

(c) Height. The maximum height of a monument sign at 10-foot setback is ten (10) feet and may be increased one (1) foot for each foot of increased setback of the sign, providing, however, that the maximum height shall not exceed twelve (12) feet.

(d) Sign Support. Width of the monument sign support must be at least one-half (1/2) of the width of the sign face. For the purposes of this Section, the width requirements shall be applied to all project elevations of the monument sign.

(e) Landscaping. Two feet of landscaping is required in every direction from the exterior portions of any part of the monument sign.

(f) Orientation. Signs are not allowed in controlled areas of visibility as determined by Sacramento County Code Sections 12.12.010 and 12.12.020.

(g) Illumination. Illumination shall be interior lights or spotlighted. Lighting filaments or gas tubes shall not be visible from adjacent property or public streets.

~~(h) Spacing Of Directory And Nondirectory Signs. Spacing of directory and nondirectory signs shall be as provided in Section 335-20(d).~~

~~**335-64. Interpretation**~~

~~This Article shall not be construed to limit the erection and maintenance of signs except as provided herein.~~

~~**335-65. Added Sign District Conditions**~~

~~In addition to this specific "special sign district," additional conditions of SPA, NPA, rezone, and use permits may be more restrictive than general provisions or development standards (sign regulations) for the zone classification.~~

~~**335-66. Exceptions to the Special Sign District Provisions**~~

~~The following specific signs are exempt from the Special Sign District provisions and are regulated by the general provisions and the specific provisions as referenced below:~~

~~(a) Automotive service station of Section 335-28.~~

~~(b) Secondary automotive service station of Section 335-29.~~

~~(c) Real estate signs of Section 335-01.~~

~~(d) Temporary construction signs of Section 335-02.~~

~~(e) Recreational group signs of Section 335-11(c).~~

~~(f) Exempt signs under the provisions of Section 335-08, (a) through (h) and (k) through (q).~~

~~(g) Special provision signs of Section 335-09.5(b), (c) and (e).~~

~~(h) Bus shelter signs of Section 335-13.~~

~~(i) Industrial office park signs of Section 335-25.~~

~~(Amended 2/88)~~

E.) The City Council hereby amends Title I, Chapter 25, Article I, Definitions, as follows:

130.59.3 Dwelling, Residential Accessory

~~Single family detached accessory structure which provides housing for one (1) family for living or sleeping purposes. This use is in addition to the permitted primary residential use for the parcel. In addition, as regulated by 201-02 and 305-83.~~

A residential accessory dwelling shall be as defined by Government Code Section 65852.2(i)(4), and shall mean an attached or detached residential dwelling unit which provides complete

independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. It also includes an efficiency unit and a manufactured home, as those terms are defined in the California Health and Safety Code. In addition, residential accessory dwellings are regulated by sections 305-83 and 305-83.1 of this Code.

F.) The City Council hereby amends Title I, Chapter 10, Article 1– Permits Generally, as follows:

110-03 Administrative Hearing, When Required

~~For the purpose of this Article public hearings before the Zoning Administrator, Project Planning Commission, Board of Appeals, Policy Planning Commission and Board of Supervisors involving the following types of requests, shall be designated as Administrative Hearings:~~

~~a) Conditional Use Permit~~
~~b) Variance~~
~~c) Lot Reduction Permit~~
~~d) Exceptions~~
~~e) Special Development Permits~~
~~f) Appeals of actions on condition use permits, variances, lot reduction permits, exceptions, special development permits and certificates of nonconforming use.~~
~~g) Revocation hearings for conditional use permits, variances, lot reduction permits, exceptions, special development permits and certificates of nonconforming use.~~
~~h) Development Plan Review by the Project Planning Commission~~

For the purpose of this Article the Planning Commission of the City of Rancho Cordova shall mean the Zoning Administrator, Project Planning Commission, Policy Planning Commission. Public hearings before the Planning Commission and City Council involving the following types of requests, shall be designated as Administrative Hearings:

a) *Conditional Use Permit*
b) *Variance*
c) *Special Development Permits*
d) *Appeals of actions on condition use permits, variances, special development permits and certificates of nonconforming use.*
e) *Revocation hearings for conditional use permits, variances, special development permits and certificates of nonconforming use.*
f) *Design Review by the Planning Commission and City Council*

G.) The City Council hereby amends Title I, Chapter 15, Article 2 – Amendments and Reclassification, as follows:

115-16. Report of Planning Commission's Recommendation to the ~~Board of Supervisors~~ *City Council*

After a public hearing has been held by the Commission, the Planning Commission shall render its decision in the form of a written recommendation to the ~~Board of Supervisors~~ *City Council*. Such recommendations shall include the reasons for the recommendation and be transmitted to the ~~Board of Supervisors~~ *City Council* by letter. The Commission may recommend an

intermediate zone classification as provided in Title I, Chapter 1, Article 3 of this Code. ~~If the recommendation is to change property from one zone to another, the Commission may recommend that conditions be imposed so as not to create problems inimical to the public health, safety and general welfare of the residents of Sacramento County.~~

115-18. Action by the ~~Board of Supervisors~~ *City Council*

The ~~Board of Supervisors~~ *City Council* may approve, modify or disapprove the recommendation of ~~either~~ *the* Planning Commission, provided that any modification of the proposed ordinance or amendment by the ~~Board of Supervisors~~ *City Council* which had not been considered by the Planning Commission at its hearing shall first be referred to the Planning Commission which previously heard the matter for a report and recommendation on the proposed modification, but the Planning Commission shall not be required to hold a public hearing thereon. Failure of the Planning Commission to report within forty (40) days after the reference, or such longer period as may be designated by the ~~Board of Supervisors~~ *City Council* shall be deemed to be approval of the proposed modification. ~~The Board of Supervisors may impose conditions to the zoning reclassification of the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the County of Sacramento. If conditions are imposed on a zoning reclassification, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification of the property. Said conditions may be removed only by the Board of Supervisors after recommendation by the Planning Commission.~~ Action by the ~~Board of Supervisors~~ *City Council* shall become effective thirty (30) days from the date of the final hearing or thirty days from the date the ~~Chairperson of the Board of Supervisors~~ *Mayor of the City Council* signs the approval document, whichever is later, unless a court review thereof is commenced within that thirty-day period.

For purposes of this Section, 'approval document' shall mean the ordinance enacting the zoning reclassification. ~~unless the Board of Supervisors has imposed conditions on such reclassification. In that event, 'approval document' shall mean both the ordinance enacting the reclassification and any agreement or other document setting forth the conditions imposed by the Board of Supervisors. (Amended 1993)~~

H.) The City Council hereby amends Title III, Chapter 1, Article 5 -- Regulations Pertaining to Walls and Fences, as follows:

301-63. Height

(a) Fences within the front and side street yard *setback shall not exceed three (3) feet in height. Fences within the* ~~and~~ *rear and internal side yard setback shall not exceed six (6) feet in height.*

(b) All required fences shall be at least six (6) feet in height and ~~erected~~ *may be approved by the appropriate authority* to a maximum height of eight (8) feet.

(c) Fencing within the M-1 and M-2 zones may have an additional three (3) feet of wire fencing placed on top of a fence to a maximum overall height of nine (9) feet. This is not permitted within the front and side street yards.

(d) Fence height shall be measured from the highest elevation at the property line or at the finished grade of the rear or side yard setback, which ever is higher. If the fence

exceeds eight (8) feet above the lower elevation and is adjacent to a single-family residential zone, a use permit from the Planning Commission is required.

I.) The City Council hereby amends Title III, Chapter 5, Article 1 –Single Family, as follows:

305-02 Yards

No building, *prefabricated metal container* or structure, nor the enlargement of any building, *prefabricated metal container* or structure shall be erected for any of the uses specified in Section 305-01 unless the following yards are provided and maintained.

J.) The City Council hereby amends Title III, Chapter 5, Article 8 – Home Occupation, as follows:

305-201. Criteria

It is the intent of the following criteria to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity.

(n) No more than one home occupation shall be permitted per residence. *This limit on home occupation permits per residence does not apply to internet related businesses.*

K.) The City Council hereby amends Title III, Chapter 15, Article 4 – Development Standards for Drive-up Windows and Remote Tellers, as follows:

315-22. Design Requirements

The following shall be the minimum requirements for all drive-up windows and remote tellers.

(a) Drive-up windows and remote tellers shall provide ~~at least~~ *stacking for four (4) cars and drive-through "fast food" service shall provided stacking for six (6) cars* ~~one hundred eighty (180) feet of reservoir space for each facility,~~ as measured from the service window or unit to the entry point into the drive-up lane.

(b) Entrances and exits to drive-up lanes shall be at least twenty-five (25) feet from driveways entering a public street. When a drive-up lane encroaches into the front yard and side street setbacks, twenty-five (25) feet of landscaping shall be provided, with at least ten (10) feet of landscaping between the drive-up lane and the right-of-way.

(c) Drive-up windows or remote tellers shall not be considered as justification for reducing the number of parking spaces which are otherwise required.

(d) The conditional use permit is revocable if congestion attributable to the facility regularly occurs on public streets or within the parking lot, and the management cannot alleviate the situation.

(e) Drive-up windows and their order stations shall be *one hundred fifty (150) feet* ~~three hundred (300) feet~~ from residential zones (RD-1 through RD-40).

L.) The City Council hereby amends Title III, Chapter 15, Article 6 – Commercial and Business and Professional Use Development Standards in Commercial Land Use Zones, as follows:

315-44. Height

(a) ~~For parcels which have contiguous parcels zoned A-1-A, A-1-B, R-1-A, R-1-B, RE-1, RE-2, RE-2A, RE-3, R-2, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RD-15, RD-20, RD-25, RD-30, RD-40, RM-1, RM-2, (MHP), AR-1, or AR-2 zone, structures or buildings may not exceed twenty-four (24) feet in height.~~

~~If the structure exceeds twenty-four (24) feet in height within one hundred 100 feet of the above zones or if any structure within 100 feet of the above zones has windows or openings located within walls oriented toward such zones that are eight feet above finished grade at the property line, a use permit shall be required as provided in (b) below:~~

The maximum height of a commercial building or structure shall be forty (40) feet. When any portion of a building or structure is within 100 ft. of a residential or agricultural-residential zone the height shall not exceed twenty-four (24) feet, except as provided in Section 301-22.

~~(b) The Board of Supervisors may, after a public hearing before the Planning Commission and a recommendation therefrom, grant a conditional use permit to allow a structure or building to be erected to a height not to exceed forty (40) feet. The Board shall consider at least the following factors before granting such a use permit:~~

~~(1) The uses of all contiguous parcels.~~

~~(2) The topography of the parcel and all contiguous parcels.~~

~~(3) The height and number of stories of structures and buildings on contiguous parcels.~~

~~(4) The distance of the buildable area of the parcel from buildings on contiguous parcels.~~

~~(5) The beneficial or harmful effect of a higher building on existing terrain or vegetation.~~

~~(6) The opportunity for a higher structure to overlook yard areas of contiguous parcels and invade the privacy of such yard areas.~~

~~(7) The impact of the structure on traffic circulation.~~

~~(c) All other parcels in any commercial zone not subject to (a) or (b) above may have structures and buildings erected to a height not to exceed forty (40) feet, except as provided in Section 301-22.~~

M.) The City Council hereby amends Title III, Chapter 30, Article 2 – Vehicle Parking Requirements, as follows:

330-61. Single Family Detached Dwellings, Duplexes, Halfplexes, and Mobilehomes on Individual Lots

Not less than two (2) *covered* parking spaces shall be provided for each dwelling unit within the buildable portion of the lot ~~or within the required front yard on the driveway of the property.~~ The required parking spaces ~~may~~ shall be provided within a garage, under a carport, on an open dust-free surface, or any combination thereof. Each parking space shall be at least nine (9) feet in width and nineteen (19) feet in length. When a carport or garage for vehicles opens onto *either the front or* side street yard, a driveway length of at least twenty (20) feet shall be provided for the ~~temporary~~ parking of vehicles free and clear of the street right-of-way.

N.) The City Council hereby amends Title III, Chapter 40, Article 2 – Special Requirements – Conditional Use Permits, as follows:

340-11. Hearing

The ~~Board of Supervisors~~ Planning Commission shall be the appropriate authority to hear and decide all applications for conditional use permits for automobile service stations. ~~after a recommendation by the Project Planning Commission. After a hearing, pursuant to the provisions of Title I, Chapter 10, of this Code, the Project Planning Commission may recommend to the Board of Supervisors either to issue the permit with or without conditions or to deny the application and refuse to issue the permit.~~

~~Upon receipt of the written recommendation of the Project Planning Commission,~~ The ~~Board of Supervisors~~ Planning Commission shall hold a public hearing on the application pursuant to the provisions of Title I, Chapter 10, of this Code. Upon hearing the application ~~and the recommendation of the Project Planning Commission,~~ the ~~Board of Supervisors~~ Planning Commission shall either issue the permit with or without conditions or deny the application and refuse to issue the permit.

Section 4: No Mandatory Duty of Care.

These ordinance amendments are 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 these ordinance amendments 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 these ordinance amendments 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: CEQA Compliance

The City Council has determined that the adoption of these ordinance amendments are categorically exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15308 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 these Ordinance amendments. Any environmental affects associated with adoption and implementation of the Ordinance amendments would be beneficial in nature to the health, safety and welfare of the public.

Section 7: Effective Date and Publication

These Ordinance amendments shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of these ordinance amendments within 15 days after its passage, a summary of the ordinance amendments 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 Government Code 36933(c)(1).

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2004, by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
LINDA BUDGE, MAYOR

ATTEST:

_____
LILLIAN HARE, CITY CLERK

ATTEST TO FORM:

_____
STEVEN MYERS, CITY ATTORNEY

E. **Consideration of the Minor Ordinance Revisions to the ZONING CODE:**

Principal Planner, Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to adopt the draft Ordinance making minor changes to the Zoning Code. Chair Smith opened the public hearing and took testimony from Bill Moore, resident.

The Commissioners had the following concerns and comments:

- Is the parkway on the river impacted by the City? No, it's within the Delta or western side of the County.
- How does the special signs code differ from signs in Rancho Cordova? The special sign district corridor applies to streets in Citrus Heights not Rancho Cordova.
- Is the 3 foot height requirement pertaining to the setback or the height of the fence? The code will be amended to read the front and side yards will be regulated to only allow a 3 foot high fence.
- Where does the rear yard start? The rear yard is defined by 20% of the lot depth. If the property is 100 feet deep, then the rear property line will have a 20 foot setback.
- Commissioner Konarski felt that there may be other options instead of using razor wire as a security measure. He would like staff to provide additional security options to raising a fence 3 more feet.
- Does the code require auto dismantlers to have height requirements on fences so that the junk in their yards is not raised higher than the fence and in clear view to the public? Yes, those standards are in place and its possible those businesses are in violation of the code. It may be possible to have additional landscaping requirements.
- Would a six-story office building in the commercial zone require a conditional use permit? Yes.
- Is there a timeline for finishing construction on houses? The code states that building permits are valid for 6 months. Once that 6 month period is up, another permit will need to be applied for; however, an extension can also be applied for thus inhibiting additional extensions of time before construction needs to be completed.
- Will houses with converted garages be subject to the new garage conversion code requirement? No. The amended requirement will only apply to future conversions.

The Commissioners felt staff adequately addressed the above concerns and comments.

Action:

Motion 1: Vice Chair Vance moved, seconded by Commissioner Wentz to recommend the Planning Commission forward a recommendation to the City Council to determine the proposed changes to the Zoning Code will

not have a direct impact on the environment and the project is Categorically Exempt under Section 15308 of the California Environmental Act Guidelines (CEQA).

Motion 2: Commissioner Wentz moved, seconded by Commissioner Burke to recommend the Planning Commission forward a recommendation to the City Council to adopt the draft Ordinance 51-2004, amending certain portions of the Zoning Code with additional amendments.

Vote on the Motions:

AYES:	Burke, Konarski, Moe, Savorn, Smith, Vance, Wentz
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

There being 7 Ayes, 0 Noes, 0 Abstains and 0 Absentees, the motions are hereby declared to be passed.

Memorandum

Date: November 15, 2004

To: City Council

From: Paul Junker, Planning Director

Subject: Amending Ordinance No. 18-2003, Title 2, Chapter 2.30 of the City of Rancho Cordova Municipal Code regarding the establishment and functions of the Planning Commission.

Background:

The City Council adopted Ordinance 18-2003 on October 20, 2003 that created the Planning Commission and established its composition, terms of service and duties. A commissioner's term would coincide with the term of the Councilmember that nominated the commissioner. Thereafter, following each election of the City Council, re-elected or newly elected members of the Council shall each nominate one member to serve on the Planning Commission within 90 days of taking office. All commissioners nominated by an individual member of the City Council shall be confirmed by a majority vote of the City Council.

Analysis:

The initial appointment for At-large members was established at one year, with the subsequent terms to be four years and no limitation on the member's terms. Based on Section 2.30.030(1) of the Code, each of the three councilmen who were recently unopposed and re-elected are required to appoint or reappoint members to the Commission. Mathematically, a total of 5 Planning Commissioners could rotate off the Commission in this year.

A simple solution is to amend the initial appointment of the At-large members from one year to two years. This will stagger the terms of all the Commissioners, so no more than three Commissioners terms would end in any given year. Aside from the normal Commissioner selection process, the City Council has the right under Section 2.30.050 to remove a Planning Commissioner without cause, notice or hearing.

Environmental Analysis:

The draft Ordinance is intended to protect the environment and be consistent with State Law. Adoption of this Ordinance will not have a significant impact on the environment and is therefore is not subject to the California Environmental Quality Act (CEQA) subject to Section 15060(c)(3) of the CEQA Guidelines.

Conclusion:

The ordinance modification will preserve a level of continuity of the Planning Commission in the future. After the initial term of each Planning Commissioner, no more than three Commissioners would rotate off the Planning Commission on a routine basis.

Recommendation:

"I move the City Council introduce by title and waive the first reading Ordinance No. 56-2004; thereby, amending the initial term of the At-large Members of the Planning Commission from one year to two years."

Attachments:

1. Draft Ordinance 56-2004.

CITY OF RANCHO CORDOVA
ORDINANCE NO. 56-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING TITLE 2, CHAPTER 2.30 OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE REGARDING THE ESTABLISHMENT AND FUNCTIONS OF THE PLANNING COMMISSION

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 Municipal Code to establish regulations for the formation and function of the Planning Commission.

SECTION 2: Findings and Determinations

The City Council hereby finds and determines:

A. The amendment to the Rancho Cordova Municipal Code establishing regulations pertaining to the Planning Commission is exempt from the California Environmental Quality Act under CEQA Guideline Section 15061. The proposed amendment to establish regulations pertaining to the Planning Commission will not have the potential to degrade the quality of the environment. Establishment and function of the Planning Commission will alter the process for review of project applications, but will not alter the criteria for such reviews. Therefore, establishment and function of the Planning Commission will not negatively impact the environment.

B. The proposed Municipal Code amendment complies with all other applicable requirements of state law and local ordinances. Obligations associated with the function of Planning Agency with the local land use agency, as well as the establishment of a Planning Commission to fulfill such obligations, is established under Section 65100 of the Government Code of the state of California. Specific duties of the Planning Commission are established under the City of Rancho Cordova Zoning Code. Revisions to the Municipal Code implement and are consistent with both local and state regulations.

SECTION 3: Title 2, Chapter 2.30 of the Rancho Cordova Municipal Code is hereby amended and (superseding Ordinance No. 18-2003) to read as:

The City Council hereby replaces Title 2, Chapter 2.30 as follows:

Chapter 2.30 PLANNING COMMISSION OF THE CITY

Sections:

2.30.010 Establishment.
2.30.020 Membership.
2.30.030 Terms of Office.
2.30.040 Qualifications.
2.30.050 Removal From Office.
2.30.060 Vacancies.

2.30.070 Duties and Functions of the Planning Commission.
2.30.080 Rules.
2.30.090 Organization.
2.30.100 Meetings
2.30.110 Committees.
2.30.120 Voting.

2.30.010 Establishment.

Pursuant to Section 65100 of the Government Code of the state of California, there is hereby established a planning commission which shall have the powers and duties and serve the purposes enumerated in said Section 65100 and this chapter, and which shall have jurisdiction within the incorporated boundaries of the City of Rancho Cordova.

2.30.020 Membership.

The planning commission shall consist of seven commission officers.

2.30.030 Appointments and Terms of Office.

Appointments to the planning commission shall be made by the City Council as follows:

1. Five commissioners shall be nominated by the individual members of the City Council prior to the first meeting of the Council in January 2004. The City Council shall confirm or reject each nomination at the first meeting of the Council in January 2004 or as soon thereafter as possible. A commissioner's term shall coincide with the term of the Councilmember that nominated that commissioner. Thereafter, following each election of the City Council, re-elected or newly elected members of the Council shall each nominate one member to serve on the Planning Commission within 90 days of taking office. All commissioners nominated by an individual member of the City Council shall be confirmed by a majority vote of the City Council. Should confirmation of a nominee not take place, the individual Councilmember making such nomination shall nominating another person) to serve on the Planning Commission, and continue this process, until the majority of the City Council confirms an appointment from each individual Councilmember.
2. Two commissioners shall be designated at large members and shall be selected by the City Council as a body from a pool of nominees. At large members may be nominated by any member of the City Council and appointments shall be made in a manner determined by the City Council. Two at large members of the commission shall be nominated and appointed by the first meeting of the City Council in January 2004, or as soon thereafter as the Council completes the selection process. The initial at large commissioners shall serve a term of **two years**, with all subsequent appointments for the at large commissioners to be for terms of four years.
3. No limit is established on the number of terms that a commissioner may serve.

2.30.40 Qualifications

Minimum qualifications for the position of planning commissioner are as follows: Planning Commissioners shall be at least 18 years of age; shall be registered to vote; shall not be an elected or appointed official of another public entity whose jurisdiction includes any part of the City; and, one of the at large commissioners shall reside either within the boundaries of the Cordova Recreation and Park District or within the incorporated limits of the City of Rancho Cordova, and the remaining six commissioners shall reside within the incorporated limits of the City.

2.30. 050 Removal from Office.

A planning commissioner may be removed from office by the City Council without cause, notice or hearing.

2.30.060 Vacancies.

Vacancies which occur within the commission shall be filled for the unexpired portions of the terms as follows: vacancies of at large commissioners shall be filled pursuant to section 2.30.030(1); vacancies of all other commissioners shall be pursuant to section 2.30.030(1).

2.30.070 Duties and Functions of the Planning Commission.

The planning commission shall have the duties and functions as specified in the Municipal Code for the policy planning commission, project planning commission, subdivision review committee and zoning administrator. Additionally, the planning commission shall:

1. Serve as the planning agency for City of Rancho Cordova as provided by Chapter 3 of Title 7 of the Government Code;
2. Promote public interest in, and understanding of, the general plan, community plans and regulations relating to such plans;
3. Consider and provide recommendations to the City Council on amendments to the general plan, zoning code, specific plans and community plans;
4. Consider subdivision matters arising from the Subdivision Map Act and this code;
5. Consider appeals of Planning Director determinations;
6. Perform such other duties as the City Council shall prescribe.

2.30.080 Rules.

The Planning Commission shall adopt, subject to City Council approval, rules of procedure which shall govern the conduct of hearings and other business of the commission. Copies of the rules shall be published and shall be available at the office of the Clerk of the City Council.

2.30.090 Organization.

At the initial meeting of the commission, and annually thereafter at the first meeting of the calendar year for the commission, the members of the commission shall select a chairperson and vice-chairperson and shall determine the time, place and frequency of regular meetings.

2.30.100 Meetings

The Planning Commission shall meet at least once a month at a regularly scheduled time and date, and at other such times as the chairperson deems necessary to perform the duties of the commission.

2.30.110 Committees.

The planning commission is authorized to create committees from its membership, consisting of no more than two members, for the conduct of its business.

2.30.120 Voting.

Four members of the seven-member planning commission shall constitute a quorum, and a quorum is required for the commission to take action on any item on its agenda.

SECTION 4: Ordinance Supercedes County Code as Adopted by City

Pursuant to Government Code section 57376, the City Council hereby declares its intention that Title 2, Chapter 2.30 of the Rancho Cordova Municipal Code, as amended, shall supercede Title 2, Chapter 2.30 of the Sacramento County Code.

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

Within fifteen (15) days from and after adoption, this Ordinance shall be published in accordance with California Government Code Section 36933(a) and shall take effect and be enforced thirty (30) days after its adoption.

* * * * *

PASSED AND ADOPTED this _____ day of December, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Date: November 15, 2004

To: Honorable City Council

From: Yvonne DeHaan, Code Enforcement Program Manager

Subject: Property Maintenance Ordinance Presentation

Staff Recommendation

The City Council use the information presented to provide staff specific direction in order to prepare an ordinance that will best meet the needs of the Council and the City.

Background

When the city incorporated, we adopted a majority of the codes in use by the County of Sacramento. After using these codes for a more than a year, we find that there are still areas of concern that do not seem to be sufficiently addressed. The most common of these involve the maintenance of commercial properties, vacant lots and poorly maintained residences that affect the property value of the area. Developing a clear and concise ordinance describing the minimum standards of our community will be a key tool in changing the way the city looks and feels about itself.

Analysis

The key element of this presentation will be a series of photos indicating different levels of property maintenance. Provided with it will be a checklist to assist you in determining the specifics you want in your ordinance. In considering the categories to present, IN-SHAPE staff drove through the city gathering examples of what we felt looked "Nice", "Bad" and a lot of "In-Between". Certain characteristics were identified that contributed to the above conditions. Additional research was also done regarding property maintenance ordinances in other jurisdictions. Codes from more than 15 other cities, in 6 different states were examined in order to offer a wider choice of categories. Attached to this document are key parts of some of the ordinances researched. Sections in bold type are examples of ideas or wording we may want to consider.

AGENDA ITEM # 21

The most commonly addressed concern found in other jurisdictions was the maintenance of fencing and landscaping. One quick glance down a street will often tell someone if they want to live here or not, with yards and fencing being the most visually compelling evidence. While the existence of a fence is not required on single family homes, the working premise of a property maintenance ordinance is: If you are going to have it, you must take care of it.

The same rule was applied to landscaping. Some jurisdictions allow options other than the basic lawn/shrubbery combinations, but still require diligent care. All jurisdictions indicated that vacant properties must be maintained, but the standards were varied and somewhat less specific. There are also situations less visible, but still affecting the quality of life that must be addressed, such as whether running and registered cars can be stored in back yards (and whether or not public visibility affects this decision) and whether sheds and other accessory structures that are often partly visible should be regulated.

One of the most troublesome concerns we are experiencing here are commercial properties that are poorly maintained. Broken or missing signs, exteriors that need paint or repair, parking lots that border on unsafe – the type of blight that hurts everyone including the businesses themselves. While few other ordinances specifically pointed this out as a concern, they all contained wording addressing the exterior of buildings. This is an area where we need to be very specific about what we will demand from the business community.

There are other less predominant areas of concern that should be included in the discussion. These are all questions or concepts that have come to the attention of code enforcement over the last year, although none were demanding enough to be brought forward individually. These include whether trash cans should be visible from the front of a home, setbacks for oversized RV's, the composition and condition of windows, and occupancy limits. There are even the occasional odd instances that come up very seldom – such as portable toilets at sites not currently experiencing construction, laundry being hung in public view, or commercial dumpsters on residential lots – that might be included in a list of items to consider as the ordinance is being prepared.

Conclusion:

Many options are being offered to help design an ordinance that will successfully assist us in improving the feel and image of our city. A basic ordinance, addressing the obvious, such as broken fences, cracked and peeling exteriors and poor landscaping, will be a strong tool for enforcement purposes, but may stop short of changing public perception. Additional regulations about landscaping, accessory structures, storage of recreational equipment and vehicles, etc., will allow us to paint a broader picture, but may also require dedicated efforts to educate and encourage the community so they can fully appreciate the possibilities of your vision.

The City of Rancho Cordova is striving to improve our image. Giving a clear signal to the public about what we want people to see (and not see) when they come here will make it easier for everyone to take part in helping the city achieve its potential.

Recommended Action:

Provide staff with clear direction on the nature and scope of a Property Maintenance Ordinance.

SAVANNAH, GA

Property Maintenance Ordinance

The Property Maintenance Ordinance explains how buildings and yards must be kept. It is important for the health, safety, and appearance of the community that all properties be kept clean and well maintained.

All owners or occupants of property in the City are responsible for keeping their premises clean.

Premises: **Yards and shrubs must be properly cut. This includes front, side, and rear yards and porches;areas underneath houses or any accessory building; and that portion of the sidewalks, grass-strips, streets, and lanes next to their property**. All of the premises must be kept clean and free of litter, debris, garbage or animal waste.

Owners and occupants must acquire a garbage container from the City of Savannah Sanitation Department. There is a one-time charge for the container.

Trash: All trash (such as glass, paper, dust, leaves, yard clippings, straw, wood, and metal) should be put into a garbage container for pickup by the Sanitation Department. The only exception to this requirement are small tree branches, or other small items that are not easily containerized.

Fallen trees or tree limbs are not allowed anywhere on public or private property.

Objects such as junk materials, machinery, and equipment, appliances, or other household items, building materials, or piles of dirt are not allowed on front yards or front porches. Such objects are also not allowed on side or rear yards or on side or rear porches if they can be seen from the street or lane. All such materials must be kept covered or enclosed in a shed.

Grass and Weeds: These are considered overgrown when they reach 10 inches in height and must be cut. Shrubbery and other vegetation should be kept neatly trimmed.

Owners must keep their vacant lots cut and free of litter and debris. A vacant lot is the same as a front yard; therefore, vehicles can not be parked on a vacant lot.

Storage Buildings: These are not allowed on the front yard. They are permitted on rear and side yards only and must be kept in good repair, Dilapidated storage buildings are not allowed anywhere.

Vehicles, Boats, Trailers: These objects must not be placed on the front yard except on an established driveway or parallel and within 5 feet of an established driveway. Vehicles, boats, or trailers in good condition may be placed on the side or rear yard.

A derelict vehicle left on public property will be towed after 10 days. A derelict vehicle left on private property will be towed after 30 days. An abandoned vehicle left on public property will be towed after five days. An abandoned vehicle left on private property will be towed after 30 days.

Derelict vehicles, boats, trailers, or parts are not allowed anywhere except in an enclosed accessory building.

Fences: All fences must be constructed or repaired using materials specifically designed for fence construction. Tin or plastic roofing material and doors are not allowed.

Rats: Rats are attracted by trash piles, open garbage, unkempt vegetation, and derelict vehicles. Do not pile coal, wood, etc. near or against walls. Keep stored materials (firewood, building materials) up 12 to 18 inches off the ground on cement blocks.

ASHLAND, WISC

EXTERIOR PROPERTY AREAS.

(1) SANITATION. All exterior property areas shall be maintained in a clean and sanitary condition free from any accumulation of rubbish, garbage, discarded construction materials or feces. **All furniture, furnishings, appliances and household goods shall be stored within a completely enclosed structure or properly disposed of within 7 days, unless such furniture, furnishings, appliances and household goods are designed for outdoor use.**

(2) GRADING AND DRAINAGE. All premises shall be properly graded and maintained so as to divert water away from buildings and to prevent the accumulation of stagnant water on or within any building or structure located thereon. No owner or agent may alter the existing drainage in such a way as to cause or create drainage problems on adjoining properties.

(3) VEGETATION. General requirements- Except as provided in par.(c) below, the owner or occupant of any lot or parcel in the City which is 5 acres or less in area shall install and maintain landscaping, plantings and other decorative surface treatments, including turf grass, so as to present an attractive appearance in all court and yard areas in accordance with generally accepted landscaping practices. **Lawns shall be maintained to a height not to exceed 10 inches**. Plantings shall be maintained so as not to present hazards to adjoining properties or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located and thereby the appearance and value of the neighborhood and the City.

Natural Lawn Exception- Any owner or occupant of a lot or parcel of less than 5 acres desiring a natural lawn may register for a natural lawn permit from the City Community Development Office provided that such plantings meet the requirements of this subsection. Failure to meet these requirements will cause such permit to be revoked and the vegetation will be deemed a nuisance which shall be abated within 7 days of receipt of the written notice. Such permits shall be valid for a period not to exceed 2 years at which time a new application shall be submitted.

a. Maintenance of setbacks and drainage swales- A 10 foot setback on any street frontage and a 5 foot side and rear yard setback of all natural lawns shall be maintained in accordance with the General Requirements. Adjacent neighbors may agree to waive setbacks for encroachment on setbacks outside drainage swales; such waivers shall be in writing and filed with the Community Development office.

b. Weeds and plants prohibited- The owners and occupants of all approved natural lawns shall destroy all of the following weeds and plants and shall not allow such weeds and plants to grow to a height greater than 10 inches:
1. Canada thistle and all other thistle varieties
2. Leafy spurge
3. Field bindweed
4. Purple loostrife
5. Multiflora rose
6. Burdock
7. Ragweed
8. Garlic mustard
9. All weeds enumerated in Sec. 66.955 and 66.96, Wis. Stats.
10. Turf grass, except in setback areas and designated paths.

(4) LANDSCAPING AND GROUND COVER. **All exterior property areas shall be seeded with a common species of grass, sodded or improved with some form of landscaping or plantings. The exterior property areas shall be maintained to present an attractive appearance and to prevent soil erosion into adjacent storm sewers, sidewalks, driveways or streets.** Plantings shall be maintained so as to prevent hazards to persons on adjoining properties and to persons and vehicles on public ways.

(5) INSECT AND RODENT HARBORAGE. The owner shall be responsible for extermination of insects, rodents vermin or other pests in all exterior areas of the owner's premises, except that a nonowner occupant shall be responsible for such extermination in the exterior areas of a single-family dwelling. Whenever infestation exists in shared or public parts of structures and premises, other than a single-family dwelling, extermination shall be the responsibility of the owner.

(6) ANIMALS AND ANIMAL PENS- All animal pens, runs, exercise areas, fenced areas, houses, structures and enclosures shall be kept clean, sanitary, free from odor and excrement, insects and other unsightly or objectionable matter which constitutes a public nuisance or is otherwise detrimental to the public health, safety, or welfare. No animals shall be regularly chained or kept in the front yard, or in the case of a corner lot, along the side yard adjacent to the abutting street which cause the destruction of the surrounding vegetation or allows the animal to approach to within 20' of the City right-of-way unless fully contained within an approved fence.

(7) ACCESSORY STRUCTURES. All accessory structures, including detached garages, carports, awnings, patio covers, sheds, storage buildings, benches, tree forts, playhouses, fences and other accessory structures, shall be maintained by the owner in structurally sound condition and in good repair. All accessory structures shall be protected from the elements by periodic painting, staining or other waterproofing or surface protection and shall be designed, constructed and

placed so as to not create a safety hazard or an aesthetic nuisance to adjoining properties and the City.

(8) MISCELLANEOUS STORAGE- Firewood, building and construction materials, trampolines, accumulations of yard toys, inoperable bicycles and other similar items may not be stored or kept in any front yard, or in the case of a corner lot, along the side yard adjacent to the abutting street.

(9) DUMPING AND LITTERING- Dumping of any residential or commercial garbage, rubbish, furniture or furnishings, brush, junk, stone, construction materials, appliances, grease, solvents, petroleum products, vehicle and vehicle parts, in any place and in any manner is prohibited unless such dumping is within an approved landfill or recycling center.

(10) FILL MATERIAL- Any clean fill placed on private property, and any ditching or excavating shall not affect existing drainage patterns of adjoining property without the written consent of the adjoining property owner. Any fill in excess of 50 yards shall have the written approval of the Public Works Director or his/her representative through the issuance of a fill permit.

(11) SNOW REMOVAL AND STORAGE- It shall be unlawful to throw or plow any snow onto adjacent properties without the written consent of the adjoining property owner. Snow may not be piled or stored in such a way as to create runoff or drainage problems for adjacent properties. Snow may not be stored in such a way as to create safety hazards for motorists or pedestrians. It shall be the responsibility of the property owner to remove any accumulation of snow within 48 hours, on all sidewalks adjacent to their property, which are regularly used by pedestrians.

GLENDALE, AZ

Sec. 25-20. Property maintenance.

(a) *General.* All exterior property including yards, ground covers, trees, shrubs or other landscaping; and any exterior surfaces of any buildings or structures including but not limited to fences, walls, or roofs, or appurtenances including but not limited to windows, window frames, window screens, doors, door frames, canopies, awnings, cornices, porches, stairways, railings or similar items shall be properly maintained and shall not otherwise present a blighted or deteriorated appearance.

(b) *Exterior windows, doors, and screens.* All exterior doors, door frames, windows and window frames shall be maintained in sound condition, securely fit in their frames, be substantially weather tight and shall not otherwise present a deteriorated or blighted appearance. **Window screens, if present, shall be free from excessive tears or holes or bent or broken frames.** Boarded window or door openings on an occupied structure are prohibited.

(c) *Fences, screen walls, and retaining walls.* All fences, screen walls and retaining walls on the property shall be maintained in a safe and structurally sound condition; and shall not otherwise present a deteriorated or blighted appearance**. This includes but is not limited to leaning or damaged fences, fences missing slats or blocks or any other materials that are otherwise broken or damaged in such amounts as to present a deteriorated or blighted appearance. All materials shall be uniform, compatible, and consistent with the design thereof.**

(d) *Landscaping.* **All property shall be free from any conditions that contribute to visual blight including but not limited to dirt yards, vegetation of any kind that is substantially dead or damaged or characterized by uncontrolled growth or lack of maintenance or any similar conditions.** Ground cover consisting of crushed rock, gravel or similar materials shall be one quarter (1/4) inch or larger in size and be maintained at a sufficient depth that covers all exposed areas of dirt.

(e) *Protective treatment.* All exterior wood surfaces exposed to weather, except decay resistant woods, shall be protected with paint or other protective covering.

(f) *Painted surfaces.* All exterior painted surfaces shall be maintained in sound condition. **Painted surfaces that represent a blighted or deteriorated appearance including but not limited to excessive peeling, flaking, chipping, or cracking shall be eliminated and surfaces repainted.**

(g) *Roofs and roof coverings.* Roofs and all appurtenances shall be structurally sound and maintained in a safe condition. Roof coverings shall be substantially

free from broken, rotted, split or curled materials and shall not otherwise present a deteriorated or blighted appearance. All materials shall be uniform, compatible and consistent with the design thereof.

Sec. 25-21. Land maintenance.

The following acts, omissions, conditions, and things in or upon any land, building or structure in the city constitute public nuisances, the existence which are hereby prohibited and declared to be unlawful:

(a) No person shall place any personal property, materials, goods, wares, merchandise or similar items of any kind in or upon any public street, sidewalk, alleyway or rights-of-way. Items placed by or approved by the city are exempt from this subsection.

(b) No person shall attach or place any sign, placard, poster, banner or any other advertising device to any tree, public utility structure, traffic control device, streetlight standard, or any other device upon the public streets, alleyways, sidewalks or rights-of-way. Signs, banners or other devices approved by the city are exempt from this subsection.

(c) No person shall place, deposit or leave in or upon any public street, alleyway, sidewalk, rights-of-way, park or other city building or property any bottles, glass, cans, graffiti, handbills, posters, pieces of scrap metal, metal articles, paper or other material or items, except in proper containers for collection.

(d) No owner or occupant of any property shall allow or permit any trees, shrubs, or other plant growth on the property to impede, obstruct or interfere with the free passage upon any public street, sidewalk, or alleyway; or obstruct the visibility of drivers; or interfere with any traffic control device; or signs or street lighting. Tree limbs must be maintained to hang no lower than twelve (12) feet above any public street or alleyway and seven (7) feet above any public sidewalk. Trees below seven (7) feet, shrubs or other plant growth must be maintained one (1) foot from any public sidewalk.

(e) No person shall allow the accumulation of items such as but not limited to bottles, glass, cans, pieces of scrap wood, metal, metal articles, paper, plastic, boxes, tires, vehicle parts or other such materials or items in unsheltered areas of private property.

(f) No person shall place and/or store furniture, except furniture designed and placed for outdoor use, household equipment, appliances, construction or landscape material, cardboard material, plastic material, debris or any similar materials in a location that is visible to a person standing upon any public street or sidewalk.

(g) No person owning or occupying any property fronting on any street, alleyway, or public place in the city including the area between the property line of such property and the street shall allow thereon grass or weeds to exceed a height over six (6) inches when such conditions create a blighting condition or may harbor infestations or are likely to become a hazard to the public health or safety.

(h) No person owning any vacant building or vacant property within the city shall allow thereon grass or weeds to exceed a height over six (6) inches or allow the accumulation of discarded construction materials, construction waste, trash or any other debris when such conditions create a blighting condition, or may harbor infestations or are likely to become a hazard to the public health or safety.

(i) No person shall place any waste materials, trash, weeds, or other accumulation of debris upon any public or private property not owned or under the control of such person, other than placement of refuse for collection in accordance with chapter 18, article III of the Code of the City of Glendale.

(j) The storage of construction materials in unsheltered areas of the yard in which insects may breed or multiply or which provides harborage for rodents or which constitutes a hazard to the public health or safety is prohibited. This paragraph shall not apply to any construction material when a valid building permit exists for the property on which the construction material is located and the construction material is intended to be incorporated in the project for which the permit is issued.

(k) No person shall allow any palm tree to have an excessive accumulation of dead or dry fronds that descend downward from the base of the lowest living frond more than four (4) feet or dry fronds longer than four (4) feet and closer than seven (7) feet to the ground that may result in insect or other infestations or result in other conditions that adversely affect the public health or safety.

(l) Any person owning any vacant property that has been subject to illegal dumping on more than three (3) occasions within a twelve (12) month period must effectively secure the area where the illegal dumping has occurred and place "no dumping" signs. Methods such as, but not limited to permanent fencing, ditch and/or berm or four (4) foot posts at four (4) foot intervals may be used to secure the area where the illegal dumping has occurred.

(1) All required signage must be a minimum of twelve by eighteen (12 (18) inches in size with two-three (2-3) inch lettering mounted on durable grade vinyl, aluminum, fiberglass or similar substrate. The signage must be mounted on a steel support post a minimum of one and one-half (1-1/2) inch diameter and the support must be placed a minimum of eighteen (18) inches in ground. Metal fasteners must be used to anchor the signage to the support post.

(2) If the owner fails or refuses to effectively secure the area where the illegal dumping has occurred and/or place no dumping signs, the city may, at the expense of the owner, complete the work by contract and the owner shall be liable for all costs incurred.
(Ord. No. 1325, § 1(13-2), 12-4-84; Ord. No. 2186, § 6, 2-27-01)
Editor's note: Prior to amendment by Ord. No. 2186, § 6, 2-27-01, § 25-21 concerned definitions of nuisances, as derived from Ord. No. 1325, § 1(13-2), 12-4-84.

Sec. 25-22. Vehicles.

(a) No person shall park or permit to be parked any vehicle for the purpose of sale upon any property or vacant property except where the sale of a vehicle is customary and incidental to the principal use of the property and in accordance with the Glendale zoning ordinance, article 5. Zoning district regulations. A violation of this paragraph shall constitute a misdemeanor punishable by a fine of not less than fifty dollars ($50.00).

(1) The display of one (1) vehicle for sale is permitted at a residence when the vehicle is titled to the owner or occupant of the property, is parked on an improved parking surface on the property and is not being sold in connection with an automobile sales business.

(2) No more than three (3) vehicles may be displayed for sale at the same residence within a twelve (12) month period and only one (1) vehicle shall be displayed for sale at one (1) time.

(b) No person shall park or permit to be parked any vehicle, including but not limited to semi-tractors, semi-tractor trailers, or limousines on any property or vacant property except where the parking of such vehicles is customary and incidental to the principal use of the property and in accordance with the Glendale zoning ordinance, article 5, zoning district regulations. A violation of this paragraph shall constitute a misdemeanor punishable by a fine of not less than fifty dollars ($50.00).

(c) Vehicle covers placed on any vehicle that is visible from any public street or sidewalk must be properly maintained and made exclusively for covering vehicles. A proper cover does not include bed linen, paper, cardboard, plastic sheeting, tarps or any other item or material not manufactured specifically as a vehicle cover. The use of a vehicle cover on any abandoned or inoperable vehicle as defined in section 25-1 is limited to a vehicle that is stored in a carport.

(d) The unsheltered storage of any abandoned or inoperable vehicle, including any vehicle being repaired or restored, that is visible from any public street or sidewalk for a period of fifteen (15) days or more is prohibited except where the storage, repair or restoration is customary and incidental to the principal use of

the property and in accordance with the Glendale zoning ordinance, article 5, zoning district regulations.

(e) An abandoned or inoperable vehicle, including any vehicle being repaired or restored, may be stored in a carport if the vehicle is covered with a properly maintained vehicle cover made exclusively for covering vehicles as described in section 25-22(c).

(f) Within any residential zoned district any vehicle undergoing repair must be titled to the owner or occupant of the property and not more than three (3) such fifteen (15) day repairs shall be permitted in any twelve (12) month period.

(g) Within any residential zoned district no person shall park or store any vehicle such as but not limited to watercraft, camper shell, truck camper, or utility trailer in any portion of the side yard unless screened from the street or the surface area is improved with gravel, concrete, asphalt or paving bricks.

(h) No person shall leave, place or park any abandoned vehicle or inoperable vehicle upon any public street, alleyway, parking lot or other city property.

AGOURA HILLS, CA

5605. Substandard property.

The existence or maintenance of substandard property is prohibited, unlawful and constitutes a public nuisance. Any one (1) or more of the following conditions shall constitute substandard property.

(1) Substandard buildings;

(2) Unpainted buildings causing dry rot, warping and termite infestation;

(3) Broken, missing or inoperable windows or doors;

(4) Overgrown vegetation which is detrimental to public health, safety or welfare or which detracts from the appearance or property values of the immediate neighborhood. Overgrown vegetation is defined to include, without limitation:

a. Vegetation likely to harbor rats, vermin and/or pestilence.

b. Vegetation hanging over, or obstructing, public rights-of-way or creating a pedestrian or vehicular hazard in the use of public property.

c. Vegetation causing or adding to a fire hazard, including, without limitation, plants, hedges, shrubs or trees growing on or upon the roof of any structure, or within such close proximity of a roof structure or utility line so as to constitute a fire code violation.

(5) Dead vegetation which is detrimental to public health, safety or welfare. Dead vegetation shall mean, without limitation, decayed, diseased or hazardous vegetation, and shall include neglected, poorly watered or unwatered, or otherwise uncared for, trees, weeds, ground cover, shrubs, hedges, plants and other vegetation that cause or contribute to any one (1) of the following conditions:

a. A danger to public health, safety and welfare.

b. A detriment to nearby property, or the value thereof.

c. Causing or adding to a fire hazard.

d. The creation or promotion of dust or soil erosion.

e. Unattractive or unsightly appearance that is contrary to community standards as established by surrounding or nearby properties.

f. The absence of any vegetation where approved or required by the City of Agoura Hills.

(6) Trailers, campers, recreational vehicles, boats and other related apparatus placed or stored in an area that is visible from a public street;

(7) Trailers, campers, recreational vehicles, trucks, and boats that exceed six (6) feet in height and that are parked for more than forty-eight (48) hours within five (5) feet of any side property line.

(8) Inoperable or abandoned motor vehicles or parts thereof placed or stored in an area that is visible from a public street;

(9) Abandoned, broken, discarded, or neglected equipment, machinery or furniture placed or stored for a period of more than forty-eight (48) hours in an area that is visible from a public street;

(10) Clothesline in front yard areas;

(11) Garbage cans placed or stored in front or side yards and visible from a public street except when placed in places of collection at the times permitted;

(12) Packing boxes, paper products or other debris placed, accumulated, or stored in yard areas visible from a public street or adjacent private property;

(13) Maintenance of premises in such condition as to be detrimental to the public health, safety or welfare or in such manner as to constitute a public nuisance as defined by Civil Code Section 3480.

(14) Property, including, but not limited to, building exteriors which are visible from a public right-of-way or adjacent private property and maintained in such condition as to become so defective, unsightly, or in such condition of deterioration or disrepair that the same detracts from the appearance of the immediate neighborhood. This includes, but is not limited to, the keeping or disposing of or the scattering over the property or premises of any of the following:

a. Lumber, junk, trash or debris;

b. Abandoned, discarded or unused objects of equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans or containers;

c. Stagnant water, or excavations;

d. Any device, decoration, design, fence, structure, clothesline or vegetation which is unsightly by reason of its condition or its inappropriate location;

(15) Grading which does not meet the minimum standards set forth in the building code of the City of Agoura Hills or which is done in violation of this Code or any other city or state law regulating grading.

(16) Any other condition or activity on real property that violates any local, state or federal law or regulation, or that is contrary to any public agency approval, permit, or condition thereof.

(Ord. No. 03-318, § 1, 4-9-2003)

CITY OF LEMORE, CA

4-4-2: FINDINGS: The city council finds and determines as follows:

(This section is very nice overall!!)

A. The city has a history and reputation for well-kept properties, and property values and general welfare of the community are founded, in part, upon the appearance and maintenance of private property;

B. Owners and occupants of some properties within the city have permitted visual blight, including, but not limited to, deteriorated buildings, the accumulation of overgrown, rank and noxious vegetation and the accumulation of broken or discarded personal property in front yards;

C. The existence of such conditions as described in this chapter is injurious and inimical to the public health, safety and welfare of city residents and contributes to the deterioration of residential, commercial and industrial areas;

D. Abatement of these conditions is in the best interest of the health, safety and welfare of the citizens of the city because maximum use and enjoyment of properties in close proximity to one another depends upon a minimum standard of sightliness. The beneficial effects of maintaining a minimum standard of sightliness for properties in the city include, but are not limited to, appreciation of property values, physical improvements of residential, commercial and industrial zones, attraction of capital investors to residential, commercial and industrial zones, increase in commercial trade and industrial productivity and increase in the tax base of the city;

E. The abatement of such conditions will improve the general welfare, health, safety, and image of the city;

F. The abatement procedures set forth in this chapter are reasonable and afford due process to all affected persons;

G. The uses and abuses of property, as described in this chapter, reasonably relate to the proper exercise of police power to protect the health, safety and welfare of the public. (Ord. 9606, 5-21-1996)

4-4-3: **PROPERTY STANDARDS**: Unless expressly allowed by the zoning regulations, it is unlawful for any landowner or person leasing, occupying or having charge or possession of any real property in the city to keep, maintain, deposit or perform on such property any of the following and existence of any of the following is hereby declared a public nuisance:

A. Attractive nuisances dangerous to children and other persons, including, but not limited to, hazardous pools, ponds and excavations, and abandoned, broken or neglected household appliances, equipment and machinery, unless located behind a screened fence preventing access to the area.

B. Overgrown, dead, diseased, decaying or hazardous trees, shrubs, ground cover or weeds likely to harbor vermin, restrict or impede access to or public use of adjacent sidewalks and streets, obstruct traffic-control signs and devices and fire hydrants, pose a risk of physical injury to the public or constitute an unsightly appearance.

C. Used or damaged lumber, junk, trash, debris, scrap metal, concrete, sand, asphalt, cans, bottles, tires, salvage materials, boxes, containers, bins, and abandoned, discarded, inoperative or unusable furniture, stove, refrigerator, freezer, sink, toilet, cabinet or other household fixture, yard waste or equipment stored so as to be visible from a public street, alley or from an adjoining property for a period in excess of one week, except nothing herein shall preclude the placement of stacked firewood for use on the premises in the side or rear yards of the premises.

D. Any wall, fence, or hedge in such condition of deterioration or disrepair as to constitute a hazard to persons or property or cause depreciation in the value of any adjacent or nearby property.

E. Broken windows or doors constituting hazardous conditions and inviting trespassers or malicious mischief.

F. Buildings that are bearded up, partially destroyed, not properly secured or partially constructed or incomplete after the building permit authorizing its construction has expired.

G. Maintenance of the premises so out of harmony and conformity with the maintenance quality of adjacent or nearby properties as to cause substantial diminution in the enjoyment, use or property values of such adjacent or nearby properties.

H. Storage of automobile, motorcycle, boat or other watercraft, and trailer or parts thereof on residential properties within the front or side yard, unless parked on a paved driveway or screened from view by a minimum six foot (6') high solid fence.

I. Accumulate, store, abandon, dismantle, repair or otherwise locate inoperative trailer, camper, boat or other watercraft, motor vehicle or parts thereof on private property for a period in excess of fourteen (14) consecutive days, unless stored within an entirely enclosed garage or screened by a minimum six foot (6') high solid fence.

J. City-provided garbage cans or other trash receptacles stored within the front yard or on street, except when placed in locations of collection at times of collection, not extending more than twenty four (24) hours. Any other garbage cans or receptacles visible from the street.

K. Placement of satellite dish antennas over two feet (2') in diameter within the front or side yards abutting a street unless behind a solid fence of minimum six feet (6') high.

L. Fountains, pools and ponds unmaintained such that they harbor algae, bacteria or mosquitoes.

M. Cracked walkways or driveways if the cracks are such that weeds and growth come up through the cracks where an area is in overall poor condition.

N. Construction equipment and machinery and building supplies and materials stored in areas visible from public rights of way or neighboring properties unless part of an active and approved construction project.

O. Disposal of oil, gasoline, other petroleum products, noxious chemicals, pesticides, or other gaseous, liquid or solid wastes in such a manner as to constitute a health hazard or degrade the appearance of or detract from the aesthetic and property values of neighboring properties.

P. Buildings in disrepair with wall cracks in excess of one-fourth inch (1/4") width, leaking roofs, defective electric wiring or otherwise not in compliance with building codes to the extent it presents a dangerous situation or effect on property values. (Ord. 9606, 5-21-1996)

HUBER HEIGHTS, OHIO

(Very straightforward and down to earth!!)

PROPERTY MAINTENANCE

It is to everyone's benefit that properties in our city be maintained in accordance with the City's Property Maintenance Code, and any other ordinances that contribute to the safety and general well being of the residents, and the maintenance of property values.

No matter if you rent or own, this is where you live, this is where you are raising your children. Many of us have raised our kids in this city and plan to enjoy our retirement here. We can do this and enjoy a more secure lifestyle if we work together for better neighborhoods.

Huber Heights Property Code Requirements

- The exterior of a property and every structure on the property, including but not limited to; walls, roofs, cornices, chimneys, drains, towers, porches, windows, doors, awnings, and stairs, must be in good repair.
- All land shall be properly maintained with lawns, hedges, bushes, trees, and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property.
- **All property shall be maintained free from weeds or plant growth in excess of 8 inches.**
- All fences, retaining walls, or similar structures shall be constructed in a workmanlike manner and maintained in the same manner so that they are always in a state of good repair. All fences shall be treated periodically so as to retard deterioration including the painting of chain link fences.
- All accessory buildings shall be kept in good repair and not harbor rats, termites or other vermin.
- **Each building to which a street number has been assigned shall have the number displayed in a position easily observed and readable from the street.**

Safe and Decent Housing is Everyone's Responsibility

As a **PROPERTY OWNER**, you have certain obligations to meet. Protect your investments and the health of the occupants by maintaining your property in good repair.

1. Do all repairs in an approved manner, using proper materials in accordance with all applicable codes.
2. Maintain exterior structure free of broken glass, loose shingles, peeling paint, and crumbling stone or brick.
3. Maintain doors and windows, including storm doors and screen, in
4. Maintain driveways and walkways in a proper state of repair, free of hazardous conditions.
5. Maintain property free of rodents and roaches.

Maintain all yards or lots free of unsightly materials not appropriate to the area and debris that may cause a fire hazard or may act as a breeding place for vermin or insects.

As a **TENANT**, you also have responsibilities. Maintain your home in a neat and sanitary manner and contact the owner when repairs are needed.

1. Maintain dwelling in a clean and sanitary condition, free of conditions that might encourage rodent or cockroach infestations.
2. Properly dispose of garbage and rubbish in containers with lids.
3. Maintain yard in a neat and sanitary manner, free of litter, junk cars, and animal wastes.
4. Cut grass and trim shrubs maintaining landscaping on the lot.
5. Take care of pets. Don't allow them to run free or become a nuisance. Clean up waste daily.
6. Control trees, weeds, and other vegetation. Don't allow any plant or tree to overhang any public sidewalk by less than eight feet.
7. Don't place garbage or trash receptacles at the curb prior to 5:00 P.M. on the day preceding the pickup and all containers must be returned to their original storage place within 24 hours after the pickup.
8. Notify owner when repairs are needed and allow reasonable time to complete repairs before contacting officials.

General Thoughts on Property Maintenance

Raise your neighborhood to a higher standard of living. Become partners with your neighbors to make necessary improvements in your neighborhood.

We all have a vested interest in this city. We must work together to make and keep our city decent, clean and safe.

GWINNET COUNTY, GA

Property Maintenance Ordinance Summary

DIVISION 2 PROPERTY

Section 14-301 Fences and Walls

Fences and walls shall be maintained in a structurally sound condition and in good repair. Fences shall be free from loose or rotting materials and shall have braces and supports attached or fastened in accordance with common building practices.

Section 14-302 Grass, Weeds and Uncultivated Vegetation

Premises and exterior property shall be maintained free from grass, weeds or uncultivated vegetation in excess of 12 inches in height.
Exceptions:
1. Property one (1) acre or greater in size;
2. Property zoned RA-200 (agriculture-residence district).

Section 14-303 Junk Vehicles

Junk vehicles shall not be kept, permitted, parked, stored or maintained on any premises or public street right-of-way.
Exceptions:
1. Junk vehicles, limited to a maximum of two (2), which are kept within a fully enclosed building on property in residential zoning districts provided the owner or occupant of the property is in the process of reconditioning the junk vehicles for personal use;
2. Junk vehicles which are kept on property in zoning districts authorized by the Zoning Resolution for repairing, reconditioning or remodeling junk vehicles and provided that such junk vehicles are not stored for the purpose of salvage of parts but is in the continual process of repair, reconditioning or remodeling;
3. Junk vehicles which are kept on property in zoning districts as authorized by the Zoning Resolution for a junk or salvage yard;
4. Junk vehicles which are kept on residentially zoned property five (5) acres or greater in size.

Section 14-304 Open or Outdoor Storage

The open or outdoor storage of appliances, building materials or rubbish, equipment, garbage, goods, glass, materials, merchandise, rubbish, trash or similar items shall not be permitted, maintained or stored on any premises for more than 24 hours.

Exceptions:
1. Property where outdoor storage is authorized by the Zoning Resolution;
2. Cut wood which is neatly stacked in lengths not to exceed 3 feet for the personal use of the owner or occupant;
3. Residentially zoned property five (5) acres or greater in size.

Section 14-305 Trees

1. Hazardous Trees
Dead, dying, damaged or diseased trees shall not be allowed to exist or to be maintained on any premises which are hazardous to persons on adjacent property or to adjacent property. A finding by a registered forester or certified arborist shall constitute prima-facie evidence that a tree is in danger of falling upon adjacent lots or public streets due to the death or impending death of the tree, or due to damage by weather conditions or due to disease infestation.
2. Tree Stumps
Tree stumps greater than 12 inches in height above ground level shall not be permitted or maintained on any premises for more than 30 days after the tree has been cut.
Exceptions:
a. Property covered by a valid land disturbing permit;
b. Property one (1) acre or greater in size;
c. Property zoned RA-200 (agriculture-residence district).
3. Tree Debris
Felled trees, slash, removed tree limbs, or other portions of any tree shall not be permitted or maintained on the ground on any premises for more than 30 days.
Exceptions:
a. Property covered by a valid land disturbing permit;
b. Cut wood which is neatly stacked in lengths not to exceed 3 feet;
c. Property one (1) acre or greater in size;
d. Property zoned RA-200 (agriculture-residence district).

Section 14-306 Swimming Pools

Stagnant water in swimming pools conducive to the breeding or harboring of mosquitoes or other insects shall not be permitted or maintained on any premises. A finding by a health official of the Gwinnett County Environmental Health Department shall constitute prima-facie evidence that stagnant water in a swimming pool is conducive to the breeding or harboring of mosquitoes or other insects.

DIVISION 3 BUILDINGS

Section 14-321 Exterior Surface Treatment

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches and trim shall be maintained in good repair. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and watertight.

Section 14-322 Exterior Walls

Exterior walls of buildings shall be maintained free from holes, breaks, loose or rotting materials; and shall be maintained weatherproof and properly surface coated as needed to prevent deterioration.

Section 14-323 Roofs

Roofs of buildings shall be maintained so that they are structurally sound and in a safe condition and have no defects which might admit rain or cause dampness in the interior portions of a building. All portions, additions or sections of a roof including, but not limited to, the fascia, eave, soffit, sheathing, rafter tail, barge rafter, vent screening, gutter, downspout, roof jack, lead or metal flashing, shall be complete with all trim strips, moldings, brackets, braces and supports attached or fastened in accordance with common building practices.

Section 14-324 Exterior Stairways, Decks, Porches and Balconies

Exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, of buildings shall be maintained so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Section 14-325 Windows

Windows of buildings shall be fully supplied and maintained with glass window panes or with a substitute approved by the director of the Department of Planning and Development, which are without open cracks or holes. Screens, if provided, shall be securely fastened to the window.

Section 14-326 Exterior Doors and Frames

Exterior doors of buildings shall be maintained so that they fit reasonably well within their frames so as to substantially prevent rain and wind from entering a building. Exterior door jambs, stops, headers and moldings shall be securely attached to the structure and maintained in good condition without splitting or

deterioration. Additionally, exterior doors shall be provided with proper hardware and maintained in proper working condition.

Section 14-327 Decorative Features

Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

Added section restricting occupancy

• Residential Occupancy Limitations (Sections 14-341 through 14-347): Occupancy limits established as follows:
• Bedroom Area (Section 14-344):
1 occupant bedroom - 70 square feet
2 or more occupant bedrooms - 50 square feet per person
• Living Room Area (Table 4.5):
1 to 2 occupants - no requirement
3 to 5 occupants - 120 square feet
6 or more occupants - 150 square feet
• Dining Room Area (Table 4.5):
1 to 2 occupants - no requirement
3 to 5 occupants - 80 square feet
6 or more occupants - 100 square feet
• Kitchen Area (Table 4.5):
1 to 5 occupants - 50 square feet
6 or more occupants - 60 square feet

MAQUOKETA, IOWA

6-21-4 NUISANCES.

A failure to satisfy any one or more of the following provisions shall constitute a nuisance:

1. *General.* All structures, equipment and exterior property, whether occupied or vacant, shall be maintained in good repair and in structurally sound and sanitary condition as provided herein, so as not to cause or contribute to the creation of a blighted area or adversely affect the public health or safety.

2. *Rodents and vermin.* All structures, equipment and exterior property shall be kept free from rodent and vermin harborage and infestation. Where rodents and vermin are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent and vermin harborage and prevent re-infestation.

3. *Accessory structures.* All accessory structures, including, but not limited to, detached garages, fences, storage sheds, fences and walls shall be maintained in structurally sound condition and in good repair.

4. *Protective treatment.* All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches and trim, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or application of other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and watertight.

5. *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks, and shall be kept in such condition so as to prevent the entry of rodents or vermin.

6. *Exterior walls.* All exterior walls shall be maintained plumb unless otherwise designed or engineered; free from cracks, holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

7. *Roofs and drainage.* All roofs and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters

and down spouts shall be maintained in good repair, with proper anchorage and free from obstructions.

8. *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, or balcony, and all appurtenances thereto, shall be maintained in structurally sound condition, in good repair, and proper anchorage, and capable of supporting the imposed loads.

9. *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained in structurally sound condition and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

10. *Handrails and guardrails.* Every handrail and guardrail shall be firmly fastened and capable of supporting normally imposed loads, and shall be maintained in good condition.

11. *Basement entrances.* Every basement hatchway or exterior basement entrance shall be maintained to prevent entry of rodents or vermin, and shall be maintained so as not to allow rain or surface drainage water to enter.

SAN JOSE, CA

17.72.520 State of Disrepair

Any building or structure that is in a state of disrepair constitutes property blight. A building or structure is in a state of disrepair when any of the following conditions exist:

A. Exterior walls or roof coverings have become deteriorated, do not provide adequate weather protection, or show evidence of the presence of termite infestation or dry rot; or

B. Broken or missing windows or doors that create a hazardous condition or a potential attraction to trespassers; or

C. Building exteriors, walls, fences, retaining walls, driveways, or walkways that are broken or deteriorated to the extent that the disrepair is visible from a street or neighboring properties; or

D. Any part of the property, including any building or structure located on the property that is visible from a street or neighboring property, that is defaced with Graffiti.

17.72.525 Exterior Property Conditions

The existence of any one or more of the following exterior property conditions constitutes property blight:

A. The property contains overgrown, diseased, dead or decayed trees, weeds or other vegetation that:

1. Constitutes a fire hazard or other condition that is dangerous to the public health, safety, welfare; or
2. Creates the potential for the harboring of rats, vermin, vector, or other similar nuisances; or
3. Substantially detracts from the aesthetic and property values of neighboring properties; or

4. Is overgrown onto a public right-of-way at least twelve (12) inches; or
5. Is completely dead, over twelve (12) inches in height, and covers more than fifty percent (50%) of the front or side yard visible from any street.

B. The property fails to comply with applicable development permit requirements with respect to any landscaping requirements.

17.72.530 <u>Single Family Dwelling Landscaping Requirements</u>

A. A single family dwelling subject to a development permit shall be landscaped in accordance with the requirements of the development permit.

B. Subject to the paved surface limitations set forth in Section 20.30.440 of this Code, a single family dwelling, not subject to a development permit, shall have landscaping installed in the nonpaved portions of the front and side yards that are visible from any street. For purpose of this subsection only, "landscaping" means live trees, shrubs, lawns, other live plant materials or Decorative Landscaping, have been installed.

C. **If only Decorative Landscaping is used to meet the requirements of this Section, Weed Block shall also be used.**

D. Failure to meet the landscaping requirements of this Section constitutes property blight.

(This actually came up in another recently incorporated city – hence the larger type – we should consider it!)

A. Any airplane or other aircraft, or any parts thereof in the front or side yard.

17.72.225 Household Item

"Household Item" means any item, including any part of the item, typically used in the interior of a dwelling. By way of example and not limitation, the term Household Item includes washing machines, sinks, stoves, heaters, boilers, tanks, mattresses, sofas, couches or futons, upholstered chairs, and indoor carpets. The term Household Item excludes furniture expressly designed for outdoor use and refrigerators.

17.72.570 Storing or Maintaining Household Items

A. No Household Item shall be stored or maintained in an area visible from any street for a period of time in excess of seventy-two (72) consecutive hours.

B. The storage or maintenance of a Household Item in a side or rear yard shall either be:

   1. In an accessory building constructed in accordance with the provisions of this Code; or
   2. In an area that provides for a five-foot (5') setback from any property line and, which is not visible from any street. In addition to the setback requirement, at least one thousand five hundred (1,500) square feet, or at least sixty percent (60%) of the remaining rear yard area, whichever is less, must be maintained as usable outdoor recreational space.

C. No Household Item shall be stored, or maintained within five feet (5') of any required building exit, including exit windows.

ROSSMOOR, CA

Sec. 3-13-7. Standards for developed property.

All developed real property in county territory shall be maintained at a level not less than the following standards.

a. Condition of structures. Structures shall not be partially destroyed, abandoned, unsecured, or permitted to remain in a state of partial construction for more than 30 days. Buildings or structures shall not be boarded up for a period in excess of 10 days without a valid demolition or building permit on file, except in compliance with Sections 7-1-18 and following of this Code.

b. Building exteriors and roofs. Exterior building surfaces and roofs shall be maintained free of significant surface cracks, missing materials, warping, dry rot which either threaten the structural integrity, or result in a dilapidated, decaying, disfigured, or partially ruined appearance.

c. Use of tarps. Excluding emergency repairs, it is prohibited to use tarps for roof and building repairs. Additionally, the use of tarps for vehicle covers, or temporary canopies, enclosures, and/or awnings is prohibited in any outdoor area visible from any public right-of-way.

d. Paint. Painted surfaces on buildings, trash enclosures, walls, retaining walls, fences, and structures shall be maintained in order to prevent decay, excessive checking, cracking, peeling, chalking, dry rot, warping, or termite infestation.

e. Graffiti. All structures, equipment, walls, and fencing on the property shall be maintained free of graffiti pursuant to Division 16 of Title 3 of this Code.

f. Lighting. All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. Furthermore, the structural integrity of all supporting poles and mounting fixtures shall be

maintained. All insulation and connections shall be intact and free of exposed wire.

g. Windows. Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited.

h. Window screens. All window and glass door screens shall be maintained free of tears, rips, and holes. On residential rental properties, window screens are required on all windows.

i. Trash bins. Trash bins or dumpsters shall be kept within an enclosed building, trash enclosure, or screened from public view to the maximum extent feasible. Overflowing trash bins or dumpsters due to inadequate number of bins and/or request for service from the trash hauler is prohibited.

Use of commercial trash bins for residential uses in the R-1 zone is prohibited

j. Walls, fences, and trash enclosures. All walls, retaining and crib walls, and fences abutting public rights-of-way (including alleys), and trash enclosures, shall be maintained free of significant surface cracks, dry rot, warping, deterioration, leaning, missing panels or blocks which either threaten the structural integrity, or result in a dilapidated, decaying, disfigured, or partially ruined appearance.

k. Parking areas, sidewalks. Parking areas, private alleys, driveways, sidewalks, and walkways shall be maintained free of potholes, cracks, breaks, lifting, and other deteriorated conditions.

l. Signs. All signs shall be maintained in order to prevent deterioration, disrepair, and unsightliness.

m. Excavations. Excavations, abandoned wells, shafts, basements, and other holes shall be properly secured to prevent access by unauthorized persons.

n. Landscaping. With the exception of R-1 properties, all landscaping on the property shall be maintained pursuant to Section 7-9-132 and following of this Code. For R-1 properties, all landscaping visible from public rights-of-way shall be maintained in a healthy condition free of dying, dead, diseased, decayed, discarded and/or overgrown vegetation.

o. Parkway landscaping. In residential areas, the public parkway shall be landscaped and maintained by the adjacent property owner(s). The landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, discarded and/or overgrown vegetation.

p. Drainage. Onsite drainage improvements shall be maintained in order to prevent deterioration, disrepair, and ineffectiveness.

q. Rodent and vermin control. All property, including landscaped areas, buildings, and structures, shall be maintained free of rodents and other vermin.

r. Outdoor drying. In all residential zones or residential developments, the outdoor airing and/or drying of laundry, clothes, other household linens, or food is permitted only in rear or side yards, provided that the items are not visible from public rights-of-way.

s. Pools. Barrier fencing and gates for swimming pools and spas shall be maintained as required by the California Building Code. Swimming pools and spas shall not contain unfiltered or stagnant water.

PASADENA, CA

14.50.040 Prohibited activities or conditions.

It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in this city to maintain such property, regardless of whether such property contains a conforming or legal nonconforming use or structure, in a manner that any of the following conditions or activities are found to exist thereon:

1. The accumulation of dirt, litter, junk, salvage materials, lumber or other debris visible from a street, sidewalk, alley or neighboring property, or verified through other lawful means.

2. Clotheslines or clothes hanging in front yards, on front porches, or balcony railings and visible from a public street.

3. Unconcealed trash can stored in the front, corner or side yard visible from a street, sidewalk, or alley. Trash can stored in the front, corner or side yard shall be concealed by the use of the following materials singly or in combination, and shall be architecturally consistent with the materials used in the surrounding buildings:

a. Masonry, such as exterior wall brick or finished precast concrete block, such as striated or fluted block. Unfinished cinder block shall not be permitted in the front yard. Masonry walls and fences constructed in the front or side yards, or visible rear yards in a landmark district, the central district, or on property designated as a landmark or historic monument, or listed in the National Register of Historic Places, or eligible for designation or listing, shall be subject to review under Chapter 17.52 or Chapter 17.92 of the Zoning Code.

b. Wood, provided that the wood is cedar, redwood or pine and at least five-eighths of an inch thick. If cedar, redwood, or pine is used to conceal a trash can, it shall be weather-protected from possible rot or decay by the application of a preservative on a regular basis by the party responsible for the maintenance of the subject premises;

c. Evergreen shrubbery consisting of permanent, living material which is continuously maintained in a sound, healthy and vigorous condition, free of plant diseases, insect pests, weeds, refuse and debris. Shrubbery shall be maintained so as to create a continuous barrier and must effectively conceal the trash can;

d. Earthen berm or recession with an embankment so as to achieve a continuous barrier.

4. Any trash can, refuse container, or recycling bin placed in a front yard or near the street curb for more than 24 hours before or after the time for collection of garbage or other materials from said container.

5. Broken or discarded furniture, household or business equipment, shopping carts or similar items, placed outdoors for more than 24 hours.

6. Attractive nuisances dangerous to children, including but not limited to: abandoned, broken or neglected equipment, machinery, dilapidated structures, refrigerators and freezers, excavations and hazardous pools, whether or not they contain any water or liquid.

7. Any sidewalk or driveway on private property which is broken, damaged or raised to such a degree as to be hazardous to persons using said sidewalk or driveway.

8. Overgrown vegetation likely to harbor rats, or other vermin, or which attain such growth as to become a fire menace when dry or which are otherwise noxious, dangerous or unsightly.

9. Dead, decayed, diseased or hazardous trees which constitute an unsightly appearance, or present a danger to public safety and welfare, or are detrimental to neighboring properties or property values.

10. Trees or other vegetation obstructing visibility at an intersection, or which restrict or impede access to public use of adjacent sidewalks or streets, obstruct official traffic-control devices, or prevent access by city street sweepers cleaning streets. Sidewalk access is impeded when encroaching shrubbery, ground cover, tree branches and other such vegetation cause less than a minimum clear area of 5 feet in width, and 7 feet 6 inches in height to be available for sidewalk traffic.

11. Gross lack of maintenance of grounds on which a structure exists where the grounds are visible from a public street, sidewalk, or from neighboring properties, and where such condition would have a tendency to substantially depreciate the aesthetic environment or property values of surrounding properties.

12. Graffiti or other words, letters or drawings which remain on the exterior of any building or fence for a period of 48 hours and are visible from a street, sidewalk or alley.

13. Residential or commercial buildings left in a state of incomplete construction, partial demolition, damaged by vandalism, fire, earthquake or other acts for a period of 6 months (excluding such time when work is in progress pursuant to a valid building or other construction permit).

14. Fence, wall or vegetation surrounding a vacant or unoccupied building which is maintained in a state of unsightliness or visual blight for a period of 30 days.

15. Any structure in a state of substantial deterioration, including but not limited to: peeling paint on a facade, broken windows, roof in disrepair, damaged porch, broken steps or other deterioration or disrepair, visible from a public street, sidewalk, or from

neighboring properties, where such condition would have a tendency to depreciate substantially the aesthetic environment or property values of surrounding properties.

16. Failure to secure all doorways, windows or other openings into a vacant structure, or provide fencing for the entire parcel containing the vacant structure, to prevent persons from gaining unauthorized access.

17. Dirt, sand, gravel, concrete, scrap metal, wood, building materials or other similar materials kept, stored, deposited or accumulated on property for a period of 30 days (excluding such time when work is in progress pursuant to a valid building or other construction permit).

18. The accumulation of dirt, litter or debris in any vestibule or doorway or on the adjoining sidewalk of a commercial building.

19. Any sign and/or sign structure relating to a use no longer conducted or product no longer sold on the property more than 45 days after a change in use or after the structure upon which the sign and/or sign structure is placed has been abandoned.

20. Signs and/or sign structures maintained in a deteriorated condition.

21. Any sign or advertising structure which was unlawfully erected on public or private property, or declared to be hazardous or unsafe by the city building official.

22. Any sign legally erected which later became nonconforming as a result of the adoption of an ordinance on which the amortization period provided by the ordinance or other law has expired, and for which conformance has not been accomplished.

23. Failure to park or store in a garage inoperative vehicles, or vehicles placed on blocks, or otherwise immobilized which are in a residential zone.

24. Parking or storage of commercial or construction vehicles or equipment in areas zoned for residential use.

25. Repair and/or dismantling of any vehicle or boat in a residential zone where such activity can be seen from the street or sidewalk, except where such repair and/or dismantling is completed and any evidence of repair, including tools, equipment, motor oils and other fluids, rags, spills, parts, and debris is removed within 3 days after the repair or dismantling was begun. All major vehicle repair must be conducted within a garage. No vehicle repair may be conducted in a customer parking lot serving an auto part or other store.

26. Property maintained in such a manner as to constitute a public nuisance as defined in Civil Code Section 3480.

27. Any dangerous, unsanitary, blighted or unsightly condition which is detrimental to the health, safety or welfare of the public.

28. Any other condition or activity recognized in law or in equity as constituting a public nuisance.

29. Oversized vehicles (including but not limited to motor homes, recreational vehicles, trailers, camper shells, slide-in campers, boats, or parts thereof) parked or stored other than in covered parking or on a paved area at the rear of the property Such prohibition shall not apply if the rear yard is inaccessible to the vehicle, in which case parking may be permitted on a paved driveway subject to the following restrictions:

a. The vehicle shall be parked at least 5 feet beyond the front yard property line if there is a sidewalk between the property and the street. If there is no sidewalk between the property and the street curb, the vehicle must be parked at least 5 feet from the paved edge of the street.

b. If the oversized vehicle owner's driveway adjoins a driveway of neighboring property, the location of the oversized vehicle in the driveway shall not create a safety hazard or obstruct the view within 15 feet of the sidewalk or edge of the roadway of that neighbor when entering or leaving his/her driveway.

c. An oversized vehicle parked in the driveway shall not prevent the parking spaces in the garage from being readily accessible. "Readily accessible" means that the oversized vehicle does not have to be moved in order for a second vehicle to enter or exit the garage or carport.

d. Parking in the front yard shall be only upon a driveway leading to covered parking.

e. An oversized vehicle parked in the driveway shall be fully operational, completely assembled, supported only by inflated tires, in good repair, neat and clean. Wrecked, dismantled, unregistered or inoperative vehicles shall not be parked in the driveway or in the rear yard, subject to other sanctions as set forth in this code.

f. An oversized vehicle parked in the driveway shall be moved out of the driveway periodically (i.e., at least once every 30 days) to permit the surface underneath to be cleaned.

g. No vehicle shall be parked on the grass, dirt or other landscaped areas surrounding a residence.

h. Vehicle shall be owned or leased by the residents of the property and licensed with a current registration.

i. An oversized vehicle shall not be used for storage, living or sleeping while parked in the driveway and shall not be connected to water or sewer lines for more than 72 hours.

j. An oversized vehicle may be parked in the driveway for up to 72 hours for the purpose of loading or unloading supplies, or preparing the vehicle for a trip.
30. Storage of abandoned, wrecked, dismantled, unregistered or inoperative automobile, trailer, camper, recreational vehicle, boat or other such vehicles or equipment on residential property.

31. Parking recreational vehicles, campers, boats, cars, or other mobile equipment on the grass, dirt or other landscaped areas surrounding a house.

32. Any condition or activity which adversely affects the health, peace or safety of persons residing or working on the premises or in the surrounding area.

33. Any condition or activity which jeopardizes or endangers the public health or safety of persons residing or working the premises or in the surrounding area.

34. "Repeated nuisance activities" defined as activities occurring on at least two or more occasions within a twelve (12) month period, and including but not limited to disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sales of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, loud noises particularly in late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests related to such activities.

35. Any violation of any provision of any city, state or federal regulation, ordinance or statute. (Ord. 6936 § 4, 2003; Ord. 6630 § 3, 1995: Ord. 6421 § 1, 1991; Ord. 6402 § 2 (part), 1990)

LAKEWOOD, CA

Municipal Code Property Standards
Amended by Ordinance 2001-5

4323. UNSIGHTLY PROPERTY. It is unlawful for any owner, lessee or occupant of any building, grounds or lot to keep or maintain or allow to grow or to accumulate any materials, growth or things which, because of its proximity to and view from neighboring or other property in the vicinity, depreciates the value of surrounding property or is injurious to the public health, safety or welfare, or to neighboring property, or the health or welfare of residents of the vicinity. These unsightly conditions are as follows:

A. ABANDONED OR DESTROYED OR PARTIALLY FINISHED BUILDING. Any building which is in an unsightly condition because of abandonment or lack or occupancy for a period of one (1) year or abandoned and unoccupied for a period of sixty (60) days because of partial destruction or failure to complete construction with the time authorized by a building permit or any extension thereof.

B. UNSIGHTLY AND DEFICIENT EXTERIOR MATERIALS. Any building which has peeling,
cracked, faded, chipped, torn or missing exterior surface materials, including, but not limited to, paint, stucco, siding, shingles and roof shingles so as to make the same unsightly. "Exterior surface materials" include roofing, building walls, doors, garage doors, porches, patios, awnings, screens, windows, window frames and casements, ledges, fascias, eaves and any wood or vinyl trim.

C. ACCUMULATION OF LITTER AND DEBRIS. Any accumulation of dirt, litter, debris, rubbish, trash, discarded items, including, but not limited to, discarded household items and vehicle part, accumulated to such an extent and left in yard areas, vestibules, doorways in open view to surrounding property.

D. GROUND COVER. In connection with a building, the failure to maintain a ground cover in a condition to eliminate an unsightly appearance by failure of the owner or occupant to prevent erosion, excessive dust, or the accumulation of water and mud. Ground area is that area appurtenant to and non-occupied by buildings, accessory structures, walkways, pools and spas, driveways, decks or similar architectural or decorative device. Such ground areas shall be maintained with a reasonable ground cover to eliminate the aforementioned detrimental features, including, but not limited to, grass, plants, shrubs and flowers or artificial or decorative features including bark, rock, cement and other vegetation.

E. FENCES AND WALLS. Any fence or wall or accompanying gate which is torn, leaning or tilting in an unsafe manner, dilapidated, deteriorated, rotted or missing parts or materials thereof.

F. GARAGE DOORS. Any garage access door open to public view, either from the street or alley which is inoperable, broken, lacking paint or missing visible parts or materials. Lack of a garage door where the open garage is visible from the street or alley so as to be unsightly.

H. REFUSE CONTAINER STORAGE. Any refuse container stored in the front yard or side yard of a corner lot adjacent to a street and visible from the public street, except where placed in places of collection at the times and manner permitted in this Code.

I. OVERGROWN VEGETATION. Any vegetation in any and all yard areas adjacent to a building or structure which is so overgrown or lacking in maintenance to be unsightly to neighboring property or potentially, because of size and lack of maintenance, is dangerous to the public health, safety and welfare. Vegetation includes trees that, because of size and lack of maintenance or disease, may be injurious to neighboring structures and inhabitants.

laws are ideas that acquire a following.

Memorandum

Date: November 15, 2004

To: Mayor and City Council

From: Paul Junker, Planning Director
Pamela Speciale, Planner

Subject: Sacramento Transportation & Air Quality Collaborative

RECOMMENDATION:

Staff recommends that the City Council acknowledge the importance of the collaborative process of the Sacramento Transportation & Air Quality Collaborative and review "The Path to An Agreement -- Progress Report to Stakeholders: Completing Education & Visioning and Launching the Negotiations."

BACKGROUND:

The Sacramento Transportation & Air Quality Collaborative (ST&AQC), under the aegis of the Sacramento Transportation Authority, is a group of over 100 stakeholders from diverse backgrounds representing business, the environment, public agencies, community groups, underserved populations and local neighborhood areas.

The mission: Continuing development of land and the resulting transportation and air quality issues facing both the City of Rancho Cordova as well as the County of Sacramento need to be addressed in a coordinated fashion.

The objective of the ST&AQC is that the carefully stages of the negotiation listed below will lead to an Agreement in 2006.

- Stage 1 - Draft Agreements in Principle – 2004
- Stage 2 – Draft Agreement – 2005
- Stage 3 – Draft Assurances & Implementation Plan - 2006 (1st half)
- Stage 4 – Final Agreement Adoption – 2006 (2nd half)
- Stage 5 – Implementation

During the Education and Visioning phase in Stage 1, experts were brought in to educate all participants in current, successful planning principals. Stakeholders then came to a negotiated agreement on the Common Understandings and Lessons Learned. To mark the conclusion of the comprehensive Education and Visioning Phase, the ST&AQC stakeholders collectively prepared the attached report, "The Path to An

AGENDA ITEM # 22

Agreement -- Progress Report to Stakeholders: Completing Education & Visioning and Launching the Negotiations."

The next step in the process is the development of "Agreements-in-Principle" to be completed in late 2004. The support of and active feedback on "The Path to an Agreement" by the City Council will allow staff to proceed with further discussion and negotiation resulting in the Agreements-in-Principle followed by Agreements-in-Detail. Without the ongoing guidance and feedback of the City Council, interim and final agreements cannot be crafted.

This briefing marks the beginning of a series of formal reports that will continue throughout the negotiation phase in order to ensure that the final, negotiated agreement is based upon broad and deep agreement among the diverse stakeholders that comprise the Sacramento countywide area.

CONCLUSION:

The ultimate goal of the ST&AQC is to develop, with the cooperation of all stakeholders, a Final Agreement that will be assured by the various agency stakeholders. An example of how the City of Rancho Cordova could show its concurrence with the Agreements would be in the form of City Ordinances and using Agreement principles in the development of the City of Rancho Cordova General Plan.

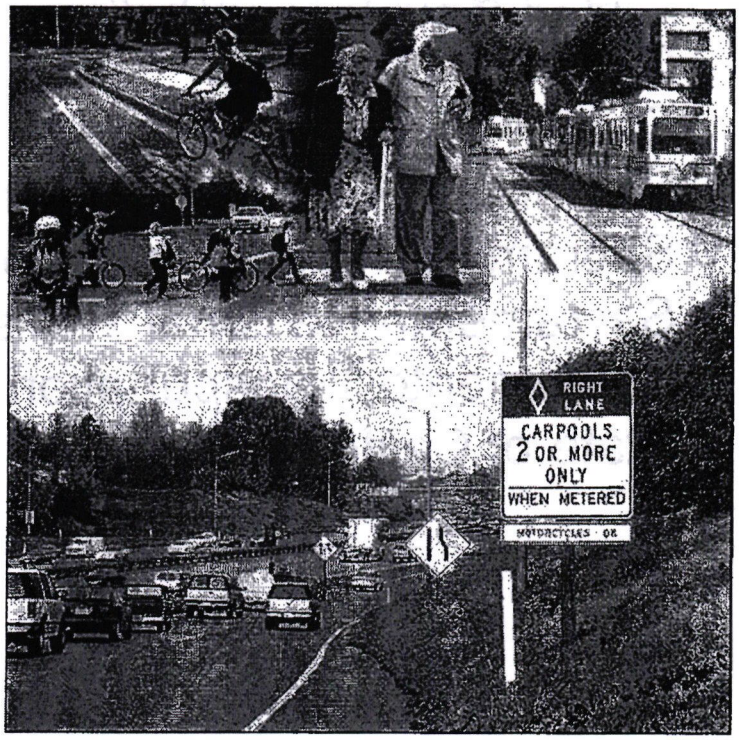
ATTACHMENTS:

1. The Path to An Agreement -- Progress Report to Stakeholders: Completing Education & Visioning and Launching the Negotiations.

Attachment 1

The Path to an Agreement

Progress Report to Stakeholders: Completing Education & Visioning and Launching the Negotiations



Sacramento Transportation & Air Quality
COLLABORATIVE

July 2004

Funding Agencies

City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento
County of Sacramento
Sacramento Air Quality Management District
Sacramento Area Council of Governments
Sacramento Regional Transit
Sacramento Transportation Authority
State of California, Dept. of Transportation

Contact Us:
Sacramento Transportation & Air Quality Collaborative
8950 Cal Center Drive, Building 3, Suite 115
Sacramento, CA 95826
(916) 228-3835

E-Mail: boyerm@sactaqc.org
Website: http://www.sactaqc.org

STAKEHOLDERS

Business Interest Group

Building Industry Association
Bruce Houdesheldt (former)
Jim Ray, Jr.
Dennis Rogers
Metro Chamber
David Aladjem
David Butler
Darin Gale
Citrus Heights Chamber
Robert Grande
Elk Grove Chamber
John Stoppelmann
Rancho Cordova Chamber
Tim Murphy
Carmichael Chamber
John Roach
North Sacramento Chamber
Franklin Burris
Asian Chamber
Pat Fong-Kushida
Deborah Muramoto
Black Chamber
Clarence Williams
Downtown Partnership
Ken Wemmer
Sacramento Alliance for Jobs
Joseph Cruz
Sacramento Area Realtors
Linda K. Bennett
Transportation Mgmt Assn.
Rhonda Abell (former)

Community Interest Group

African-American Community:
Carol Borden
Asian Pacific-Islanders:
Bernadette Chiang
Judy Fong-Heary
Disability Community:
Michael Barnbaum
Charlotte Carroll (In Memoriam)
Warren Cushman
Lisa Seley
Barbara Stanton
Amor Taylor
Latino Community
Efren Guttierrez
Michael Orosco (former)
League of Women Voters
Rick Bettis
Terry Maxwell (former)
Muriel Strand (former)
Laura Svendsgaard (former)
Paratransit
Linda Deavens
Bill Durant
Sacramento Housing Alliance
Rachel Iskow (former)
Lisa Noling (former)
Greg Sparks
Sarah Steinheimer
Sac. Transportation Equity Network
Alan Hirsch
Kenneth Watkins (former)
Youth
Edye Kuyper (former)
Howard Lawrence
Peter Tateishi (former)
Seniors
Barney Donnelly
Bettie Howell
No Way L.A.
John Gudebski

Environmental Interest Group

American Lung Association
Jan Sharpless
Earl Withycombe
Environmental Council of Sacramento.
David Mogavero
Sacramento Area Bicycle Advocates
Lea Brooks
Walt Seifert
Sacramento Open Space
Carolyn A. Baker
Sierra Club
Jim Baetge
Vicki Lee
WalkSacramento
Anne Geraghty
Larry Greene
Peter Jacobsen
Julia Lave Johnston

Government Interest Group

Caltrans
Kome Ajise (former)
Wayne Lewis
City of Citrus Heights
Brad Baxter (former)
Diane Nakano
Mary Poole
David Wheaton
City of Elk Grove
Christine Crawford
Michael Kashiwagi
Bob Lee
City of Folsom
Tom Garcia
City of Rancho Cordova
Paul Junker
Pam Speciale
City of Sacramento
Fran Halbakken
Stephen Peterson
Gary Stonehouse
County of Sacramento
Cheryl Creson
Tom Hutchings (former)
Leighann Moffitt
Michael Penrose
Robert Sherry
Dan Shoeman
Tom Zlotkowski
Regional Transit
Azadeh Doherty
Beverly Scott
Doug Wentworth (former)
Mike Wiley
Sacramento Metropolitan Air Quality Management District
Jim Jester
Ron Maertz
Art Smith
Karen Wilson
Sacramento Transportation Authority
Brian Williams
Sacramento Area Council of Governments (SACOG)
Pete Hathaway
Ken Hough
Nancy Kays

Local Community Participants

City of Citrus Heights
Andy Borovansky
David Briggs
Dawn Cryer (former)
Jane Daly (former)
City of Elk Grove
Garry Gerick (In Memoriam)
Darren Suen
City of Folsom
Robert Holderness
Patrick Maxfield
City of Rancho Cordova
Dennis Dunn
City of Sacramento
Rick Bettis
Margaret Buss
John Floyd
Al Ghosten
Angela Torrens (former)
Bud Aungst
Larry Johnson
Shirley Johnson (former)
Trina Whitney (former)
Elaine Williams (former)
Don Levy
Carolyn Meyer
Tim Sandoval (former)
Sacramento County
Pamela May
Don Payette
Jackie Boor
Mary Brill
Ruth Ann Rose (former)
Tim Cahill
Julie Nauman
Dr. Larry Masuoka
Dr. Frank Hollingshead (former)
Bob Crawford
Gary Cortopassi
Sarah Johnson
Sheryl (Sherri) Stuckey

Other Interest Groups

County Taxpayers League
Carl Burton
Sacramento County Farm Bureau & Amador, El Dorado, Sacramento Cattlemen's Association
Stan Van Vleck

Sacramento Transportation & Air Quality
COLLABORATIVE

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APPENDIX B – Glossary
APPENDIX C - Foundational Documents (under separate cover)

Results of the Education/Visioning Phase

- Lessons Learned: Common Understandings from the Education/Visioning Phase
- Technical Primers
  - Air Quality
  - Land Use (Countywide Level)
  - Land Use (Community & Neighborhood Level)
  - Housing
  - Transportation
  - Transportation Funding
  - Transportation Costs
  - Transportation Equity & Access

Negotiation Packet

- Scope of the Agreements in Principle Phase
- Negotiation Team Papers – see website: http://www.sactaqc.org/Negotiation.htm

I. Introduction

What is the Transportation and Air Quality Collaborative?
The Collaborative is a diverse group of over 100 citizens from all walks of life --- representing businesses, the environment, public agencies, community groups, underserved populations and local neighborhood areas -- who are working together to solve the transportation and related air pollution problems of the Sacramento countywide area.

Initiated and sponsored by our elected and other officials from eleven public agencies, the Collaborative's specific charge is to "develop a long-range and comprehensive strategy for the Sacramento countywide area to improve transportation and air quality, within a regional context.... including relevant land use and economic vitality strategies...."

Why the Collaborative?
The problems associated with transportation and air quality are highly complex, intertwined and often contentious. These issues cannot be confined to or solved by any one government entity and require cooperative solutions that have the support of our public agencies and the many communities and citizens they serve. These realities provided the impetus for the Collaborative.

What will the Collaborative Produce?
The Final Agreement will be a compact entered into voluntarily by Stakeholder Boards. Being part of the Collaborative process does not compromise the authority of local jurisdictions/public agencies or autonomy of any participating organizations.

The Collaborative participants have spent countless hours in education and thoughtful deliberation, preparing themselves to craft a series of consensus-based recommendations for their Stakeholder Boards' review, discussion and direction. Toward this end, the Collaborative will develop interim products for Stakeholder Board review: the overall framework for an Agreement (Draft "Agreements in Principle") by late 2004, followed by a Draft Agreement by late 2005, and then the Draft Implementation Plan. By 2006, these recommendations will develop into the Collaborative's Final Recommended Agreement, which will be presented to Stakeholder Boards for review, approval and adoption.

How Will the Collaborative "Get to Yes"?
With the long-standing differences between and among the public agencies, organizations and civic leaders sitting at the "table," the Collaborative is using an innovative approach known as "Interest-based" problem-solving to help the participants put aside their traditional demands ("positions") and focus instead on the underlying reasons ("interests") behind their and others' concerns. This approach can dramatically increase a group's capacity to brainstorm solutions that simultaneously respect the needs of all of the interests. The Interest-based process, described in more detail in Chapter VIII, fosters the "give and take" necessary to go beyond talk into action.

Throughout the entire process, participants will be accountable to and in ongoing communications with the public agencies, organizations and groups they represent. Without this guidance and direction, the Collaborative cannot "Get to Yes."

What Is the Purpose of This Progress Report?
This report documents the work of the Collaborative to date, including the completion of a thorough Education and Visioning Stage and the launch of the Negotiation Stage. It identifies the Collaborative's understanding of the breadth of the problem and potential elements of an Agreement and describes how the Collaborative does its work. *We ask Stakeholder Boards and constituency groups to review this document and provide feedback to your Collaborative representative.*

Public comments are invited; please send comments to the address or e-mail address provided on the back cover.

II. THE LOOMING CRISIS

Like many regions throughout the country, the Sacramento area has been experiencing significant challenges associated with rapid population growth, changing demographics, maintaining and growing economic prosperity, improving and protecting the environment, and growing and sustaining vibrant communities. To date the region has accomplished a number of critical goals in these areas.

The remaining challenges are rapidly becoming more than "serious". Taken individually, each of these challenges represents severe concerns that warrant focused attention. Collectively, these issues comprise a "Looming Crisis."

Increasing Traffic Congestion: Although a number of key transportation facilities have been opened in recent years, annual measurements show dramatic increases in time spent by motorists in congested traffic. A recent national study found congestion caused the following annual impacts to the Sacramento countywide area: 27 million hours of delay, 46 million gallons of fuel wasted, and $560 million in direct costs to businesses and individuals. *The consequences of increased traffic congestion and delay are more exhaust emissions, lost productivity, impacts to emergency services, and longer travel times for other modes of travel. The characteristics of "unpredictable stop and go" traffic also contribute to more crashes and collisions.*

Air Pollution: Sacramento County is part of the Federal non-attainment area that fails to comply with standards for ozone pollution. Despite significant advances in attaining air quality standards, *the continuing poor air quality contributes to asthma and other serious health effects. In addition to impacting the health of our residents, non-attainment threatens the area's eligibility for significant amounts of Federal transportation funds.*

Lack of Transportation Choices: The region faces a growing challenge to provide the capacity and connections necessary to meet the complex mobility needs of the area's residents, workers, and businesses. Individuals, based upon a number of considerations, make their own choices on how best to travel. What transportation modes are available to make the desired trip? How long will it take? Is it safe? How much does it cost? Ninety percent of trips within the region are now made in passenger vehicles. To some extent, the decision to drive is clearly linked to few competitive alternatives with respect to time, cost, and convenience. At the same time, under SACOG's 2050 future scenarios emphasizing non-auto modes (i.e., Scenario D), 75% of trips within the Sacramento countywide area will continue to be made in passenger vehicles. Equally important, the lack of competitive alternatives to driving creates an extreme hardship for transit dependent populations. This problem is compounded when transit, bicycle lanes, sidewalks, and other transportation facilities are either unavailable or physically inaccessible. Providing real transportation choices is essential to our quality of life and the health of our economy.

Transportation/ Land Use "Disconnect": Authority to make decisions impacting future land uses and future regional transportation facilities are largely vested with multiple public agencies (including some agencies which are outside of Sacramento County). Existing institutions, acting alone, cannot develop and implement a vision for the future that integrates land use and transportation. The quantity and form of development -- houses, retail and other services, and employment centers -- has resulted in trip patterns that are more difficult to serve by established transportation facilities. The lack of inter-jurisdiction transit and road systems connecting suburbs has resulted in significant, and increasingly paralyzing, traffic congestion on major corridors.

Lack of Connectivity: Whether you are driving, riding transit, bicycling or walking, a frequent concern is that "you can't get there from here" -- at least not easily. For instance, some bicycle facilities are blocked by such barriers as freeways and waterways, or are otherwise substandard or unconnected. Motorists

cannot easily travel between some destinations for similar reasons. Transit services connecting some combinations of major trip centers are limited or non-existent. Pedestrians encounter discontinuous sidewalks, uncontrolled crosswalks, and other impediments to directly accessing destinations. A significant example of a barrier that impacts all forms of transportation is the American River.

Funding Shortfall: For much of the last three decades the absorption of unused capacity in transportation infrastructure and services has dramatically outpaced investment in new transportation facilities that are needed to serve our expanding population. Equally important, the relative "purchasing power" of transportation funds is lower today than in 1970 for a host of reasons: gasoline taxes which are not indexed to an inflation factor; higher design standards of new facilities to provide better safety, efficiency and access; skyrocketing land costs; the spreading of transportation funds to a widening array of project types; increased investment in maintaining aging infrastructure; longer project approval timelines, and, increased expenditures for environmental mitigations such as soundwalls and habitat preservation. *Combined, these factors paint a bleak picture of the region's financial capacity to preserve current transportation assets and systems, much less adjust, improve, and expand roads, public transit systems, and bicycle and pedestrian facilities. There just isn't enough funding from existing sources to meet all the needs.*

Transportation Maintenance Backlog: A component of the funding shortfall that warrants particular attention is the significant lack of funding available to adequately maintain the public's existing investment in its road system. The 2025 SACOG Metropolitan Transportation Plan estimates the current road rehabilitation and maintenance backlog in the Sacramento countywide area is more than $300 million, and the estimated need-through 2025 is $1.4 billion. *The cost of reconstructing failed roads is dramatic in contrast to the cost of adequately performing routine maintenance on an on-going basis. Roads do not only accommodate the needs of motorists, but are critical pieces of the public transit, pedestrian, and cycling infrastructure. Preserving the structural integrity of roads is vital to the continued movement of goods and services throughout the area, which is a key component to the fiscal health and vitality of the community.*

Impacts on Neighborhoods: *The consequences of each of the above problems play out in our neighborhoods and communities every day*: many failing roads go unrepaired; a lack of transportation choices constrains access to employment and services; the proximity of transportation facilities to sensitive land uses (such as schools, playgrounds, and endangered habitats), and "cut through traffic" on residential streets, are directly related to localized safety, air quality, and noise concerns.

Balancing Neighborhood and Community Needs: Communities are comprised of neighborhoods, and each resident has citizenship in both. The richness of a community is proportional to the availability and diversity of its housing, employment opportunities, entertainment and culture, infrastructure, and services. By definition one or more of these components of a strong community must be adjacent or proximate to one another. Sacramentans will be challenged to maintain dual perspectives that protect and provide for the interests and needs of their neighborhoods, while ensuring that the parallel interests and needs of the collective neighborhoods (e.g. the community) are met. This requires careful consideration as undervaluing either perspective results in negative impacts.

Impacts on Public Health: Transportation and land use decisions will directly impact future public health. After tobacco use, lack of physical activity is the leading cause of preventable death; national attention has been given to rising obesity rates and other health concerns that stem from a lack of physical activity traceable in part to the impediments to walking and cycling. As described above, poor air quality is a contributing factor in a number of illnesses.

III. THE TIME TO ACT IS NOW

Why now?

The transportation and air quality problems have become so significant that they are affecting our quality of life and economic well being.

- Our rapid growth, which provides for economic opportunities, also places enormous stress on our transportation systems. By 2050, the region anticipates one million more jobs, 800,000 more houses, and 1.7 million more people.
- Related to the projected net increase in population are ongoing changes in the demographic components of the population. A number of demographic trends are occurring that will dictate the specific land use and transportation needs of the region in years to come. For example, the numbers of recent immigrants who have not yet learned the English language present special socio-cultural challenges.
- While the region's overall population is projected to increase by 49% by 2025, the number of people "over age 65" and the number of people "over age 85" will both double (increase by 100%) by 2025. This disproportional increase in the senior population over the next 30+ years is a very significant demographic trend that, among other issues, will increase the need for specialized transit services.
- Our non-attainment air quality status jeopardizes health and federal transportation funding, and limits the choices our local leaders have to solve transportation problems.
- The State funding crisis has diverted transportation funds to the State General Fund, and our primary local source of transportation funds (Measure A local transportation sales tax) expires in March 2009.

The Collaborative as a Forum for Negotiating Agreements

The Collaborative recognizes that there are a number of interwoven issues that must be simultaneously addressed in order to find common ground leading to agreements. The Collaborative is examining all of these issues recognizing that dealing with one issue at a time cannot lead to agreements that are both robust and durable.

Transportation and air quality problems are complex, dynamic issues that are not easily addressed and defy simple resolution. Public agencies often lack the scope of authority to consider and affect the broad range of inter-related issues necessary to implement comprehensive solutions that transcend jurisdictional boundaries. The Collaborative offers a forum to explore multi-jurisdictional opportunities within the Sacramento countywide area.

By bringingto gether representatives of the diverse stakeholder groups throughout the Sacramento countywide area, the Collaborative is identifying the common ground that can meet the collective needs of the community.

Collaborative's Relationship to Other Activities

The Collaborative is one of a number of concurrent activities addressing the difficult issues of transportation and air quality. From its inception, the Collaborative has sought to build capacity among its members through education, collaborative problem solving approaches, and deeper understandings of the technical, institutional, and financial elements of transportation and air quality. This capacity building benefits many related efforts in the region. The following is a discussion of how the Collaborative relates to selected concurrent activities.

SACOG Blueprint and Metropolitan Transportation Plan – The innovative Blueprint process is using sophisticated computer programs to allow stakeholders from throughout the region to develop a clear and purposeful vision for future land development. The results of the Blueprint are expected to become the basis for a future update of SACOG's 20-year Metropolitan Transportation Plan and provide a regional context for the update of local General Plans.

Measure A Renewal – The passage of the ½ cent sales tax program for transportation is critical to the funding of basic transportation infrastructure and services. Many Collaborative participants have volunteered their time to serve on the Citizen's Committee that is informing the development of a new expenditure program for voter consideration.

Corridor Studies & General Plan Updates – A number of Collaborative members are also volunteering their time to participate in key corridor studies (e.g., the County's Mobility Study and SACOG's Elk Grove-Rancho Cordova-El Dorado Connector Study), and in the development of pending general plan updates in Sacramento County, and the Cities of Sacramento and Rancho Cordova. The final Collaborative Agreement will make a significant contribution to current and future corridor studies and General Plans in the countywide area.

IV. THE COLLABORATIVE: The Spirit of Broad Diversity

Purpose of the Collaborative, as adopted by the sponsoring public agencies:

> **The purpose of the Collaborative is to develop a long-range and comprehensive strategy for the Sacramento countywide area to improve transportation and air quality within a regional context, including relevant land use and economic vitality strategies. This will be accomplished through an interest-based negotiation process commencing with education and visioning activities. The Collaborative will remain open to opportunities to achieve interim successes that are consistent with its long-range efforts.**

History: Re presentatives of the public sponsoring agencies joined together with key community leaders to create the Sacramento Exploratory Process for Transportation and Air Quality. The purpose of the Exploratory Process was to assess the need for, and the possible outcome of, a comprehensive planning process that would address transportation, air quality and other closely related issues such as land use and economic vitality. After reviewing information from a variety of sources and discussing alternative courses of action, the Exploratory Committee recommended that the sponsoring public agencies proceed to establish a "collaborative" process. The Collaborative was envisioned as a multi-year, collaborative effort with broad representation from all major segments of the community affected by transportation and air quality issues.

Participants: The Collaborative is comprised of over 100 broadly representative community and civic leaders as well as local agency staff representing 50 organizations and constituencies, each contributing their talents and time to the Collaborative's deliberations. Many of these organizations have not historically been well represented in decision making processes. The members are organized into five interest groups each with generally similar views on subjects:

- Environmental
- Business
- Government
- Community Interests (e.g., youth, seniors, disability, ethnic groups, etc.)
- Local Community Participants (community leaders drawn from across the countywide area who bring to the negotiations a rich diversity of local perspectives)

There are several organizations participating in the Collaborative whose issues are distinct from the five interest groups identified above: Sacramento County Farm Bureau and Amador, El Dorado, and Sacramento Cattlemen's Association, and the Sacramento County Tax Payers League.

Completed Products & Activities: The Collaborative membership worked to prepare for the negotiations by developing a common language, information base, and understanding of the problem definition. Some highlights include:

> **Education and Visioning**: Members received primers on core subjects, heard presentations from national experts, developed their organizations' Issues & Interests Statements, and conducted visioning exercises at local and countywide scales.
>
> **Key Learnings: Common Understandings from the Education and Visioning:** Based upon the Education Phase, the members identified 127 facts or suppositions they all hold as generally true. (See page 10)
>
> **Scope of the Negotiations:** As a first step in the negotiations, the members identified and defined 19 "potential elements" of an Agreement. These elements comprise the inter-related policy issues that will be discussed as part of the Negotiation Stage.

V. EDUCATION & VISIONING: Building the Foundation

To create the Collaborative, diverse stakeholders from all aspects of the community were brought together to forge a consensus-based Agreement. The participants came to the Collaborative with varying levels of exposure to these issues and often hold very different perspectives and opinions. An educational program was necessary to develop a base of shared learning from which a negotiation could be launched. The information generated from this work may be accessed at www.sactaqc.org.

Presentations by Experts

Over 25 educational modules with 35 speakers (see graphic on page 9) were developed and presented at the monthly plenary meetings. The Education Committee, a subcommittee of Collaborative members representing all the Interest Groups, provided recommendations on the topics and approved the speakers who were recruited from across the country. Staff also developed primers on core subjects, providing facts and information on fundamental performance and institutional issues. The contents of these primers, along with other Collaborative products, are posted on the project's web site (www.sactaqc.org).

Issues and Interests Statements

Interest-based problem-solving requires participants to be very clear about what they need out of an agreement to satisfy their core, underlying concerns or "interests". This "interest based" approach, as contrasted with pre-determined solutions, demands or"po sitions," vastly increases the range of potential solutions available, thus providing opportunities to create agreements that meet the needs of the participating interest groups.

Members completed a written statement explaining what their constituency needed out of a Collaborative Agreement (Issues), and why (Interests). Four of the Interest Groups --- Local Community Participants, Community, Business and Environmental each completed and presented to the full Collaborative an Issues and Interests Statement. Each of the eleven participating public agencies developed and presented individual Issues & Interests Statements because of the diversity of viewpoints. For complete Issues & Interests Statements, see http://www.sactaqc.org/issuesinterests.htm.

Visioning Exercise

In conjunction with the Education Phase, a Visioning Working Group was created with representation from all the Interest Groups. They developed and tested future land use and transportation scenarios with the intent of better understanding the implications of these potential changes to key transportation and air quality indicators.

To demonstrate the impacts of specific land uses, the visioning work was conducted at three distinct scales:

- Neighborhood scale (500 acres)
- Community scale (5,000 acres)
- County scale

Experts in the field of physical planning models guided the members through the visioning exercises and assisted the members in defining the scenarios and interpreting the outcomes. Sophisticated computer models (INDEX, PLACE^{3}S, and SACMET) measured the performance of various scenarios and reported the results in a summary manner. The Collaborative's visioning exercise set much of the groundwork for SACOG's Blueprint in developing alternatives and refining the models.

The Collaborative's Visioning Working Group recognized the following six factors as the most influential in determining the amount of travel, the mode of travel, and the impact on travel time:

- **Density of land uses** – higher densities make walking and bicycling more viable, reduces trip distances because destinations are more proximate, and makes transit more viable when higher densities are within ½ mile of stations.
- **The mix or balance of land uses in an area** – reduces travel distances and can affect mode choice if balance is achieved in a very localized area (less than a mile).
- **Redevelopment and infill** – shortens trip distances by placing more uses in proximity and creating infill sites generally closer to transit (with corresponding ridership benefits).
- **The composition of the transportation network** – facilities, such as Bus Rapid Transit (BRT) that serve non-radial (suburb-to-suburb) destinations have a significant influence on mode choice and trip distance.
- **Bicycle- and pedestrian-friendly design** – makes non-auto modes more viable.
- **Percentage of regional growth that occurs in Sacramento County** – Sacramento County generally has higher densities, more mixed use, and more transportation options than the surrounding counties. The recent SACOG Transportation & Land Use Blueprint process demonstrated that a more compact growth scenario would result in better performance of the regional transportation system. Therefore, when more of the region's share of growth occurs in Sacramento Countywide area rather than the outlying counties, trip lengths (Vehicle Miles Traveled) tend to be shorter, and per capita vehicle trips are fewer.

Collaborative's Education Phase:
Plenary Sessions on Issues Related to Transportation & Air Quality

LEARNINGS FROM OTHER COMMUNITIES • Therese McMillan, Metropolitan Transportation Commission (Bay Area) • John Fregonese, Fregonese Calthorpe • Gary Gallegos, San Diego Association of Governments	**AIR QUALITY** • Helene Margolis, California Air Resources Board • Dan Sperling, UC Davis, Institute of Transportation Studies • Jim Lents, UC Riverside, Environmental Policy Studies
MODELING – DEMO OF INDEX – NEIGHBORHOOD & COMMUNITY SCALE VISIONING • Eliot Allen, Criterion	**MODELING – DEMO OF PLACE'S – COUNTYWIDE SCENARIOS** • Mike McKeever, Parsons Brinckerhoff / SACOG
TRANSPORTATION FUNDING, COSTS, & PRICING • Mark Delucchi, UC Davis, Institute of Transportation Studies • Todd Litman, Victoria Transport Policy Institute • Chris Wornum, Cambridge Systematics • Will Kempton, Smith/Kempton • Pete Hathaway, SACOG	***TRANSPORTATION CHOICES*** • GB Arrington, Parsons Brinkerhoff Quade & Douglas (Portland) • Marlon Boarnet, UC Irvine, Urban & Regional Planning and Economics • Tad Widby, Parsons Brinkerhoff Quade & Douglas (Sacramento)
RELATIONSHIP OF TRANSPORTATION & LAND USE AT THE COUNTYWIDE LEVEL • Jon Chandler, Oregon Building Industry Association • Andy Cotugno, Portland Metro • Peter Detwiler, California State Senate Committee on Local Government	**RELATIONSHIP OF TRANSPORTATION & LAND USE AT THE COMMUNITY/NEIGHBORHOOD LEVEL** • Jeff Townsend, Carter Burgess • James Corless, Surface Transportation Policy Project • Jerry Walters, Fehr & Peers
HEALTH, HOUSING & TRANSPORTATION • Anne Seeley, California Department of Health Services (In Memoriam) • Mike Winn, Reynen & Bardis • Dowell Myers, University of Southern Cal., School of Policy Planning & Development • Beverly Fretz-Brown, Sacramento Housing & Redevelopment Agency	**RELATIONSHIP OF TRANSPORTATION & AIR QUALITY TO ECONOMIC VITALITY** • Stephen Levy, Center for Continuing Study of California Economy • Robert Fountain, Sacramento Regional Research Institute (CSUS) • Al Esquivel, Esquivel Real Estate • Tim Youmans, Economic & Planning Systems
TRANSPORTATION ACCESS & SOCIAL EQUITY: PART I • Goro Mitchell, Community Development Institute • Amor Taylor, Center for Independent Living • Jackie Hood, Sacramento County Dept. of Human Assistance	**TRANSPORTATION ACCESS & SOCIAL EQUITY PART II** • Sandra Rosenbloom, University of Arizona, Institute for Land & Regional Development Studies • Peter Nwosu, CSUS, Department of Intercultural Communications • Grantland Johnson, former Secretary, California Health & Community Services

VI. LESSONS LEARNED: Common Understandings from the Education & Visioning Phase

The Education and Visioning Phase presented the members with a rich palate of information to digest. An important step in synthesizing this information was to identify the commonly held ideas (facts and suppositions), which were characterized as "lessons learned." These lessons learned were captured into a document titled Collaborative's Lessons Learned: Common Understandings from the Education and Visioning Phase. This document serves as both a foundation to the development of the Agreement and a summary of the educational journey taken by the Collaborative members. A total of 127 common understandings were harvested from the education and visioning phase, and were grouped into nine categories. (see website: http://www.sactaqc.org/Resources/E&V/Lessons_Learned_CU.htm)
The following shows **one example** from each of the nine categories:

Transportation System: Research and experience have shown that transportation pricing strategies (i.e., user charges) only result in significant changes in travel behavior when gasoline prices are increased to approximately $3.50 per gallon, workplace parking prices are $150 per month, or road tolls are approximately $6 per day. These levels are rarely encountered in the U.S.

Air Quality: Approximately 80% of trips made in the countywide area are short, non-commuting trips that may not provide enough time for catalytic converters to operate (short trips are more polluting per mile).

Land Use: Mode choice is most affected by land use patterns. Transit use depends primarily on local densities and secondarily on the degree of land use mixing. Walking depends as much on the degree of land use mixing as on local densities. For both transit and walk modes, employment densities at the destination are as important, or more important, than population densities at the origin.

Transportation Funding: It costs approximately $100 million annually for Regional Transit (RT) to operate its service and maintain their facilities. Approximately 28% of this money comes from fares, which is typical of west coast urban transit systems. Historically, the local Measure A transportation sales tax has provided 33% of RT's revenue, and the remainder comes from a portion of the state sales tax.

Social Equity: Transportation costs are typically the second largest household expenditure at 19%. For low-income households, transportation constitutes an even higher proportion of their expenses.

Neighborhood Vitality: Cut-through traffic is a potential negative side effect of providing street connectivity. On a grid system, less vehicle trips are made because pedestrian and bicycle trips are better accommodated. However, connectivity also enables cut-through traffic in response to congestion on adjacent arterial streets or freeways.

Economic Vitality: Competitive economic advantages for the Sacramento region include: government as a stable employment sector, a growing manufacturing base at the relinquished military bases, proximity to major freight corridors, and a lower cost of living than most other major metropolitan areas in California.

Governance/Participation: The land use decision-making process, at the project level, is informed largely by citizen groups, organizations, and studies focused primarily on localized benefits and impacts, which may not be consistent with the comprehensive needs of the region or are sometimes uncoordinated with other jurisdictions.

VII. GETTING TO AN AGREEMENT

The Collaborative's schedule anticipates a 5-stage Negotiation (see graphic on page 14), beginning with the Collaborative's current work of developing the overall framework for the Agreement. -- Stage 1. The Collaborative calls this framework their "Agreements-In-Principle"S cheduled for completion in late 2004. A Draft Agreement (Stage 2) is anticipated by late 2005, with the subsequent steps focusing on Negotiation of Assurances and an Implementation Plan, followed by Agreement adoption in 2006 and the start of the Agreement's Implementation. (Assurances are mutually identified tools that make it more likely the agreements, once made, are honored throughout the term of the Agreement. For example, a city/county ordinance or general plan amendment are types of assurances.)

To Whom and How is the Collaborative Held Accountable?

Throughout the Collaborative's deliberations, participants must maintain on-going communication with their Stakeholder Boards and constituency groups. Without this guidance and ongoing feedback, the interim and final agreements cannot be crafted. Following each Negotiation Stage, the Collaborative will submit a written draft product to Stakeholder Boards and constituency groups for formal review and guidance, informed by the counsel of the public agencies, organizations and groups involved in the Collaborative. Public comments will be invited as well.

After the Collaborative reaches consensus, guided by extensive consultation with the organizations and groups they represent, each Stakeholder Governing Board will make the decision whether to adopt the Final Agreement.

Core Values

The Collaborative identified four core values that provide the foundation for the negotiations. These values provide the lens through which all strategies and issues are considered:

- Safe, Healthy & Livable Communities: Communities that provide a high quality of life, making them desirable locations to live, work, play, and visit. The Collaborative intends to use transportation, air quality, land use, and economic vitality strategies to improve the quality of life. Some elements of quality of life include: healthy air, increased health, a sense of place with enhanced social interaction, and a sense of personal safety when using the transportation system.
- Economic Vitality: A robust business climate and employment opportunities that result in a prosperous economy, enabling individuals and communities to enjoy an enhanced standard of living.
- Social Equity: Transportation, air quality, and related land use and economic vitality decisions that balance the benefits and burdens placed on any geographical area or specific population group, and respect the needs of all persons throughout the county regardless of age, ability, ethnicity, or income.
- Environmental Protection & Sustainability: The conservation, enhancement, protection and restoration of natural areas, resources and ecosystems for present and future generations.

Assumptions

The Collaborative members have agreed on key assumptions that are "givens" for purposes of developing an agreement:

- The region's population is expected to increase by 49% between 2000 and 2025. During the same period, employment in expected to increase by 60% percent. Number of housing units??

- Within Sacramento County, the population is projected to increase by 39% between 2000 and 2025. During the same period, employment is expected to increase by 45%.
- SACOG's Transportation & Land Use Blueprint Study assumes that the population within Sacramento County will increase by 57% by 2050 for the "Base Case Scenario". The other three Blueprint scenarios assume Sacramento County captures a greater share of the region's population; consequently, the County population would increase by 90%.
- The demographics of the population are changing with an increase in the number as well as the percentage of the population that will be over the age of 65. The 2000 US Census identified the senior population (65+) as 11.1% of the Sacramento County population. While the region's overall population is projected to increase by 49% by 2025, the number of people "over age 65" and the number of people "over age 85" will both double (increase by 100%) by 2025.
- According to the 2000 U.S. Census, 224,148 people in Sacramento countywide area are considered to be over the age of 5 with a disability.

Time Horizon

Policy Agreements, such as the one the Collaborative is developing, need to identify an implementation time horizon with specific milestones over the duration of the agreement. The Collaborative has chosen a 2050 time horizon and, thus, will need to develop recommendations for identified time periods leading up to 2050. The Collaborative chose this time horizon because of the length of time needed to make fundamental changes to the linked systems of transportation, air quality, and land use.

Potential Elements of an Agreement

The Collaborative participants have identified and agreed upon nineteen Potential Elements of an Agreement, with specific definitions for each element (See Appendix A).

A description of each element is provided in Appendix A. As an example, the members have defined Inter-Community Transportation (B) as follows:

> *The construction and operation of surface transportation facilities linking communities and/or economic activity centers in the Sacramento countywide area with a regional context, providing for the movement of people, goods, and services to benefit both county residents and businesses. The facilities may include any or all of the transportation modes: autos, trucks, public transit, bicycling, and walking. Surface transportation does not include airplanes or ships.*

These 19 Elements represent the Collaborative participants' best judgment as to the intertwined policy issues requiring cooperative solutions. Like the jigsaw puzzle shown in Figure __, each piece (Element) relates to, supports and defines all the other pieces. The Collaborative participants also recognize that an Agreement can contribute to addressing a number of these pieces, but not necessarily all of them.

Negotiation Teams

Each potential element of an Agreement, as identified above, has been assigned to one of the three Collaborative Negotiation Teams: Countywide, Community / Neighborhood, and Funding. The designated Team will take the lead in developing Draft Agreements-In-Principle for their assigned elements, which will then be brought back to the entire Collaborative for consideration prior to being submitted to Stakeholder Governing Boards and constituency groups.

The **Countywide Negotiation Team** has the responsibility for those policy issues (Elements) that are best addressed at the countywide sub-regional scale. For example, the Element "Inter-Community Transportation" -- that is, transportation between the various communities and job centers in the area -- is assigned to the Countywide Team.

The **Community / Neighborhood Negotiation Team** has the responsibility for those policy issues (Elements) that affect transportation and air quality at a more localized scale. For example, the Element "Neighborhood Vitality" has been assigned to the Community Neighborhood Team.

The **Funding Team** has the responsibility for addressing the fiscal and financial issues associated with the policy recommendations generated by the above two teams. In their work, they will also be considering current and future fiscal constraints as well as opportunities. For example, the Element "Pricing" has been assigned to the Funding Team.

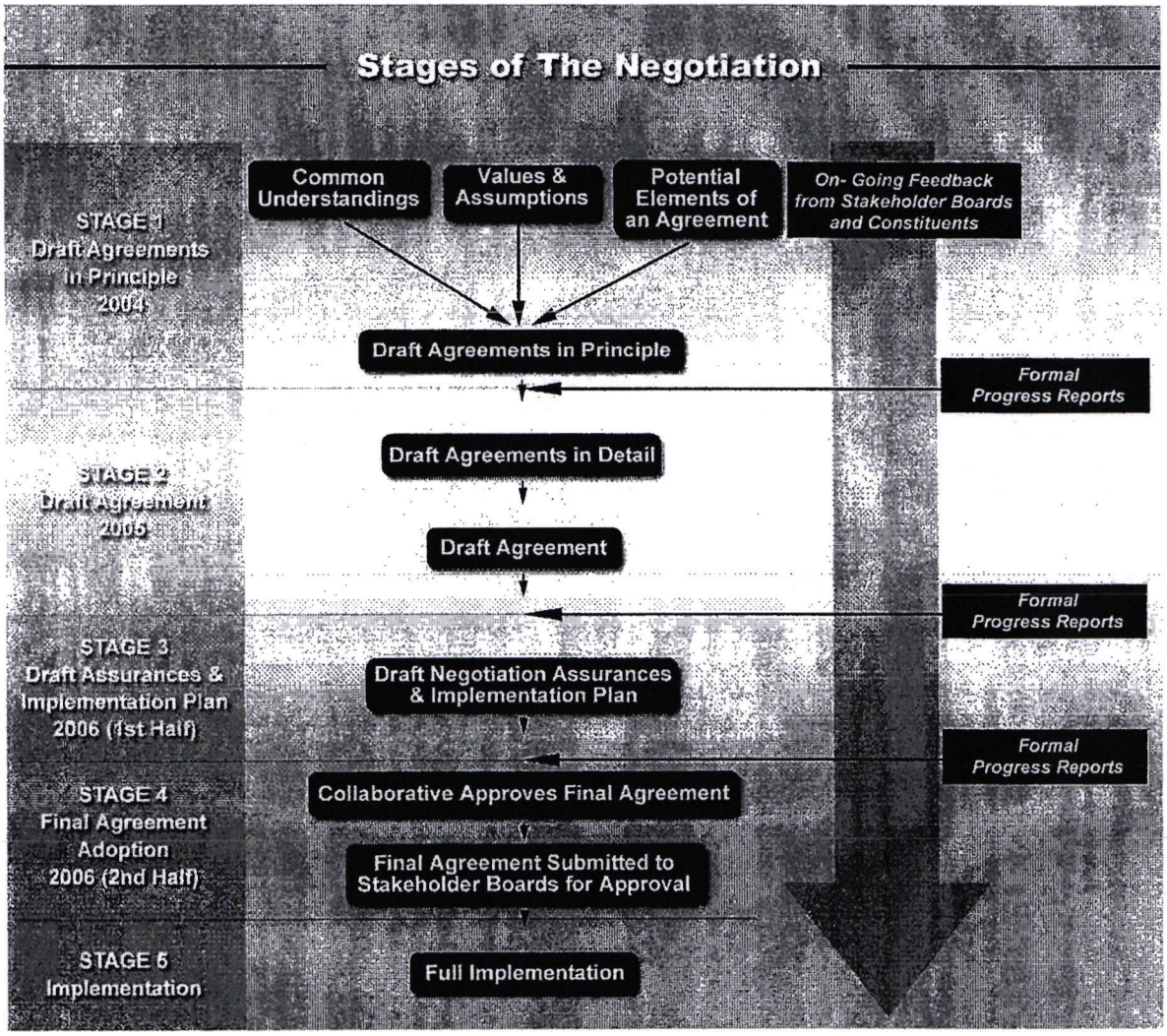
Agreements-In-Principle

As identified in the graphic on page 14, the Collaborative is currently engaged in Stage 1 of the negotiations, which will result in the development of Agreements in Principle (AIP) by late 2004. AIPs are a series of negotiated statements that, considered in their totality, represent the framework of a potential Agreement. It is likely that the Collaborative will develop two to twenty AIPs for each of the Elements described in Appendix A. AIPs define a clear policy direction for a specific agreement. Detailed agreements are developed as part of the Draft Agreement Stage.

The End Product: A Final Agreement

The Final Agreement will be a written document, likely containing anywhere from 100 to 500 sub-agreements, organized by policy area and accompanied by statements of intent and explanatory text. The Elements discussed above will be a key reference point for the organization of the document. The best agreements provide firm assurances that agreements will be honored as well as flexibility that the agreement can respond to changing conditions. Provisions for assurances and flexibility are mutually agreed upon and negotiated as part of an agreement.

What the eventual Agreement will look like is largely determined by the specificity of the agreements (degree of detail); the proportional mix of policies, priorities, programs and projects; and the level of detail of the implementation plan.


Stages of The Negotiation
STAGE 1
Draft Agreements in Principle
2004
STAGE 2
Draft Agreement
2005
STAGE 3
Draft Assurances & Implementation Plan
2006 (1st Half)
STAGE 4
Final Agreement Adoption
2006 (2nd Half)
STAGE 5
Implementation
Common Understandings
Values & Assumptions
Potential Elements of an Agreement
On- Going Feedback from Stakeholder Boards and Constituents
Draft Agreements in Principle
Formal Progress Reports
Draft Agreements in Detail
Draft Agreement
Formal Progress Reports
Draft Negotiation Assurances & Implementation Plan
Formal Progress Reports
Collaborative Approves Final Agreement
Final Agreement Submitted to Stakeholder Boards for Approval
Full Implementation

Potential Elements of An Agreement
Framed by the 4 Collaborative Values



VIII. LOOKING FORWARD

The promise of the Collaborative is a negotiated agreement under which limited energy and resources are focused towards implementing a common vision, rather than those energies operating in a traditional framework that doesn't facilitate reaching and implementing a comprehensive solution set that respects the diverse needs of the community. One outcome could be a community consensus on transportation projects and services, transportation facility standards, and land use patterns.

Towards that end, over 100 broadly representative civic leaders are engaged in extensive and thoughtful deliberations to develop a long-range and comprehensive strategy for transportation and air quality for the Sacramento countywide area. These leaders are currently meeting in Collaborative Negotiation Teams to develop Agreements-in-Principle, which will provide the overall framework for the Agreement by late 2004. The Agreements-in-Principle Stage follows over two years of education, relationship building, and hundreds of meetings. This document is a summation of those past activities, but more importantly, maps out the course of the Collaborative as it continues with Negotiation efforts that will lead to a Draft Agreement, a Draft Assurances and Implementation Plan, and the Draft Final Agreement.

To support the engagement between the Collaborative participants and their stakeholder boards, constituencies, and the general public, the Collaborative produced this document and will continue to produce additional documents that describe the policy work for each stage of the Negotiation. This will allow for a formal consideration of the interim recommendations developed by the Collaborative. In the end, the stakeholder Governing Boards of the Collaborative participants will make the decision as to whether the work products deserve to be formalized into a Final Agreement.

Stakeholder boards and constituencies will be in ongoing conversations with their representatives and will provide advice, consultation and direction throughout the development of the Agreement.

The Collaborative looks forward to charting this course into the future. This effort is not for the faint hearted. It will continue to take time, patience and enormous amounts of creativity. The Collaborative will undoubtedly face setbacks as well as interim successes. The Collaborative can be successful because of the commitment of our stakeholders and funding agencies to appreciate and respect the diverse needs and aspirations of the participating groups, constituencies and individuals working as the Collaborative. With the talents and synergy of the participants, the engagement of stakeholder organizations and constituencies, and some luck, the Collaborative is set to make a difference for the good people of the Sacramento countywide area.

APPENDIX A

POTENTIAL ELEMENTS OF AN AGREEMENT

The members of the Collaborative have identified the following nineteen policy areas as the potential "Elements" for their Agreement. The participants have also settled upon definitions for each of the Elements. Changes can be made to this Elements document through discussion and decision of the Collaborative membership.

A. Air Quality

The Collaborative negotiations *will* focus on the following three air quality subjects:

1. Mobile Source Programs – strategies to reduce emissions produced by both on-road and off-road vehicles
2. Land Use Programs – land use strategies, when applied to existing and future development, which reduce mobile source emissions
3. Site & Building Design –strategies that promote mobility by means other than motor vehicles plus construction features (such as cool roofs, shading, and energy efficiency) that reduce pollution.

The Sacramento Federal non-attainment area fails to comply with air quality standards, which are health based. The area is anticipated to not meet new air quality standards in the near term.
The Collaborative *will not* address:

- Stationary sources (manufacturing sites) at this time because the SMAQMD currently has significant regulatory authority over those sources.
- Area sources (e.g., leaf blowers, jet skis, ATVs, fireplaces, small boats, etc.) of pollution at this time because they comprise a relatively small share of pollutant sources and significant efforts are underway at the federal and state level to establish new regulations over those sources.
- Sources that are currently under federal jurisdiction (e.g., airplanes, trains, interstate trucks).

B. Inter-Community Transportation

The construction and operation of surface transportation facilities linking communities and/or economic activity centers, in the Sacramento countywide area within a regional context, providing for the movement of people, goods, and services to benefit both county residents and businesses. The facilities may include any or all of the transportation modes: autos, trucks, public transit, bicycles and walking. Surface transportation does not include airplanes and ships.

C. Intra-Community/Neighborhood Transportation

The construction and operation of surface transportation facilities, within a community or neighborhood, providing for the movement of people, goods, and services to benefit both county residents and businesses. The facilities may include any or all of the transportation modes: autos, trucks, public transit, bicyclists and pedestrians.

D. Access to Transportation Facilities

For the purpose of the Collaborative, this element relates to the restrictions that hinder the ability of someone to use the transportation system. The Collaborative has identified four such barriers that are defined below. Access to destinations, also called mobility (such as transit routes) is covered in elements B and C.

1. Physical Barriers: Any permanent or temporary tangible object that impairs personal safety or hinders the ability to board transit vehicles or use roadways, sidewalks and bikeways.
2. Universal Design: The consideration of the range of potential human physical and ambulatory needs aspa rt of the routine planning and building of transportation related facilities and structures. Utilizing Universal Design principles makes facilities more accessible to all people.

3. Socio-Cultural Barriers: Any non-physical barrier such as language or perception of personal safety concerns that otherwise hinders the use of the transportation system.
4. Economic Barriers: A lack of the financial resources that hinders or limits ones ability to access the transportation system which may adversely impact access to jobs, services, schools, and other community activities.

E. Transportation-Related ADA

The 1990 Americans with Disabilities Act (ADA) is a federal act that prohibits discrimination on the basis of disability in employment, state and local government, public accommodations, commercial facilities, transportation, and telecommunications.

F. Open Space

Open space is that part of the countryside in its existing or restored state used for agricultural/ranching, ecological, aesthetic, historical, or recreational purposes. Open space includes range lands, woodlands, urban greenbelt areas or in its cultivated state for agricultural lands. The discussion of parks is included in Element M.

G. Location of Development

Location of development as defined by the Collaborative is the intentional guiding/directing of new development into designated areas through policy actions or other mechanisms.

H. Greenfield Development Standards

Greenfields are locations that have not previously been the site of development. In this context, the Collaborative anticipates the development of greenfield development standards may include a series of community design strategies that promote: mixed land use, compact building design, housing choice, walkable neighborhoods, a sense of place, adequate urban/suburban greenspace, transportation choices, and an enhanced stewardship of public investment and natural resources. This may also include a predictable development process, which ties in with element K: "Certainty of Conforming Development."

I. Infill and Re-urbanization

Infill is the building on vacant land in an area surrounded by existing development. Re-urbanization is the reuse or redevelopment of previously developed land. In this context, the Collaborative anticipates development standards for infill and reurbanization that would be designed to promote: mixed land use, compact building design, housing choice, walkable neighborhoods, a sense of place, creation/preservation of urban greenspace, strengthened development in existing communities, transportation choices, and an enhanced stewardship of public investment and natural resources. This may also include a predictable development process, which ties in with element K: "Certainty of Conforming Development."

J. Housing Supply and Affordability

An adequate and geographically balanced supply of a variety of housing types and sizes to accommodate the full-range of income levels needed to reduce travel distances between home, work, school, recreation, community services, and transit services.

K. Certainty of Conforming Development

Policies, programs and other mechanisms that reduce development processing time and costs by streamlining and providing predictability for land-use projects that meet development and design standards generated in Items H, I, and J.

L. Balancing Land Uses at a Community Scale
Balancing land uses (jobs, housing, retail, recreation, medical facilities etc) to reduce vehicle-miles-traveled and vehicle trips, with a focus on urban and suburban communities. The mix of land uses in the rural communities will be defined differently from the urban and suburban areas. For purposes of the Collaborative a community can be either a jurisdiction or a collection of geographically adjacent neighborhoods with a shared sense of identity. This element is intended to address the land-use balance at a community scale (both existing and new) within a countywide context. Mixed used at the project level will be addressed in elements H and I.

M. Neighborhood/Community Vitality
The elements of the transportation system and related land uses contributing to the quality of life within a community that make it a desirable, healthy and safe location to live, work, play and visit.

N. Revitalization through Infrastructure
Investment in surface transportation infrastructure that stimulates economic development and revitalization with special consideration to challenged neighborhood centers or corridors.

O. Transportation Infrastructure Maintenance
Maintenance, including rehabilitation and reconstruction, of roadways, bridges, transit ways, bicycle and pedestrian facilities to protect public investments.

P. Transportation Management Strategies
Transportation management strategies provide benefits without expanding the size of the transportation system. These strategies include Intelligent Transportation Systems (ITS) and Transportation Demand Management (TDM). ITS involves the application of advanced and emerging technologies – in fields such as information processing, communications, control, and electronics – to improve the performance and functionality of transportation systems.

Transportation Demand Management (TDM) measures reduce automobile demand on the transportation system by encouraging changes in travel modes, time of travel, number of trips, or trip destinations. Although pricing strategies can be considered a TDM measure, the discussion of pricing strategies is contained in Item Q. below.

Q. Pricing
Pricing strategies are user fees (e.g., parking charges, tolls, etc.) that are designed to affect travel behavior. Pricing will also be discussed as a possible revenue source in Element S.

R. Multi-Jurisdictional/Agency Cooperation
Cooperative efforts among the cities, the county, and other governmental entities to implement programs, projects, services or visions that benefit the countywide area's transportation systems, air quality, and related land uses and economic vitality.

S. Financing and Funding
The extent and source of the funds to pay for transportation, air quality, related land use, economic vitality and other programs, services and projects recommended by the Collaborative Final Agreement.

APPENDIX B - GLOSSARY

ADA - Americans with Disabilities Act: Federal civil rights legislation for disabled persons passed in 1990; calls on public transit systems to make their services more fully accessible, as well as to underwrite a parallel network of paratransit service.

Affordable: Affordable to low or moderate-income households. Housing unit mortgage or rental costs would not exceed a certain percentage of a household's income (based on policies of the Dept. of Housing and Urban Development). Typically, moderate income is defined as 80-120% of the median household income. Low income is typically defined as 50-80% of median household income, and very low income is typically defined as less than 50% of median household income.

Agreements in Detail: Using Agreements-In-Principle (AIPs) as a starting point, the Negotiation Teams flesh out the full details of the agreement. Agreements-In-Detail consume the most time in any negotiated agreement and lead over time to a Draft Agreement and then to the Final Agreement.

AIP - Agreements in Principle: A series of negotiated statements that, taken as a whole, represent the outline for a Draft Agreement. Agreements-In-Principle do not go into fine grain detail, but rather capture the landscape of a potential overall agreement.

Assurance: A tool for making it more likely that agreements, once made, are honored throughout the term of the Agreement. The most durable assurances use public institutions and policies external to the Collaborative to either encourage or require compliance with the Agreement. Assurances must be mutually agreed upon.

Capital Revenues: Monies dedicated for new projects to cover one-time costs, such as construction of roads, transit lines and facilities or purchase of buses and rail cars.

COG — Council of Governments: A body of member jurisdictions from a designated region established to provide services of a regional nature.

Community Design: This term is being used in the SACOG MTP as a Community Design program that would provide funding for transportation improvements that promote a multi-modal transportation system. An example of community design program would be the Transportation for Livable Communities program of the Metropolitan Transportation Commission (San Francisco Bay Area). Examples of transportation investments that create multi-modal benefits include pedestrian linkages and amenities, street design and construction, bike paths, and transit service enhancements. {source: Final Draft MTP, Appendix L)

Commute: A repetitive home-to-work or work-to-home trip.

Commute Alternatives: Carpooling, vanpooling, transit, bicycling, walking, and telecommuting. Also includes any alternative work-hours program.

Conformity: A process in which transportation plans and spending programs are reviewed to ensure that they are consistent with federal clean air requirements. Transportation projects collectively must not worsen air quality. Air quality conformity analysis determines if certain transportation plans or programs conform to federal air quality goals, namely that forecasts of vehicular emissions resulting from the transportation plan or program stay within acceptable levels. These acceptable levels of future pollution are determined by the State Implementation Plan for air quality. This analysis is required by federal law.

Draft Agreement: A comprehensive agreement -- in draft form -- for circulation to constituencies and Boards. The Draft Agreement -- in contrast to the Final Agreement -- may not contain all of the Assurances or the Agreement Implementation Plan.

Economic Vitality: A robust business climate and employee opportunities that result in a prosperous economy, enabling individuals and communities to enjoy an enhanced standard of living.

EIR — Environmental Impact Report: A study of the environmental impacts of a plan, program, or project. EIRs are required in some circumstances by the California Environmental Quality Act.

EIS — Environmental Impact Statement: An environmental impact document prepared pursuant to the National Environmental Policy Act. NEPA uses the term EIS in place of the term EIR, which is used in CEQA. An EIS must be prepared if it is determined that a federally-sponsored project with federal involvement may have a significant impact.

Environmental Protection and Sustainability: The conservation, enhancement, protection and restoration of natural areas, resources and ecosystems for present and future generations.

HOV — Lane High Occupancy Vehicle Lane: The technical term for a carpool lane, commuter lane or diamond lane.

Household: A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

Infill Development: Residential infill areas consist of vacant and underutilized lots in existing developed neighborhoods. Underutilized sites are considered those that have not been developed to their full zoning potential Vacant or underutilized land in existing neighborhoods offers a great potential for meeting future growth needs. Development of this land will help reduce the pressure for outward expansion while infusing new life into declining neighborhoods.

Intermodal: The term "mode" is used to refer to and distinguish from each other the various forms of transportation, such as automobile, transit, ship, bicycle and walking. Intermodal refers specifically to the connections between modes.

Infrastructure: A general term describing public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc. necessary to the functioning of an urban area.

ITS - Intelligent Transportation Systems: A system that uses modern electronic, communication and control technologies to provide travelers with better information on traffic conditions, provide vehicles with safety equipment and improve the transportation infrastructure.

Jobs-Housing Ratio: The numeric relationship between the number of jobs (employment) divided by the number of housing units. A "jobs-housing balance" is the jobs-housing ratio that has a job for every member of households participating in the labor force. For illustrative purpose, if typical housing unit has 3.0 people/housing unit, and 2/3 of those residents are in the workforce, then each housing unit generates 2 workers. In a "closed system", two jobs need to be available per housing unit within that system (e.g., a region). According to SACOG data, the actual numbers for the Sacramento region are about 1.14 employed residents per household. The above definition does not measure whether the jobs in a geographic area generate wage levels sufficient to afford housing in that area.

JPA — Joint Powers Agreement: An agreement of two or more public agencies with one another for joint or cooperative action.

Livable Communities: The elements of the transportation system and air quality that contribute to the quality of life within a community that make it a desirable location to make one's home.

Mixed Use: Zoning traditionally has separated land uses. The term mixed use refers to a combination of usually separated uses within a single development. The mix of uses may occur within a single building or within a larger development. For example, a high rise building may contain offices, shops, and residential uses, but mixed use may also mean that an office park complex has a separate retail building in very close proximity.

MTP — Metropolitan Transportation Plan: The MTP is a blueprint of the region's transportation development for a 20-year period. Updated every three years, it is based on projections of growth and travel demand coupled with financial projections. Required by state and federal law.

Multimodal: Refers to the availability of multiple transportation options, especially within a system or corridor. A multi-modal approach to transportation planning focuses on the most efficient way of getting people or goods from place to place, be it by truck, train, bicycle, automobile, airplane, bus, foot, or even a computer modem.

Neighborhood Ride : The Neighborhood Ride is a special shuttle service designed to meet the transportation needs of the residents of Carmichael, Citrus Heights, and Del Paso Heights.

Operating Revenues: Monies used to fund general, day-to-day costs of running transportation systems. For transit, costs include fuel, salaries and replacement parts; for roads, operating costs involve maintaining pavement, filling potholes, paying workers' salaries, etc.

Paratransit, Inc: Operates a shared-ride, door-to-door transportation service for people in the greater Sacramento area who are unable to use Regional Transit due to a disability. Riders must register for service in advance and meet the eligibility requirements of the Americans with Disabilities Act (ADA) to qualify.

PMSA - Primary Metropolitan Statistical Area: When an area qualifies as an MSA and has more than one million persons, PMSAs may be defined within it. PMSAs consist of a large urbanized county or cluster of counties that demonstrate a very strong internal economic and social links, in addition to close ties to other portions of the larger area. PMSAs are grouped to make a CMSA. There are two PMSAs in the Sacramento Region. The counties of Sacramento, Placer, and El Dorado make up one PMSA and Yolo County makes up another.

Potential Final Agreement: A final agreement is a written document containing anywhere from 100 to 500 sub-agreements, broken into topical chapters, accompanied by explanatory text.
Agreements identify a time horizon for implementation with specific performance milestones. The best agreements provide firm assurances that agreements will be honored as well as provide the flexibility to respond to changing conditions.

Quality of Life: Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities, and public services.

SACOG — Sacramento Area Council of Governments: A voluntary association of counties and cities that is the transportation planning agency for the six-county Sacramento region. Also provides demographic, financial, administrative, training, and conference services to local governments.

Smart Growth: A contemporary catch phrase related to encourage development that better serves the economic, environmental and social needs of communities. The US Environmental Protection Agency identifies the following 10 principles of smart growth:

1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

Social Equity: Balancing the benefits and burdens placed on any geographical area or specific population groups, and respecting the needs of all persons throughout the county regardless of age, ability, ethnicity, or income

SOV — Single Occupant Vehicle: A vehicle with one occupant, the driver, who is sometimes referred to as a "drive-alone."

Sprawl: The awkward spreading out of a community.

STA — Sacramento Transportation Authority: The agency that oversees the spending of Sacramento County's Measure A sales tax money for transportation projects. STA also operates the Freeway Service Patrol and the Sacramento Abandoned Vehicle Service Authority.

Sustainability: Sustainability, or sustainable development, is often defined as providing for current needs without jeopardizing the ability of future generations to provide for their needs.

TND — Traditional Neighborhood Design: These neighborhoods encompass many modern land use strategies into one concept. Several cities across the nation (including Sacramento) have studied these models to improve the efficiency and facilitate the use of transit, pedestrian, and other alternatives to single-occupant motor vehicles. Public transportation and pedestrian-use is encouraged through compact neighborhood development, where the distance from the center to the edge of a neighborhood can be walked at an easy pace in 10 minutes. Public interaction is foster through the development of sidewalks, trees along streets, narrow roads that slow down cars, and parks or plazas that are located close to housing.

Traffic Calming: All neighborhoods begin by developing a traffic calming plan aimed at changing driver behavior through less restrictive measures, such as visibility, signage and striping improvements, as well as the placement of more restrictive measures, such as speed humps, traffic circles or chokers. These measures are coupled with police enforcement and educational outreach for a comprehensive approach to traffic calming.

Universal Design: Various sources list the Seven Basic Principles of Universal Design""
1. Equitable Use (design it fair):
2. Flexibility in Use (design it adjustable):
3. Simple and Intuitive Use (design it elegant):
4. Perceptible Information (design it obvious):
5. Tolerance for Error (design it safe):
6. Low Physical Effort (design it easy):
7. Size and Space for Approach and Use (design it reasonable):

Staff

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Katie Eastham, Senior Transportation Planner
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STAFF REPORT

Date: November 15, 2004

To: The Honorable City Council

From: Lillian Hare, City Clerk

Subject: Appointment to the Sacramento Regional County Sanitation District and County Sanitation District 1 Boards of Directors

RECOMMENDATION:

Select a Member and an Alternate and Adopt Resolution No. 169-2004 to confirm the appointments.

BACKGROUND:

The Sacramento Regional County Sanitation District governance structure will be changing January 2005 because of the passage of Senate Bill 1663. With the passage of SB 1663 into law, the total number of SRCSD Board members will increase from 12 to 15 voting members.

There are no additional City of Rancho Cordova representatives under the new provisions of SB 1663 until the City reaches a population increment of 100,000 above the law's threshold of 150,000 population; however, the City has been requested to confirm the appointment of a member and an alternate to the SRCSD Board of Directors.

Council Member Dan Skoglund is the City's current representative. The Council has not taken action to appoint an alternate.

Attachment: Resolution 169-2004

AGENDA ITEM # 23

CITY OF RANCHO CORDOVA

RESOLUTION NO. 169-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, CALIFORNIA, APPOINTING _____ TO SERVE AS THE CITY OF RANCHO CORDOVA REPRESENTATIVE ON THE SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) AND COUNTY SANITATION DISTRICT 1 (CSD-1) BOARDS OF DIRECTORS AND TO APPOINT _____ TO SERVE AS THE ALTERNATE REPRESENTATIVE, IN THE ABSENCE OF _____

WHEREAS, the Sacramento region is changing and new cities are being formed, populations and demographics are shifting, and annexations are occurring – all of which effect the composition of various regional boards, including the SRCSD's Board; and

WHEREAS, the Districts are governed by Boards comprised of representatives from the respective governing bodies of the jurisdictions served by SRCSD and CSD-1; and

WHEREAS, the Health and Safety Code, Sections 4730.11 and 4730.12 have recently been added by SB 1663 to expand the composition of the SRCSD Board based on population; and

WHEREAS, each City Council must designate (by a vote) the member(s) of their Council to become a director on the SRCSD Board and CSD-1 Board, as well as specifying alternates.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the city of Rancho Cordova declares the following:

- The City of Rancho Cordova appoints _____ to serve as the City's representative on the SRCSD and CSD-1 Boards of Directors.

- The City of Rancho Cordova appoints _____ to serve as the City's alternate representative on the SRCSD and CSD-1 Boards of Directors.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova, California, this 15th day of November, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

LINDA BUDGE, MAYOR

ATTEST:

_____

LILLIAN E. HARE, CITY CLERK

City Council Staff Report

Date: November 15, 2004
Project: Capital Village
File: RC-04-123
Location: International Drive and Zinfandel Drive
Planner: Paul Junker, Planning Director
Jeff Beiswenger, Project Planner

APPLICANT/OWNER/DEVELOPER:	ENGINEER:
Beazer Homes 3721 Douglas Boulevard, Suite 100 Roseville, CA 94661	MRO Engineers, Inc. 2202 Plaza Drive Rocklin, CA 95765

Staff Recommendation:

Receive report from City staff regarding the proposed Capital Village project and provide general direction regarding the proposed project. No formal action on this project is requested.

Background:

Beazer Homes has submitted a development application to the City for the 117 acre vacant property located at the intersection of Zinfandel Drive and International Drive. This proposal has been the subject of focused design efforts and staff is seeking input from the City Council.

The 117 acre project is currently designated for professional offices and business park uses. However, the site location and surrounding uses of a major employment land uses on three sides, residential and mixed use (Villages of Zinfandel) on the south, and in relatively close proximity to Highway 50, light rail and the existing residential neighborhoods of Rancho Cordova offer unique opportunities. Given the site and the surrounding land uses, this site is centrally located to provide a hub of mixed uses that would enhance the appeal of all surrounding uses.

Since incorporation, numerous developers have approached the City and noted that the high land cost of this site requires a substantial portion of the property be developed in residential uses. Given the local market, single family residential uses offer a high and fast return on investment for the developer and the relatively down market condition for office and business park are likely not feasible given the land costs and the current market conditions.

The applicant's proposal responds to the current market conditions and the high land costs associated with the project site. The proposal also offers the following general benefits:

- Residential uses closer to the existing employment uses
- Residential uses at relatively affordable prices (beginning around $250,000)
- Mixed use core that serves existing employment uses and surrounding community
- Provides innovative mixed use development, including combined retail/office, two forms of residential/commercial mixed use, and a project that transitions smoothly through a variety of commercial, public and residential uses
- Establishes an example of the Town Center land use concept favored by the Council and the community

While the proposal responds to a variety of interests, both of the applicant and the City, there are tradeoffs associated with the current design, including:

- The Town Center area includes approximately 30 acres of commercial, a scale that is near the minimum for a Town Center
- The intensity of the project, in terms of building heights and high density residential uses, is somewhat low for the Town Center that wouldserve the Capital Center business park

In reviewing the project, staff is convinced the current proposal is an appropriate response to the opportunities that the site presents and the current economic conditions within the City and the region. Staff is convinced that a project that focuses more on employment generating uses or that provides substantially more commercial uses in not feasible at this time. If the Council requires a more urban project or a project that increases the employment/commercial uses, then it is likely development of this project will be postponed at least five years or more as local and regional conditions evolve. Further, there is no guarantee that near future conditions (less than 10 years) will support a proposal substantially different than the proposed Capital Village project.

Design Charrette Discussion:

Given the complexity of design issues associated with the Capital Village project, staff proposed that a design charrette be conducted for the project. The charrette approach involved assembling a team of design professionals to conduct a focused design effort. In this case, the firm HDR was retained to conduct a three day workshop in which the applicants, key City staff, and the Mayor and Mayor Pro Tempore participated.

The design charrette required that a clear understanding of project economics be established to determine whether the project was feasible and whether the

commercial component could be expanded. The firm Real Estate Research Consultants was included within HDR's team and provided a detailed analysis of development potential within the City and for this project site.

Ultimately, the design charrette effort resulted in a substantially modified project design that maintained the project components required by the applicant. As compared to the initial project submittals, the current project provides a more interesting urban design that blends residential and non-residential uses more effectively and provides a traditional neighborhood layout of grid streets, and parks.

The summary book of the design charrette prepared by HDR and the economic analysis completed by Real Estate Research Consultants are provided as Attachment 2 and 3 of this report.

Key Project Issues:

City staff has worked closely with the project applicant over the past six months to develop the current proposal and a focused design charrette was held on September 26 through 28, 2004 to refine the project application. While the current proposal represents a collaborative effort by the applicant and staff, several key issues for which staff would like concurrence. Project discussion issues include the following:

Town Center Configuration. The project provides a "Main Street" entry from Zinfandel Drive. This entry way includes three "blocks" extending approximately 900 feet eastward from Zinfandel to a town green park. Additionally, the town center area includes more traditional commercial south of Main Street and future commercial pads to the north of Main Street. Finally, the northeast corner of the town center provides live/work mixed use that is intentionally designed to accommodate future retail/commercial uses.

Policy Issue: Does this configuration meet the intent of creating a Town Center that is the focus of and serves the needs of surrounding uses, including the Capital Center business park and the Villages of Zinfandel project?

Staff recommendation: The project provides an innovative town center configuration that meets the lower end of staff's expectations for the site. Staff is convinced that a substantially larger town center is not now feasible and will not likely be feasible for the near future (next 10 years).

Mix of Uses. The project provides a variety of residential and non-residential uses. However, the majority of the site is proposed as various residential uses, all of which would be for-sale homes.

Policy Issue: Is a project that is predominantly residential appropriate for this project site? If not, what combination of uses would the Council consider appropriate for the site?

Staff recommendation: The project's predominantly residential uses respond to current market conditions and are likely necessary to create a feasible project. Beyond the project feasibility, the residential uses proposed by Beazer will likely enhance office uses surrounding the project by providing close housing that is targeted to incomes consistent with a currently underserved segment of entry level homes. Staff considers the project an appropriate compromise solution given current economics and the community's housing needs.

Architecture. The applicant has proposed themes of architecture for the commercial and residential uses that are traditional in character, drawing upon styles such as craftsman, prairie and bungalow. The project is situated between the glass, steel and concrete of the Capital Center business park and the more conventional residential subdivisions of the Villages of Zinfandel.

Policy Issue: Does the applicant's proposal provide an appropriate transition between the existing professional office/business park uses and the growing residential uses to the south?

Staff recommendation: The currently proposed architecture is successful in providing a traditional neighborhood character. However, similar town centers visited by City representative, including City of Brea and City of Chula Vista, have applied a more contemporary design aesthetic to the commercial town center uses. Staff requests the Council offer preliminary comments on the proposed architecture. Final design review of both commercial and residential uses will occur as a late phase of the project, however, staff will include general guidance on architecture in the project approval process.

Park Configuration. As proposed, the project provides three park site that total approximately 8.4 acres. The largest site is a town green of 3.7 acres that would serve as a community facility and is approximately the size of Ceaser Chavez park in downtown Sacramento. Two additional parks are proposed to meet the needs of project residents. As proposed, the project is approximately 2.6 acres short of meeting its park dedication requirements. Therefore, the applicant would pay a substantial park in lieu fee if the project is approved as proposed.

Policy Issue: Does the proposed project meet the park needs of the project residents and provide appropriate facilities for this project?

Staff recommendation: The project's parks are not intended to be conventional suburban parks. Active sports fields would not be provided and facilities would focus on either the town green community uses or the smaller neighborhood parks. While this formula would not be appropriate

for the entire City, given the urban center character of this site the Planning Department staff considers the proposed parks appropriate for the site. Planning staff anticipates the Cordova Recreation and Parks District will provide additional input on this issue and encourages the Council to carefully consider the District's comments.

Project Schedule:

The Capital Village project represents an unusual effort by the applicant and City staff in that the current owner of the property has placed a significant burden on the applicant (Beazer Homes) to complete the property acquisition in a relatively short time frame. This property has been the subject of on-going developer interest since before City incorporation, however, no developer was willing to meet the sellers terms prior to Beazer Homes' interest. Due to the City's desire to see this project develop, staff is prepared to meet a very aggressive project review schedule. This initial review of the project is to gain preliminary comments from the Council, to allow the Council to become familiar with the project, and to identify any key issues that must be resolved prior to formal project review.

The applicant has requested the project be brought before the City Council for action as soon as possible. In response, staff has prepared a project schedule that could result in formal Council review as early as late December 2004, but will more likely occur during January 2005. This schedule is contingent on completion of technical studies that the applicant is preparing and upon a positive review at this study session and at the formal review by the Planning Commission. The draft project schedule is attached for the City Council's review as Attachment 4.

Summary:

Staff has identified key issues for which Council direction is requested. Based upon such direction, staff shall consult with and provide direction to the applicant for preparing a revised project application for formal City consideration.

Attachments:

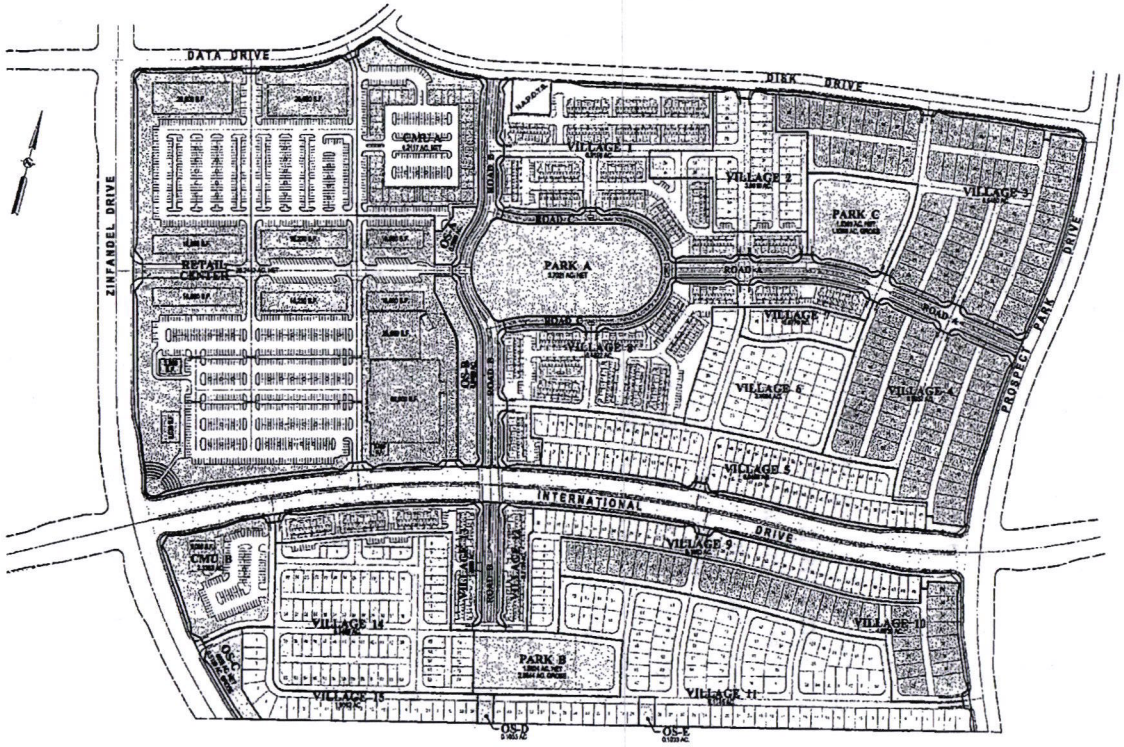
1. Design Package, including Site Plans and Preliminary Architecture
2. HDR Design Charrette Summary
3. Real Estate Research Consultants Economic Analysis
4. Project Review/Processing Schedule

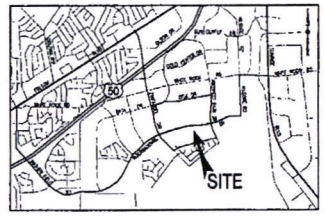
Beazer - CAPITAL VILLAGE

CITY OF RANCHO CORDOVA, CALIFORNIA

DEVELOPMENT PLAN EXHIBIT

NOVEMBER, 2004





Land Use Summary

Village/Lot(s)	Use	Acreage	Type Unspec.	32x68	35x76	40x98	Total Units
Village 1	Town Homes	4.21±	36				36
Village 2	32' x 68' Alley Lot Typ.	3.68±		36			36
Village 2	40' x 98' Alley Lot Typ.	6.44±				64	64
Village 3	32' x 68' Alley Lot Typ.	4.52±		77			77
Village 3	40' x 98' Alley Lot Typ.	4.04±				34	34
Village 4	32' x 68' Alley Lot Typ.	4.29±		77			77
Village 5	Town Homes	6.46±	84				84
Village 6	32' x 68' Alley Lot Typ.	3.33±	48				48
Village 7	40' x 98' Alley Lot Typ.	3.80±				34	34
Village 11	32' x 68' Alley Lot Typ.	9.11±		161			161
Village 12	Town Homes	6.19±	72				72
Village 13	Town Homes	7.34±	84				84
Village 14	32' x 68' Alley Lot Typ.	6.58±		74			74
Village 15	35' x 76' Std. Lot Typ.	3.66±			38		38
CMU A	Live/Retail	4.51±					
CMU B		2.32±					
Retail Center		21.35±					
Park A		2.76±					
Park B		3.85±					
Park C		1.58±					
OS-A	Open Space	0.29±					
OS-B	Open Space	0.54±					
OS-C	Open Space	0.51±					
OS-D	Open Space	0.15±					
OS-E	Open Space	0.17±					
Roads	A, B & C and Center	4.57±					
Lot Corridors		4.91±					
Total		114.74±	333	387	142	181	934 du

Color Legend

- Town Homes
- 32' x 68' Lots
- 35' x 76' Lots
- 40' x 98' Lots
- Open Space
- Parks
- Lot Corridors
- Retail Center
- CMU's
- Roads

MRO Engineers, Inc. 3000 Lava Ridge Court, Suite 120 Roseville, CA 95746 Phone: (916) 782-9100 Fax: (916) 782-9222 www.mrosac.com

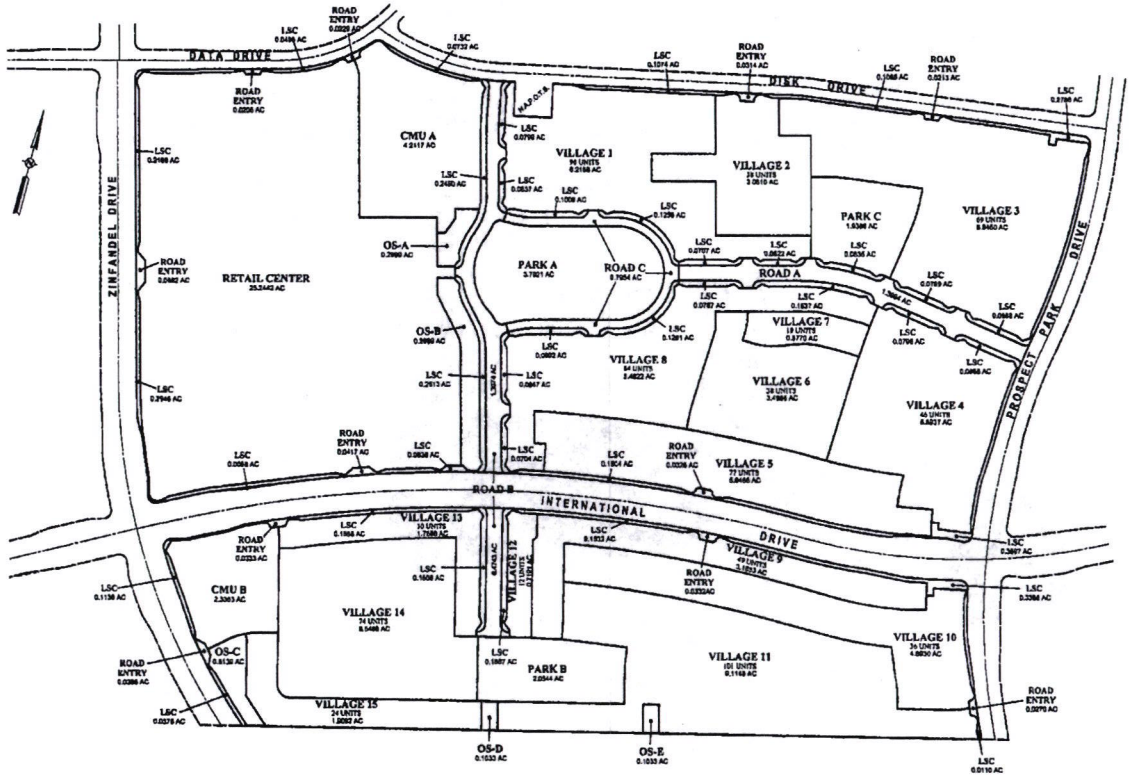
ENGINEERING · PLANNING · SURVEYING

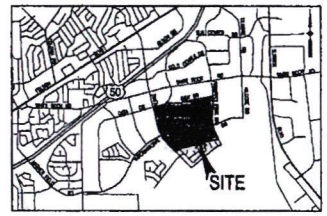
Beazer - CAPITAL VILLAGE

CITY OF RANCHO CORDOVA, CALIFORNIA

ACREAGE EXHIBIT

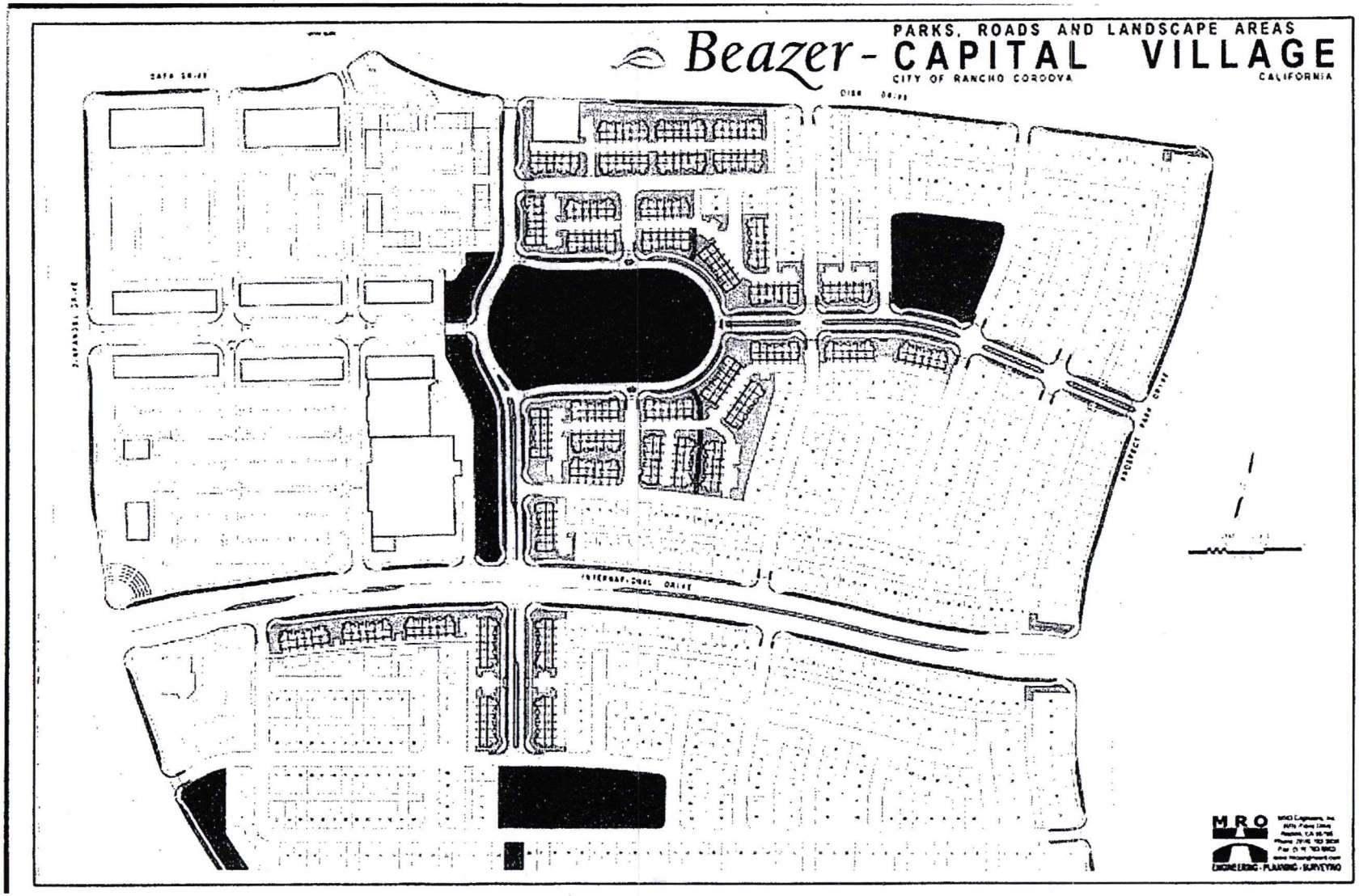
NOVEMBER, 2004

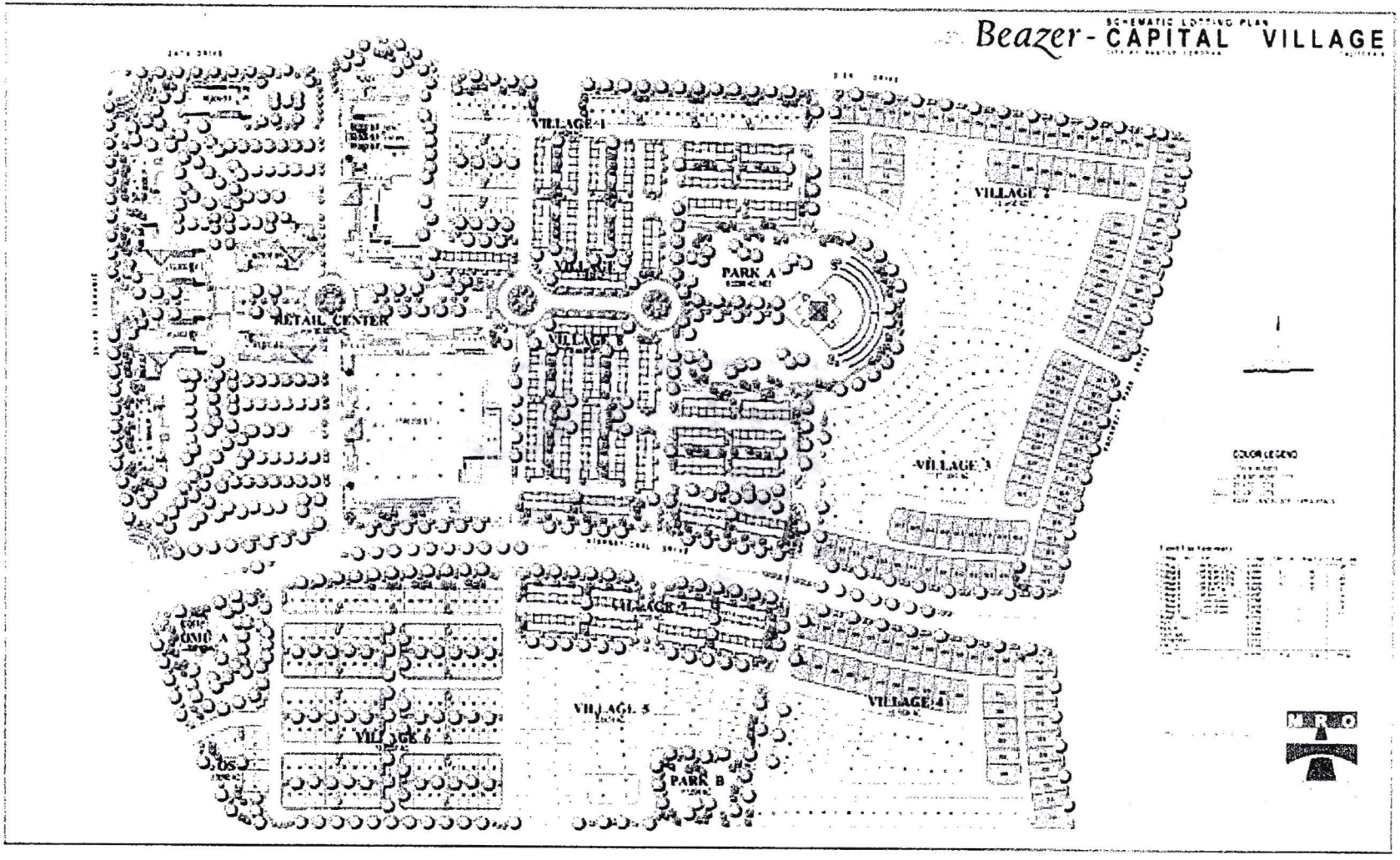


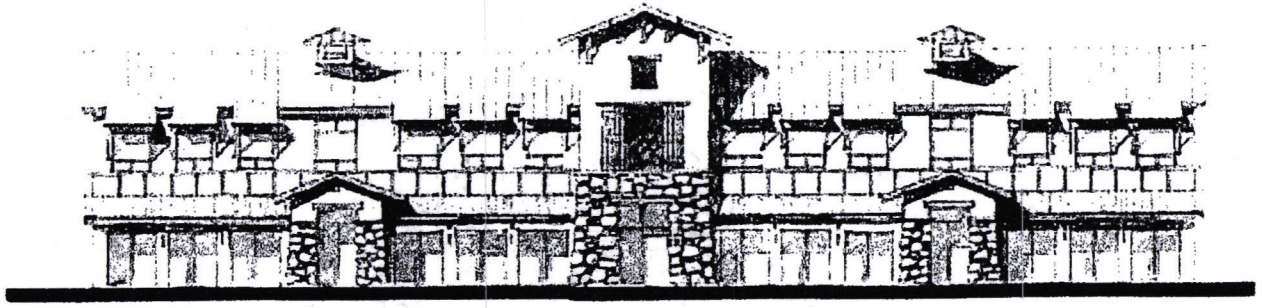


Land Use Summary

Village/Lot(s)	Use	Acreage	Town Homes	70x68	55x70	60x96	Total Units
Village 1	Town Homes	8.2158	96				96
Village 2	50' x 100' Alley Lot Yds.	3.0810		39			39
Village 3	45' x 95' Alley Lot Yds.	8.9450				69	69
Village 4	50' x 95' Alley Lot Yds.	6.8227				46	46
Village 5	50' x 95' Alley Lot Yds.	8.8456		77			77
Village 6	50' x 70' Std. Lot Yds.	2.4884			38		38
Village 7	50' x 70' Std. Lot Yds.	0.8770		19			19
Village 8	Town Homes	2.4822	84				84
Village 9	50' x 95' Alley Lot Yds.	3.1822		49			49
Village 10	50' x 95' Alley Lot Yds.	4.8830				36	36
Village 11	50' x 70' Std. Lot Yds.	8.1168			181		181
Village 12	Town Homes	0.7707	13				13
Village 13	Town Homes	1.7089	30				30
Village 14	50' x 70' Std. Lot Yds.	8.5488		74			74
Village 15	50' x 70' Std. Lot Yds.	1.8082			24		24
CMU A	Live / Retail	4.2417					54
CMU B		2.3363					
Retail Center		25.3442					
Park A		3.7921					
Park B		2.0544					
Park C		1.8388					
OS-A	Open Space	0.3980					
OS-B	Open Space	0.3980					
OS-C	Open Space	0.8138					
OS-D	Open Space	0.1033					
OS-E	Open Space	0.1033					
Roads	A, B & C Lane Blocks	6.8727					
LSC Corridors		5.9511					
Total		116.9664	223	257	163	191	834 du


Beazer - CAPITAL VILLAGE
PARKS, ROADS AND LANDSCAPE AREAS
CITY OF RANCHO CORDOVA
CALIFORNIA
MRO


Beazer - CAPITAL VILLAGE
VILLAGE 1
VILLAGE 2
VILLAGE 3
VILLAGE 4
VILLAGE 5
VILLAGE 6
VILLAGE 7
VILLAGE 8
PARK A
PARK B
RETAIL CENTER



office/retail concept elevation



cal bungalow craftsman early california craftsman

Capital Village



italianate shingle national americana

Capital Village

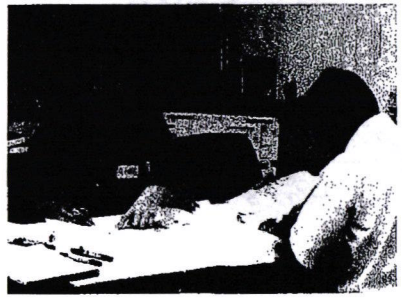


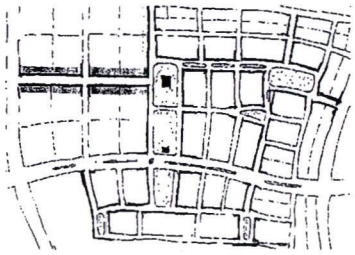
cottage normandy spanish

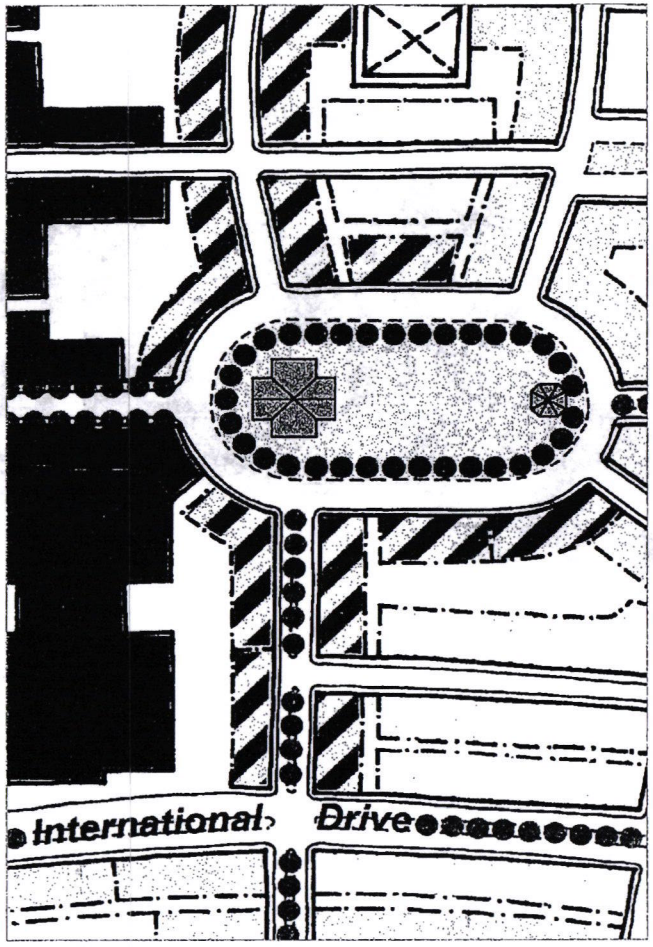
Capital Village

The Capital Village Charrette Summary



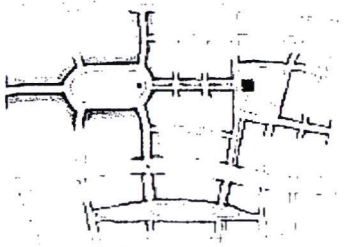












Attachment 2

City of Rancho Cordova

Linda Budge, Mayor
Ken Cooley, Mayor Pro Tem
Dan Skoglund
Robert McGarvey
David Sander

Ted Gaebler, City Manager
Curt Haven, Director of Economic Development

Paul Junker, Planning Director
Cyrus Abhar, Director of Public Works

Applicant Participants

Tony Tonso, Beazer Homes
James Van Maren, Beazer Homes
Jeffery DeMure, JDA
Sean Richardson, JDA
David Casty, DSL Service Company
Craig Johnson, Nadel Architects
Rick Grandy, Nadel Architects

HDR Design Team

David Taylor, HDR
Derek Kantar, HDR
James Moore, HDR
Ignacio Correa-Otriz, HDR
Steve Coyle, LCA
Oliver Kuehne, LCA
Robert Alminana, Sargent Town Planning

HDR



The Capital Village Charrette Summary

Prepared by

HDR

for

The City of Rancho Cordova

October, 2004

HDR

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CHARRETTE OVERVIEW

Introduction

Rancho Cordova, as a newly incorporated City, has defined an aggressive Vision: ***"Build a City"***. Its implementing themes are equally compelling – ***Placemaking, Catalyst for Change, Great Ideas, Land Use Change, and Services for Quality of Life.***

Since Rancho Cordova is not a traditional City, built around an historic downtown, the long-term strategy is to create an unique urban form. The City has elected to pursue an urban form composed of multiple centers, each designed to contribute a complementary role in the way the City functions. This future urban form reflects many of the individual visions defined for land use, urban design, economic development, housing, circulation, and open space, natural, and cultural resources. Further, these centers are united by a set of twelve Guiding Principles. Such an approach to urban form relies on a hierarchy of activity centers that responds to the diverse residential, commercial, employment, and recreational needs of this growing community. Capital Village represents one of the first dynamic opportunities to implement the multiple centers concept.

Because the project is important to the community and the applicants, the City determined that a charrette process was the best means to test and validate the Capital Village Development Program and Urban Design Plan. The charrette process was divided into three parts:

- **Pre-Charrette Activities** – Developing an understanding of the issues, the site, the current program and plan, and the regional/city market context.
- **The Design Charrette** – An intensive, interactive design process to develop a revised program and plan that met City and applicant goals
- **Post-Charrette Activities** – Documentation of the charrette process, findings and future actions.

One means of testing the Development Program was through a market review that considered regional and city scale market considerations and a competition analysis. Likewise, an understanding of the "planned" future population, employment, households and total projected commercial land uses, as manifested in the City's *General Plan,* Community Plans and Specific Plans, was to be verified and validated. This market, demographic, and employment outlook helped inform the City of the appropriate mix and combination of uses for Capital Village.

With the background work and the market review completed, the design charrette was held from September 26-28, 2004. The Rancho Cordova Officials and Staff, the HDR Design Team (Market and Urban Design), the applicants and consultants were all active participants. The charrette focused energy and effort into an intensive, concentrated, two and one half day design process. The intent was to test initial Capital Village commercial market assumptions, residential product mix and design.

The City's Vision and Guiding Principles were used as the bases for developing the alternative plans, along with the fundamental economic requirements of the project. **Forging consensus and concurrence allowed a *"Win-Win"* for all parties, and the ability to maintain project momentum was attained.**

PRE- CHARRETTE ACTIVITIES

Understanding the Context

Prior to holding the design charrette, a series of preliminary activities took place to better inform the HDR Design Team (Design Team) about the general planning context for the Capital Village project. This understanding was central to placing the project in a broader perspective, while also shortening the time required for the charrette. These activities had key Design Team members in Rancho Cordova during and coincidental with the market review, allowing early coordination between the Design Team, City Staff and applicants.

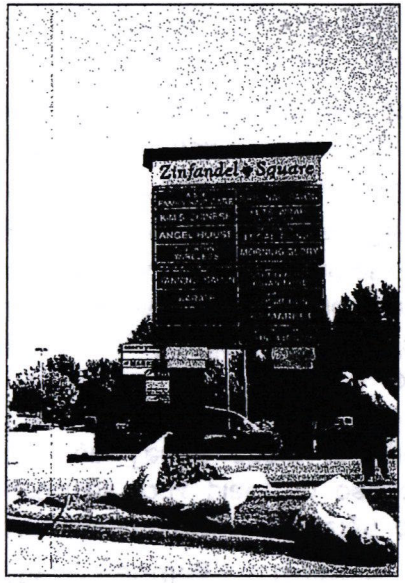
Review of Plans, Proposals and Applications - The Design Team undertook a review and analysis of existing plans, studies, applications and recommendations. Among these were:

- The Rancho Cordova General Plan Vision Book 2025
- The Rancho Cordova Urban Design Workshop Results
- The Sunrise Douglas Community Plan
- Development Applications and supporting information for Capital Village
- Any other applicable plans and studies

Site Reconnaissance, City and Applicant Meetings - The Design Team convened in Rancho Cordova and conducted a detailed site tour and review, of the proposed Capital Village and its environs. Key site and area features were digitally logged. During this trip multiple activities were accomplished:

- The market review process was activated
- The charrette parameters were set, and a detailed schedule was prepared
- The format for the Charrette Summary was established
- Site and area data were collected
- Meetings were held with the Beazer Homes, the Capital Village applicant, and its consultants to review selected housing market information, the current Development Program, the Urban Design Plan, and the underlying design principles. One of the central issues was the development review and approval process and timeframe as related to the Beazer Homes financial commitments on the property. Paul Junker laid out the timeline required to satisfy the required City approvals. This issue was given high priority. Another consideration for Beazer Homes was to retain the approximate total and mix of residential uses. All known issues were identified and clarified so they could be addressed in the charrette, and
- Later, a second meeting was held with DSL Service Company, the Capital Village's commercial developer, at the offices of Beazer Homes. The purpose was to meet the key players, understand DSL's retail Development Program, set the City's vision for the site, and listen to DSL's response to the vision.









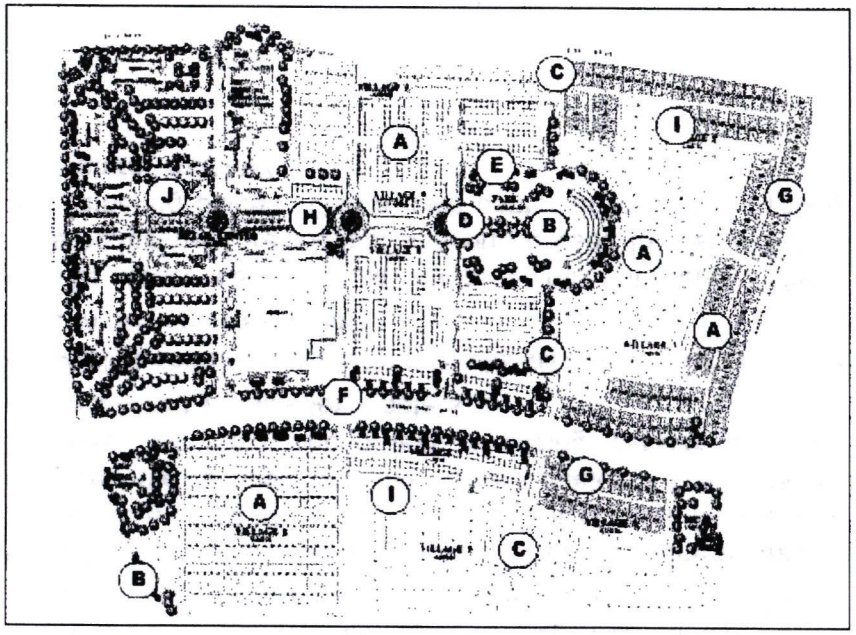
Beazer Urban Design Plan Review

A review of the currently submitted Urban Design Plan from Beazer Homes (see Figure 1) reveals:

- The commercial portion of the project is completely separated from the residential portion, and the site plan reflects a shopping center approach in its layout. There is little to no integration of uses to create a mixed use gathering place
- The open space network has a good north/south orientation into and through the site. However, the internal system is not differentiated, all neighborhoods are not equally served, and there is no "town square". The main park was "privatized" by having townhouses front directly on it, and it is too far east of the commercial area, offering no use transition or definition
- There is no defined public center that reflects a five-minute walk radius, although the site is perfectly sized for such
- The residential uses, while variable in mix and type, are all located in "pods" that do not give enough diversity and interest to the project as a whole
- Housing facing International Drive and Prospect Park Drive was an issue to be addressed
- The street network does not reflect a true grid pattern, and external connectivity, especially to the north, is under-developed, and
- Roadways do not have views that are visually terminated by vertical landmarks or elements to provide orientation when moving around the site.

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Figure 1. Beazer Home Urban Design Plan



A. Pod approach to residential allocation does not offer diversity through unit mixing
B. Open space/parks are over-allocated to the northern parcel
C. The north/south trail connections are very good
D. The large public park is isolated from the town center
E. Public park is "privatized" by placing units directly on park
F. The primary entry from International Drive, leading to the center, is not well developed
G. Residential located on high volume roads needs to be assessed
H. The connection between the commercial/public/ residential does not create "place"
I. The street network, grid, and community connectivity is under-developed
J. The commercial area has more shopping center qualities than town center qualities

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Composite Pre-Charrette Findings

From these pre-charrette activities, the following implications for the charrette were:

- The City's *Guiding Principles* will drive the Development Program and Urban Design
- Design principles of the New Urbanism will also be employed in the charrette and plan-making process
- Capital Village's success is critical, since it is the first major "center" to be developed as part of the City's Vision for an urban form based on multiple centers
- Capital Village is seen as an "infill" location that earns a higher density, intensity and mix of uses than other potential centers
- A Development Program for the commercial area must be based on an understanding of the regional market and the City's current and future market potential within that context
- DSL was open to other plan ideas, but there was a perceived limit of 150,000 square feet of retail for the site, given the location and the current market. DSL typically does not build anchor-less shopping centers or ones anchored by multi-plex theaters
- Market decisions made for this site will affect other emerging centers, and visa versa
- The town center must have a mix of retail, office, entertainment, residential and public uses to create a true "gathering place". Can a town center drive up the existing "natural" market?
- The residential unit count would be maintained in the 850-900 range, and there is an opportunity to expand the live-work units as part of the town center
- International Drive is currently six lanes, and City maintains it needs to retain the current cross-section. The road divides the site, and it has a measurable (negative) impact on the integrity of the Capital Village as a "center" and a residential neighborhood. Likewise, connectivity with adjacent properties and the safety of bikers and pedestrians traveling between the north and south portions of the site is negatively impacted by the six lane cross section
- The current plan requires re-evaluation based on the market findings, the City's *Guiding Principles,* and the design principles of the New Urbanism, and
- Beazer Homes was open to a process that met its needs for its residential program, met the City's expectations, and allowed the review and approvals process to move forward.

In essence, the current Capital Village plan has the ingredients for a true town center and neighborhood, but the recipe is not yet in place. The purpose of the design charrette was to provide that recipe and produce a new plan that reflected the City's Vision and met the applicants' financial requirements.

MARKET REVIEW AND DEVELOPMENT PROGRAM

The City wished to evaluate Capital Village for its consistency with its vision articulated in the *General Plan Vision Book* and to establish a sound, responsive Development Program. The evaluation reflected a broad understanding of the regional and local market actors that influence development opportunities. The market based perspective was essential to understanding a time frame in which the development plan and themes would be implemented. Following is a synopsis of the market study, and the complete study is available through the Planning Department at the City of Rancho Cordova.

Market Background and Analysis

The procedures followed by Real Estate Research Consultants (RERC), working with local resource people, included:

- An evaluation and investigation of the site and physical conditions impacting the site
- Collection of pertinent demographic information
- Evaluation of the broad retail characteristics prevalent in the Sacramento region, specifically the character of selected shopping and retail concentrations
- Evaluation of Rancho Cordova's probable growth
- Demand associated with that growth
- Implications and supportable concepts for Rancho Cordova

RERC acquired background information about the City and its plans, its recent patterns of growth, and anticipated patterns of future residential development that will substantially increase the Census (2000), reports an area income modestly below that of the County. Price points for the new inventory of housing, however, indicate that those income measures are changing, but area's resident population. Some 13,000 units were identified that could be placed into service in the next five years. This is the first segment of a total 45,000 new households in several projects that will be added to the area's population over the next 15-20 years.

In 2000 and 2004, Ranch Cordova was estimated by CLARITAS to represent 4.3%-4.5% of the County's total population. The data actually indicate a modest decline in 2004. The community's share of the regional retail market was relatively in balance with its proportionate share of population. In 2004, it is estimated that about 5.3% of the county's total retail inventory is located within Rancho Cordova or its sphere of influence.

CLARITAS, as one of the leading demographic resources in the United States, indicates a 2009 population relatively consistent with past shares of the County's population. This is seen as a potentially conservative outlook. If the pace of development anticipated by the City is maintained, Rancho will exceed its past share of the region's growth rate. While the actual rate may not be realized, the anticipated volume of construction well exceeds past activity. Therefore, it is a virtual certainty that Rancho Cordova's future share of regional development will be well ahead of its past share. In conjunction with a regional road network that provides excellent access to Sacramento's downtown, the substantial holdings of relatively underutilized land offer unique opportunities for the City to define its longer term form and market position.

In the short run, the area's income picture is moderately hampered by contradictory data. CLARITAS, relying on the U.S.

it is not absolutely clear what the composite picture will be over a longer term. Similarly, there are conflicting data regarding the area's established base of employment. Locally-provided

sources place the estimated employment at the office concentration closest to Capital Village at approximately 20,000 people. Federal data sources, discussed with one of the City's economic advisors, indicate a lower number, in the range of 10,000 - 12,000 workers, and that is in an area somewhat larger than the identified office node. Obviously, the combination of population, its potential income available for expenditures, and the correct number of office workers nearby pose material implications for the analysis, especially in the short run.

Having made these observations, the information was adjusted to recognize that the pace of development will rapidly eclipse secondary data projections. As such, it is reasonable to assume that approximately 45,000 units will be delivered to the marketplace over the next several years. This growth in housing will drive additional demand for retail uses in the area. This anticipated development is what drives the City to a more desirable center, since retail activity will follow rooftops.

Analysis and Findings

The analysis going forward considers two levels, the City's competitive position in the context of other retail concentrations and the City's internal growth and competitive positions. The data available on the area's retail inventory suggest that it is almost at full occupancy, so excess inventory is not a constraint. Dealing with established competitive locations, on the other hand, requires that certain assumptions be imputed about relative strengths or disadvantages of each area or property, its corresponding anchors, and possible new forms of retail.

In the analysis, four fundamental classes of shopping centers were observed that define today's retailing function:

- **Super regional**
- **Regional**
- **Community/town center**
- **Neighborhood**

Several areas of the County were examined and a number of different shopping experiences were profiled to gauge the mix of tenants, the scale of development, the relationship of properties to one another, and the nature of underlying demographics particular to each shopping area. The most compelling findings are that the shopping areas display a distinct typology with larger and smaller properties symbiotically related. They display a clustering effect that acts as a collective draw. For the most part, the region's shopping areas are newer than the retailing outlets in Rancho Cordova. Not surprisingly, their scales are commensurate with their underlying population. In the case of Rancho Cordova, based on the recent data, its trading area population is very similar to those of the others throughout the region. What differs, however, is the lack of a real hierarchy in the retail structure and a modestly lower level of incomes in the population. Again, both the income levels and the concentration of population should only improve over time, and those possibilities are reflected in the analysis.

The analysis considered immediate demands - demands over the next five years - and demands beyond 2010 based exclusively on the anticipated change in household growth within potential trade area. This trade area is relatively consistent with the City itself, but it should be construed as *only* the city. As noted, the market appears to be currently in equilibrium as evidenced by the limited vacancies, ignoring the potential of the undocumented employment demands nearby. Assuming a combination of nearby employment and the increase that could be generated as the result of additional households, a maximum potential to support 350,000 SF - 450,000 SF is envisioned by 2009-2010, with the potential of 800,000 SF - 1,000,000 SF by

2014-2015. This maximum development potential also assumes a maximum growth rate and a very aggressive penetration of future retail demand.

The nearby concentration of employment is a contributing factor but only at a modest level. An estimated base of some 20,000 employees can support some 60,000 SF of restaurant or service space, enough to generate demand for 5 - 6 acres. Consequently, a resident population is essential to sustain a major retail development, and the demographics of that population ultimately dictate the actual class of retail tenants.

Implications

While the City's growth assumptions could support a low of some 150,000 SF to a high of 800,000-1,000,000 SF at Capital Village over the extended planning horizon, the specifics of the site and near-term conditions dictate a program well within those parameters. The most defensible concept balances the immediate area opportunities with the build-out conditions offered by the Beazer project.

This concept would integrate elements of a village and community type center. The anticipated mix would include at least a supermarket, discount drug and a destination book store. Local inline tenants, services, and restaurants would complete the mix. No less than 50% of the tenants would be nationals would be anticipated, with the percentage potentially reaching 70%. **Given the size ranges and the mix of tenants that comprise the larger possible concept, the most suitable size project might yield about 200,000 SF. Offices can be expected to occur over the retail, in support of the town center concept.**

Initial Development Program Approaches – Based on the field investigations, consultations with local public and commercial interests, and review of pertinent economic and market data, examples of retail center types and uses (Table 1) were developed.

Table 1. Retail Center Types and Uses

Factors	Regional	Sub-Regional	Community/ Town Center	Neighborhood Center
Avg. SF	900,000-1,500,000	400,000 – 900,000	100,000-400,000	40,000-100,000
Anchors	• Dept. stores • Discount stores • Multiplex Electronics	• Discount stores • Multiplex • Home Imp. • "Big Box"	• Grocery stores • Restaurants • Entertainment • Drugstore	• Grocery stores • Drugstore
Examples	• Arden Fair Mall • Galleria at Roseville Sunrise Mall	• Natomas Marketplace • Broadstone Pizza	• Gold River Town Center • Broadstone Marketplace	• Davis Commons • Cordova

Source: ULI and ICSC Standards

Three preliminary Development Program scenarios (Tables2, 3, and 4) were prepared. The intent of the center types and scenarios was to facilitate a discussion and debate over the actual final recommended Development program used to direct the Design Team.

Table 2. Neighborhood Scale Center Scenario			
Project Scenario	**Five Year Outlook (2009-2010)**	**Potential Growth Next Five Years,+**	**Ten Year Outlook (2014-2015)**
""Village Center" (Neighborhood Scale)	100,000 SF retail; 30-50,000 SF services; total of 150,000 SF	20%	125,000 SF retail; 75,000 SF services; total of 200,000 SF
15 acres (Project character)	Grocery, drugstore, small inline stores and services, 2-3 limited service restaurants	15-20% market capture	Additional specialty shops and better quality restaurants, limited office/service space
Source: RERC			

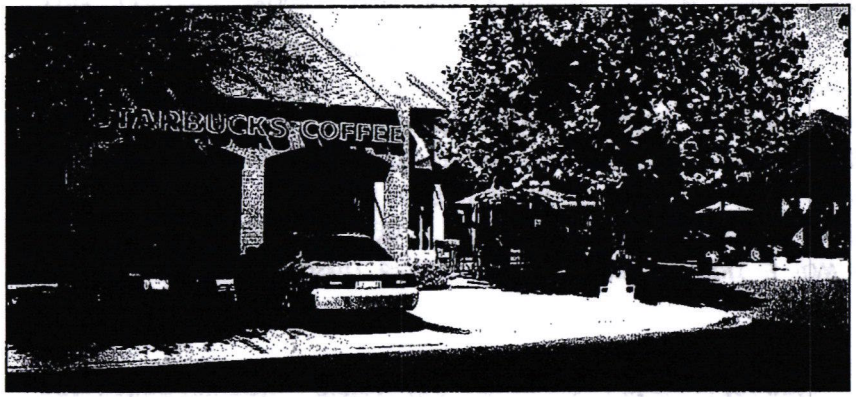


Table 3. Community Scale Center Scenario			
Project Scenario	Five Year Outlook (2009-2010)	Potential Growth Next Five Years, +	Ten Year Outlook (2014-2015)
"Large Village Center" (Community Scale)	200,000 SF retail; 50,000 SF services; total of 250-300,000 SF	50%	300,000 SF retail; 75,000 SF services; total of 375-400,000 SF
30 Acres (Project character)	Larger grocery, drugstore, wider variety inline stores and services, maybe additional full-service restaurants	30-40% market capture	Expanded specialty stores such as automotive furniture, electronics, plus better restaurants and more office space
Source: RERC			

Table 4. Sub-Regional Center Scenario			
Project Scenario	Five Year Outlook (2009-2010)	Potential Growth Next Five Years,+	Ten Year Outlook (2014-2015)
Big Box Center/Sub-regional scale	250-300,000 SF retail; 100-150,000 SF services; total of 350-450,000 SF	100%	500-600,000 SF retail; 300-400,000 SF services; total of 800,000-1,000,000 SF
35+ Acres (Project character)	Potential for one large "big box" general merchandise store, possibly complemented by large grocery or specialty food store, smaller "category killers" like book, discount apparel, electronics, etc. office space above retail or in free-standing buildings	40-50% market capture	Additional "category killers", plus broader range of full service restaurants and more office space. More urban character.
Source: RERC			

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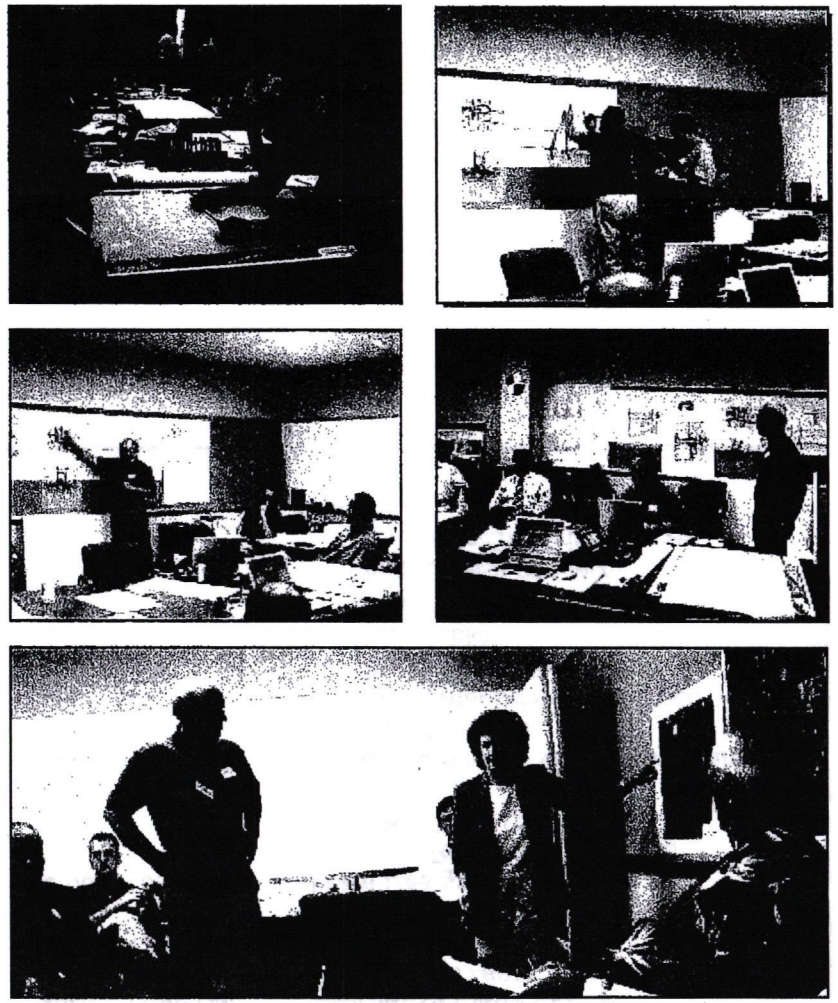
THE DESIGN CHARRETTE

The purpose of the charrette was to reach a decision on the preferred Development Program and Urban Design Plan for Capital Village. The Plan was to meet or exceed the City's *Vision* and *Guiding Principles,* while accommodating the applicants' program requirements.

Charrette Goals

Based on the City's *Vision* in the *Draft General Plan,* the *Urban Design Workshop Results,* and applicant expectations, charrette goals were established.

- **To set a high standard** for the development of Village Centers in the City of Rancho Cordova
- **To employ the City's *Vision* and *Guiding Principles*** in evaluating the currently proposed plan and preparing other alternatives
- **To prepare a Development Program** that coincides with the City's Vision for Capital Village as a "town center", incorporating retail, office, entertainment, residential and public uses
- **To apply appropriate tenets of the New Urbanism** in developing alternative plans for Capital Village
- **To prepare a consensus plan that is the right "recipe"** that mixes the ingredients into a viable, fully-integrated community that reflects the City's
- **To meet satisfy the** Vision and meets the development requirements of the applicants, and
- **To allow the approval process to move forward** as expeditiously as possible.



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The Charrette Schedule

The charrette was conducted according to the following schedule.

Sunday

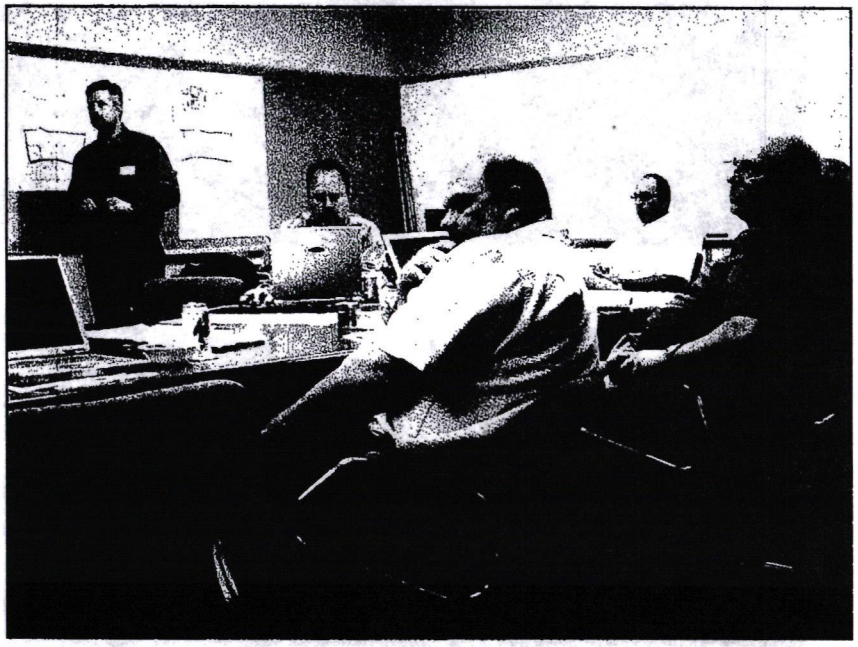
2:00 – 2:30 PM	**Introductions and City Overview** *Mayor Budge/ Paul Junker*
2:30 – 3:30 PM	**Capital Village Presentations** *Beazer/DSL*
3:30 – 4:00 PM	**Market/Program Presentation** *David Taylor/Bill Owen*
4:00 – 6:00 PM	**Program Discussion/City Goals** *Paul Junker/Group/Team*
6:00 – 6:30 PM	**Break**
6:30 – 8:00 PM	**Design Team Meeting** – Program/Design Implications – Capital Village Goals – Design Team Assignments *David Taylor/Team*
8:00 PM	**Dinner** *Team*

Monday

7:30 – 10:00 AM	**Alternative Plans** – Land Uses – Streets, Alleys and Parking – Mixed Areas – Public Realm – Open space *David Taylor /Team*
10:00 – 11:30 AM	**Alternative Plans Pin-up** *David Taylor/Team*
11:30 – 12:00 PM	**Working Lunch** *David Taylor /Team*
12:00 – 5:00 PM	**Team Design** Team A – Residential Area Plan Team B – Town Center Plan ***Team***
5:00 – 6:30 PM	**Table Top Review w/City/Applicants** *David Taylor/Team*
6:30 – ?	**Prepare Consolidated Site Plan** – Lots, Building, Roads, Parking, Civic/Public – Street Sections – Height, Mass and Mix – Key Public/Gathering spaces *Team*

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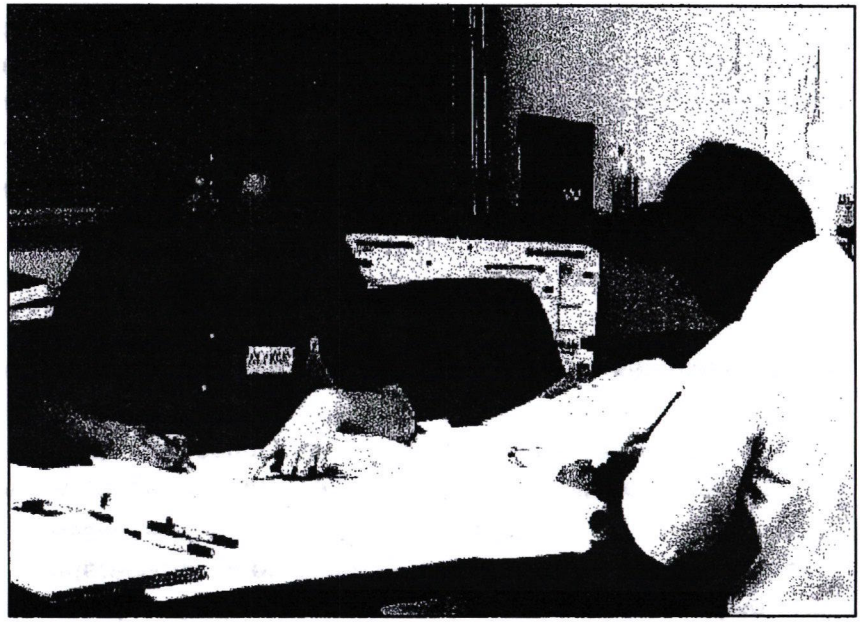
Tuesday	
7:00 – 9:30 AM	**Prepare for Presentation** *Team*
9:30 – 10:00 AM	**Presentation to City/Applicants** *D.* Taylor /P. Junker/Team
10:00 – 12:00 AM	**Discussion/Agreement/Next Steps** *P. Junker/Group/Team*
12:30 PM	**Team Departs**



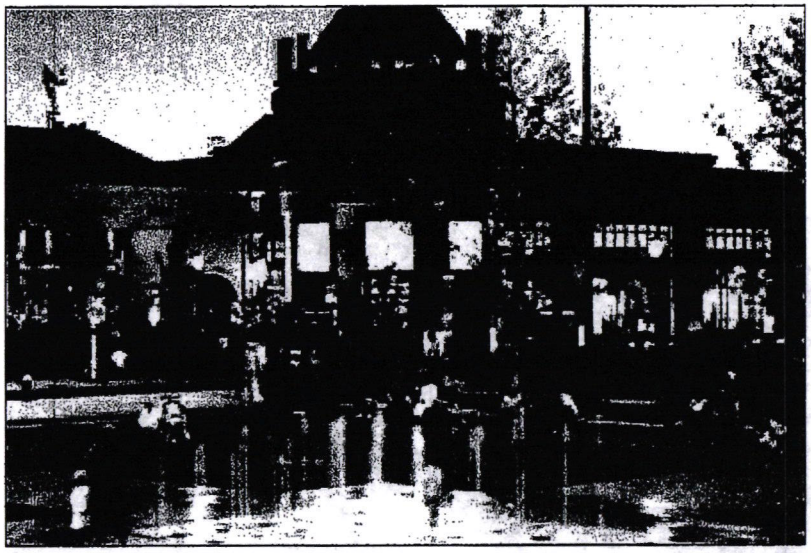
Design Principles

There are two sources of design principles that guided the plan making process. The first is the Rancho Cordova's vision of creating a city, along with eleven of the defined Guiding Principles. The second source for design standards and guidelines is from the Congress for the New Urbanism (CNU). The principles are drawn from its *Charter*, specifically dealing with the *Neighborhood, the Block, the Street, and the Building.*

The following pages combine the two sources into a single complementary set. The City's principles are bold, and the CNU principles are shown in plain text below them.



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POSITIVE PUBLIC REALM EXPERIENCE

Focus is on the space that buildings and landscape create together, rather than just on their interior or exterior design.

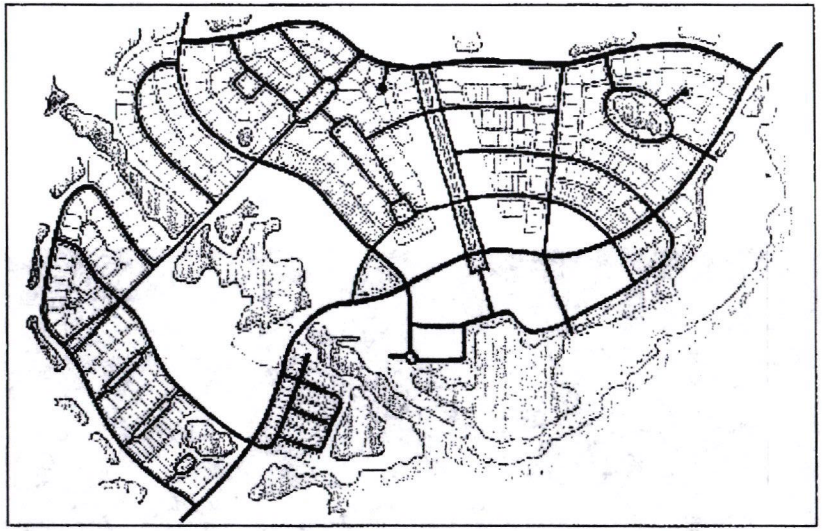
- A broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community
- A range of parks, from tot-lots and village greens to ball fields and community gardens, should be distributed within the neighborhood.
- Individual architectural projects should be seamlessly linked to their surroundings

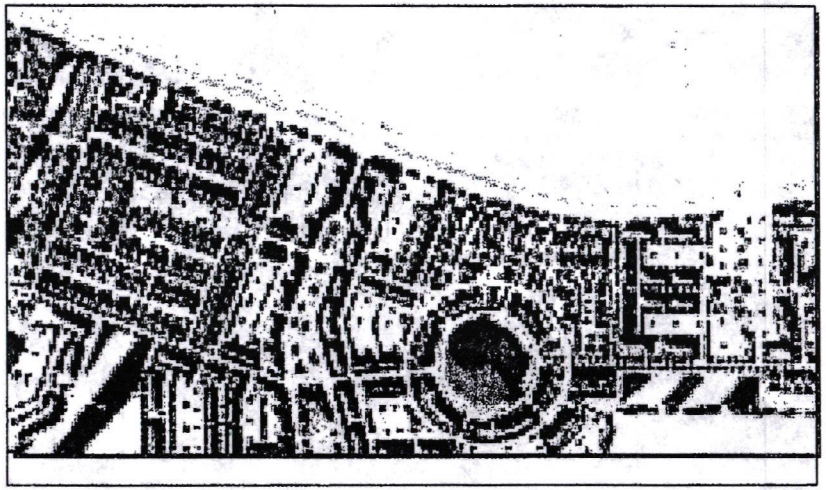
COMPREHENSIVE NATURE AND OPEN SPACE SYSTEM

A programmed, interconnected open space system that crosses ownership and unites the City's communities together.

- Concentrations of civic, institutional, and commercial activity should be embedded, not isolated in remote, single-use complexes
- Offer a range of parks, from tot-lots and village greens to ball fields and community gardens, should be distributed within the neighborhood.

HDR





INTERCONNECTED AND GRIDDED STREET FRAMEWORK

Distinctive grid system that connects properties and places across ownership

- An interconnected networks of streets, encourages walking, reduces the number and length of automobile trips, and conserves energy
- Streets and squares should be safe, comfortable, and interesting to the pedestrian. Property configured, they encourage walking and enable neighbors to know each other and protect their communities.
- Views should be terminated by public squares, office buildings, land marks, gazebos, or some other form of memorable identification.

INTEGRATED TOTAL COMMUNITY LAYOUT

Combined street and open space system connects the district with its neighbors regardless of use.

- The neighborhood is the essential element of development. It is an identifiable area that encourages citizens to take responsibility for its maintenance and evolution
- A neighborhood should have a center and an edge. The center should be a public space, whether a square or a green

HDR





BALANCE CREATIVE WORKPLACES AND HOUSING

Rancho Cordova provides a healthy land use mix which allows one to live, work, (shop and play) within an interesting, creative and walkable environment.

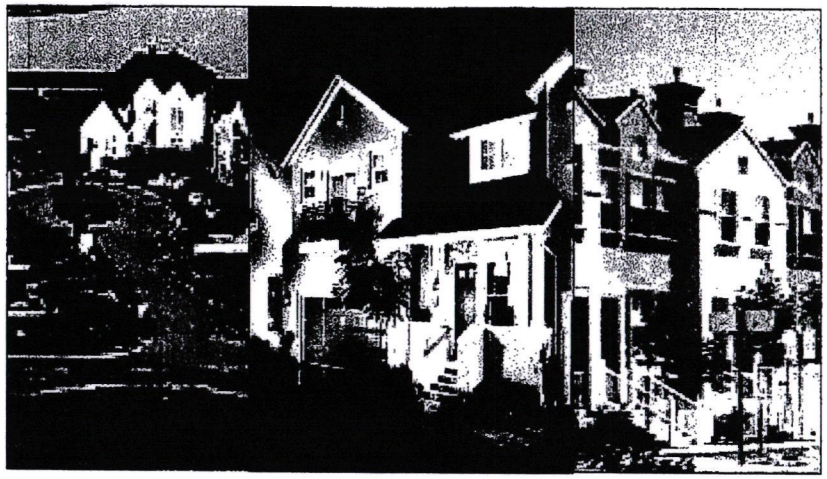
- Neighborhoods have an interconnected networks of streets, designed to encourage walking, reduce the number and length of automobile trips, and conserve energy
- A broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community

ACCESS TO INTERACTIVE SHOPPING EXPERIENCES

Shopping/entertainment at all scales (convenience, neighborhood, destination, regional, entertainment) is easily accessible to all neighborhoods

- Centers should be compact, pedestrian-friendly, and mixed-use
- Within a ¼ mile radius (5 minute walk) from the center all daily living activities should be satisfied. These activities should occur within walking distance of the center, allowing independence to those who do not drive, especially the elderly and the young

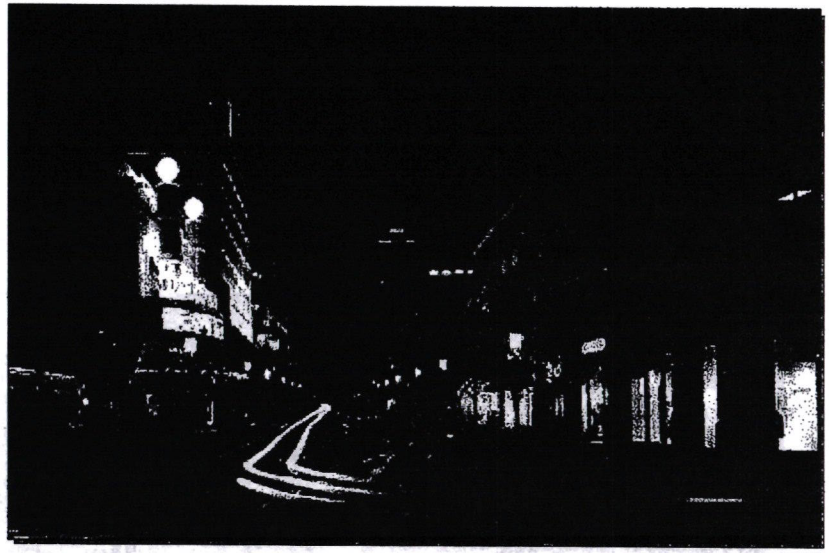
HDR



DIVERSE HOUSING CHOICES

Appealing to the diverse marketplace.

- Should have a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community



PEDESTRIAN-FRIENDLY STREET DESIGNS

Street designs consider their "place" as an assemblage of buildings, landscape, and engineering elements.

- The design of streets, buildings should be reinforce safe environments but not at the expense of accessibility and openness
- The block structure should promote clear direction, coherence, interconnectivity and walkability

HDR



PROMINENT PUBLIC BUILDINGS

Key sites with strong vistas and redevelopment opportunities should be preserved for public buildings.

- Civic buildings and public gathering places require important sites to reinforce community identity and the culture of democracy. They deserve distinctive form, because their role is different from that of other buildings and places that constitute the fabric of the city.
- Views should be terminated by public squares, civic buildings, landmarks, gazebos, or some other form of memorable identification.

HDR

The Charrette Dynamics

Following is a generalized summary of the dynamics that occurred between Sunday afternoon and Tuesday afternoon. The summary is meant to portray the type of interaction that occurred. Not every detail is covered, but the essence of the sessions is captured. Following this section is a more expanded description of the Development Program decision process and the preparation of the alternative Urban Design plans.

Sunday, September 26- The initial charrette session was attended by 23 participants (see the Appendix for the list of attendees), representing the City, the Design Team, and Beazer Homes, DSL and their consultants. Paul Junker kicked off the session, and he outlined the general theme of the charrette. Two primary exercises were conducted, an identification of elements of importance for the participants and a presentation of the market findings and initial program parameters.

- Elements of Importance.

  One of the key aspects of the session was to have key participants define their expectations and elements of importance for the charrette. Each group represented gave its elements of importance and expectations.

The City- *There were four City respondents.*

Paul Junker, City Planning Director

Support by decision makers, developers and community

Time considerations

High quality urban project. Setting a template/model for future development

Cyrus Abhar, City Traffic Engineer

Level of comfort that 20 years from now we look back on a well thought out design

Ted Gaebler, City Manager

Wants to see the City grow into a City and not a suburb

International, as an east - west connector, will be a large carrier that needs to be well thought out

Wants to see the process run smoothly and equitably

Ken Cooley, City Council – Mayor Pro Tem

Proud of strong unity among the City Council

Very diverse community that wants more than what is available currently in the region. Rancho wants an approach that sets itself apart from other cities

Hotel market has and opportunity for exploration within Rancho

Retail and entertainment should be considered where possible

Wants to help Beazer realize their goals

Wants to hear a diversity of ideas so we can raise the bar and seek the best options for the community while looking at risk management

Beazer Homes- As the principal applicant, Beazer Homes had three respondents, including the design architect.

Tony Tonso, Regional President

Infill opportunity is rare and create opportunities

Wants a project that is workable for Beazer and DSL

Jim van Maren, Vice President

Whereas Beazer is cautious about a mixed use project, they do want to be good neighbors and put in a product that the community is proud of

Looking out for future home buyer

Looking at a diversity of housing, and densities that is not typical to Rancho, Elk Grove, etc

Timing is important to meet market trends

Jeff DeMure, Architect

Values collaborative process that embraces client satisfaction, user desirability

Three key themes for design process: User needs, Beazer, municipality

DSL- As the developer of the commercial portion of the project, DSL had two respondents, including the design architect.

David Casty, DSL

DSL is not shy of first class projects

Looking forward to seeing a consensus of a land use plan and consensus on the site plan

Craig, Nadel Architects

Strong retail designs out of their Costa Mesa, CA office

Looking for the balance between retail accessibility to residential without impeding residential uses

The Design Team- There were two respondents from the Design Team, including the market analyst.

David Taylor, HDR Design

Excited to be a part of a community that wants to be a City

Looking forward to bringing contemporary practices to the charrette process

Looking to return to guiding principles, such as establishing City vision and developing sustainability

Considerations: Context of immediate community connectivity through road network, and where will be need to be in 2 to 5 years

Bill Owen, Real Estate Research Consultants

His experience is that charrettes of this nature are too rare and he was glad to be a part of this

He hoped to bring a market reality to the solution and serve as a guide to the physical designers

- Market Findings and Development Program Alternatives

Bill Owen presented the market overview for the region and City and he reviewed the alternative Development Program approaches – the Neighborhood Scale Center, the Community Scaled Center, and the Sub-regional Scale scenarios (see previous discussion, pages 9 and 10). As a result of this presentation, there was a hearty debate over the size, scale and character of the commercial component of the "town center" portion of the project. This set the agenda for Monday's more full-scale discussion and debate on the Development Program.

After the late Sunday afternoon session, the Charrette Team developed an agenda for Development Program refinement and initiation of the Urban Design Plan.

Monday, September 27- Using with the Development Program from Sunday evening's session as a guide, Bill Owen developed three revised Development Programs. They were based on different land use models (small, mid-sized, and maximum), and they were translated into the scenario types of: Neighborhood, Town Center, and Destination. The designers began preparing alternative Urban Design plans for Capital Village, and one designer focused on the commercial/town center itself. Beginning early in the morning and an internal review session was held to discuss and redirect/refine the plan directions.

During the day representatives of the City, Beazer Homes, and DSL gave input into the design process.

In late afternoon, some 20 participants (see the Appendix for list of attendees) gathered to review the alternative plans. After considerable discussion, the Design Team was directed to combine two of the concepts into a single plan, and a final town center/commercial design also proceeded. The primary point of contention remained the commercial area, as DSL continued to prefer a smaller size site and program (15 acres and 150,000SF), while the City and the Design Team preferred the more expansive commercial program. **With the consideration for adding public/civic uses, and adding more live-work to the core, a 200,000 SF "Town Center" scenario was perfected on the site.**

Tuesday, September 28- The last morning of the charrette was spent refining the Urban Design plan for Capital Village. It also included developing a new live-work building type that could be more readily converted to truer commercial unit footprint. The final plan was rendered, and an initial residential unit count was determined. The Urban Design Plan was presented to some 24 participants (see the Appendix for a list of attendees), and there was general concurrence on the overall community layout and design. While there was a wide range of technical issues discussed, the primary participants, Beazer Homes, DSL, and the City of Rancho Cordova expressed positive responses.

These are detailed in the following section.

Table 5. Potential Town Center Use Models

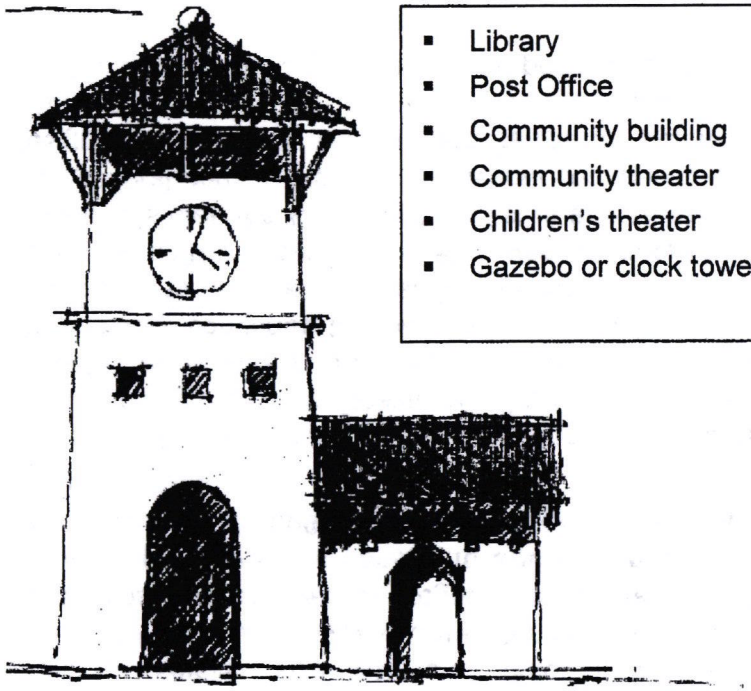
	Smaller Use Model	Mid-size Use Model	Maximum Use Model
Food market	20,000	40,000	60,000
Drugstore	8,000	12,000	15,000
Restaurants			
– fast food	2,000	2,000	2,000
– limited service	2,000	4,000	4,000
– full service		5,000	8,000
Clothing	2,500	4,000	5,000
Accessories	2,500	4,000	5,000
Gift, books, & misc.	2,000	3,500	5,000
Sporting goods	2,500	15,000	40,000
Hardware	3,000	5,000	8,000
Mid-size retail			
– home goods	10,000	20,000	50,000
– books	20,000	20,000	25,000
– electronics	10,000	20,000	40,000
– clothing	10,000	15,000	25,000
Theater	50,000	60,000	80,000
Subtotal	**144,500**	**229,500**	**372,000**
Hotel	60,000	75,000	100,000
Office	30,000	50,000	75,000
Residential	50,000	100,000	250,000
Total	**284,500**	**454,500**	**797,000**
FAR	**0.20**	**0.30**	**0.50**

The Development Program

To prepare alternative Development Program scenarios, the first requirement was to identify appropriate uses that were possible in the market and could contribute to the creation of a vibrant and inviting town center. The uses were defined as models and

each was given respective sizes, as applicable to variously-scaled development scenarios. Table 5 defines the use models.

In addition to the commercial uses, there was extensive discussion about civic and public uses that could possibly provide other activity to the town center portion. This category of special uses included:



- Library
- Post Office
- Community building
- Community theater
- Children's theater
- Gazebo or clock tower

With the use models defined, Bill Owen constructed three Development Program scenarios – Neighborhood, Town Center, and Destination, as shown in Table 6.

Table 6. Potential Development Program Scenarios

	Neighborhood Scenario	Town Center Scenario	Destination Scenario
Food market	20,000	40,000	60,000
Drugstore	8,000	12,000	15,000
Restaurants			
– fast food	4,000	4,000	4,000
– limited service	4,000	8,000	8,000
– full service	-	10,000	24,000
Clothing	5,000	8,000	10,000
Accessories	5,000	8,000	10,000
Gift, books, & misc.	2,000	3,500	
Sporting goods	2,500	15,000	40,000
Hardware	3,000	5,000	8,000
Mid-size retail			
– home goods		20,000	50,000
– books		20,000	25,000
– electronics		20,000	40,000
– clothing		15,000	25,000
Theater	50,000	60,000	80,000
Subtotal	**103,500**	**248,500**	**399,000**
Hotel	60,000	75,000	100,000
Office	30,000	50,000	75,000
Residential		100,000	250,000
Total	***193,500***	**473,500**	**824,000**
Acres	**22.2**	**36.2**	**37.8**

After a brisk discussion between all parties, **the group elected to pursue the Town Center model, with a 200,000 to 250,000 square foot program**, with the range of uses as shown in Table _, above, but not including the theaters. The identified square footage can accommodate offices over the retail space, entertainment uses, such as a bowling alley or other similar commercial recreation establishments. Such uses help promote Capital Village as a gathering place for Rancho Cordova. Public/civic uses, which reinforce the gathering place concept, are anticipated in the Development Program, and the specifics will be determined later. Finally, live-work units are proposed for the "town center" to foster after-hours-life to the place. **The residential count was to remain in the 850-900 unit range.**

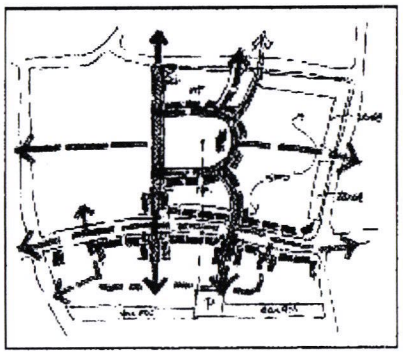
Alternative Urban Design Concepts

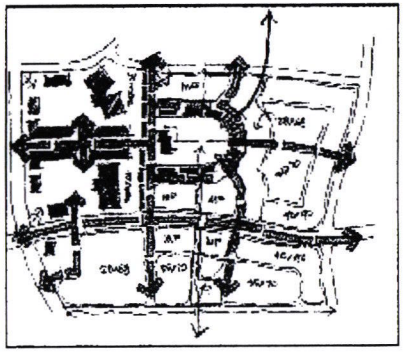
During the early sessions, the decision was made to **develop the plans based on a grid that would accommodate changing plan components**, during the concept design, but more importantly, as development proceeded. This grid framework was particularly critical for the commercial component of the town center, allowing the total square footage to grow while maintaining the integrity of the concept.

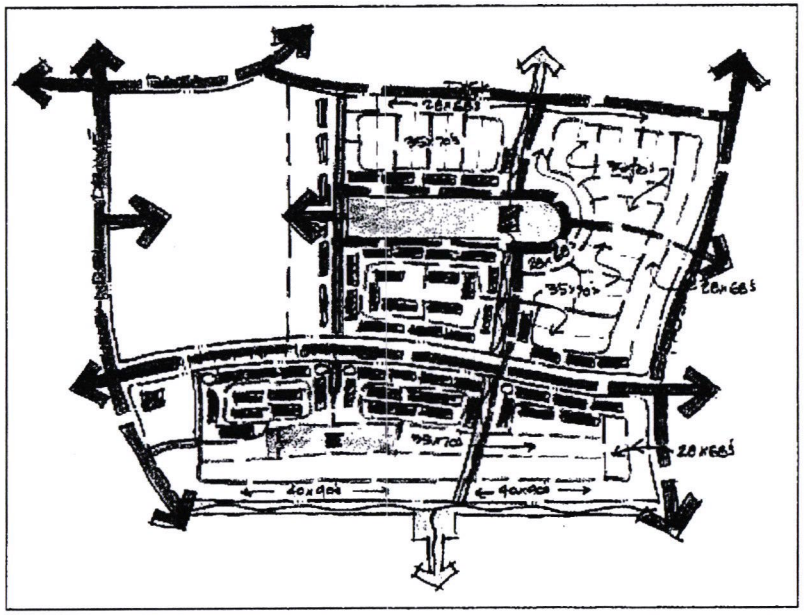
The City's *Guiding Principles* and the supporting New Urbanism principles, previously identified, directed the concept development. Teams prepared three generations of plans over a 24 hour period. One team focused on the commercial/town center area. Internal team and client reviews selected elements from each alternative, and a final plan was prepared. The overall and town center concepts are described and depicted as follows.

Concept One Features

- Central Public Park as transition between Commercial and Residential
- Multifamily clustered around central park
- Connected open space systems
- Somewhat better mix of residential uses, but the pod approach to unit allocation is retained
- Grid street network is under-developed
- International Drive given more "urban" scale with townhouses alone both sides
- Two major entrances on International Drive
- Town center reserved. Linkages to the town center are dependent upon live/work units



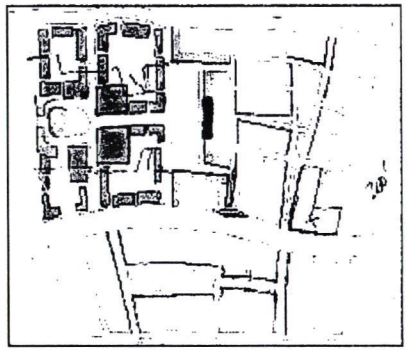


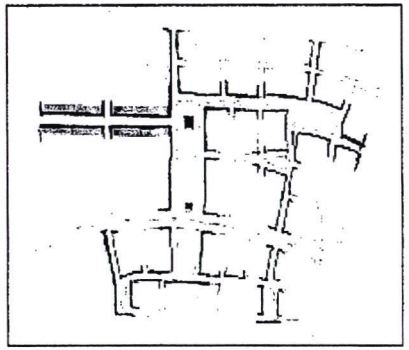


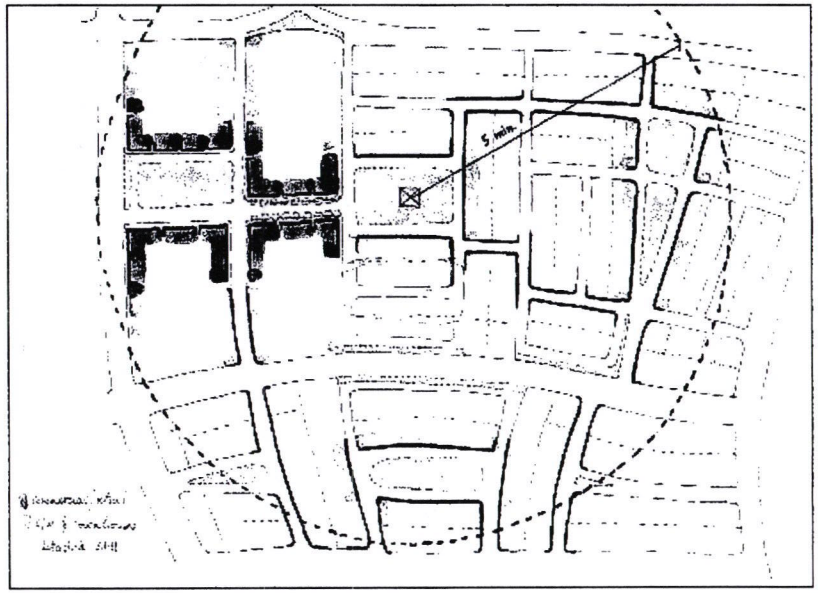
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Concept Two Features

- Strong New Urbanism concept
- Highly developed grid street networks
- Variety of open space types, including "quirky" forms and shapes.
- Town square integral to the design concept.
- Five minute walk honored
- First attempt to "open up" the entry from Zinfandel
- Complex block structure, with townhouses and live/ work units facing public open spaces, serving as "living rooms" for them
- Buffers are emphasized along International Drive
- One primary entrance from International Drive to town center. Curb cuts to residential areas are "right-in/right-out" only



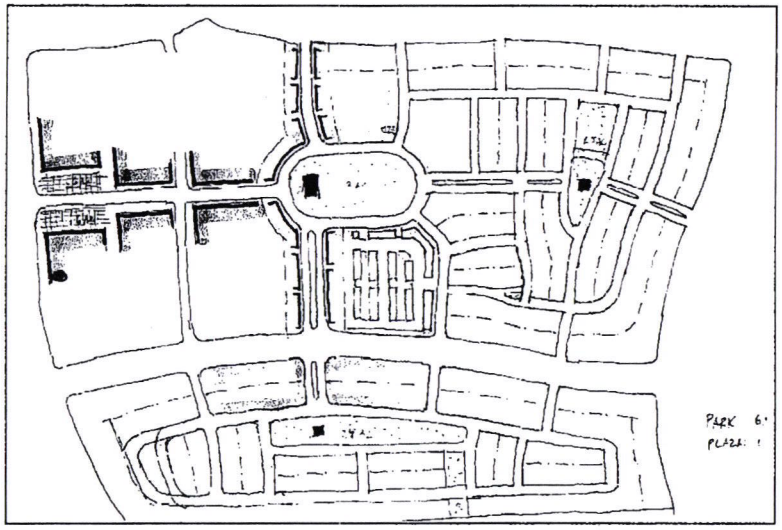


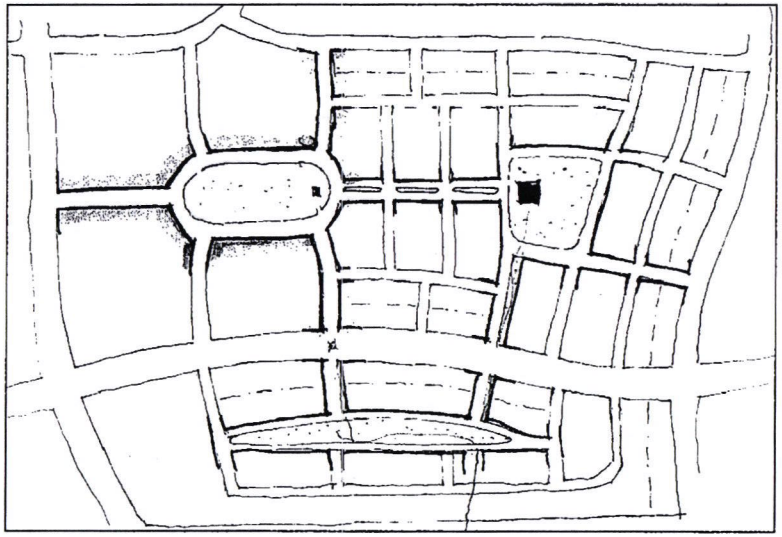


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Concept Three Features

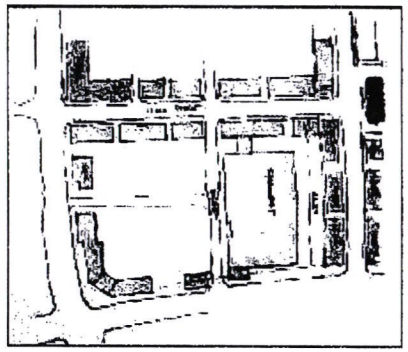
- The town square becomes the linking feature between town center and the residential districts
- "Enlarges" the town center area to encompass all uses – retail, office, live/work, residential, civic, and public
- Well organized, neighborhood–serving park system
- A parkway defines the entry from International Drive and one links the town square to the neighborhood park
- Views are terminated at multiple points on the site, providing for continuous orientation
- The mix of residential uses is more diverse
- Curb cuts to residential areas are "right-in/right-out" only

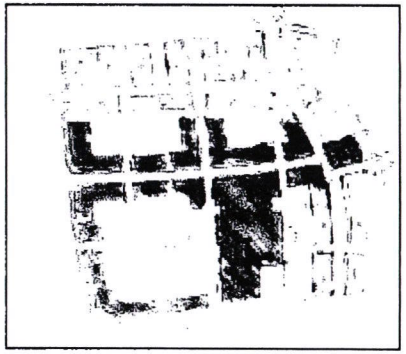


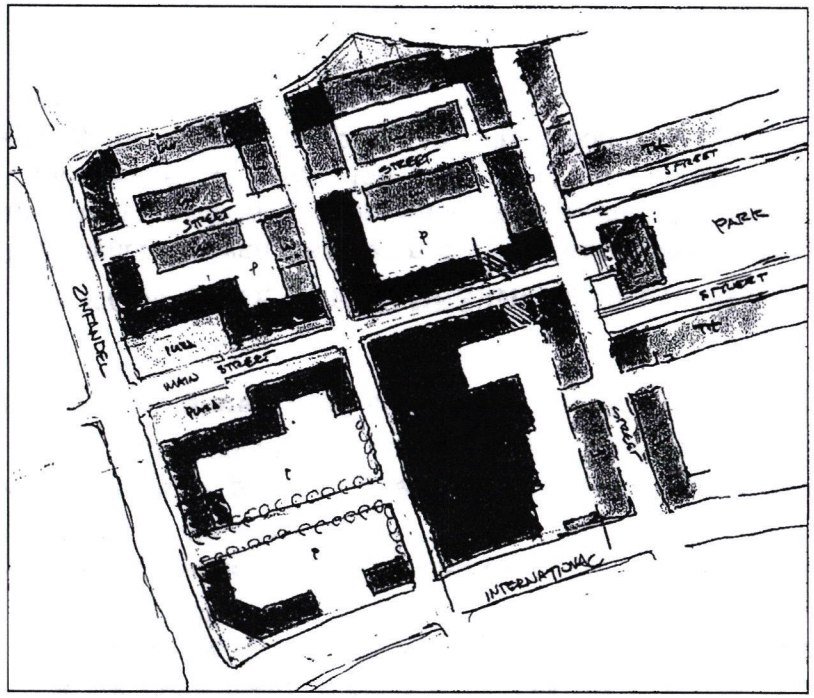


Commercial/Town Center Features

- Envisions 200,000 – 250,000 SF of commercial uses
- Entry from Zinfandel creates the Main Street character
- Minimum of two story buildings front Main Street
- The Main Street experience is enhanced by the "funnel" effect, created from Zinfandel to the town square. This area can be the location for market and special events, and the roads can be closed to create a pedestrian only zone for such activities
- Large users have identified parking areas
- Options include a hotel, community theater or other "active" public uses (Post Office or Library)
- Live/work helps deepen the town center to the east







THE COMPOSITE URBAN DESIGN PLAN

After a comprehensive review of the concepts, the Design Team was directed to prepare a final plan that reflected the review comments from the City and the applicants.

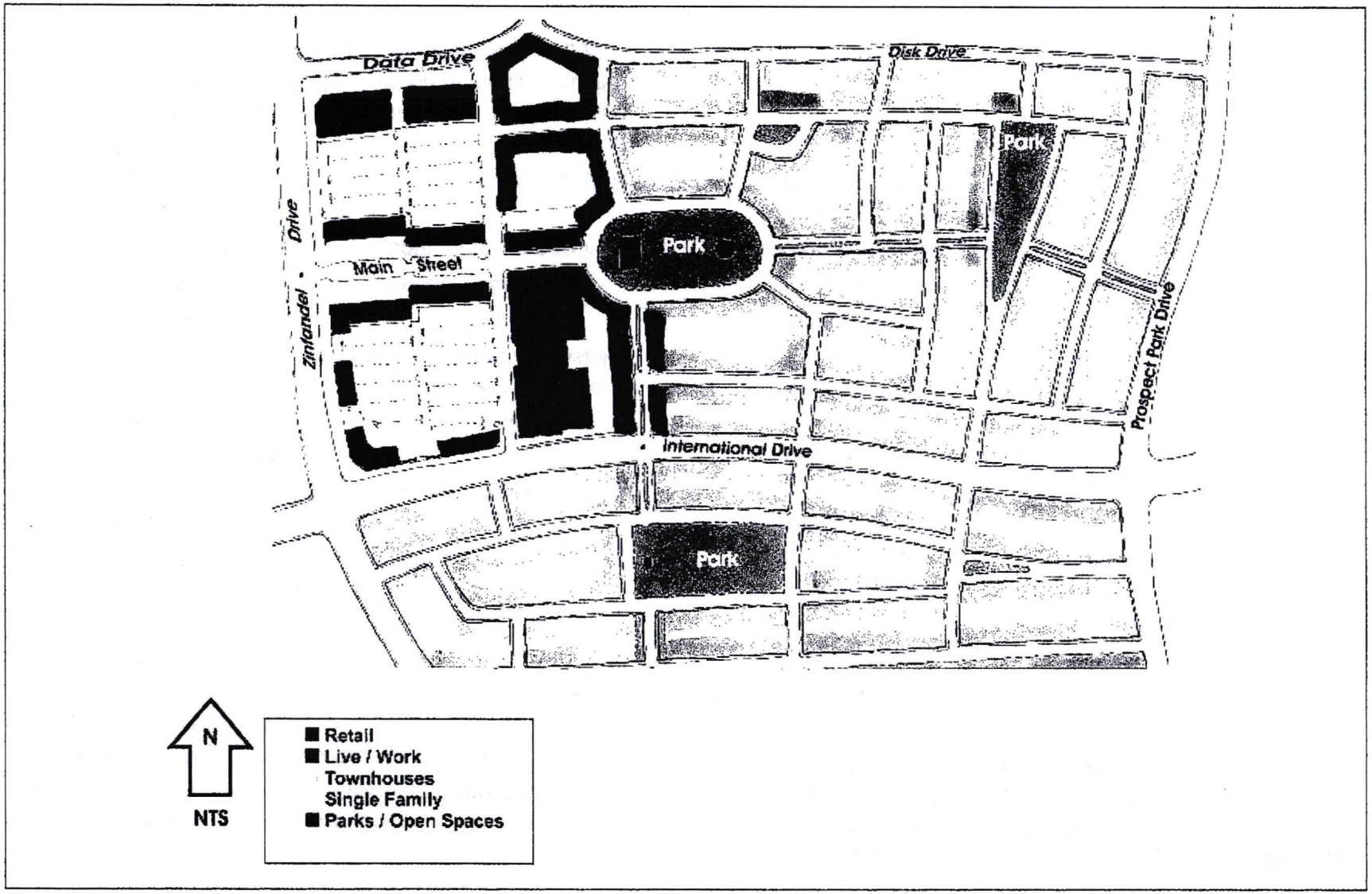
Using the various program elements and comments, the Design Team prepared a final plan that reflected:

- **A minimum commercial program of 200,000 SF of retail** and commercial uses and a residential count between **850 and 900 units** (using Beazer's defined unit types)
- **A Village that has a defined center and edges**, that links the north and south sides
- **Utilizing the 5-minute walk concept** from the town square
- **A variety of parks and open spaces**, distributed among all neighborhoods, with interesting shapes and functions
- **Connecting parkways**
- **Terminated vistas**, such as a clock tower, gazebo, or other from of memorable monumentation to provide on-site orientation at all times
- **A defined grid street network** that emphasized internal and external connectivity. Streets, alleys and paseos were preferred
- **A well-distributed residential pattern and mix**, placing the higher densities along parks and open spaces that act as their "living rooms"
- **A town center** that is host to the widest variety of retail, commercial, entertainment (such as a bowling alley or sophisticated "game room"), public and civic, live/work and residential uses
- **Visibility for the primary retail activities** and dedicated parking sufficient to support them
- **A flexible town center framework, based on "four quadrants"**, that sets the primary uses in the two southern quadrants (including both sides of the main street), introduces a new live/work unit typology in the northeast quadrant, and offers flexibility for program refinement in the northwest quadrant
- **A walkable main street** that defines the character of the center, allows for outdoor dining, and offers a variety of week end and festival events
- **Clearly defined vehicular entries** to the town center from Zinfandel and International
- **An infusion of larger live/work units in the town center** that could convert to full commercial use later, and
- **Fully-integrated uses** that created the "place" desired by all.

THE COMPOSITE URBAN DESIGN PLAN DRAWINGS

The Composite Plan prepared and presented at the Charrette is shown on the following page. After the Charrette, that Plan was further refined to reflect the patterns of residential lots and adding the commercial parcel at International and Zinfandel Drive.

Figure 2. Composite Urban Design Plan

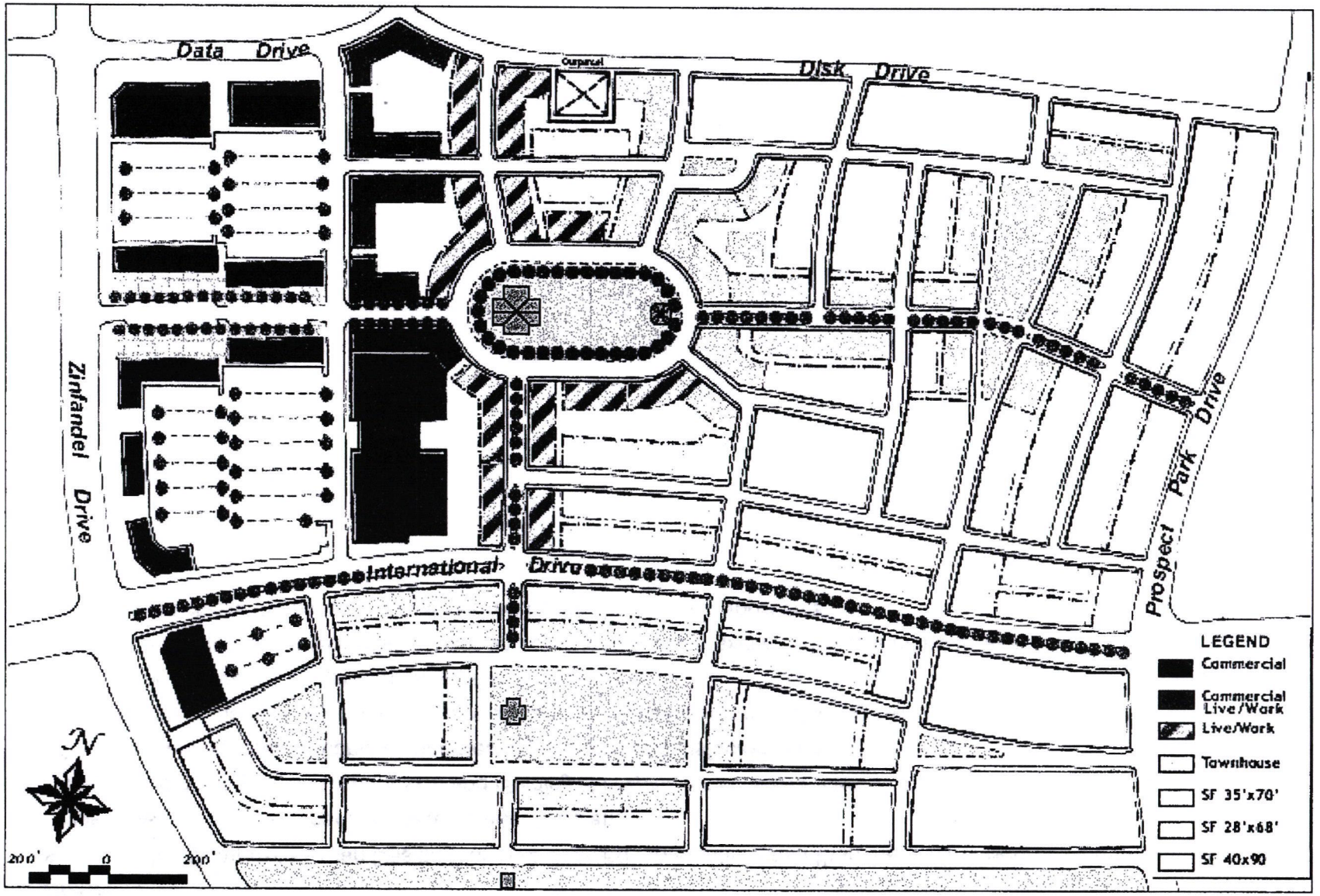


COMPOSITE URBAN DESIGN PLAN COMMENTS

After the presentation of the Composite Plan, the City and the applicants gave their comments.

- Beazer Homes
  - The project concept was supported, and the plan will be turned over to their engineers for refinement
  - Liked the idea of wakability but wanted to add back paseos in certain areas
  - Need of assurance from the City that the plan is improved
  - Cannot lose any residential dwelling units
  - Need to make sure plan works for DSLDSL
  - Wants breaks in main street buildings for pedestrians connectivity to parking
  - Still has concern over the total square footage of the commercial component
  - Has questions about placement of the market
  - Would try and work with the City and Beazer Home to see if a more expanded commercial area was possible.
- Ken Cooley, Mayor Pro Tem
  - Make sure the design is successful as a public space
  - Provide for visitor parking when coming to the park?
  - Make circulation convenient
  - The transition from commercial into park uses is important
  - Evaluate the acreage of commercial and determine whether it meets the long term vision of the community.
  - Anticipates the continued use of the charrette process
  - Sketches would be helpful for a Farmer's Market, Live-work areas, the central town square
  - Liked the parks and the variation of shape and location
  - The placement of the higher density uses on the public open spaces was a unique solution
  - Not convinced that International must be six lanes – are there options to move traffic east/west.
- Linda Budge, Mayor
  - Likes shape of the community
  - Concerned about commercial configuration
  - Wants outdoor, quality sit down dining
  - Supports Ken's idea of preparing sketches
  - Need to activate the town center and the open commercial area with programmed events
  - Need to capitalize on the adjacent employees
  - Liked the proposed 10 foot wide sidewalks with trees and lawns
  - Liked the use of public buildings and gazebos to terminate views and accent the public parks
  - Placed high emphasis on walkability
- Ted Gaebler, City Manager
  - Wants to document the decision-making process for the charrette

Figure 3. Capital Village Urban Design Plan



SUMMARY

In summary, the Composite Urban Design Plan was deemed more satisfactory than the original Beazer plan because it:

- Was based on a more expansive Development Program
- Responded directly to the City's *Vision* and *Guiding Principles* for an active town center
- Effectively applied New Urbanism principles to yield a more satisfactory plan
- Satisfied the immediate retail and future needs and served as a central gathering place
- Yielded the equivalent, required residential unit count
- Creatively employed the open space, park and civic features to maximize their role in the Village, and
- In fact, it did create the sense of place desired by the City and the applicants.

APPENDIX

CHARRETTE ATTENDEES

Project Name: Capital Village – Rancho Cordova **Project No:** 17269

Date: September 26, 2004 **Time:** 2:00 PM **Location:** HDR

Meeting Topic / Description Design Charrette – Day 1 of 3

	Name	Company / Agency	Phone Number	Email Address
1.	Stan Samiec	Beazer Homes	916-773-3888	ssamiec@beazer.com
2.	Ken Cooley	City of Rancho Cordova	916-705-3674	ken.cooley@comcast.net
3.	Brandon O'Neill	Beazer	916-773-3888	boneill@beazer.com
4.	Bill Owen	Real Estate Research Co.	407-843-5635	bowen@rercinc.com
5.	Jeffrey DeMure	Jeffrey DeMure & Assoc.	916-941-3700	jdemure@jdaarch.com
6.	James Van Maren	Beazer	916-773-3888	jvanmare@beazer.com
7.	Alan Newman	Beazer	916-773-3888	anewman@beazer.com
8.	Tony Meyers	MRO Engineers	916-783-3838	tmeyers@.mroengineers.com
9.	Sean Richardson	Jeffrey DeMure & Assoc.	916-941-3700	srichardson@jdaarch.com
10.	Mervin Singson	Beazer	916-773-3888	msingson@beazer.com
11.	David Taylor	HDR	813-335-2904	david.taylor@hdrinc.com
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13.	David Casty	DSL	949-509-4241	dcasty@downeysavings.com
14	Craig Johnson	Nadel Architects	714-540-5000	cjohnson@nadelarc.com
15.	Cyrus Abhar	City of Rancho Cordova	916-942-0222	cabhar@cityofranchocordova.org
16.	Jim Carney	City of Rancho Cordova	916-942-0222	jcarney@cityofranchocordova.org
17.	Tony Tonso	Beazer	916-773-3888	atonso@beazer.com
18.	Ted A. Gaebler	City of Rancho Cordova	916-942-0222	tgaebler@cityofranchocordova.org
19.	Linda Budge	City of Rancho Cordova	916-853-7431	lnbg@comcast.net
20.	Steve Coyne	LCA Town Planning	503-228-9240 Ex12	steve@lcaarchitects.com
21.	Oliver Kuehne	LCA Town Planning	503-228-9240 Ex15	Oliver@lcaarchitects.com
22.	Paul Junker	City of Rancho Cordova	916-942-0277	pjunker@cityofranchocordova.org
23.	Derek Kantar	HDR	916-817-4914	Derek.kantar@hdrinc.com

Project Name: Capital Village – Rancho Cordova **Project No:** 17269

Date: September 27, 2004 **Time:** 8:00 AM **Location:** HDR

Meeting Topic / Description Design Charrette – Day 2 of 3

	Name	Company / Agency	Phone Number	Email Address
1.	Oliver Kuehne	LCA Town Planning	503-228-9240 Ex15	Oliver@lcaarchitects.com
2.	Steve Coyne	LCA Town Planning	503-228-9240 Ex12	steve@lcaarchitects.com
3.	Derek Kantar	HDR	916-817-4914	Derek.kantar@hdrinc.com
4.	David Taylor	HDR	813-335-2904	david.taylor@hdrinc.com
5.	Paul Junker	City of Rancho Cordova	916-942-0277	pjunker@cityofranchocordova.org
6.	Robert Alminana	Sargent Town Planning	510-528-8300	
7.	David Casty	DSL	949-509-4241	dcasty@downeysavings.com
8.	James Van Maren	Beazer	916-773-3888	jvanmare@beazer.com
9.	Jeffrey DeMure	Jeffrey DeMure & Assoc.	916-941-3700	jdemure@jdaarch.com
10.	Rick Grandy	Nadel Architects	714-540-5000	rgrandy@nadelarc.com
11.	Tony Meyers	MRO Engineers	916-783-3838	tmeyers@.mroengineers.com
12.	Linda Budge	City of Rancho Cordova	916-853-7431	lnbg@comcast.net
13.	Sean Richardson	Jeffrey DeMure & Assoc.	916-941-3700	srichardson@jdaarch.com
14	Curt Haven	City of Rancho Cordova		
15.	Jim Carney	City of Rancho Cordova	916-942-0222	jcarney@cityofranchocordova.org
16.	Bill Owen	Real Estate Research Co.	407-843-5635	bowen@rercinc.com
17.	Ted A. Gaebler	City of Rancho Cordova	916-942-0222	tgaebler@cityofranchocordova.org
18.	Cyrus Abhar	City of Rancho Cordova	916-942-0222	cabhar@cityofranchocordova.org
19.	Tony Tonso	Beazer	916-773-3888	atonso@beazer.com
20.	Ken Cooley	City of Rancho Cordova	916-705-3674	ken.cooley@comcast.net

HDR

Project Name: Capital Village – Rancho Cordova **Project No:** 17269

Date: September 28, 2004 **Time:** 7:30 AM **Location:** HDR

Meeting Topic / Description Design Charrette – Day 3 of 3

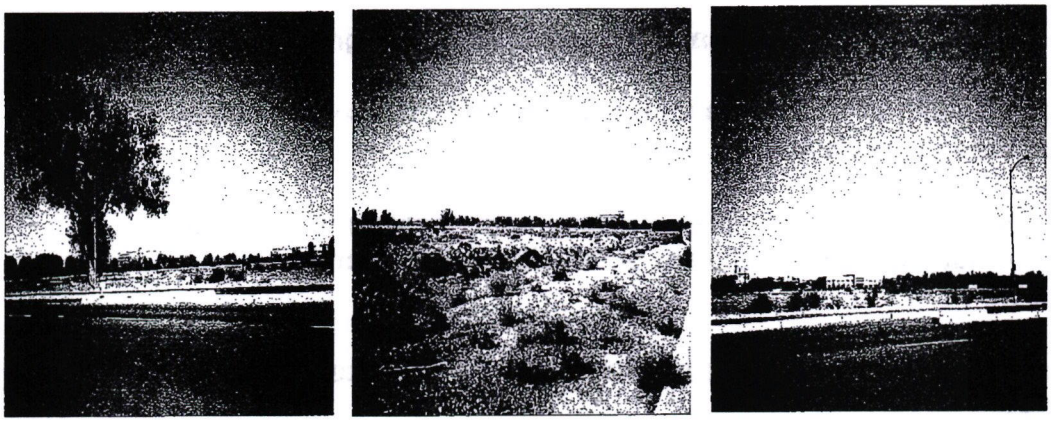
	Name	Company / Agency	Phone Number	Email Address
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2.	Aimee Hernandez	Jeffrey DeMure & Assoc.	916-941-3700	ahernandez@jdaarch.com
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4.	Jeffrey DeMure	Jeffrey DeMure & Assoc.	916-941-3700	jdemure@jdaarch.com
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6.	Paul Junker	City of Rancho Cordova	916-942-0277	pjunker@cityofranchocordova.org
7.	Rick Grandy	Nadel Architects	714-540-5000	rgrandy@nadelarc.com
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9.	Steve Coyne	LCA Town Planning	503-228-9240 Ex12	steve@lcaarchitects.com
10.	Robert Alminana	Sargent Town Planning	510-528-8300	
11.	David Taylor	HDR	813-335-2904	david.taylor@hdrinc.com
12.	Derek Kantar	HDR	916-817-4914	Derek.kantar@hdrinc.com
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20.	Ken Cooley	City of Rancho Cordova	916-705-3674	ken.cooley@comcast.net
21.	Curt Haven	City of Rancho Cordova		
22.	Jim Carney	City of Rancho Cordova	916-942-0222	jcarney@cityofranchocordova.org
23.	Cyrus Abhar	City of Rancho Cordova	916-942-0222	cabhar@cityofranchocordova.org

Attachment 3

A Review of the Retail Market Opportunities in Rancho Cordova and Capital Village

Prepared for HDR
and
the City of Rancho Cordova

October 2004



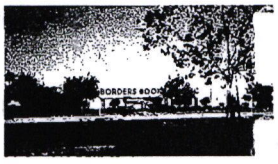
Real Estate Research Consultants
518 South Magnolia • Orlando, Florida 32801

Background and Approach

Real Estate Research Consultants (RERC), was engaged to evaluate the various market opportunities associated with retail development in the Rancho Cordova area, focusing specifically on those opportunities that might be associated with implementation of Capital Village, a residential community to be constructed by Beazer homes over the next several months.

Working with local resource people, our efforts were summarized in a presentation to the City and included a the following tasks or activities

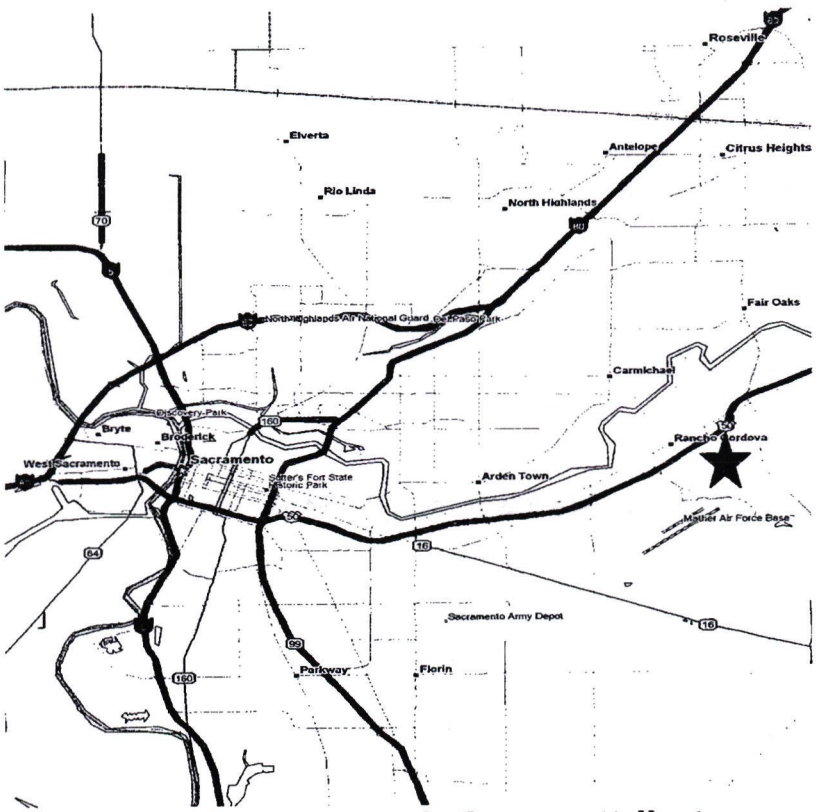
- An evaluation of site opportunities and constraints as we envision them influencing market opportunities.
- A profile of the areas demographic characteristics.
- An evaluation of various transportation improvements and their impact on potential development opportunities.
- Evaluation of the broad retail characteristics prevalent in the Sacramento region, specifically the character of selected shopping and retail concentrations.
- A profile of selected retail case study areas that consider the normative trends in retail development regionally.
- An analysis of the residential growth likely to be achieved in Rancho Cordova, given past trends.
- An evaluation of retail demand stemming from that growth.
- A discussion of the implications for Rancho Cordova stemming from these various influences.
- A discussion of potential development programs and a reconciliation to the particulars of the site and market.



Our basic objectives in the course of completing these tasks included the following:

- Demonstrate how the retail market functions.
- How it has functioned regionally.
- How the marketplace and developers respond to opportunities that are perceived.
- Illustrate prototypes that are consistent with opportunities at the site.

Location of proposed Capital Village in the broader regional context



Pertinent site characteristics or attributes associated with Capital Village

Comparison of key Sacramento area economic and population benchmarks, 2000 - 2009

	Sacramento PMSA	Sacramento County	Rancho Cordova Area[1]	% Rancho Cordova Area of Sacramento PMSA	% Rancho Cordova Area of Sacramento County
2000					
Population	1,628,197	1,223,499	55,060	3.40%	4.50%
Households	606,364	453,602	20,407	3.40%	4.50%
Average HH Income	$46,602	$43,816	$40,095	NA	NA
2004					
Population	1,795,600	1,343,090	58,162	3.20%	4.30%
Households	670,192	496,193	21,433	3.20%	4.30%
Average HH Income	$67,768	$63,074	$52,391	NA	NA
2009					
Population	2,013,841	1,490,515	86,500 [2]	4.3%	5.8%
Households	749,091	548,136	34,600	4.6%	6.3%
Average HH Income	$78,095	$72,231	$58,534	NA	NA

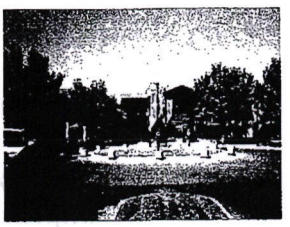
Sources: CLARITAS, 2000-2004
RERC, 2009

[1] The area indicated is area larger than the City limits. The analysis takes CLARITAS as a base and recognizes additions occurring from future housing growth in communities to the east of Sunrise Blvd.

Implications or conclusions

- Income levels in Rancho Cordova are lower than the MSA and County as a whole.
- They may increase with changes in the area's planned housing pricing structure.
- Rancho Cordova has historically captured 3% to 4% of MSA population and housing.
- By 2009, the Rancho Cordova area should capture approximately 4%-5% of MSA population and housing. This reflects the first wave of the proposed housing projects in the Rancho Cordova area.

- Beazer Homes will develop approximately 900 residential units on some 90 acres associated with Capital Village.
- Homes in this project are to be priced from $225,000 to $450,000.
- Expect full build-out 18 months after closing on site.
- Commercial area of approximately 20-30 acres to be sold to DSL.
- The property is adjacent some 3,000,000-4,000,000 square feet office and office/warehouse space.
- An estimated 8,000 -10,000 employees are associated with this immediate area.
- A total of 1,800 homes priced from approximately $350,000 to $500,000 are being built in Stone Creek/Zinfandel Village, just to the south of the subject site.



Implications or conclusions

- Rancho Cordova is generally in the path of growth along SR 50.
- The subject property and the community are located about 10 – 15 miles from downtown, a relatively easy commute to the region's center of employment.
- The subject property and the community are located along one of the main arteries that link Sacramento to South Lake Tahoe.
- The site and community have potential that has never been realized, primarily because lands have not been available for development.

- Capture rates in the community should increase significantly with the major additions to residential supply planned over the next 10 to 15 years and the compelling location in the regional context.

- Change in the area's capture rates and its influence on income and other demographic indicators may not be immediately apparent in the very short term.



Planned transportation improvements

The community will benefit from a number of transportation improvements planned over the next several years. Some of these will be especially important to implementing a retail concept at the subject property. The improvements considered in our analysis include the following.

- Extension of International Drive from Kilgore Road to Sunrise Boulevard (3 to 5 years).

- Extension of Zinfandel Drive to Douglas Road (3 to 5 years).

- Sunrise Boulevard improvements (shoulder widening) from Douglas to White Rock Road (3 to 5 years).

- New interchange on SR 50 between Sunrise Boulevard and Hazel Road on Aerojet property (Timing depends on Aerojet property development).

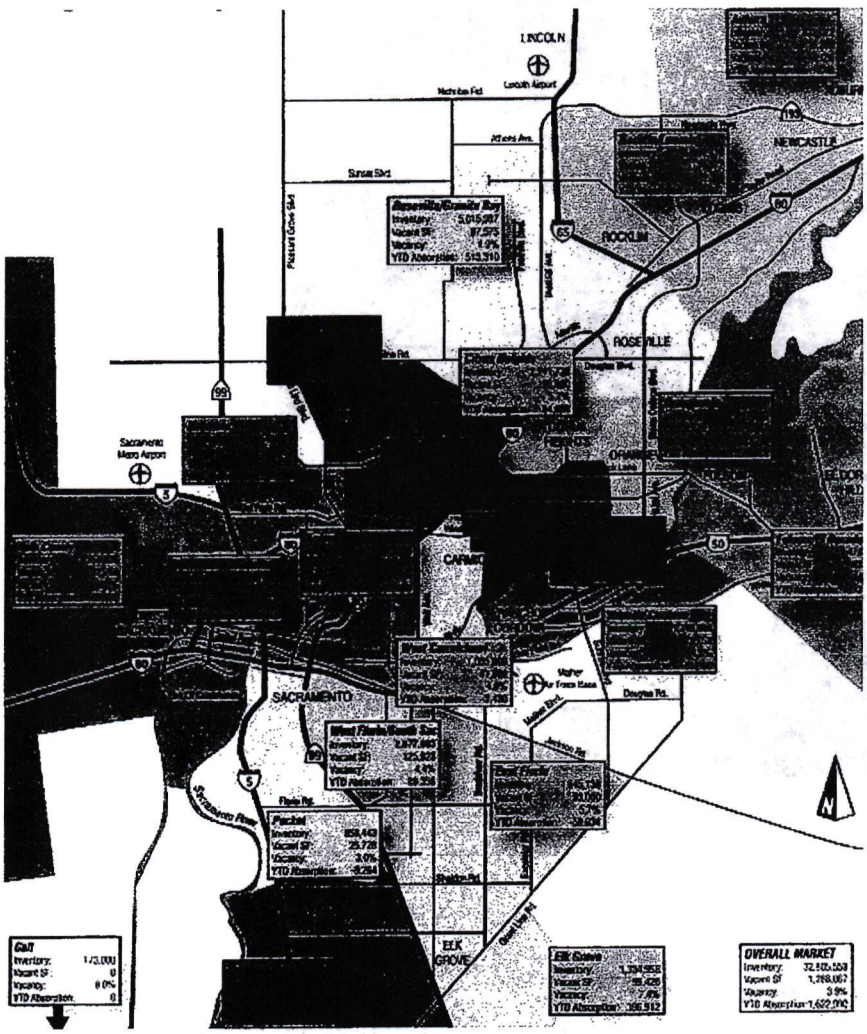
- Possible extension of Jeager Road through Rio Del Oro and Aerojet to new SR 50 interchange (Timing depends on Aerojet property development).

- Long range plans to create eastern "beltway" via Grant Line Road (Long-term).

mplications or conclusions

- Regional connectivity and capacity will improve, benefiting the site and community's competitive position in the region.
- The subject property has enhanced access and retail visibility with these key improvements.
- It remains something of a secondary location, given other areas that are still capable of supporting retail development.

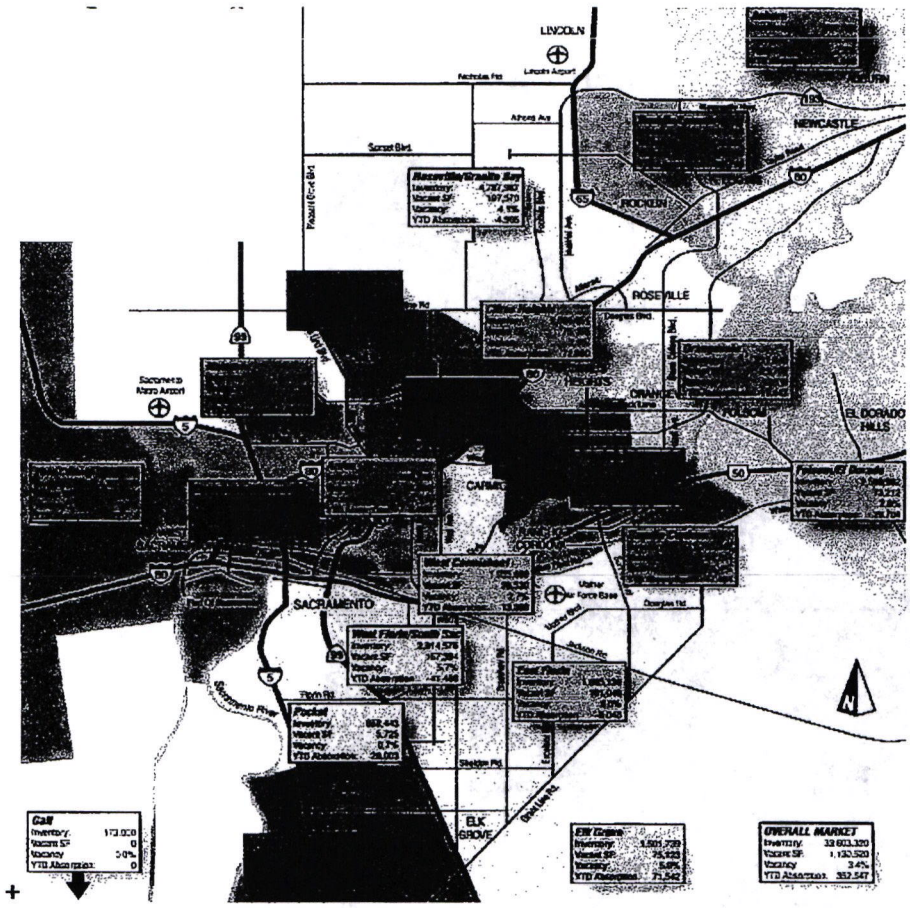
Sacramento retail market, year end 2003



Source: Colliers International

- The regional marketplace has exhibited strong absorption and has an inventory with low vacancies, suggesting a good balance between demand and supply overall. Conditions are favorable for retail activity.

Sacramento retail market, 2nd Qtr 2004



Source: Colliers International

- The region's most recent report of retail activity indicates that early 2004 is displaying even more favorable occupancy rates than it had in the previous period.

Sacramento area retail characteristics

	Sacramento Market	Rancho Cordova Area	% of Total
Year End 2003			
Inventory	32,806,000	1,750,000	5.30%
Occupied SF	31,518,000	1,678,000	5.30%
Vacant SF	1,288,000	72,000	5.60%
Vacancy %	3.90%	4.10%	NA
Annual Absorption	1,623,000	51,000	3.10%
2nd Quarter 2004			
Inventory	33,603,000	1,795,000	5.30%
Occupied SF	32,472,000	1,771,000	5.50%
Vacant SF	1,131,000	24,000	2.10%
Vacancy %	3.40%	1.40%	NA
Annual Absorption	353,000	18,000	13.60%

Source: Colliers International; RERC

Implications or Conclusions

- Rancho Cordova area captures just over 5 percent of the Sacramento retail market. If the current pace of residential development is maintained, Rancho will exceed its past share of the region's growth rate and should account for a commensurate share of retail demand.
- Current vacancy rates are very low at 1.4 percent.
- As a practical matter, the data available on the area's retail inventory suggest that the overall market is almost at full occupancy, so excess inventory is not a constraint.

Types of Retail

In our analysis, we observed that there are fundamentally four classes of shopping centers that today define the retailing function.

- Super regional
- Regional
- Community/Town Center
- Neighborhood

	Super Regional	Regional	Community/ Town Center	Neighborhood Center
Average SF	900,000-1,500,000	400,000-900,000	100,000-400,000	40,000-100,000
Anchors	Department Stores	Discount Stores	Grocery Store	Grocery Store
	Discount Drugs	Multi-plex	Restaurants	Drugstore
	Multi-plex	Home Improvement	Entertainment	
	Electronics	"Big Box"	Drugstore	
Examples	Galleria at Roseville	Natomas Marketplace	Gold River Town Center	Davis Commons
		Broadstone Plaza	Broadstone Marketplace	Cordova Village

Source: ULI and ICSC Standards

- While not uncommon, to see small free-standing facilities, these represent a materially insignificant market share.

- The more common expectation is that retail facilities will be developed under unified ownership or through some well defined venture.

Selected retail case study areas

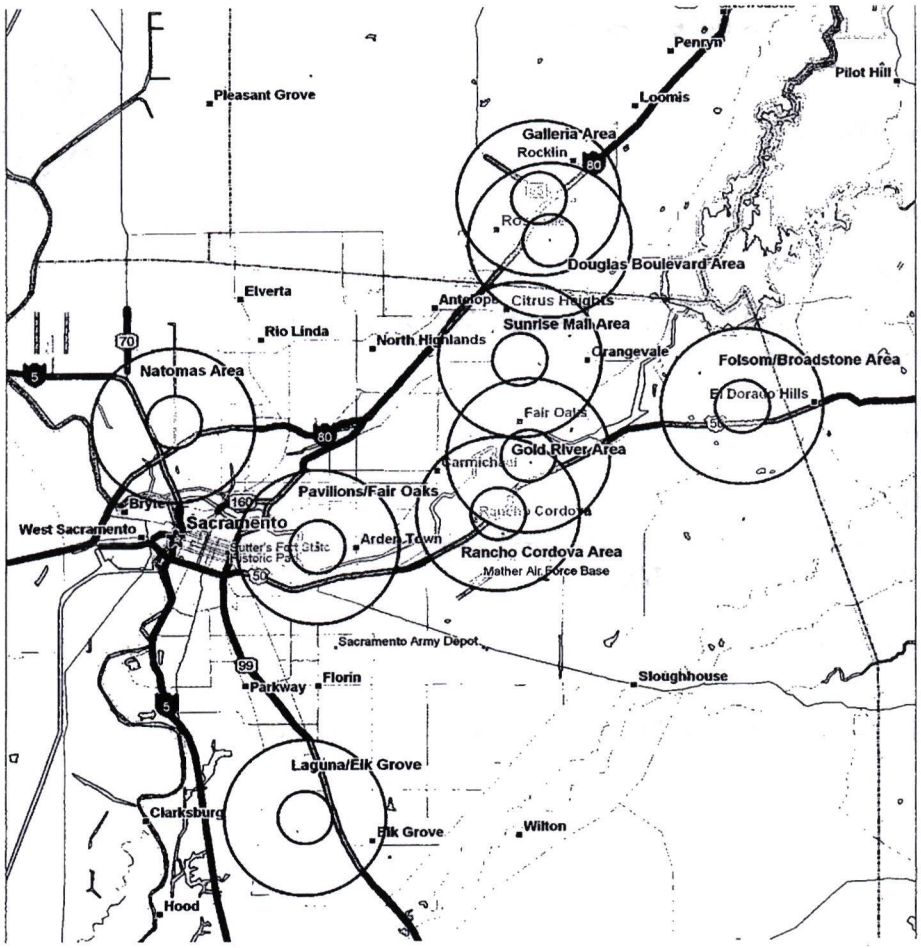
We examined a number of case study retail properties and projects to determine the fundamental orientation of the regional market and to evaluate how locations compare in the regional context. Specifically:

- We identified several Sacramento area retail locations in high growth areas.

- We compared the retail and demographic characteristics associated with these retail properties with the same indicators for Rancho Cordova. Of particular interest in these comparisons:

    1) Existing retail concentrations and inventory
    2) Size of key facilities
    3) Tenants
    4) Population
    5) Households
    6) Income

Case study areas



Case study profiles

Natomas

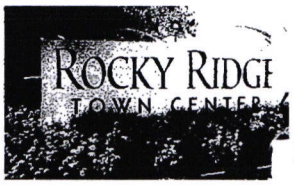
- 492,000 SF
- Major Tenants: Home Depot, Wal-Mart, Ross, Borders, PetsMart, Staples, 16 Plex Theater

- Two Proposed Smaller Centers:

  Natomas Village Shopping Center
  - Potential Tenants: Chili's, Chipoltes, Washington Mutual, Kinkos

  Promenade at Natomas

- Large centers support smaller centers



Laguna Boulevard/Elk Grove

- Laguna Crossroads
  - 434,000 SF
  - Major Tenants: Albertsons, Target, Michael's, Borders, Linens & Things

- Laguna Gateway
  - 384,000 SF
  - Major Tenants: Home Depot, Best Buy, Bed, Bath and Beyond, Old Navy, TJ Maxx

- Strong growing retail market

- Several large centers with additional nearby neighborhood centers

Gold River

- Gold River Town Center
  - 123,000 SF
  - Major Tenants: Bel Air Grocery Store, Rite Aid, Blockbuster, Restaurants
- Village Marketplace
  - 57,000 SF
  - Major Tenants: Washington Mutual, Edward Jones, Chevy's, Riva Bar and Oven, UPS
- Gold River and Village Marketplace are adjacent and function as one center
- Closest quality retail center to Rancho Cordova
- Best restaurant options closest to Rancho Cordova

Galleria Area

- Galleria at Roseville
  - 1,036,000 SF
  - Major Tenants: Nordstrom, JCPenney, Macy's, Sears, Pottery Barn, Restoration Hardware, Borders
  - One of the most upscale malls in the area
- Creekside Town Center
  - 372,000 SF
  - Major Tenants: Marshall's, Best Buy, Anne Taylor Loft, Expo Design Center, REI, Macy's Furniture Galleria, Bed Bath and Beyond, Nordstrom's Rack, Barnes & Nobles
- Big box retail feeds off mall traffic

Folsom/Broadstone

- Broadstone Plaza
  - 618,000 SF
  - Major Tenants: Home Depot, Marshall's, Michael's, Bath and Body Works, Old Navy, Linen's & Things, PetsMart, Borders, Ross

- Broadstone Marketplace
  - 146,000 SF
  - Major Tenants: Bel Air Grocery Store, Long's Drugs, Party America, Golf, etc.
  - "Village Center" located across the street from Broadstone Plaza
  - Adjacent to residential area developed by the same developer that did Zinfandel Village south of Capital Village

The Pavilions/Fair Oaks Area

- The Pavilions
  - 103,000 SF
  - Major Tenants: Borders, Talbots, Sharper Image, Ralph Lauren, William Sonoma
  - Very upscale, "un-anchored" center
  - Relatively small given the quality of their tenants



Douglas Boulevard

- Rocky Ridge Town Center
  - 100,000 SF
  - Major Tenants: Borders, Gap, Learning Express, Wells Fargo, Restaurants

- The Pavilion and Rocky Ridge Town Center are examples of smaller "unanchored" retail centers.

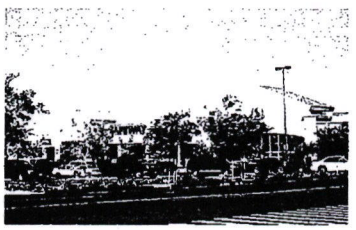
Douglas Boulevard, continued

- "Unanchored" centers that are not proximate larger big box centers are rare in this market

Sunrise Mall Area

- Sunrise Mall
  - 1,200,000 SF
  - Major Tenants: JC Penney, Macy's (Men's and Home), Macy's (Women's), Sears
  - Built in 1970
  - Total of 120 stores

- Marketplace at Birdcage
  - 314,000 SF
  - Major Tenants: Best Buy, Linens and Things, Michael's, Ultra, Barnes & Nobles, Cost Plus World Market, Longs Drugs, Room Source, Bath and Body Works
  - Birdcage Walk opened in 1976. A substantial number of tenants were lost in the late 1980's and early 1990's. The center was sold in 1996 and redevelopment was initiated. The center was sold again in 1999 and redevelopment continued. Construction of big box tenants was completed in 2001-2002.
  - Closest mall and modern power center to Rancho Cordova



Rancho Cordova

- Rancho Cordova Town Center
  - 313,000 SF
  - Major Tenants: Target, Michael's, Anna's Linens, Discount Clothing, Book Center

- Other Nearby Shopping

Rancho Cordova, continued

  - Major Tenants : Ross, 99¢ Store, PetsMart, Safeway, WalMart, Raley's, Dollar Tree, Sears Clearance, Korean Plaza Market

- Retail concentrated between Folsom Blvd and Olson Drive, just north of SR 50

  - Mostly older centers
  - Many second tier tenants

Demographic profiles associated with case study areas

	Population		Households		Household Income	
	1 Mile	3 Mile	1 Mile	3 Mile	1 Mile	3 Mile
Pavilions/Fair Oaks	18,973	131,917	10,318	61,433	$57,426	$61,520
Natomas	13,163	84,031	5,019	28,395	$57,138	$53,291
Laguna Blvd	19,903	103,926	6,433	32,999	$84,576	$80,925
Gold River Area	9,760	78,519	4,157	31,325	$90,887	$76,554
Folsom/Broadstone	6,466	51,226	2,487	18,235	93,916	$103,289
Douglas Boulevard	9,130	84,591	3,812	32,342	$76,908	$79,061
Galleria	5,988	89,655	2,256	34,451	$75,768	$73,292
Sunrise Mall	21,504	135,166	8,901	54,826	$55,093	$66,820
Rancho Cordova	15,705	79,155	5,598	30,315	$50,531	$62,804

- Rancho Cordova area has similar household counts to other trade areas.

- Rancho Cordova's income levels are much lower than most other submarkets.

Implications or conclusions

- Compared to the core study areas, Rancho Cordova's retail is much older, with mostly second tier tenants.

- The most well known major store presence in the Rancho Cordova area includes Target, Ross, WalMart, Home Depot, and the Safeway and Raley's grocery store chains.

- Most of the major retail outlets are concentrated between Folsom Boulevard and Olson Drive, just north of SR 50.

- Most of the retail case study areas are located in high residential growth locations or well established markets.

- In many areas, large big box retail centers help feed retail demand to smaller, nearby centers.

- There are examples of small, "unanchored" retail centers in this market. However "unanchored" centers that are not proximate to big box centers are rare.

- Current household income levels at Rancho Cordova are substantially lower than that achieved in the retail case study areas. However, the household counts are similar.

- With the strong new housing growth projected in the Rancho Cordova area, along with the prices of these new houses, income in the area should increase over current levels. This increase in income, along with new housing, should create new retail opportunities in the Rancho Cordova area.

Rancho Cordova area residential growth

Several thousand housing units are in various stages of planning. Based on discussions with City and County planning officials, we believe it is reasonable to assume that approximately 45,000 units will be delivered to the marketplace over the next 10-15 years. Over the next five years, about 13,000 housing units could be added. This growth in housing will drive additional demand for retail uses in the area.

- Recently completed products include
  - Stone Creek/Zinfandel Village – 1,800 units Immediately south of Capital Village
  - Independence at Mather – 1,200 to 1,800 units Adjacent to Mather Regional Park
- Proposed Product:
  - Rio Del Oro – 12,000 units
  - Sunrise Douglas – 22,000 units
  - Easton (Aerojet) – 2,600 units
  - Westborough (Aerojet) – 8,000 units
- There are a total of a total of some 45,000 proposed units in the above projects
- Development timeframe varies, but larger projects could take 10 to 15 years to build-out according to various public sources.
- Based on projected build-out and sales pace, these projects could increase Rancho Cordova housing by over 13,000 units within the next 5 years

Implications or conclusions

- Explosive residential growth expected in Rancho Cordova area.
- Based exclusively on the proposed inventory to be delivered, the evidence strongly indicates that future growth will exceed past rates of growth

Calculation of retail demand

RERC used a proprietary retail demand model to calculate potential demand. In this model, retail potential is a function of income, household growth, expectations about competing areas, and anticipated patterns of expenditures.

Methodology

The methodology incorporates population growth, household income, expenditures, and sales for different store types. It reflects on market share but is not based on market share.

Step 1: Determine the reasonable physical characteristics of the subject market.

Step 2: Identify the total amount of effective buying income within a study area. This localizes the analysis.

Step 3: Determine the distribution of total retail sales among various store groups. The purpose of this analysis is to identify general expenditure patterns that can be expected from current and future residents.

Step 4: Apply the percentages determined in Step 3 to the effective buying income from Step 2 in order to compute an estimate of market demands for major store groups.

Step 5: Countywide per capita demands by store types are multiplied by the amount of population growth within the trading area in order to estimate the total demands by store types.

Step 6: Retail sales data of Step 4 are divided by sales-per-square foot parameters. This step provides an estimate of the amount of commercial retail floor space that will be supported by the projected population expenditures.

Implications or conclusions

- Based on growth of 13,000 housing units over the next 5 years, retail demand could grow by as much as 500,000 to 600,000 SF over the same period. If housing growth does not achieve this level within the next five years, projected retail demand would fall proportionately. The issue is not the actual level of demand associated with the proposed inventory of housing but its likely timing.

- The aforementioned 500,000 to 600,000 SF demand estimate includes potential expenditures generated in areas to the east of the existing Rancho Cordova city limits, beyond a 3 mile radius.

- Consequently, not all of the above demand will be captured by Rancho Cordova or projects within its boundaries. However, most could be captured because the bulk of the housing that drives the model is located in the city limits.

- Potential retail locations in the general area that could attract new development include:

  - Capital Village

  - Douglas/Sunrise Boulevard

  - Other Sunrise Boulevard locations in Rio Del Oro or Sunrise Douglas

  - New SR 50 interchange on Aerojet property

  - Century Theater retail entertainment site of SR 50 and Bradshaw Road – Multi-plex theater and 350,000 SF of retail

  - Others yet identified or considered

Potential program scenarios, Rancho Cordova/Capital Village

In our analysis, we looked at immediate demands, demands over the next five years, and demands beyond 2010. The first period assumes approximately 13,000 households and the later period an additional 20,000 households.

While 2010 and 2015 are convenient benchmarks for measuring progress, the actual pace of development will, by itself, virtually dictate when the community's retail potential can be achieved. As noted, the market appears to be currently in equilibrium as evidenced

by the limited vacancies, ignoring the potential of the employment demands near the site. Assuming the employment numbers are as large as they are claimed, they will generate support primarily for food, beverage and certain services. This level of employment could be capable of supporting some 60,000 SF, generating a requirement for only about 5-6 acres.

Consequently, it becomes apparent that to sustain a major retail development, a resident population is essential and the demographics of that group will ultimately dictate the actual class of retail tenant.

If resident population growth is necessary to support something more than a small restaurant plaza, then any concept is substantively dependent upon the rate at which buildout in the new home inventory is archived. In a service area that includes Capital Village, we envision a maximum potential to support 350,000 SF- 450,000 SF by 2009-2010 and potentially 800,000 SF-1,000,000 SF by 2014-2015 with the addition of other households. This maximum development potential assumes the maximum rate of growth and very aggressive penetration of future retail demand. A total of three scenarios with varying degrees of market capture archived by Capital Village are presented below.

Scenario 1

Project Scenario	Five Year Outlook (2009-2010)	Potential Growth Next Five Years, Plus	Ten Year Outlook (2014-2015)
"Village Center" (Neighborhood Scale)	**100,000 SF retail; 30-50,000 SF services;** total of 150,000 SF	20%	**125,000 SF retail; 75,000 SF services;** total of 200,000 SF
15 Acres			
(Project character)	Grocery, drugstore, small in-inline stores and services, 2-3 limited service restaurants	**15-20% market capture**	Additional specialty shops and better quality restaurants, limited office/services space.

Scenario 2

Project Scenario	Five Year Outlook (2009-2010)	Potential Growth Next Five Years, Plus	Ten Year Outlook (2014-2015)
Large "Village Center" (Community Scale)	**200,000 SF retail; 50,000 SF services;** total of250-300,000 SF	50%	**300,000 SF retail; 75,000 SF services;** total of 375-400,000 SF
30 Acres			
(Project character)	Larger grocery and drugstore, wider variety of in-line shops and services, maybe additional full-service restaurant	**30-40% market capture**	Expanded specialty stores, such as automotive, furniture, electronics, plus better restaurants and more office space

Scenario 3

Project Scenario	Five Year Outlook (2009-2010)	Potential Growth Next Five Years, Plus	Ten Year Outlook (2014-2015)
"Town Center" /Big Box Center (Sub-regional Scale)	**250,000 SF retail; 100-150,000 SF services;** total of 350-450,000 SF	100%	**500 -600,000 SF retail; 300-400,000 SF services;** total of 800,000-1,000,000 SF
35+ Acres			
(Project character)	Potential for one large "big box" general merchandise store, possibly complemented by large grocery and specialty food store, smaller "category killers" like books, discount apparel, electronics, etc. Office space above retail or in free-standing buildings	**40-50% market capture**	Additional "category killers", plus broader range of full service restaurants and more office space. More urban character

- Development risk increases with the size of the retail center.
- The Big Box/Sub-regional scenario is extremely aggressive, given the 40 to 50% capture rate assumptions.
- It may be difficult to achieve the Big Box/Sub-regional scenario at the Beazer/Capital Village site due to its large acreage requirement.
- The ten year outlook is based on additional residential growth of 20,000 homes by 2015.
- The larger Big Box/Sub-regional center could not fit on the Beazer/Capital Village site. Another location would be needed as land requirements could increase to 80 to 90 acres.
- A phased a[approach may be dictated if the projected rate of housing production cannot be sustained for any reason.

Typical retail modules

The retail industry builds and plans to certain standards. The retail market, and those providing the inventory in which that market will function, resist material variations. The tables below illustrate the typical mix and size of anchor facilities.

Anchors by property

Village/Neighborhood		Community/Sub-Regional	
	Average SF		Average SF
Supermarket	33,000	Discount	65,000
Restaurants	1,500 – 3,300	Supermarket	48,000
Clothing	1,500 – 2,000	Clothing	3,000 – 4,000
Drugs	9,000	Furniture	4,800
Services	900 – 1,200	Cards/Gifts	4,000
		Services	1,000 – 1,200
		Banks	3,500
		Sporting Goods	40,000

Most Common Anchors

Village/Neighborhood	Community/Sub-Regional
Rank Frequency	Rank Frequency
Supermarket (1)	Supermarket (1)
Drug (2)	Discount (2)
Variety (3)	Drugstore (3)
Discount (4)	Office (4)
	Family Wear (5)

Tenant Mix, National vs. Others

Village/Neighborhood		Community/Sub-Regional	
National	53%	National	73%
Other	47%	Other	27%
	100%		100%

Implications or conclusions

Any concept that will be suitable for the subject area and property is dependent upon the rate and magnitude of buildout. While some demand will be generated as the result of redistributed activity, potentially from shopping areas outside of Rancho Cordova, the foundation of retail support stems from growth in the community. This primary source of demand will be complemented by that generated from nearby employment concentrations.

While our growth assumptions could support a low of some 150,000 SF to an absolute high of 800,000-1,000,000 SF at Capital Village over the extended planning horizon, the specifics of the site and near term conditions dictate a program well within those parameters. We believe that the most defensible concept balances the immediate area opportunities with the buildout conditions offered by the Beazer project.

This concept would integrate elements of a village and community type center. We would anticipate that the mix would include at least a

supermarket, discount, drug and office supplies store. Local inline tenants, services, and restaurants would complete the mix. We would anticipate that no less than 50% of the tenants would be nationals with the percentage potentially reaching 70%. Given the size ranges and the mix of tenants that comprise the larger possible concept, we are of the opinion that the most suitable size project might yield about 200,000 SF.

Several alternative models consistent with our growth assumptions and expectations about possible concepts are presented below. What seems reasonably clear is that the current site at Capital Village may limit physically what can be done. Conventional Floor Area Ratios (FAR) for retail tend to be at the lower end of the scale, typically about 0.15 – 0.20. The alternatives, if larger than the neighborhood model, would almost certainly require costly parking solutions which may be difficult to absorb economically.

Alternative Models for Capital Village

	Alternative Models		
	Neighborhood	Town Center	Destination
Grocery, food, & drugs	36,000	74,000	111,000
Small shop tenants	17,500	39,500	68,000
Mid-size tenants	-	75,000	140,000
Theater	50,000	60,000	80,000
Total retail/services	103,500	248,500	399,000
Non-retail uses	90,000	225,000	425,000
Total project SF	193,500	473,500	824,000
Required FAR	0.20	0.30	0..50
Required Acres	22	36	38

Capital Village in the context of other future projects in Rancho Cordova

While the long term growth in Rancho Cordova is conjectural, the model assumptions through 2015 reflect a potential addition of about 33,000 households. As noted, we are aware that there could be as many as 45,000 total households. If our analysis through 2015 is a reasonable composite of the activity over the next several years, then another 12,000 housing units would come on line in the period past 2015. Given our recommendations that Capital Village will be around some 200,000 SF of retail space, then the remainder not accommodated or captured in that project could be allocated to or captured by other projects likely to come on line within the city in the stipulated planning horizons.

Through 2015, assuming the recommended Capital Village concept pf about 200,000 SF, there could be an additional 600,000 SF - 800,000 SF of retail activity that might be realized elsewhere in the Rancho Cordova area. Beyond 2015, it is reasonable to assume that the total inventory could grow by as much as another 500,000 SF – 600,000 SF, matched to the growth of an estimated 12,000 housing units beyond 2015.

Capital Village Draft Schedule for Project Entitlements (10-05-04)											
Description of Required Actions	Oct 15	Oct 18 - 24	Oct 25 - 31	Nov 1 - 7	Nov 8 - 14	Nov 15 - 21	Nov 22 - 28	Nov 29 – Dec 5	Dec 6 - 12	Dec 13 - 19	Dec 20 - 26
Application Materials – Phase I											
Application Materials – Phase II											
Application Materials – Phase III											
Staff Review of Project Materials											
DA Review and Negotiation											
Joint Study Session											
Project Modifications											
Notice/Circulate IS/MND											
Planning Commission Hearing(s)											
City Council Hearing and First Reading											

Critical Path Items:

- By December 22, Beazer is requesting action on GPA, Rezone, TSM (including Design Review), environmental certification, and SPA showing general residential unit configuration, residential unit design for all four proposed products (Design Review of Master Home Plans), and certainty regarding development program, standards and design concepts for the commercial site. Subsequent Design Review entitlement will be required to complete the commercial Town Center site. Finally, Beazer will be requesting the City to enter into a Development Agreement on the property.
- For action in December, staff will require the project include conceptual site plans, descriptions, and details representing the commercial Town Center program and design. This will need to include building configurations, building sizes (approximate square footages, number of stories, and building heights), planned mix of uses, and design concepts for commercial "Main Street" in terms of street and plaza design, planned treatment of Zinfandel frontage, and any proposed architectural theme for the site.

Attachment 4

Staff will also require that the Tentative Subdivision Maps and/or SPA development standards/design concepts show all proposed road sections and intersection layouts. Finally, the TSMs and/or SPA will need to identify the general solutions for drainage and detention on the site, as well as conceptual park plans that include program for uses. Using the SPA vehicle, the project introduce landscape, streetscape, and park concepts and defer full project landscape plans, detailed park plans, frontage improvements, and streetscape/hardscape features as subsequent submittals. The applicant may also chose to defer Design Review of the Master Home Plans so long as the housing types, densities, and general design concepts are clearly identified for City action on the maps.

- ❑ Application Submittal Materials Due October 15 (Phase I) – Application forms, fees, GPA and Rezone exhibits, Tentative Subdivision Maps, environmental questionnaire
- ❑ Application Submittal Materials Due October 22 (Phase II) – Draft SPA, Master Home Plans or similar conceptual representations of proposed product types, conceptual plans for commercial Town Center site, environmental documentation necessary to complete analysis (traffic study, etc)
- ❑ Application Submittal Materials Due October 29 (Phase III) – Development Agreement