CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 19, 2010

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

AGENDA AMENDMENT

The following item was amended on the Regular City Council Meeting Agenda as follows:

14. CLOSED SESSION

Council will adjourn to Closed Session to discuss the following item:

Conference with Legal Counsel – Anticipated Litigation Government Code 54956.9 (b) (one potential case).

15. OPEN SESSION – REPORT FROM CLOSED SESSION

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

CERTIFICATION OF POSTING OF AMENDED AGENDA

I, Mindy Cuppy, Interim City Clerk for the City of Rancho Cordova, declare that the amended agenda for the January 19, 2010 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on January 18, 2010 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 18th day of January 2010 at Rancho Cordova, California.

Mindy Cuppy

Mindy Cuppy, City Clerk

CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Tuesday, January 19, 2010

5:30 p.m. – Regular Meeting

AGENDA

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Ken Cooley, Mayor

Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Linda Budge, Council Member

Dan Skoglund, Council Member

2010

NOTE: PROPOSED REGULAR CITY COUNCIL MEETING DATES ARE SCHEDULED ON THE 1ST AND 3RD MONDAY'S OF EACH MONTH, UNLESS WHEN FALLING ON A HOLIDAY, THE MEETING WILL BE SCHEDULED ON THE FOLLOWING TUESDAY (THESE DATES ARE SHADED PICK AND ARE SUBJECT TO CHANGE). REFER TO HOLIDAY SCHEDULES BELOW.

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2010 PROPOSED HOLIDAY SCHEDULE – CITY HALL CLOSED (SHOWN IN BLUE)

NEW YEAR'S DAY (FRI, JAN 1)	INDEPENDENCE DAY (SUN, JUL 4)	DAY AFTER THANKSGIVING (FRI, NOV 26)
MARTIN LUTHER KING JR. DAY (MON, JAN 18)	LABOR DAY (MON, SEP 6)	CHRISTMAS EVE (FRI, DEC 24)
PRESIDENT'S DAY (MON, FEB 15)	VETERAN'S DAY (THUR, NOV 11)	CHRISTMAS DAY (SAT, DEC 25)
MEMORIAL DAY (MON, MAY 31)	THANKSGIVING DAY (THUR, NOV 25)	

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2011 PROPOSED HOLIDAY SCHEDULE (SHOWN IN GREEN)

NEW YEAR'S DAY (SAT, JAN 1)	INDEPENDENCE DAY (MON, JUL 4)	DAY AFTER THANKSGIVING (FRI, NOV 25)
MARTIN LUTHER KING JR. DAY (MON, JAN 17)	LABOR DAY (MON, SEP 5)	CHRISTMAS EVE (SAT, DEC 24)
PRESIDENT'S DAY (MON, FEB 21)	VETERAN'S DAY (FRI, NOV 11)	CHRISTMAS DAY (SUN, DEC 25)
MEMORIAL DAY (MON, MAY 30)	THANKSGIVING DAY (THUR, NOV 24)	

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2012 PROPOSED HOLIDAY SCHEDULE (SHOWN IN PURPLE)

NEW YEAR'S DAY (SUN, JAN 1)	INDEPENDENCE DAY (WED, JUL 4)	DAY AFTER THANKSGIVING (FRI, NOV 23)
MARTIN LUTHER KING JR. DAY (MON, JAN 16)	LABOR DAY (MON, SEP 3)	CHRISTMAS EVE (MON, DEC 24)
PRESIDENT'S DAY (MON, FEB 20)	VETERAN'S DAY (SUN, NOV 11)	CHRISTMAS DAY (TUE, DEC 25)
MEMORIAL DAY (MON, MAY 28)	THANKSGIVING DAY (THUR, NOV 22)	

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 19, 2010

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

AGENDA

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Chaplain Frank Russell, Law Enforcement Chaplaincy, will give the invocation.

5. PRESENTATIONS

5.1 Presentation of Proclamation to Partner-Up Volunteer Manager Robert Farley in Recognition of National Mentoring Month.

5.2 Report from Acting Executive Director Robert Sanger on Folsom Cordova Community Partnership Annual Update.

5.3 Presentation by City Manager Brad L. Kilger of the City of Ceres to City Manager Ted Gaebler of the City of Rancho Cordova in Recognition of International City/County Management Association (ICMA) L.P. Cookingham Award for Career Development.

6. PUBLIC COMMENT

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

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

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

8.1 **Subject:** Meeting Minutes:
a) Regular Meeting of December 21, 2009; and
b) Special Meeting of January 4, 2010.
Recommendation: Adopt Minutes.

8.2 **Subject:** Ordinance Approving an Amendment to the Villages of Zinfandel Development Agreement
Recommendation: Waive second reading and adopt Ordinance No. 25-2009. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will approve an amendment to the Villages of Zinfandel Development Agreement removing approximately 30 acres of land from the Villages of Zinfandel project. The amendment will not change any substantive provisions of the Development Agreement for the remaining project. This amendment will comply with the previously approved agreement between the City and the State of California.
Staff Report: Adam U. Lindgren, City Attorney's Office, and Joe Chinn, City Manager's Office
Advances Goal: 13

8.3 **Subject:** Resolution Authorizing the City Manager to Execute First Contract Amendment No. 1-2010 with Willdan Financial Services for District Administration Services in the Amount of $134,000.
Recommendation: Adopt Resolution No. 1-2010.
Result of Recommended Action: Adoption of this resolution will allow the City Manager to execute first amendment Contract No. 1-2010.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 11

8.4 **Subject:** Resolution Authorizing the City Manager to Execute an Agreement with Sacramento Municipal Utility District (SMUD) in the Amount of $159,841 for the Relocation of Transmission and Distribution Facilities for the International Drive Extension Project
Recommendation: Adopt Resolution No. 2-2010.
Result of Recommended Action: Adoption of this resolution will allow the City Manager

to execute Contract No. 2-2010 with SMUD for the relocation of power poles and transmission lines.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 4

8.5 **Subject:** Resolution Authorizing the City Manager to Execute an Exchange of Funds with the Sacramento Area Council of Governments (SACOG) and Sacramento Metropolitan Air Quality Management District (SMAQMD)
Recommendation: Adopt Resolution No. 3-2010.
Result of Recommended Action: Adoption of this resolution will allow the City Manager to execute an exchange of funding with SACOG and SMAQMD to trade $310,000 of local transportation funds for the same amount in Congestion Mitigation and Air Quality (CMAQ) funding in an effort to save a Bicycle Parking Project that will be completed by SMAQMD. The funding exchange will allow SMAQMD to complete its Bicycle Parking Project with non-federal funding. There will be no adverse effects on the City or SACOG.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2, 4, 8, and 13

8.6 **Subject:** Ordinance Amending Section 4.22.155(a) of the Rancho Cordova Municipal Code to Increase the Number of Card Tables that a Licensed Cardroom May Operate or Maintain Within the City from Nine to Ten
Recommendation: Waive first reading and introduce Ordinance No. 1-2010. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this Ordinance will amend Section 4.22.115(a) of the Rancho Cordova Municipal Code. The Ordinance will increase the number of card tables that a licensed cardroom may operate or maintain within the City from nine (9) card tables to a maximum of ten (10) card tables. If table demands meet the operators projections, the card table increase will generate approximately three thousand dollars ($3,000) in additional revenue for the City annually.
Staff Report: Ted Gaebler, City Manager's Office and Adam U. Lindgren, City Attorney's Office
Advances Goals: 11

9. CONSENT PUBLIC HEARING ITEMS

NONE

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Resolution Authorizing the Adoption of the Mid-Term Review of the Five-Year Implementation Plan for the Rancho Cordova Redevelopment Project Area
Recommendation: Adoption Agency Resolution No. CRA-1-2010.
Result of Recommended Action: Adoption of this resolution will result in the approval of the Mid-Term Review as an update to the Five-Year Implementation Plan.
Staff Report: Megan McMurtry, Economic Development Department
Advances Goals: 5, 7, and 9

COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

11. REGULAR CALENDAR ITEMS

11.1 NONE

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

Administrative Services Department Updates: Human Resources, Information Technology, and Finance.

14. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
Monday, February 1, 2010	*4:00 p.m. Closed Session on City Attorney Performance Review* *5:30 p.m. Regular Meeting*
Monday, February 15, 2010	***President's Day – City Hall Closed***
Tuesday, February 16, 2010	***5:30 p.m. Regular Meeting***
Tuesday, February 23, 2010	*5:30 p.m. Work Session on Discussion of User Fee Updates and City Website*
Thursday, February 25, 2010	*5:30 p.m. 4th Annual Financial Issues Workshop and Corporation Report*
Monday, March 1, 2010	*4:00 p.m. Study Session on Sunridge 530 Project* *5:30 p.m. Regular Meeting*
Monday, March 15, 2010	***REGULAR COUNCIL MEETING CANCELLED***
Tuesday, March 23, 2010	*5:30 p.m. Work Session on Follow Up Discussion from 4th Annual Financial Issues Workshop and Corporate Report -* ***TENTATIVE***

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Parks District)	(916) 362-9602
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9673
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 566-4000

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

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

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the January 19, 2010 Special and Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on January 14, 2010 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 14th day of January 2010 at Rancho Cordova, California.

_____

Mindy Cuppy, City Clerk

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, December 21, 2009

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Outgoing Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:47 p.m.

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

Staff Present: Chinn, Cuppy, Lehr, Sanchez, Snyder, Harriman, Haven, Miller, Flory, Junker, Oliver, and Meeks

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Outgoing Mayor called on Stephanie Snyder to lead the Pledge.

4. INVOCATION

Rev. Ed Fedor, Pastor of River Valley Christian Church, gave the invocation.

5. SPECIAL CEREMONIES

5.1 Assembly Member Alyson Huber Swore-in New Mayor Ken Cooley and Pastor Mike Mitchum Swore-in Vice Mayor Bob McGarvey.

5.2 Incoming Mayor Ken Cooley gave a presentation to outgoing Mayor Dan Skoglund.

Mayor Cooley added the following presentation to the agenda:

5.3 Scottie Moore presented Dan Skoglund with a digital scrapbook of his term in office as Mayor.

AGENDA ITEM 8.1

CELEBRATORY BREAK

Mayor Cooley broke for refreshments in honor of new Council officers.

6. PRESENTATIONS

6.1 Executive Director Shelly Blanchard gave a year-end report on Cordova Community Council.

7. PUBLIC COMMENT

Mayor Cooley opened the public comment period. There were no speakers. Mayor Cooley closed the public comment period.

8. COUNCIL REPORTS

Council reported on events since the last meeting.

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Skoglund second by Budge and carried by a 5:0 roll call vote Council approved the Consent Calendar with exception to Agenda Item 9.6 that was pulled for separate discussion.

9.1 **Subject:** Special and Regular Meeting Minutes of December 7, 2009
Recommendation: Adopt Minutes.

9.2 **Subject:** Ordinance Relating to Extension of Commercial Solid Waste Collection Franchise Agreements; Regulation of Construction Cleanup Companies; and Appointment of the Public Works Director as the Administrator of the Commercial Solid Waste Collection Franchise
Recommendation: Waive second reading and adopt Ordinance No. 23-2009 **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will repeal Ordinance No. 22-2005 and Ordinance No. 41-2007, allow the commercial solid waste collection franchise agreements to be extended through December 31, 2015, and will require construction clean-up contractors to execute a commercial solid waste collection franchise with the City.
Staff Report: Cyrus Abhar, Public Works Department, and Steve Harriman, Public Works Department

9.3 **Subject:** Ordinance Amending the Folsom Boulevard Specific Plan, and Land Development Regulations as Recommended by the Planning Commission
Recommendation: Waive second reading and adopt Ordinance No. 24-2009 **(Roll Call Vote)**.
Result of Recommended Action: The proposed modifications will reduce the number of non-conforming uses, allow businesses to continue operating in existing commercial buildings within residentially focused areas, allow building owner to find new tenant to fill vacancies, address concerns related to special regulated land uses, and increase consistency between the Folsom Boulevard Specific Plan and the Zoning Code.
Staff Report: Jeff Beiswenger, Planning Department

9.4 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions, and Committees for 2010.
Recommendation: That Council Member appointments for 2010 be approved for the listed Boards and Commissions, reflected in the attachment to the staff report.
Result of Recommended Action: Action on this item will confirm the 2010 Rancho Cordova City Council Member appointees and alternates to various boards and commissions within the region to which Rancho Cordova provides leadership representation.
Staff Report: Mindy Cuppy, City Clerk's Department

9.5 **Subject:** Appointment of At-Large Planning Commissioners
Recommendation: That Council Members Nominate, and at Council's discretion appoint, two candidates to serve as the at-large members of the Planning Commission.
Result of Recommended Action: Action on this item will result in Council's nominations of two at-large members of the community to serve on the Planning Commission for terms commencing January 2010 and ending December 2013. Following nominations, Council will select and appoint at-large Planning Commissioners to serve from January 2010 through December 2013.
Staff Report: Mindy Cuppy, City Clerk

9.7 **Subject:** Ordinance Approving an Amendment to the Villages of Zinfandel Development Agreement
Recommendation: Waive first reading and introduce Ordinance No. 25-2009. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will approve an amendment to the Villages of Zinfandel Development Agreement removing approximately 30 acres of land from the Villages of Zinfandel project. The Amendment will not change any substantive provisions of the Development Agreement for the remaining project. This amendment will comply with the previously approved Agreement between the City and the State of California.
Staff Report: Adam U. Lindgren, City Attorney's Office, and Joe Chinn, City Manager's Office

The following Consent Calendar Item was pulled for separate discussion:

9.6 **Subject:** Resolution Adopting an Amendment to the Substantial Amendment to the 2008-09 Community Development Block Grant Application
Recommendation: Adopt Resolution No. 131-2009.
Result of Recommended Action: Adoption of this resolution will re-allocate CDBG-R funds to complete ADA accessibility improvements along the north side of Horn Road that is in a CDBG target area.
Staff Report: Reed Flory, Housing Services, and Cyrus Abhar, Public Works Department

ACTION: Motion by Sander second by Budge and carried by a 5:0 vote Council adopted Resolution No. 131-2009.

10. CONSENT PUBLIC HEARING ITEMS

NONE

11. PUBLIC HEARING ITEMS

NONE

12. REGULAR CALENDAR ITEMS

NONE

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

14. CITY MANAGER'S REPORT

Assistant City Manager Joe Chinn reported on City Hall closures and wished everyone Happy Holidays.

15. ADJOURNMENT

Mayor Cooley adjourned the regular meeting in honor of Steve Messner at 8:02 p.m.

_____
Mindy Cuppy, City Clerk

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

City Hall
2729 Prospect Park Drive, Rancho Cordova
American River Community Room - North

Monday, January 4, 2010

5:30 P.M. – Special Joint Meeting
Rancho Cordova City Council, Planning Commission, and Building Board of Appeals

7:30 P.M. – Special Meeting
Rancho Cordova City Council

MINUTES

1. SPECIAL JOINT MEETING - CALL TO ORDER / ROLL CALL

Mayor Cooley called the Joint Special Meeting to order in the American River North Room at 5:38 p.m.

Council Members Present: Budge, Sander, Skoglund, McGarvey, and Mayor Cooley
Council Members Absent: None

Planning Commissioners Present: Cummings, Johnson and Vance
Council Members Absent: Burke, Konarski, Savorn, Smith, and Chair Moe

Building Board of Appeals Members Present: McDermott, and Trout
Building Board of Appeals Members Absent: Dill, Hatfield, Richter, Smith, and Wilcox

Staff Present: Lindgren, Hollender, Abhar, Behrends, Beiswenger, Chinn, Cuppy, Harriman, Haven, Meeks, Runner, Silva, Simpson, Williams, Lohse, Chan

2. PUBLIC COMMENT

NONE

3. SPECIAL JOINT MEETING AGENDA ITEM

3.1 **Subject:** AB1234 Ethics Training
Recommendation: City Council Members, Planning Commissioners, and Designated Conflict of Interest Filers attend mandated Assembly Bill 1234 ethics training.
Result of Recommended Action: Upon completion of a two-hour training session, City officials will receive the minimum ethical standards and laws training, as required every two years.
Staff Report: Adam Lindgren, City Attorney
Advances Goals: 3, 10 and 13

ACTION: No action taken; Mr. Lindgren provided ethics training as required by AB1234.

4. ADJOURNMENT OF SPECIAL JOINT MEETING

Mayor Cooley adjourned the Joint Special Meeting at 7:36 p.m.

5. SPECIAL MEETING - CALL TO ORDER / ROLL CALL

Mayor Cooley called the Special Meeting to order in the American River North Room at 7:49 p.m.

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

Staff Present: Lindgren, Cuppy, Hollender, Meeks, Abhar, Simpson, Haven, Snyder, Silva, Chill, Miller and Holt

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Lanette Davies on medical marijuana growing and usage.
- Greg and Linda Kurtz on safety concerns of growing medical marijuana in residential neighborhoods.

7. SPECIAL MEETING AGENDA ITEMS

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 vote Council reordered the agenda, taking Agenda Item 7.2 prior to Agenda Item 7.1.

7.2 **Subject:** Update on Response to Neighborhood Complaints Regarding Medical Marijuana Cultivation
Recommendation: Receive report concerning potential ordinance.
Result of Recommended Action: Discussion and possible direction to City Attorney to place an ordinance regulating the cultivation of medical marijuana on the City Council regular agenda.
Staff Report: Adam Lindgren, City Attorney
Advances Goals: 6, 7, 8, 10

ACTION: Discussion item only; no action taken.

7.1 **Subject:** 2010 Legislative Priorities
Recommendation: Provide direction to staff for FY 11 appropriations requests, and a platform for discussions with legislators during the National League of Cities Congressional Conference, March 13 -17, 2010; also, receive update on City's Legislative Program and provide direction about the 2010 program
Result of Recommended Action: Submission of requests for federal funding for projects consistent with the Council's and community's priorities, and provide topics for discussions that the Mayor and Council members will hold with Congressional representatives during the March conference in Washington, D.C. Staff will also proceed with recommended changes and actions for the City's legislative program
Staff Report: Stephanie Snyder and Alexandra Miller, City Manager's Office;
Troy Holt, Public Works Department
Advances Goals: 1-13
GROWING STRONG NEIGHBORHOODS

ACTION: Discussion item only; no action taken.

8. ADJOURNMENT OF SPECIAL MEETING

Mayor Cooley adjourned the Special Meeting at 9:56 p.m.

_____
Mindy Cuppy, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 25-2009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE VILLAGES OF ZINFANDEL

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

Section 1. Recitals

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, *et seq.*, of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the Property, which is the subject of the development project application.

B. On May 28, 2003, County of Sacramento and Elliott Homes, Inc. (Elliott) entered into a development agreement for the Villages of Zinfandel Project ("Project"), which is located south of the intersection of International Drive and Zinfandel Drive, within the Zinfandel Special Planning Area ("Special Planning Area").

C. Having duly examined and considered the Villages of Zinfandel development agreement for the Project and having held properly noticed public hearings, the County found that the Agreement satisfied the Government Code §65867.5 requirement of the general plan.

D. The City, as a result of its incorporation, succeeded to the County of Sacramento's interests in the Villages of Zinfandel development agreement (the development agreement together with any subsequent amendment by the County or City to the agreement shall be referred to as "Development Agreement").

E. The State of California entered into an Option, Purchase, and Sale Agreement ("Option Agreement") through which it has an option to purchase from Elliott approximately thirty (30) acres of real property located in the City of Rancho Cordova within the Villages of Zinfandel Project ("Property").

F. The State and City have entered into an agreement, titled, "Agreement to Allow Removal of Approximately 30 Acres of Land from the Villages of Zinfandel Development Agreement," to address possible issues with the design and uses for the Property by the State.

G. The Amendment will automatically lapse and the term and conditions of the Development Agreement existing prior to the effective date of this Amendment will remain in full force and effect without alteration if either: 1) the deed transferring title of the Property to the State is not recorded by September 1, 2013, except in the event the State and Elliott extend the option term in which case the new option expiration date shall prevail; or 2) the State terminates their option under the Option Agreement.

H. Pursuant to Government Code §65868, City and Elliott wish to amend and remove the Property from the Development Agreement in the event State exercises an option to purchase the Property.

I. Pursuant to the California Environmental Quality Act ("CEQA"), California Code of Regulations section 15061, the Amendment is exempt from CEQA because there is no possibility that the Amendment will have a significant effect on the environment. The Amendment will not cause any additional direct physical change or any additional reasonably foreseeable indirect physical change in the environment which has not already been analyzed in the environmental analysis done during the approval of the Development Agreement.

J. On December 10, 2009, the Planning Commission, as the planning agency for purposes of development agreement review, reviewed the Amendment and recommended that the City Council approve the Development Agreement Amendment.

K. On _____, 20__, the City Council, as the legislative body for purposes of development agreement approval, reviewed the Amendment and considered all comments received by the public and staff.

Section 2. Findings and Determinations

Therefore, on the basis of (a) the foregoing Recitals as incorporated herein, (b) the City of Rancho Cordova's General Plan, (c) the Zinfandel Special Planning, and (d) the County's environmental analysis and any subsequent environmental analysis by the County or City regarding the Villages of Zinfandel, and on the basis of the specific conclusions set forth below, the City Council finds and determines that:

A. The Development Agreement and the attached Amendment are consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan and the Zinfandel Special Planning Area in that (a) the land use designation for the Project is Business Professional and the proposed projects will be consistent with that land use, (b) the project is consistent with the fiscal policies of the General Plan and the Special Planning Area with respect to provisions of infrastructure and public services, and (c) the Development Agreement include provisions relating to financing public services, construction and maintenance of public facilities, park development fees and other similar provisions.

B. The Development Agreement and the Amendment are in conformity with public convenience, general welfare and good land use policies in that the Project will implement land use guidelines set forth in the Zinfandel Special Planning Area and the General Plan.

C. The Development Agreement and its Amendment will not be detrimental to the health, safety and general welfare in that the Project will proceed in accordance with the programs and policies of the Zinfandel Special Planning Area. The impacts of the development on existing land uses, public services and the environment have been evaluated and mitigated through the CEQA compliance process.

D. The Development Agreement and its Amendment will not adversely affect the orderly development of property, or the preservation of property values, in that the Project will be consistent with the General Plan and the Special Planning Area.

E. The Development Agreement and its Amendment are consistent with and include the substantive elements of Government Code Sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

Section 3. Approval

The City Council hereby approves the Amendment to the Project's Development Agreement (**Exhibit A**) and authorizes the City Manager to execute the Amendment.

Section 4. Recordation

Within ten (10) days after the Amendment to the Development Agreement is executed by the City Manager, the City Clerk shall submit the Agreements to the County Recorder for recordation.

Section 5. Effective Date and Publication of Ordinance Summary

This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk of the City of Rancho Cordova shall cause a summary of the Ordinance to be posted in accordance with Section 36933 of the Government Code of the State of California.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this _____ day of _____ 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

EXHIBIT A

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attention: Mindy Cuppy, City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

APN 072-2360-027 and portions of 072-2360-023,
072-2360-024, 072-2360-025, and 072-2360-026, Sacramento County

AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RANCHO CORDOVA AND ELLIOT HOMES, INC RELATIVE TO THE VILLAGES OF ZINFANDEL

This Amendment to Development Agreement (**"Amendment"**) is entered into this ___ day of _____ 20__, by and between the CITY OF RANCHO CORDOVA, a municipal corporation (**"City"**) and ELLIOTT HOMES, INC., a corporation of the State of Arizona (**"Elliott"**), who agree as follows:

RECITALS

WHEREAS, this Amendment revises "The Villages of Zinfandel Development Agreement" ("Development Agreement"), entered into on May 28, 2003 between Elliott and the County of Sacramento, a subdivision of the State of California, prior to incorporation of the City; and

WHEREAS, the Development Agreement was recorded on June 6, 2003, in Sacramento County Book 20030606, page 877 and re-recorded July 17, 2007 in Book 20070717, page 1286 and

WHEREAS, the City, as a result of its incorporation, succeeded to the County of Sacramento's interests in the Development Agreement; and

WHEREAS, the State of California has entered into an Option, Purchase, and Sale Agreement ("Option Agreement") through which it has an option to purchase from Elliott approximately thirty (30) acres of real property located in the City of Rancho Cordova within the Villages of Zinfandel Project, more particularly described in **Exhibit A** and depicted in **Exhibit B**, attached hereto, and incorporated herein by this reference ("Property"); and

WHEREAS, the State and City have entered into an agreement, titled, "Agreement to Allow Removal of Approximately 30 Acres of Land from the Villages of

Zinfandel Development Agreement," to address possible issues with the design and uses for the Property by the State; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), California Code of Regulations section 15061, this Amendment is exempt from CEQA because there is no possibility that the Amendment will have a significant effect on the environment. The Amendment will not cause any additional direct physical change in the environment, or any additional reasonably foreseeable indirect physical change in the environment which has not already been analyzed in the environmental analysis done during the approval of the Development Agreement; and

WHEREAS, this Amendment only removes approximately thirty (30) acres from the proposed project originally presented in the Development Agreement. This Amendment does not change the rest of the original project in any significant way; and

WHEREAS, pursuant to Government Code §65868, City and Elliott wish to amend and remove the Property from the Development Agreement in the event State exercises an option to purchase the Property.

NOW, THEREFORE, in further consideration of the above recitals, City and Elliott hereby agree to amend the Development Agreement as follows:

AGREEMENT

A. The Property identified in the attached **Exhibit A** and depicted in **Exhibit B** is hereby removed in its entirety and no longer subject to the term or conditions of the Villages of Zinfandel Development Agreement recorded June 6, 2003, in Sacramento County Book 20030606, page 877 and re-recorded July 17, 2007 in Book 20070717, page 1286.

B. This Amendment will automatically lapse and the term and conditions of the Development Agreement existing prior to the effective date of this Amendment will remain in full force and effect without alteration if either: (1) the deed transferring title of the Property to the State is not recorded by September 1, 2013, except in the event the State and Elliott extend the option term in which case the new option expiration date shall prevail; or (2) the State terminates their option under the Option Agreement.

C. This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

D. Except as expressly amended by this Amendment, all of the terms, conditions and provisions of the Development Agreement remain in full force and effect.

IN WITNESS WHEREOF, the City of Rancho Cordova, a municipal corporation, has authorized the execution of this Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____-20__, adopted by

the Council of the City on this ____ day of _____ 20__, and Elliott has caused this Amendment to be executed.

"**CITY**"

CITY OF RANCHO CORDOVA,
a municipal corporation

By:_____
Ted Gaebler, City Manager

Date: _____

"**ELLIOTT**"

ELLIOTT HOMES, INC
an Arizona Corporation

By:_____
Harry C. Elliott III
President

Date: _____

ATTEST:

_____
Mindy Cuppy, City Clerk

APPROVED AS TO FORM:

_____
Adam U. Lindgren, City Attorney

Date: _____

EXHIBIT LIST

Exhibit A	Legal Description of Property
Exhibit B	Depiction of Property

EXHIBIT 'A'

LEGAL DESCRIPTION

All of Lot 5 and a portion of Lots 1, 2, 3 and 4, as shown on the Final Map entitled "Stone Creek Phase 1" and recorded in Book 369 of Maps, at Page 8, Sacramento County Records, in the City of Rancho Cordova, County of Sacramento, State of California, and described as follows:

COMMENCING at a point which is the most northerly northwest corner of said Lot 4, also being a point on the southerly right-of-way line of Airpark Drive, as shown on the Final Map entitled "Villages of Zinfandel Unit No. 1C" and recorded in Book 320 of Maps, at Page 1, in said County; THENCE along the northerly boundary line of said Lot 4, also being said southerly right-of-way line,
North 85°30'14" East, a distance of 145.31 feet to the TRUE POINT OF BEGINNING; THENCE continuing along said northerly boundary line,
North 85°30'14" East, a distance of 346.15 feet; THENCE along a tangent curve concave to the northwest, having a radius of 1031.00 feet, northeasterly 360.40 feet, along said curve through a central angle of 20°01'43" to a point on the northerly boundary line of said Lot 5, also continuing to be said southerly right-of-way line; THENCE continuing along said northerly boundary line,
North 65°28'31" East, a distance of 67.09 feet; THENCE along a tangent curve concave to the southwest, having a radius of 25.00 feet, southeasterly 38.37 feet, along said curve through a central angle of 87°56'24" to a point on the northeasterly boundary line of said Lot 5, also being the southwesterly right-of-way line of Bear Hollow Drive, as shown on said Final Map entitled "Stone Creek Phase 1"; THENCE continuing along said northeasterly boundary line,
North 63°24'55" East, a distance of 33.00 feet to a point on the centerline of said Bear Hollow Drive; thence continuing along said northeasterly boundary line, also being said centerline, along a non-tangent curve concave to the northeast, having a radius of 1500.00 feet, and to which a radial line bears
South 63°24'55" West, southeasterly 285.26 feet, along said curve through a central angle of 10°53'46"; THENCE continuing along said northeasterly boundary line, South 37°28'51" East, a distance of 155.10 feet; THENCE along a tangent curve concave to the northeast, having a radius of 1500.00 feet, southeasterly 254.54 feet, along said curve through a central angle of 09°43'22" to a point on the northeasterly boundary line of said Lot 1, also continuing to be said centerline; THENCE leaving said northeasterly boundary line and into said Lot 1, South 42°47'47" West, a distance of 33.00 feet to a point on the southwesterly right-of-way line of said Bear Hollow Drive; THENCE leaving said southwesterly right-of-way line and through said Lots 1 thru 4 respectively the following nineteen (19) arcs, courses and distances:

1. South 17°48'43" West, a distance of 550.04 feet;
2. South 45°41'36" West, a distance of 519.94 feet;
3. North 40°57'24" West, a distance of 32.04 feet;

4. along a tangent curve concave to the southwest, having a radius of 65.00 feet, northwesterly 59.84 feet, along said curve through a central angle of 52°44'59";
5. South 86°17'37" West, a distance of 85.17 feet;
6. along a tangent curve concave to the southeast, having a radius of 50.00 feet, southwesterly 28.26 feet, along said curve through a central angle of 32°23'21";
7. South 53°54'16" West, a distance of 72.39 feet;
8. along a tangent curve concave to the northwest, having a radius of 25.00 feet, southwesterly 13.72 feet, along said curve through a central angle of 31°26'04";
9. South 85°20'20" West, a distance of 259.72 feet;
10. along a tangent curve concave to the northeast, having a radius of 35.00 feet, northwesterly 50.80 feet, along said curve through a central angle of 83°10'06";
11. North 11°29'34" West, a distance of 48.30 feet;
12. North 04°30'14" West, a distance of 139.89 feet;
13. North 02°41'59" West, a distance of 95.29 feet;
14. North 04°30'14" West, a distance of 109.12 feet;
15. North 06°13'53" West, a distance of 99.52 feet;
16. North 04°30'14" West, a distance of 395.93 feet;
17. North 05°17'36" West, a distance of 108.85 feet;
18. North 05°57'46" West, a distance of 196.39 feet;
19. North 04°30'14" West, a distance of 136.91 feet to the TRUE POINT OF BEGINNING.

Containing 30.53 acres gross and 30.00 acres net, more or less.

Basis of Bearings for this description is the northerly boundary line of said Lot 4. Said line is taken to bear North 85°30'14" East.

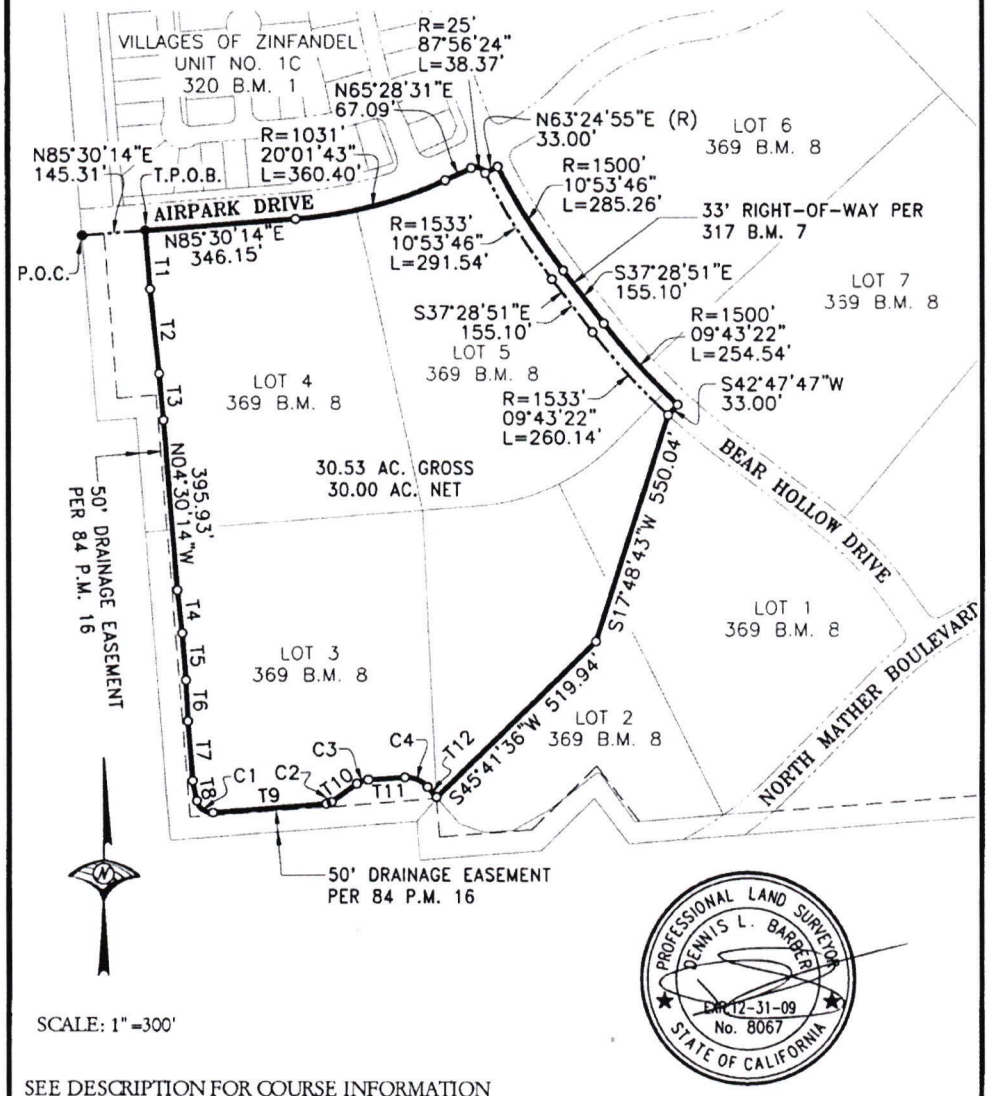
October 17, 2008

END OF DESCRIPTION

PROFESSIONAL LAND SURVEYOR
DENNIS L. BARBER
EXP. 12-31-09
No. 8067
STATE OF CALIFORNIA

PREPARED BY WOOD-RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT 'B'



SCALE: 1" =300'

SEE DESCRIPTION FOR COURSE INFORMATION
SEE SHEET 2 FOR LINE AND CURVE TABLES

SG-NG-30AC.dwg 10/17/08 1070.021 SHEET 1 OF 2

EXHIBIT 'B'

#	RADIUS	DELTA	ARC LENGTH
C1	R=35'	83°10'06"	L=50.80'
C2	R=25'	31°26'04"	L=13.72'
C3	R=50'	32°23'21"	L=28.26'
C4	R=65'	52°44'59"	L=59.84'

#	BEARING	DISTANCE
T1	N04°30'14"W	136.91'
T2	N05°57'46"W	196.39'
T3	N05°17'36"W	108.85'
T4	N06°13'53"W	99.52'
T5	N04°30'14"W	109.12'
T6	N02°41'59"W	95.29'
T7	N04°30'14"W	139.89'
T8	N11°29'34"W	48.30'
T9	S85°20'20"W	259.72'
T10	S53°54'16"W	72.39'
T11	S86°17'37"W	85.17'
T12	N40°57'24"W	32.04'

SEE DESCRIPTION FOR COURSE INFORMATION
SEE SHEET 1 FOR LINES AND CURVES

SC-NG-30AC.dwg 10/17/08 1070.021 SHEET 2 OF 2

MEMORANDUM

DATE: January 19, 2010

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director
Donna Silva, Finance Director

SUBJECT: **RESOLUTION NO. 1-2010 AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 1-2010 WITH WILLDAN FINANCIAL SERVICES FOR DISTRICT ADMINISTRATION SERVICES IN AN AMOUNT OF $134,000**

RECOMMENDATION

Adopt Resolution No. 1-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will allow the City Manager to execute a three year contract amendment with Willdan Financial Services, in the amount of $134,000 for district administration services.

BACKGROUND

The City has a number of existing special tax districts which provide continued funding to offset the costs of maintenance of roadways, landscape medians, as well as to provide additional police and transit services for newly developing areas within the district boundaries.

The City entered into a one year consultant services agreement with Willdan Financial Services on April 6, 2009 in the amount of $35,000 to provide annual District Administration Services, including primarily calculating and placing the annual tax levies on the property tax roll.

The City has been pleased with their performance over the past year. In light of their good performance and forecasting ongoing district administration needs, it is necessary to amend the contract to extend the expiration date from June 31, 2010 to December 31, 2013, and increase the corresponding current total contract limit from $35,000 to $169,000 over three years.

FISCAL IMPACT

There is no impact to the general fund for this contract. The contract services will be funded from special tax district revenues.

ATTACHMENT

Resolution No. 1-2010 including **(Exhibit A1)** First Amendment Contract No. 1-2010 with Willdan Financial Services.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 1-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH WIILDAN FINANCIAL SERVICES

WHEREAS, on April 6, 2009, the City of Rancho Cordova executed a consulting services agreement (Contract No. 39-2009) with Willdan Financial Services in the amount of $35,000 to provide district administration services; and

WHEREAS, the Parties agree that additional changes to the scope of work and cost estimate provided for in the CSA are necessary to include Parcel Audit Services and to continue District Administration Services; and

WHEREAS, the City wishes to increase the current limit from $35,000 to $169,000 and extend the term of services to end on December 31, 2013; and

WHEREAS, those serves will exceed the maximum amount that the City Manager has the authorization to approve.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby authorize the City Manager to execute a contract amendment **(Exhibit A1)** with Willdan Financial Services in a form approved by the City Attorney. This resolution shall become effective immediately upon adoption.

PASSED and ADOPTED by the City Council of the City of Rancho Cordova on the _____day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

EXHIBIT A1
Contract No. 1-2010

FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND WILLDAN FINANCIAL SERVICES

This First Amendment to the Agreement for Consultant Services ("First Amendment") is made by and between the City of Rancho Cordova ("City") and Willdan Financial Services ("Consultant") as of January 19, 2010.

RECITALS

WHEREAS, the parties have previously entered into a consultant services agreement ("CSA"), Contract No. 39-2009 dated April 6, 2009 for the purpose of providing District Administration Services for Landscape and Lighting, Parcel Tax Administration, and Community Facilities District Administration (non-bounded); and

WHEREAS, the Parties agree that additional changes to the scope of work and cost estimate provided for in the CSA are necessary to include Parcel Audit Services; and

WHEREAS, the Parties agree that an additional three (3) year term, ending on June 30, 2013, is necessary to continue receiving services by Consultant.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the CSA from June 30, 2010, to December 31, 2013. The first sentence of Section 1.1 of the CSA, "Term of Service," is amended to read as follows:

   "The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2013, and Consultant shall complete the work described in **Exhibit A** prior to that date; unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8."

2. Section 2 of the CSA, "Compensation," provides for the City to pay Consultant a sum not to exceed $35,000. The Parties agree to amend Section 2 of the CSA in order to increase the compensation amount to pay Consultant for additional services. The first sentence of Section 2 of the CSA is amended to read as follows:

   "City hereby agrees to pay Consultant a sum not to exceed One Hundred Sixty Nine Thousand Dollars ($169,000), notwithstanding any contrary indication that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. All other terms and conditions in the CSA, entered into April 6, 2009 remain in full force and effect to the extent they are not in conflict with the aforementioned revised language.

4. Section I entitled, "Services" of the CSA is amended to include the document entitled "Scope of Services," attached hereto as **Exhibit A**."

5. The document entitled "Compensation Schedule," attached hereto as **Exhibit B**, shall replace and supersede the CSA's **Exhibit B**.

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

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

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

CITY OF RANCHO CORDOVA

_____

Ted A. Gaebler, City Manager

Date: _____

Attest:

_____

Mindy Cuppy, City Clerk

Date: _____

Approved as to Form:

_____

Adam U. Lindgren, City Attorney

Date: _____

WILLDAN FINANCIAL SERVICES

_____

Mark J. Risco, Senior Vice President

Date: _____

FIRST ADDENDUM TO AGREEMENT

EXHIBIT A – SCOPE OF SERVICES

Parcel Audit (Reconciliation and Review of District Boundary / APNs)

To assist with parcel audits, Willdan Financial Services ("Willdan") possesses Geographic Information Systems (GIS) technology capability. The highly-detailed maps that are generated using this technology help provide powerful visuals, whereby gaps and errors can be easily revealed. Upon request, Willdan would provide further information on our GIS resources.

The following two (2)-phased approach will be employed to conduct a review and reconciliation of the Special Police Tax District parcel database; in so doing, Willdan will identify the parcels within the district's boundaries. After reconciling the parcel database, Willdan will apply the special tax methodology to the parcels, thereby calculating the special taxes and comparing this information to the tax amounts levied in fiscal year 2009/2010. A report of the discrepancies would then be provided to the City to review.

Phase I: Identify Parcels within District Boundaries (Not Currently in District Database)

Willdan will:

1. Utilize the City's GIS personnel to map the district's parcels that are currently contained in the district database. Willdan will prepare and submit the district database in a format suitable to the City's GIS Department and provide direction as to the product needed from City GIS for the parcel audit.
2. Review the City's GIS results against the District's Boundary maps for gaps and errors. Identify the parcels missing from the district database and update the district database. The City has previously identified certain zones that are no longer being taxed through the Special Police Tax District; these zones / parcels are excluded from this scope.
3. Update parcels with the appropriate electronic County-secured roll data to assist in determining the appropriate district land use category and taxable status.
4. Update parcels with appropriate building permit data to determine the parcel's tax status.

Phase II: Indentify Zone & Permit Data

Willdan will:

1. Willdan will prepare and submit an updated district database to the City's GIS Department with instructions to uniquely map each Zone and to also map all unlevied parcels that have received building permits which have not been voided.

Review the City's GIS results against the District's Zone boundaries and other data for gaps or errors, determine necessary changes to parcel data and update the district database.

2. Utilizing this database, Willdan will then calculate the fiscal year 2009/2010 special tax amounts for each parcel according to the Special Tax Formula. These special tax amounts will then be compared to the special tax amounts applied to the County tax roll in fiscal year 2009/2010.

Provide a list of parcels to City Staff to review for uncertain situations, whereby a parcel's district limits or other required information cannot be determined. City staff feedback will determine necessary changes, and a final list of unresolved parcels will be established for further research.

3. Provide the findings of the Parcel Audit to City Staff, including a listing of the parcels added to the database as well as any additional FY 2009/10 Special Taxes.
4. At the City's option, prepare and mail FY 2009/10 invoices (handbills) to all property owners whose taxable parcels were not applied to the FY 2009/10 County tax roll. These invoices would be provided in two (2) installments, similar to the County tax bills, and would be payable directly to the City.
5. Request City GIS to provide to Finance a one-page City-Wide map showing all District zones. The map's legend shall indicate each zone by Zone Number and each Zone shall vary in color and /or shade. All updates or corrections to be provided by City GIS.

Client Responsibilities

Willdan will rely upon receiving the following information obtained from the City:

- Building permit data
- Current City-approved assessment methodology
- District and Zone boundary diagrams
- Additional City approved plans or diagrams to assist in determination of Zone boundaries, as needed.
- All GIS maps as noted above.
- The City and / or City GIS shall be responsible to update or correct the GIS maps.

The City acknowledges that Willdan shall be relying upon the accuracy of the information provided by the City and its designees, and agrees that Willdan shall not be liable for any inaccuracies contained therein.

EXHIBIT B – REVISED FEES FOR SERVICES

District Administration Services

The number of parcels and districts shown below are the basis of this agreement. Any substantial variation in number may cause a change in our fee structure. All hourly rates, fees and expense rates are subject to increase, which will not exceed the most recent annual change in the Consumer Price Index (CPI) within the San Francisco-Oakland-San Jose area, as calculated by the United States Department of Labor. As the work progresses, these fees are payable on a ***monthly*** percentage-completion basis, unless another billing format is mutually agreed upon between the City of Rancho Cordova and Willdan.

Annual District Administration fees for the next three years have been estimated to be $22,732 for Year 1, $24,869 for Year 2 and $27,082 for Year 3. Actual fees shall be charged using the fee structure presented below, together with the aforementioned annual CPI increase. The table below reflects the estimated Annual District Administration fees for Year 1.

ANNUAL FEES				
District	**No. of Parcels**	**Base Fee**	**Per Parcel Fee**	**Approx. Total Annual Fee**
Landscape and Lighting District No. 2005-1 *(1)*	1,063	4,500	N/A	$ 4,627
Special Police Tax *(3)*	2,764	2,500	2.00	8,789
Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) *(2)*	11	2,500	2.00	2,772
City of Rancho Cordova Road Maintenance Assessment *(2)*	860	4,500	2.00	6,544
Additional Districts *(4)*	TBD	2,500	2.00	TBD
Total Annual Fee				**$22,732.00**

(1) April, 2008, base CPI applies.

(2) April, 2009, base CPI applies.

(3) Per parcel fee charged to number of levied parcels only.

(4) Optional services, in addition to not to exceed amount.

Parcel Audit (Reconciliation and Review of District Boundary / APNs)

The below fees reflect application of the scope of services. They are based on the time and expenses we estimate will be incurred to complete the phases listed in the scope of work. Fees are payable as the work progresses, on a ***monthly*** percentage-completion basis. Upon the City's request, Willdan will obtain authorization to perform any additionally-requested items not originally stipulated within the specified scope of services by submitting a separate written cost estimate to the City.

Services	Fee
Parcel Audit Services	$4,000

Optional Services

The following fees apply to any of the "Optional Services" to be performed at the request of the City.

Auditing of Acquisition Costs

Based on Willdan's standard hourly rate schedule, the proposed fee for providing Acquisition Auditing Services will be on a time and materials basis, which is, typically, at ***$5,000 per progress payment request.*** As the work progresses, this fee will be billed ***monthly***.

Services	Fee
Acquisition Auditing Services	$5,000

Community Facilities District Formation Services

Willdan will provide the services described in our scopes of services and following footnotes for the ***fixed price fee*** below. Our fee includes all direct expenses associated with the project.

Services	Fee
CFD Formation Services(1)(2)	$15,000

Please Note:

(1) The actual fee for a given CFD formation project will depend upon the level of analysis necessary to determine the Special Tax rates and will be more specifically defined once the details of the proposed formation project are identified. The above fee is based upon the CFD applying the applicable Special Tax Rates already formulated by the City. The actual fee may be less than the above "not to exceed" amount. A full-fiscal impact analysis to determine the Special Tax rates would result in a fee closer to $25,000 to $30,000

(2) Our fees will **not** be contingent upon the outcome of the CFD formation.

MEMORANDUM

DATE: January 19, 2010

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION NO. 2-2010 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD) IN THE AMOUNT OF $159,841 FOR THE RELOCATION OF TRANSMISSION AND DISTRIBUTION FACILITIES FOR THE INTERNATIONAL DRIVE EXTENSION PROJECT**

RECOMMENDATION

Adopt Resolution No. 2-2010.

RESULT OF RECOMMENDED ACTION

The recommended action will allow the City Manager to execute an agreement with SMUD for the relocation of power poles and transmission lines necessary for the construction of the International Drive Extension Project to proceed further.

BACKGROUND

Construction of the International Drive Extension Project which extends International Drive from its current terminus at Kilgore Road to Sunrise Boulevard began in December 2009. Due to regulatory restrictions regarding distance from power lines to construction equipment, several SMUD power poles and associated transmission lines must be temporarily relocated during construction of the project. Construction of the new bridge across the Folsom South Canal cannot proceed without the relocation of the power poles.

The proposed agreement, **Exhibit A**, in the amount of $159,841 would cover the cost for SMUD to relocate the power poles and transmission lines and allow construction of the project to proceed further.

PROJECT FUNDING

The cost for relocation of the SMUD lines has already been programmed in the capital improvement funds for the International Drive Extension Project and there is no impact to the General Fund.

ATTACHMENT

Resolution No. 2-2010 including **(Exhibit A)** Contract No. 1-2010 between the Sacramento Municipal Utility District and the City of Rancho Cordova.

AGENDA ITEM 8.4

CITY OF RANCHO CORDOVA

RESOLUTION NO. 2-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD) IN THE AMOUNT OF $159,841 FOR THE RELOCATION OF TRANSMISSION AND DISTRIBUTION FACILITIES FOR THE INTERNATIONAL DRIVE EXTENSION PROJECT

WHEREAS, the City of Rancho Cordova wishes to temporarily relocate SMUD transmission and distribution facilities for construction of the International Drive Extension Project; and

WHEREAS, the City of Rancho Cordova wishes to enter into an agreement with SMUD to relocate those facilities for the cost of $159,841; and

WHEREAS, the cost of those services will exceed the maximum amount that the City Manager has authorization to approve.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby authorize the City Manager to execute an agreement (**Exhibit A**) with SMUD.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this _____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

SMUD
SACRAMENTO MUNICIPAL UTILITY DISTRICT
The Power To Do More.

EXHIBIT A
CITY CONTRACT NO. 2-2010

P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

December 29, 2009

CA#8000046216/AJR
SN#30450905/SO#30078541
Hanson/Local Agency

City of Rancho Cordova
2729 Prospect Park Dr
Rancho Cordova, Ca 95670

RE: International Drive Temp Shoofly
Sunrise Bl btwn Sunrise Park Dr and Fitzgerald

Dear Customer:

As you requested, we are prepared to **relocate transmission and distribution facilities**. The cost of your job at the above location is as follows:

Bill amount		$	**159,841.00**
Received	-	$	**0.00**
Balance due		$	**159,841.00**

It is understood that you will be responsible for additional costs resulting from:

- Any change(s) in the project initiated by you requiring District re-engineering, re-surveying or re-ordering of materials.
- Work performed outside SMUD's normal working hours, at your request or necessitated by your actions.

Due to possible increase in costs, this quotation is limited to 12 months from **December 28, 2009**. Should you fail to return payment of the balance due, along with the signed **original** of this letter by **December 28, 2010**, the District, at its sole option, may cancel the installation and refund your deposit, without interest. **Upon receipt of the check together with the signed original of this letter acknowledging agreement**, the job will be released for construction scheduling provided all other SMUD requirements have been met. An extra copy of this contract is provided for your files.

CA#8000046216/AJR
SN#30450905/SO#30078541
Hanson/Local Agency

Use the enclosed postage paid envelope or address to SMUD, Attn: New Services Scheduling, MS E108, P.O. Box 15830, Sacramento, CA 95852-1830. If using express delivery, address to SMUD, Attn: New Services Scheduling, MS E108, 1708 59th Street, Sacramento, CA 95819-4628. If you plan to make payment in person, please bring this signed letter and your check to the front counter in our Corporation Yard office at 1708 59th Street. You may use the phone at the door to gain access.

If you have any questions about this matter, please call Darren Hanson at (916) 732-5221.

Sincerely,

Jerry Raulinaitis
Process Supervisor, New Services

This is to indicate agreement with the above.

Signature	Name (Please Print)	Date
Title	Firm	Phone Number

**** When returning this letter, our **original** signature, along with your **original** signature, is needed. Please do **not** return a fax/copy or make any changes. ****

MEMORANDUM

DATE: January 19, 2009

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION NO. 3-2010 AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXCHANGE OF FUNDS WITH SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) AND SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT (SMAQMD)**

RECOMMENDATION

Adopt Resolution No. 3-2010.

RESULT OF RECOMMENDED ACTION

The recommended action will allow the City Manager to execute an exchange of funding with Sacramento Area Council of Governments (SACOG) and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to trade $310,000 of Local Transportation Funds for the same amount in Congestion Mitigation and Air Quality (CMAQ) funding in an effort to save a Bicycle Parking Project that will be completed by SMAQMD.

The funding exchange will allow SMAQMD to complete its Bicycle Parking Project with non-federal funding. There will be no adverse effects on the City or SACOG.

BACKGROUND

In the fall of 2007, SACOG programmed $310,000 in federal Congestion Mitigation and Air Quality (CMAQ) funds to SMAQMD's Bicycle Parking project through the Regional Bicycle/Pedestrian Funding Program. In early 2009, when SMAQMD was preparing to obligate the funds, the Caltrans District 3 Local Assistance Engineer made a determination that the project was not eligible to use federal transportation funds. Since then, SMAQMD has been investigating a number of options to exchange the CMAQ funds for non-federal funds.

In an effort to assist SMAQMD, SACOG staff contacted City staff to inquire about an exchange of Local Transportation Funds from the International Extension and Bridge project. The International project has been approved by Caltrans to receive CMAQ funding, and the project is "overmatched", meaning it has programmed a higher amount of local funding than is required. Therefore, the exchange of funds will require no additional matching requirements on behalf of the City. Since the City is already receiving federal funding on the project, there will also be no additional reporting and invoicing requirements above what the City is currently required to complete. SACOG

would program an additional $310,000 in CMAQ funding to the International project and the City would write a check to SMAQMD in this amount for the Bicycle Parking project. Because the amount is greater than $100,000, City Council approval is required prior to this action.

ATTACHMENT

Resolution No. 3-2010

CITY OF RANCHO CORDOVA

RESOLUTION NO. 3-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXCHANGE OF FUNDING WITH THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) AND THE SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT (SMAQMD)

WHEREAS, in the fall of 2007, SACOG programmed $310,000 in federal Congestion Mitigation and Air Quality (CMAQ) funds to SMAQMD's Bicycle Parking project through the Regional Bicycle/Pedestrian Funding Program; and

WHEREAS, SMAQMD learned in early 2009 that the Caltrans District 3 Local Assistance Engineer made a determination that the project was not eligible to use federal transportation funds; and

WHEREAS, SACOG staff contacted City staff to inquire about an exchange of Local Transportation Funds from the International Extension and Bridge project, which has already been approved by Caltrans to receive CMAQ funding and "overmatched", meaning it has programmed a higher amount of local funding than is required; and

WHEREAS, the exchange of funds will be of tremendous benefit to SACOG and SMAQMD and require no additional matching requirements on behalf of the City; and

WHEREAS, SACOG will program an additional $310,000 in CMAQ funding to the International project and the City will write a check to SMAQMD in this amount for the Bicycle Parking project.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby authorize the City Manager to execute an exchange of funding with the Sacramento Area Council of Governments (SACOG) and the Sacramento Metropolitan Air Quality Management District (SMAQMD).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

MEMORANDUM

DATE: January 19, 2010

TO: Honorable Mayor and Council Members

FROM: Ted Gaebler, City Manager
Adam Lindgren, City Attorney

SUBJECT: **ORDINANCE NO. 1-2010 AMENDING SECTION 4.22.115(A) OF THE MUNICIPAL CODE TO INCREASE THE NUMBER OF CARD TABLES THAT A LICENSED CARDROOM MAY OPERATE OR MAINTAIN WITHIN THE CITY FROM NINE TO TEN**

RECOMMENDATION

Waive first reading and introduce Ordinance No. 1-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this Ordinance will amend Section 4.22.115(A) of the Rancho Cordova Municipal Code. The Ordinance will increase the number of card tables that a licensed cardroom may operate or maintain within the City from nine (9) card tables to a maximum of ten (10) card tables. If table demands meet the operators projections, the card table increase will generate approximately three thousand dollars ($3,000) in additional revenue for the City annually.

BACKGROUND

Currently, Section 4.22.115(A) of the Rancho Cordova Municipal Code provides that licensed cardrooms within the City may operate a maximum of nine (9) card tables at any one time. This section also provides that card tables used for tournaments or free special events shall count toward the maximum table limit, and that no more than twelve (12) players may play at any one table at any time.

On April 29, 2009, the City entered into a revenue agreement with Cal Pac Rancho, LLC, which is doing business under the name, 'Cordova Restaurant and Casino' ("Revenue Agreement"). The Revenue Agreement provides, among other things, that the City Manager will propose that the City Council introduce an ordinance amending Section 4.22.115(A) of the Rancho Cordova Municipal Code to increase the number of card tables that a licensed cardroom may operate and maintain within the City from nine (9) to thirteen (13) prior to November 1, 2009. On October 19, 2009, an ordinance to increasing the number of card tables allowed in licensed cardrooms within the City to thirteen (13) was introduced to the City Council for first reading, thereby fulfilling this obligation of the Revenue Agreement. Cal Pac Rancho agrees that the City has satisfied its obligations under the agreement.

The ordinance introduced to the City Council on October 19, 2009 was simultaneously sent to the Department of Justice Bureau of Gambling Control for review and comment as required by Section 19961.1 of the California Business and Professions Code.

The Bureau of Gambling Control reviewed the ordinance and informed City staff that the City may only increase the number of card tables allowed at cardrooms in the City by one (1) due to a provision in Gambling Control Act. Prior to this submission, Cal Pac Rancho had been in frequent communication with the Bureau. Accordingly, during the negotiations of the agreement, City staff had been somewhat deferential to Cal Pac's communications with the Bureau, and relied on those communications to develop the table limit proposed in the agreement.

The provision now identified by the Bureau limits increases in the number of card tables that a cardroom may operate based on the number of card tables provided for in the City's ordinance effective July 1, 2007. See Business & Professions Code § 19965. Specifically, Section 19965 of the Business & Professions Code provides that the number of card tables allowed to operate in each cardroom may not be increased by more than three (3) tables from 1997 levels. The ordinance in effect in Rancho Cordova on July 1, 2007, allowed seven (7) card tables per cardroom. The number of card tables allowed in cardrooms in the City was subsequently increased to nine (9) on April 21, 2008, by Ordinance No. 10-2008. Therefore, pursuant to Section 19965, the City may now only increase the card table limit by one (1) for a total of ten (10) card tables per cardroom.

The owner of Cordova Restaurant and Casino, Cal Pac Rancho, is working the Department of Justice Bureau of Gambling Control regarding possible future amendments to increase the card table limitations in the Gambling Control Act. City staff supports these efforts.

If adopted, this Ordinance would increase the number of card tables that a licensed cardroom may operate or maintain within the City from the currently authorized limit of nine (9) card tables to a maximum of ten (10) card tables in accordance with Section 19965 of the Business & Professions Code. The City will benefit from this action in form of increased card table fees and revenue pursuant to the terms of the Revenue Agreement.

The Revenue Agreement also provides that Cordova Restaurant and Casino shall pay the City a fee of Three Thousand Dollars ($3,000) annually for each card table that is authorized to operate under the City's municipal code. In addition, the Revenue Agreement requires Cordova Restaurant and Casino to pay the City a percentage of its gross gaming revenues on a quarterly basis.

Ordinance No. 1-2010, attached hereto amends the City's Code by increasing the number of card tables that a licensed cardroom within the City may operate or maintain to a maximum of ten (10) card tables.

REQUESTED MOTION

"I move that the City Council introduce and waive the first reading of Ordinance 1-2010."

ATTACHMENT

Ordinance No. 1-2010 Amending Municipal Code Section 4.22.115(A) of Chapter 4.22 entitled, "Cardrooms," to increase the number of card tables that a licensed cardroom may operate or maintain within the City from nine to ten.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 1-2010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING MUNICIPAL CODE SECTION 4.22.115(A) OF CHAPTER 4.22 ENTITLED, "CARDROOMS," TO INCREASE THE NUMBER OF CARD TABLES THAT A LICENSED CARDROOM MAY OPERATE OR MAINTAIN WITHIN THE CITY FROM NINE TO TEN

RECITALS

WHEREAS, adoption of this Ordinance would amend Section 4.22.115(A) of the Rancho Cordova Municipal Code to increase the number of card tables that a licensed cardroom may operate and maintain within the City from nine (9) to a maximum of ten (10), as authorized by Section 19965 of the California Business and Professions Code; and

WHEREAS, increasing the number of card tables allowed at licensed cardrooms within the City to ten (10) will benefit the City by increasing revenue to the City in form of card table operating fees and revenue derived from the gross gaming revenue received by Cordova Restaurant and Casino pursuant to the terms of the Revenue Agreement.

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

Section 1. Amendment of Code. Section 4.22.115(A) of the Rancho Cordova Municipal Code entitled, "Equipment – Separation," is hereby amended to read as follows:

A. No cardroom shall maintain or operate more than ten card tables at any one time. Tables used during tournaments or free special events shall count toward this maximum table limit. Chairs shall be provided for all card players. No more than 12 players shall be permitted to play at any time at any one table. Authorized games shall not utilize dominoes, tiles, dice, spinning wheels, electronic player-controlled machines or any other device other than the standard decks of playing cards traditionally used for playing such games, poker chips, and the optional dealer shoes, except, to the extent such equipment is allowed by applicable state law and/or state regulations, such equipment shall also be allowed in the city.

Section 2. Severability

If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 3. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in

accordance with Government Code section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

PASSED and ADOPTED by the City Council of the City of Rancho Cordova on the _____day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

Community Redevelopment Agency
OF THE CITY OF RANCHO CORDOVA

MEMORANDUM

DATE: January 19, 2010

TO: Agency Director and Members

FROM: Megan McMurtry, Economic Development Specialist

SUBJECT: **FIVE YEAR IMPLEMENTATION PLAN MID-TERM REVIEW**

RECOMMENDATION

Adopt Agency Resolution No. CRA-1-2010.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will result in the approval of the Mid-Term Review as an update to the Five-Year Implementation Plan.

BACKGROUND

California Health and Safety Code Section 33490 requires every redevelopment agency in the state to adopt an implementation plan every five years. The Five Year Implementation Plan for the Rancho Cordova Redevelopment Project Area was approved on June 26, 2006 under Resolution No. CRA-122-2006 **(Attachment 1)**. Pursuant to Article 16.5 of the California Community Redevelopment Law, the Agency is also required to adopt a mid-term review at least once within the five-year term of the plan. The agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan and evaluating the progress of the redevelopment project.

ANALYSIS

The Five Year Implementation Plan is provided as part of Resolution No. CRA 122-2006. The Mid-Term Review **(Exhibit A)** is part of Resolution No. CRA-1-2010 **(Attachment 2)**, and provides updated information for both housing and non-housing projects and program revenues. Tables I-3 and I-4 from the original implementation plan have been revised to provide actual and projected revenues and expenditures through Fiscal Year 2010-11. The Non-Housing Program Projects and Activities Chart (Table II-1) details the Plan's goals and objectives, and is updated

with the status of various projects. Lastly, three sections of the Plan's Housing Program are updated.

ATTACHMENTS

1. Resolution No. CRA-122-2006.
2. Resolution No. CRA-1-2010 including **Exhibit A** Mid-Term Review.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

AGENCY RESOLUTION NO. 122-2006

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA ADOPTING A FIVE-YEAR IMPLEMENTATION PLAN FOR THE RANCHO CORDOVA REDEVELOPMENT PROJECT AREA FOR THE YEARS 2006/07-2010/11

WHEREAS, pursuant to California Community Redevelopment Law, each Redevelopment Agency administering a redevelopment plan must adopt a five-year implementation plan setting forth specific redevelopment goals and objectives, outlining specific projects and expenditures for the coming five years, and explaining how the stated goals, objectives, projects and expenditures will eliminate blight and meet affordable housing needs of the community; and

WHEREAS, at the June 5, 2006 concurrent Agency/City Council meeting, the Agency adopted Resolution No. 91-2006 approving the Report to Council; and

WHEREAS, the Five-Year Implementation Plan was included in the Report to Council, referenced as Appendix H to Attachment B; and

WHEREAS, in accordance with Health and Safety Code Section 33490, the adoption of Implementation Plan does not constitute a project within the meaning of the California Environmental Quality Act, and therefore, no environmental analysis was required or prepared for the Plan; and

WHEREAS, the Agency held a public hearing on June 19, 2006 to receive comment on the proposed Plan

NOW, THEREFORE BE IT RESOLVED by the Rancho Cordova Community Redevelopment Agency that the Five Year Implementation Plan included in the Report to Council as Appendix H to Attachment B, a copy of which is on file with the City Clerk, is hereby accepted and adopted as the Implementation Plan to be used by the Agency for fiscal years 2006/07 through 2010/11

PASSED AND ADOPTED at a meeting of the Community Redevelopment Agency of the City of Rancho Cordova held on the 26th day of June, 2006, by the following vote:

AYES: Budge, Cooley, Sander, Skoglund, McGarvey
NOES: None
ABSENT: None
ABSTAIN: None

Robert J. McGarvey
Robert J. McGarvey, Chairperson

ATTEST:

Lillian E. Hare
Lillian E. Hare, Agency Secretary

ATTACHMENT 2

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA

AGENCY RESOLUTION NO. CRA-1-2010

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING THE MID-TERM REVIEW OF THE IMPLEMENTATION PLAN FOR THE RANCHO CORDOVA REDEVELOPMENT PROJECT

WHEREAS, the Community Redevelopment Agency of the City of Rancho Cordova ("Agency") is a redevelopment agency existing pursuant to the Community Redevelopment Law, California Health and Safety Code Section 33000, *et seq.*, and pursuant to the authority granted thereunder, Agency has the responsibility to carry out the Redevelopment Plan for the Rancho Cordova Redevelopment Project Area (the "Project Area"); and

WHEREAS, pursuant to California Community Redevelopment Law, each Redevelopment Agency administering a redevelopment plan must adopt a five-year implementation plan setting forth specific redevelopment goals and objectives, outlining specific projects and expenditures for the coming five years, and explaining how the stated goals, objectives, projects and expenditures will eliminate blight and meet affordable housing needs of the community; and

WHEREAS, at the June 26, 2006 concurrent Agency/City Council meeting, the Agency approved Resolution No. 122-2006, adopting a five-year Implementation Plan for the Rancho Cordova Redevelopment Project area for the years 2006/07-2010/11.

WHEREAS, Health and Safety Code Section 33490 requires the Agency to conduct a review of the Implementation Plan at least once within the five-year term of the Implementation Plan ("Mid-term Review), to review the status of the Redevelopment Plan as part of the Mid-Term review, and to conduct a public hearing; and

WHEREAS, notice of the public hearing of the Agency on the Mid-Term Review was given in accordance with Section 33490; and

WHEREAS, the Agency, on January 19, 2010, held a public hearing on the Mid-Term Review.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA that it hereby approves the Mid-Term Review of the Implementation plan for the Rancho Cordova Redevelopment Project as set forth in **Exhibit A** attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED by the Board Members of the Community Redevelopment Agency of the City of Rancho Cordova on the _____ day of _____, 2010 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Agency Director

ATTEST:

_____
Mindy Cuppy, Agency Secretary

EXHIBIT A

Five Year Implementation Plan

Rancho Cordova Redevelopment Project

FY 2006/07–2010/11

Prepared by:

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I. Introduction

The California Community Redevelopment Law (CRL) requires redevelopment agencies to prepare and adopt a Five Year Implementation Plan. (Section 33490) The Implementation Plan is a guide that incorporates the Agency's goals, objectives and potential programs from FY 2006/07 to FY 2010/11, while providing flexibility so the agency may adjust to changing circumstances and new opportunities. The Implementation Plan describes how the Agency is planning to implement the goals and objectives outlined in the Rancho Cordova Redevelopment Plan in a focused way during the next five years in order to maximize the ability of Agency funds to eliminate adverse conditions and revitalize the Project Area. The Agency will greatly enhance its ability to revitalize the Project Area by strategically targeting the use of its limited funds. The Implementation Plan also describes how Agency funded projects and programs will attract new private investment, create jobs, rehabilitate buildings, and improve infrastructure and community facilities. In addition, the Implementation Plan provides a mechanism for the Agency to monitor its progress in meeting its affordable housing obligations as required by CRL.

The Agency expects that particular constraints and opportunities, not fully predictable at this time, will arise in the course of undertaking the projects and activities described in this Implementation Plan during the next five years. Therefore, the Agency intends to use and interpret the Implementation Plan as a flexible guide, and specific projects and activities may vary in their precise timing, location, cost, expenditure, scope and content from those set forth in this document.

A. Implementation Plan Organization

The Implementation Plan is organized in three sections. Section I is an introduction, which describes the background and purpose of the Five Year Implementation Plan. It also includes a physical description of the Project Area, a description of the adverse conditions in the Project Area and how the Implementation Plan will alleviate those conditions, the goals and objectives that guide the Agency investments in non-housing and housing programs, and the projected revenues and expenditures for the Redevelopment Program.

Section II of the Implementation Plan describes the Agency's investments to invest in non-housing Project Area improvements from FY 2006/07 to FY 2010/11. This section describes the broad categories and the more specific capital improvement projects that the Agency may fund during the next five years. In addition, Section II presents a plan to expend the Agency's non-housing revenues.

Section III describes the Agency's CRL obligations to assist in the production of affordable housing and spend 20 percent of its tax increment revenues to fund affordable housing. The Housing Program of the Implementation Plan describes the Agency's plans to meet its legal obligations to fund affordable housing and target expenditures for households in need.

B. Background on the Implementation Plan

The five year Redevelopment Program, which includes projects and activities facilitated by the Redevelopment Plan, has been formulated to alleviate adverse conditions in the Project Area and to meet the Agency's affordable housing obligations under the CRL. The five year Implementation Plan consists of the following program categories: Economic Development; Building Rehabilitation; Transportation and Circulation; Site Preparation and Development; Public Improvements and Facilities; and Housing.

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Pursuant to the California Health and Safety Code, the Implementation Plan describes:

- Specific goals and objectives of an agency for the project area;
- Specific projects proposed by the agency, including a program of both non-housing and affordable housing actions and expenditures proposed to be made within the first five years of the plan; and
- How the agency's proposed objectives, projects and expenditures will help to eliminate blight in the project area (as described in Section 33031) and implement the affordable housing requirements (as described in Sections 33334.2, 33334.4, 33334.5, 33334.6 and 33413).

C. Project Area Description

The proposed Project Area is comprised of approximately 2,578 acres of commercial, industrial and residential land uses in the City of Rancho Cordova (City) and is primarily located north of Old Placerville Road and International Boulevard, south of the American River, east of Bradshaw Road and west of Sunrise Boulevard. The Redevelopment Plan furthers several City goals and objectives in the Project Area, including producing affordable and mixed income housing, furthering economic development, creating jobs, addressing environmental problems, providing open space, fostering cultural development, and improving the physical environment and transportation systems.

D. Description of Adverse Conditions

The Project Area suffers from adverse physical and economic conditions that deter its revitalization. Redevelopment of the Project Area would benefit the area and achieve the goals and objectives described in Section F.

In the Project Area, adverse physical conditions that contribute to the presence of blight include:

- Deficient or deteriorated buildings resulting in unsafe and unhealthy conditions;
- Factors that inhibit the proper use of buildings or lots;
- Incompatible uses; and
- Substandard lots in multiple ownership.

A comprehensive building conditions survey and subsequent analyses indicate substantial and pervasive building deficiencies and deterioration in the Project Area. Many of these buildings have conditions that make them unsafe or unhealthy as places to live or work. Numerous factors inhibit the proper use of buildings or lots in the Project Area, including floods hazards, adverse soil conditions, landlocked parcels, presence of trash and dumping, odor, noise, standing water, crime and deficiencies in public improvements. Additionally, adjacent or nearby uses are incompatible with each other due to facilities or uses that create noise, vibration, dust, air pollution, odors, safety hazards, or visual problems. Haphazard development and subdivision practices have produced a large number of substandard lots in multiple ownership in the Project Area that hinder future development.

In addition, economic blighting conditions in the Project Area include:

- Depreciated values or impaired investments;
- Economic indicators of distressed buildings or lots;
- Residential overcrowding or problem businesses; and
- A high crime rate.

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The presence of potentially hazardous or toxic materials, poor economic performance of retail businesses, the inability of industrial space to meet current user demands, and weak transient occupancy tax receipts result in depreciated values or impaired investments. Also, the Project Area exhibits abnormally low lease rates, as well as vacant and underutilized parcels and buildings, all of which are economic indicators of distressed buildings or lots. Office property in particular has suffered from high vacancy rates. Analysis of 2000 Census data indicates that a significant number of households in the Project Area suffer from overcrowding, particularly rental housing units. In addition, the Project Area's excess of bars and liquor stores has led to problems of public safety and welfare. Folsom Boulevard, the main artery of the Project Area, has the highest concentration of establishments selling alcoholic beverages. Furthermore, the area suffers from a high crime rate that constitutes a serious threat to public safety and welfare.

The adverse conditions in the Project Area are so substantial and prevalent that they constitute physical and economic blight as defined by the CRL. Accordingly, redevelopment is necessary for the Project Area to reach its full potential.

E. How the Five Year Implementation Plan Will Eliminate Adverse Conditions in the Project Area

Implementation of the proposed projects and activities will alleviate adverse conditions and will facilitate private sector re-investment in the Project Area. Table I-1 shows the relationship between the goals and objectives of the Implementation Plan to the elimination of adverse conditions in the Project Area. (Section F includes a listing of the specific goals and objectives.)

F. Specific Five Year Implementation Plan Goals and Objectives

The Redevelopment Plan for the Rancho Cordova Redevelopment Project lists goals and objectives for Project Area. The goals and objectives for the Redevelopment Plan serve as the specific goals and objectives for the Five Year Implementation Plan. As the Agency begins the planning process for the Project Area, the specific goals and objectives will be further refined and focused. Due to the long-term nature of the Redevelopment Plan, not all of the goals and objectives can be attained over the next five years. The specific goals and objectives include the following:[1]

Economic Development

- Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
- Increase employment opportunities and job training.
- Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood-serving retail.
- Promote historical and cultural programs, improvements, amenities, and other development to revitalize the Project Area.

[1] Excerpted from the Draft Redevelopment Plan for the Rancho Cordova Redevelopment Project, Redevelopment Agency of the City of Rancho Cordova, April 2006, pp. 3 and 4.

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Building Rehabilitation

- Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots in the Project Area.
- Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.
- Provide opportunities for participation by owners and tenants in the revitalization of their properties.

Transportation and Circulation

- Improve pedestrian and vehicular circulation in the Project Area through the assembly of land into parcels suitable for modern, integrated development.
- Develop a transportation system integrated with the pattern of residential, commercial and shopping areas to provide safe, convenient and efficient movement within the City and to other parts of the region.
- Facilitate and encourage transit-oriented development throughout the Project Area and Citywide.

Site Preparation and Development

- Stimulate in-fill development and land assembly opportunities on obsolete, underutilized, incompatible and vacant property in the Project Area.
- Redesign and redevelop areas that are stagnant or improperly utilized.
- Mitigate and reduce conflicts between residential and industrial uses in the Project Area.

Public Improvements and Facilities

- Provide the framework and infrastructure for restoring economic health to the Project Area.
- Provide streetscape improvements, utility undergrounding, open space, parking and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
- Develop adequate civic, recreational, educational and cultural centers in locations for the best service to the community and in ways that will promote a sense of community and civic pride.
- Improve public safety for people living and working in the Project Area.
- Minimize/eliminate environmental hazards within the Project Area.

Housing

- Improve the quality of housing by assisting new construction, rehabilitation and conservation of affordable single family and multifamily homes.
- Expand, improve, and preserve the City's supply of housing affordable to persons and families with low and moderate-incomes.

G. Stimulate home ownership opportunities in the Project Area and Citywide.

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Table 1-1
How the Five Year Implementation Plan Will Alleviate Adverse Conditions
Community Redevelopment Agency of the City of Rancho Cordova

Blighting Conditions	Economic Development	Building Rehabilitation	Transit, Circulation, Landscaping and Beautification Improvements	Site Preparation and Development	Public Improvement and Facilities	Housing
Physical Blight						
Deficient or Deteriorated Buildings	■	■		■		■
Adjacent or Nearby Incompatible Uses	■		■	■	■	■
Factors that Inhibit Proper Use of Buildings or Lots	■	■	■	■	■	■
Substandard Lots	■		■	■		■
Economic Blight						
Depreciated/Stagnant Values/Impaired Investments	■	■	■	■	■	■
Economic Indicators of Distressed Buildings or Lots	■	■	■	■	■	
Overcrowding/Problem Businesses		■		■		■
High Crime Rate	■	■	■	■	■	■
Indadequate Public Improvements	■		■		■	

Source: Community Redevelopment Agency of the City of Rancho Cordova, Seifel Consulting Inc

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Agency Limits and Five Year Projected Revenues and Expenditures

1. Summary of Financial and Time Limits

The Redevelopment Plan establishes financial and time limits for the Project Area. Pursuant to the CRL, the time limits will be a certain number of years after the effective date of the ordinance adopting the Redevelopment Plan: 20 years for debt issuance, 30 years for redevelopment activities, and 45 years for receipt of tax increment. The Redevelopment Plan will allow the Agency to have a maximum of $350 million in debt secured by tax increment outstanding at any one time. Table I-2 summarizes the characteristics and financial and time limits of the proposed Project Area and Redevelopment Plan.

Table I-1~~12~~
Summary Description
Financial and Time Limits
Rancho Cordova Redevelopment Plan

General	
Acres	2,578
FY 2005/06 Based Assessed Value [a]	$1,309,496,968
Time Limits	
Incurring Debt [b]	FY 2025/26
Eminent Domain [b]	FY 2017/18
Project Activities [b]	FY 2035/36
Tax Increment Receipt [b]	FY 2050/51
Financial Limit	
Outstanding Bonded Indebtedness	$350 million

a. Section 33328 Report of the County Fiscal Officer, February 3, 2006.
b. Specific date of limit will correspond to actual Redevelopment Plan adoption date.
Source: Rancho Cordova Redevelopment Agency, Sacramento County Office of the Controller, and California State Board of Equalization.

2. Tax Increment Revenues

During this initial five year Implementation Plan period, the Agency will not have enough tax increment to undertake many of the planned redevelopment activities to alleviate blight in the Project Area. Most activities will occur in subsequent implementation periods when more tax increment is generated. During the first five year Implementation Plan period, the Project Area is projected to generate approximately $4.4 million in net tax increment to be available for Agency activities, with approximately $1.2 million available for housing activities and $3.2 million available for non-housing activities. Table I-3 shows the projected revenues generated by the Project Area tax increment and available for the Redevelopment Program over the next five years.

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The five year Implementation Plan budget conservatively assumes that funding will be provided for the designated activities on a pay-as-you-go basis directly from annual tax increment revenues. The possible issuance of tax increment allocation bonds during the latter part of the first Five Year Implementation Plan could enhance available funding; however, because the net tax increment available during the first five years is projected to be very limited, the issuance of bonds during this period is unlikely.

Table I-223
Projected Five Year Redevelopment Program Revenues [a]
FY 2006/07 to FY 2010/11
Community Redevelopment Agency of the City of Rancho Cordova

Fiscal Year	Total Revenues	Housing Revenues	Non-Housing Revenues
2006/07	$0	$0	$0
2007/08	$630,000 1,921,979	$180,000 93,691	$450,000 1,428,288
2008/09	$900,000 1,860,852	$250,000 475,972	$650,000 1,384,880
2009/10	$1,250,000 715,000*	$350,000 156,620*	$900,000 558380*
2010/11	$1,610,000 715,000*	$450,000 157,000*	$1,160,000 558,000*
Total	**$4,390,000**	**$1,230,000**	**$3,160,000**

a. Exclusive of Agency obligations for County property tax administration, pass-through payments and Agency administration.
* Projected Program Revenues
Source: Seifel Consulting Inc. and the Community Redevelopment Agency of the City of Rancho Cordova.

3. Program Expenditures

Based upon the projected revenues available for redevelopment activities and the needs of the Project Area, the Agency has projected the program expenditures for the first five years. The specific projects proposed under the Non-Housing and Housing Programs are described below in Sections II and III respectively. Table I-4 provides program cost estimates over the five years.

Table I-334
Projected Five Year Redevelopment Program Expenditures
FY 20006/07 to FY 2010/11
Community Redevelopment Agency of the City of Rancho Cordova

Redevelopment Program Category	Projected Expenditures
Non-Housing Programs	$3,160,000 2,813,168
Affordable Housing Programs	$1,230,000 969,663
Total Projected Expenditures	**$4,390,000**

Source: Community Redevelopment Agency of the City of Rancho Cordova.

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II. Non-Housing Program

During the first five years, the Agency's non-housing activities will focus primarily on planning activities due to the limited availability of tax increment in the early years for projects. The Agency will seek other sources of funding for non-housing activities to augment tax increment funds, including grants and loans from the state and federal government, fuel tax, development impact fees, loans from private institutions, assessments, the lease or sale of Agency-owned property, or any other available source, public or private. The projects most likely to be accomplished in the Implementation Plan period will be those where significant outside funding is available such as transportation and transit improvements.

As they are implemented, the proposed projects may be modified over time to better serve the purposes of redevelopment. The cost estimates are preliminary and subject to refinement as the Redevelopment Program planning and implementation proceed. Some of these projects may not be completed within the first five years of the Redevelopment Program, and thus, related costs may not be incurred in the first five years. The proposed projects are grouped in the following categories:

1. Economic Development
2. Building Rehabilitation
3. Transportation and Circulation
4. Site Preparation and Development
5. Public Infrastructure and Facilities

A. Non-Housing Projects and Activities

The proposed non-housing projects and activities are generally described in Table II-1, with potential specific activities for the five year period. The projects most likely to be accomplished in the first five years are indicated in the right hand column of the table.

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Table II-1
Non-Housing Program Projects and Activities
FY 20006/07 to FY 2010/11
Community Redevelopment Agency of the City of Rancho Cordova

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Non-Housing Program Category	Likely Projects
Economic Development	
Enhance and improve existing commercial, industrial and residential development	
Encourage private sector revitalization of underutilized and vacant areas through business and developer incentives.	X
Facilitate office, business park and industrial development in conformance with the General Plan. - *Rancho Cordova Prospector site selection website actively updated with property listings and interactive demographic and business data*	
Provide assistance to support neighborhood commercial uses and attract new retail uses. – *Marketing materials produced including small business resources, an economic profile, retail profile and community investment report*	X
Create a marketing and promotion program in cooperation and coordination with area businesses, including sponsoring events such as farmers markets to attract shoppers to central Rancho Cordova. - *Formation of Folsom Boulevard business and property owners group* - *Partnership with Rancho Cordova Chamber of Commerce on Cordova Cash Discount Card program to promote shopping locally*	X
Encourage the preservation and creation of cultural facilities and amenities as a catalyst for area revitalization.	
Design and implement historic area improvements including the installation of building and sidewalk plaques.	
Preserve and/or enhance the history and character of historic properties.	
Help formulate and implement General Plan and Specific Plan Design Guidelines to enhance attractiveness/desirability of the area.	X
Prepare and implement community plans and programs to help redevelop and revitalize Rancho Cordova, such as the Folsom Boulevard Specific Plan. - *Collaborated with Folsom Boulevard Business Group and Planning Department to enact amendments to the Folsom Boulevard Specific Plan*	X
Building Rehabilitation	
Promote the renovation and redevelopment of substandard, deteriorated or unsafe commercial, residential and industrial structures. - *Acquisition and demolition of blighted Grandee Apartment complex, future utilization of vacant site pending*	X
Create a program to encourage property owners to upgrade historic and older buildings to meet current earthquake, fire, safety, and building codes.	

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Develop a facade improvement program.	X
Transportation and Circulation	
Improve, construct and reconstruct roadway, streetscape and transportation related improvements to improve circulation and access, including installation of landscaped medians and traffic control systems.	X
Assist in the planning and construction of transit station improvements and connectors to local, regional and national transportation systems.	X
Improve grade crossings along Folsom Boulevard.	
Enhance pedestrian and bicyclist safety access, including sidewalk widening, sidewalk replacement, construction of bicycle lanes and trails, enhanced pedestrian crossings, and installation of accident prevention devices and signage.	X
Plan gateway improvements to enhance visibility of commercial and industrial areas.	X
Facilitate installation of street lighting and landscape improvements.	
Improve connectivity between retail and transit facilities.	
Enhance transportation services, including shuttles, particularly for seniors.	
Site Preparation and Development	
Encourage redevelopment of abandoned, obsolete and dilapidated buildings.	X
Assist in site preparation and property assembly.	X
Provide assistance to relocate incompatible uses.	
Facilitate a hazardous materials assessment and cleanup program.	X
Facilitate new development projects that could include existing owner and business tenant participation.	
Public Infrastructure and Facilities	
Plan for rehabilitation or replacement of existing deficient utility infrastructure and undertake undergrounding of utilities.	X
Improve public infrastructure as needed, including water, sewer, wastewater, fire hydrant, storm drainage and flood control systems. *- Commissioned infrastructure study to evaluate long-term needs of Folsom Boulevard* *- Olson water line for additional capacity in planning stages*	X
Assist in the implementation of air quality and noise mitigation measures and noise wall improvements.	
Plan the development of public plazas and other public spaces.	X
Plan and undertake joint development, with other public agencies, of recreational, educational, civic, public safety and other community facilities, including assistance for the replacement of Fire Station 61, an administrative facility for fire purposes, and other fire-related improvements as may be designated.	X
Rehabilitate, install and improve parks, playgrounds, libraries, educational facilities, public safety buildings and other public buildings and structures.	X
Increase municipal parking resources and encourage the development of shared parking lots or structures for private buildings.	X

Source: Community Redevelopment Agency of the City of Rancho Cordova, Seifel Consulting, Inc.

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B. Non-Housing Program Expenditures

The non-housing program expenditures contained in this Implementation Plan are based on the Agency's assumptions about revenues, market conditions, community priorities, and developer interest. Consequently, if unforeseen circumstances arise and the Agency's assumptions are not realized, then there will be a need to make additional mid-course modifications to program expenditures.

The Agency anticipates spending $3.16 million between FY 2006/07 and FY 2010/11 as displayed in Table II-2. The expenditures will be made for economic development activities, building rehabilitation, transportation and circulation improvements, site preparation, and public improvement projects as described in Table II-1 in more detail.

Table II-2
Projected Five Year Non-Housing Program Expenditures
FY 20006/07 to FY 2010/11
Community Redevelopment Agency of the City of Rancho Cordova

Non-Housing Program Category	Projected Expenditures
Non-Housing Programs	
• *Economic Development*	$200,000
• *Building Rehabilitation*	$400,000
• *Transportation and Circulation*	$1,000,000
• *Site Preparation and Development*	$200,000
• *Public Improvements and Facilities*	$1,360,000
Total Projected Non-Housing Expenditures	**$3,160,000**

Source: Community Redevelopment Agency of the City of Rancho Cordova.

Per Table I-3, Total Five-Year Non-Housing Expenditures is now projected to be $2,813,168 (originally $3.16 million). This is an 11% reduction due to declines in property tax values. As a result, each of the projected expenditures listed above will likely be reduced by 11%.

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III. Housing Program

The Agency will implement its Housing Program that will guide the Agency's affordable housing efforts within and outside of the Project Area. The Housing Program sets forth policies and implementation mechanisms to guide the production of affordable housing in the Project Area and the greater Rancho Cordova community, consistent with the City's 2006 General Plan Public Draft. This chapter serves as the Agency's Housing Program for the Five Year Implementation Plan period.

A. Explanation of How the Revenues, Goals, Objectives, Proposed Projects and Expenditures Will Satisfy CRL Housing Requirements

This section comprises the housing component of the Implementation Plan, summarizing the Agency's housing obligations pursuant to the legal requirements of the CRL and providing an overall framework for the Agency's Housing Program goals and expenditures. The Agency intends to implement all relevant goals, policies, strategies, and programs from the Housing Element, as generally described in this chapter.

This Section is organized as follows:

1. Housing Fund
2. Housing Fund Expenditures
3. Replacement Housing
4. Affordable Housing Production Plan
5. Affordable Housing Program
6. Compliance with Minimum Affordability Standards

1. Housing Fund

a. Overview of Housing Fund Legal Requirements

The Agency is required to set-aside at least 20 percent of all tax increment generated from the Project Area into a Housing Fund to increase, improve and/or preserve the community's supply of housing affordable to persons and families of very low, low and moderate-income.[1] The CRL further specifies that these affordable housing units must remain available at affordable housing cost to, and be occupied by, persons and families of very low, low and moderate-income for the longest feasible time, but not less than 55 years for rental units, and 45 years for owner-occupied units. Furthermore, the Housing Fund must be used to improve, increase or preserve the supply of affordable housing.

b. Agency's Estimated Five Year Housing Fund Revenues

Over the five year Implementation Plan period, the Agency plans to commit and utilize 20 percent of the tax increment allocated by the City Council for the Redevelopment Program for the rehabilitation, replacement and construction of affordable housing.

[1] Pursuant to CRL Section 33334.2, as amended in 1976 and 1984. The Housing Fund is also referred to the Housing Set-Aside Fund.

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The Agency estimates allocating approximately $1.2 million to the Housing Fund over the next five years, which is equal to its expenditures for the first five years, as shown in Section I.G.2. Thus, projected tax increment revenues will be sufficient to cover the Agency's planned expenditures for housing projects and activities over the next five years. The Agency estimates allocating approximately $969,663, which is less than the $1.2 million originally projected in May 2006 due to declines in property tax values.

c. Income Levels and Affordable Housing Cost

Under the CRL, the Agency must spend its Housing Fund moneys to assist very low, lower and moderate-income households, generally defined as the following:

- Very Low: Incomes up to 50 percent of area median income (AMI), adjusted for family size.[2]
- Lower or Low: Incomes from 50 percent up to 80 percent of area median income (AMI), adjusted for family size.[3]
- Moderate: Incomes from 80 percent up to 120 percent of area median income (AMI), adjusted for family size.[4]

Table III-1 shows the maximum income limits for each income level by household size to be used by the Agency, based on 2006 income limits published by the California Department of Housing and Community Development (HCD) for Sacramento County.

Table III-1
2006 Sacramento County Maximum Incomes
by Income Category and Household Size
Community Redevelopment Agency of the City of Rancho Cordova

Persons	1	2	3	4	5	6	7	8
Very Low	$22,900	$26,150	$29,450	$32,700	$35,300	$37,950	$40,550	$43,150
Lower	$36,600	$41,850	$47,050	$52,300	$56,500	$60,650	$64,850	$69,050
Moderate	$55,000	$62,800	$70,700	$78,500	$84,800	$91,100	$97,300	$103,600

Source: California Department of Housing and Community Development (HCD), 2006.

Housing assisted by Housing Fund moneys must be available at an affordable housing cost in accordance with the CRL. Table III-2 shows the affordable housing cost definitions by income level and type of tenure, which the Agency will use as maximum income definitions.

[2] Health and Safety Code Section 50105 defines very low-income households as persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and includes extremely low income households.

[3] Health and Safety Code Section 50079.5 defines lower income households as persons and families whose income does not exceed qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and includes very low and extremely low-income households. However, lower or low income in also referred to as the range between the very low-income limit and the lower income limit, particularly when defining housing fund expenditures and regional fair share needs.

[4] Health and Safety Code Section 50093 defines low and moderate-income persons and families as those whose income does not exceed 120 percent of AMI.

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Table III-2
Affordable Housing Cost
Community Redevelopment Agency of the City of Rancho Cordova

	Rental Housing[a]		Ownership Housing	
Income Level	**% Income Spent on Housing**	**% of Area Median Income (AMI)**	**% Income Spent on Housing**	**% of Area Median Income (AMI)**
Very Low	30%	50%	30%	50%
Lower	30%	60 %	30%	70%[b]
Moderate	30%	110%	35%[c]	110%

a. Rental housing costs include rent and utility allowance. Affordable housing costs are adjusted by number of persons in household.
b. The Agency may optionally require that housing cost not exceed 30 percent of the actual gross income of the household if the gross income of the lower income household is between 70 percent and 80 percent of Area Median Income.
c. But not less than 28 percent of actual income.
Source: Health and Safety Code Sections 50052.5 and 50053.

2. Housing Fund Expenditures

The CRL imposes Housing Fund expenditure requirements based on the proportion of unmet need for housing affordable to households of very low, low and moderate-income over the compliance period. The Agency must spend funds from the Housing Fund in at least the same proportion as the number of units needed to house, moderate, low and very low-income persons and families, as determined in the City's Housing Element. (Section 33334.4) The CRL also requires a minimum percentage of Housing Fund expenditures be spent over the ten year compliance period on non-age restricted housing. (Section 33490(a)(2)(A)(iii)) The CRL allows an agency an additional five years to comply with the expenditure requirements if the cumulative Housing Fund deposits are less than 2 million dollars over the five year Implementation Plan period. If the Agency's Housing Fund deposits are under 2 million dollars as projected, the Agency will have 15 years to comply with the expenditure requirements.

The Agency plans to target its Housing Fund for specific income groups and non-age restricted housing as required by the CRL. The Agency will make every effort to encourage the development of housing affordable to a variety of income levels and needs. By combining various funding sources, and in partnership and collaboration with others dedicated to the development of affordable housing, the Agency is confident it will be able to meet its affordable housing obligations over the life of the Redevelopment Plan.

The Affordable Housing Program funded through Housing Fund expenditures will be consistent with the stated goals and objectives of the City's General Plan and Housing Element, as well as the requirements of the CRL.

a. Housing Fund Expenditures Targeted to Income Need

The Agency will target Housing Fund monies over the compliance period to assist housing affordable to low-income and very low-income households and to assist non-age restricted housing. (Section 33334.4(a)). This income targeting obligation must be met over the compliance period.

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Housing Fund monies must be used to assist housing for persons of very low and low-income in at least the same proportion to the total number of housing units needed for each of these income groups in the community as that proportion bears to the total number of units needed for very low, low and moderate-income groups within the community. The proportion is calculated based on the number of housing units needed for very low-income and low-income households divided by the total number of units needed for all three income levels within the community.[5] This income-targeting obligation must be met over the compliance period.

Utilizing the Sacramento Area Council of Governments' (SACOG) determination of Rancho Cordova's share of regional housing needs, the citywide affordable housing need from 2000 to 2007 is shown in Table III-3.

As Table III-3 indicates, to help supply the City's regional fair share of housing, the Agency is required to spend Housing Fund moneys in the following proportions: at least 38 percent for units affordable to very low-income households, at least 27 percent for units affordable to low-income households, and no more than 35 percent on housing affordable to moderate-income households.

Table III-3
SACOG Regional Fair Share Allocations 2000-2007
Affordable Housing Need by Income Category
Community Redevelopment Agency of the City of Rancho Cordova

Income Group	Total Housing Units Needed	Expenditure Percentage Need by Income Level
Very Low	562	At least 38%
Low or Lower	394	At least 27%
Moderate	506	No more than 35%
Total	1,462	100%

Source: SACOG Regional Housing Needs Plan, City of Rancho Cordova General Plan Public Draft.

Under the CRL, an agency is allowed to reduce its income targeting requirement if other locally controlled funding is producing newly constructed housing for the targeted incomes, so long as such units are produced without any agency assistance and their continued affordability is ensured through long term affordability covenants (45 years for owner occupied and 55 years for rental). An agency may adjust the income targeting proportion by subtracting from the need identified for each income category, the number of units for persons of that income category that are newly constructed over the duration of the implementation plan with other locally controlled government assistance. However, an agency cannot subtract units developed pursuant to a replacement housing obligation under federal or state law. (Section 33334.4(a)) Locally controlled means government assistance where the local government entity has discretion and authority to determine the recipient and the amount of assistance. (Section 33334.4). Examples of such funding are CDBG, HOME Investment Partnership Program, and fees received by a city pursuant to a city authorized program.

[5] See CRL Section 33334.4.

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Agency Compliance with Targeting Based on Income Need

Over the compliance period, the Agency plans to target its Housing Fund expenditures to specific income groups based on its fair share of regional housing needs as determined by SACOG.

b. Housing Fund Expenditures Targeted Non-Age Restricted Housing

In addition to the requirement outlined above, a defined minimum percentage of Housing Fund moneys must be spent on housing available to all persons regardless of age. (Section 33334.4(b)) In 2005, the state legislature amended the method of determining the minimum percentage of Housing Fund moneys spent on non-age restricted housing. This minimum is equal to the percentage of Rancho Cordova's low-income households with a member under age 65, as reported in the most recent U.S. Census. Low-income household includes very low and lower-income households as defined by the HCD income limits for Sacramento County in 2000. For this analysis only, 2000 HCD income limits were used to be consistent with available Census data. The 2000 Census indicates that 80 percent of the City's low-income households have a householder under 65 years of age. (Refer to Table III-4.) Thus, the Agency must expend at least 80 percent of its funds on housing that does not impose age restrictions on residents. This targeting obligation must be met over the compliance period.

Table III-4
Housing Fund Expenditures Requirement
Non-Age Restricted Housing

Age Targeting	Low Income Households[a]	Expenditure Percentage
With a householder under 65	8,095	80% minimum expenditures
With a householder 65 and over	2,050	20% maximum expenditures
Total	10,145	100% total expenditures

a. Low income as defined by HCD income limits as published in 2000.
Source: 2000 U.S. Census.

Agency Compliance with Targeting to Non-Age Restricted Housing

The Agency plans to target Housing Fund expenditures to provide affordable housing that is not restricted by age. Specifically, at least 80 percent of Housing Fund moneys is planned to be spent on non-age restricted housing over the compliance period. The Agency will monitor its Housing Fund expenditures in conformance with the relative percentages of need relevant to age. The Agency anticipates it will meet its non-age restricted targeting requirements for the compliance period.

c. Status Report on Targeting

As required by the CRL (Section 33490(a)(1)(c)(iv)), the 2011 Five Year Implementation Plan will include the following information for the previous implementation plan period:

- Amounts of Housing Fund moneys utilized to assist units affordable to, and occupied by, extremely low-income households, very low-income households and low-income households.
- Number, location and level of affordability of units newly constructed with other locally controlled government assistance and without agency assistance that are required to be affordable to, and occupied by, persons of low, very low, or extremely low income for at least 55 years for rental housing or 45 years for homeownership housing.

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- Amount of Housing Fund moneys utilized to non-age restricted housing units, and the number, location and level of affordability of those units.

3. Replacement Housing

a. Overview of Agency Legal Requirement

An agency is required to meet the CRL replacement housing requirement when residential units sheltering persons and families of low and moderate income are destroyed or removed, or are no longer affordable due to agency action or assistance. An agency must cause the replacement of the units within four years.[6] Each replacement unit must include at least the same number of bedrooms as the units that were removed. The units may be replaced with fewer units if an equal or greater number of bedrooms are provided. (Section 33413) At least thirty days prior to acquiring property or adopting an agreement that will lead to the destruction or removal of low and moderate-income housing units, an agency must adopt by resolution a Replacement Housing Plan that generally describes the location, timing and method by which replacement housing will be provided. (Section 33413.5)

Replacement units may be located anywhere within the territorial jurisdiction of the agency.[7] (Section 33413(a)) An agency may either construct replacement housing, or assist with the development of replacement housing through agreements with housing developers.

An agency must give priority in renting or buying housing developed as part of a redevelopment project to households displaced by an agency regardless of whether the units are inside or outside of a project area. As of January 1, 2002, an agency must maintain a list of displaced households who are to be given priority. (Section 33411.3) An agency may establish rules to determine priority.[8]

Agency Policy

The Agency's policies also require priority for newly rehabilitated and constructed affordable housing to be provided to residents who have been displaced by redevelopment activities in accordance with Agency rules and regulations. In accordance with the Redevelopment Plan, the Agency will not acquire residential properties through the use of eminent domain.

Agency Compliance

The Agency does not expect the displacement of any households in the Project Area over the life of the Redevelopment Plan, therefore it will not be obligated to plan to replace any units. In the event that the removal of housing were to occur in the future, the Agency would make every effort to minimize the extent of relocation, and all affected households would be eligible for the Agency's relocation program. Furthermore, the Agency would meet its replacement housing obligations.

[6] Applies to project areas established on or after January 1, 1976.

[7] For city agencies, replacement units can be located anywhere within the city, and for county agencies, replacement housing can be located anywhere within the unincorporated portion of the county.

[8] Section 33490(a)(4) of the CRL requires an implementation plan for a redevelopment project area that will end within six years to indicate whether it will be able to comply with the replacement housing requirements of Sections 33333.8 (added to the CRL in 2001 by the adoption of Senate Bill 211) and 33413(a). This requirement is not applicable to the Rancho Cordova Redevelopment Plan, as it will expire in 2036.

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4. Affordable Housing Production Plan

As the Agency's Redevelopment Plan was adopted on or after January 1, 1976, the Agency must meet the CRL affordable housing production requirement. Specifically, the agency must adopt the Housing Production Plan, a plan showing how the agency intends to meet its affordable housing production requirements. The plan must be consistent with the community's housing element and must cover the following time periods:

- Production over the ten year compliance period (through 2016).
- Production through the life of the Redevelopment Plan (through 2036).

This section of the Implementation Plan, presents the Housing Production Plan, which estimates the number of new and substantially rehabilitated dwelling units to be produced in the Project Area and the number which will be restricted to occupancy by persons and families of low and moderate income in order to meet the CRL production requirements.

In compliance with CRL Section 33413(b) requirements and the ten year compliance period (through 2016) the Agency has obligated almost all of the current fund balance monies to the development of affordable rental housing with unit rents at or below 50% AMI. The continued affordability of the newly developed units should be for a time period no less than 50 years and will be ensured through a regulatory agreement which meets or exceeds HOME affordability requirements. As the Agency does not intend to develop any housing itself, it has begun work with an affordable housing developer for the overall project development.

Agency money has been obligated for use to acquire properties and relocate tenants for the affordable housing redevelopment project. The development will replace livable multifamily dwelling units at a rate of nearly 4.5 new dwelling units per existing livable dwelling unit demolished. Additionally, the development will comprise a mix of multifamily and senior living at a rate of approximately 80% senior and 20% multifamily. As part of the Agency's expenditures commitment the development project will be funded from a combination of funding sources which include Neighborhood Stabilization Program, Very Low Income Housing Trust Fund, Community Development Block Grant, and State 9% tax credit allocations.

a. Agency Developed Affordable Housing

CRL Requirement

CRL Section 33413(b) establishes the following affordable housing production requirements for Agency developed housing in a post-1975 redevelopment project area:

- At least 30 percent of Agency developed or built housing units be available at affordable housing to, and be occupied by, persons and families of low or moderate income; and 50 percent of such units must be available at affordable housing cost to, and be occupied by, persons and families of very low-income.

Production Plan

The Agency itself does not plan to directly develop any housing in the Project Area. Since it is not directly developing housing, this affordable housing production requirement does not apply.

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b. Non-Agency Developed Affordable Housing

CRL Requirement

CRL Section 33413(b) establishes the following affordable housing production requirements for Non-Agency developed housing in a post-1975 redevelopment project area:

- At least 15 percent of all new and substantially rehabilitated dwelling units developed within the redevelopment project area by public or private entities or persons other than a redevelopment agency must be available at affordable housing cost to, and be occupied by, persons and families of low or moderate-income, and 40 percent of such units must be available at affordable housing cost to, and be occupied by, persons and families of very low-income.

Production Plan

Over Ten Year Compliance Period (through 2016)

Based upon the forecast of 450 housing units to be produced in the Project Area through 2016, the Agency will have a CRL obligation to ensure 68 units (15 percent) are affordable to persons and families of low and moderate income. Of these, 28 units (40 percent) must be available at affordable housing cost to persons and families of very low income.

Over Life of Project Area Redevelopment Plan

A total of 2,200 housing units are projected to be produced in the Project Area over the life of the Redevelopment Plan. Based upon these projections, the Agency will have a CRL obligation to ensure 330 units (15 percent) are affordable to persons and families of low and moderate income. Of these, 132 units (40 percent) must be available at affordable housing cost to persons and families of very low income.

Table III-5 shows the Agency's total projected housing production and affordable housing obligation and production for the first ten year compliance period as well as over the life of the Redevelopment Plan.

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Table III-5
Housing Production and Affordable Housing Obligation and Production

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	Through 2016[a]	Percent of Total Through 2016	Total over Life of the Plan[b]	Percent of Total
Housing Production in the Project Area[c]				
New Units	450		2,200	
Substantial Rehabilitation	0		0	
Total	**450**		**2,200**	
CRL Affordable Housing Obligation[d]				
Very Low	28	6%	132	6%
Very Low, Low or Moderate	68	15%	330	15%
Affordable Housing Projected Production[e]				
Very Low	28	6%	132	6%
Very Low, Low or Moderate	68	15%	330	15%
Affordable Production Surplus in Meeting CRL Requirements[f]				
Very Low	0		0	
Very Low, Low or Moderate	0		0	

Note: Percentages may not add exactly due to rounding. CRL affordable housing production requirements are rounded up to the nearest whole unit.

a. As required by CRL, total units over ten year compliance period (Section 33490(a)(2)(B)).

b. As required by the CRL, total units over the life of the Redevelopment Plan (Section 33490(a)(2)(B)).

c. Total units projected to be produced in the Project Area during the specified time period.

d. Number of affordable units required based on units produced. CRL affordable housing production obligation for non-Agency developed housing requires 15% of total units to be available at affordable cost. Of those units, CRL requires at least 40% to be affordable to very low income households (6% of the total units). Agency developed housing has higher inclusionary requirements, however, the Agency does not anticipate directly developing units.

e. Number of units projected to be produced to meet or exceed the CRL affordable housing production obligation. Production includes new construction, substantial rehabilitation, and price restriction.

f. Remaining affordable surplus in meeting CRL obligation.

Source: Community Redevelopment Agency of the City of Rancho Cordova, Seifel Consulting Inc.

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5. Affordable Housing Program

a. Overview of Legal Requirement

Agencies are required to prepare an affordable housing program with estimates of the number of new, rehabilitated or price restricted affordable housing units to be assisted during each of the five years. The affordable housing program must also include estimates of expenditures of moneys from the Housing Fund during each of the five years. Finally, it must include a description of how the Agency will implement the expenditure requirements over the compliance period.

b. Housing Program Goals, Objectives and Activities

During the five year Implementation Plan period, the Agency will concentrate on housing activities that are most applicable to the Agency's goals and objectives. The goals and objectives include the following:

- Improve the quality of housing by assisting new construction, rehabilitation and conservation of affordable single family and multifamily homes.
- Expand, improve, and preserve the City's supply of housing affordable to persons and families with low and moderate incomes.
- Stimulate home ownership opportunities for persons and families of moderate and low income in the Project Area and Citywide.

In developing its affordable housing program, the Agency has been guided by the Housing Element of the City's 2006 General Plan Public Draft. The Agency is committed to assisting the City in addressing the issues and considerations presented in the Housing Element.

The Agency will make every effort to encourage the preservation, rehabilitation and development of housing affordable to a variety of income levels combining various funding sources. The Agency will collaborate with other entities dedicated to the preservation, rehabilitation and development of affordable housing. The Agency is confident that it will be able to meet its affordable housing production obligations and expenditure requirements within the ten year compliance period, as well as over the life of the Redevelopment Plan.

The Agency recognizes the important role of the affordable housing program and its activities in its overall Redevelopment Program. Consequently, the proposed affordable housing program should be viewed not simply as the means of implementing the Agency's stated goals and objectives related to affordable housing, but as a key element in its overall blight alleviation and revitalization efforts. The Agency's proposed housing activities over the five year Implementation Plan period include the following:

- Assist with the rehabilitation, development and preservation of affordable housing.
- Assist in meeting the Agency's affordable housing production obligations per the CRL.
- Develop infill housing for home ownership opportunities and rental housing including but not limited to property tax assistance, CalHFA loan assistance and capital improvement funding.
- Encourage mixed-use and mixed-income residential development and affordable single-family infill development in appropriate locations.
- Provide financial assistance for the renovation of affordable residential properties.
- Provide financial assistance to private and non-profit developers constructing affordable housing and mixed-income housing projects throughout the Project Area.

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- Facilitate the construction of affordable housing projects through land acquisition, improvement and disposal to developers.
- Develop programs to assist qualifying first-time homebuyers in purchasing a home by providing subsidies or financing insurance premiums.
- Facilitate affordable residential development with independent and assisted living options for community elders in rental and ownership units.

c. Affordable Housing Expenditure Plan

The primary funding source for the Agency's affordable housing activities during the five year Implementation Plan period will be the 20 percent portion of annual tax increment revenue deposited by the Agency into its Housing Fund. Table I-3 shows the deposits into the Fund. The Agency projects that it will deposit approximately $1.2 million into the Housing Fund between FY 2006/07 and FY 2010/11.

The Agency will expend moneys from the Housing Fund over the next five years on the activities described above. The Agency will use these revenues to leverage other funding sources devoted to the provision of affordable housing to maximize the number of affordable units that can be developed or substantially rehabilitated. These other funding sources may include CDBG and HOME Investment Partnership funds from HUD, CalHFA, HCD program, and Low Income Housing Tax Credit equity funds. Any other loans, grants or financial assistance from any other public or private source may be utilized if available. The Agency also plans to leverage funds through other affordable housing programs.

However, changing circumstances in the next five years may result in expenditures and unit production for given years being either less than or greater than what is projected. These factors include the timing of the development process, levels of Housing Fund revenue and other public assistance, the need to amass sufficient funds for an efficiently-sized development, and development opportunities.

d. Housing Fund Assisted Affordable Housing Production

The Agency expects to take advantage of various opportunities as they are presented and to initiate actions as necessary, consistent with the CRL and the City's General Plan Housing Element, to preserve and facilitate the development of housing affordable to households whose basic needs are not met by the private housing market.

Table III-6 presents the housing units to be assisted by the Housing Fund over the five year Implementation Plan period. In summary, from FY 2006/07 through 2010/11, the Agency plans to assist 24 affordable units. Please note that the number of affordable housing units in Table III-6 does not correspond to the number of affordable housing units in Table III-5. Table III-5, which addresses housing production and affordable housing obligations and production, presents affordable housing units produced with and without Agency assistance, showing total completed units. Table III-6 addresses Housing Fund expenditure requirements and only includes affordable housing units to be produced with Agency Housing Fund assistance.

6. Compliance with Minimum Affordability Standards

The CRL requires affordable dwelling units to remain available at affordable housing cost to, and be occupied by, persons and families of very low, low or moderate income for the longest feasible time, but not less than 55 years for rental units, and not less than 45 years for owner-occupied units. (Section 33334.2) The Agency will require all housing developments receiving Housing Fund assistance and Agency issued bond financing to comply with such minimal requirements.

Table III-6
Affordable Housing to be Assisted with Agency Assistance/Housing Fund Expenditures
FY 2006/07 to FY 2010/2011
Community Redevelopment Agency of the City of Rancho Cordova
(Future Dollars)

Affordable Housing Expenditure Plan	Number of Units by Targeting[a]		Housing Fund Expenditures					
	Affordable	Age Restricted	FY 2006/07	FY 2007/08	FY 2008/09	FY 2009/10	FY 2010/11	Total
Production-Owner Occupied Units								
Projects and Activities								
First-Time Homebuyer Program	13	0	$ -	$ 180,000	$ 150,000	$ 150,000	$ 200,000	$ 680,000
Infill Housing Development	4	2	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ 300,000
Subtotal - Production-Owner Occupied Units	**17**	**2**	**$ -**	**$ 180,000**	**$ 250,000**	**$ 250,000**	**$ 300,000**	**$ 980,000**
Production-Rental Housing								
Projects and Activities								
Rehabilitation, Development and Preservation	4	1	$ -	$ -	$ -	$ 100,000	$ 150,000	$ 250,000
Infill Housing Development	0	0	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal - Production-Rental Housing Units	**4**	**1**	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ 150,000**	**$ 250,000**
Total	**21**	**3**	**$ -**	**$ 180,000**	**$ 250,000**	**$ 350,000**	**$ 450,000**	**$ 1,230,000**

a. The total number of housing units assisted with Housing Fund monies, as shown in this table, differs from the number of housing units counted toward the affordable housing production requirement, as shown in Table III-5. Table III-5 includes affordable housing produced with and without Housing Fund assistance. This table shows units not necessarily completed. All of the Housing Fund assisted units must have affordability covenants of at least 45 years for ownership and 55 years for rental units.

Source: Community Redevelopment Agency of the City of Rancho Cordova, Seifel Consulting Inc.

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To date, there has been approximately $50,000 in fund expenditures in preparation for a City affordable housing redevelopment project. In addition, there is approximately $110,000 obligated to contracts for the project which will be reimbursed from Neighborhood Stabilization Program funds. The remaining $687,385 is obligated towards this same affordable housing project for the purpose of property acquisition and resident relocation.

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