

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, October 5, 2020

4:00 PM – Special Meeting

David B. Roberts Council Chambers

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

In response to Governor’s Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state guidelines on social distancing including the requirement of wearing a face covering. This meeting will also be available to the public via video/teleconferencing.

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/95644954937?pwd=Qm8yLzlfZ1JzR1l6RjlwSThDcjQdz09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: US: +1 669 900 6833 or 888 475 4499 (Toll Free)

Webinar ID: 956 4495 4937

Password: 069290

Live video streams and indexed archives of meetings are also available via the Internet. Visit the City’s official website at: <https://ranchocordovaca.civicclerk.com/web/home.aspx>

Instructions to Make Public Comment

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org no later than 3:00 p.m. on Tuesday, October 5, 2020. All comments submitted later than 3:00 p.m. will be sent to the City Council for their review and may not be read during the meeting.

During the meeting, members of the public who wish to provide verbal comments during the meeting,

may do so in-person by attending the City Council Meeting at Rancho Cordova City Hall or by video/teleconference. If you wish to provide verbal comments via video/teleconference, follow these instructions:

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the City Clerk’s office to speak. Please wait to be called upon by the City Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk’s Office at (916) 851-8720 before 3:00 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING

3.1. Subject: Rancho Cordova Police Department Update on Crime Statistics for 2014-2019

Recommendation: This update is both for informational purposes and for Council questions and discussion.

4. ADJOURNMENT OF SPECIAL MEETING

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

5. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

7. PLEDGE OF ALLEGIANCE

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

8. INVOCATION

Walter Little with St. John Vianney will give the invocation.

9. PRESENTATIONS

10. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called 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. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

11. COUNCIL REPORTS

12. CITY MANAGER'S REPORT

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

13.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of September 21, 2020.

Recommendation: Adopt the Minutes.

13.2. **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Anatolia Retail Center Project.

Recommendation: Adopt the Resolution.

13.3. **Subject:** Annexation of the Anatolia Retail Center Project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance).

Recommendation: Adopt the Resolution.

13.4. **Subject:** Second Reading of Ordinance Amending the Suncreek Specific Plan DD8467.

Recommendation: Waive second reading and adopt the Ordinance.

13.5. **Subject:** Second Reading of An Ordinance Amending Chapter 6.84 of the Rancho Cordova Municipal Code Related to Smoking in and Around Multifamily Residential Properties with the Purpose of Updating the City's Clean Indoor and Outdoor Air and Health Protection Regulations to Better Protect Individuals from the Negative Effects of Second Hand Smoke.

Recommendation: Waive second reading and adopt the Ordinance.

13.6. **Subject:** Second Reading of an Ordinance Adopting Chapter 16.95 of the Rancho Cordova Municipal Code Establishing the City's Storm Drainage Impact Fee Program and Transition from Sacramento County's Zone 11 Fee Program.

Recommendation: Waive second reading and adopt the Ordinance.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1. **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the White Rock Center project.

Recommendation: Adopt the Resolution.

- 14.2. **Subject:** A Resolution Creating Special Tax Area Zone 26 and Introduce and Waive First Reading of an Ordinance Establishing a Special Tax for Transit-Related Services for the White Rock Center Project.

Recommendation: Adopt the Resolution creating special tax area Zone 26 and introduce and waive the first reading of an Ordinance, establishing a Special Tax for Transit-Related services for the White Rock Center project.

15. PUBLIC HEARING ITEMS

None.

16. REGULAR CALENDAR ITEMS

- 16.1. **Subject:** Community Enhancement Fund Citizen Oversight Board Appointments.

Recommendation: The City Council discuss, and select, by a majority vote of the full City Council, five two-year term Board members to fill the Community Enhancement Fund Citizen Oversight Board.

- 16.2. **Subject:** 2020 Public Works Infrastructure Update.

Recommendation: Receive the 2020 Public Works Infrastructure Update and Recommendations from staff regarding active infrastructure projects.

- 16.3. **Subject:** A Resolution Joining the California Community Housing Agency (CalCHA) Joint Powers Authority.

Recommendation: Adopt the Resolution.

- 16.4. **Subject:** Green Zones Nomination for the Sacramento Area Council of Governments (SACOG) Green Means Go Pilot Program.

Recommendation: Adopt the resolution designating a Green Zone for the Sacramento Area Council of Governments (SACOG) Green Means Go Pilot Program.

- 16.5. **Subject:** Multifamily Design Booklet - Preliminary Design Discussion.

Recommendation: Receive presentation from staff and TG+P and provide feedback on the draft booklet approach, components, and draft architectural styles.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

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

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

UPCOMING MEETINGS

October 13, 2020	5:30 PM Special Meeting/Closed Session for City Manager Evaluation
October 19, 2020	5:30 PM Regular Meeting
October 27, 2020	5:30 PM Special Meeting/Closed Session for City Manager Evaluation - ONLY IF NEEDED
November 2, 2020	5:30 PM Regular Meeting
November 10, 2020	5:30 PM Special Meeting/Work Session
November 16, 2020	4:00 PM Special Meeting/Regular Meeting
December 7, 2020	4:00 PM Special Meeting/Regular Meeting
December 15, 2020	5:30 PM Regular Meeting

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

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

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

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the October 5, 2020 Regular Meeting of the Rancho Cordova City Council was posted and available for review on October 1, 2020 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed October 1, 2020 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 3.1.

DATE: October 5, 2020
TO: Honorable Mayor and Council Members
FROM: Kate Adams, Chief of Police
SUBJECT: **RANCHO CORDOVA POLICE DEPARTMENT UPDATE ON CRIME STATISTICS FOR 2014-2019**

RECOMMENDATION

This update is both for informational purposes and for Council questions and discussion.

RESULT OF RECOMMENDED ACTION

This update is to provide Council with the latest crime statistics for the City of Rancho Cordova and to showcase trends in various types of crime.

BACKGROUND

The Rancho Cordova Police Department submits data on reported crime to the California Department of Justice and the Federal Bureau of Investigation (FBI) on a monthly basis. This data shows the amount of crime occurring within the City of Rancho Cordova. Known as the "Uniform Crime Report," this is a collection of voluntary data reported to the FBI by nearly all police agencies in the United States.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the City's General Fund.

ATTACHMENT(S)

None

ITEM 13.1.

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

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

In response to Governor’s Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state guidelines on social distancing including the requirement of wearing a face covering. This meeting will also be available to the public via video/teleconferencing.

Monday, September 21, 2020

City Hall
2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Regular meeting to order in the David B. Roberts Council Chambers at 5:44 PM

Council Members Present: Budge, Gatewood, McGarvey, Terry, and Mayor Sander

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

City Clerk Stacy Leitner led the pledge.

4. INVOCATION

Julie Steinbach of the United Methodist Church led the invocation.

ITEM 13.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, September 21, 2020

5. PRESENTATIONS

- 5.1. Proclamation Designating September 2020 as Prostate Cancer Awareness Month.

6. PUBLIC COMMENT

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

1. Helen Bashaw
2. Tera Kolvenbach
3. Sergio Diaz
4. Jacob Woodward
5. Davis Liu
6. Caroline Chen

Mayor Sander closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 9.1 through 9.4 by Budge second by McGarvey;
Motion passed with a 5:0 vote.

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of September 8, 2020 and the Amended Meeting Minutes of August 17, 2020.

Recommendation: Adopt the Minutes.

- 9.2. **Subject:** Annexation of the Arista Del Sol Subdivision into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services)

Recommendation: Adopt the Resolution.

- 9.3. **Subject:** Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the White Rock Center Project

Recommendation: Adopt the Resolution.

- 9.4. **Subject:** Approval of the Annexation Boundary Map for the White Rock Center project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance)

Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 10.1 through 10.2 by Budge second by Terry;
Motion passed with a 5:0 vote.

ITEM 13.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, September 21, 2020

- 10.1. **Subject:** First Reading of an Ordinance Adding Chapter 16.95 of the Rancho Cordova Municipal Code Establishing the City's Storm Drainage Impact Fee Program, And a Resolution Adopting the Fee Schedule for the Storm Drainage Impact Fee Program
Recommendation: Introduce and waive first reading of the Ordinance, adopting Chapter 16.95 "Storm Drainage Impact Fee Program" of the Rancho Cordova Municipal Code Relating to Implementing a Drainage Impact Fee Program, Adopt the Resolution, and Schedule October 5, 2020, for the second reading of the Ordinance.

- 10.2. **Subject:** Amendment to the Sun Creek Specific Plan, a 1,264 Acre Mixed Use Development with a Combination of Residential Uses, Employment-Generating Uses, Retail and Retail Supporting Services, Project No. DD8467
Recommendation: Waive the first reading and Introduce the Ordinance.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Hospital Feasibility Study Report
Recommendation: Receive information from the Economic Development Department on a hospital market assessment from The Fox Group. City staff and the consultant team will be prepared to answer questions from the City Council and is seeking direction on next steps.

Mayor Sander opened the public comment period. Seeing no speakers. Mayor Sander closed the public comment period.

ACTION: Input was received regarding the Hospital Feasibility Study Report.

- 12.2. **Subject:** Recognizing Five Years of the Community Enhancement Fund.
Recommendation: Receive presentation recognizing five years of the Community Enhancement Fund and provide feedback on the presentation for inclusion in the City of Rancho Cordova Community Enhancement Fund Fiscal Year 2019/2020 Citizen Report a publication released each fall by the City for the Community Enhancement Fund.

ACTION: Input was received regarding Recognizing Five Years of the Community Enhancement Fund.

- 12.3. **Subject:** Housing Element Update and Sites Inventory Presentation
Recommendation: Receive presentation on the draft Housing Element Update action items and Sites Inventory and provide comments and direction to staff.

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

1. Mark Barry
2. Helen Bashaw
3. Sarah Zimmerman

Mayor Sander closed the public comment period.

ACTION: Input was received regarding Housing Element Update and Sites Inventory Presentation.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ITEM 13.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, September 21, 2020

Mayor Sander adjourned the meeting in memory of Supreme Court Justice Ruth Bader Ginsburg at 9:44 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 13.2.

DATE: October 5, 2020

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: **A RESOLUTION DECLARING CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE FOR THE MAINTENANCE OF STORM DRAINAGE AND FLOOD PROTECTION SYSTEMS FOR THE ANATOLIA RETAIL CENTER PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Action on this Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Anatolia Retail Center project and sets a public hearing for October 19, 2020 on the matter.

BACKGROUND

The Council previously approved the Anatolia Retail Center project with a condition of approval which requires that the property owner fund operation and maintenance of the storm drainage system. This condition will be satisfied by participation in the City's Stormwater Utility Fee for storm drainage and flood protection services which is the subject of this action.

Previously, projects were required to annex to the County's Stormwater Utility. Since the City has taken over drainage maintenance and operations services from the County, it was necessary to establish the Stormwater Utility District to fund drainage services to ensure compliance with new state and federal laws and regulations. The Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee. The Anatolia Retail Center project parcel is being

annexed into the Stormwater Utility Fee (Attachment 3). The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection improvements.

A “Rate Analysis Report” was adopted on August 7, 2014 by Resolution No. 103-2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics.

A sample of the Stormwater Utility Fees for Fiscal Year 2020-2021 are summarized in Attachment 4.

In accordance with Article XIII D, the “Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee” as set forth in Attachment 2 and incorporated herein by reference (the “Procedures”).

The Resolution (Attachment 1) sets the public hearing at 5:30 p.m., or as soon thereafter as possible, on October 19, 2020 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Procedures for the Protest Hearing
3. Exhibit B to the Resolution - Annexation Map
4. Stormwater Utility Fee- Rate Sheet FY20-21

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS
IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR ANATOLIA
RETAIL CENTER PROJECT**

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2021-2022, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

WHEREAS, this Council has caused a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Proposed Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, et seq.) (the "Implementation Act") imposes certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Article XIII D), such as the Proposed Stormwater Utility Fee, including the requirement to conduct a protest hearing and balloting for consideration of the Proposed Stormwater Utility Fee. In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the "Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee" as set forth in Exhibit A and incorporated herein by reference (the "Procedures").

WHEREAS, this Council has received petitions and waivers from the owners of 100% of the area of land proposed to be included in the Proposed Stormwater Utility Fee; and

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

1. The foregoing recitals are true and correct and incorporated herein.
2. Notice is hereby given that the City Council designates Monday, October 19, 2020 at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova,

California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee.

At the above-described public hearing, all interested persons shall be afforded the opportunity to hear and be heard, and the City Council shall consider all protests against the Proposed Stormwater Utility Fee. If written protests against the Stormwater Utility Fee are presented by a majority of owners of the Identified Parcels, the City shall not impose the Proposed Stormwater Utility Fee. In the absence of a majority protest, the City Council may submit the Proposed Stormwater Utility Fee to a vote of the property owners in accordance with Article XIII D of the California Constitution.

3. The City Clerk is hereby authorized and directed to give notice of the above described public hearing in accordance with law and the Procedures.

4. Reference is hereby made to the Written Report described in Section 2 hereof, which is on file in the office of the City Clerk, for a full and detailed description of the Proposed Stormwater Utility Fee upon parcels of land within the City.

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8714 to answer inquiries regarding the public hearing, protest proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of October 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

EXHIBIT "A"

PROCEDURES FOR THE CONDUCT OF A
PROTEST HEARING AND VOTE RELATING TO A PROPOSED
STORMWATER UTILITY FEE

The following Procedures have been adopted by the City Council of the City of Rancho Cordova for the purpose of conducting a protest hearing required by Article XIII D of the California Constitution for consideration of the imposition of a proposed Stormwater Utility Fee (the "Proposed Stormwater Utility Fee").

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A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2020-2021.

The Written Report shall be placed on file in the office of the City Clerk prior to the mailing of the Notice of Public Hearing on the Proposed Stormwater Utility Fee and shall remain available for public inspection.

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee

Notice of the public hearing on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the public hearing to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

ITEM 13.2.

ATTACHMENT 2 Exhibit A to the Resolution

"Record Owner" means the owner of an Identified Parcel whose name and address appears on the last Sacramento County equalized secured property tax assessment roll (the "Assessment Roll"), or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the City.

Notices shall be mailed to the Record Owners of the Identified Parcels, addressed to the names and addresses as they appear on the Assessment Roll, and, in the case of any public entity, the State of California, or the United States, addressed to the public entity at the address of that entity known to the City. In addition, notices shall be mailed to owners of the Identified Parcels, addressed to the names and addresses known to the City Clerk, if different than shown on the Assessment Roll.

Each mailed notice shall contain all of the following:

- A reference to filing of the Written Report;
- A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;
- The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;
- The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;
- The reason for the Proposed Stormwater Utility Fee;
- A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2021-2022.
- The effect of a majority protest; and
- The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

The City Clerk, or the designee of the City Clerk, may certify the proper mailing of notices by an affidavit, which shall constitute conclusive proof of mailing in the absence of fraud.

Failure of any person to receive notice shall not invalidate the proceedings.

Notice of the filing of the Written Report and the public hearing shall be published once a week for two successive weeks in the Grapevine Independent, with the first publication at least fourteen (14) days prior to the date of the public hearing, and with at least five (5) days intervening between the first and second publications. The published notice may be waived by unanimous consent of the property owners.

C. Eligibility to File a Protest

The Assessment Roll shall be presumptive evidence of ownership of an Identified Parcel for protest purposes.

ITEM 13.2.

ATTACHMENT 2 Exhibit A to the Resolution

If the owner of any Identified Parcel is not shown on the Assessment Roll, such owner may file a protest for such parcel by filing with the City Clerk a proxy from the Record Owner in a form satisfactory to the City Attorney or evidence of ownership satisfactory to the City Attorney. Any such proxy or evidence must be received by the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a partnership, as community property, in joint tenancy, or as a tenancy in common, any partner, spouse, joint tenant, or tenant in common, as the case may be, may file a protest for such parcel.

An executor, administrator, or guardian may file a protest for an Identified Parcel on behalf of the estate it represents. If such representative is shown on the Assessment Roll as paying taxes and assessments levied against the parcel, that fact shall establish the right of such representative to file the protest. If such representative is not shown on the Assessment Roll, the representative must file with the City Clerk written documentation satisfactory to the City Attorney establishing the legal representation. Any such documentation must be filed with the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a corporation or unincorporated association, a protest may be filed by any person authorized in writing by the board of directors or trustees or other managing body thereof to take such actions. The corporation or unincorporated association must file with the City Clerk written authorization satisfactory to the City Attorney. Any such written authorization must be filed with the City Clerk prior to the conclusion of the public hearing.

D. Submission of Written Protests

Written protests may be mailed (via U.S. mail) to the City Clerk at City Hall or delivered in person to the City Clerk at City Hall or at the public hearing.

No protests delivered via e-mail will be counted for purposes of determining whether a majority protest exists, but the City Council may, in its discretion, consider such protests in making determinations regarding the Proposed Stormwater Utility Fee

Each written protest must identify the property covered by the protest and be signed.

No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 5:30 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.

Written protests may be withdrawn in writing at any time before the conclusion of the public hearing by the person who submitted the written protest.

For purposes of determining whether a majority protest exists, only one protest for each Identified Parcel will be counted.

All written protests shall be considered public records.

E. Conduct of the Public Hearing; Determination of a Majority Protest

1. At the time, date and place fixed for the public hearing, the City Council shall:
 - (i) Conduct a public hearing pertaining to the Proposed Stormwater Utility Fee;
 - (ii) Hear all persons interested in the matter of the Proposed Stormwater Utility Fee; and
 - (iii) Receive all written communications regarding the Proposed Stormwater Utility Fee.
2. The public hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the Proposed Stormwater Utility Fee.
3. If the City Council determines at the close of the public hearing that written protests have been presented, and not withdrawn, by a majority of owners of the Identified Parcels (i.e., there is a majority protest), the Proposed Stormwater Utility Fee shall not be approved.
4. If the City Council determines at the close of the public hearing that there is not a majority protest, the City Council may:
 - (i) Remedy and correct any clerical error in the Written Report or otherwise modify the Written Report; provided that any such modification or correction shall not result in a Proposed Stormwater Utility Fee for any Identified Parcel which is greater than the amount shown in the notice of the public hearing that was mailed to the Record Owner of the Identified Parcel;
 - (ii) Confirm the Written Report, as originally filed or as amended in accordance with subparagraph (i), above;
 - (iii) Adopt a resolution calling for a property owner vote regarding the Proposed Stormwater Utility Fee.

F. Conduct Property Owner Vote; Determination of a Majority Consent

Pursuant to Government Code Section 53755.5(c), the proceedings described in this section shall not constitute an election or voting for purposes of Article II of the California Constitution or of the Elections Code.

An election on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the election to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

Each mailed ballot shall contain all of the following:

- On the face of the envelope in which the notice of election and ballot are mailed, there shall appear in substantially the following form in no smaller than 16-point bold type: "OFFICIAL BALLOT ENCLOSED."

ITEM 13.2.

ATTACHMENT 2 Exhibit A to the Resolution

- The ballot shall include the agency's address for return of the ballot, the date and location where the ballots will be tabulated, and a place where the person returning it may indicate his or her name, a reasonable identification of the parcel, and his or her support or opposition to the proposed fee. The ballots shall be tabulated in a location accessible to the public. The ballot shall be in a form that conceals its content once it is sealed by the person submitting it. The ballot shall remain sealed until the ballot tabulation commences.

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 5:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

An impartial person designated by the City who does not have a vested interest in the outcome of the proposed fee shall tabulate the ballots submitted in support of or opposition to the proposed fee. An impartial person includes, but is not limited to, the City Clerk. If the City uses City personnel for the ballot tabulation, or if the City contracts with a vendor for the ballot tabulation and the vendor or its affiliates participated in the research, design, engineering, public education, or promotion of the fee, the ballots shall be unsealed and tabulated in public view to permit all interested persons to meaningfully monitor the accuracy of the tabulation process.

The ballot tabulation may be continued to a different time or different location accessible to the public, provided that the time and location are announced at the location at which the tabulation commenced and posted by the City in a location accessible to the public. The impartial person may use technological methods to tabulate the ballots, including, but not limited to, punchcard or optically readable (bar-coded) ballots. During and after the tabulation, the ballots and, if applicable, the information used to determine the weight of each ballot, shall be treated as public records, subject to public disclosure and made available for inspection by any interested person. The ballots shall be preserved for a minimum of two years, after which they may be destroyed.

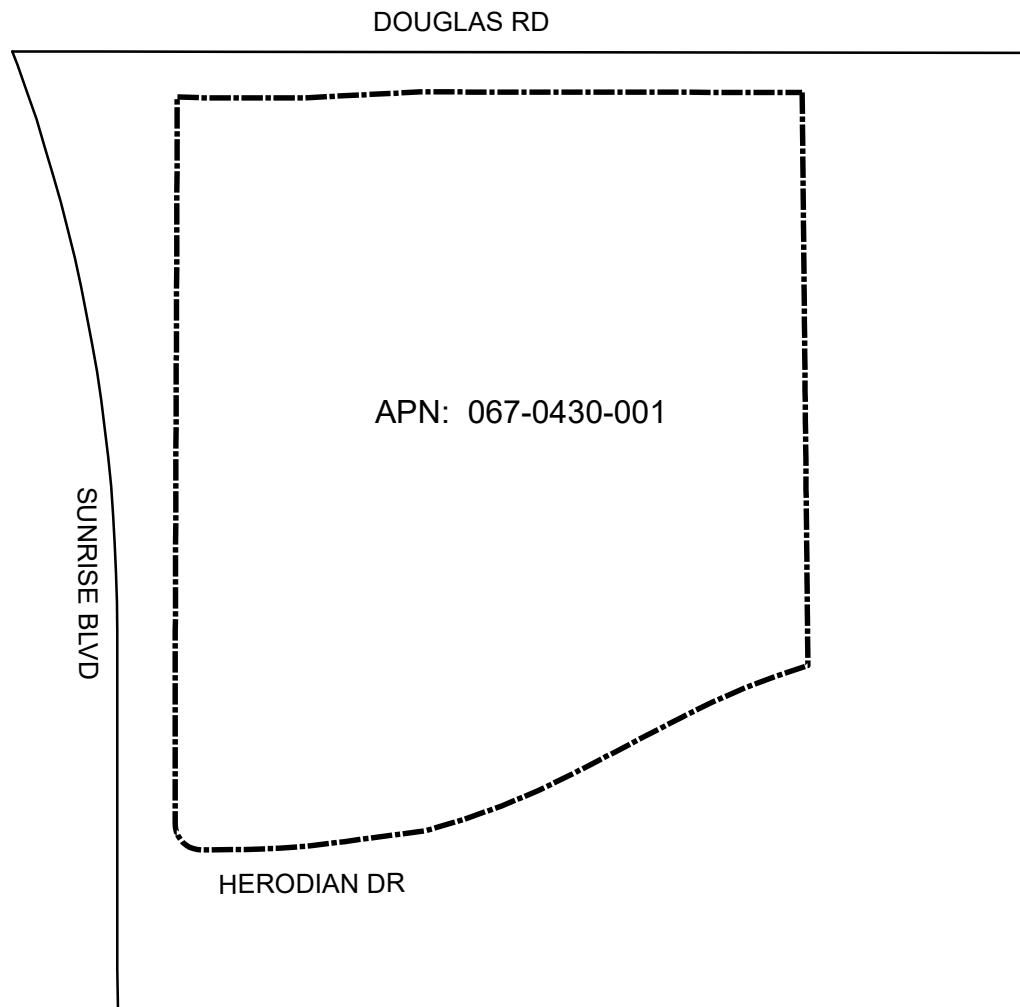
Majority approval of the Record Owners shall exist if the number of valid ballots in favor of the fee exceeds the number of valid ballots in opposition to the fee.

At the time, date and place fixed for the ballot tabulation, the City Council shall direct the City Clerk to commence the ballot tabulation.

If there is no majority approval, the Stormwater Utility Fee shall not be imposed.

If majority approval exists, the City Council may impose the Stormwater Utility Fee pursuant to the Ordinance.

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 22
(ANATOLIA RETAIL CENTER)



Legend

-  Annexation Boundary
-  Parcel Boundary

Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year 2020-2021:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$134.93
Single Family Residential (SFR2)	0.22	\$148.42
Single Family Residential (SFR3)	0.30	\$158.55
Single Family Residential (SFR4)	0.40	\$168.65
Single Family Residential (SFR5)	1.00	\$168.65
Multi-Family Residential (MFR1)	5.00	\$1,180.74
Commercial	1.00	\$1,265.09
Industrial	1.00	\$1,349.45
Schools	5.00	\$843.40
Private Recreation	1.00	\$421.68
Parks/Greenbelts	2.00	\$168.65
Public Property (with structures)	2.00	\$506.02

MEMORANDUM



ITEM 13.3.

DATE: October 5, 2020

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: **ANNEXATION OF THE ANATOLIA RETAIL CENTER PROJECT TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2 (STREET, LIGHTING AND LANDSCAPE MAINTENANCE)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Map No. 8 for the Anatolia Retail Center project to Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance) (hereinafter "CFD No. 2014-2") and approves the recording of the annexation map and the Notice of Special Tax Lien.

BACKGROUND

On April 21, 2014, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On June 2, 2014, the City adopted the resolution forming CFD No. 2014-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided unanimous consent. Defining the future annexation area provided the resolution of intention, noticing, and public hearing for the entire future annexation area so these steps do not need to be repeated for each annexation.

The annexation process for projects within the future annexation area has been simplified to receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Annexation Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The project included in this action was conditioned to annex to CFD No. 2014-2 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. In September 2020, the property owner signed a unanimous approval of the annexation to CFD No. 2014-2. Adoption of the attached Resolution approves Annexation Map No. 8 for the project and directs the City Clerk to execute and record the Map and Notice of Special Tax Lien for the project.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Boundary Map
3. Exhibit B to the Resolution -Notice of Special Tax-CFD 2014-2

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE BOUNDARY MAP FOR THE ANATOLIA RETAIL
CENTER PROJECT ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY
FACILITIES DISTRICT NO. 2014-2 (STREET LIGHTING AND ROAD MAINTENANCE)**

WHEREAS, the Conditions of Approval for the Anatolia Retail Center project requires the property owner/applicant to participate in the provision of funding to provide fair share maintenance of any existing and all new public improvements associated with the project; and

WHEREAS, on April 21, 2014, the City adopted Resolution No. 20-2014 declaring its intention to establish Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance) (the "District") and Future Annexation Area for maintenance of street lighting and road maintenance services. On June 2, 2014, the City adopted Resolution No. 34-2014 forming CFD No. 2012-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property owner(s); and

WHEREAS, in September 2020, the property owner executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Map No. 8 for the property known as the Anatolia Retail Center project, Exhibit A attached hereto, for the annexation of the property to CFD No. 2014-2 (Street Lighting and Road Maintenance).

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

1. The Council so finds and determines the above recitals are true and correct.
2. Council approves Annexation Map No. 8 and finds and determines that the territory shown in

ITEM 13.3.

ATTACHMENT 1

the Annexation Map is hereby added to and made a part of the District with full legal effect.

3. The City Clerk is directed to execute and record Annexation Map No. 8 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution.

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2021-2022, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien, Exhibit B, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 8.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of October 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

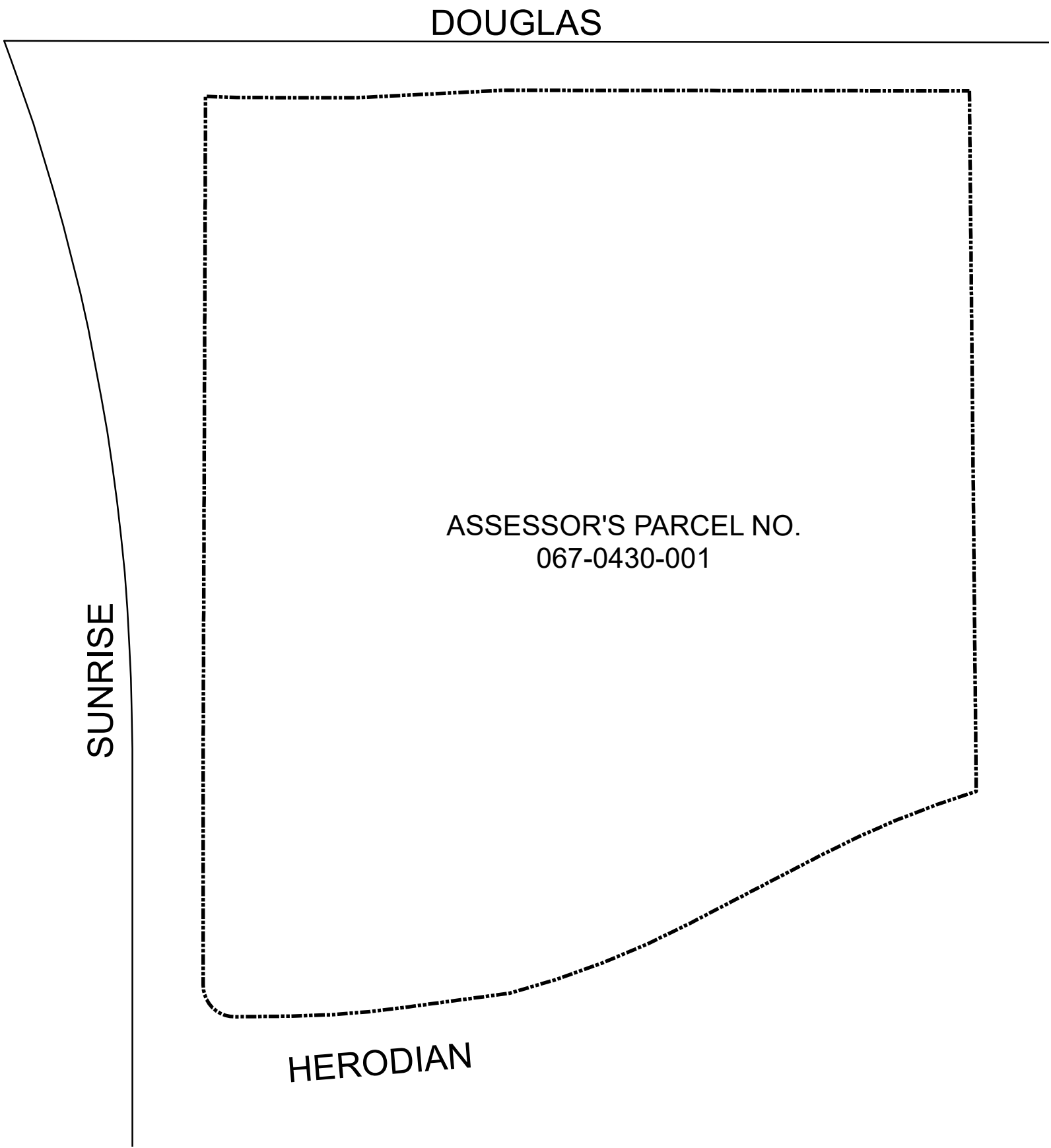
Stacy Leitner, CMC
City Clerk

ANNEXATION 8 (ANATOLIA RETAIL CENTER) TO

CITY OF RANCHO CORDOVA

COMMUNITY FACILITIES DISTRICT NO. 2014-2

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____, 2020.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 8 (ANATOLIA RETAIL CENTER) TO COMMUNITY FACILITIES DISTRICT NO. 2014-2, (STREET LIGHTING AND LANDSCAPE MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____, 2020. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

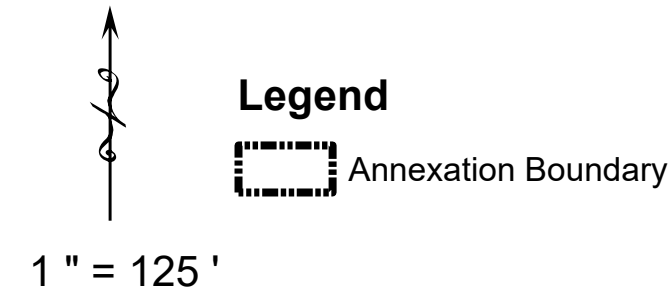
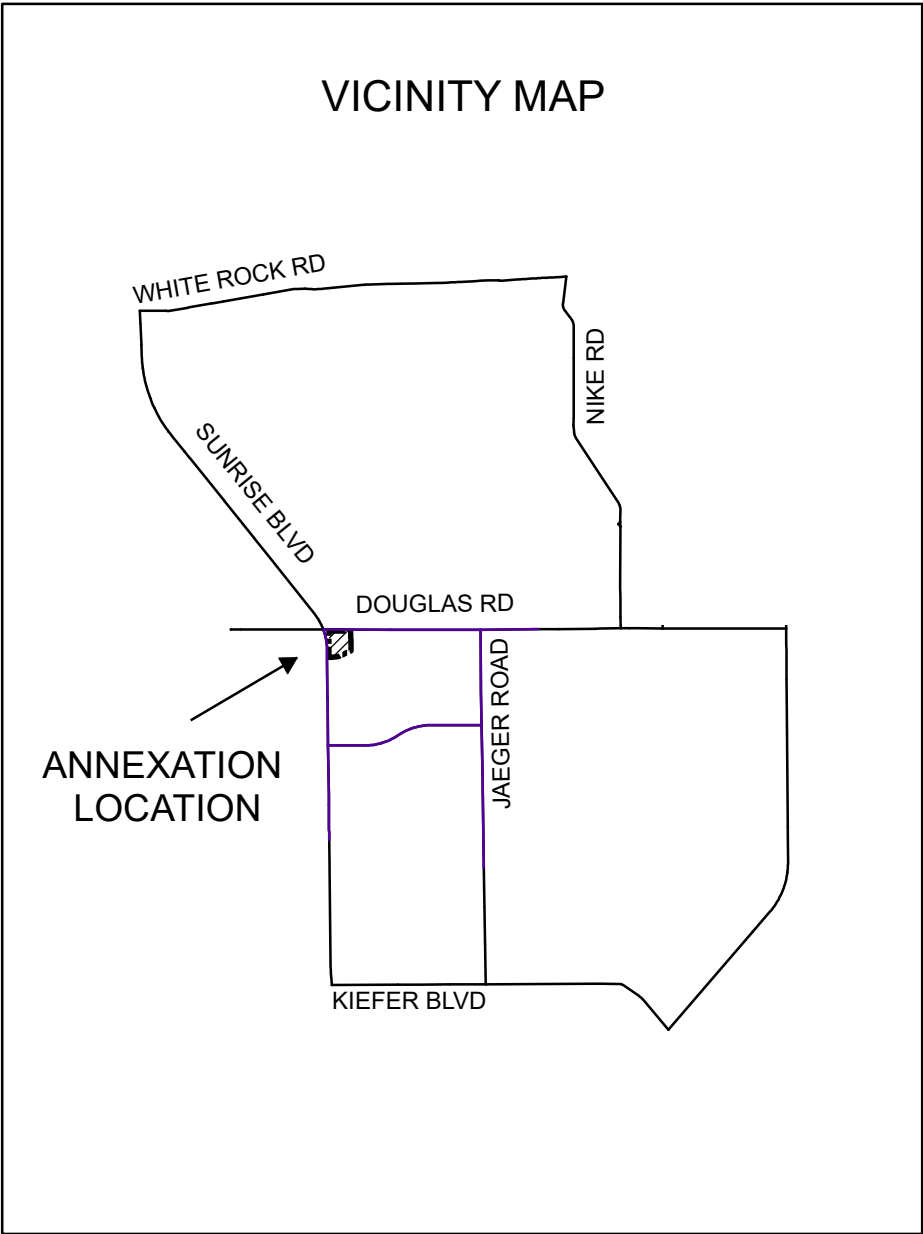
COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF _____, 2020. AT THE HOUR OF ____ O'CLOCK ____.M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS



HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

ANNEXATION MAP

City of Rancho Cordova
Community Facilities District No. 2014-2
ANNEXATION 8 (Anatolia Retail Center)
County of Sacramento, California

Sheet 1 of 1

ITEM 13.3.

**ATTACHMENT 3
Exhibit B to the Resolution**

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO: Exhibit B

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special taxes secured by this lien are authorized to be levied for the purpose of providing services as described in **Exhibit A** attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Map No. 8 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance) (the "District"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in **Exhibit B** attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be prepaid and permanently satisfied and the lien of the special taxes canceled.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's tax parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in **Exhibit C** attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on June 17, 2014, as Document No. 20140617 page 353, in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

ITEM 13.3.

**ATTACHMENT 3
Exhibit B to the Resolution**

Reference is made to the boundary map of the District recorded at Book 116, Pages 0023-0024, Document No. 20140430 Pg0873 of Maps and Assessment and Community Facilities Districts in the Office of the County Recorder for the County of Sacramento, State of California (the "Original Boundary Map"), and the map of the Annexed Territory recorded at Book 130, Page 31, Document No. 2020005280644 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, (916) 851-8710.

Dated: _____

CITY CLERK OF THE CITY OF
RANCHO CORDOVA

EXHIBIT A

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(Streets Maintenance, Lighting and Landscaping)**

DESCRIPTION OF DISTRICT MAINTENANCE SERVICES

Description of services:

Maintenance of public street, lighting, and landscaping improvements

- Maintenance means the furnishing of services and materials for the replacement of public street, lighting and landscaping improvements, and appurtenant facilities, including the administration and overhead related to the maintenance activities.

Reserve Fund

- The CFD special taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the CFD to fund future replacement of public streets, lighting and landscaping improvements and other services as determined by the CFD.

EXHIBIT B

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2014-2, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2014-2, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2014-2 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre or Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map, a final parcel map, a final approved condominium plan, or functionally equivalent final map or instrument recorded in the Office of the County Recorder. If the area shown on said map is in square footage, Acreage shall be calculated by dividing the square footage by 43,560.

“Additional Load and Decorative Lighting Parcel” means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

“Additional Load Parcel” means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

“Administrative Expenses” means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports, and any other costs required to administer the CFD.

“Administrator” means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

“Annual Escalation Factor” means the annual percentage increase in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI) for the San Francisco area from January of the previous year to January of the year that the Special Tax is levied. In the event that the

ITEM 13.3.

ATTACHMENT 3 Exhibit B to the Resolution

ENR CCI defined above is no longer reported, the City Council shall select a similar index to replace it.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Services” means the public services authorized to be funded by CFD No. 2014-2 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2014-2”** means the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance).

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2014-2.

“Commercial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, convenience stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronics stores, home supply stores, auto parts stores, and other retail uses. The City shall make the determination if a Parcel is Commercial Property.

“County” means the County of Sacramento.

“Decorative Lighting Parcel” means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Hotel Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

ITEM 13.3.

ATTACHMENT 3 Exhibit B to the Resolution

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

“Office Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

“Ordinary Use Parcel” means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

“Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

“Public Property” means any property within the boundaries of CFD No. 2014-2 that is owned by the federal government, State of California, County, City, or other public agency.

“Residential Alley and Decorative Lighting Parcel” means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

“Residential Alley Parcel” means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

“Residential Property” means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two (2) to four (4) Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

“Soundwall Parcel” means any Parcel of Developed Property whose tract boundary is encompassed by soundwalls maintained within the CFD.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2014-2 to pay the Special Tax Requirement.

“Square Foot,” “Square Footage,” or “Square Feet” means the building square footage reflected on the original building permit issued for construction of a building.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2014-2 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2014-2 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

“Tax Zone” means a mutually exclusive tax zone identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

“Unit” means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a rentable single hotel room or rentable unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2014-2 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2014-2, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-

ITEM 13.3.**ATTACHMENT 3
Exhibit B to the Resolution**

Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2014-2 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX**1. All Tax Zones**

The following Maximum Special Taxes apply to all Parcels of Developed Property within each Tax Zone of CFD No. 2014-2, unless otherwise specified in Attachment 1.

a. Ordinary Use Parcels

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$374.78 per Unit
Single Family Attached Property	\$296.07 per Unit
Multi-Family Property	\$213.62 per Unit
Commercial Property	\$559.17 per 1,000 Square Feet
Hotel Property	\$221.12 per Unit
Industrial Property	\$168.65 per 1,000 Square Feet
Office Property	\$558.42 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

b. Residential Alley Parcels**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$406.87 per Unit
Single Family Attached Property	\$321.43 per Unit
Multi-Family Property	\$231.92 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

c. Decorative Lighting Parcels**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$380.51 per Unit
Single Family Attached Property	\$300.60 per Unit
Multi-Family Property	\$216.89 per Unit
Commercial Property	\$567.72 per 1,000 Square Feet
Hotel Property	\$224.50 per Unit
Industrial Property	\$171.23 per 1,000 Square Feet
Office Property	\$566.96 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

ITEM 13.3.**ATTACHMENT 3
Exhibit B to the Resolution****d. Additional Load Parcels****MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Commercial Property	\$580.39 per 1,000 Square Feet
Hotel Property	N/A
Industrial Property	\$175.05 per 1,000 Square Feet
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

e. Soundwall Parcels**MAXIMUM SPECIAL TAXES
SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$390.71 per Unit
Single Family Attached Property	\$308.66 per Unit
Multi-Family Property	\$222.70 per Unit
Commercial Property	\$582.94 per 1,000 Square Feet
Hotel Property	\$230.52 per Unit
Industrial Property	\$175.82 per 1,000 Square Feet
Office Property	\$582.16 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

ITEM 13.3.**ATTACHMENT 3
Exhibit B to the Resolution****f. Additional Load and Decorative Lighting Parcels****MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Commercial Property	\$588.94 per 1,000 Square Feet
Hotel Property	N/A
Industrial Property	\$177.63 per 1,000 Square Feet
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

g. Residential Alley and Decorative Lighting Parcels**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$412.60 per Unit
Single Family Attached Property	\$325.96 per Unit
Multi-Family Property	\$235.18 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

ITEM 13.3.**ATTACHMENT 3
Exhibit B to the Resolution****h. Residential Alley and Soundwall Parcels****MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$425.31 per Unit
Single Family Attached Property	\$336.00 per Unit
Multi-Family Property	\$242.43 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

i. Decorative Lighting and Soundwall Parcels**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$396.30 per Unit
Single Family Attached Property	\$313.07 per Unit
Multi-Family Property	\$225.89 per Unit
Commercial Property	\$591.27 per 1,000 Square Feet
Hotel Property	\$233.81 per Unit
Industrial Property	\$178.33 per 1,000 Square Feet
Office Property	\$590.48 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

j. Residential Alley, Decorative Lighting, and Soundwall Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY, DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$428.15 per Unit
Single Family Attached Property	\$338.23 per Unit
Multi-Family Property	\$244.04 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

- First:** The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within the CFD and each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.
- Second:** If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2014-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2014-2 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2014-2 that is not Developed Property.

F. DURATION OF SPECIAL TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement, unless no longer required as determined at the sole discretion of the City Council.

G. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

IDENTIFICATION OF TAX ZONES

TAX ZONE 1

Assessor's Parcels Included in Tax Zone 1 *	Fiscal Year In Which Property Was Added to CFD No. 2014-2
067-0030-066 067-0030-067 067-0030-069 067-0030-070 067-1020-001 067-1020-002	2013-14

* The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs and Tax Zones consistent with the categories of Developed Property set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2014-2.

Tax Zone 1 – Maximum Special Taxes

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 1 of CFD No. 2014-2. These Maximum Special Taxes do not incorporate the long-term maintenance activities which are included as a part of CFD No. 2014-1 (Montelena).

ITEM 13.3.**ATTACHMENT 3
Exhibit B to the Resolution****MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Ordinary Use Parcels Maximum Special Tax Zone 1	Soundwall and Decorative Lighting Parcels Maximum Special Tax Zone 1
Single Family Detached Property	\$275.49 per Unit	\$279.85 per Unit
Single Family Attached Property	\$217.64 per Unit	\$221.08 per Unit
Multi-Family Property	\$157.03 per Unit	\$159.52 per Unit
Commercial Property	\$210.00 per 1,000 Square Feet	\$210.00 per 1,000 Square Feet
Hotel Property	\$162.54 per Unit	\$165.11 per Unit
Industrial Property	\$123.97 per 1,000 Square Feet	\$125.93 per 1,000 Square Feet
Office Property	\$210.00 per 1,000 Square Feet	\$210.00 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

TAX ZONE 2

Assessor's Parcels Included In Tax Zone 2*					Fiscal Year in Which Property Was Added to CFD No. 2014-2
072-2870-001		through		072-2870-072	2014-15
072-2880-001		through		072-2880-082	
072-2890-001		through		072-2890-088	
072-2900-001		through		072-2900-080	
072-2910-001		through		072-2910-083	
072-2920-001		through		072-2920-069	
072-2940-001		through		072-2940-066	
072-2950-001		through		072-2950-063	
072-2960-001		through		072-2960-065	

* The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's

ITEM 13.3.**ATTACHMENT 3
Exhibit B to the Resolution**

Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs and Tax Zones consistent with the categories of Developed Property set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2014-2.

Tax Zone 2 – Maximum Special Taxes

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 2 of CFD No. 2014-2. These Maximum Special Taxes include the maintenance of street lighting only.

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)**

Land Use Class	Street Lighting Only Maximum Special Tax Zone 2
Single Family Detached Property	\$38.00 per Unit
Single Family Attached Property	\$38.00 per Unit
Multi-Family Property	\$157.03 per Unit
Commercial Property	\$210.00 per 1,000 Square Feet
Hotel Property	\$162.54 per Unit
Industrial Property	\$123.97 per 1,000 Square Feet
Office Property	\$210.00 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

ITEM 13.3.

**ATTACHMENT 3
Exhibit B to the Resolution**

EXHIBIT C

OWNER AND THE ASSESSOR'S TAX PARCEL NUMBER(S)

Parcel No.

Property Owner

067-0430-0001

Anatolia Marketplace, LLC.

MEMORANDUM



ITEM 13.4.

DATE: October 5, 2020
TO: Honorable Mayor and Council Members
FROM: June Cowles, Senior Planner
SUBJECT: **SECOND READING OF ORDINANCE AMENDING THE SUNCREEK SPECIFIC PLAN DD8467**

RECOMMENDATION

Waive second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Approval of the Ordinance would approve the comprehensive Amendments for the Suncreek Specific Plan.

BACKGROUND

On August 17, 2020 and September 21, 2020, the Rancho Cordova City Council waived the first reading of the Ordinance for the Amendments to the Suncreek Specific Plan.

FISCAL IMPACT AND FUNDING SOURCE

Approval of the amended Suncreek Specific Plan project would allow the construction of residential units, 77.7 acres of village services and employment, 101 acres of school property, and 68 acres of parks and 199 acres of natural preserve within the City of Rancho Cordova. This will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community.

All privately owned development will generate property taxes to support City services. Additionally, the non-residential uses within Suncreek plan area will contribute revenue to the City in the form of sales tax and the employment generating uses will provide various secondary benefits to the local economy. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

Based upon analysis completed within the project review, approval of amendments for the Suncreek Specific Plan will have a net benefit to the City of Rancho Cordova.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance - Suncreek Vol I and Vol II

**CITY OF RANCHO CORDOVA
ORDINANCE NO. XX-2020**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING THE AMENDED SUNCREEK SPECIFIC PLAN**

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

WHEREAS, on December 2, 2013, the City Council adopted Ordinance 41-2013, adoption of the Suncreek Specific Plan. The adopted Suncreek Specific Plan Project ("Project") is a plan for a mixed-use development with a combination of employment-generating uses, retail, and retail supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on an approximately 1,264-acre site in the City of Rancho Cordova ("City"). The project includes approximately 4,893 residential units at various densities, commercial use, public/quasi-public uses, elementary schools and a combined middle/high school, parks and greens, wetland preserve, stormwater detention basins and buffers, and major and minor roads with landscaping. In addition, the Project includes various on-and off-site infrastructure improvements; and

WHEREAS, the property within the Suncreek Specific Plan area is owned by the following six (6) landowners: Lennar Sierra Sunrise, LLC; Callahan Sun Creek, LLC, et al; Grantline & Chrysanthy 220 Investors, LLC; Robert A. Gilmartin, et al; Shalako Investors, a California Limited Partnership; and Smith/Dunmore Venture, LLC (collectively referred to as "Landowners"); and

WHEREAS, the Specific Plan's purpose is to create a cluster of walkable residential villages and a major civic and recreational core comprised of a community park, schools and major open space. The residential neighborhoods will create a distinctive district for the City and house a work force to enhance the City's jobs/housing balance; and

WHEREAS, the key objectives of the Project include the following;

- Implement the City's General Plan, the Sacramento Area Council of Governments Blueprint and Smart Growth Principles;
- Provide mixed density residential housing development
- Provide a community serving retail and employment center along Grantline Road
- Develop neighborhoods connected by a significant open space and recreational parkway;
- Provide neighborhood serving retail areas;
- Provide additional housing to balance the high employment concentrations in and around the City;
- Provide a mix of housing types to diversify the City's housing stock;
- Provide transportation facilities within the project area consistent with the City's Circulation Plan;
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, and neighborhood elementary schools;
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries;
- Set aside wetlands within the Community Plan Area; and
- Generate positive fiscal impacts for the City through development within the Plan Area.

WHEREAS, Landowners have requested amendments to the Suncreek Specific Plan; and

WHEREAS, the proposed amendments to the Suncreek Specific Plan (Amended Suncreek Specific Plan) includes adoption of the South Sacramento Habitat Conservation Plan, updated technical studies that revised the land use maps as detention basins have decreased in number and may have increased in size and shifted land use designations, and land use acres and densities have been transferred between neighborhood areas. However, the overall unit count has decreased by 200 units. In addition, the amendments include revisions to reflect current City standards and requirements as well as a comprehensive update to the Specific Plan to reflect changing conditions including market demand; and

WHEREAS, the Amended Suncreek Specific Plan adopted by this Ordinance (attached hereto as Exhibit A), complies with the requirements of California Government Code sections 65451 and 65454 and its adoption complies with Government Code section 65453; and

WHEREAS, in compliance with the California Environmental Quality Act ("CEQA"), on November 18, 2013 the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. The proposed project would make some minor changes to the Suncreek Specific Plan. However, the project area is the same as that analyzed in the EIR and is consistent with the land uses analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. There is nothing peculiar to the project, as amended, or to the project site that would result in impacts not addressed in the previous EIR. Potential impacts of the project can be substantially mitigated by the imposition of uniformly applied development policies or standards, including, but not limited to, General Plan policies, the City's zoning code, and mitigation measures identified in the EIR. For these reasons, pursuant to CEQA Guidelines Section 15183, no further environmental analysis is required; and

WHEREAS, on August 17, 2020 and September 21, 2020, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings.

A. Finding: The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument

Evidence: In accordance with Government Code section 65454, the City Council finds that the proposed Amended Sun Creek Specific Plan is consistent with the City's General Plan. There are no amendments to the development agreements or other implementation instrument. The Amended Sun Creek Specific Plan is consistent with the General Plan as described in the original findings for the Sun Creek Specific Plan, which remain relevant to the Amended Sun Creek Specific Plan as follows:

i. The Amended Sun Creek Specific Plan is consistent with the desired land use patterns (neighborhoods, villages, and districts) and corresponding development parameters in the General Plan Land Use Element. Specifically, the land use types, distribution, densities and intensities of the Amended Sun Creek Specific Plan are consistent with the Sun Creek/Preserve Planning Area (Figure LU-28), corresponding text description, and assumed development potential (Table LU-5) outlined in the General Plan.

ii. The Amended Sun Creek Specific Plan includes a land use plan and use and development standards, as well as guidelines for subsequent Project design consistent with the goals of the General Plan Urban Design Element. Specifically, the location and design concepts for the village, village centers, and regional town center within Sun Creek are in keeping with the building block concepts outlined in the General Plan's Urban Design Element (Goal UD-1 and corresponding policies and actions). Additionally, design guidelines establish unique project identity with context-sensitive design provisions envisioned in Goals UD-3 and UD-4.

iii. The Amended Sun Creek Specific Plan includes land use designations for two village centers and one regional town center. This plan implements General Plan Economic Development Element Goals ED-1 and ED-2 in terms of diversifying the local economy and providing new local and regional retail opportunities.

iv. The Amended Sun Creek Land Use Plan (Figure 3-2) includes a wide range of residential land use designations including single-family residential, medium density residential and high density residential, as well as opportunities for high density housing in select mixed-use center locations. Residential land use designations (allowing between 2 and 40 units/acre) are distributed throughout the Project site with high density housing located in close proximity to schools, parks, jobs and employment. The mix and distribution of housing are consistent with the General Plan Housing Element Goals H-1 and H-4 in terms of balancing employment and housing and encouraging housing opportunities by the implementation of an Affordable Housing Plan for each property owner within the Project area.

v. The Amended Sun Creek Circulation Plan (Figure 4-2) is consistent with the General Plan Circulation Plan (Figure C-1) and establishes a roadway system for local Project traffic and improved community circulation. It is also consistent with the regional transportation system with the addition of two major north-south roadways (Rancho Cordova Parkway and Americanos Boulevard), as well as improvements to the east-west connectivity. The Amended Sun Creek Circulation Plan (Figure 4-2) is consistent with the General Plan Bikeway and Trails Plan (Figure C-2) as well as the City's current Bikeway Master Plan. Section I.4 of the Amended Sun Creek Specific Plan identifies planned street improvements for major roadways and trails and establishes standards and principles for subsequent review of local streets and trail connections in keeping with the General Plan Circulation Element Goals C-1 and C-2 for multi-

modal facilities and connectivity.

vi. The Amended Suncreek Land Use Plan (Figure 3-2) designates approximately 70 acres for parks and open space, which excludes storm water detention and private recreation areas. Project wetland preserve include 199 acres with 54.6 acres to include drainage parkways/basins, landscape corridors, buffers, and greenbelts. Planned open space, parks, and trails for Suncreek are consistent with General Plan Open Space, Parks, and Trails Element Goals OSPT-1, OSPT-2, and OSPT-3 in establishing a premier system of public parks, establishing connected and diverse open space systems, and maximizing opportunities for pedestrians and cyclists.

vii. Suncreek Circulation and Infrastructure Plans of the Amended Suncreek Specific Plan identify necessary infrastructure, utilities, and services for the Project consistent with the goals and policies outlined in the General Plan Infrastructure, Services, and Finance Element. The Amended Suncreek Specific Plan, Section I.8 Infrastructure and Public Services and I.9 Implementation identifies the requirements for guiding principles regarding infrastructure funding and phasing to ensure consistency with the General Plan.

viii. The Environmental Impact Report/Environmental Impact Statement for the Suncreek Project identifies all known and protected resources within the Project area. Required protection and mitigation measures have been incorporated into the Amended Suncreek Specific Plan (Figure 3-2) and as described in Section I.6 (Natural Resources). The Amended Suncreek Project is consistent with the General Plan Natural Resources Element Goals NR-1, NR-2, and NR-3 regarding protection and preservation of wildlife, plant habitats, wetlands and creek corridors.

ix. The Amended Suncreek Specific Plan includes drainage improvements consistent with General Plan Safety Element Goal S-2 (and corresponding policies and actions) to reduce the possibility of a flooding or drainage issue causing damage to urban land uses. Finally, the Amended Suncreek Development Regulations (Volume II) incorporate best practices from the Crime Prevention Through Environmental Design standards to ensure consistency with Safety Element Goal 7 regarding design of neighborhoods and buildings to maximize safety/security and minimize crime.

x. The Amended Suncreek Land Use Plan (Figure 3-2) incorporates desired development patterns for a balanced mix of uses that incorporate housing, jobs, and services in close proximity connected by roadways and trails to reduce vehicular travel and maximize opportunities for walking and biking. The amended land use plan and corresponding circulation exhibits are consistent with the General Plan Air Quality Element Goals AQ-2 and AQ-3 regarding land use patterns and densities, as well as circulation systems to reduce vehicle trips and air quality impacts.

xi. The Amended Suncreek Specific Plan includes residential setbacks and in some cases sound walls to mitigate noise impacts from heavily traveled roadways. This land plan and provisions in the Amended Suncreek Development Regulations (Volume II) are consistent with the General Plan Noise Element Goal N-1 to ensure that new development is free of noise disturbances.

B. Finding: The proposed Specific Plan will not adversely affect surrounding properties.

Evidence: The Amended Suncreek Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or will it adversely affect surrounding properties. The Amended Specific Plan is expected to result in an improved jobs/housing ratio

than what currently exists and includes the designation of public uses including public schools, parks and other public or quasi-public uses. The Amended Specific Plan integrates sustainable development practices at each level of community planning and implementation. It includes a variety of retail opportunities for the planned community and the surrounding areas of the City and Sacramento County as well as a variety of residential densities resulting in a range of housing opportunities for a range of income levels. The amended plan includes protection of natural preserve areas which protects the surrounding area.

C. CEQA Compliance. In compliance with the requirements of the California Environmental Quality Act ("CEQA"), the City prepared an Environmental Impact Statement and an Environmental Impact Report for the Sun creek Specific Plan ("EIR"). On November 18, 2013, the City Council adopted Resolution No. 127-2013 certifying the EIR and adopting environmental findings, a statement of overriding consideration and a mitigation monitoring and reporting program for the Sun creek Specific Plan Project approvals. Resolution No. 127-2013 is incorporated herein by reference.

Section 3: Adoption of the amended Sun creek Specific Plan.

The City Council hereby adopts the Amended Sun creek Specific Plan, attached as Exhibit 1A.

Section 4: Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance enforced.

Section 5: Publication and 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 adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of October, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk



SUNCREEK SPECIFIC PLAN

APPROVED
VOLUME I
AND
VOLUME II



December 2, 2013
(Amended August 2020)

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I.1. INTRODUCTION

The SunCreek Specific Plan is the handbook for development of approximately 1,264 acres located in the south area of the City of Rancho Cordova ("City").

1.1 PROJECT PURPOSE AND OBJECTIVES

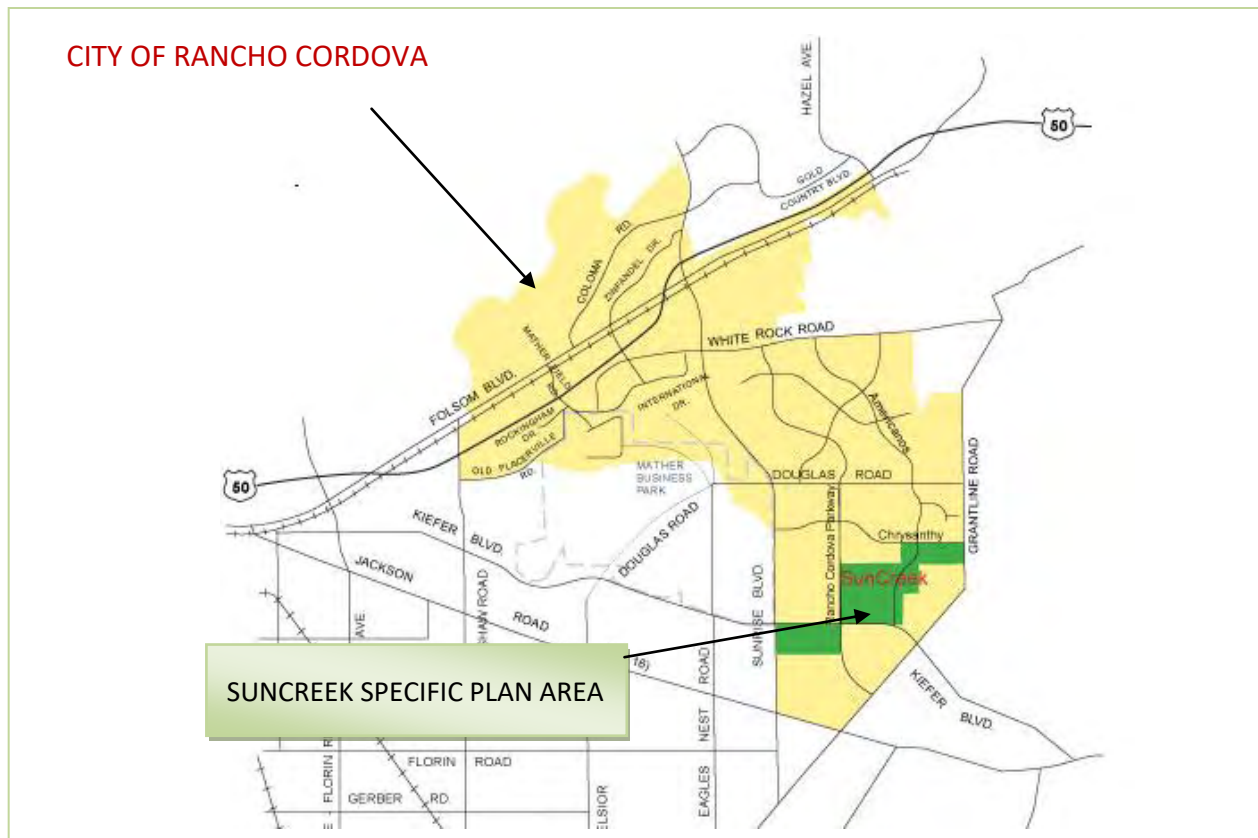
The project purpose is to create a cluster of walkable residential villages and a major civic and recreation core comprised of a community park, schools, and major open space. The residential neighborhoods will create a distinctive district for the city and house a work force to enhance the jobs housing balance in the city, the second largest employment center in the Sacramento region.

The SunCreek Specific Plan ("SCSP" or the Plan Area) is a mixed-use development that includes a network of interconnected, large open spaces linked by a pedestrian and bike trail system. A major open space corridor that runs through the project serves as the primary signature feature and provides a backbone structure for the neighborhoods, local bike/pedestrian network, and the citywide trail system.

The key objectives of the SunCreek Specific Plan include the following:

- Implement the City of Rancho Cordova's General Plan, the Sacramento Area Council of Governments (SACOG) Blueprint and Smart Growth Principles.

Figure 1-1 Local Area Map



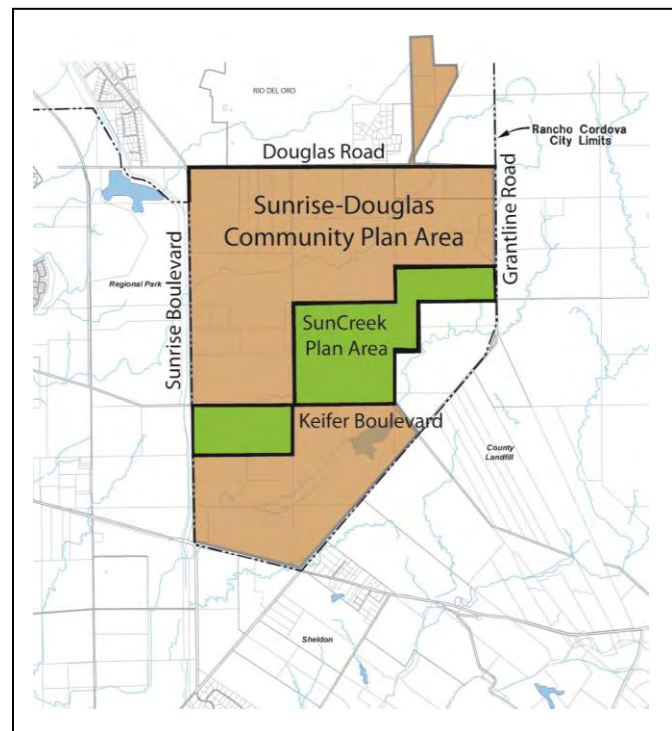
INTRODUCTION AND PLAN OVERVIEW

- Provide mixed density residential housing development.
- Provide a community serving retail and employment center along Grantline Road.
- Develop neighborhoods connected by a significant open space and recreational parkway.
- Provide neighborhood serving retail areas.
- Provide additional housing to balance the high employment concentrations in and around the City of Rancho Cordova.
- Provide a mix of housing types to diversify the City of Rancho Cordova's housing stock.
- Provide transportation facilities within the project area consistent with the City of Rancho Cordova's Circulation Plan.
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, (as shown in Figure 1-2), and two neighborhood elementary schools.
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries.
- Set aside wetland resources for the conservation of wetlands within the Community Plan area.
- Generate positive fiscal impacts for the City through development within the Plan Area.

in districts, villages, and neighborhoods and provides a conceptual land use plan for each of the undeveloped areas of the City. Detailed planning efforts, such as the SunCreek Specific Plan, implement that vision. The SunCreek Specific Plan is consistent with the policies established in the General Plan as described in Chapter 2 Community Vision, Section 2.2 Organizing Principles.

The General Plan Map identifies the SunCreek Specific Plan within the SunCreek Planning Area as shown in Figure 1-2.

Figure 1-2 SunCreek Identified in the City General Plan



1.2 RELATIONSHIP TO THE GENERAL PLAN

The Rancho Cordova General Plan establishes a definitive structure for organizing the community

INTRODUCTION AND PLAN OVERVIEW

1.3 ORGANIZATION AND USE OF THIS SPECIFIC PLAN

The SunCreek Specific Plan is organized in two distinct volumes that are bound together to provide the user with the overall intent as well as the specific development standards required to implement the project. Volume I provides the conceptual look and feel, vision, and context for the plan. It provides the description of the plan and the overall policies and guiding principles that set the stage for the more detailed standards in Volume II. Volume II establishes the unique Development Regulations by which to review future projects in concert with the City zoning code.

The chapters in Volume I include:

1. Introduction
2. Project Vision
3. Land Use
4. Circulation
5. Community Character
6. Natural Resources
7. Parks and Open Space
8. Infrastructure and Public Services
9. Implementation

Applicants should refer to Volume I for the intent and comprehensive vision of the plan.

Volume II: Development Regulations, provides the detailed standards and procedures for development of all land uses and common areas. The City will apply these procedures and standards in the entitlement process for all development in the plan.

1.3.1. Relationship to the Rancho Cordova Municipal Code

Volume II: Development Regulations incorporates by reference several chapters of the Rancho

Cordova Municipal Code (RCMC), Article 23, and Zoning. In general, Article 23, Zoning regulations and standards guide the development of the SunCreek Specific Plan, however, specific development standards that may differ from, or augment, the zoning ordinance are included in Volume II to fit the vision and conditions of the SunCreek Specific Plan.

Applicants are directed to apply the Municipal Code zoning requirements unless specifically modified in this Specific Plan.

1.4 AUTHORITY AND APPLICATION OF THE SUNCREEK SPECIFIC PLAN

The City of Rancho Cordova approves, and will administer, the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. The City of Rancho Cordova Municipal Code and SCSP Chapter 9 Implementation establish the procedures for adoption and administration of this Specific Plan.

1.4.1. Other Required Documents

The following documents are required to accompany this Specific Plan:

- A certified Environmental Impact Report (EIR),
- An approved Financing Plan,
- An approved Affordable Housing Plan (AHP), and
- Each owner shall enter into a Development Agreement (DA) approved by the city prior to granting entitlements. The DA shall set forth specific rights and obligations for the city and the owner as a condition of the issuance of entitlements.

INTRODUCTION AND PLAN OVERVIEW

1.4.2. Consistency with the Specific Plan

Subsequent projects within the Plan Area including Tentative Parcel/Subdivision Maps, Conditional Use Permits, Minor Discretionary Permits, and Minor Administrative Approvals shall be consistent with the City of Rancho Cordova General Plan, the City of Rancho Cordova Municipal Code, and Chapter 9 Implementation, in this Specific Plan.

1.5 ENVIRONMENTAL REVIEW

The SunCreek Specific Plan Environmental Impact Statement and Environmental Impact Report (EIS/EIR) examines the potential environmental impacts of the proposed plan and identifies changes in the environment that would result from implementation of the plan. The EIS/EIR examines all elements of the project including planning, construction, and operation.

The EIS/EIR identifies mitigation measures as appropriate to reduce significant impacts, and incorporates a Mitigation Monitoring Plan. The Mitigation Monitoring Plan ensures implementation of the mitigation measures identified in the EIS/EIR.

All development projects pursuant to this Specific Plan shall comply with the California Environmental Quality Act (CEQA). If the City determines that a subsequent project is consistent with the Specific Plan and within the scope of the EIS/EIR, no further environmental review may be necessary. If it is determined that a development application is inconsistent with the Specific Plan and/or subsequent evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, the City shall make a determination as to the appropriate subsequent environmental document.

1.6 PROJECT SETTING AND CONTEXT**1.6.1. Project Site Conditions**

Sunrise Boulevard bounds the Plan Area on the west and Grantline Road bounds it on the east. The future extension of Chrysanthy Boulevard will form the north boundary of the eastern most portion of the plan, and Kiefer Boulevard runs east to west through the Plan Area.

The Plan Area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the Plan Area.

Terrain and Primary Drainage Corridors

The upper reach of a tributary to Laguna Creek transects the Plan Area in a northeast to southwest direction.

The terrain is slightly rolling alluvial terraces. Elevation on the site ranges from 129 to 180 feet above sea level. The ground slopes generally to the west and the south, and several intermittent natural and manufactured channels drain the property. The greatest surface relief occurs in the major drainage way of the Laguna Creek tributary.

Vegetation

The Plan Area includes annual grasslands interspersed with seasonal wetlands along drainages typical of this portion of the City of Rancho Cordova. The dominant vegetation species include mostly non-native annual grasses. Native tree species are limited to a few willows and cottonwoods associated with created ponds and drainages. A small blue oak grove is located near the west edge of the Plan Area south of Kiefer Boulevard, just east of Sunrise Boulevard.

Habitat Conservation Plan

The Plan Area is within the South Sacramento Habitat Conservation Plan discussed in Section 6.3.1 of this specific plan.

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Typical view of existing site conditions in early winter.

Wetland Preservation Area

Wetland resources include seasonal swales, intermittent drainages, and vernal pools. The primary concentrations of seasonal wetland conditions are located along the major drainage corridor and will be set aside as permanent open space. Development within these open space preserves is prohibited. Chapter I.6, Natural Resources describes the regulations for the protection of resources. The location and size of the open space significantly constrains the local circulation routes and the shape of neighborhoods.

Major Public Facilities

A major electric utility transmission facility traverses a small portion of the Plan Area diagonally from the southwest to northeast beginning near the corner of Sunrise Boulevard and Kiefer Boulevard. The power line corridor also transects a portion of the Plan Area near Rancho Cordova Parkway approximately one mile north of Kiefer Boulevard. The facility is a visual factor, but does not affect planned land use.

The most significant public facility that influences the land use is the planned high school and middle school and the community park complex. These facilities are located near the center of the Plan Area approximately mid-way between Rancho Cordova Parkway and Americanos Boulevard. The

combination of land uses creates a large block that requires major circulation access, but prohibits through streets that would provide multiple routes in the core of the Plan Area.

Adjacent Uses

Single-family residential neighborhoods are the primary land uses existing and planned in adjacent project areas along the north, west, and south edges of the Plan Area with commercial development planned along the east side of the project.

These include the proposed "The Ranch " project located between Rancho Cordova Parkway and Americanos Boulevard; Anatolia III to the west of Rancho Cordova Parkway and SunRidge Specific Plan to the north.

Road connections to the southern future growth area include the extension of Rancho Cordova Parkway and Americanos Boulevard and local streets on the west side of Rancho Cordova Parkway.

The approved Cordova Hills Plan, including the site for a University/College Campus Center, is located in the unincorporated area to the east of Grantline Road.

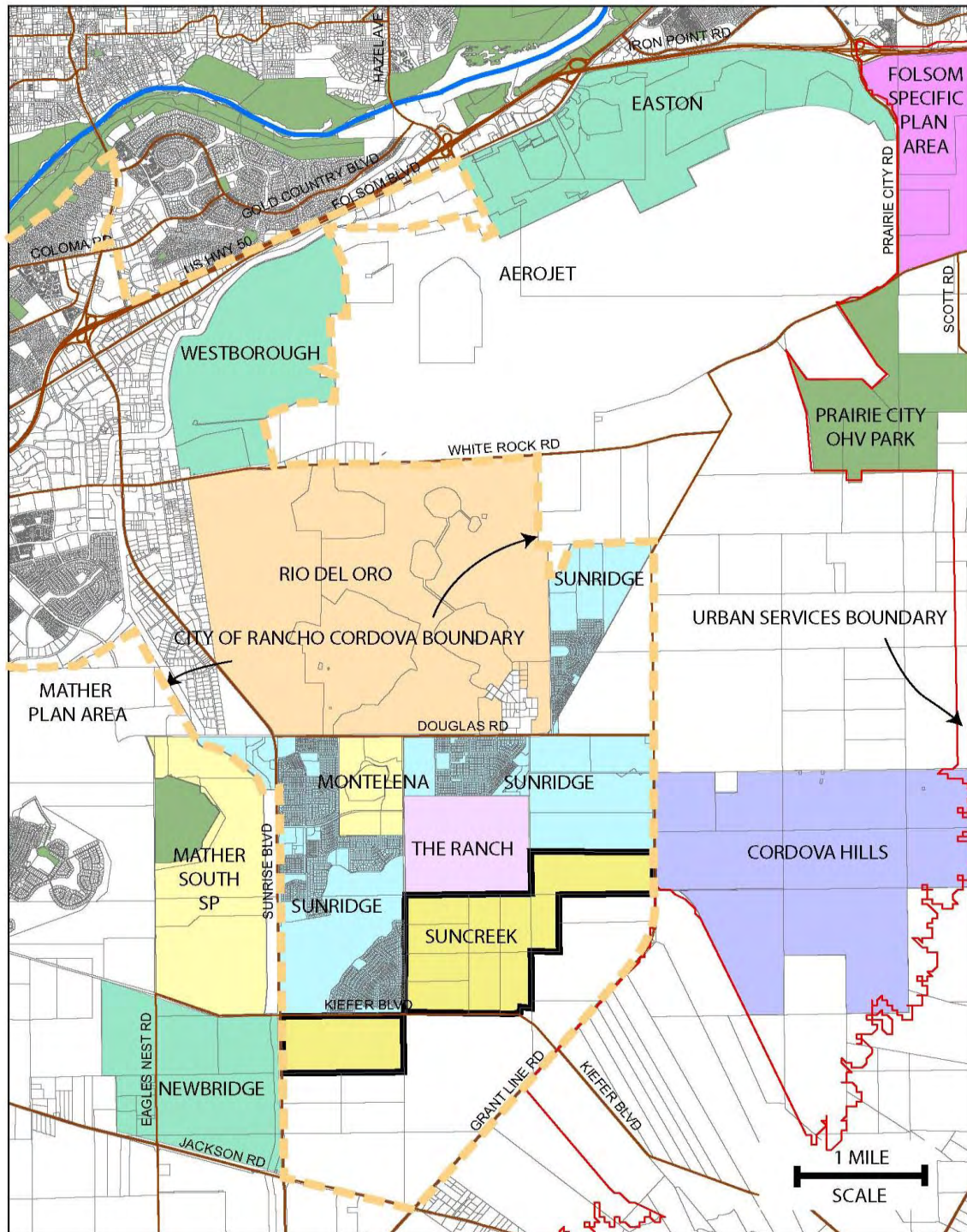
These development projects include a mix of housing types, schools, parks, and commercial uses. The existing and planned streets in these plans establish the locations where the SunCreek circulation plan will connect to the surrounding community.

A permanent wetland preserve is located in the Anatolia plan area. This wetland open space abuts the Plan Area along Kiefer Boulevard to Rancho Cordova Parkway.

The Sacramento County Regional Landfill is located to southeast of the Plan Area. An undeveloped buffer area on the north side of Grantline Road acquired by Sacramento County separates the Plan Area from the landfill site.

INTRODUCTION AND PLAN OVERVIEW

Figure 1-3 Planned Uses Adjacent to Project Site



I.2. COMMUNITY VISION

2.1 PURPOSE

The community vision describes the key features of the SCSP that establish the theme and tone for the built community. The vision does not establish specific standards for development, but in describing the key features, the vision conveys the intent of the detailed standards that follow. This chapter provides two primary sub-sections. First, the chapter describes the source of inspiration for the essential principles of this plan. Second, the chapter lays out the features that will distinguish this community.

2.2 ORGANIZING PRINCIPLES

The SunCreek Land Use Plan applies three conceptual frameworks for organizing land use and establishing a vision for the built community. These include:

- the General Plan Smart Growth Principles,
- the General Plan "Building Blocks" Concept, and
- the form based concept plan developed in the SunCreek charrette described in this chapter.

The SunCreek Land Use plan integrates the essential concepts of these three conceptual frameworks, but allows flexible design responses to local site constraints such as the major resource preservation areas, the major streets, and adjacent land uses.

2.2.1. Smart Growth Guiding Principles

The seven Smart Growth principles established in the Rancho Cordova General Plan guide the SCSP.

- Protection/Integration of Natural Resources with Urban Land Uses
- Transportation Choices
- Housing Choices
- Integrated (Mixed) Land Uses
- Compact Urban Development
- Walkable Neighborhoods
- Quality Design/Sense of Place

These guiding principles guide the key features in the plan.

2.2.2. General Plan "Building Blocks" Concept

The SCSP applies the General Plan fundamental concept of "building blocks" that define the physical form of Rancho Cordova. The building blocks are "neighborhoods", "villages" and "districts".

The different land uses, scale, and intensity of development characterize each building block component. The building blocks aggregate to form larger components of the city.

Neighborhoods aggregate to form villages, and villages aggregate to form districts. Districts aggregate to form the city.

The SunCreek Plan Area will develop components of this community organizing system.

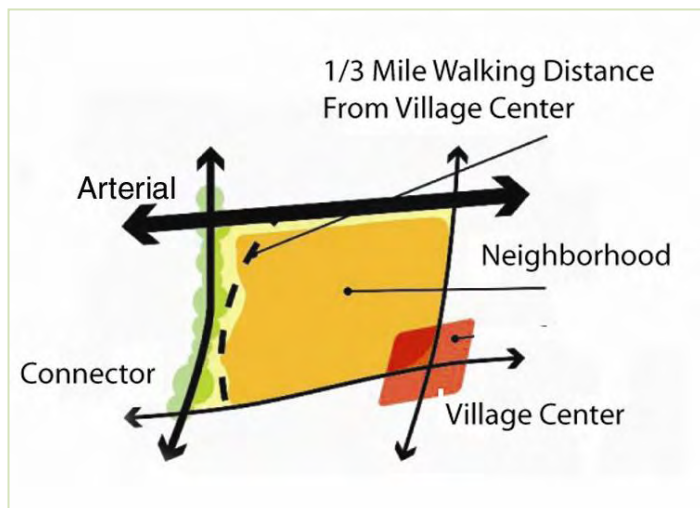
Neighborhoods

Neighborhoods conceptually illustrated in Figure 2-3 are predominantly residential comprised primarily of single-family homes (attached and detached), but may also include smaller multi-family units. The following key features of a neighborhood found in the Specific Plan are

COMMUNITY VISION

consistent with the General Plan neighborhood concept.

Figure 2-1 Schematic Diagram of Neighborhood and Village Form



- Neighborhoods include a range of housing types along pedestrian-friendly streets designed for slower speeds. While the average density is approximately six units per acre, diversity in housing choices is critical to the success of neighborhoods (e.g., range of lot and home sizes, diversity in housing products/costs).
- Each neighborhood includes a neighborhood center that is a place for neighbors to gather (e.g., school, park, community center, coffee shop).
- Neighborhoods are compact and walkable in design, scaled at approximately 1/4 to 1/3 mile in radius, and an average size of about 200 acres. The residential population of the neighborhood building block is approximately 4,000 people. The small scale of neighborhoods allows residents to walk almost anywhere in the neighborhood in about 10 to 15 minutes.

- Modified grid/curvilinear street system with short blocks for ease of mobility are the framework for the neighborhood. Major streets do not bisect neighborhoods. However, neighborhood streets do establish a hierarchy through design that helps residents and visitors understand where they are in any given neighborhood.

Villages

A "Village" is a cluster of three to four neighborhoods, which generally encompasses about 750 acres in size. The Plan Area includes sufficient population to be a village, but the village form in this part of the city will incorporate the neighborhoods in the SCSP as well as neighborhoods in adjacent plan areas.

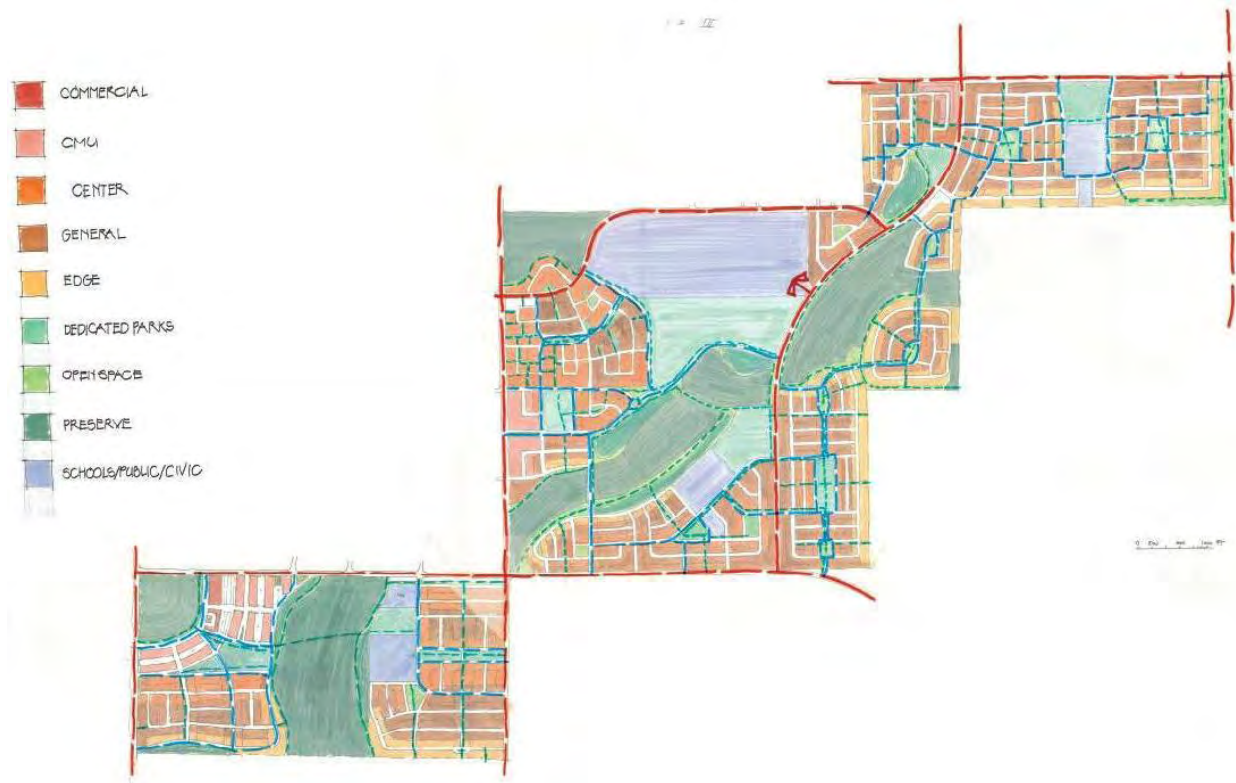
Districts

Districts can function as small, self-sufficient communities that may have unique characteristics, attributes, and Citywide or regional uses. Three or four villages comprise a district. The Plan Area is part of a district that encompasses all of the Sunrise-Douglas Community (refer to Figure 1-2).

2.2.3. The Charette Plan Vision

The "Charette", a planning exercise conducted by the City in March 2005, applied design principles that guide the SunCreek Land Use Plan. The purpose was to define a conceptual "form based" land plan that would meet or exceed the City's *Vision and Guiding Principles*. Figure 2-2 was the regulating plan produced in the charette process.

A primary center of activity is the focus of the urban uses. In a small area, such as a neighborhood, the center is a neighborhood school or park. In a larger area, the center could be a major mixed-use commercial and residential complex.

Figure 2-2 Land Plan Concept Produced by the SunCreek Charette (March 2005)

2.3 COMMUNITY VISION PRINCIPLES

The following principles embody the vision for the SunCreek community. These principles are an aggregation of fundamental, time-tested planning principles, the policies in the Rancho Cordova General Plan and the three sources of organizing principles cited in this chapter.

2.3.1. Compact Urban Development

The SunCreek Specific Plan emphasizes the livability of neighborhoods. Design for pedestrian friendly streets, ease of pedestrian access to the schools, parks, and commercial mixed-use centers and the form of compact neighborhoods express this emphasis.

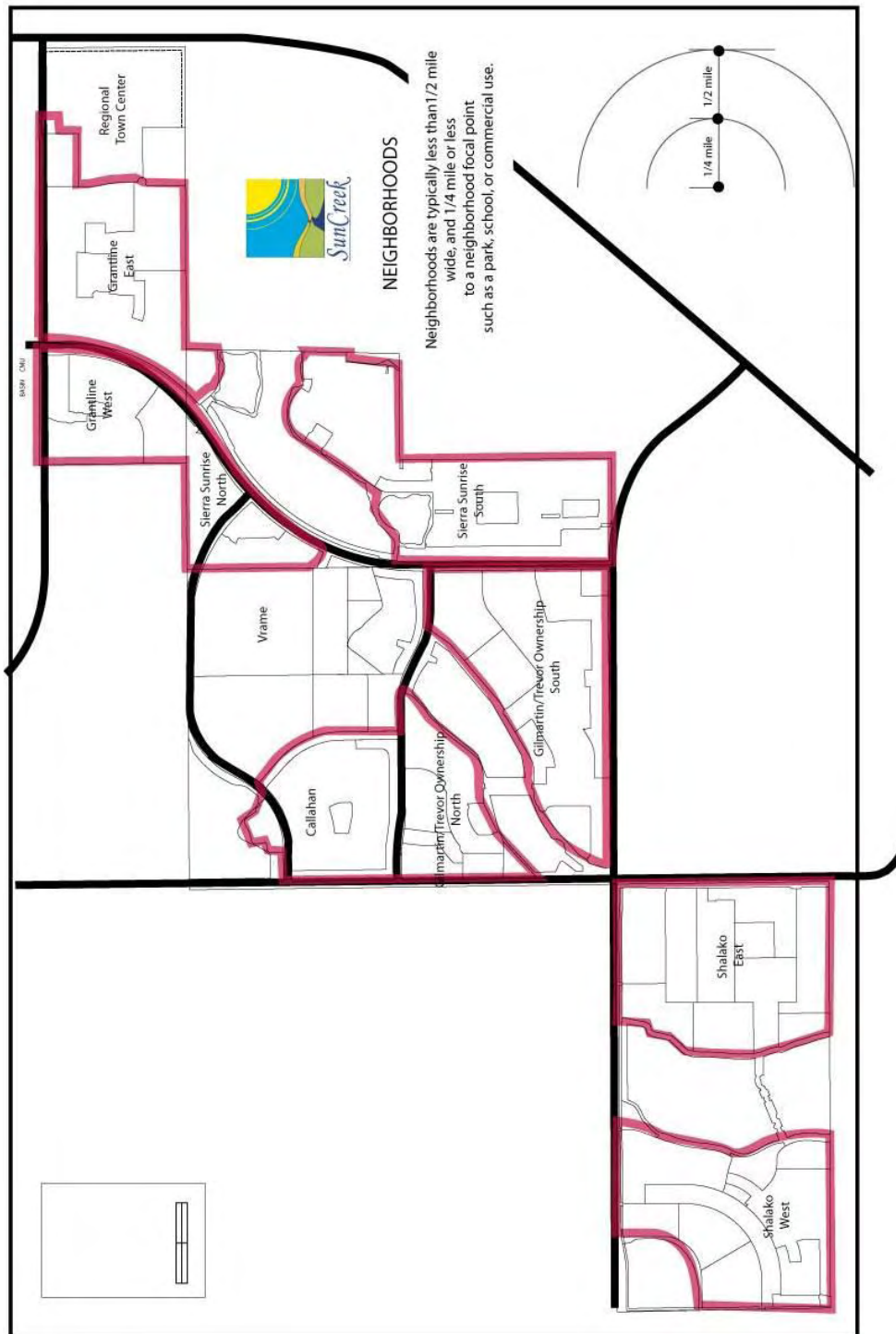
In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles,) the SunCreek residential

neighborhoods are pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

Figure 2-3 Neighborhoods illustrates the neighborhoods in the Plan Area. The neighborhoods exhibit the following general characteristics unless constrained by the major street system or other significant design factor.

The permanent open space and major streets naturally define small, compact neighborhoods and sub-areas. Each of the neighborhoods is approximately 1/2 mile wide as illustrated in Figure 2-3. This supports the objective of locating central uses, such as parks, schools and commercial areas within a short walk of most residences as illustrated in Figures 2-4, 2-5 and 2-6.

Figure 2-3 SunCreek Neighborhoods



1" = 1,000' printed at 11x17



1" = 1000' projected at 11x17

Figure 2-4 Access to Parks and Open Space



Figure 2-5 Access to Schools

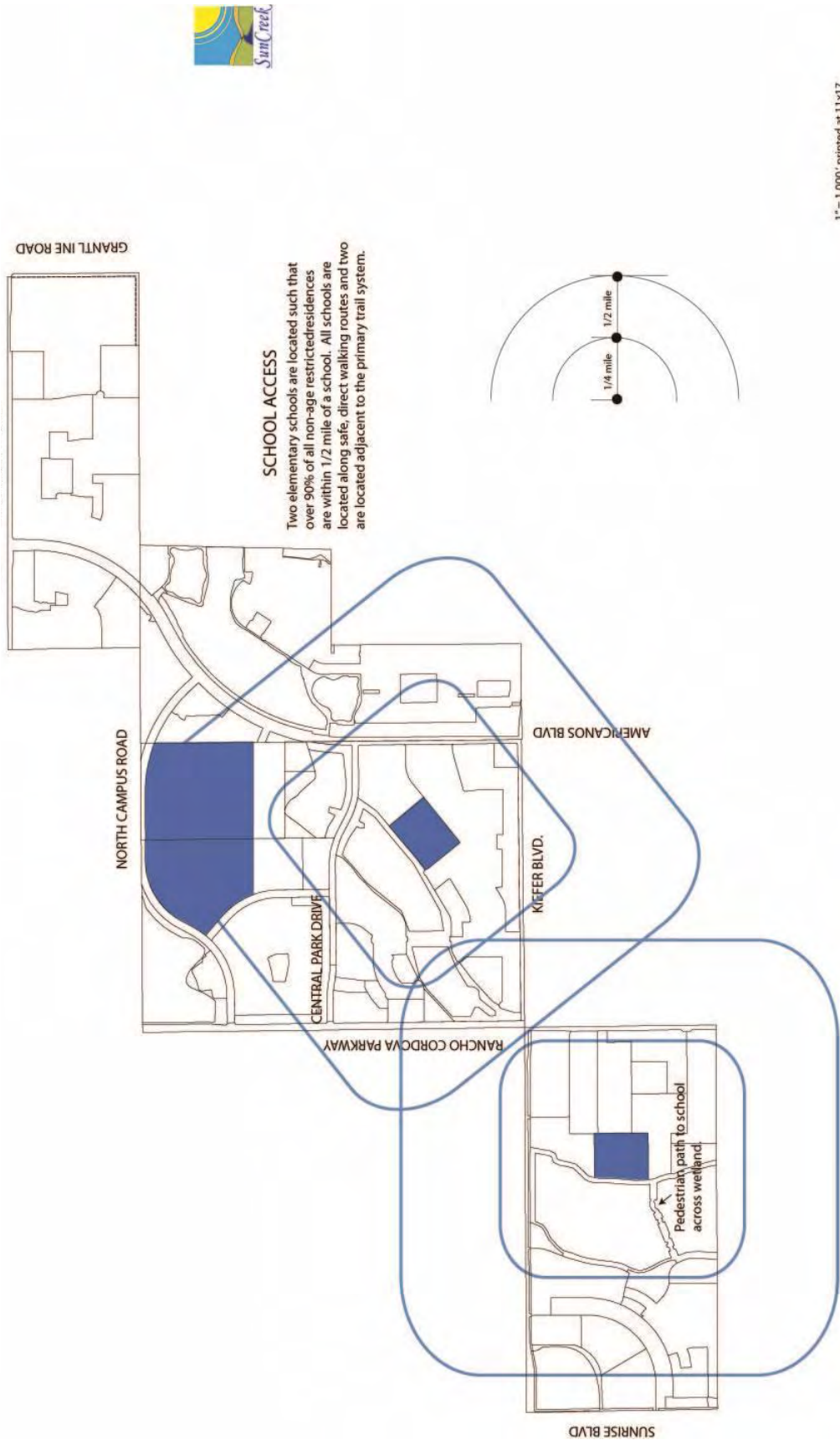
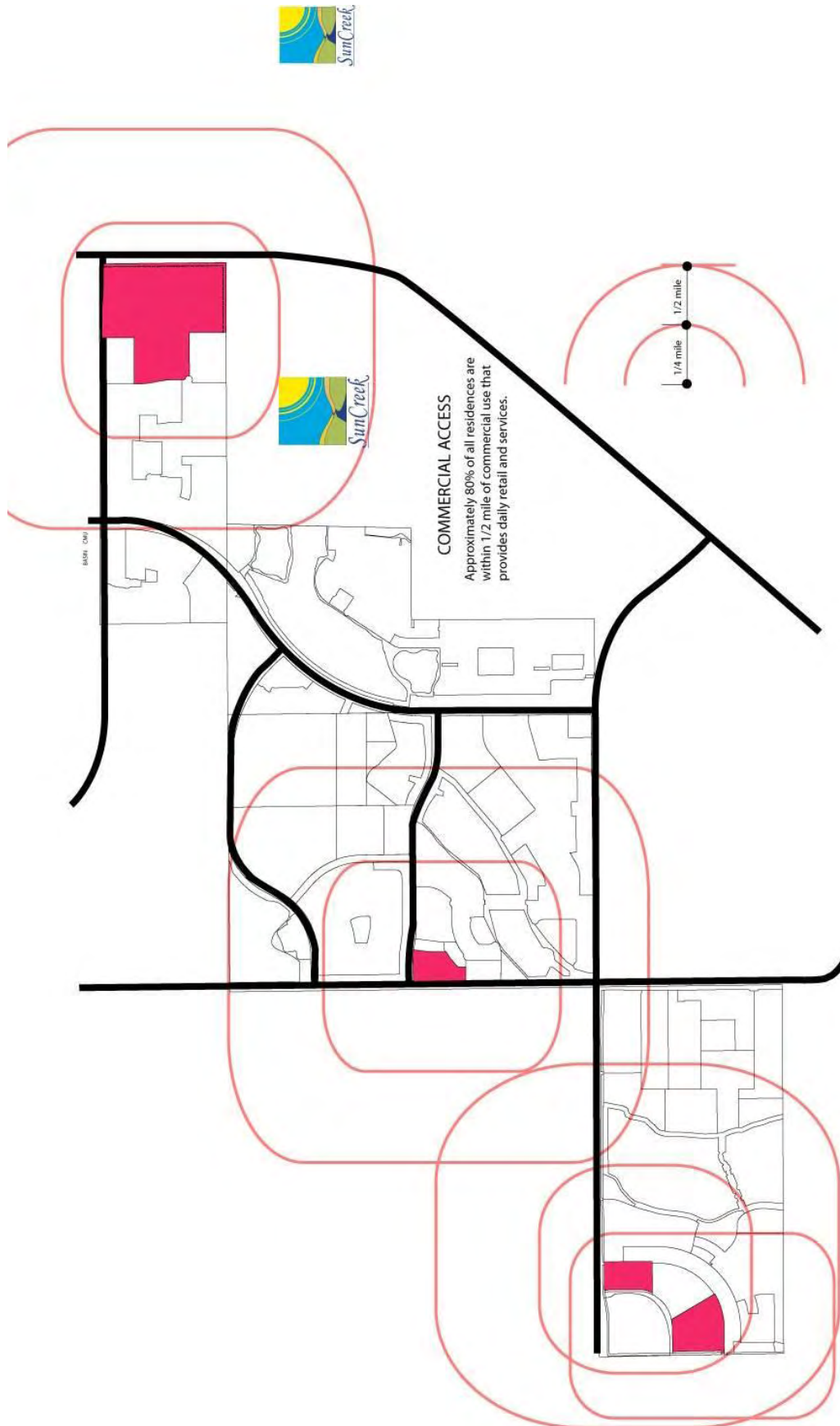


Figure 2-6 Access to Commercial and Service Centers



1" = 1,000' printed at 11x17

COMMUNITY VISION

Open space or natural features, or landscaped corridors along a major street define the edges of each neighborhood.

Each neighborhood includes an elementary school, neighborhood park, and/or a mixed-use commercial area as a distinct neighborhood center within a reasonable walking distance of the homes, approximately one-half mile.

Residences are oriented with “eyes on” the neighborhood parks and open space corridors. The neighborhood parks have frontage on at least two single-loaded streets to provide for visibility and ready access.

Major streets are designed to minimize any need for sound walls.

2.3.2. Protection/Integration of Natural Resources with Urban Land Uses

Very large central open spaces that encompass substantial wetland preserves, water quality features, trails, parks and schools are the core of the SCSP. The SunCreek preserve implements species conservation by protecting vernal pool complexes, other wetlands, and the riparian habitats along the Laguna Creek tributary.

This open space core is the hub and dominant feature of the community. It helps define and separate individual neighborhoods while connecting them physically and visually through the multi-purpose trail system with unobstructed views. A major bicycle/pedestrian pathway, designated as the “SunCreek Parkway” will follow the main route of this large, central open space. The open space is near many neighborhood streets and major roads, which gives the entire plan an extraordinarily open feel despite its compact walkable neighborhoods.

The extensive trail system extends throughout the Plan Area and into adjacent neighborhoods. It provides views to the natural resource preserve. Compatible land uses, such as parks, trails,

detention basins, and infrastructure are located next to the preserve area.



Typical open space view in SunCreek Plan Area

2.3.3. Natural Drainages

The natural drainage ways that will remain in permanent open space are notable in the existing landform. These natural drainages will be accessible to the public along the edges that are outside of the wetland preserve areas. The extensive open space will be a visual landmark for the entire Plan Area. Moreover, open space edges landscaped with natural vegetation species will provide an attractive visual delineation to the open space and the surrounding neighborhoods.

2.3.4. Transportation Choices

The SCSP will accommodate various transit services including buses, trolleys, and shuttles. Land use and transportation planning are coordinated. A network of off-street trails will connect residential, commercial, office, community/civic and open space areas of the City.

2.3.5. Walkable Neighborhoods

The Rancho Cordova General Plan envisions a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSP provides a safe and convenient network of bike paths and lanes that connect residential, commercial, transit stops, and recreational destinations.

ITEM 13.4.

COMMUNITY VISION

The SunCreek Plan promotes walkable neighborhoods where residents can easily walk from their homes to schools, parks, jobs, and shopping areas. Streets are pedestrian-friendly spaces with living spaces facing the street. Pedestrian crossings at key locations with landscape enhancements encourage slower speeds on neighborhood streets.



Example of a pedestrian walkway along collector and arterial streets.

The network includes a wide range of bike and pedestrian paths ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, informal bike paths along the edge of open space areas, and the SunCreek Parkway. A major recreation trail extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Neighborhoods facilitate pedestrian and bicycle use by providing reasonably direct routes to homes, shopping, schools, parks, and jobs. The routing of the collector streets in each neighborhood provides an inter-connected route that residents can use for recreational walks or biking.

The SunCreek Parkway is the major pedestrian corridor that links off street trails and enhanced

street sidewalks that connect neighborhoods to parks, open space, and natural resource areas.



Example of a pedestrian trail adjacent to wetland preserve area.

2.3.6. Housing Choices

The SCSP provides a range of housing choices that will meet the needs of a variety of households and income levels. This includes a variety of housing types ranging from high-density apartments and mixed use residential to executive homes.

This diversity of housing contributes to a balance of jobs and housing in the City of Rancho Cordova and in the Highway 50 corridor.



Example of townhouse style housing planned along major streets.

ITEM 13.4.*COMMUNITY VISION***2.3.7. Integrated (Mixed) Land Uses**

The SCSP provides mixed use centers strategically located to implement the City's "building block" concept of neighborhoods served by centers in walking distance of residents. This provides horizontal integration of compatible uses. Local shopping and services will be conveniently located to provide for the daily needs of the neighborhood residents.



Example of public space in Village Centers.

2.3.8. Quality Design/Sense of Place

The Plan Area is large enough to be a distinct district on its own, and includes distinctive natural features.

The major drainage way is a connecting, unifying element and the terrain provides sites for prominent landmark structures. Moreover, the plan can "borrow" visual character from the surrounding permanent open space, as well as the open space within the Plan Area.

The SCSP will have a strong sense of community identity notable for the quality of the public places, parks, schools and commercial areas.

The neighborhood mixed use centers will include high quality public spaces that will contribute to the sense of place.



Example of streetscape monumentation.

The SunCreek Development Regulations in Volume II establish standards for streetscape, buildings, parks and public facilities that will contribute to the character of the community.



Example of neighborhood commercial use public space.

2.3.9. Distant Vistas

The distant vistas toward the Sierra Nevada Crystal Range to the east and Mount Diablo, and the Coast Range are a natural amenity for the Plan Area. Open corridors along the major east-west boulevards and along the Laguna Creek corridor will retain views to these features. Attention to

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these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor will add a notable design character to the plan.

2.3.10. Landmark Opportunities

The rolling terrain affords views within the Plan Area. Most notable are the high school/middle school campus, elementary school, neighborhood park, wetland preserve and the community park, which create a combined site of over 130 acres as a visual focal point of the plan. Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the wetland Preserve Area and the adjacent areas.

Central Park Drive connects the school/park complex to the Village Center site. The park/school site and the VC site serve as two activity centers or "nodes" linked by a pedestrian promenade/street. Central Park Drive therefore becomes one of the major pedestrian activity corridors in the plan.

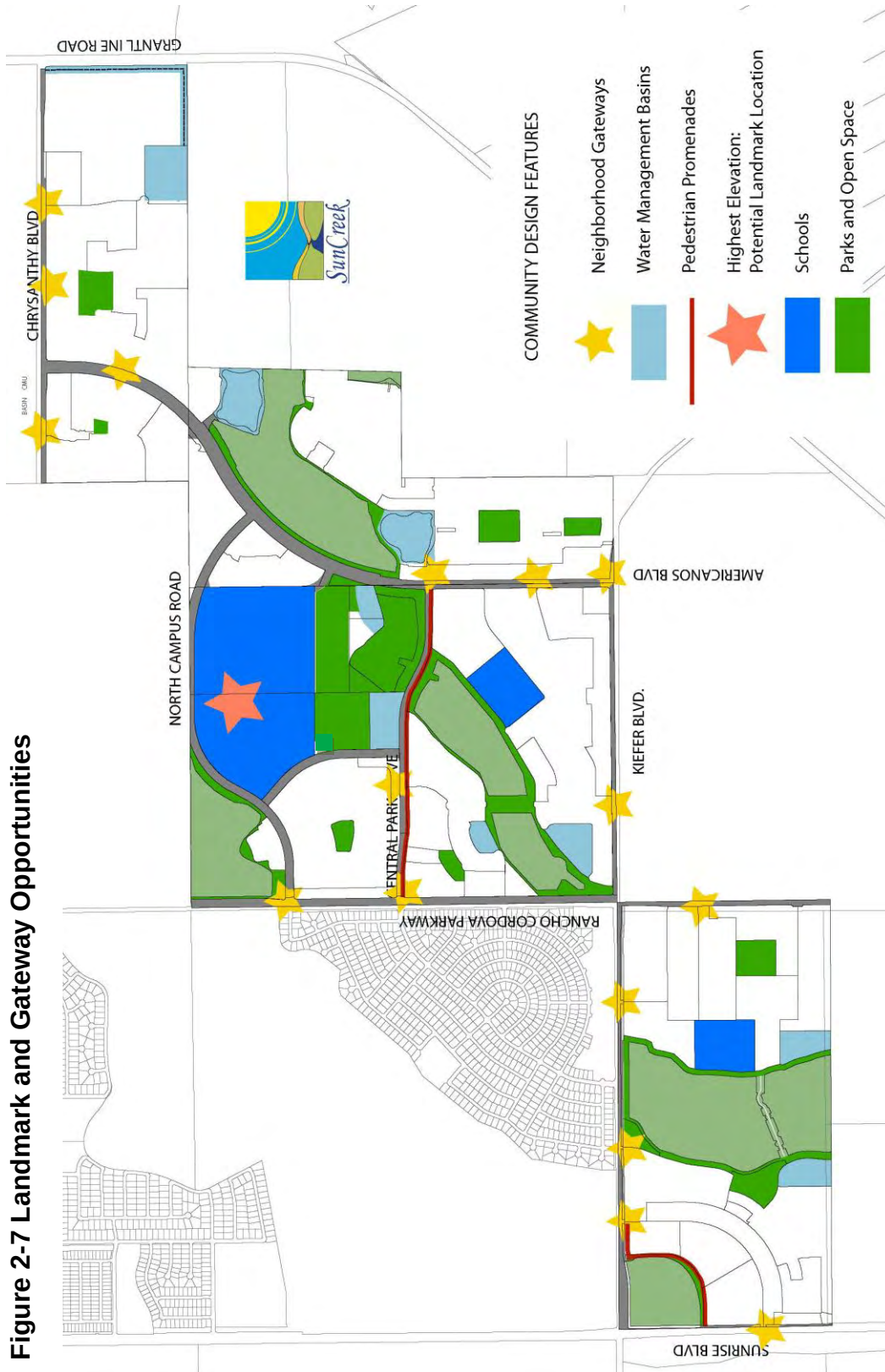
The school provides an opportunity to include a bell or clock tower or other dominant structure that can be located at the highest point in the project area. The open space to the north and the large community park to the south create a setting for an open vista in which a tall building element will stand out from the surrounding development.



Concept illustration of a clock tower at the high school.

Additional pedestrian activity corridors connect to each of the Village Center sites. Each site includes within their boundary or along the adjacent street a major pedestrian corridor that extends into the adjacent residential areas.

Figure 2-7 Landmark and Gateway Opportunities



I.3. LAND USE

3.1 PURPOSE

The Land Use Chapter describes the organization, location, and type of land uses in the SunCreek Plan Area. This Chapter establishes the land use categories and the general range of uses planned for each use.

Volume II: Development Regulations establishes the detailed development standards for the land use categories in this chapter.

3.1.1. Land Use Objectives

The land use objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Provide a diverse supply of housing types and densities to help house the City's workforce.
- Integrate residential and supporting land uses in a compact urban environment to improve livability and to reduce urban sprawl.
- Establish more livable and sustainable neighborhoods where residents can walk to commercial services and recreational amenities.
- Create convenient, economically viable retail shopping and commercial service opportunities so that residents are able to meet their shopping needs locally.
- Create community shopping and office employment opportunities.
- Preserve natural resources and integrate open space into urban development.

3.2 LAND USE REGULATION

The SunCreek Plan includes a mix of diverse housing opportunities, schools, parks, open space, and employment and commercial uses. The zone districts established in the Rancho Cordova Municipal Code (RCMC), Title 23-Zoning Code regulate land use in this Specific Plan. Chapter 2 includes the Community Vision Concept.

~~Therefore, the Specific Plan identifies land use classifications that correspond to General Plan Land Use Designations.~~

3.2.1. General Plan and Zoning Consistency

State planning law requires zoning districts to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zone districts. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations for use and development.

Figure 3-1 identifies the Specific Plan land uses. These are consistent with the General Plan designation "SunCreek Specific Plan".

Table 3-1 identifies the corresponding General Plan, Specific Plan, and Zoning Code designations used within the Specific Plan.

3.2.2. Relationship to the City Zoning Ordinance

The Rancho Cordova Municipal Code (RCMC) Article 23-Zoning Code, as amended from time to time, and incorporated herein by reference, shall regulate development in the Plan Area. Where the

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Article 23 zone district is silent, or specific design objectives identified in this Specific Plan require supplemental development standards, the regulations set forth in Volume II: Development Regulations shall apply.

- the special character of streets in relation to building location and character; and
- walkability of the plan.

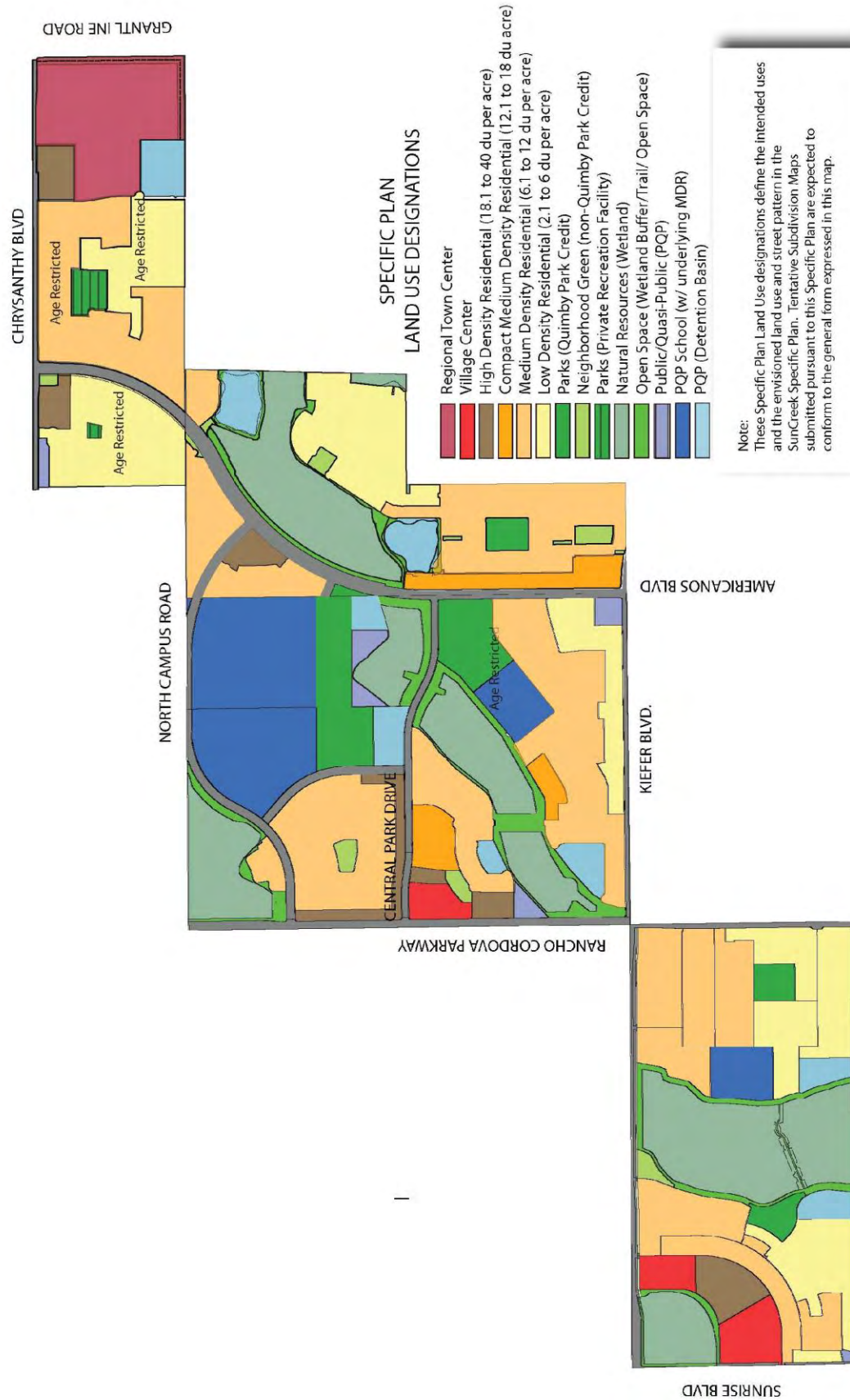
. In addition, Volume II of the SCSP provides supplemental development standards that address the customized form and character of development in SunCreek. Specifically the supplemental development regulations address:

Table 3-1 Land Use Designations

General Plan Land Use Designation		Specific Plan Land Use Category		RCMC Title 23 Zoning Designations
SunCreek Specific Plan	Public/Quasi-Public	Public/Quasi Public	(P/QP)	Community Services (CS)
		Detention Basins		
	Parks and Open Space, Natural Resources	Parks and Open Space	(POS)	Parks and Open Space (POS)
		Neighborhood Greens		
		Natural Resources	(NR)	Parks and Open Space (POS)
	Low Density Residential	Low Density Residential (2.1 to 6 du/acre)	(LDR)	RD-3, RD-4, RD-5, RD-6
	Medium Density Residential	Medium Density Residential 6.1 to 12 du/acre)	(MDR)	RD-7, RD-10, Medium Density Residential (MDR)
		Schools		
	Medium Density Residential	Compact Medium Density Residential 12.1 to 18 du/acre)	(CMDR)	RD-15, RD-20, Medium Density Residential (MDR)
Source: RCMC, Title 23-Zoning Code Table 23.301-1: Zoning Districts				

- the extensive urban/open space edges;
- the aggregation of higher intensity uses that form the core of neighborhoods and villages;
- the creation of special public activity spaces and landmarks;

Figure 3-1, Specific Plan Land Use Designations



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The Specific Plan identifies a sub-category of "Compact Medium Density Residential" to establish meaningful categories among the dwelling unit types and styles included in this plan.

Dwelling unit types in the density range of 12.1 to 18 dwelling units per acre are designated "Compact Medium Density Residential". Residential development in this designation will contribute to fulfilling the housing needs attributed to the City's adopted Housing Element.

Figure 3-2, Specific Plan Illustrative Plan shows the land use and street pattern envisioned in the SCSP. Tentative Subdivision Maps submitted pursuant to the SCSP are expected to conform to the general form expressed in this map.

Age restricted residential areas are allowed in residential zones. A portion of the Grantline 220 area shown in Figure 3-1 is designated for age restricted residential. As a result, no elementary school is needed in this area. In the event this area is used for residential purposes not age restricted, an elementary school site shall be placed there subject to approval by the Elk Grove Unified School District with regard to size, location, configuration, and public street access.

A change to non-age restricted development will also require that additional Quimby Park Land in lieu fees are provided to Cordova Recreation and Park District.

3.2.3. Permitted Land Uses

The permitted uses for all land use designations in the SCSP shall be regulated by RCMC Title 23 Zoning Code as established in Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts; Table 23.313-1: Allowed Use and Permit Requirements for Mixed Use Districts; and Table 23.319-1: Allowed Use and Permit Requirements for Public/Quasi-Public Zoning Districts. Applicants for all development proposals shall comply with these permitted land use tables.

Table 3-2, Summary of Permitted Uses in the SunCreek Specific Plan is not the regulatory authority for land use in the plan area, but provides a brief summation of land use activities and types envisioned within the land use designations applied in the SCSP. Table 3-1 Land Use Designations identifies the corresponding zoning designation and development standards that apply in these areas.

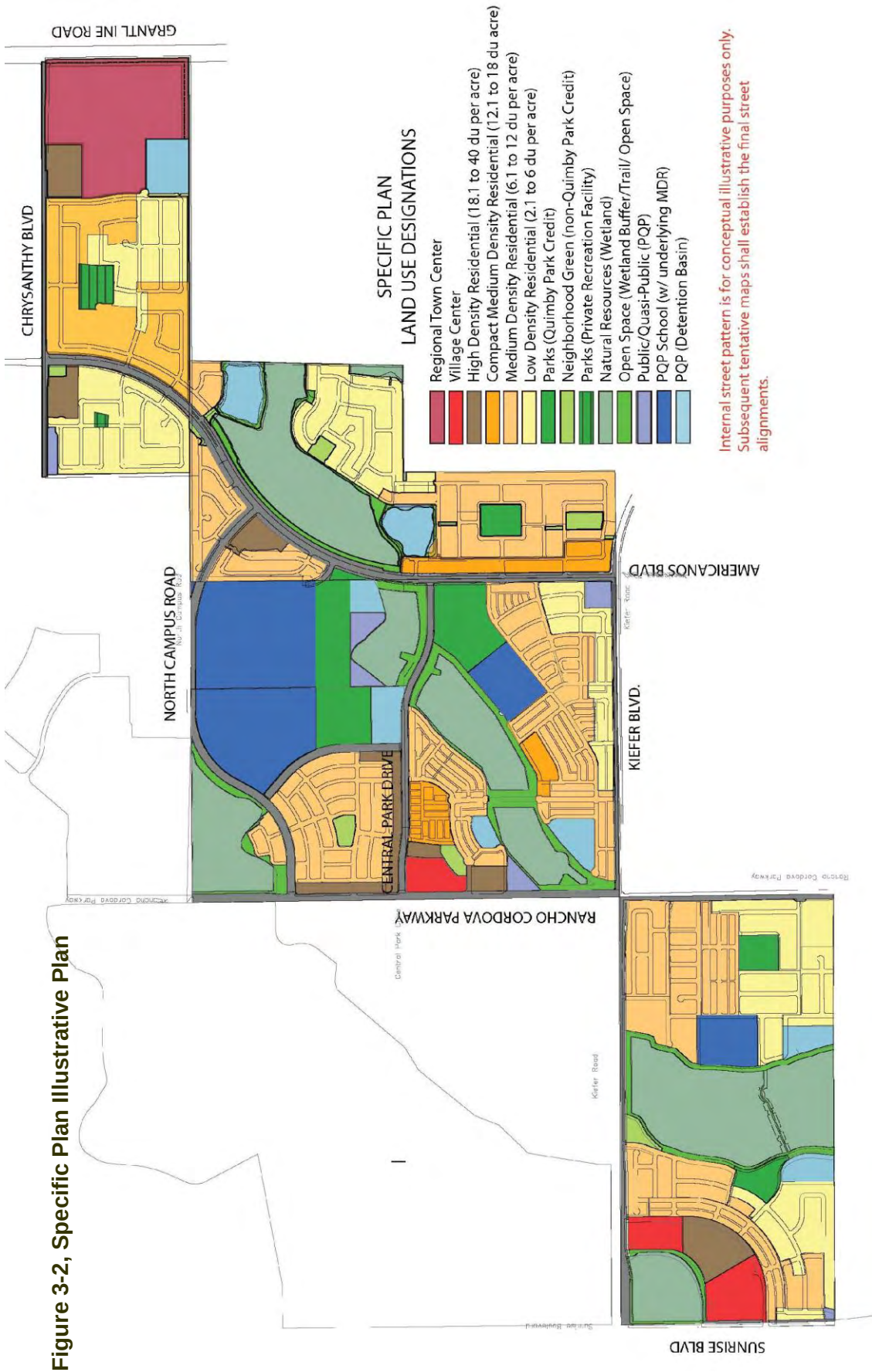
Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the city.

Table 3-2 Summary of Permitted Uses in the SunCreek Specific Plan

Specific Plan Land Use Designation		Summary of Permitted Uses ¹
(P/QP)	Public/Quasi Public	Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(POS)	Parks and Open Space	Parks, Paseos, Open Space, Resource Preservation, Detention Basins
(NR)	Natural Resources	Resource Preservation, Detention Basins
(LDR)	Low Density Residential (2.1 to 6 du/acre)	Single Family Dwellings, Duplex and Halfplex Dwellings, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins, Age Restricted Active Adult Communities
(MDR)	Medium Density Residential 6.1 to 12 du/acre)	Small Lot Single Family Dwellings, Townhomes, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins, Age Restricted Active Adult Communities
(CMDR)	Compact Medium Density Residential 12.1 to 18 du/acre)	Town homes, Garden Apartments, Small Lot Single Family Dwellings, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(HDR)	High Density Residential (18.1 to 40 du/acre)	Town homes, Apartments, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(VC)	Village Center	Retail and Service Commercial, Offices, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations
(RTC)	Regional Town Center	Retail and Service Commercial, Offices
1: This table is not regulatory and is included for summary purposes only. Allowed uses and permitting requirements for said uses are established in RCMC Title 23. In the event a use is listed above but not allowed by Title 23, the regulations in Title 23 shall prevail.		

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3.3 SUNCREEK SP FORM BASED CODE

The SCSP includes three sub-areas (“districts”) that shall be regulated under the Rancho Cordova Municipal Code (RCMC) Title 23 Article 5, Form-Based Zoning Provisions. This regulation applies only in the three districts identified in Figure 3-3 Center Form Based Districts. The districts include the Village Center (VC) and Regional Town Center (RTC) designations as well as some contiguous High Density Residential (HDR) and Medium Density Residential (MDR) uses as shown in Figure 3-1, Specific Plan Land Use Designation.

3.3.1. Center Form Based Districts

“Form Based ” is a regulatory approach that enables development of a plan to include a mix of land uses under specific standards that directly define the form and character of development for a given location and set of conditions. The Center Form Based Districts use the conventional zoning standards established for the RTC, VC, HDR, and MDR zone designations; but organize the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based district goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

“The form-based provisions are intended to facilitate the development of mixed-use projects and discourage isolated single-use projects that are not integrated with surrounding neighborhoods.” (RCMC, Article 5)

RCMC Table 23.310-1, Table 23.313-1, and Table 23.319-1 regulate the permitted land use in the Center Districts. Title 23, Article 5, Chapter 23.510- Village Center Zone Standards and Chapter 23.513 – Regional Town Center Zone Standards establish the essential development regulations of building heights, setbacks and other physical standards. Title 23, Article 5, Chapter 23.313-Residential

Zoning Districts provides additional guidance on residential development standards for the HDR, CMDR, and MDR districts.

3.3.2. SunCreek Form Based Regulating Plan

The SCSP Volume II, Section 1.6 establishes the Center Form Based Regulating Plan. The plan provides design concepts that guide the preparation of a future development plan and includes the following components.

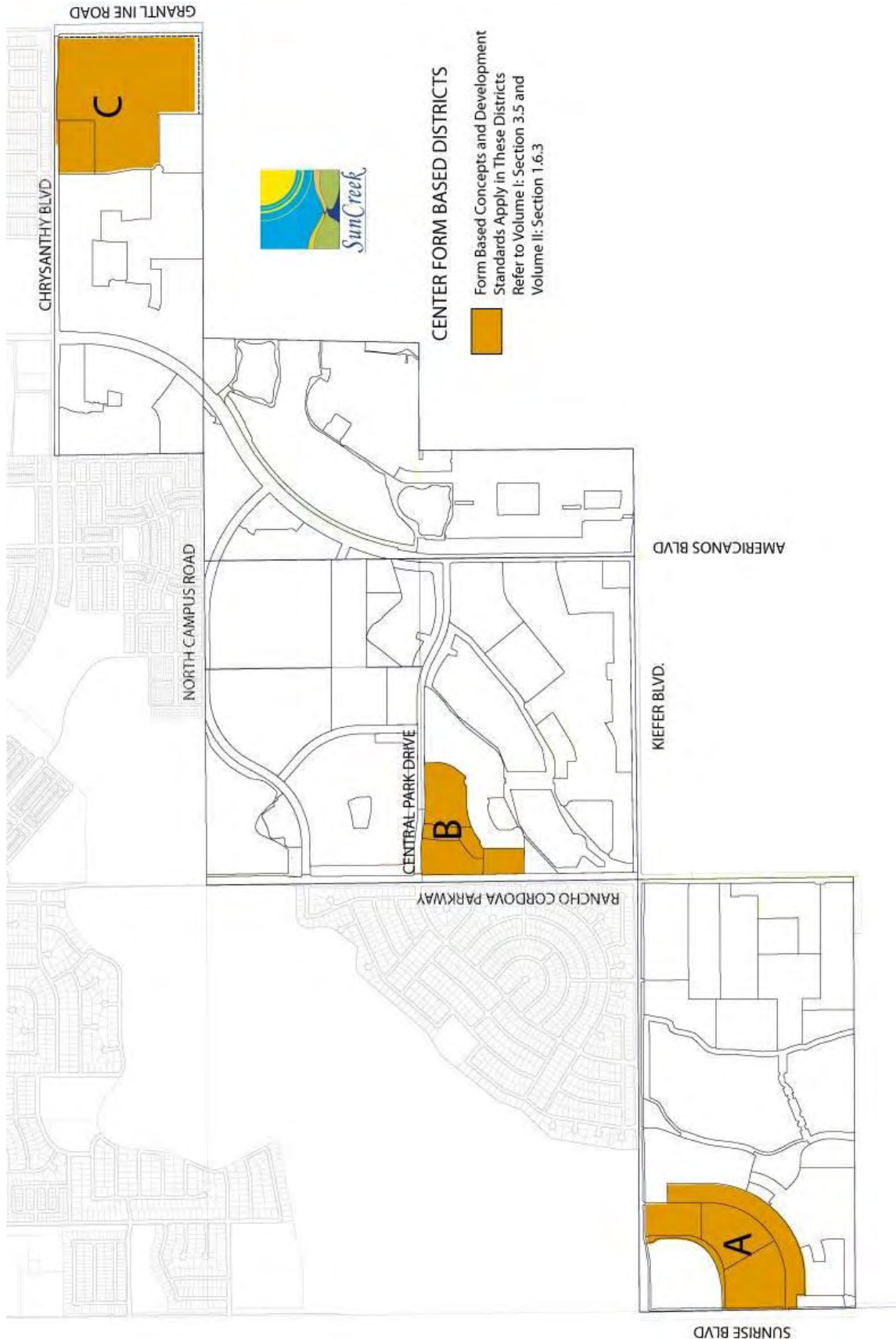
- A description of the intent and location of each of the form based zones provided in this chapter.
- The type of street and the treatment of edge conditions or “street typology” as defined in Chapter 4, Circulation and applied in Volume II, Development Regulations.
- The type of building frontage treatment or “frontage typology” applied in Volume II, Development Regulations.
- The development standards applied to each Specific Plan land use category and the “Center” form based code district in Volume II, Development Regulations.

3.3.3. Administering Form Based Zoning

Development sites within form-based districts will not require special administrative procedures beyond those provided in Article 1 (Administration) of Title 23 of the RCMC. However, the form-based districts require more analysis than traditional zoning districts during the entitlement review process to determine compliance with the provisions of this chapter.

Development in any Center District shall require an integrated plan for that entire district that is consistent with the provisions of RCMC Section 23.504 et al.

Figure 3-3 Center Form Based Districts



3.4 APPLICATION OF ZONING

The SCSP assigns land use zoning and the rights to apply for development under such zoning to properties in the SCSP designated by ownership.

Pursuant to Section 9.6.3 of this Specific Plan, a landowner may request a Minor Density Adjustment/ Transfer of Density for any residential land use parcel.

Specific Plan Land Use Designations Descriptions

The following sections describe the SCSP land use designations that are summarized in Table 3-2 and illustrated in Figure 3-2. These include a range of residential categories, parks and open space, natural preserves, public and quasi-public uses, and non-residential and commercial categories.

3.4.1. Residential Categories

The SCSP includes a notable diversity in residential types, styles, and configurations. Housing diversity is one of the merits of this plan. Multi-family dwellings occur in stand-alone configurations, and as integral components of mixed-use villages.

Residential densities that allow a variety of lot sizes, street orientation, and garage access configurations are distributed throughout the plan. These lot sizes and configurations may change with the submittal of tentative maps.

Active Adult Residential

Active adult communities that restrict residents to 55 years of age and older may be included in portions of the Plan Area. A portion of the "Grantline 220" land ownership identified in Figure 3-5 Land Ownership in the Plan Area is proposed for active adult community use. Active adult communities are not a distinct land use designation but make use of conventional Low Density Residential (LDR) Land Use zone and the Medium Density (MDR) Land Use zone designation and development standards. However, the active adult

community applies the conventional standards in a manner that sets it apart from the surrounding specific plan areas. These characteristics include:

1. The community is typically enclosed by perimeter walls or fences to provide security.
2. Vehicle access is limited to entry roads that are gated and controlled by keyed access or manned gatehouses.
3. Entry areas are landscaped in a manner to highlight the distinct character of the community.
4. Rather than typical neighborhood parks, the recreation facilities may be private clubhouse facilities with pools, tennis or other amenities .
5. Resident children are precluded and consequently schools are not included in the community.
6. The typical population per household is smaller than conventional households elsewhere in the specific plan.

The smaller household size means that less land area is required to fulfill the City and Cordova Recreation and Park District standards for a comparable size community.

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Figure 3-4 RCMC Title 23 Zoning Designations



Low Density Residential

The Low-Density Residential (LDR) category includes dwelling units in configurations up to six dwelling units per gross acre of residential use. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Medium Density Residential

The Medium Density Residential (MDR) category will provide a mix of housing types and densities ranging from 6.1 to 12 dwelling units per gross acre of residential use. Medium Density Residential includes single-family homes, duplexes and half-plexes, court housing, garden apartments, townhouses and condominiums. The most typical housing type will be small lot single-family detached, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes.

The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Compact Medium Density Residential

The Compact Medium Density Residential (CMDR) category includes dwelling units in densities of 12.1 to 18 units per gross acre that will result in compact urban forms. These may include detached cottages or cluster housing, but more typically will include common walls for all or a significant portion of the units in a project. The sites designated for Compact Medium Density include row houses and small, low scale garden apartment dwellings.

. The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, shall regulate CMDR. Volume II: Development Regulations provides supplemental development standards.

High Density Residential

High-Density Residential (HDR) development includes apartments and condominiums at densities of 18.1 to 40 dwelling units per acre.

Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the City. In order to be compliant with current state law regarding RHNA, the SunCreek Specific Plan considers all High Density Residential acres in as RHNA acres. , However, in the Major Design Review Process (RCMC Section 23.141) the City may approve development applications for High Density development at densities less than 26 dwelling units per acre that achieve as low as 18.1 dwelling units per gross acre pursuant to a finding that the net density approximates the minimum density required for RHNA, that sites are constrained by size, configuration, access, parking standards, open space standards and other factors reflecting the actual market for multi-family housing.

There are seven High Density Residential sites identified in the plan. Three of these sites are adjacent to Village Center sites and are therefore are within the "Center" form based designation described below. RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, and Volume II: Development Regulations regulate these sites.

3.4.2. Public/Quasi-Public and Open Space Categories**Public/Quasi-Public**

The Public/Quasi-Public category includes a variety of public and other land uses, including land owned by the City and other public agencies. Possible uses include civic buildings; schools, colleges, and universities; religious institutions; hospitals; museums; cemeteries; and others.

The SCSP includes three primary sites zoned Public/Quasi-public, Community Service (CS) uses. The SCSP designates the P/QP site on Americanos

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Boulevard north of Kiefer Boulevard for a fire station, but does not designate specific land uses on the other two primary P/QP sites. In addition to these three sites, the Plan identifies several small sites designated as P/QP for utilities such as water storage, detention, water or wastewater pumps and so forth.

In the event that a P/QP site is not required for its originally intended use, such land may be available for residential development subsequent to a specific plan amendment. This allows flexibility in the location and shape of schools sites shown on the Land Use Map. The City shall consult with the affected public entity (if a specific entity exists), prior to release of a P/QP site for residential development. Following such consultation (if applicable), the City Council shall make a formal determination that the site is not required for the originally intended P/QP use. This typically will occur during the consideration of a Tentative Subdivision Map, but may also accompany an alternate discretionary action by the Council when a Tentative Map is not required.

The SCSP identifies land within the Parks and Open Space (POS) designation for active and passive recreational activities. This zone category also includes publicly accessible lands within lands along the edge of natural resource preservation areas, detention basins, creek ways, and other passive uses. Open spaces may be multi-use depending on the season, such as an open turf area within a detention basin in areas subject to infrequent inundation.

The open space lands and parklands must comply with the standards established by the City of Rancho Cordova. The Cordova Recreation and Park District, and/or the City will administer parklands at the discretion of the City. The City of Rancho Cordova, in consultation with CRPD, will determine final park design, amenities, and improvements. The City will administer public and private ownership open space lands.

Natural Resources

The SunCreek Plan provides a substantial natural resource preservation area dedicated to protecting state and federally listed endangered and threatened species habitat consistent with the measures described in Chapter 6, Natural Resources. The preservation area extends diagonally through the project site as a continuous open space corridor.

The SCSP sets aside land within the Natural Resources category as natural habitat and will have no urban development placed upon it. Open space trails are typically adjacent to, rather than within, Natural Resource areas.

Chapter 6, Natural Resources describes the protection of the lands in the Natural Resource designation.

3.4.3. Non-Residential/Commercial Categories**Village Center**

The Village Center category provides retail services, restaurant, entertainment, and office employment uses as described in the City's building block concept. Village Centers serve the daily shopping needs of residents and may include small- and medium-size grocery stores, drug stores, restaurants, banks, and other similar uses.

Development is pedestrian friendly with gathering places for both daytime and nighttime activities.

A Center Form Based District may combine the development capacity of residential designated lands with the commercial development capacity of Village Center lands to create an integrated mixed-use project.

A mixed-use development plan may be integrated vertically with different uses above one another, such as residential or office uses over a commercial use. Horizontal mixed uses are also permissible with side-by-side uses linked together through common walkways, plazas and parking areas.

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The SunCreek plan includes two Village Center sites located along a major street. The Centers may provide transit-oriented development served by bus, bus rapid transit, a local shuttle, or other transportation systems as the City may determine.

The sites are adjacent to high-density residential land use served by the pedestrian and bike trail network that connects the sites to the surrounding neighborhoods. Each of the sites has within it or nearby a small neighborhood scale park. These parks will add a visual amenity and leisure activities that will complement the retail and service businesses and the residential components of the center.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental development standards provided in Volume II: Development Regulations shall regulate Village Centers. All development in the VC zone shall require an integrated plan as specified in RCMC Section 23.504 et al.

development standards provided in Volume II, Development Regulations shall regulate the Regional Town Center. All development in the RTC zone shall require an integrated plan as specified in RCMC Section 23.504 et al. The “Regulating Plan” must be adopted prior to any development in the respective VC or RTC center.

3.5 LAND USE SUMMARY

Table 3-3 summarizes the acreage, percentage of total acreage, maximum dwelling units per acre, and dwelling unit totals at full development of the SCSP. This table indicates a total of 4,693 dwelling units in this modified plan, however, the Specific Plan Environmental Impact Report evaluated the effects of 4,893 dwelling units, and up to this maximum figure may be accommodated in this Plan. If the population of the Specific Plan Area should increase in the future, the developer will be required to provide additional park land or pay in-lieu fees.

Regional Town Center

The General Plan designates regional town centers (RTC) to meet a regional need for shopping, entertainment, and other large destination uses. They are strategically located for accessibility and range in size from 25 to 100 acres. The RTC may also include both vertical and horizontal integration of a mix of land uses as summarized in Table 3-2.

The SunCreek plan provides a 53.9-acre Regional Town Center on the southwest corner of Grant Line Road and Chrysanthy Blvd. This center will serve planned development in the southeast edge of the City. The Southeast Capital Connector is a regional roadway aligned on Grant Line Road adjacent to the Plan Area. Chrysanthy Boulevard will provide access from the site to Grant Line Road. The Regional Town Center (RTC) would provide the opportunity for a transit oriented development should Grant Line Road become a regional transit route.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental

ITEM 13.4.*LAND USE***ATTACHMENT 2
Exhibit A to the Ordinance****Table 3-3 Land Use Summary**

LAND USE CATEGORIES	AREA acres	Dwelling Units	Percent of Res Type	Percent of Total Area	Average Density per acre
LOW DENSITY (2.1 to 6 du/ac) (LDR)	123.9	660	13.8%	9.8%	5.33
AGE RESTRICTED RESIDENTIAL (LDR)	35.5	160	3.4%	2.8%	4.5
AGE RESTRICTED (MDR)	85.9	478	10.0%	6.8%	5.6
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac) (MDR)	292.9	2,023	42.4%	23.2%	6.91
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac) (CMDR)	27.5	320	6.7%	2.2%	11.64
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac) (HDR)	44.2	1,052	22.1%	3.5%	23.8
VILLAGE CENTER (VC)	23.8	0		1.9 %	
REGIONAL TOWN CENTER (RTC)	53.9	0		4.3%	
PUBLIC/QUASI_PUBLIC (PQP)	10.1	0		0.8%	
NEIGHBORHOOD GREEN/ POCKET PARK (PP)	10.1	0		0.8%	
PUBLIC NEIGHBORHOOD PARK (PARK)	12.8	0		1.0%	
PRIVATE NEIGHBORHOOD PARK (PVT PARK)	5.0			0.4%	
COMMUNITY PARK (PARK)	40.7	0		3.2%	
PARK CORRIDORS, PASEOS AND TRAILS (PC)	5.2	0		0.5%	
WETLAND BUFFER/BIKE PATH CORRIDOR (WB)	53	0		3.9%	
DETENTION BASIN (DB)	49.6	0		3.9%	
STORM WATER CANAL (CANAL)	0	0		0.0%	
WETLAND PRESERVE (WETLAND)	199.6	0		15.8%	
SCHOOL	101.2	0		8.0%	
MAJOR ROADS	86	0		6.8%	
GRANT LINE ROAD	3.1	0		0.2%	
TOTAL	1,263.9	4,693		100.0%	

Table 3-4 summarizes the land use by owner.
 Figure 3-5 illustrates the ownership of land in the
 Plan Area.

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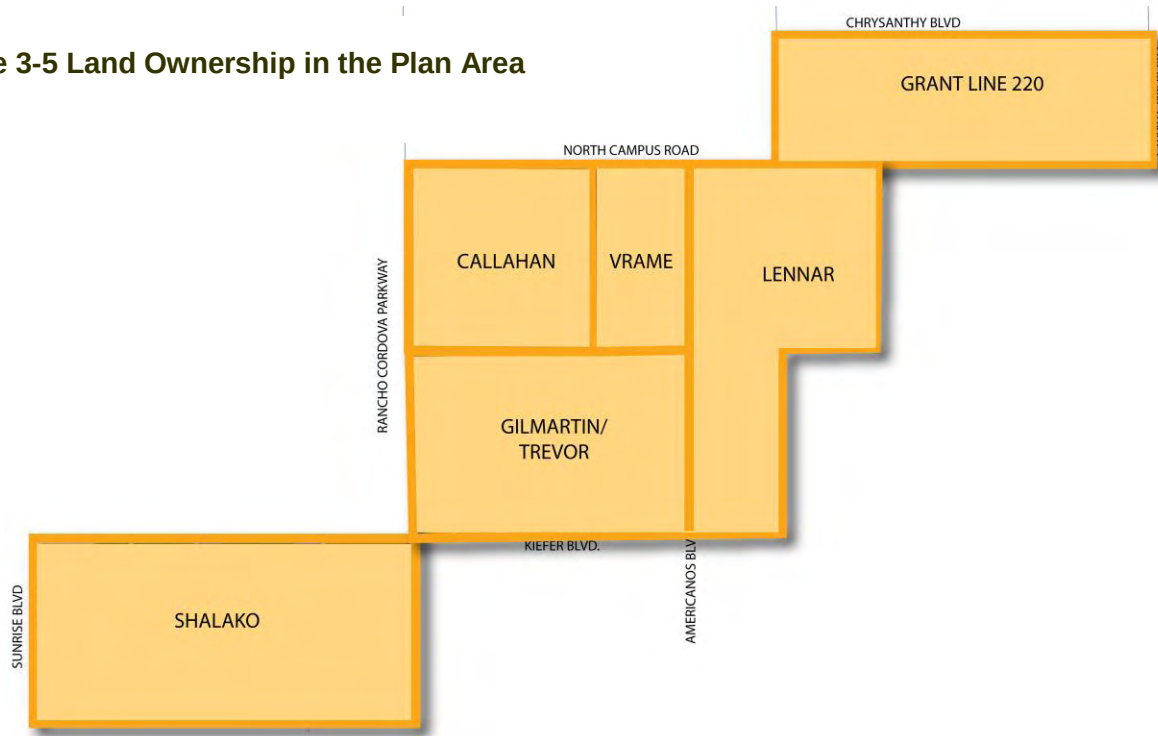
LAND USE

ATTACHMENT 2 Exhibit A to the Ordinance

Table 3-4 Land Use by Owner

LAND USE	CALLAHAN		GILMARTIN/ TREVOR (INVESTTEK)		SHALAKO		GRANTLINE 220		VRAME		SIERRA SUNRISE (Lennar)	
Categories	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
LOW DENSITY (2.1 to 6 du/ac)	0	0	20.1	149	64.4	314	0	0	0	0	39.3	197
AGE RESTRICTED RESIDENTIAL (LDR)	0	0	0	0	0	0	35.5	160	0	0	0	0
AGE RESTRICTED RESIDENTIAL (MDR)							85.9	478				
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	44.9	318	77.8	592	90.6	599	0	0	0	0	79.6	514
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	0	0	13.0	153	0	0	0.0	0	0	0	14.5	167
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	11.8	235	5.4	140	9.1	237	12.9	272	0	0	5.0	168
VILLAGE CENTER (VC)	0	0	6.3		17.5	0	0	0	0	0	0	0
REGIONAL TOWN CENTER (RTC)	0		0.0		0		53.9		0		0	
PUBLIC/QUASI_PUBLIC	0.5		4.7		0.4		0.0		4.5		0	
NEIGHBORHOOD GREEN	2.0		1.7		2.1		0.6		0		3.7	
PUBLIC NEIGHBORHOOD PARK	0		0		8.2		0		0		4.6	
PRIVATE NEIGHBORHOOD PARK	0		0		0		5.0		0		0	
COMMUNITY PARK	10.8		15.7		0		0		13.3		0.9	
PARK CORRIDORS	0		0		3.8		0		0		2.3	
PRESERVE BUFFER	5.3		19.3		14.7		0		1.2		8.1	
DETENTION BASIN	6.1		8.0		9.5		8.7		3.4		18.4	
STORM WATER CANAL	0		0		0		0.0		0		0	
WETLAND PRESERVE	24.5		39.0		77.3		0		10.4		48.4	
SCHOOL	34.4		11.1		10.8		0		44.9		0	
MAJOR ROADS	20.0		18.0		13.0		13.4		2.5		18.2	
GRANT LINE ROAD							3.1					
TOTALS	160.1 60.3	553	240.1	1,034	321.4	1,150	219.0	910	80.1	0	243.0	1,046

Figure 3-5 Land Ownership in the Plan Area



3.6 SPECIFIC PLAN POLICIES

The following General Plan policies apply to the SCSP.

Policy LU 1. Higher density and intensity land uses that support transit shall be located within one-half mile of major transit stations. Development shall be pedestrian- and transit-friendly with direct connections to transit. (GP Policy LU.1.7 and AQ.2.2.1).

Policy LU 2. Similar uses shall be clustered into areas or districts that have common needs and that are compatible with one another to establish a form based land use organization and regulation. (GP Policy LU.2.3)

Policy LU 3. Growth will occur based on market forces, infrastructure financing capacity, and the timing of the design, approval, and construction of transportation facilities and other infrastructure. (GP Policy LU.2.5)

Policy LU 4. Retail shopping facilities shall be distributed in the Plan Area such that neighborhood services are distributed and integrated into the neighborhoods and that market demand is met without diminishing the viability of nearby commercial properties with the same customer base. (GP Policy LU.2.6)

Policy LU 5. The Plan shall include sustainable development that reduces the impact of projects on energy, water, and transportation systems and encourages sustainable development to occur in ways that complement the built form. (GP Policy LU.2.7)

Policy LU 6. Civic structures and uses shall have outstanding design that creates identity and serves as a catalyst and precedent for subsequent development. (GP Policy LU.3.2)

I.4. CIRCULATION

4.1 PURPOSE

The Circulation Chapter describes all components of the circulation system in the plan. The SunCreek Specific Plan (SCSP) treats the project roadway network, bicycle and pedestrian routes, and transit facilities and services as equally important. The approach to all circulation components and the land use plan proposed in this plan are coordinated to benefit the quality of life, public safety, energy costs, time costs, and air quality within the community.

4.2 CIRCULATION OBJECTIVES

The circulation objectives addressed in this Chapter respond to issues identified in the Rancho Cordova General Plan.

- **Community character.** The roads and pedestrian/bikeway networks are among the most visible elements that connect the overall community. SunCreek Parkway and the other pedestrian/bikeway corridors are signature features in the plan.
- **Safety and efficiency.** The road network provides adequate lane capacity and intersections for vehicle movement but includes traffic calming measures to promote pedestrian friendly streets that minimize potential vehicle and pedestrian/bicyclist conflicts.
- **Reduce the use of automobiles.** Reducing the use of automobiles in everyday life is accomplished by providing convenient,

safe, and attractive alternatives. The SCSP emphasizes pedestrian and bicycle use, access to public transit, and use of alternative vehicles as viable options to use of automobiles.

- **Coordination of land use and circulation.** Trip destinations such as schools, parks, jobs, shopping and commercial services are located where they are convenient to the residences to facilitate walking or bicycling. Higher density residential uses and major trip destinations are located along potential transit routes.
- **Direct routes and connectivity.** The street and pedestrian/bikeway network provides a convenient, reasonably direct, safe, and attractive route to major destinations.
- **Transportation diversity.** The SunCreek Specific Plan will accommodate the transportation options available to residents.

4.3 PLANNING CONTEXT

The surrounding road network, planned road improvements, and planned public transit opportunities establish the planning context for the SCSP.

The SCSP will develop during a time of change. Automobiles will continue to be a primary mode of transportation, but new communities must also facilitate and encourage the use of transportation alternatives.

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New technologies in transportation and communications will influence the choices individuals make in selecting their daily means of transportation. Fuel prices are a significant factor for individuals and businesses in deciding whether to curtail all but essential trips, and which mode of transportation to use. Increased travel costs will result in demands for more efficient transportation systems, and for communities designed to facilitate and enhance alternatives to automobile use in a resident's daily life.

Transportation alternatives designed into the SunCreek community including alternative personal vehicles, public transportation, and walking and bicycling. These will reduce the need to rely on private automobiles as the sole source of personal transportation.

4.3.1. Related Plans and Programs

The SunCreek Specific Plan is the contemporary of several planning activities within the City of Rancho Cordova and throughout the Sacramento region. These planning activities set the framework for circulation planning within the SCSP.

- **The Regional Metropolitan Transportation Plan (MTP).** The MTP is long-range plan for transportation improvements in the greater six-county Sacramento region. The MTP includes major transportation improvements that will affect the traffic capacity of routes serving the SunCreek Plan Area.

In addition to the regional transportation planning programs, the City of Rancho Cordova has adopted standards and plans that guide the SunCreek transportation plan and improvements.

Applicants within the Specific Plan should consult these other plans in preparation of tentative maps.

- **Rancho Cordova Mobility Master Plan (2019).**

This Plan designates the City's preferred transit system and is an implementing part of the General Plan.

- **Rancho Cordova Pedestrian Master Plan.** The City of Rancho Cordova Pedestrian Master Plan (April 2016) is identified in the Circulation Element of the City's General Plan. The Pedestrian Master Plan combines with the Bicycle Master Plan and the Mobility Master Plan (2019) to organize projects and programs that will serve alternative travel modes.

The Pedestrian Master Plan will establish policies, programs, and projects to improve the pedestrian system within the City of Rancho Cordova.

- **Rancho Cordova Bicycle Master Plan.**

The City of Rancho Cordova Bicycle Master Plan (April 2016) carries forward cycling policies and goals that were initiated in the City's General Plan, the Mobility Master Plan (2019) and Pedestrian Master Plan. The Bike Plan continues to shape the City's goal of providing safe and attractive alternative modes for travel.

The SCSP is consistent with the Bicycle Master Plan and provides additional detail about the existing facilities, planned improvements, and priorities, phasing, and funding to build the bicycle network.

- **Rancho Cordova Street Design Standards.** The Street Design Standards establish details regarding the design of all types of roadways within the City consistent with the General Plan.

- **Rancho Cordova Improvement Standards.** The Improvement Standards establish detailed design and construction requirements for the City's transportation system consistent with the General Plan and Street Design Standards.

4.3.2. Existing and Planned Roads

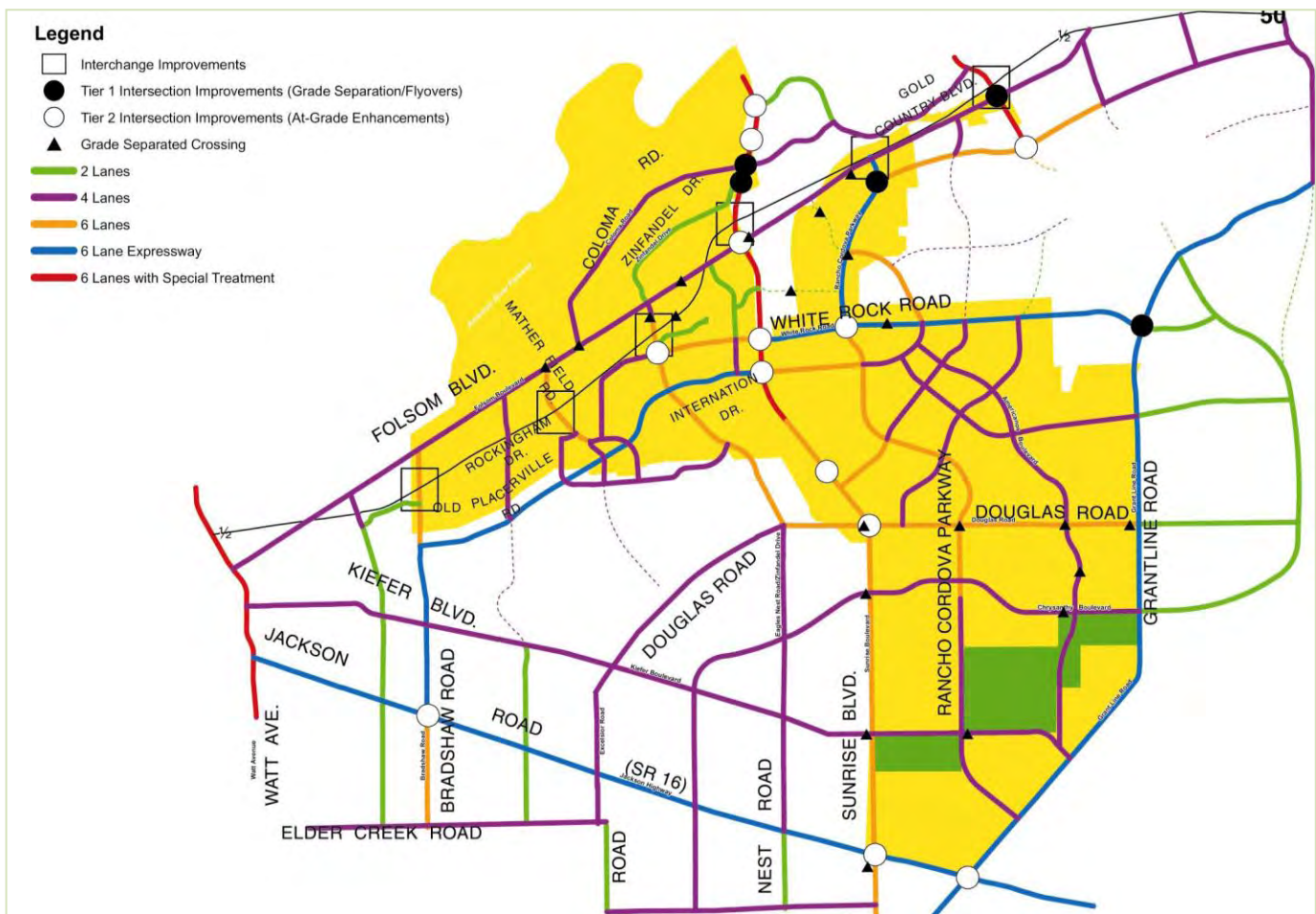
Existing and planned arterial streets in or near the Plan Area include Grantline Road, Sunrise

CIRCULATION

Boulevard, Rancho Cordova Parkway, Chrysanthy Boulevard, Americanos Boulevard, and Kiefer Boulevard. Chrysanthy Boulevard and Americanos Boulevard are new road alignments established in the Sunrise Douglas Community Plan. Sunrise Boulevard, Grantline Road, and Kiefer Boulevard are part of the regional road system as identified in Figure 4-1.

- **Capital Southeast Connector Study.** The Metropolitan Transportation Plan (MTP) includes a multi-modal transportation corridor that connects Elk Grove, Rancho Cordova, and El Dorado Hills. The connector will link residential areas and employment centers to relieve congestion on the heavily congested existing two-lane roadways that currently serve the corridor. The connector will become a major route in the region and could create nodes of major activity along the route that abuts the east edge of the SunCreek Plan Area.

Figure 4-1 Primary Road Network



CIRCULATION

4.4 STREETS PLAN

The SunCreek Plan includes several street configurations that serve a variety of needs. The configurations will not only accommodate the traffic capacity projected for a given location, but also enhance the community character and pedestrian space along the streets.

4.4.1. Street Master Plan

The streets are a hierarchy of size and characteristics that extends the existing major street pattern in this part of the city into the Plan Area. The street plan responds to the location of environmental protection areas and the distribution of major activity nodes in the plan, as shown in Figure 4-1. The primary street network is consistent with the General Plan description of a “modified grid” system of major roadways at approximate one-mile spacing and connector roads at approximate quarter-mile spacing.

The minor arterial and collector street grid system within the Plan Area will avoid wetland natural open space features in permanent open space. These streets will align with existing and planned street intersections in the adjacent established plan areas.

Sunrise Boulevard, Kiefer Boulevard, Rancho Cordova Parkway and Chrysanthus Boulevard conform to the one-mile grid, but Americanos Boulevard curves significantly to avoid wetland resources.

Figure 4-2 illustrates the combined Street Master Plan, and Bikeway and Trails Master Plan to show the interconnections between these two systems.

Figure 4-3 illustrates the Street Master Plan alone.

4.4.2. Signalization

Traffic impact analysis and future warrants analysis will determine the signalization of major intersections. Figure 4-2 and 4-3 identify the anticipated signal locations.

4.4.3. Street Typology

The following discussion of streets describes the typical standards for the number and width of lanes. There are variations on the basic street types described in this chapter depending on the type of building form that abuts the street. For example, a street type that has the capacity to carry a certain volume of traffic may have wider setbacks to the sidewalk where the intent is to move traffic through quickly. That same street section may have sidewalks and buildings closer to the street where the intent is to slow traffic and create a more pedestrian friendly environment. In general, the City’s Right-of-Way (ROW) extends to the back of the curb. In cases where a sidewalk is attached to the curb, the ROW extends to the back of the attached sidewalk.

Vertical curb is required on all street sections abutting open space, parkways, pedestrian corridors, and parks. Rolled curb and gutter with monolithic sidewalk is an allowed alternative adjacent to single family residential uses

Chapter 5 Community Character (Section 5.11) and in Volume II, Development Regulations further describe the intended relationship of each street type to adjacent land use.

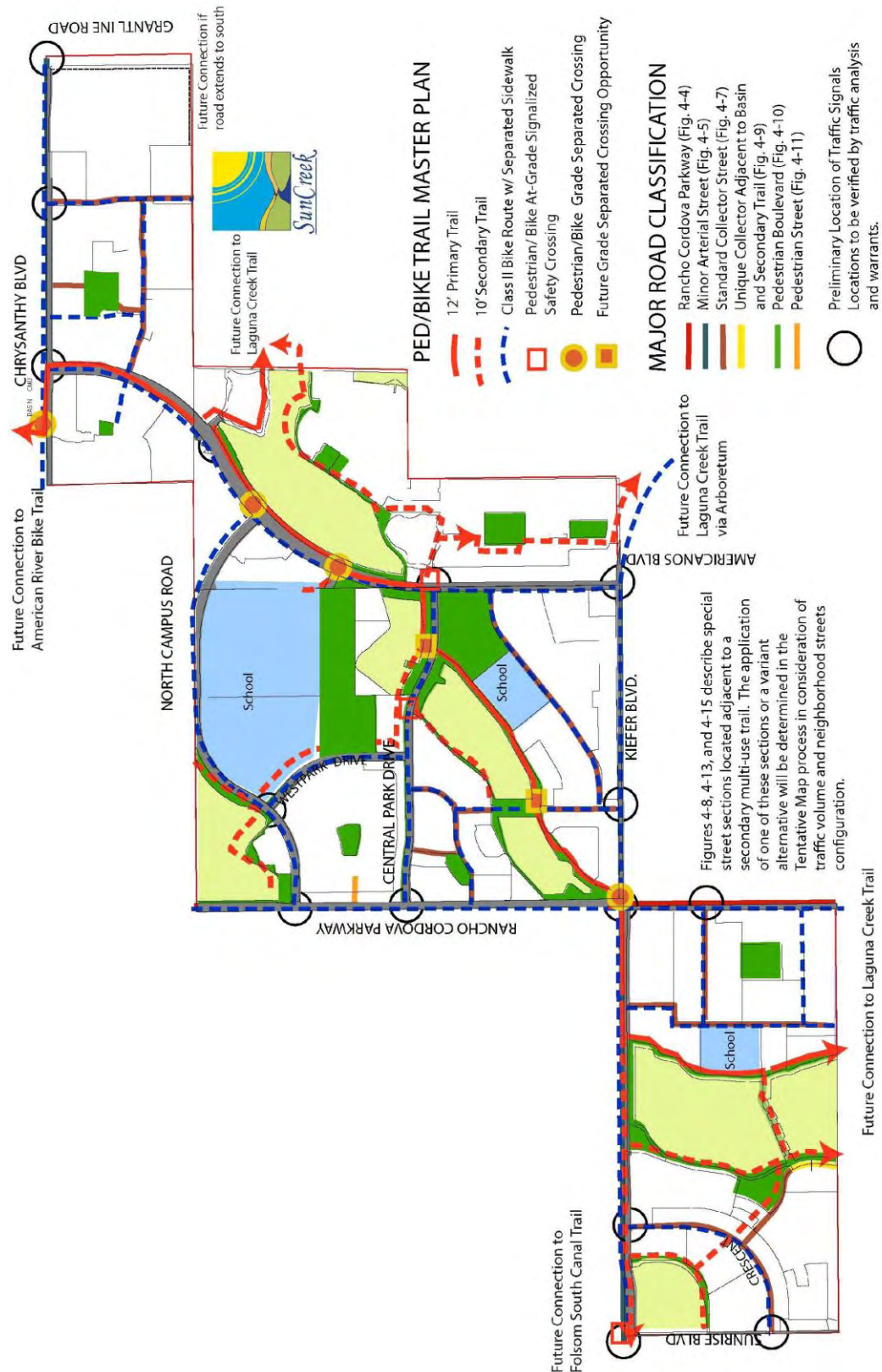
Arterial Streets

Arterial streets will be four or six lanes wide at full development. Landscaped median and landscaped pedestrian corridors along both sides are typical.

Arterial streets typically pass through different land use conditions. Consequently, the street

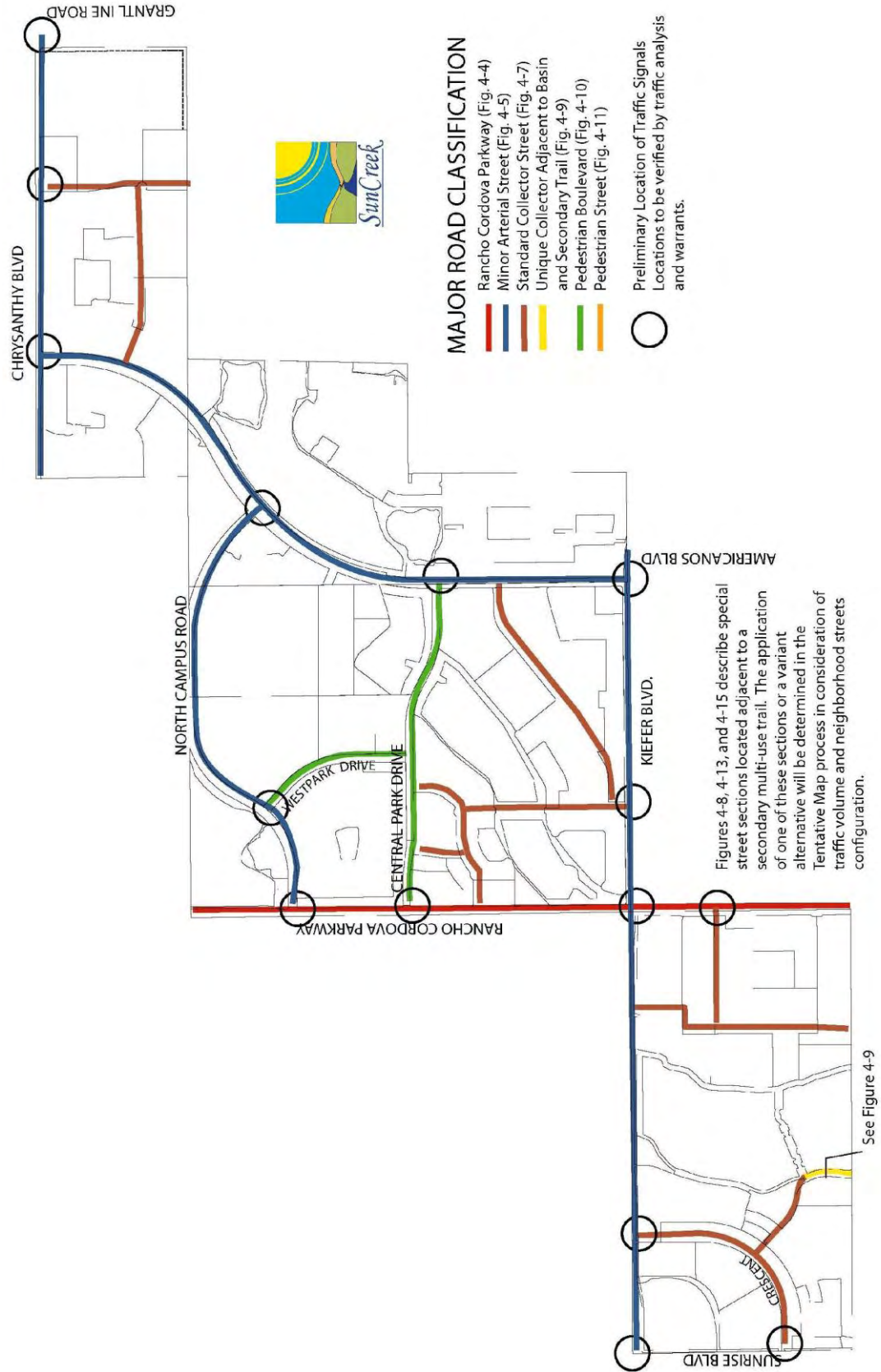
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Figure 4-2 Combined Major Streets Master Plan and Trails



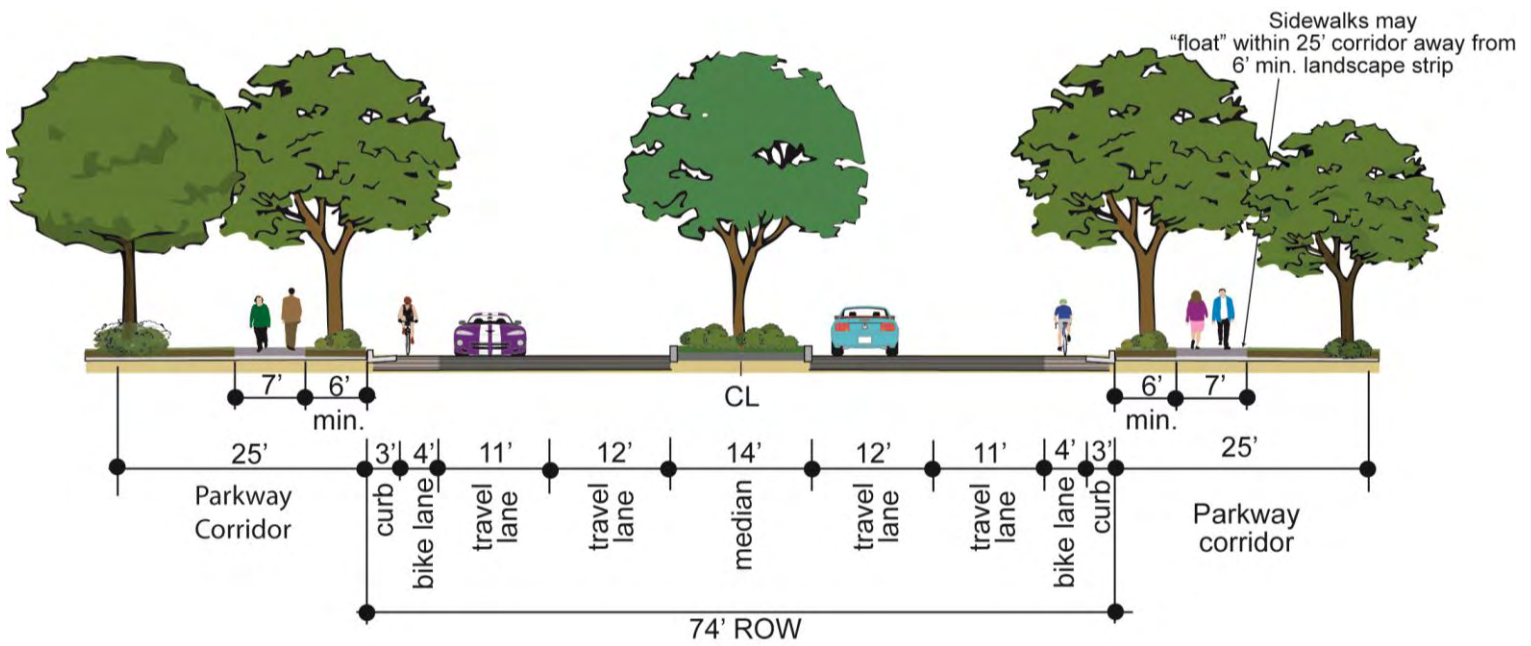
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Figure 4-3 Major Streets Master Plan



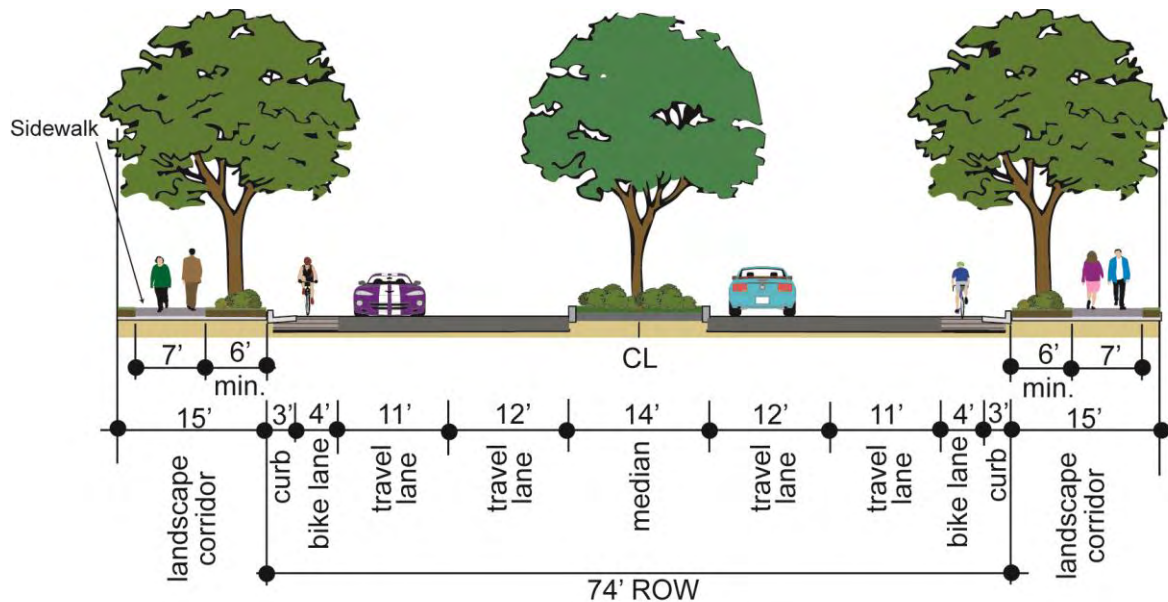
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Figure 4-4 Rancho Cordova Parkway



Note: Curb and gutter is included in the bike lane width requirements

Figure 4-5 Minor Arterial (Typical)

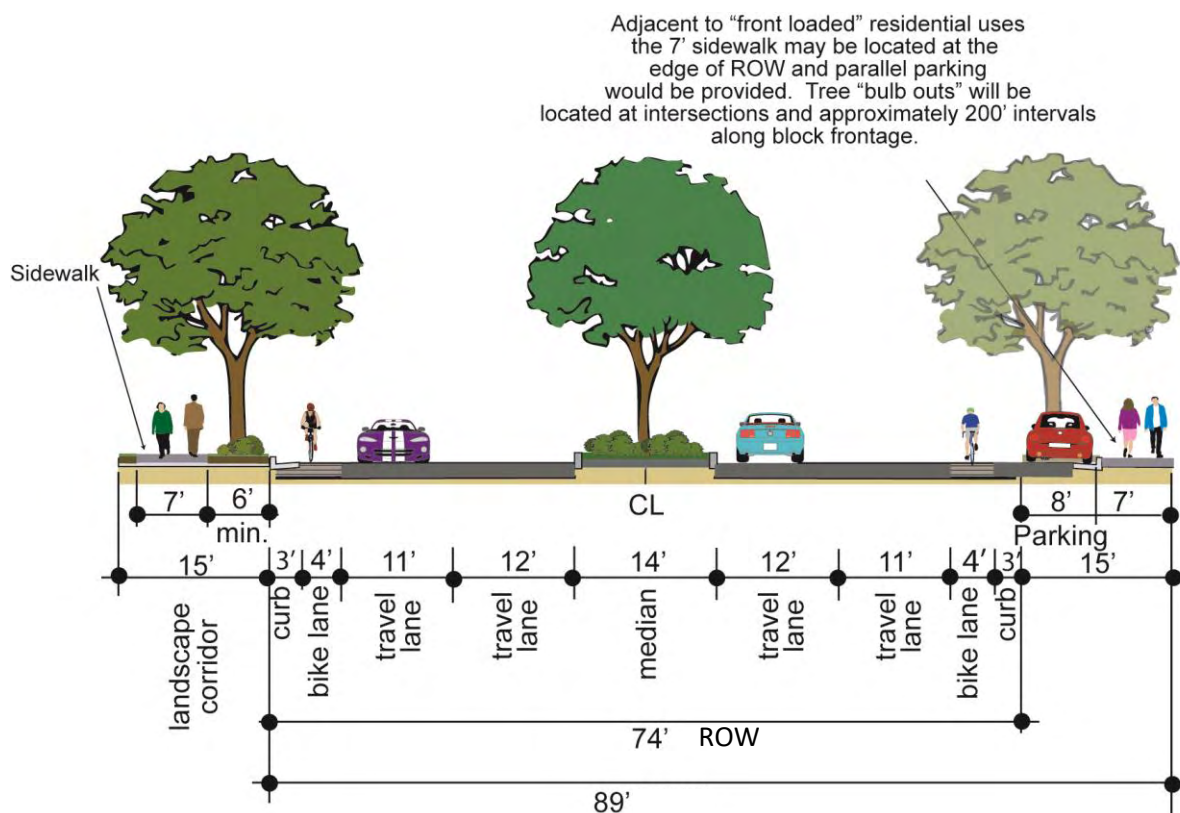


CIRCULATION

configuration may change from one location to another. Figures 4-4 and 4-5 show a street section for Rancho Cordova Parkway and a typical street section for the four-lane Minor Arterial Street configuration, respectively. Driveways for single-family residences shall not be allowed on an arterial street. Residential uses adjacent to an arterial street are typically alley loaded, or are oriented with the side or rear lot to the arterial street. The opportunity to provide on-street parking is limited. Design alternatives that allow on-street parking on Minor Arterial streets will be reviewed in the Tentative Map and may be allowed based on lower traffic volumes along Minor Arterial roads.

Figure 4-6 illustrates one alternative approach that may be considered. In this example, the sidewalk may be located at the edge of ROW and a parallel parking lane may be provided in the ROW. Street trees will be located in “bulb outs” in the parking lane at intersections at mid-block locations consistent with RCMC Ch. 23.513. Public Works may consider other parking options in the Tentative Map. The location of driveways and median cuts will be subject to Public Works Arterial Access Standards.

Figure 4-6 Optional Minor Arterial with Parking Fronting on Compact MDR and Multi-family Residential Use



Collector Streets

Collector streets connect the local residential streets within neighborhoods to the arterial streets. The

SunCreek Plan uses collector streets as pedestrian corridors by providing a separated 7-foot sidewalk, a landscape strip, on street parking and a bike lane.

CIRCULATION

Collector streets typically include two traffic lanes, a median, bicycle lanes, a landscape corridor and seven-foot wide sidewalks on both sides, as shown in Figure 4-7. Figure 4-8 illustrates a special condition where the street is adjacent to the secondary trail network. Application of Figure 4-8 or other alternative street sections adjacent to a secondary trail will be determined in the Tentative Map based on traffic volume and neighborhood street configuration. Figure 4-9 illustrates a unique condition where the street is located between a

detention basin and a secondary multi-use trail.

Figure 4-10 illustrates the Pedestrian Boulevard, a special collector street used on Central Park Drive and Westpark Drive to provide a distinctive pedestrian corridor linking the Local Town Center to the Community Park and high school. The street includes a secondary tree line behind the sidewalk and on-street parking.

Figure 4-7 Standard Collector Street

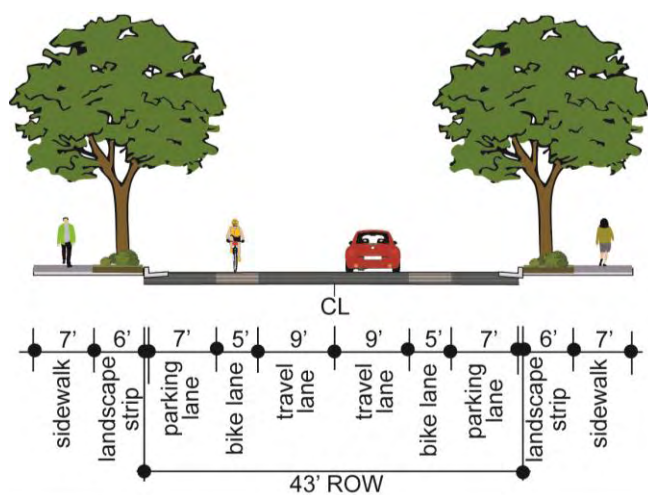
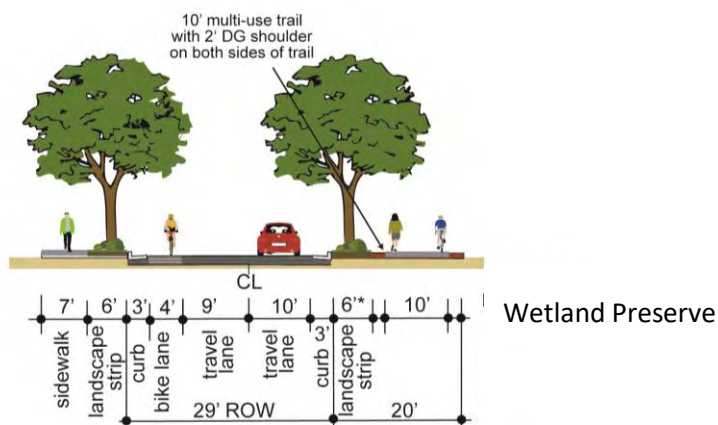


Figure 4-8 Standard Collector Street Adjacent to Secondary Bike Trail



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

CIRCULATION

Figure 4-9 Collector Located Adjacent to Detention Basin and Secondary Trail

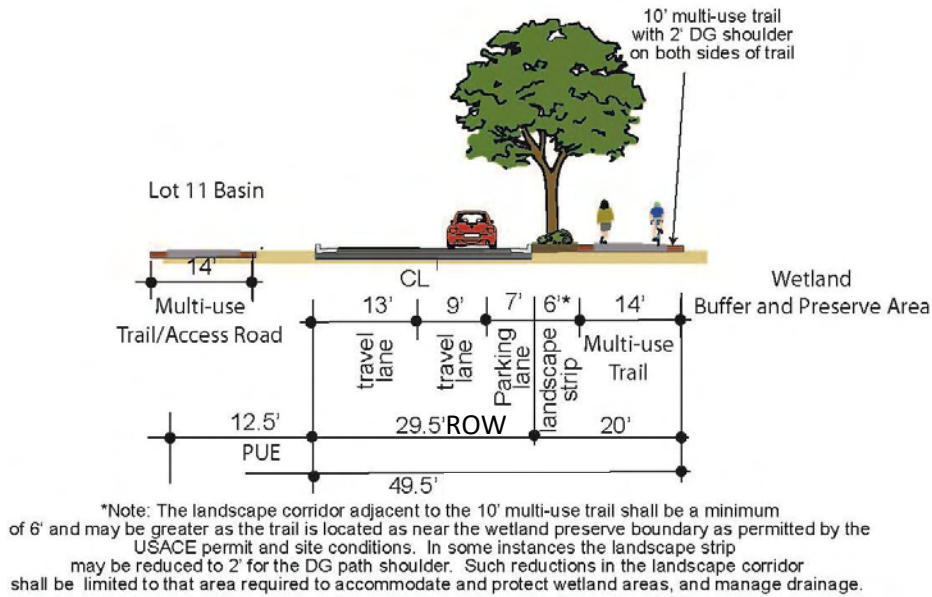
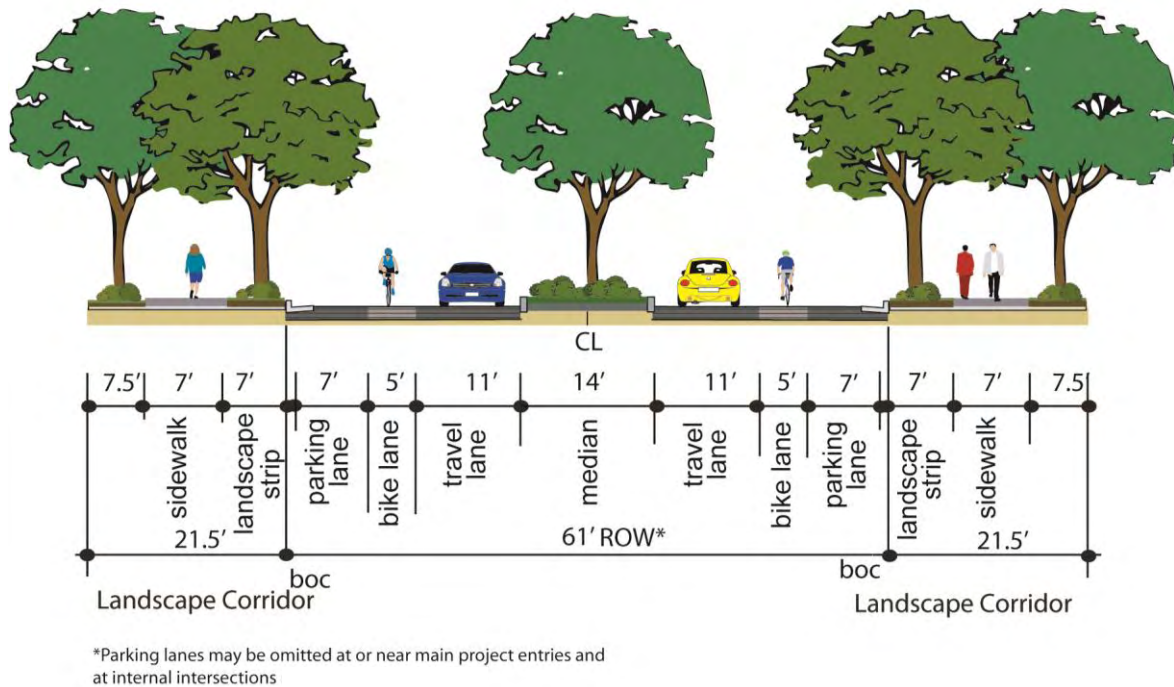


Figure 4-10 Pedestrian Boulevard (Central Park Drive and Westpark Drive)



CIRCULATION

Pedestrian Streets

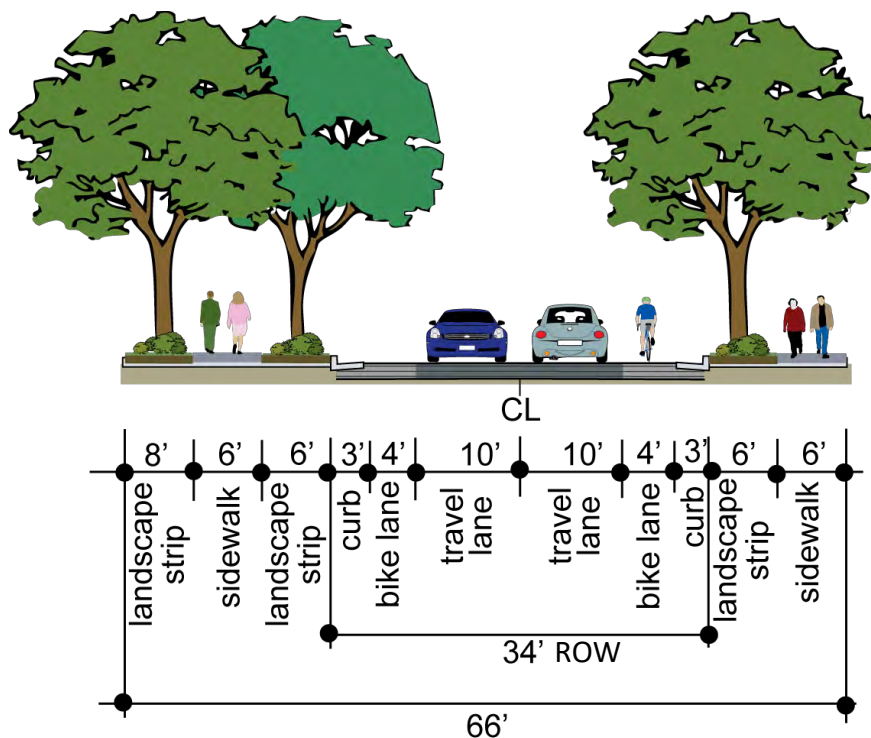
Pedestrian streets are a special class of standard residential street with an enhanced pedestrian corridor. The street type will enhance the pedestrian and vehicular entry to a subdivision or village area, such as where a street approaches a park or neighborhood green. The pedestrian street includes ten-foot wide travel lanes and a Class II bike lane on both sides. A six-foot wide planting strip and sidewalk will be provided on both sides. In some locations, an additional landscape strip may be located behind the sidewalk on one side to provide a twenty-foot (20') wide landscape corridor with a secondary street tree canopy on one side of the street as shown in Figure 4-11.

detached sidewalks will include a 33-foot right-of-way (back of curb to back of curb) with a twenty-seven (27) foot wide paved section, curbs and a six (6) foot sidewalk. Figure 4-12 illustrates the Standard Residential Street.

Minor residential streets with attached sidewalks will have a forty-two (42) foot right-of-way (measured from back of walk to back of walk) that includes two travel lanes, a parking lane, and a five-foot sidewalk on both sides. Figure 4-14 illustrates the Minor Residential Street.

Figures 4-8, 4-13, and 4-15 illustrate where residential and collector streets are adjacent to an open space area and incorporate a secondary multi-

Figure 4-11 Pedestrian Street with Detached Sidewalk

**Residential Streets**

The Plan Area includes two residential street classifications. The standard residential street with

use trail in lieu of a standard sidewalk on the open space side. Parking is prohibited on the open space side to allow additional space for the multi-use trail and associated landscaping.

CIRCULATION

Figure 4-12 Standard Residential Street

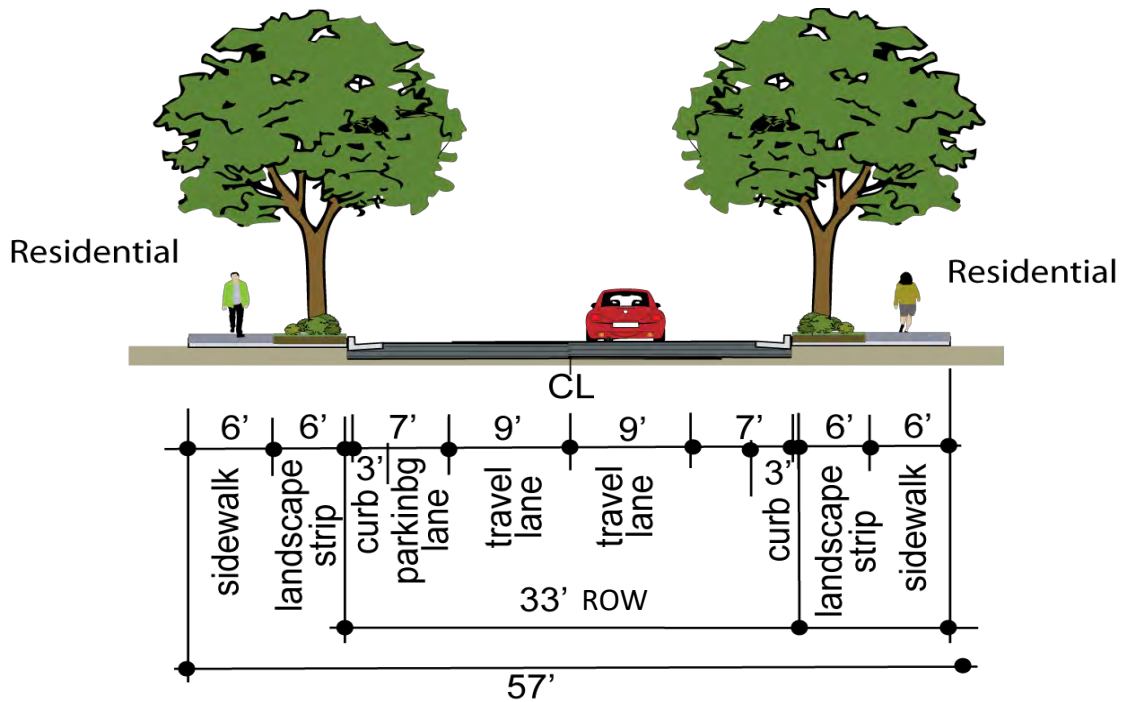
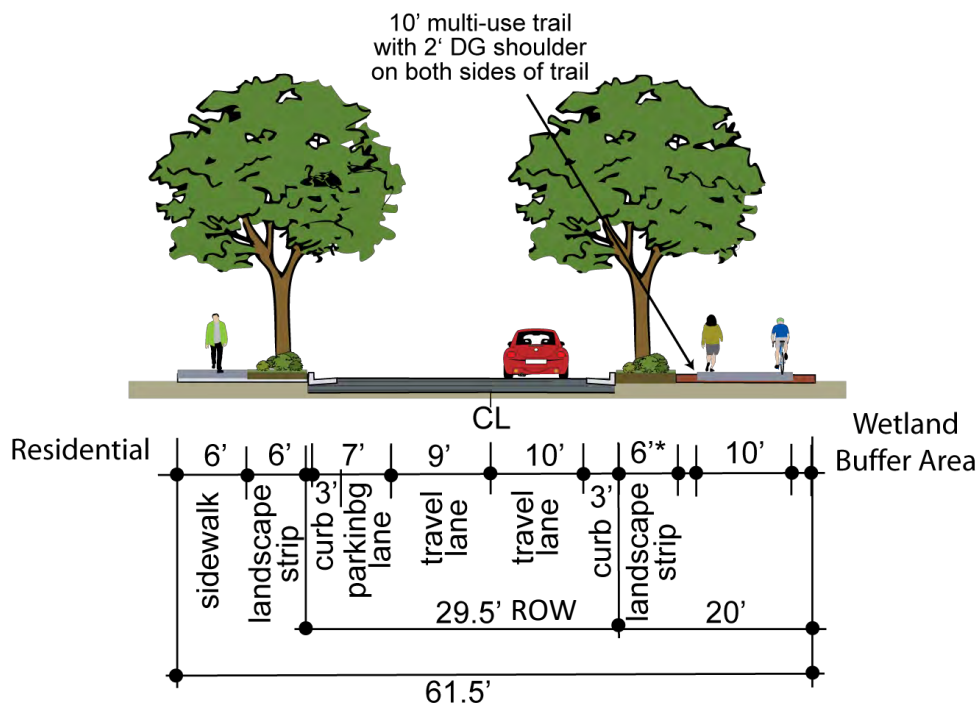


Figure 4-13 Standard Residential Street Adjacent to Secondary Trail in Open Space



CIRCULATION

Figure 4-14 Minor Residential Street

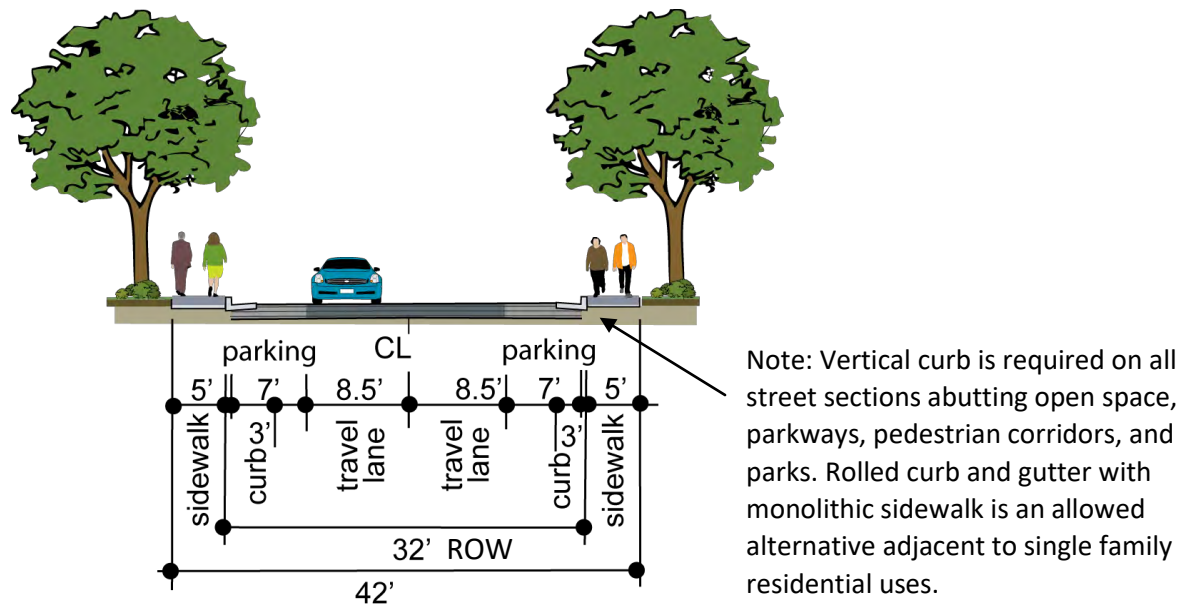
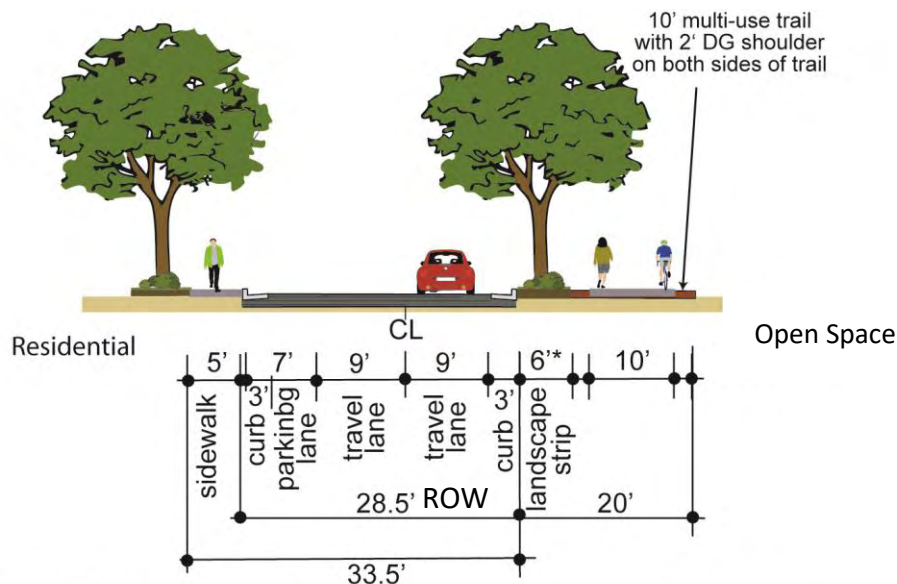


Figure 4-15 Minor Residential Street Adjacent to Secondary Trail in Open Space



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

CIRCULATION

Table 4-1 Summary of Street Standards

	Collector Street Adjacent to Basin and Secondary Trail	Standard Collector Street Adjacent to Secondary Trail	Standard Collector Street	Minor Arterial w/ parking	Minor Arterial	Rancho Cordova Parkway
Figure Number	4-9	4-8	4-7	4-6	4-5	4-4
Average Daily Traffic (ADT)	< 13,000	< 13,000	< 13,000	< 32,500 ¹ .	< 32,500	<32,500
Speed Limit	25-35 mph	25-35 mph	25-35 mph	35-45 mph	35-45 mph	45 mph
Number of Travel Lanes	2	2	2	4	4	4
Width (back-to-back of curb)	29'	29'	43'	74'	74'	74'
Width (Total ROW)	34'	29'	43'	89'	74'	74'
On Street Parking Allowed	No	No	Yes	Yes ² .	No	No
Parking Lane Width (includes curb and gutter)	None	None	7.5'	8.5'	None	None
Bike Lane Width (4' lane plus 2.5' gutter pan)	4' + 2.5' gutter pan	4' one side, 10' secondary trail	5'	4' + 2.5' gutter pan	4' + 2.5' gutter pan	' 4' + 2.5' gutter pan
Travel Lane Width	9'/10'	9'/10'	9'	11' (12' inside)	11' (12' inside)	11' (12' inside)
Left-Turn Lane Width (at intersections)	10'	10'	10'	10'	10'	10'
Striping Required	Yes	Yes	Yes	Yes	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	14'	14'	14'
Sidewalk Width	5'	7' on one side, 10' secondary trail	7'	7'	7'	7'
Detached Sidewalk Required	No	Yes	Yes	Yes	Yes	Yes
Landscape Strip Width ² .	6' min. ³ .	6' min. ³ .	6'	15' incl. sidewalk or parking	15' incl. sidewalk	25' incl. sidewalk

CIRCULATION

Table 4-1 Summary of Street Standards (continued)

	Minor Residential Streets Adjacent to Secondary Trail	Minor Residential Streets	Standard Residential Streets Adjacent to Secondary Trail	Standard Residential Streets	Pedestrian Streets	Pedestrian Boulevard
Figure Number	4-15	4-14	4-13	4-12	4-11	4-10
Average Daily Traffic (ADT)	< 2,000	< 2,000	<7,000	< 7,000	<7,000	< 13,000
Speed Limit	25 mph	25 mph	25 mph	25 mph	25 mph	35 mph
Number of Travel Lanes	2	2	2	2	2	2
Width (back-to-back of curb)	28.5'	32'	29.5'	33'	34'	61
Width (Total ROW)	33.5'	42'	29.5'	33'	34'	61'
On Street Parking Allowed	Yes on residential No adjacent to open space	Yes	Parking on residential side only	Yes	No	Yes
Parking Lane Width (includes curb and gutter)	7.5'	7.5'	7.5'	7.5'	None	7.5'
Bike Lane Width (4' lane + 2.5' gutter pan)	None, 10' secondary trail adjacent	None	None	None	4' + 2.5' gutter pan	5'
Travel Lane Width	9'/9'	8.5'	9'/10'	9'	10'	11'
Left-Turn Lane Width (at intersections)	None	None	None	None	None	10'
Striping Required	No	No	No	No	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	None	None	14'
Sidewalk Width	5' on residential side, 10' secondary trail	5'	6' on residential side, 10' secondary trail	6'	6'	7'
Detached Sidewalk Required	No	No	Yes on open space, No on residential	Yes	Yes	Yes
Landscape Strip Width ² .	6', may be reduced to 2' adjacent to open space	None	6', may be reduced to 2' adjacent to open space	6'	20' option on one side /12' incl. sidewalk	6' min.

1. Adjacent to alley loaded residential only.

2. Landscape widths may be reduced at pinch points.

3. City may require 6' strip inside shoulder in-lieu of constructing one-half of a median on arterials and parkways.

CIRCULATION

4.5 TRAFFIC CALMING MEASURES

Collector streets and residential streets may include traffic calming devices to slow traffic and discourage non-resident traffic in neighborhoods. The measures also enhance the pedestrian experience, and thereby encourage people to walk by slowing traffic and provide shorter crossing distances at intersections.

The City has prepared a Neighborhood Traffic calming Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods. Please refer to City of Rancho Cordova web page to obtain the latest edition of the NTMP. The potential traffic calming measures may include, but are not limited to the following examples.

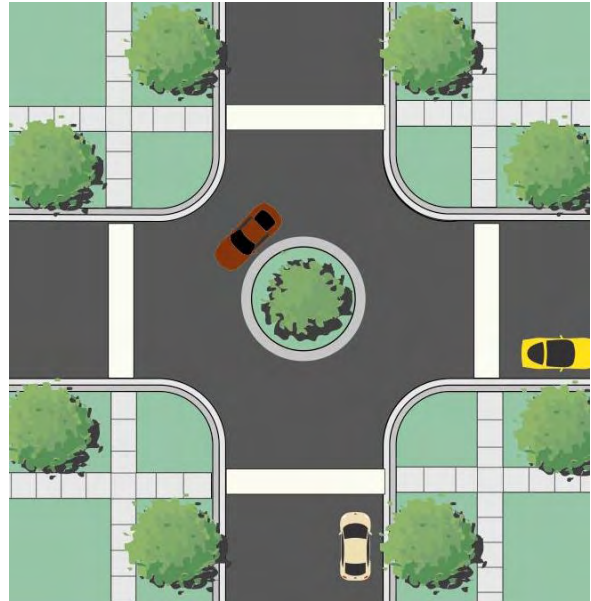
4.5.1. Traffic Circles and Roundabouts

Traffic circles and roundabouts will be located at selected intersections of collector streets and primary residential streets within the Plan Area. Figure 4-16 illustrates a typical, conceptual traffic circle design. The specific design of these features will vary depending on the local street configurations and therefore, the design will be included in the tentative subdivision map and final map for the affected subdivision. Such features will be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval.

4.5.2. Intersection Bulb-outs and Lane Width Restrictions

Bulb-outs and lane width restrictions may be used at residential street intersections to slow traffic within neighborhoods. Figure 4-17 illustrates a typical intersection bulb-out design. The tentative subdivision map and final map for the affected subdivision will address location and specific design of these features. Such features are not mandatory,

and the project applicant may develop them at their discretion with review by city plan review staff and the approval of the City Director of Public Works at the time of improvement plan approval.

Figure 4-16 Typical Traffic Circle**Figure 4-17 Typical Bulb at Residential Street Intersection**

CIRCULATION

4.6 EMERGENCY RESPONSE ROUTES

The routing of major streets is constrained by the natural open space areas and the high school/middle school and community park complex that create barriers to through streets. Thus, the routes for emergency response are more constrained than might otherwise be in a Plan Area of this size and configuration. However, the major streets are aligned in a modified grid such that all portions of the Plan Area are not more than one half (1/2) mile from a major street. Interior streets, including collector streets and primary residential streets, provide relatively direct emergency access to the center of each neighborhood.

The open space areas are directly accessible in most instances from a public street that abuts the open space.

4.7 PEDESTRIAN PATHWAYS, BIKEWAYS AND TRAILS

The Rancho Cordova General Plan promotes a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSP provides a safe, inviting, and convenient network of bike paths and trails that connect residential, commercial, employment, transit, and recreational destinations.

The network includes a wide range of bike and pedestrian paths, ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, and informal bike paths along the edge of open space areas. The SunCreek Parkway is a major recreation trail that extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Figure 4-18 shows the primary bike routes, secondary trails (paseos), and Class II bike lanes.

Figure 4-18 also illustrates the planned configuration of residential streets such that neighborhoods will be

designed and developed at a pedestrian scale, generally less than ½ mile wide with less than a ¼ mile walk to a neighborhood center, usually a school and/or park. The streets will be a modified grid system with short block lengths for ease of pedestrian and bicycle mobility.

Figure 4-23 illustrates the accessibility of residences to the primary bikeway trail system. Approximately 96% of all homes are within ¼ mile of the primary trail system.

The alignment of bike trails that cross minor residential roads and collectors shall vary from its normal alignment swinging towards the centerline of the paralleling street as the trail approaches the intersecting street. The bike trail should connect with the handicap ramp at the curb return and cross the intersecting street at the location of the crosswalk.

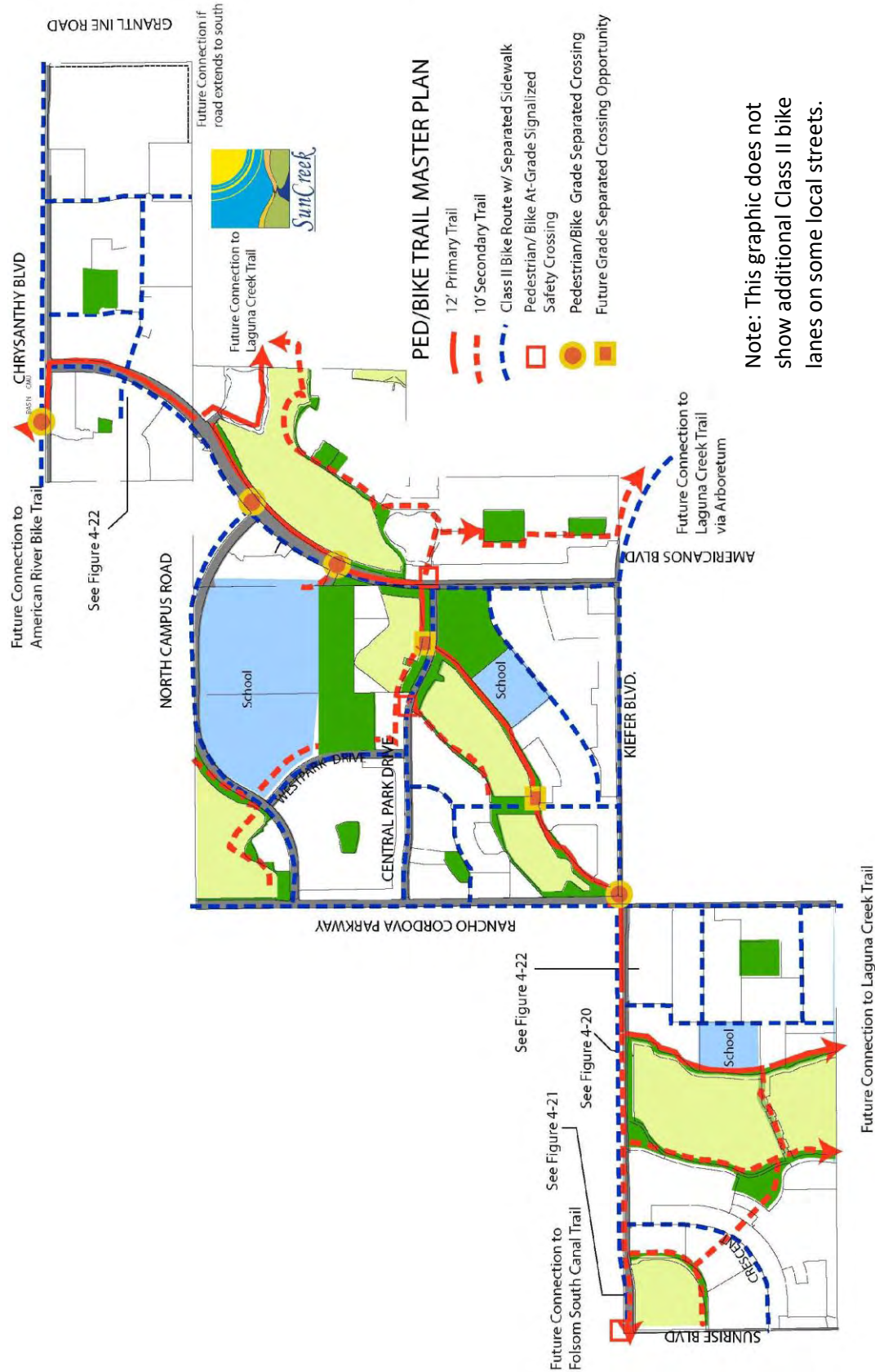
After crossing the intersecting street, the bike trail would swing away from the street to its normal alignment. Applicable bike trail design standards shall apply to all trails. The appropriate striping, signing and bollards shall be used to warn the driving public of the bike trail crossing.

4.7.1. SunCreek Parkway (Primary Bike Route)

The SunCreek Parkway is a major off-street backbone trail system that ties the neighborhoods together and connects them to the other key destinations within the Plan Area and surrounding community. On-street bike lanes and pedestrian friendly streets augment the trail system to provide direct point-to-point connections between key uses within the plan.

CIRCULATION

Figure 4-18, Primary and Secondary Trails Master Plan



CIRCULATION

The backbone trail system connects residents to other major destinations such as schools, parks, transit stops, shopping, and job locations. The Parkway includes a portion of the planned citywide master bike trail system that runs through the heart of the Plan Area with connections to the surrounding community.

The typical bike path along the SunCreek Parkway will have a ten-foot (10') wide pavement section and two-foot (2') wide shoulders on both sides of the trail. The portion of the SunCreek trail along the City's primary bike trail will have a 12' paved section and two-foot (2') wide shoulders on both sides of the trail.

Figures 4-20 through 4-22 illustrate the typical cross sections for the primary trail in various conditions found in the plan.

4.7.2. Bikeway Connections to the Regional Bikeway

The SunCreek trails will provide a connection to any future regional parkway along the Folsom South Canal at the intersection of Kiefer Boulevard and Sunrise Boulevard. As described in the Rancho Cordova Bikeway Master Plan (April 2016) (p.4-14 & p.A-8), the connection to the citywide primary bike route will provide additional connections to existing and planned regional trail systems including the American River Bike Trail at Lake Natoma and future potential trails eastward along the Deer Creek drainage and along Laguna Creek to the Cosumnes River.

4.7.3. Bike Route Major Street Crossings

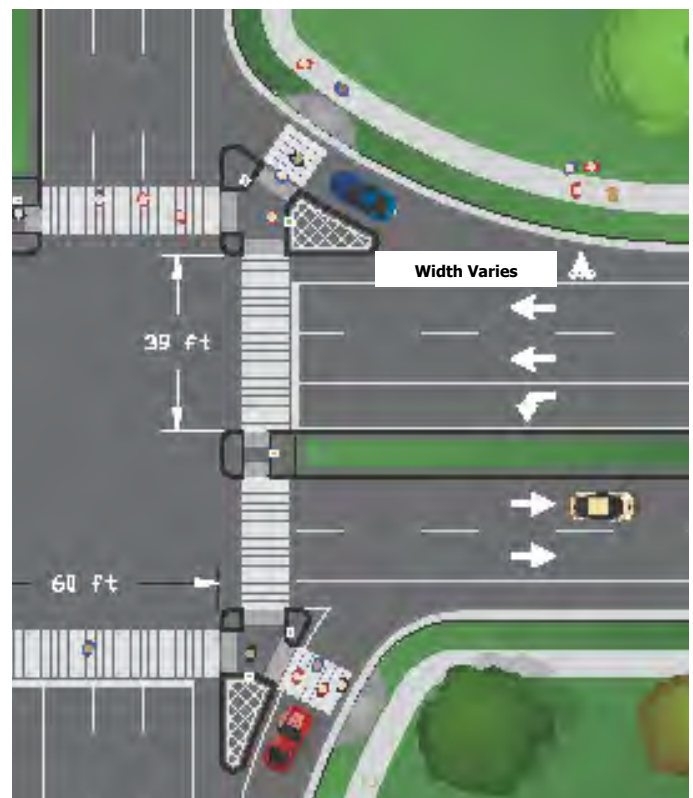
Major bicycle and pedestrian trails will cross major streets at specific locations throughout the Plan Area illustrated in Figure 4-18. Grade separated crossings over or under the roadway could occur at the general locations depicted. The design of some at-grade

crossing will allow conversion to grade separated crossings if deemed appropriate in the future.

Major arterial street intersections will require special center medians and safety islands at turning lanes to provide a safe crossing for bicycles and pedestrians as illustrated in Figure 4-19. Lighting, signage, striping and colored, textured paving will enhance at-grade crossings.

Similar at grade crossings may be located along roadway links where there is no intersecting roadway. This will provide continuity for major bike and pedestrian routes that may not cross at street intersection

Figure 4-19 Conceptual Arterial Street At-Grade Crossing



CIRCULATION

4.7.4. Greenway and Paseos

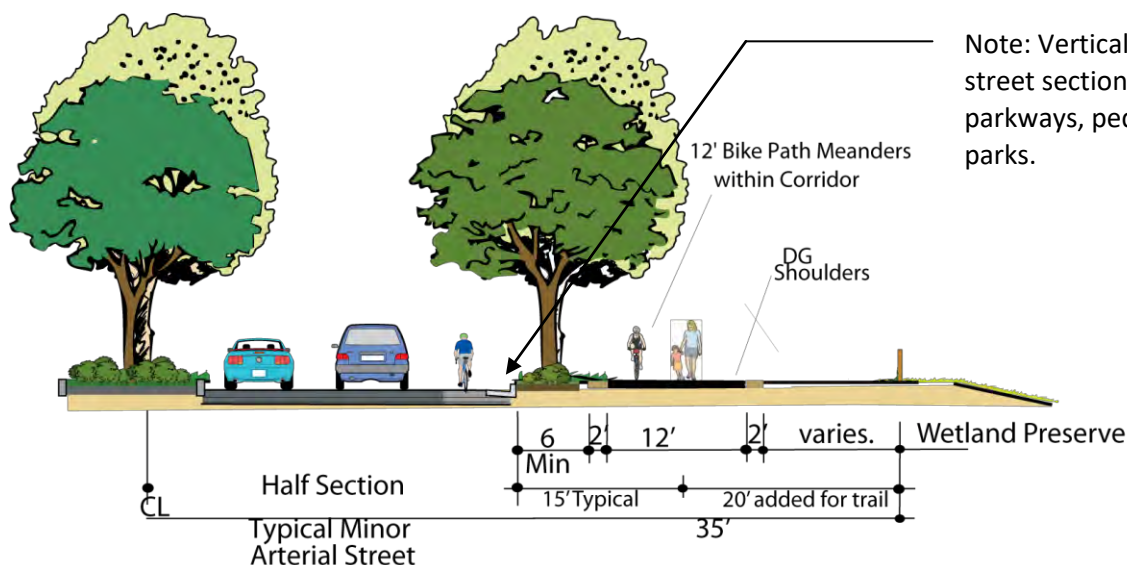
The SunCreek Specific Plan includes a network of Landscaped Greenways, Paseos and Pedestrian Promenades that connect to the backbone trail system and enhance the pedestrian and biking experience. Nearly all residences are less than ¼ mile from this network, as shown in Figure 4-23.

Most of the greenways are adjacent to the open space core and provide the route of the SunCreek Parkway trail system through the center of the Plan Area. Additional Paseos and Pedestrian Promenades in key locations extend the reach of the backbone trail system and provide more convenient access and direct bicycle and pedestrian travel routes. The SCSP establishes the general size and location of these corridors, but detailed designs will be further refined with future tentative maps and improvement plans. Site plans for mixed-use commercial centers that include Paseo or Pedestrian Promenade shall include such pedestrian ways as part of the design review process. The associated landscaping and amenities provide an attractive experience while taking into account safety issues and minimizing water use and maintenance costs.

4.7.5. Safe Walk to School Routes

The location of the schools and the design of the street and pedestrian network is designed to facilitate and encourage walking or biking to school. Elementary schools are located in the center of neighborhoods to shorten walking distance and minimize major road crossings. Approximately 93% of all residences are within ½ mile of an elementary school. The schools are adjacent to primary residential or collector streets that provide safe connections to the surrounding neighborhood. Figure 4-18 shows schools connecting to the backbone trail system for easy access from neighborhoods and safe crossing of major streets, when necessary. Similarly, the high school / middle school complex near the center of the Specific Plan links to the backbone trail system for easy access.

Figure 4-20 Primary Trail Adjacent to Arterial Street and Open Space



CIRCULATION

Figure 4-21 Secondary Trail Adjacent to Arterial Street and Commercial Land Use

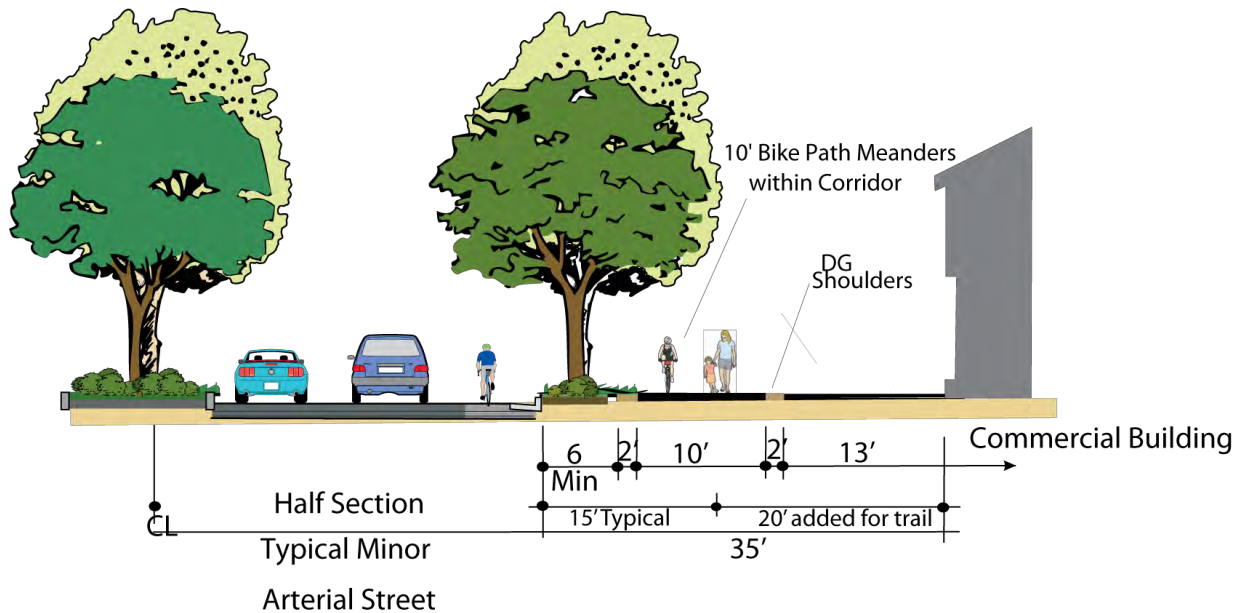
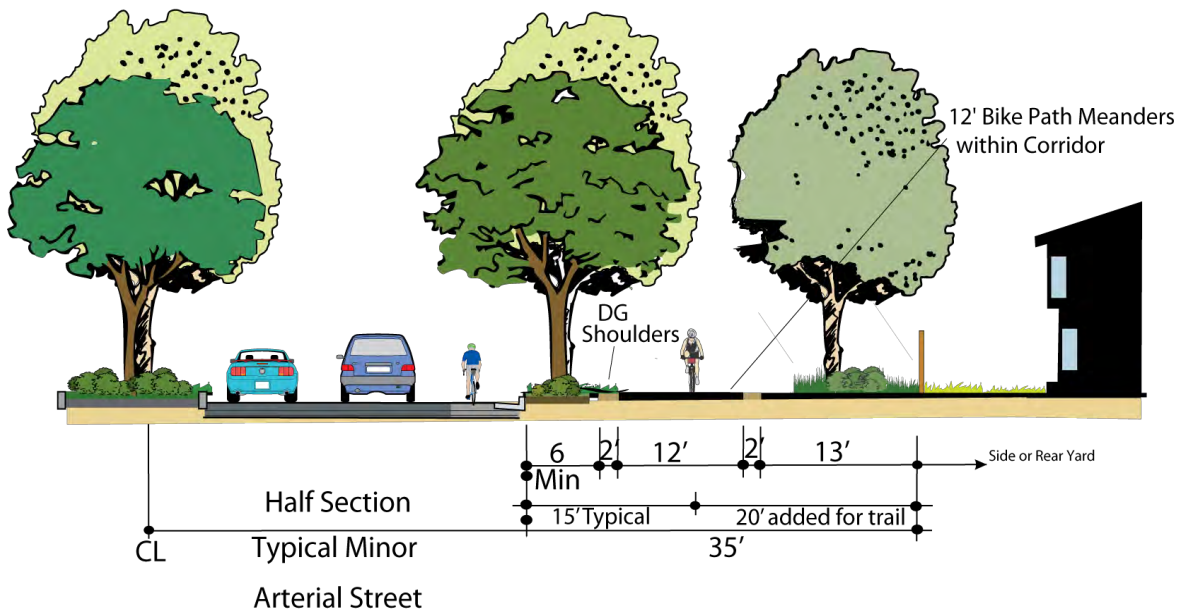
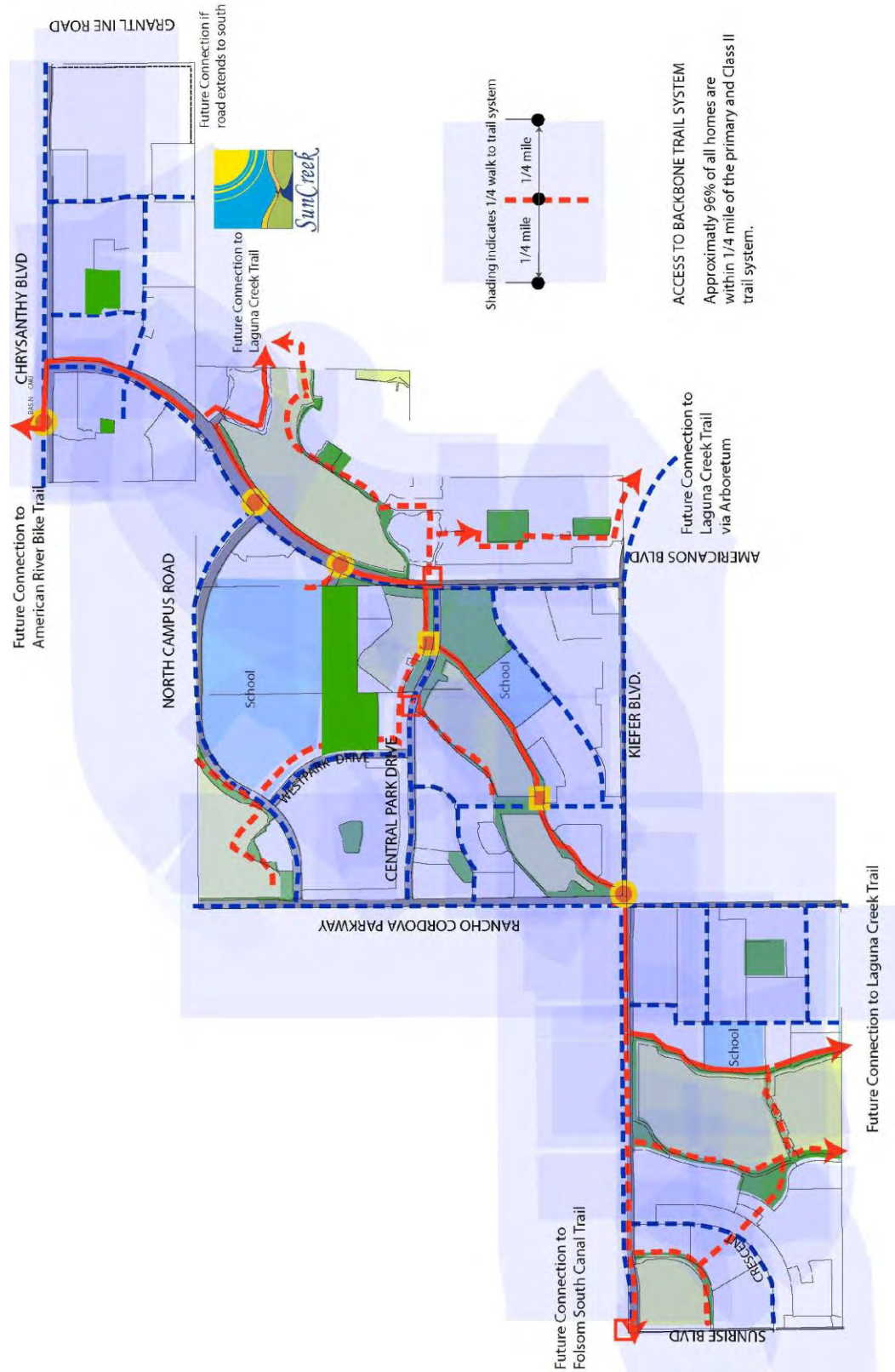


Figure 4-22 Primary Trail Adjacent to Arterial Street and Single Family Residential



CIRCULATION

Figure 4-23 Pedestrian Access to the Primary and Secondary Trails Master Plan

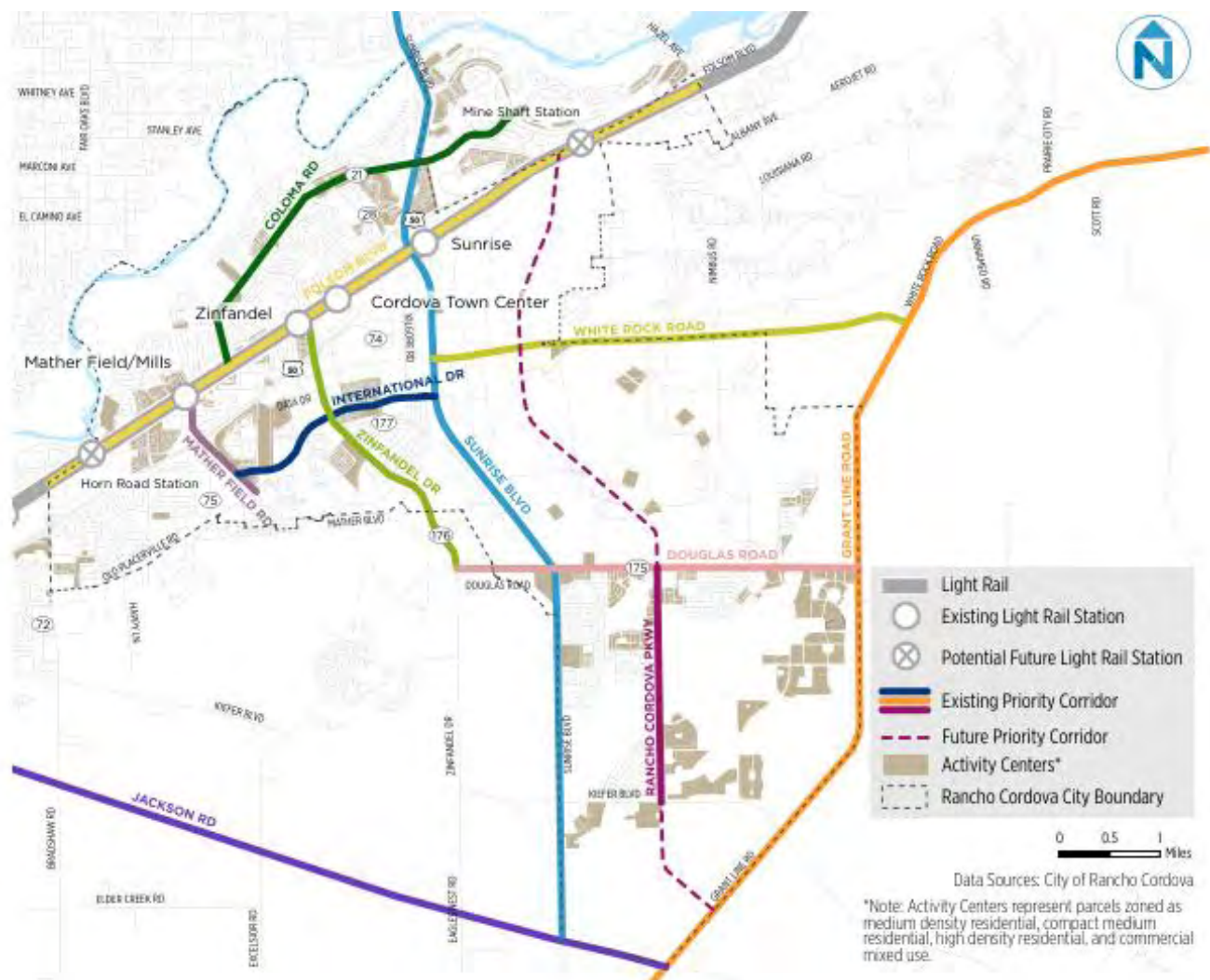


City of Rancho Cordova.

In addition to Regional Transit, the City initiated transit services with the CordoVan service in the Zinfandel Corridor in the summer of 2009. The City of Rancho Cordova Mobility Master Plan 2019 identifies Rancho Cordova Parkway and Sunrise Boulevard as priority corridors that are critical transportation connections. . . . These corridors connect areas throughout the City that are zoned for medium residential, high residential, or commercial development. Care needs to be taken in ensuring that the design of these corridors support multi-modal choices.

The light rail transit (LRT) service parallels Folsom Boulevard, connecting downtown Sacramento with the City of Folsom, including transit stations in the

Figure 4- 24 Rancho Cordova Priority Corridors



CIRCULATION

Shuttle services will provide access to neighborhoods and businesses within the City, and will connect to Regional Transit's Light Rail Gold Line. Proposed regional services, coordinated with Sacramento Regional Transit, will focus on future Enhanced Transit routes and additional stations along the Light Rail Gold Line.

Neighborhood shuttles (CordoVan) will feed both the transit routes. Rancho Cordova Parkway through the SunCreek Plan Area can accommodate such future transit use. The site design concept for the commercial use at the intersection of Rancho Cordova Parkway and Central Park Drive will facilitate transit-oriented development. Refer to Volume II: Development Regulations, Section 1.6.10.

As the city grows, new routes will connect residential, commercial, office, and industrial areas. Potential new transit series include "enhanced transit," jitneys, trolleys/streetcars, and other services that connect to the existing system.

Potential bus transit routes in the Plan Area could be located along Kiefer Boulevard, Rancho Cordova Parkway, North Campus Drive and Americanos Boulevard to provide connectivity to the major activity centers in the Plan Area.

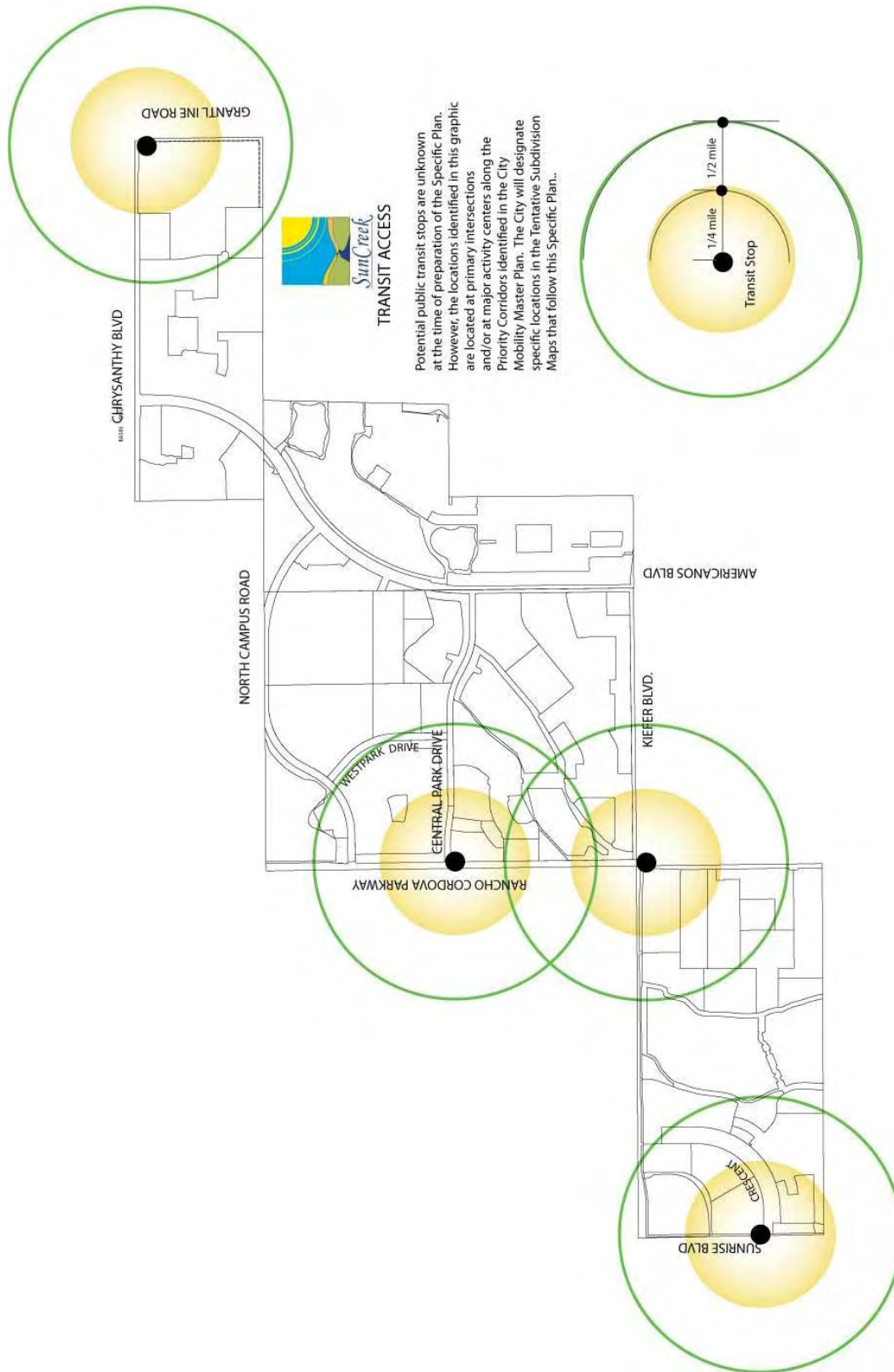
Figure 4-25 illustrates the ¼ and ½-mile walking radius around anticipated transit stops in the described routing. Under these conditions, approximately 65% of all homes will be within ½ mile of a future transit stop. The backbone trail system will provide safe and direct access to the transit stations from the remaining homes.

4.8.1. Bikeway Connections to Transit

The SunCreek backbone trail system depicted in Figure 4-18 provides direct bicycle and pedestrian connections between the neighborhoods and the potential transit stop locations shown in Figure 4-24 and will feed the City's planned Signature Transit Route and Enhanced RT bus routes.

CIRCULATION

Figure 4-25 Potential Transit Stop Locations



CIRCULATION

un-natural oscillating alignment.

4.9 SPECIFIC PLAN CIRCULATION POLICIES

The following policies are adapted from the General Plan for the SunCreek Plan Area.

Policy C 1. The SunCreek Plan Area shall discourage the use of cul-de-sacs on local roads, except where they are necessary due to site-specific concerns, such as property boundaries or habitat areas that preclude construction of through routes. When cul-de-sacs are used, they provide bicycle and pedestrian connections to trail systems or adjacent major or connector streets.

Policy C 2. The SunCreek Plan Area shall install traffic pre-emption devices for emergency vehicles (police and fire) at signalized intersections.

Policy C 3. The SunCreek Plan Area shall provide adequate access for police and fire vehicles where traffic calming devices or techniques are employed.

Policy C 4. Each park, school, commercial, office and multi-family use must provide at least one connection to the bikeway and pedestrian network. The connection will take the form of a paved and landscaped route between the main pedestrian path in the project and the adjacent bikeway.

Policy C 5. The trails, pedestrian paths and local pedestrian streets shall be an interconnected system of recreational and travel routes.

Policy C 6. The following table establishes the minimum widths for sidewalks in the SunCreek Plan Area. The City may adjust or increase these to accommodate special circumstances of individual projects. Meandering sidewalks are acceptable in wide landscaped areas and should follow a natural shifting alignment rather than an

MINIMUM SIDEWALK STANDARDS

Street Classification	Sidewalk Width
Residential	5-6 feet
Commercial	7 feet
Major Arterial	7 feet

Policy C 7. The SunCreek Plan Area shall provide on-street bike lanes along all connector roadways and on local and major roadways.

Policy C 8. The SunCreek Plan Area shall use enhanced at-grade crossings, or grade-separated crossings if feasible, where the SunCreek Parkway crosses Rancho Cordova Parkway, Americanos Boulevard, and Chrysanthy Boulevard.

I.5. COMMUNITY DESIGN

5.1 PURPOSE

The Community Design Chapter addresses the community character in the areas that are commonly visible to the public. Primarily this is the street public right of way but may also include areas visible from the streets such as open space, parks and schools and landscaped areas outside of the right of way.

The community features addressed in this chapter include:

- streetscape and corridor landscapes,
- gateways,
- open space edges
- water management basins
- pedestrian promenades and trails,
- art in public places
- landmark opportunities

In addition to these specific features, this chapter also addresses the overall organization of neighborhoods and the hierarchy of the streets as a community design feature.

5.2 COMMUNITY DESIGN OBJECTIVES

The General Plan Urban Design Element promotes a high quality of life for the residents of the community. The SCSP responds to issues and objectives identified in the General Plan. These include:

- Ensuring that new development contributes to a sense of place and identity.

- Creating a high-quality urban design and architecture that is visually pleasing and inviting.
- Generating a theme with continuity through architectural elements, landscaping, lighting, signage and other features.
- Establishing compact mixed-use development that facilitates walking or cycling to work, stores, restaurants, and parks via pleasant pedestrian- and cyclist-friendly streets.
- Siting buildings within a project and along the street in pedestrian-friendly ways, along with encouraging high quality project design.

5.3 RELATIONSHIP TO OTHER ELEMENTS, PLANS AND PROGRAMS

This chapter is closely related to Volume II: Development Regulations. This chapter lays out concepts and intent for public spaces. Volume II: Development Regulations provides detailed standards for the private development areas.

This chapter also corresponds with Chapter 4, Circulation in that it addresses the design features of the streets defined in that chapter.

The neighborhood design standards implement the land use form concepts established in Chapter 2, Community Vision.

This chapter also provides design details that help to implement the protection of the resource conservation areas established in Chapter 6, Natural Resources.

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COMMUNITY DESIGN

5.4 COMMUNITY DESIGN SETTING

Gently rolling terrain and the dominant drainage corridor that will remain in permanent open space characterize the Plan Area.

The natural drainage way corridors will be accessible to the public along the edge of the preservation area open space. Therefore, the open space will provide a visual identity for the entire Plan Area. Natural vegetation species will provide an attractive visual edge to the open space and the surrounding neighborhoods.

The major east-west boulevards and the major drainage corridor will retain distant vistas toward the Sierra Nevada to the east. Attention to these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor would add a notable design character to the plan.

5.5 COMMUNITY DESIGN THEMES

The fundamental community image theme of the Plan Area is pedestrian scale neighborhoods surrounding small, sheltering public spaces linked visually to large, contiguous open spaces. Small nodes of lively color and activity interconnected by a network of pedestrian and bicycle travel ways comprise the community. The public spaces will be focal points of design.



Small gathering spaces will be a hallmark of the commercial and public areas in SunCreek.

Clustered building forms, bright colors, water features, functional art, attention to detail,

comfortable sitting areas, and space for people to gather will be hallmarks of the central districts.

Beyond the central districts, the dominant theme element will be the open space. Landscaping, materials, lighting and signage will take their cues from the natural elements. Landscaping will tend to be naturalized rather than formal. Turf will be used sparingly and the plant palette will favor native or native compatible species. Natural ground covers, such as pea gravel and decomposed granite will be common.

5.6 NEIGHBORHOOD FORM

The SCSP emphasizes the livability of neighborhoods in the design for pedestrian friendly streets, ease of pedestrian access to the commercial and commercial mixed-use centers, and in the design of neighborhoods with their orientation to neighborhood parks and linear open space.

The neighborhood spatial form relates directly to the land use principles set forth in SCSP Chapters 2 and 3. In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles, (refer to SCSP Sections 2.2.1 and 2.2.2) the SunCreek residential neighborhoods will be pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

As illustrated in Figure 2-3, the neighborhoods in the Specific Plan will be generally consistent with the following guiding principles.

- Neighborhoods have a radius of approximately one-quarter to one-third mile.
- The edges of the neighborhood are identifiable by use of landscaped areas along major streets or natural features, such as permanent open space.
- Each neighborhood includes a distinct center, such as an elementary school,

neighborhood park, and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.

- Residences are oriented toward the parks and open space. The neighborhood parks have frontage on at least two single-loaded streets to provide for visibility and ready access.
- A single loaded street and/or a pedestrian trail, as illustrated in Figure 5-1 front all open space areas.

5.7 OPEN SPACE AND THE GREAT PARK CONCEPT

The “Great Park “ concept includes not just the community park and open space, but all of the public buildings and spaces connected to those features. The “Great Park” is similar to the “Great Room” concept in residential design in which several living spaces are interconnected through a flowing open room.



In the Great Park concept the extensive open space is the focal element that links clustered public spaces to maximize open feel. The open space visually extends these active public spaces to allow maximum connectivity and grand vistas.

Figure 5-1 illustrates the core structure of extensive open space, parks, and school complex in the center of the plan. This expansive open area provides the signature feature for the community that includes the major social,

recreational, and institutional elements. This core area also serves as the hub for the pedestrian network.

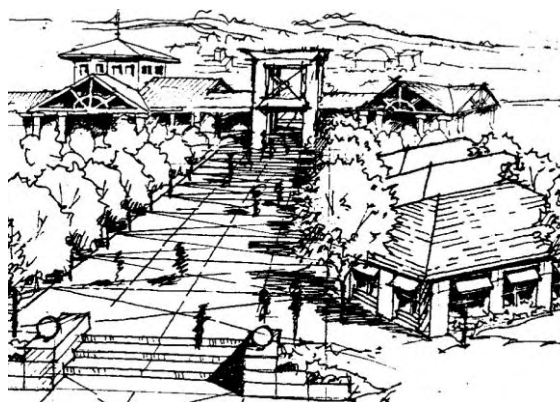
5.8 LANDMARK OPPORTUNITIES

The proposed land use pattern provides some interesting possibilities for landmarks that would add to the distinctive character of this plan area.

The rolling terrain and the extensive open space will allow views of landmark buildings within the Plan Area. For example, the proposed high school/ middle school and community park complex will occupy some of the highest ground in the Plan Area. Figure 5-1, Community Design Features identifies this prominent location.

Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the resource conservation area and the adjacent buffer areas.

Similarly, the open spaces adjacent to the Village Center sites will provide attractive vistas from the adjacent roads and open space areas.



Conceptual view of landmark buildings.

Distinctive architecture and landmark buildings located in the school campus and the commercial centers would be visible for considerable distances due to the relatively higher elevation and the adjacent open space.

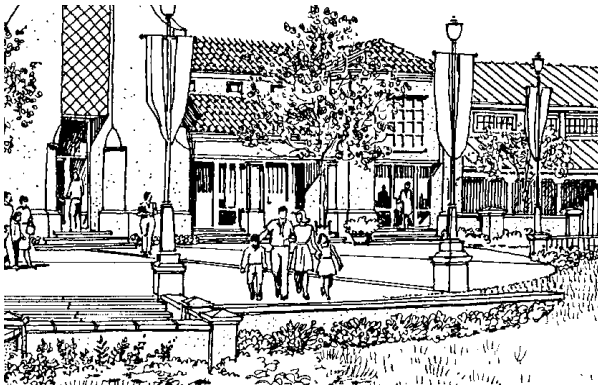
Figure 5-1 SunCreek Core Open Space



- The Elk Grove Unified School District is encouraged to include a dominant building near the highest elevation on the high school/middle school campus to create a landmark feature visible from a distance.
- All development in Village Center (VC) zone districts shall include a building form that serves as a landmark feature.

5.9 PEDESTRIAN PROMENADES AND TRAILS

Pedestrian trails will be common throughout the Plan Area; however, there are opportunities to create enhanced pedestrian areas that become promenades in the Village Center and Regional Town Center areas. As envisioned in this plan a promenade is a wide pedestrian concourse with landscaping, pedestrian scale lighting, and seating areas. Outdoor dining, food carts, shops and entertainment would be located adjacent to, or near, the promenade. The intent is to provide specific locations for people to walk and socialize in a community setting.



Example of promenade adjacent to commercial use and open space.

Figure 5-2, Community Design Features identifies three potential promenade locations. Each of these is adjacent to a commercial center and passes by open space or a park. Two of these are adjacent to a resource preservation area or a

drainage course that could provide an open space edge. The third promenade is along Central Park Drive where a pedestrian street provides a wide sidewalk connecting the Village Center on Rancho Cordova Parkway to the community park and high school complex.

5.10 ART IN PUBLIC PLACES

The use of art in public places, both in civic locations and as part of private developments, contributes to the identity and character of the SCSP. Public art can enhance the landscape and provide focus within public spaces.

The individual builder may include art in public places as an optional amenity. Art is not limited to conventional pieces, such as statuary and murals, although these have their place and are welcome in the community. Art can be an integral part of the public space that includes street furniture, playground equipment and other utilitarian features. The SCSP endeavors to make art an integral component of the built environment by encouraging opportunities for art in the most common elements of the community.



Art as a play structure.

RCMC Section 23.722.050 identifies public art as an additional amenity in pedestrian oriented spaces, particularly those greater than 5,000 square feet. Volume II includes a guideline for art in public places within the Center form based zone designated areas.

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Art as a public sidewalk improvement.



Art in public spaces.

5.11 STREETScape AND CORRIDOR LANDSCAPES

The backbone street system including the minor arterial streets, collector streets and pedestrian streets defined in Chapter 4 establish the framework for the neighborhoods. Typically, these streets form the edge of neighborhoods rather than slicing them into sub-areas.

5.11.1. Major Street Characteristics

Streets are a primary, inviting public places in a community. The general objectives for all streetscapes are:

- Provide identity and sense of place for the SCSP.
- Reinforce the sense of pedestrian scale in areas intended for pedestrian use.
- Create defensible and visually accessible common areas.
- Screen unattractive but essential features, such as utility equipment installations.
- Conserve water.

Table 4-1 in Chapter 4 Circulation provides the specific standards for landscape corridor widths along all arterial and collector streets.

5.11.2. Neighborhood Street Characteristics

Local streets offer a variety of vehicle and pedestrian paths connecting to the major roadways. This street system disperses traffic to create greater variety in route choices and distribute traffic throughout the neighborhood.



Tree canopy shading will be typical on all neighborhood streets.

As described in Chapter 4, Circulation, the neighborhood streets will be as narrow as traffic safety will allow enhancing the pedestrian scale. As described in Volume II: Development Regulations, homes may be placed near the sidewalk and should provide a porch or other living space oriented to the street.

5.11.3. Street Landscaping

Landscaping should soften the built environment and create attractive places. Landscaping should relieve the overall mass and scale of the structures, frame outdoor spaces, and create a strong sense of place. Landscaping should also reduce the heat-island effect caused by paved surfaces and minimize the need for irrigation. The landscaping helps to create visual interest, and promotes and nurtures the concept of an “urban forest”. Given the relatively dry setting and the lack of native trees in the plan area, the landscaping will emphasize drought resistant native or native compatible species.

On the major streets, trees will provide shade along the street edge and sidewalk. Shrubs and groundcovers will be selected for an open, naturalized look, rather than placed in regimented rows.



Example of naturalized landscaping.

5.11.4. Streets Along Open Space Edges

Open space is a dominant visual feature in the Plan Area. In many locations, streets will run adjacent to, or cross, open-space areas. Figure 5-1, Community Design Features illustrates the location of the major streets adjacent to natural open space. Arterial and collector streets, notably Kiefer Boulevard, Rancho Cordova Parkway and

Americanos Boulevard will cross the open space corridors. Many local residential streets will also front on open space as shown in Figure 5-2 Community Design Features. These conditions present special opportunities to view the open space at many locations throughout the plan. This exposure to the extensive open space along roadsides will help reinforce the unique character of this plan.

5.11.5. Street Furnishings

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) within landscape corridors shall not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk.

5.11.6. Street Lighting

Volume II: Development Regulations provides detailed standards for outdoor lighting. In general, the street lighting plan will emphasize pedestrian lighting.

5.11.7. Walls and Fences

The Plan generally minimizes the need for sound walls along the major street corridors. Alley loaded town homes, cottages, multi-family housing, parks, open space, and commercial uses are the most common uses located along major streets. Walls and fences screen public facilities, provide sound barriers, privacy, and security for private property, and bar entry to environmentally sensitive areas.

Volume II: Development Regulations Section 1.5.6 provides development standards for walls and fences.

5.11.8. Neighborhood Gateways

Neighborhood entrances are enlarged landscape areas added to the landscape corridors at highly visible street intersection locations. Entrances

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Figure 5-2, Community Design Features



provide a distinct gateway and a common design element that visually distinguishes individual neighborhoods in the Plan Area. Inclusion of a common design element, color, symbol or other distinguishing characteristic will also establish an identity for the entire SunCreek Plan Area.

Figure 5-2 Community Design Features identifies the conceptual location of neighborhood gateways throughout the plan. The applicant for individual subdivisions will determine the specific location and design character of the gateways.

5.12 WATER MANAGEMENT FEATURES

Water management basins are typically located along the edge of the primary drainage corridor. Figure 5-2 Community Design Features shows the location of the basins. Additional basins may be required within the planned development areas.

The significant number of basins and their prominent locations make them a dominant visual element.

All basins will be visual amenities that are an extension of the landscape on the nearby streets. In most instances, this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a permanent pool serving water quality purposes.



Example of naturalized detention basin adjacent to landscape corridor trail.

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I.6. NATURAL RESOURCES

6.1 PURPOSE

The Natural Resources Chapter identifies the ways in which the SunCreek Specific Plan (SCSP) will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also addresses conservation of all resources, including air, water supply and quality, soils, and energy for the common good. This Chapter identifies the preservation of wetland and habitat resources within the Plan Area.

6.2 OBJECTIVES

The resource objectives addressed in this Chapter respond to the General Plan. These include:

- Protecting wildlife and wetlands areas.
- Ensuring compatibility and mutual benefit, to the maximum extent feasible, between mitigation preserves and urban development.
- Reducing the impacts of new development on the use of water resources.
- Maintaining continuous and uninterrupted connections between mitigation preserves where not interrupted by existing development to allow species migration and minimize habitat and species isolation.
- Reducing solid waste production and promoting recycling activities that seek to reduce the amount of solid waste to state-mandated levels.

6.3 NATURAL RESOURCES

The Plan area includes gently rolling grassland crossed by shallow natural drainages. Various

wetland types, including vernal pools, are found throughout much of the area but are generally concentrated near the Laguna Creek drainage corridor.



Image of the primary drainage corridor following a winter storm. This area would be part of the proposed natural resources preservation area.

6.3.1. Conceptual Level Strategy

In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA), of which the SunCreek Plan Area is a part.

The intended result of this effort is to achieve reasonable protection and conservation of federally threatened and endangered species consistent with the Corps' obligations under Section 7(a) (2) of the Endangered Species Act (ESA), while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b) (1) guidelines under the Federal Clean Water Act.

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To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of “Preserve Areas” based on best professional judgment and best available information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek.

The developers and planners used the conceptual level strategy to guide the planning of the projects in the SunCreek Plan Area.

In October 2018, the County of Sacramento, the Cities of Rancho Cordova and Galt, and other agencies adopted the South Sacramento Habitat Conservation Plan (SSHCP). The SSHCP Area, which includes the SunCreek Plan Area, establishes a regional conservation approach for preserving wetlands and sensitive habitats and mitigating for the impacts of development. The SSHCP incorporates the underlying wetland preservation principles that were included in the conceptual level strategy. The developers and planners of the SunCreek Plan Area worked extensively with SSHCP staff during development of the SSHCP to coordinate the SunCreek wetland preserves, wetland buffers and adjacent land uses, as illustrated in Figure 6-1, to ensure they would conform to the SSHCP. The land use plans for the SunCreek Specific Plan are expected to conform to the SSHCP requirements.

6.3.2. Strategy Principles and Standards

The following ten principles form the basis for the conceptual strategy. These principles and the identified Preserve Area guide the development of the SunCreek Specific Plan and its associated infrastructure master plans.

Principle 1. Maintain the overall hydrologic integrity of the Preserve Areas so as to ensure that there will not be a net loss of functions and values

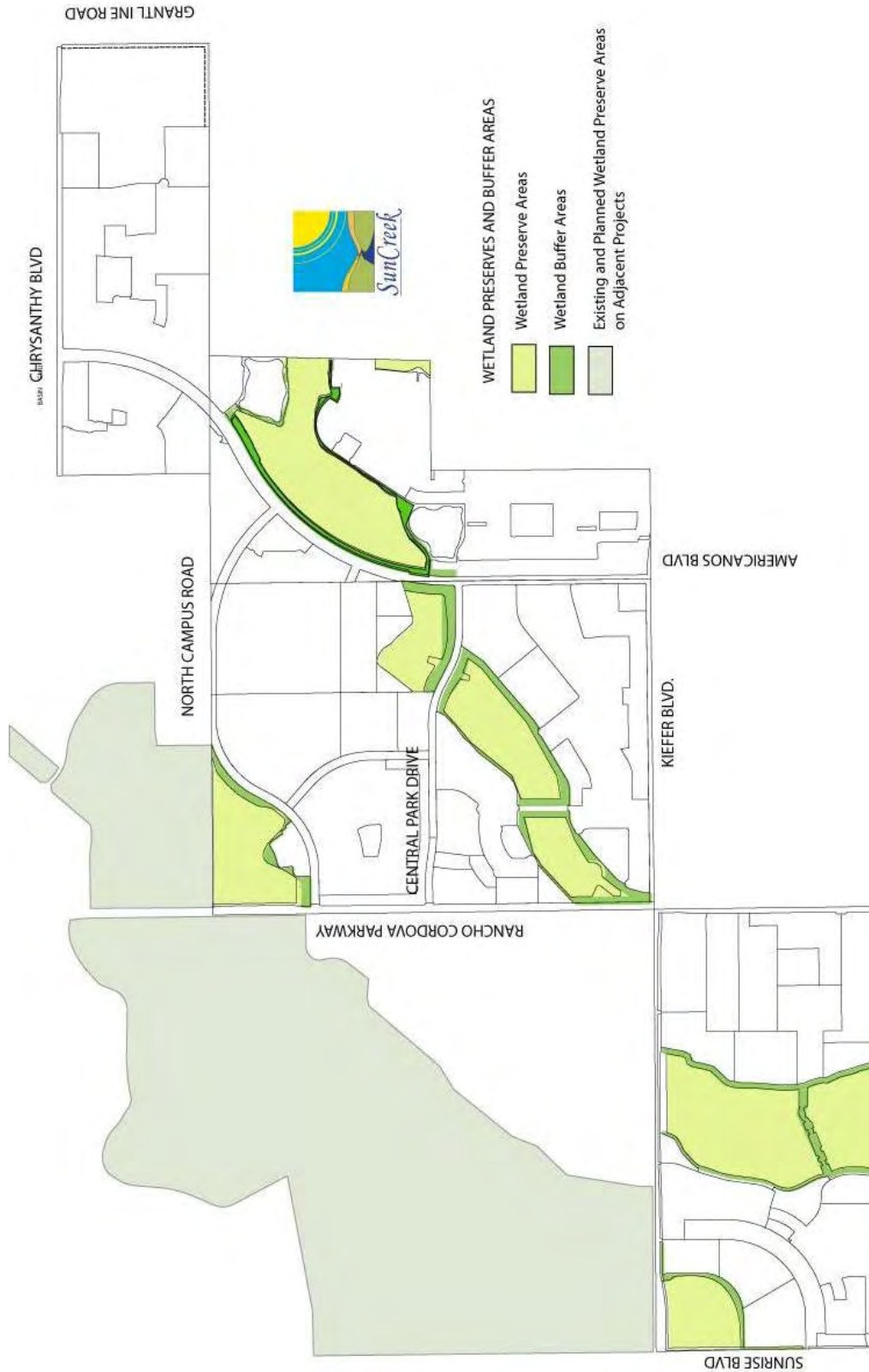
in the preserve areas as a result of adjacent development. This includes minimizing changes to the distribution, frequency and duration of flows, including restricting summer nuisance flows.

Principle 2. Maintain corridors and large areas for wildlife and the propagation of flora. Preserve vernal pool hydrology and integrity to benefit listed plants and invertebrates. Establish interconnected conservation areas that are managed in perpetuity and tie into existing local and regional planning efforts. Provide for meaningful conservation of sensitive plant habitats for species integrity and long-term survival.

Principle 3. Manage storm water flows to minimize changes to the existing flow regime and to maintain or improve existing water quality in the Preserve Areas, including minimizing changes to the baseline flows in the receiving waters to the extent practicable and not allowing untreated discharges to occur to the aquatic resources in the Preserve areas.

Principle 4. Use elevated roads, arched culvert crossings and other practices for transportation corridors that must traverse Preserve Areas to the extent that is practicable to minimize direct and indirect impacts to aquatic resources in the Preserve Areas and to avoid significant impacts to the functions and values of the Preserve Areas.

Figure 6-1 Location of Proposed Natural Resource Preservation Areas



NATURAL RESOURCES

Principle 5. Use conservation design elements to minimize the effect of adjacent development on the Preserve Areas by constructing, to the extent practicable, single-loaded roads where housing directly abuts Preserve Areas, designing roadside landscaping to drain (surface and subsurface) toward urban features and not towards the Preserve Areas, and orienting houses so that the front living area faces the Preserve Area. Fences should be low and not restrict visibility into the Preserve Area. Impervious surfaces would be minimized. Within the development area, storm water/water runoff plans would be designed to use BMPs such as vegetated swales, infiltration trenches, and constructed wetland filter strips to treat storm water and water runoff from the development areas.

Principle 6. Locate compatible land uses next to Preserve Areas. The preferred land uses adjacent to the Preserve Areas are parks, hiking trails, athletic fields, and other forms of open space areas. Trails and bike paths to provide circulation within a development area would generally be located outside the Preserve Areas; and would only be permitted to cross the Preserve Areas if it is determined, on a case by case basis, that such crossings are necessary from a circulation standpoint and will be constructed in a manner that prevents adverse impacts to the functions and values of the Preserve Areas.

Principle 7. Mow-only firebreaks may be located at the outer edges of Preserve Areas. Mowing within the Preserve Areas should be conducted consistent with achieving the goals of the preserve management plan, including promoting native/discouraging non-native species. Firebreaks that necessitate herbicide application or tilling, plowing or other soil disturbance would be located outside of the Preserve Areas.

Principle 8. Ensure Preservation Areas are protected in perpetuity. This includes establishing buffers and not locating lot lines within the

preserve boundary. Areas would be protected in perpetuity through conservation easement that is adequately funded for maintenance and managed by a conservation-oriented third party. Preserve Areas would be fenced and signed.

Principle 9. Implement mitigation measures (avoidance, minimization, and compensation) that adequately offset direct and indirect impacts to aquatic resources and listed species. In general, establishing the Preserve Areas is considered a regional measure to achieve impact avoidance and minimization. Vernal pools that are directly impacted by projects should be mitigated at ratios equal to or greater than 2:1 for preservation and 1:1 for creation/restoration. Vernal pools indirectly affected should be mitigated at ratios equal to or greater than 1:1 for preservation and 1:1 for creation/restoration. Preservation and creation/restoration will generally be completed in the same watershed but not within, or in a way that would affect, existing wetland complexes. On a case-by-case basis, preservation credit may be given for vernal pools in the Preserve Areas (except for the 250-foot wide indirect impact zone). Excellent opportunities exist in or near the SDCPA for the establishment of a vernal pool conservation bank(s) and a wetland compensatory (i.e., restoration/creation) mitigation bank(s).

Principle 10. Recognize the realities and constraints placed on construction design due to infrastructure and market-driven forces by considering the costs of avoidance and mitigation measures and choosing measures that are the most cost effective way to achieve the long-term goal of maintaining the biological functions and values of the Preserve Areas.

The following sections describe the typical approach to managing and protecting resources in the Specific Plan Area. Development standards that regulate specific design features for resource management are included in SCSP Volume II: Development Regulations Sections 1.5.7 and 1.5.8.

6.4 WATER QUALITY

Sub-surface pipes will carry storm waters and other drainage toward the detention basins and water quality facilities located throughout the Plan Area. The primary design principle is to prevent direct urban drainage discharge into the main drainage corridor until it receives detention and water quality treatment prior to discharge. To achieve this objective, detention basins are strategically located throughout the project to capture all runoff from the developed areas up to and including the 100-year design event. Each detention basin will include the capability to treat urban runoff to acceptable levels and to detain and release storm runoff to mitigate any downstream hydro-modification impacts that would otherwise occur without detention basins.

Water quality improvement facilities will typically be integrated with detention basins but may also be located as independent facilities in the open space buffer areas between the developed areas and the Preserve Area. Each water quality feature will be unique to reflect the water volumes, terrain, and specific conditions at each site. In general, the detention basins will incorporate wet basins to treat urban runoff prior to discharge, and outlet control structures specifically designed to control the release of flows from the detention basin to levels that mitigate downstream hydro-modification impacts of the development. SCSP Volume II, Development Regulations Section 1.5.8 addresses water quality protection.

All structures that discharge water to the Preserve Area shall avoid concentrations of water flow that could cause soil erosion.

6.5 WATER CONSERVATION

The General Plan includes the goal to *"Protect the quantity and quality of the City's water resources."* (RCGP Goal NR.5)

This goal is to be implemented through the policies to "promote water conservation within existing and future urban uses", (RCGP Policy NR.5.1) .

The SunCreek Specific Plan will implement these policies by:

- Promoting water conservation efforts through education.
- Installing low-flow appliances and fixtures in all new development.
- Utilizing irrigation systems that reduce water consumption, such as drip irrigation.
- Installing drought-tolerant vegetation and use water-efficient irrigation systems in landscaped public areas.

6.6 URBAN FOREST PLAN

The City General Plan includes a goal to *"Encourage the planting and preservation of high-quality trees throughout the City."* (RCGP Goal NR.4)

The few existing trees that are within the SunCreek Plan Area are located around former homestead sites.

Nonetheless, even the General Plan policies addressing preservation of landmark tree resources are applicable when applied to ensure the protection of future resources that will result from new tree plantings.

"Conserve native oak and landmark tree resources for their historic, economic, aesthetic, and environmental value." (RCGP Policy NR 4.1)

Improve overall landscaping quality and sustainability in all areas visible to the public. (RCGP Policy NR 4.2)

Promote trees as economic and environmental resources for the use, education, and enjoyment of current and future generations. (RCGP Policy NR 4.3)

Consequently, all policies in this section relate to creating and preserving an urban forest in the developed areas and along the edges of permanent Preserve Areas described in the natural resources section.

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NATURAL RESOURCES

The urban forest would include all trees in private yards, the landscaping in the parking areas and around buildings in the non-residential uses, the street trees, park trees, and natural landscaping in the useable open space areas.

SCSP Volume II: Section 1.5.3, Landscape Standards provides development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. The guidelines will be consistent with the adopted City Tree List.

6.7 SOILS RESOURCES

Protection of the soil resources in this Plan Area relate primarily to minimizing soil erosion during construction activities. Implementation of Best Management Practices (BMPs) during construction would avoid this concern. SCSP Section 5.12 addresses Water Quality issues.

6.8 ENERGY RESOURCES

The City General Plan includes a goal to “*Reduce per capita energy consumption.*” (RCGP Goal NR.7).

Under this goal the fundamental policies that relate to the SCSP are to “promote the development and use of advanced energy technology and building materials” (RCGP Policy NR.7.2), and to “encourage the development of energy efficient buildings and subdivisions” (RCGP Policy NR.7.)

The development in the Plan Area will include energy conserving design and materials where feasible. Energy conservation techniques and materials will undoubtedly become more affordable and effective during the build-out of this plan. Homebuilders will adapt the feasible and cost-effective technologies to remain competitive, as homebuyers demand lower annual operating costs and homes that are more efficient.

SCSP Volume II: Development Regulations, Section 1.5.7, includes standards and guidelines to achieve energy conservation in individual buildings and in the urban design of common areas.

6.9 AIR QUALITY

Sacramento County does not comply with Federal or State mandated air quality regulations. Internal combustion engines such as those in cars, trucks and off-road vehicles are a major source of ozone emissions. These precursors include reactive organic gases (ROG) and oxides of nitrogen (Nox).

The Sacramento Air Quality Management District (AQMD) has endorsed the Air Quality Management Plan for the SunCreek Plan. The plan includes many features designed to minimize ozone emissions and other pollutants. In order to improve air quality in the region it is necessary to reduce the number of automobile trips. The SCSP facilitates pedestrian and bicycle access, reduces the number and length of automobile trips through careful placement of trip destinations, such as commercial centers and schools. The plan distributes higher density residential uses along the proposed local transportation routes and close to the commercial uses in order to facilitate walking to the shuttle stops and to local shopping.

The SCSP is composed of relatively small, well-defined residential neighborhoods. Each neighborhood includes, or is near a commercial mixed-use shopping center (refer to Figure 2-6).

Each neighborhood will facilitate pedestrian and bicycle access to homes, shopping, schools, parks, and jobs through a pedestrian friendly modified grid street pattern and easy access to the backbone trail system.

All non-residential land use will provide a safe location for parking bicycles. This will consist of a series of racks, which will allow bicycle owners to securely lock their equipment while engaged in activities at those non-residential land uses.

All collector and arterial streets throughout the Plan Area include Class II bike lanes.

I.7 PARKS AND OPEN SPACE

7.1 PURPOSE AND OBJECTIVES

This Chapter describes the parks and the open space areas provided in the plan.

The objectives addressed in this chapter include:

- Create a community scale park that will provide active recreation facilities in the core of the southeast quadrant of the city.
- Provide a major civic core by coordinating the design of the community park with the high school and middle school campus.
- Provide Neighborhood Parks and Neighborhood Greens within a short walk from most homes.
- Connect the parks and open space with a network of trails and sidewalks.

This Chapter establishes the standards and general locations and configurations, for parks and open space in the SCSP. Cordova Recreation and Park District will own and maintain Community and Neighborhood Parks. The SCSP does not establish which entity, the City or CRPD, will design, own, operate, and maintain other park and open space facilities. Those decisions will be made at the next stage of the development process, prior to approval of the first Tentative Subdivision Map in each phase of the SCSP.

7.2 PARKS AND CITY OPEN SPACE

The SCSP establishes a network of parks and open space throughout the Plan Area. The parks and open space provide space for active sports, walking paths and bikeways, and natural areas adjacent to permanent resource preservation areas.

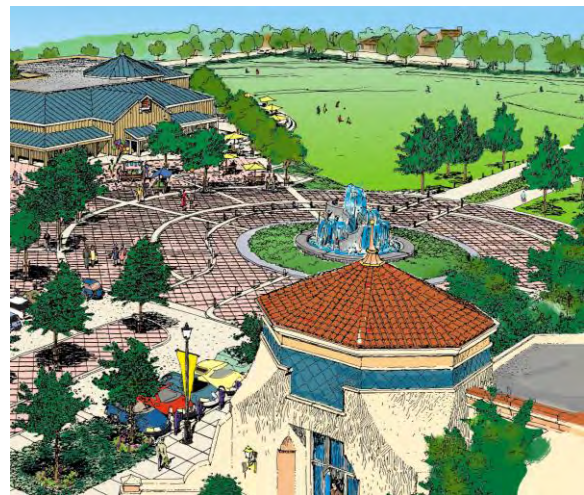
“Community Parks”, and “Neighborhood Parks” are the traditional parks that provide active recreation and large gathering places, and are

given full credit for Quimby park area requirements. These parks are included in the tabulation of park area requirements discussed below.

City Open Space is comprised of two distinct categories, Community Places and Green Infrastructure. Community Places must meet a measurable area standard of one acre per 1,000 residents, whereas the Green Infrastructure is required to meet a “functional standard” such as enhancing pedestrian/bicycle and neighborhood connectivity, or enhancing drainage basin design to promote recreational and aesthetic features in the community.

Community Places may include features such as Neighborhood Greens, Urban Plazas, Community Gardens, Water Resources and Streams, Designated Places within Pedestrian Paseos, Private Recreational Facilities, and Community-wide Open Space Facilities.

Neighborhood Greens include improved park spaces typically one-half to 2 acres in size, such as “pocket parks” typically found within residential areas.



Conceptual illustration of a park adjacent to a Village Center near Rancho Cordova Parkway.

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Green Infrastructure involves the backbone features of the community including pedestrian/bicycle mobility and neighborhood connectivity, multi-function drainage facilities and utility easements, and pedestrian friendly street systems defined in Chapter 4. These include trails along open space, other linear greenways called “Park Corridors”, the extensive pedestrian bike, and trail system, trail nodes and trailheads, pedestrian paseos, utility easement with trails in a naturalized setting, Green Streets, enhanced local streets, and enhanced detention basins, water quality features and drainage ways.

Neighborhood parks or greens are located in or near each of the Village Center sites. These parks and greens will function as places where people gather for special events, as well as informally throughout the day. They will be an integral part of the commercial/social/institutional activity in the area. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites in the Center Form Based District design process described in Chapter 3 Land Use. The final design for each park and Neighborhood Green will coincide with the surrounding area development.

In general, each Neighborhood Green and park will conform to the configuration and location illustrated in Figure 7-1, but the shape and location may be refined in the Tentative Map review process.

Figure 7-1 Park Facilities within the Plan Area



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PARKS AND OPEN SPACE

7.2.1. Park Area Requirement

The City of Rancho Cordova requires five acres of parks per 1,000 residents comprised of Community Parks and Neighborhood Parks (the “Quimby” park area requirement), and one acre of Community Places per 1,000 residents. Historically, CRPD has been the recipient of dedicated Quimby parkland. The Green Infrastructure add significantly to the open space experience, but are not included in the calculation of the land contributing the park area required to serve the residents of the Plan Area.

In this SCSP, the City, CRPD and the developers have implemented the standards in a manner that meets the requirements, goals, and objectives of the General Plan policies, the CRPD requirements, and City ordinances.

Table 7-1 details the park dedication requirements that shall govern the SCSP based on the estimated population in each designated residential type. Table 7-1 indicates that the total population in the SunCreek plan will be approximately 11,461 residents.

This population would require a total of 68.8 acres of park and Neighborhood Greens, of which 57.3 acres would be in Community and Neighborhood Park and 11.5 acres would be in Community Places/Neighborhood Greens.

As shown in Table 7-2 the SunCreek Plan provides 58.5 acres of Quimby parkland, and 10.2 acres of Community Places/Neighborhood Greens that together provide 68.7 acres.

Developers may provide additional Community Places/ Neighborhood Greens in the preparation of Tentative Subdivision Maps. Should the park or community area acreages provided prove to be less than the area required by Quimby standards and open space guidelines the shortfall shall be paid through in-lieu fees.

In addition, the SCSP includes 5.2 acres of Park Corridors, as well as 53.0 acres of preserve buffer lands, 49.6 acres of detention basin areas that will be naturalized to appear as open space amenities, and 199.6 acres of wetland preserve areas that will provide visual open space. The preserve buffer lands provide opportunities for trails and small play areas. Parks counted toward the “Quimby” park area requirement are each a minimum of 2.2 acres in size.

Table 7-1 Population Estimate and Quimby Park and Neighborhood Green Area Dedication Requirement

Residential Category	Dwelling Units	Population per Household	Population	Quimby Park Acres Required	Non-Quimby Park Acres Required
LOW DENSITY (2.1 to 6 du/ac)	660	2.95	1,947	9.7	2.0
AGE RESTRICTED RESIDENTIAL	638	2.0	1,276	6.4	1.3
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	2,023	2.95	5,968	29.8	6.0
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	320	2.03	650	3.3	0.6
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	1,052	1.54	1,620	8.1	1.6
TOTAL	4,693		11,461	57.3	11.5

Table 7-2 Summary of All SunCreek Quimby Park and Neighborhood Greens Provided

Type	Required Ratio Acres		Required Acres	Acres Provided
Quimby Park Area (Community and Neighborhood Parks)	5.0	per 1000	57.3	58.5
Community Places/Neighborhood Greens	1.0	per 1000	11.5	10.2
Mandatory Parks and Neighborhood Green Total			68.8	68.7
Green Infrastructure /Non-Mandatory Park Corridors				5.2

The total area identified as Community Park or Neighborhood Park in Figure 7-1 is 58.5 acres. All of this area will be improved park with turf, tree canopy, and other park amenities to be determined.

Table 7-1 assumes that the private recreation facilities in age-restricted communities shall be allocated full credit as Quimby Park Area. The CRPD may consider crediting private recreation facilities less than full portion of the Park Area credit. An updated Park Land Equalization Table will be included with the Finance Implementation Plan.

Quimby park land should be unencumbered and programmable. Landscape/trail corridors along public roadways should be located in separate parcels that are not included with the park land.

When roadways or utility easements need to bisect Quimby Parkland, the location shall be coordinated with Cordova Recreation and Park District.

7.2.2. Storm Water Management Adjacent to Parks

Parks in the SunCreek Plan Area do not include storm-water detention basins. However, two areas adjacent to the Community Park will include permanent water quality control basins. These basins are not counted in the required park area.

The areas required for storm water management will include permanently wet basins and are therefore included in the Detention Basin calculation. However, the design of the Community Park may integrate these basins as naturalized amenities that augment the recreation and aesthetic features of the park.

7.2.3. Community Park, Open Space and Public Facilities Complex

The centerpiece of the SunCreek Plan is the Community Park located in the center of the Plan area contiguous to the high school and middle school. The Community Park consists of two large parcels separated by Central Park Drive, wetland preservation, drainage basins, and water system improvements. The complex of parks, the adjacent schools, the wetland preserve areas, and directly accessible contiguous open space provide a magnificent open space and recreation feature encompassing over 320 acres in the heart of the SunCreek Plan Area.

Section 5.7 describes this complex as the “Great Park” concept, the signature element of the SCSP. This area is a visual landmark that distinguishes this community, but also provides the hub of an extensive trail network linked to all parts of the Plan Area. Figure 7-2 provides a view of the entire complex of Community Park and open space included in the “Great Park” concept.

The Community Park encompasses 25.0 acres of active area on the north side of Central Park Drive

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adjacent to the High School/Middle School campus, and 15.7 acres of active area adjacent to the elementary school to the south of Central Park Drive.

The community park will provide space for ball fields, restrooms, and parking areas. These will be suitable for recreation leagues for soccer, softball, and similar active recreation facilities. Lighted ball fields may be suitable in these parks depending on the design of the facility. Community parks also include such amenities as playgrounds, large community picnic areas, skate parks, splash/spray parks, amphitheaters, etc. The adjacent high school/middle school facility provides an excellent opportunity for joint facilities such as parking, sports fields, and other recreation facilities.

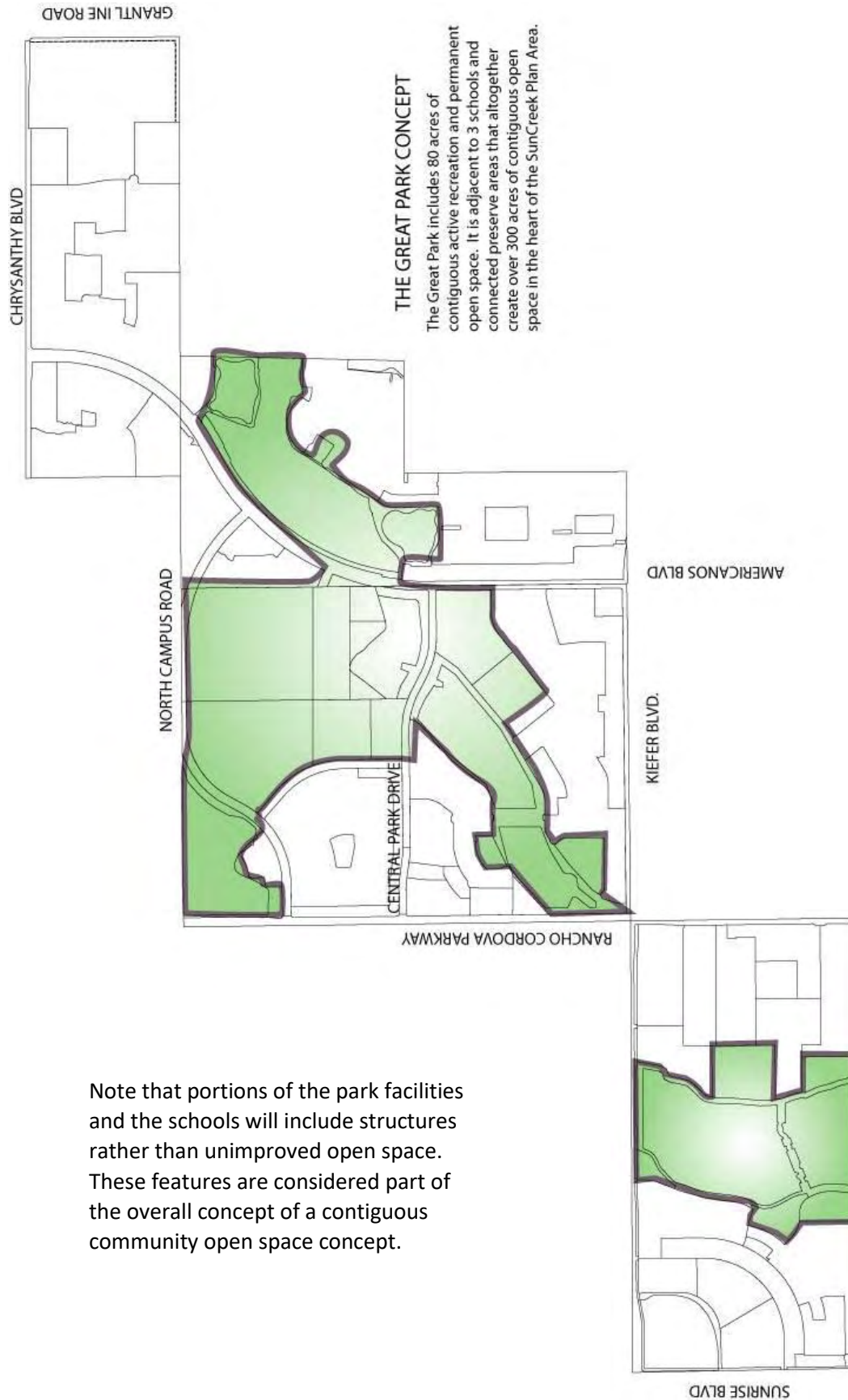
If the 25-acre North Community Park cannot accommodate the required park facilities, Sun Creek Specific Plan shall be amended to reconfigure the community park to accommodate the required park facilities.

Access roads to the two public/quasi-public parcels south of the 25-acre Community Park shall be located outside the park property.

The Village Commercial Center at the intersection of Central Park Drive and Rancho Cordova Parkway is a gateway to this Great Park. The center provides gathering places, food services, and other community oriented businesses that enhance the experience of the Great Park.

PARKS AND OPEN SPACE

Figure 7-2 Combined Community Park and Open Space Complex



7.2.4. Central Park Drive

Central Park Drive is a key component of the Community Park that links the park to the Village Center at Rancho Cordova Parkway. The Pedestrian Boulevard transects the southern portion of this park complex with an unusually wide landscape corridor on the north side of the street as described in Chapter 4, Circulation. Traffic calming features in the street (such as described in SCSP Section 4.5), a narrow travel way with parking on the side and signage will slow traffic through this area. A bicycle trail crossing will be included in the center of the park to slow traffic.

comply with the park and open space area requirements. Neighborhood parks will be 2.2 acres to 5.3 acres in area. Neighborhood Greens are approximately 2.2 acres or less and may include small recreation amenities such as play and picnic areas.

Neighborhood parks are typically located in the center of a residential neighborhood and/or adjacent to a school.

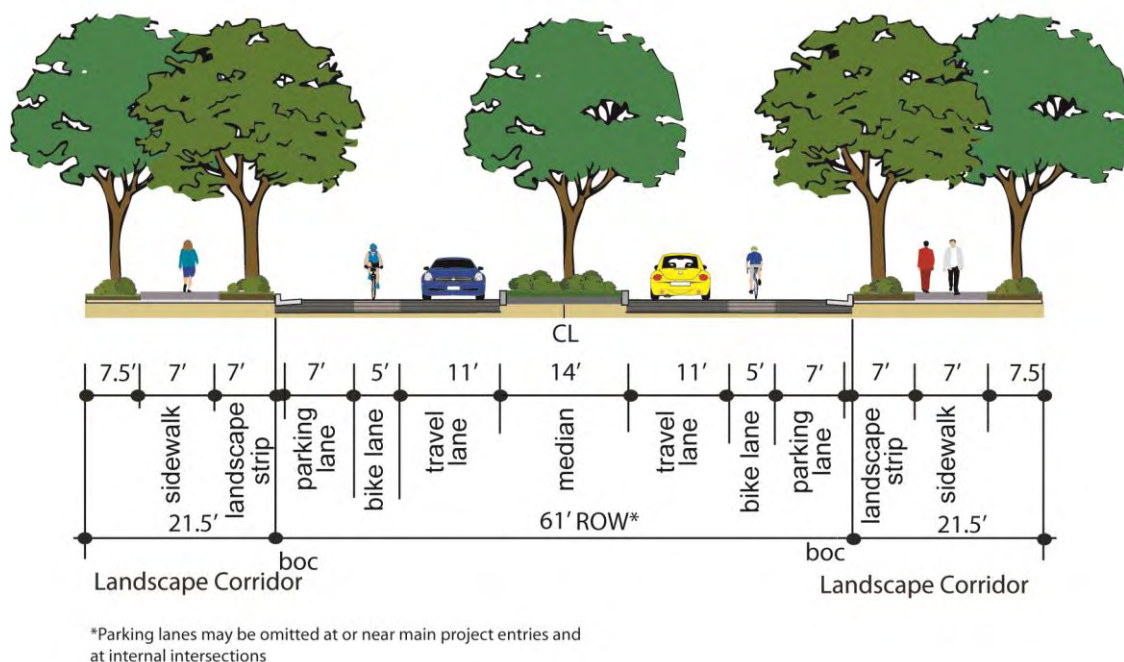
A typical neighborhood park will include a large multi-use turf field, play structure, group picnic area, and a drinking fountain. Neighborhood parks will not include restrooms or parking.

7.2.5. Neighborhood Parks

Figure 7-1 shows four Neighborhood Parks and six Neighborhood Greens in the Specific Plan.

Tentative Map approvals may adjust the parkland and open spaces illustrated on Figure 7-1 to

Figure 7-3 Central Park Drive (see also Figure 4-10 Pedestrian Boulevard)



**7.2.6. Park Corridors and Wetland
Edge Areas**

There will be additional opportunities for small playground and neighborhood green facilities with seating and shade shelters adjacent to the extensive open space and wetland preservation areas. In some instances, the park and trail may be adjacent to a small detention or water quality basin.



Example of a small play area along open space edge or trail.

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I.8. INFRASTRUCTURE & PUBLIC SERVICES

8.1 PURPOSE

This Chapter describes the level and type of public services and facilities to serve the SunCreek Specific Plan (SCSP). The SCSP will require extensions of public infrastructure (sewer, water, drainage, and utilities) and expansion of the public services, both those provided by the City of Rancho Cordova, and other public agencies. Public services include municipal services, fire and police protection, public schools, hospitals, libraries.

8.2 OBJECTIVES

The infrastructure, facilities and services objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Ensuring adequate financing for the City's infrastructure improvements and community services.
- Ensuring that long-term funding sources are available to operate public facilities and provide public services.
- Establishing a comprehensive infrastructure system to meet the needs of residents, employees, and visitors.
- Managing new development areas to ensure that water lines and sewer and drainage systems are constructed in advance of residential development.
- Coordinating with water, sewer, and utility service providers to reduce incidences of service interruption, improve the quality and sustainability of services, and reduce per-unit costs.

- Minimizing visual impacts and physical impediments of utilities.
- Creating public schools that are at the forefront of educational efforts, seen as a viable option by all parents, and are safe for children.
- Designing and providing local services to meet the needs of local residents.

8.3 DOMESTIC WATER

The SunCreek Specific Plan Area is located within the Sacramento County Water Agency (SCWA) Zone 40 service area and will ultimately be served with surface water from the Sacramento River and groundwater from the Zone 40 groundwater system. A potable water transmission system supplies surface and groundwater to the greater North Service Area (NSA). This transmission system has the capacity to meet 100% of the build-out demand in the Plan Area.

Each phase of development within the SCSP will be subject to SCWA Ordinances, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

Transmission mains in Sunrise Boulevard, Kiefer Road, Chrysanthy Boulevard, and Rancho Cordova Parkway currently deliver treated water to the Plan Area. A grid of 8-inch to 12-inch mains will extend from the transmission mains to serve local developments.

The first phase of improvements will include transmission mains extending east of Rancho Cordova Parkway on North Campus Drive and Central Park Drive, south of Kiefer Boulevard on Sunrise Boulevard and Rancho Cordova Parkway,

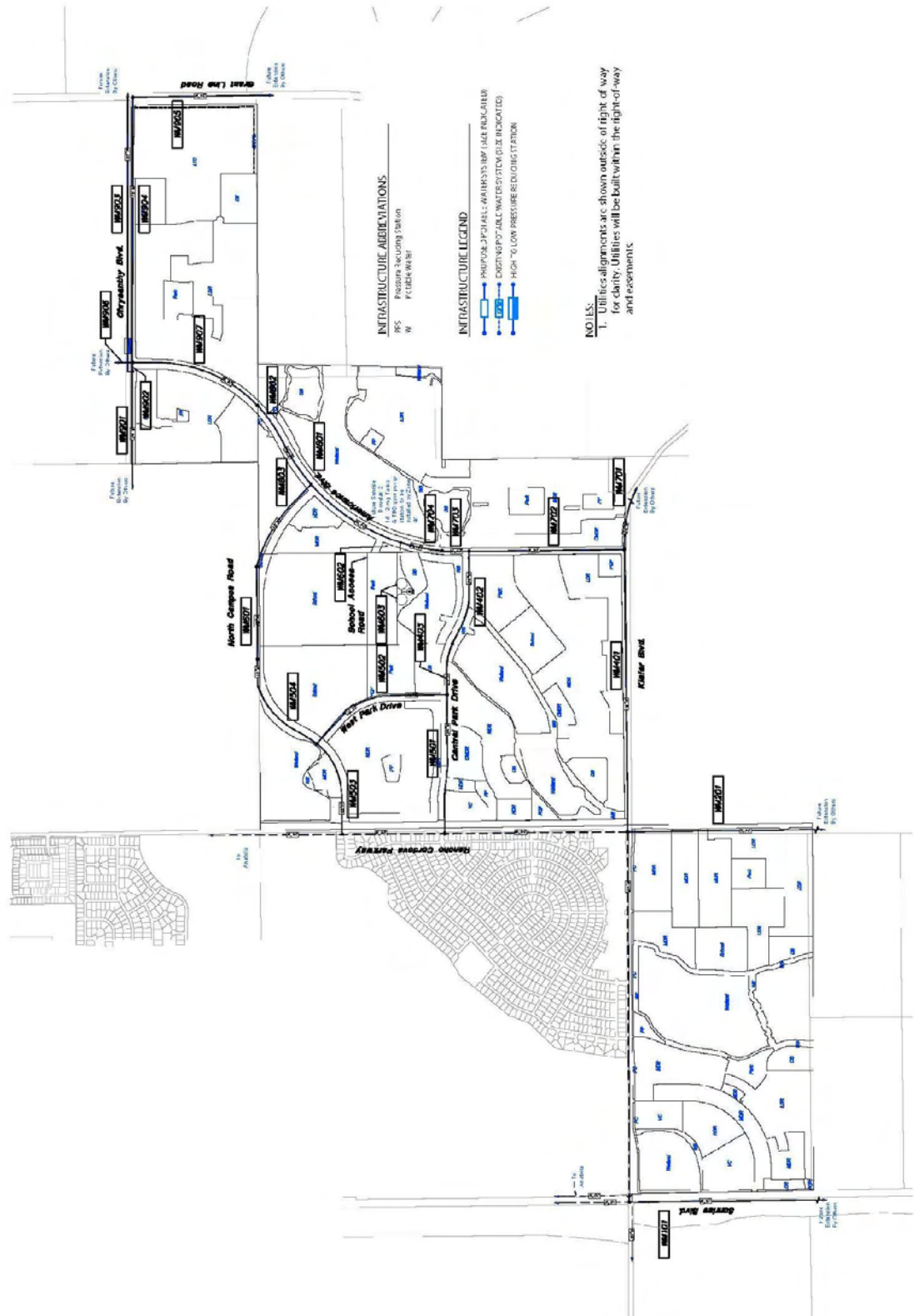
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and along Kiefer Boulevard between Rancho Cordova Parkway and Americanos Boulevard. As development of the plan area progresses, this transmission system will be extended northerly from Kiefer Boulevard along Americanos Boulevard and then easterly along Chrysanthy Boulevard to Grantline Road.

Per Title 5, California Code of Regulations, the California Department of Education (CDE) requires school districts to investigate potential hazards associated with underground water lines larger than 12 inches in diameter if they are located within 1,500 feet of school sites. Therefore, if there will be an 18-inch transmission line along North Campus Road, it will need to be studied, and the pipeline infrastructure will need to be designed in a way that would protect the school should a rupture occur. The cost of any mitigation measures required by the CDE to protect school facilities and students from potential rupture hazards, of either the storage tanks or the water line, should be associated with the installation of the water infrastructure and not the development of the school property.

Eventually, larger regional water transmission and storage improvements will be constructed by SCWA from the Central Surface Water Treatment Plant (SWTP) to the NSA to meet future demands within the area. These improvements will include a 7-acre water storage tank site (two 1.5-million gallon storage tanks) with necessary easements; proper ingress and egress and necessary environmental clearances. Additional space may be required if adjoining land-uses necessitate buffer lands. The current site will be reconfigured in the future to meet the design requirements of SCWA. SCWA will install these improvements when regional water demands within the NSA warrant.

Figure 8-1 Plan Area Water System Map



8.4 SEWER

The SunCreek Specific Plan Area is within the service area of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD owns and operates sewer trunk and collector systems throughout Sacramento County. SRCSD owns and operates the Sacramento Regional Wastewater Treatment Plant (SRWTP) and interceptor systems throughout Sacramento County.

The SASD Sewer System Capacity Plan 2010 and its 2015 Update for the BR East Rancho Service Area sets forth the overall plan for sewer service in this area. The SunCreek Specific Plan reflects the Sewer System Capacity Plan. In 2016, SASD approved a Level 2 Sewer Study for the Plan Area.

Each phase of development within the SCSP will be subject to District Ordinance, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

The Plan Area will be bisected into two independent sewer sheds. Shed A will serve the northern portion of the Plan Area and is bounded by the Plan Area's west, north and east project boundaries. Central Park Drive creates the southern boundary of Shed A. Shed B will serve the southern portion of the Plan Area and will capture the sewer demand of the Shalako and Jaeger Ranch properties.

The backbone collection system in the Specific Plan will be constructed within the existing and proposed rights-of-way and along the SunCreek Parkway open space corridor. For Shed A, wastewater will flow by gravity from the intersection of Grant Line Road and Chrysanthy Boulevard to the southwest through the northern portion of the Plan Area in a new trunk sewer line to the Shed A Pump Station to be constructed on park land adjacent to the intersection of West Park Drive and the high school/middle school site easement. A series of local trunk and collector sewer lines will connect to the new trunk sewer line.

Wastewater will be pumped from the Shed A Pump Station in a 12" force main along West Park Drive to North Campus Drive, then west to Rancho Cordova Parkway and north to the Chrysanthy gravity sewer

manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station. The Chrysanthy Pump Station connects with the Bradshaw Interceptor that conveys flows to the Sacramento County Regional Wastewater Treatment Plant as illustrated in Figure 8-2.

For Shed B, wastewater will flow by gravity in a new trunk sewer line from the intersection of Central Park Drive and Americanos Boulevard along the SunCreek Parkway open space corridor to the Shed B Pump Station to be constructed at the southwest corner of the Plan Area, adjacent to the east side of Sunrise Boulevard. A series of local and trunk sewer lines will connect to the new trunk sewer line.

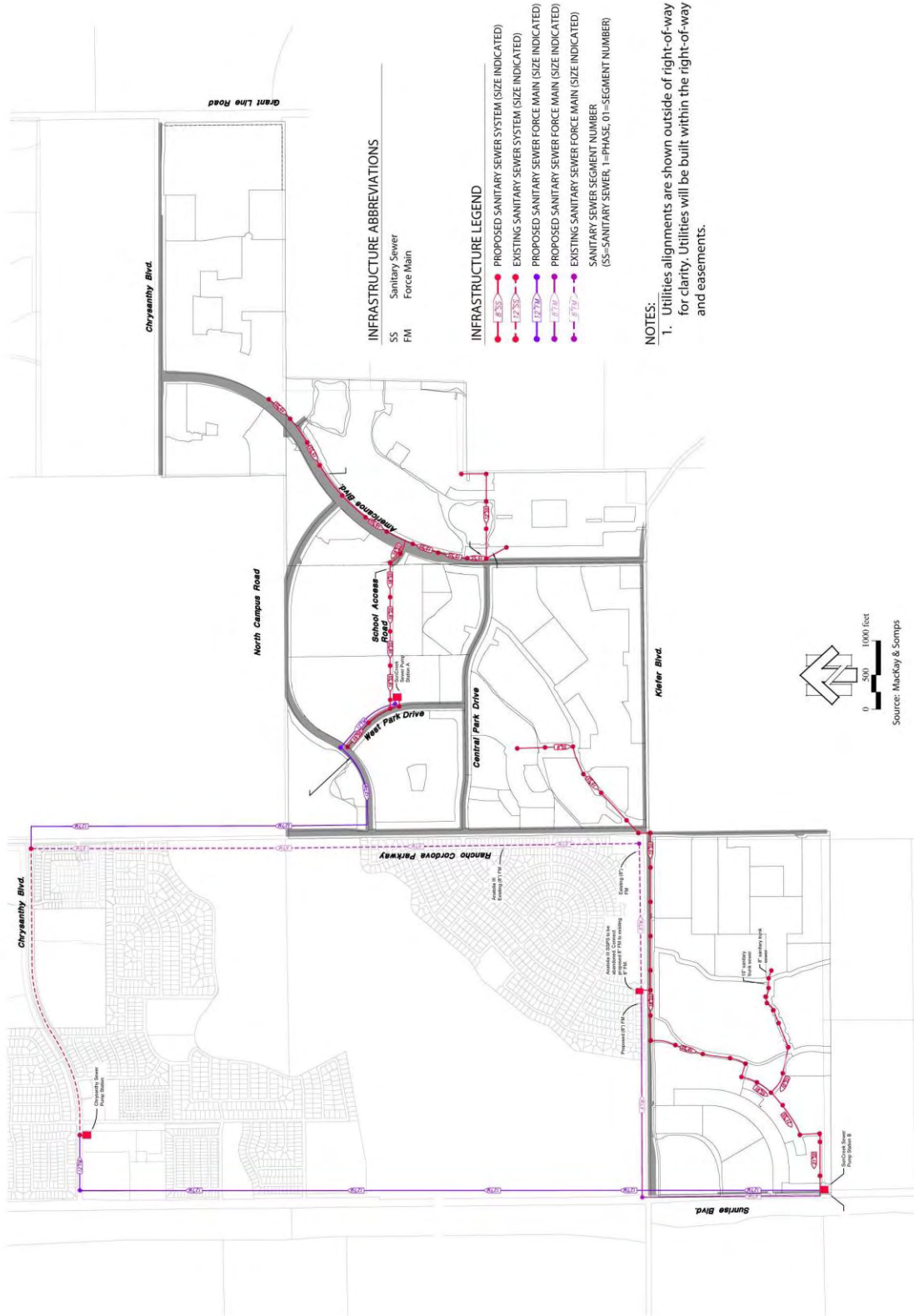
The existing Anatolia III pump station will be abandoned with the first phase of development in the Shed B area of the SunCreek Specific Plan, and a relief sewer line connecting to the Shed B trunk sewer line will convey its flows southwesterly to the Shed B Pump Station. Wastewater will initially be pumped north in an 8" force main to Kiefer Boulevard to a point of connection with the existing Anatolia III 8" force main. The existing 8" force main would then convey the initial flows northerly along Rancho Cordova Parkway to the existing Chrysanthy gravity sewer manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station.

The Chrysanthy Pump Station may need to be upgraded to provide additional pumping capacity to serve development in the Plan Area.

As the Plan Area and adjacent areas develop, the SunCreek Shed B Pump Station would be upsized and connected to the Sunrise Boulevard (northerly leg) of the Kiefer Boulevard force main that would convey the flows to the Aerojet Interceptor. The Shed B Pump Station could be connected directly to the Chrysanthy Pump Station via a new force main along Sunrise Boulevard if the existing Kiefer Boulevard force main lacks adequate capacity or is not otherwise available at that time.

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Figure 8-2 Plan Area Sewer System Map



8.5 HYDROLOGY & DRAINAGE

The Plan Area topography falls gently to the west and southwest with average slopes of approximately 0.006 feet per foot (ft/ft). The rolling grasslands are interspersed with grassy swales, seasonal drainage courses that provide significant amounts of natural storage.

The natural storage capacity of the primary drainage corridor will remain in place because this portion of the Plan Area will remain in permanent open space in the developed plan.

Approximately 307 acres, (24 percent) of the land area in the plan, will be permanent open space in wetland preserve, wetland buffers, and storm water detention facilities. These low-lying areas provide the majority of the storm water storage capacity in the natural (pre-development) condition.

The Plan Area is located primarily within the Kite Creek watershed. Kite Creek is tributary to Laguna Creek. Kite Creek conveys storm water

southwest towards the junction of Sunrise Boulevard and Jackson Highway in a well-defined drainage course. A small portion of the northwest corner of the Plan Area is located in the Morrison Creek watershed, and a small portion of the southeast corner of the Plan Area is located in the upper Laguna Creek watershed as illustrated in Figure 8-3. These natural drainages convey storm water to the Beach-Stone Lakes area in western Sacramento County.

The project proposes to limit peak storm water flows (measured at the edge of a project) after development of the Plan Area (post development) so they shall not exceed pre-development peak flows.

Peak runoff flows and volumes would increase in the Plan Area because of the planned development.

Figure 8-3 Drainage Shed Map

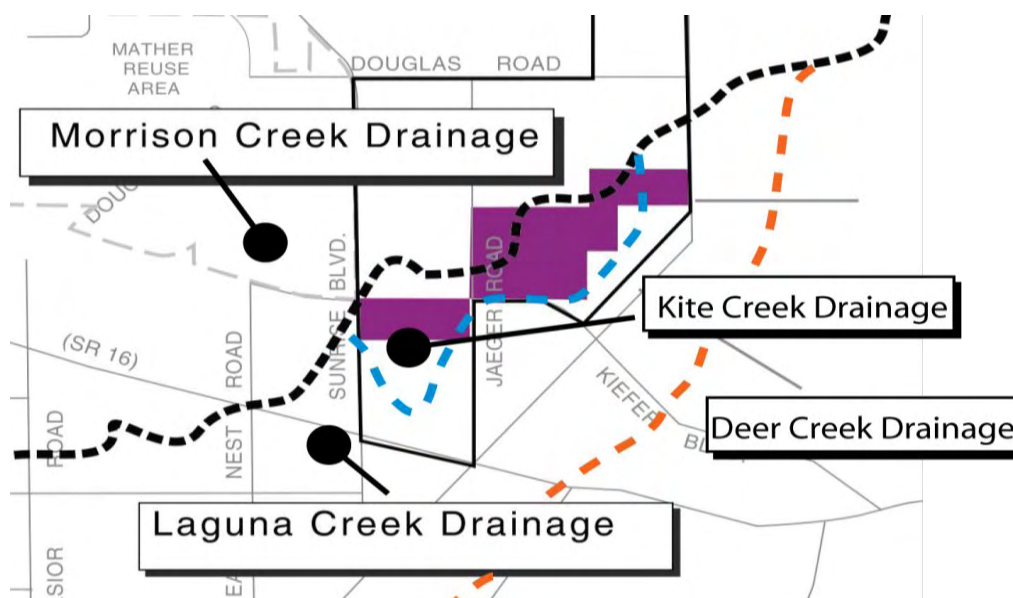
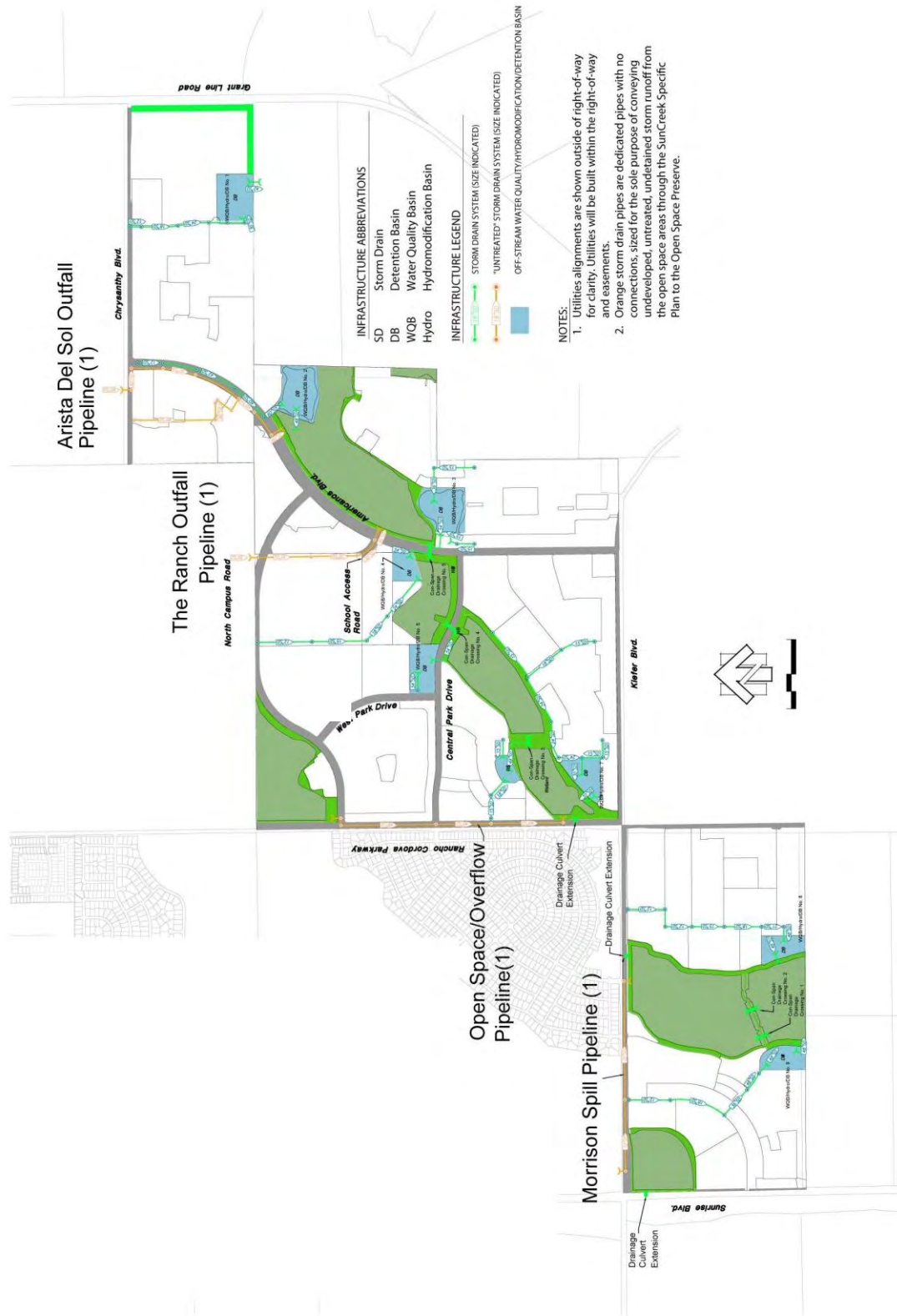


Figure 8-4 Local Detention Basins



Planned storm water management facilities within the Plan Area will mitigate for increased storm runoff created by development of the Specific Plan Area. Areas outside of the Specific Plan Area will be required to mitigate for their increase in storm drainage runoff prior to discharge into the Plan Area unless facilities are oversized on-site to accommodate off-site development needs.

Figure 8-4 illustrates several small detention basins located along the primary drainage corridor that will provide natural storm water storage. Combining multiple detention facilities for tributary areas throughout the Plan Area and storage of peak storm flows within the Preserve area effectively reduces the peak flow- through the Preserve Area and at the Plan Area's southern boundary. This corresponds to the undeveloped peak flow.



The detention basins may hold water during and immediately after each storm. However, the basins include small, permanently wet, water quality treatment ponds.

The detention basins are a key component of a comprehensive storm water management and water quality system that extends throughout the developed portions of the Plan Area. In addition to the basins, the system includes underground pipe conveyances and all of the surface components of that system (including inlets, filters, maintenance access, and outfall

structures). The overall drainage system will convey and treat storm runoff from the Plan Area without reliance on on-site LID design features. Each developer can incorporate LID design features into the on-site design of the project and reduce the size of the water quality and hydro-modification basins accordingly.

The storm water and water quality features throughout the Plan Area are an integrated management system.

The detention facilities will be located at the edge of the drainage corridor where they will intercept run-off from the adjacent development areas before the water enters the main corridor.



Typical basin feature located in the buffer area adjacent to the Wetland Preserve will provide water quality treatment and small volume storm water detention.

The basins will provide water quality treatment for urban run-off before such water enters the wetland preserve areas. Urban nuisance run-off water will first flow through the wet basin where water quality treatment will occur. Run-off water will then be retained in detention basins.

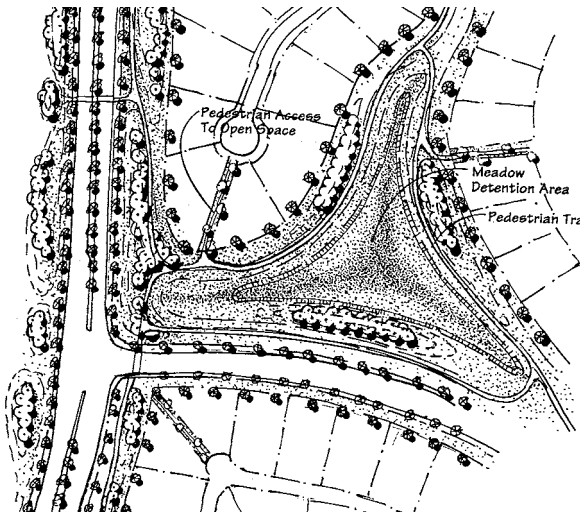
Although storm water management and water quality improvement are the primary functions, the detention facilities will also provide an aesthetic and informal recreation function. The basins will be an integral element of the amenities in wetland edge areas that also include naturalized landscaping and a bike and pedestrian trail system. Minor amenities such as benches, trash cans, and

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picnic tables may be located near the detention basins to enhance their recreational value. All improvements must be located outside of the wetland preserve areas.

The detention basins will be visual amenities that include naturalized landscaping such as willow and native oaks, as well as native companion plant groundcovers and shrubs. With consideration to maintenance, requirements for the basin's primary functions of storm water management and water quality enhancement the design may allow for placement of boulders or other naturally occurring features that would enhance the aesthetics of the facility.



Individual subdivisions may include small basins as an entry feature.

The banks of the basins will be designed and graded such that public safety fencing shall not be required in most cases.

The basins will appear as a visual amenity and extension of the adjacent land use. The pedestrian paseos and other open space features designed into medium and high-density residential uses, as well as Village Commercial and Commercial Mixed Use areas may include stormwater detention facilities. Such facilities would include small basins and swales that are an integral part of the feature landscaping and interconnected with the overall stormwater

management system. The incorporation of these types of LID features into the on-site designs can reduce the size of the water quality and hydro-modification features in the detention basins.

The parking areas in non-residential and multi-family residential uses may also function as part of the storm water management system. Parking areas and pedestrian areas may include landscaping features that function as storm water storage and water quality enhancements.



Parking lot landscaping can include water quality improvement features.

Some basins may be located adjacent to and at the lower end of parks located throughout the Plan Area. In these instances, the basins will include a portion that is typically quite shallow and will appear as an extension of the park. The basin will serve as a water quality enhancement feature that treats pollutants coming from the park turf and parking areas.

Multiple detention facilities allow for phased development of the Plan Area. Basins can be designed and constructed to accommodate the storm flow from small sub-areas.

Final design of each detention basin will occur as individual neighborhoods are developed and the need for mitigation of flows arises.

8.6 SCHOOLS

The SunCreek Plan area is within the Elk Grove Unified School District. In order to accommodate

ITEM 13.4.*INFRASTRUCTURE, PUBLIC SERVICES AND FACILITIES*

new students, the district will need to construct new schools and expand existing facilities.

Table 8-1 summarizes the current Student Generation Rate for Elk Grove Unified School District. The projected student enrollment is 1,426 elementary schools students, 403 middle school students, and 704 high school students. The LDR and MDR residential portion of the Grantline 220 ownership (see Figure 3-5) is planned for age restricted residential use. No school age children are anticipated there. However, the HDR portion of Grantline 220 is not age restricted and these dwellings will house school age children accounted for in Table 8-1.

In the event that the property is developed in conventional residential, rather than age restricted, the developer shall identify an elementary school site within the property that is subject to the approval of the Elk Grove Unified School District with regard to size, location, configuration, and access to public streets.

The Specific Plan shows two elementary schools located to serve individual neighborhoods. Typically, elementary schools are adjacent to or near a neighborhood park on sites that are level and square in shape. The elementary school site in the Shalako property is separate from the nearby neighborhood park, but accessible from the corridor along the adjacent open space as shown in Figure 3-1. Collector streets provide a separate pedestrian path for children to walk to school. Schools are also accessible to the backbone trail system as shown in Figure 4-18. Schools will have timely access to all utilities and

services, including sewer, water, gas, electric and drainage.

8.7 LIBRARIES

The high school and middle school campus would be the first choice location for a library in the SunCreek Plan Area however there also will be several alternatives in the Commercial Mixed Use sites. Furthermore, the library could be located in conjunction with other parks, schools, or commercial areas in the Sunrise Douglas Community Plan Area.

8.8 ELECTRICITY

The Plan Area is within the Sacramento Municipal Utility District (SMUD). SMUD owns and maintains power lines within the Plan Area and will be the provider of electrical service.

8.9 NATURAL GAS

Pacific Gas and Electric Company (PG&E) will provide natural gas service. PG&E owns and operates an 8- inch feeder main along the entire Plan Area frontage on Sunrise Boulevard.

This feeder main is currently operating at 60-psi pressure.

8.10 TELEPHONE

AT&T, Citizens, or Surewest will provide telephone service to the Plan Area.

Table 8-1 Summary of Plan Area School Facility Requirements

LAND USE	DWELLING UNITS	K- 6 Students per dwelling*	7-8 Students per dwelling*	9-12 Students per dwelling*
SINGLE FAMILY RESIDENTIAL	3,003	0..3846	0..1093	0..2063
AGE RESTRICTED RESIDENTIAL	638	0	0	0
MULTI-FAMILY RESIDENTIAL	1,052	0..2572	0..0710	0..0806
	STUDENT ENROLLMENT			
K-6 ENROLLMENT	1,426			
7-8 ENROLLMENT	403			
9-12 ENROLLMENT	704			

* Source: Elk Grove Unified School District, March 2019

8.11 FINANCING PLAN

The City will adopt the Financing Plan concurrent with the approval of the SCSP. The Financing Plan will identify the infrastructure and public facilities required for development of the plan along with the required financing. The financing plan will incorporate and implement the guiding principles set forth in SCSP Section I.9 Implementation and will provide more specific guidance for phasing of infrastructure and public facilities. The Financing Plan identifies potential phases and the backbone infrastructure required for each phase. This provides general guidance for future conditions of approval and development of more detailed tentative map phasing plans. The tentative map phasing plans will provide detailed phasing for the build out of each tentative map, including the specific infrastructure required for each phase.

8.12 SPECIFIC PLAN POLICIES

The City's goal is to have all required infrastructure for a development phase, including onsite and offsite roadways, completed or guaranteed to the satisfaction of the City prior to the issuance of building permits in that phase. The development agreement and financing plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will

be clarified and finalized to the satisfaction of the City prior to approval of each tentative map.

Policy IPS 1. An assured water supply and delivery system shall be demonstrated at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

Policy IPS 2. All required water infrastructure for the project shall be assured with bonds or other sureties to the City's satisfaction prior to approval of improvement plans and/or recording of a final map for a particular subdivision. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

Policy IPS 3. Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

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ATTACHMENT 2 Exhibit A to the Ordinance

INFRASTRUCTURE, PUBLIC SERVICES AND FACILITIES

Policy IPS 4. The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects that have received commitments for water service.

Policy IPS 5. Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 6. Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 7. Utility equipment shall be placed underground, or strategically placed and/or screened to the maximum extent feasible.

Policy IPS 8. Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction unless otherwise approved by the City.

Policy IPS 9. Public service providers shall be co-located in park, commercial, office, and mixed use sites that are accessible to persons in need of services.

Policy IPS 10. Any libraries within the SCSP shall be accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.

Policy IPS 11. School facilities shall be sited according to the following criteria:

- Schools should be within walking distance of most residences, and should

connect with trails, bikeways, and pedestrian paths.

- Schools should serve as a focal point of neighborhood activity and be interconnected with parks, greenways, and off-street paths whenever possible.
- New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.

Policy IPS 12. An On-Site Phasing Plan, On-Site Phasing Guidelines, and an Off-Site Infrastructure shall be included within the SunCreek Finance Plan.

I.9. IMPLEMENTATION

9.1 PURPOSE

A series of development entitlements between the City and the developers will govern Implementation of the policies set forth in this Specific Plan document. The SunCreek Specific Plan (SCSP) establishes land use designations for all properties. The Implementation Section primarily concerns two core elements:

- defining the obligations and means for creating, maintaining, and operating the physical infrastructure of the community, and
- establishing the methods used to administer the development of the community. In many instances, this involves references to the existing City Municipal Code.

9.1.1 Definition of Terms

Throughout this specific plan, and notably in this section on Implementation, the terms “small lot map” and “large lot map” are used. Both terms apply to Tentative and Final Maps as defined in the *Subdivision Map Act* (Government Code Section 66410, et seq.), and as administered in the City Municipal Code Title 22 Land Development.

Due to the large scale of a master plan such as SunCreek, land parcels are typically subdivided into developable parcels in two distinct steps.

“Large Lot Maps” typically involve the subdivision of the entire master plan, or individual ownership areas into parcels of land similar to those identified in Figure 3-2 Specific Plan Land Use. The purpose is to create individual parcels for allocation of infrastructure improvement

obligations and financing, and later sale to homebuilders. This process typically defines the structure of the “backbone” streets and utilities that will serve large areas of the community.

“Small Lot Maps” typically involve the subdivision of the large lot parcels into individual home sites on which homes will be built and sold to individual homeowners. This process typically defines the residential scale streets and other improvements that serve the individual home sites.

Both are subdivision map processes, but they serve distinctly different purposes and are applied at different stages of the land development process. The following implementation measures apply at these different stages as described below.

9.1.2 Approach to Financing Implementation

The SCSP will require participation of all properties in a Public Facilities Financing Plan (Financing Plan) prior to development. The Financing Plan will identify the infrastructure and public facilities required for development of the plan.

The Financing Plan will describe the financing strategy and mechanisms to fund backbone infrastructure and public facilities needed to serve new development in the SCSP, and will include the following elements:

- Description and associated estimated costs of major backbone infrastructure and public facilities (Phasing Master Plan) to be constructed or acquired in association with SunCreek development. This includes roadways, sewer, drainage, water, and public facilities (parks, schools,

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fire protection, law enforcement, etc). In-tract subdivision costs will not be included.

- Identification of existing and new funding mechanisms to pay for required onsite and offsite backbone infrastructure and other public facilities.
- Identification of general phasing requirements for onsite and offsite backbone infrastructure and public facilities.
- Establishment of a policy framework for financing the required major backbone infrastructure and public improvements.
- Identification of costs associated with ongoing operations and maintenance for constructed backbone infrastructure and public facilities.
- Identification of existing and new funding mechanisms to pay for ongoing operations and maintenance costs associated with required backbone infrastructure and other public facilities.
- Incorporation of the Guiding Principles below that identifies the development conditions and triggers for builders regarding infrastructure required for any given builder.

9.1.3 Guiding Principles

These Guiding Principles define the “rules” regarding the funding and construction of infrastructure and the phasing of development in the SCSP. These rules clarify the approach for developing required infrastructure as each project or tentative subdivision map moves forward.

Development in the SCSP shall be consistent with, and the Conditions of Approval shall include the following principles:

Responsibility for Infrastructure Funding

Development within the SCSP shall pay the full costs of infrastructure needed to serve the Specific Plan area, except where other funding sources are appropriate and available. The Development Agreements or Conditions of Approval will detail the amounts over and above the developer’s fair share that will be reimbursed or credited after subsequent developers pay their fair share of the full costs of infrastructure. The Financing Plan, Development Agreement, and Tentative Map Entitlements will address issues associated with timing of financing and construction, fee credits and reimbursement for developers who install public facilities.

Timing of Infrastructure Funding

The Financing Plan shall provide a strategy for funding backbone infrastructure and community facilities consistent with the timing set forth in the Infrastructure Phasing Master Plan and these Guiding Principles. Developers within the SCSP shall be required to construct, or pay for the construction of, public improvements as needed pursuant to the approved phasing plans.

General Timing- Offsite & Onsite Infrastructure

Both on-site (in the SCSP area) and off-site (outside the physical boundaries of the Specific Plan area) public facilities and infrastructure improvements shall be installed to meet projected development demands in accordance with the City’s and/or other agency infrastructure requirements and policies, unless otherwise modified by subsequent entitlement approvals.

Linking Requirements to General Plan

Before building permit issuance in the SCSP, infrastructure required of a specific project shall be constructed to the satisfaction of the City Engineer, consistent with General Plan Circulation Element and Infrastructure Services and Finance Policies in effect at the time of small lot tentative map approval, unless otherwise modified by subsequent entitlement approvals.

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Refinement of Onsite Infrastructure

The Financing Plan shall provide the minimum infrastructure required to meet the development demands of each phase of development. These infrastructure requirements will be refined as part of the review and processing of individual projects prior to the approval of small lot tentative maps or large lot tentative map, or prior to building permits for projects that do not require an associated small lot tentative map.

Tying Offsite Core to Internal Capital Projects

The City of Rancho Cordova Core Backbone Roadway Phasing Plan provides minimum SCSP offsite infrastructure required to meet development standards throughout the City. These offsite infrastructure improvements are required and will be timed with SCSP onsite capital improvement requirements, unless otherwise modified by subsequent entitlement approvals.

Offsite Core Infrastructure Timing

The Phasing Plan and Financing Plan will identify offsite infrastructure timing requirements.

Finance Mechanisms and Funding Availability

Finance mechanisms that ensure the availability of funding for delivery of required onsite and offsite infrastructure will be in place prior to the approval of final maps or prior to the issuance of building permits for projects that do not require an associated final map. The required infrastructure will be consistent with defined roadway improvements in each phase of development and consistent with City Core Backbone Plan requirements.

Forms of Dedication

All dedications shall be in a form approved by the City, including but not limited to grant deeds, easements, irrevocable offers of dedication, or other approved instruments. The type and form of the dedication shall be at the sole discretion of

the City, or as otherwise provided for in the approval of small lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Right-of-Way and Easement Dedication

Developers shall be required to dedicate right-of-way, public utility easements, landscape easements and pedestrian easements for arterial roadway, collector and residential roads consistent with the requirements of the SCSP, with the final map prior to improvement plan approval or the issuance of building permits for individual development proposals.

Park Dedications

All accepted parklands, paseos and other open space shall be dedicated to the City or the Cordova Recreation and Park District. The timing for the delivery of parks, recreation facilities, paseos, and open space shall be determined before the approval of the first tentative subdivision map in the corresponding phase of the Specific Plan.

Major Roadway Timing and Completeness

All required infrastructure for a development phase, including onsite and offsite roadways, shall be substantially complete to the satisfaction of the City Engineer prior to the issuance of building permits in that phase. Prior to occupancy, all streets and improvements shown on the phasing plan shall be completed to the satisfaction of the City Engineer. The Development Agreement and Financing Plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will be clarified and finalized to the satisfaction of the City Engineer prior to approval of each tentative map.

These improvements shall include the full section from curb to curb, streetlights, sidewalks, median landscaping, parkway landscaping and other

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roadside appurtenances. At the City's discretion, phasing of lanes on arterial roadway roadways may be implemented through provision of wider interim medians that will provide space for future lanes. In addition, at the City's discretion, certain roadside elements could be phased with construction of adjacent development.

Internal Streets Timing and Completeness

The City's goal is to ensure that the phasing of construction within each tentative subdivision map provides logical and reasonably complete infrastructure for residents who occupy homes prior to completion of the entire mapped subdivision. As such, the developer shall provide a phasing plan addressing sequencing and build-out of all internal streets depicted on the tentative map. A detailed agreement on requirements and timing for the tentative map-phasing plan will be finalized prior to the approval of small lot tentative maps or large lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Logical Completion of Roadway Segments

All roadways, pedestrian facilities, and bikeways shall be constructed in logical and complete segments, connecting from intersection to intersection, to provide safe and adequate access with each phase of development as conditioned with the approval of each small lot tentative map, or as set forth in subsequent entitlement approvals.

Two Points of Access

Each phase of a project or tentative subdivision map shall include a collector or local street system that provides at least two points of access to arterial roadways, to the satisfaction of the City Engineer.

Arterial Roadway Completeness

Wherever collector or local roadways intersect an arterial roadway, that arterial roadway shall be

improved, in accordance with the "Logical Completion of Segments" and "Major Roadway Timing and Completeness" items above, from that point to the next completed arterial roadway segment. Such improvements may allow for future phasing of additional travel lanes at the discretion of the City if traffic volumes and City transportation priorities do not warrant full construction at the time of development.

Intersection Completion

When intersections are part of the required roadway improvements, they shall be constructed to their ultimate configuration unless otherwise approved by the City. If the City determines that phasing of an intersection is appropriate, the phased construction shall accommodate the ultimate intersection design. Where an intersection will be signalized, the new signal shall be installed during construction of the intersection unless otherwise approved by the City.

Ultimate Utility Installation

Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction, unless otherwise set forth in subsequent entitlement approvals.

Interim Improvement Alternatives

The phasing of infrastructure improvements depicted in the Infrastructure Phasing Plan, particularly sewer and water infrastructure improvements, may not be the most cost efficient and/or effective manner in which to phase the improvements to service each phase of a project. The City Engineer may consider interim infrastructure improvements if the applicant is able to demonstrate the viability and cost effectiveness of phasing infrastructure improvements. This agreement will occur prior to approval of tentative subdivision maps.

Operations and Maintenance Financing

All properties shall be included in one or more financing districts (or will establish an alternative

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financing mechanism) to provide adequate funding as determined by the City for the annual operation and maintenance costs of streets, street lights, drainage ways, landscaping corridors, open space, parks, transit related services and other public facilities prior to the approval of final maps or prior to building permits for projects that do not require an associated final map.

Police CFD for Residential Projects

Residential properties will be included in a Community Facilities District that supports police service costs prior to approval of a small lot final subdivision map or for residential properties that do not require subdivision, prior to issuance of building permits.

Road Maintenance CFD

All properties shall be included in a Benefit Assessment District or Community Facilities District that provides additional ongoing street maintenance revenues prior to approval of final maps or prior to building permits for projects that do not require an associated final map.

9.2 OVERVIEW OF THE PHASING PLAN

The Infrastructure Phasing Plan sets forth a conceptual phasing plan for the major backbone infrastructure needed to serve the SCSP. The plan includes nine (9) discrete development-phasing areas, each of which can be developed independently of each other and in any order.

The concept of development phasing areas offers a way of describing the orderly and cost effective phasing of backbone infrastructure construction.

9.2.1 Infrastructure Phasing Plan

The development of each of the phasing areas depicted in Figure 9-1 do not indicate development phasing or a prescriptive approach to phasing; rather they depict conceptual development phasing areas based on a logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as

depicted or in the order noted. Furthermore, shifts in market demand and available financing mechanisms may also play a role in the way the plan area develops over time and that may alter the boundaries of the phasing areas, as well as their number and the order of development.

The final infrastructure phasing will be determined at the time of tentative subdivisions map approval. Subsequent tentative map submittals will include updated infrastructure phasing plans. Infrastructure requirements for each sub-area of development defined by the landowner shall include all on-site backbone infrastructure and off-site facilities necessary for each sub-area to proceed. Included are roadway, sewer, water, recycled water, storm drainage, dry utility, recreation, school and other facilities and improvements. Development will occur by sub-area in a sequence established by the landowner, however, development in advance of logical extensions from existing infrastructure connections will be at the cost of the developer/land owner. Therefore, the opportunity exists for certain parcels or sub-areas to move forward subject to review and approval by the City. Some phases may have reduced infrastructure requirements if an earlier developed sub-area provides required improvements.

A full list of improvements and specific details relating to those improvements are included in the SCSP Financing Master Plan. Individual project improvements will install all in-tract sewer, storm drain, water, and dry utilities.

9.3 FINANCING OF THE SUNCREEK SPECIFIC PLAN

A variety of mechanisms will fund the construction of public improvements to serve the SunCreek Plan Area. These include Citywide impact fees, County and Other Special District Fees, School District impact fees, establishment of a Special Financing District that could include a Mello-Roos Community Facilities District (CFD), Plan Area Fee,

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Assessment District, or Infrastructure charge; developer financing, and other potential methods.

9.3.1 City Impact Fees

The City of Rancho Cordova has adopted a set of development fees to finance capital improvements including transportation, parks, park renovation, police, library, and museums, among other community facilities. Development in the SCSP will participate in these programs by paying the associated fees. Some of these programs may require updating due to factors such as the cost of improvements and the integration of the SCSP land uses following approval of SCSP.

9.3.2 County/Other District Fees

The County of Sacramento has adopted a set of development fees to finance water, sewer, and drainage capital improvements. In addition, various special districts have implemented fees for capital improvements and public facilities that will apply to the SCSP. Future updates to these fee programs may include certain improvements in the SCSP.

9.3.3 School Financing

The SCSP is located within the boundaries of the Elk Grove Unified School District (EGUSD). School facilities within the EGUSD will be funded through a combination of school impact fees, state matching program funds, and funds from the Elk Grove USD Community Facilities District (CFD) No. 1.

9.3.4 Special Financing District

A Special Financing District may be established to help fund the construction and/or acquisition of backbone infrastructure and public facilities within the SunCreek Plan Area. As described below, a Special Financing District could be a Mello-Roos Community Facilities District (CFD), Plan Area Fee, Assessment District, or Infrastructure charge.

Mello-Roos CFD

The 1982 Mello-Roos CFD Act enables cities, counties, special districts, and school districts to establish CFDs and to levy special taxes to fund a wide variety of public facilities and services. Proceeds of Mello-Roos special taxes can be used for direct funding, acquisition, or debt retirement. One or more Mello-Roos CFDs may be formed over time to fund the necessary Backbone Infrastructure and Public Facilities. Mello-Roos CFDs tend to be favored over Assessment Districts, described below, because Assessment Districts need to establish special benefit to those being assessed, which can be more challenging than the Mello-Roos requirements.

Plan Area Fee Program

A plan area fee program establishes a development impact fee typically for a Specific Plan pursuant to local government's police power in accordance with the procedural guidelines established in Assembly Bill 1600 (AB 1600) which is codified in California Government Section 66000 *et seq.* This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."¹

Assessment Districts

California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special assessment district that defines both the area to benefit from the improvements and the properties that will pay for the improvements. Thereafter, each property in the district will be

¹*Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

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assessed a share of the cost of improvements that is proportional to the benefit it receives from those improvements.

Infrastructure Charge

An infrastructure charge is similar to a plan area fee, but the revenue may be collected privately by the Master Developer(s) either as a specific charge or as a component of the price of the land sale. A private cost-sharing mechanism between developers will implement and manage this funding mechanism.

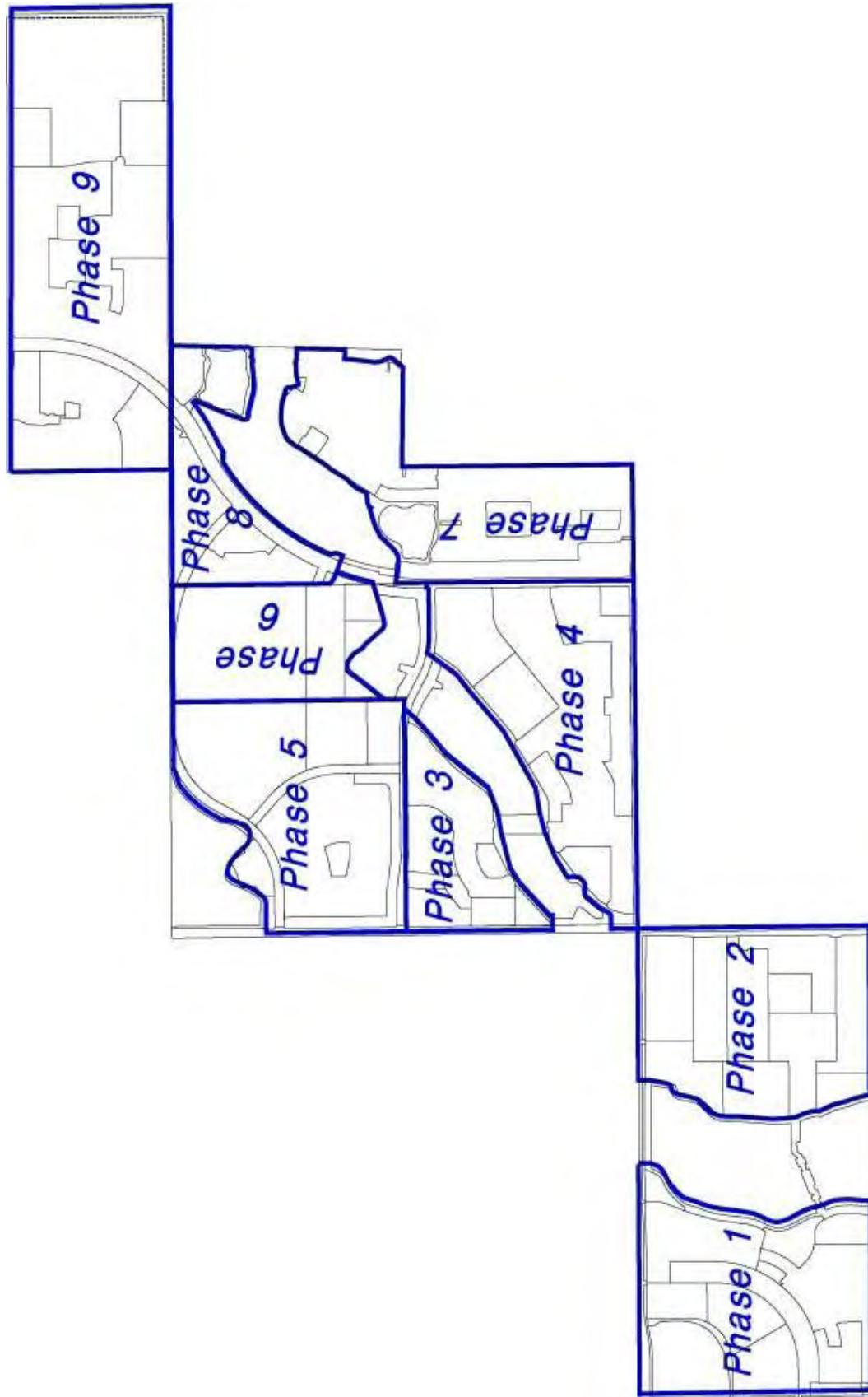
9.3.5 Developer Financing

Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing and for in-tract subdivision improvements.

9.3.6 Other

As noted, other financing mechanisms may be utilized, including the creation of private districts or associations to fund maintenance of certain facilities within the SCSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations will be detailed in the SCSP Development Agreements.

Figure 9-1 Conceptual Development Phase



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**9.4 FUNDING OF ONGOING OPERATIONS
AND MAINTENANCE COSTS**

The SCSP will be required to participate in a series of special financing districts to fund public services and the maintenance and operation of public improvements. The SCSP properties will be annexed to the Transit Services tax service area to fund transit services and other travel strategies. Formation of, or annexation proceedings for, these districts will be completed no later than the recordation of a final small lot map, or a building permit for parcels not requiring a small lot map.

A combination of the funding mechanisms will be used to fund ongoing public services, operations, and maintenance costs. These funding mechanisms may include, but are not limited to the following:

Rancho Cordova Police CFD

The SCSP properties will be included in a Community Facilities District (CFD) to fund a portion of police operation costs.

Sloughhouse Fire Protection

The SCSP includes tax rate areas that were formerly part of the Sloughhouse Fire Protection District until it dissolved into the Sac Metro Fire District, but retained the name. This special tax covers ambulance services.

Landscaping and Lighting District

A Landscape and Lighting District (LLD) could be created to fund ongoing operations and maintenance services for the landscape corridors and any lighting.

Services CFD

Unless an alternative source of funding from new development is identified, one or more services CFD's, or similar funding mechanisms, will be formed in the SCSP to fund the costs of

maintaining streets, street lights, drainage ways, landscape corridors, open space, parks and other public facilities.

9.5 DEVELOPMENT AGREEMENT

Each landowner shall enter into a Development Agreement with the City of Rancho Cordova. Such Development Agreement shall establish the scope and intentions of the land use entitlements granted to the landowner upon approval of the SCSP. The Development Agreement shall also identify the scope and timing for funding of on-site and/or off-site improvements identified as obligations upon the landowner(s) in the Environmental Impact Report Mitigation Measures.

**9.6 SUNCREEK SPECIFIC PLAN
ADMINISTRATION****9.6.1 Specific Plan Administration
Authority**

The City of Ranch Cordova will administer the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. Rancho Cordova Municipal Code Title 23, Zoning Code Chapter 23.152 establishes specific procedures for adoption and administration of the Specific Plan.

**9.6.2 Specific Plan Amendment
Procedures**

The SCSP is flexible to respond to changing conditions and expectations during the course of its implementation. During build out of the SCSP, amendments to the adopted Specific Plan may be necessary to respond to changing circumstances, including market demand, or to adapt certain design guidelines or standards to special conditions on a particular site. To address this intent, the SCSP provides for both Minor and Major Specific Plan Amendments.

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Typically, property owners will request amendments to the Specific Plan.

Scope of Amendment

Any proposed amendments to the Specific Plan can include, but are not limited to, changing land use designations, design criteria, development standards, or policies. The Planning Director shall categorize amendments to this adopted Specific Plan as either an “amendment” or an “administrative modification”.

The Planning Director shall determine whether a proposed Specific Plan Amendment is minor or major. The Planning Director may act upon a minor specific plan modification known as an Administrative Amendment. The City Council shall review and adopt a Major Specific Plan Amendment. The Planning Director has sole discretion to refer any proposed amendment to the City Council for action. Applicants may appeal determinations and actions by the Planning Director to the City Council.

Minor Amendment

An Administrative Amendment may be processed pursuant to Rancho Cordova Municipal Code Chapter 23.110.180(B), if determined by the Planning Director to be in substantial conformance with:

- The overall intent of the SCSP
- The applicable SCSP Development Agreement(s)
- The City of Rancho Cordova General Plan
- The SCSP Environmental Impact Report (EIR) and Environmental Impact Statement (EIS)

Examples of Administrative Amendments include, but are not limited to the following:

- The addition of new or updated information that does not substantively change the Specific Plan.

- Minor adjustments to land use boundaries and street alignments that maintain the general land use pattern.
- Variation in permitted use types and development standards if such variations do not substantively change the character of the SCSP, or are otherwise consistent with the current applicable City standards.
- Changes to the provision of public infrastructure and facilities that do not affect the level of service provided or affect the development capacity in the Plan Area.
- Changes to phasing boundaries or sequencing that do not affect infrastructure sizing, financing districts or the provision of adequate services to associated development.
- Modifications to the Development Regulations, such as revisions to design treatments or changes in specified plant materials, if it is determined that such changes achieve the design intent.
- Changes to other Specific Plan provisions if it is determined that compliance with such provisions creates practical difficulties or unnecessary hardship.
- Minor Residential Density Adjustments in which the number of units within a residential land use will be allowed to increase or decrease provided that:
 - The proposed change does not exceed the maximum number of dwelling units permitted in the assigned zone district in the SCSP.
 - The amended land use must be consistent with the goals, policies and requirements of the City of Rancho Cordova General Plan, the SCSP, and affected Development Agreements.
 - The amended land use does not result in significant modification to conditions of the approved tentative map, rezone, or applicable permits.

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- The amended land use does not affect the Community Facilities District, or any other benefit assessment facilities financing arrangement.

Such amendments may be appropriate from time to time in response to market feasibility; regulatory constraints or other factors, and will be considered by the City on a case-by-case basis.

Specific Plan Amendment (Major)

If the Planning Director determines that a proposed amendment does not meet the criteria of an Minor Amendment, a Specific Plan Amendment shall be required. An Amendment is required when one of the following criteria is met:

- A new type of land use not specifically discussed in the SCSP is introduced.
- Significant changes to the distribution of land uses beyond that allowed by Section 9.6.3 Minor Density Adjustment, or other changes affecting land use are proposed which may substantially affect the Specific Plan.
- Changes are proposed to Development Regulations that, as determined by the Planning Director, would substantially change the physical character envisioned in the SCSP.
- Changes are proposed to the approved Phasing Plan that significantly increases or alters the area boundaries or units allocated by the proposed phasing schedule.
- Any change proposed to the Plan that the Planning Director determines could significantly increase environmental impacts, or cause other significant changes.

A Specific Plan Amendment shall be processed and reviewed under RCMC Chapter 23.152 in the same manner as the initial Specific Plan adoption.

9.6.3 Minor Density Adjustment/ Transfer of Density

The specific plan assigns to each residential parcel a density and allocated units, based upon factors such as site location, conditions, and anticipated market demand for a variety of housing products. Table 3-3, Land Use Summary, in conjunction with the Land Use Plan, Table 3-4, Land Use by Owner, provides a detailed summary of the land use, zoning, and unit allocation on a parcel-by-parcel basis. The design of individual residential projects may cause a more detailed assessment of these factors that results in the need to adjust the number of units assigned to some residential parcels.

It is the intent of the SCSP to permit limited flexibility in adjusting the number of residential units allocated to and from any single family or Medium Density (MDR) parcel and to and from any high density (HDR) parcel in response to market demand, subdivision design or other considerations. To request a Minor Density Adjustment, the owner or owners of both the transfer and receiving parcels shall submit to the Planning Director a Request for Minor Density Adjustment. The request shall identify the impacted parcels, designate the number of units requested for transfer, and provide other documentation as required by the Planning Director to determine compliance with all of the unit transfer criteria below.

Transfer Criteria:

- The transfer and receiving parcels are within the SCSP and the total maximum number of approved units for the entire SCSP is not increased.
- The cumulative increase or decrease in units resulting from the Minor Density Adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to any one receiving parcel as established by Table 3-3 of the SCSP.

ITEM 13.4.*IMPLEMENTATION*

- The adjustments do not adversely affect the affordable housing program as set forth in the Affordable Housing Development Agreement (or other form as approved by the City). Any units designated as affordable units and are encumbered by an Affordable Housing Development Agreement are not eligible for unit transfers out of a parcel.
- The adjustments in density do not adversely affect planned infrastructure, roadways, schools, other public facilities or SCSP fee programs and assessment districts.

The Planning Director may determine that such Minor Density Adjustments fulfill the above criteria, and the adjustments are consistent with the intent of the SCSP and EIR/EIS. Such adjustments will not require an amendment to the SCSP.

If the Planning Director determines that the Minor Density Adjustment is not consistent with the criteria, the Director shall deny the Minor Density Adjustment, or refer it to the City Council for resolution. The applicant may appeal the Planning Director's determination to the City Council for resolution. The Planning Director may forward any determination of consistency to the City Council for review. When applicants request Minor Density Adjustments that do not comply with the above criteria, such requests shall require an amendment to the SCSP.



VOLUME II DEVELOPMENT REGULATIONS

APPROVED



December 2, 2013
(Amended August 2020)

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II.1. DEVELOPMENT REGULATIONS

1.1 CHAPTER PURPOSE

The Development Regulations provide the standards that guide development throughout the SunCreek Specific Plan Area (Plan Area). The purpose of this chapter is to provide clear, comprehensive rules for development.

The development regulations are the primary tools for implementing the concepts established in SCSP Volume I Chapter 2, Community Vision, Chapter 3 Land Use, and Chapter 5 Community Character.

1.2 OBJECTIVES

The SCSP vision is to create a distinct community with well-defined neighborhoods, retail, service, recreation, and institutional centers linked by a dispersed, inter-connected circulation network. The vision includes relating urban development to the physical characteristics of the Plan Area in a manner that integrates open space and urban development.

The development regulations encourage creativity in designs that respond to the physical setting and the community vision.

1.3 REGULATIONS IN THIS CHAPTER

This chapter includes two sections that establish development regulations applied in the SunCreek Specific Plan (SCSP). Section 1.5 addresses regulations that apply throughout the plan. These include:

- Neighborhood Connectivity
- Traffic Calming Measures
- Common Area Landscape Standards
- Streetscape Standards
- Parking
- Fences and Screens

- Sustainability: Energy Conserving Design
- Sustainability: Urban Runoff and Natural Features
- Art in Public Places
- Outdoor Lighting
- Signs

Section 1.6 addresses the special design standards that apply to the Center Form Based Districts identified in Volume I Figure 3-3. The key components of the form based development standards for the Center Districts in SCSP are:

- Permitted Land Uses
- Application of the Street Typology
- Design Guidelines for Buildings
- Street Frontage Building Types
- Site Development Standards
- Special Character of Each Center District

1.4 CITY OF RANCHO CORDOVA GUIDELINES AND REGULATIONS

In order to encourage creativity and maintain consistency with the City's overall vision the SCSP incorporates, by reference, the Rancho Cordova Municipal Code standards. The SCSP also provides special standards designed to achieve a certain form and character in the Plan Area. This chapter includes specific references to the applicable existing City regulations, standards and guidelines, rather than repeating the entire standard. This chapter also provides special development regulations where required to fulfill the design vision or specific conditions in the Plan Area.

1.4.1. Municipal Code Zoning Standards (RCMC-Title 23)

This chapter contains specific references to regulatory sections of the Rancho Cordova Municipal Codes (RCMC) Title 23-Zoning Code that apply to development anticipated in the SCSP. For example, the SCSP includes by reference standards for signs, landscaping, lighting, and other site elements provided in RCMC Title 23 Article 7 (Site Planning and Development Standards). Specific standards applicable only to the SCSP (identified as “DS XX”) supplement the RCMC. Where this chapter is silent on a general site development regulation, provisions of RCMC Title 23 Article 7 will apply. Where standards described in the SCSP differ from citywide standards, the provisions of the SCSP will apply.

The RCMC may be amended from time to time. The then current standards of the RCMC shall apply to future entitlement applications at the time that the project application is deemed complete under Zoning Code Section 23.110.050, Determination of Completeness.

The SCSP shall conform to Table 23.310-2: Residential Zoning Districts Development Standards except as follows:

Development Standard	RD-5	RD-6	RD-7
Rear Setback Minimum	15 ft.		

Front yard setbacks may be uniform depth in medium density residential and need not be offset along a street frontage.

Application of Form Based Designations

RCMC Title 23 Article 5-Form Based Provisions defines the concept of a form-based district in the Center Districts in the SCSP. The RCMC form based development standards for the Village Center (RCMC Chapter 23.507 Village Center Zone Standards) and the Regional Center (RCMC Chapter 23.513 Regional Town Center Zone

Standards) shall apply in the SCSP except where specific standards are described in Section 1.6.

1.4.2. City of Rancho Cordova Design Guidelines

Rancho Cordova Design Guidelines, adopted by the City in September 2005, implement the City’s vision for quality projects that enhance the character of the community as outlined in the City’s General Plan. The Guidelines describe details of the City’s vision and the City’s design goals. The Design Guidelines provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City’s expectations for the planning, design and review of development proposals in Rancho Cordova.

Generally, the City’s Design Guidelines apply to all new development within the City and are based on development type, rather than zoning designation. The Guidelines supplement the minimum development standards in the City’s Zoning Code (RCMC Title 23). Where the existing zoning provisions do not allow the development type or design flexibility preferred by the City, staff will propose corresponding amendments to the Specific Plan to ensure the desired result. Volume I, Section 9.6.2, Specific Plan Amendment Procedures prescribes the procedures for such amendment.

The SCSP incorporates by reference the RC Design Guidelines. This chapter provides specific references to topics in the RC Design Guidelines where applicable throughout this chapter.

1.5 GUIDELINES FOR COMMON AREA AND GENERAL DEVELOPMENT

The following design guidelines apply throughout the Plan Area wherever the applicable conditions are found.

1.5.1. Neighborhood Connectivity and Circulation

The SCSP is designed to facilitate pedestrian and vehicle connectivity between neighborhoods, and between neighborhoods and commercial areas. Volume I: Chapter 4 Circulation describes a detailed plan for streets and pedestrian/bike ways that provide a high level of connectivity throughout the Plan Area. Also, refer to RC Design Guidelines Connectivity and Circulation, p. 2:8. Volume I Figure 3-2 Specific Plan Illustrative Plan shows the conceptual development plan for standard and minor residential streets. The final route and design of these streets will be determined in the Tentative Map approval process. The following measures guide the design of the neighborhood streets.

- DS 1. The street system shall be designed to encourage low volume/low speed traffic within neighborhoods.
- DS 2. The neighborhood street system shall be designed to provide multiple, direct and convenient traffic routes that make it easy to walk or bike to nearby homes, parks, schools and commercial areas.
- DS 3. Single loaded streets shall be used where practical adjacent to Preserve areas to control surface run-off, and provide open space views from the built environment (shown in Volume I Figure 6-1 Location of Proposed Natural Resource Preservation Areas).
- DS 4. The internal streets and pedestrian ways in each neighborhood shall be designed so that residents can easily walk or drive from one neighborhood to another. Each neighborhood shall provide at least one neighborhood street connection to each adjacent neighborhood unless constrained by a major road, wetland preserve or other significant feature.

Pedestrian Access to Arterial Street Sidewalks

In some communities, long stretches of arterial streets that do not have pedestrian connections, residential street intersections, or vehicular connections to the adjacent neighborhoods limit walkability. As illustrated in Volume I Figure 3-2, Specific Plan Illustrative Plan, the SCSP is generally designed to provide residential street intersections along major arterials and thereby provide pedestrian access to sidewalks along major streets.

- DS 5. Access to the sidewalk along an arterial or local streets from the interior of neighborhoods will be provided at intervals of not more than one thousand (1000) feet and an average of eight hundred (800) feet.
- DS 6. Pedestrian circulation will typically be provided along residential streets that intersect with the collectors. However, where the road system does not provide sufficient pedestrian connectivity along an arterial street, access will be provided by a pedestrian walkway connection (paseo) between an interior street and the arterial



Example of a pedestrian link between residential street and adjacent arterial street.

street sidewalk.

- DS 7. Pedestrian access shall be provided from the interior of neighborhoods to the arterial street sidewalk within 400 feet of a transit stop.

1.5.2. Traffic Calming Measures

When included in proposed subdivision plans traffic calming measures shall be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval. Such measures shall be consistent with the Neighborhood Traffic Management Plan (NTMP). Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods.

Also, refer to RC Design Guidelines Connectivity and Circulation, p.2:8, and Specific Plan Volume I Section 4.5.

1.5.3. Landscape Standards

These Landscape Standards describe minimum planting standards, appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. Refer also to RC Design Guidelines Landscaping p.2:42.

The SunCreek Plan Area is relatively dry grasslands with poor soils in the natural condition. Landscaping in the street corridors and common areas will add shade, color, and texture. The effects will include a cooling of streets, sidewalks, parking areas, and buildings. However, the landscapes adjacent to preserves must be compatible with the natural conditions that include hot, dry summers. Moreover, the landscape areas must avoid the potential to change the natural ecology of the Preserve Areas by inadvertently introducing invasive, competitive plants.

Landscaped areas should appear to be an extension of the natural open space, although more attractive and diverse.

The landscape palette must emphasize drought tolerant, non-invasive species that will be visually compatible with the environmental setting of the Plan Area. Lush lawns and water demanding trees and shrubs are generally not appropriate, but are

not prohibited where they may provide a focal point or other landscape statement.

Street landscaping should include a primary tree planted in a regular cadence to establish the character and form of the street edge, but otherwise should convey a sense of natural informality. Secondary trees, shrubs and ground cover should be placed with consideration to water demand first, and then to form and color to create a memorable collage. Mass plantings of single species and plantings in a geometric grid are to be avoided.



Informal naturalized landscape along open space edge.

- DS 8. Landscapes shall be designed with consideration of the transition of the plant mix as trees and shrubs mature and change shape, color, water demand and shading characteristics over time.
- DS 9. All trees installed in all street landscape corridors and common areas shall be consistent with the adopted City Tree List, and shall emphasize drought tolerant and native or native compatible species.
- DS 10. Where feasible, require that underground utility lines near future tree planting areas must be designed and installed to minimize impacts to trees. Project applicants shall work with the utility provider(s) to coordinate the location and other potential impacts associated with the under grounding of the

utilities.

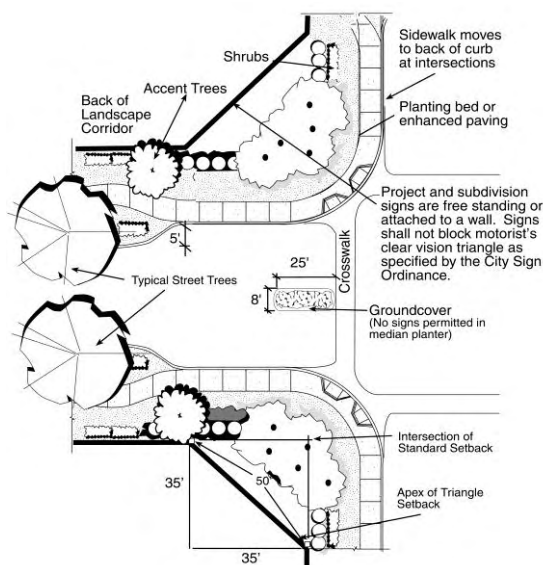
- DS 11. If provided by the City or other agency, home builders shall distribute leaflets and planting guides at the time of first occupancy that promote the use of drought-tolerant native vegetation in home landscaping.
- DS 12. Careful selection and placement of trees and shrubs shall be used to frame the view of open space adjacent to streets.

Gateways

Gateways occur in several locations throughout the plan at the entry to individual neighborhoods as well as the primary entries to the SunCreek community. Volume I Figure 5.2 Community Design Features identifies potential gateway locations; however, the specific location and character of the gateway features will be determined in the Tentative Map approval process.

- DS 13. The neighborhood entry includes the landscape corridor plus an additional triangular setback area. The neighborhood

Figure II.1-1 Conceptual Plan of Neighborhood Entry Gateway



entry shall provide an offset that may be used for project signage oriented toward the intersection.

- DS 14. Landscaping in the neighborhood entry may include accent trees, colorful annual plants, signage and other special landscape elements such as enhanced paving and seating areas.
- DS 15. Where provided at the rear of corner clips, fencing shall be a masonry wall (with pilasters or columns) to match or accent the adjacent masonry wall.
- DS 16. Improvements and plantings within corner-clip areas shall allow adequate vehicular lines of sight at intersections.

1.5.4. Streetscape

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) are permitted within landscape corridors provided placement does not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk. Refer also to RC Design Guidelines: Streetscape, p.2:46. The location and type of street furnishings shall be reviewed at the Tentative Map, design review, or improvement plan stage as appropriate for the type of approval required for the proposed development.

- DS 17. The design of street furnishings should match or complement the design of surrounding elements including other furnishings, walls and fences, and building architecture.
- DS 18. Street furnishings are to be low-maintenance.
- DS 19. Metal components of street furnishings shall not be exposed such that they could burn someone in high ambient temperatures.

1.5.5. Parking

The RCMC Section 23.719 regulates parking and loading standards in all land use designations in the SCSP. Refer also to RC Design Guidelines: Parking, p.2:50.

These standards regulate the amount, location, and development of motor vehicle parking, bicycle parking, and on-site loading areas. The purpose of the standards is to provide for safe vehicular parking, circulation, and loading requirements supportive of a variety of uses in this pedestrian, bicycle-friendly, and transit-supportive plan.

1.5.6. Fences, Walls and Screening

The RCMC Section 23.731 regulates the height and location of fences, walls, and screening. Refer also to RC Design Guidelines: Screening and Service Areas, p. 2:54 and Streetscape, p.2:46.

Unless otherwise exempt in RCMC 23.731.040 (Exemptions), design review approval shall be required for fences and walls.

Masonry Walls

Two types of masonry walls will be used in the Plan Area. Simple masonry walls will be used between dissimilar land uses to provide security and privacy. Enhanced masonry walls are typically located where sound walls are necessary along arterial streets adjacent to low-density residential and medium-density residential parcels.

Simple Masonry Walls

DS 20. Masonry walls that are used primarily to demarcate property boundaries between disparate land uses and are less visible from public streets may be simple block walls.

Enhanced Masonry Walls (Sound walls)

Wherever sound walls are required to mitigate sound impacts adjacent to streets, the following standards shall apply. These standards shall not

preclude the use of other innovative methods of project design utilizing greater setbacks, building design, mounding, or single-story structures with solid walls facing the street.

DS 21. Soundwalls shall be installed as required subject to acoustic analysis and shall be placed at the outside edge of the road ROW or landscape easement. The area between the road curb and the wall shall include a public sidewalk and landscaping, including canopy street trees consistent with the street cross sections defined in Volume I Chapter 4, Section 4.4.3.

DS 22. Landscaping should become the dominant element in the corridor, rather than a masonry wall. Therefore, the masonry walls along public corridors should be a simple design, of quality materials, that will eventually be a background element screened by, or visually recede beyond the landscape materials. The appropriate designs will include a simple, attractive surface pattern, detailing to articulate the wall cap, and columns or pilasters to mark the wall ends and changes in direction.

DS 23. Reserved

DS 24. Columns or pilasters may be embellished with textures, complementing materials, or articulation details (such as shadow lines). In addition, signature or logo elements that are cast or otherwise incorporated in the column or pilaster face may be included at end pilasters at road entries into projects.

DS 25. Masonry walls along the public streets shall not block views to the open space corridors, or obstruct service access to electric, telephone, cable, water or sewer services or equipment.

DS 26. Variations in wall designs within the Plan Area are acceptable at the following notable break points only: creek crossings, arterial intersections, and major changes in land use. Notwithstanding this, continuity in theme

and materials shall be incorporated where variations occur.

Enhanced Wood Fences

Enhanced wood fences or masonry shall be constructed where lots abut a park or school.

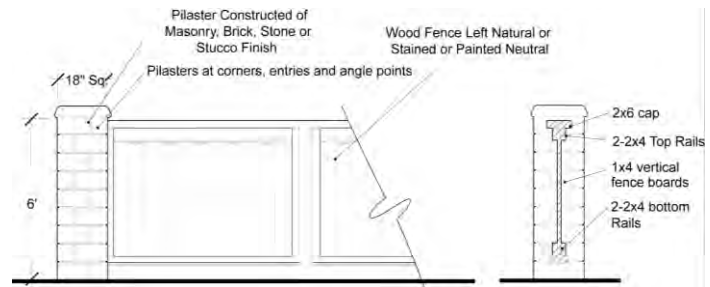
DS 27. Minimum solid-wood fence height is 6-feet. Enhanced wood fences may be placed on a berm not more than 24" above the elevation at the back of the adjacent sidewalk.

DS 28. Pilasters or columns shall be used in enhanced wood fences at each side of neighborhood vehicular entrances, at pedestrian walkway entrances, and at each angle point (change in direction).

DS 29. Pilasters and columns shall be constructed of materials complementary to the wood fence. Acceptable materials include masonry block, brick, stone, cobble and stucco finish. The pilaster material and design shall be consistently applied throughout individual subdivisions.

DS 30. Enhanced wood fences are to be of redwood or comparably durable materials construction, and if painted or stained, should be an earth tone color.

Figure II.1-2 Enhanced Wood Fence Example



Open Space and Trails Fencing

DS 31. Open decorative metal fences constructed of tubular steel or wrought iron shall be used adjacent to the open-space areas along the rear and side property line of residential parcels that abut open space areas. Open fences, or post and cable, may also be used adjacent to open space to define pedestrian pathways and to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles).

DS 32. Chain link fencing is generally not allowed.

DS 33. Open fencing shall not exceed 6-feet in height.

DS 34. Brick or other masonry pilasters or columns may be used as an optional detail with open style fences.

DS 35. Bollards may be placed to control vehicular traffic and pedestrian flow, and along pedestrian/bike paths leading to the school, park, or open-space sites. These bollards shall be removable steel post or approved replacement.

DS 36. Bollards may be constructed of metal, precast out of natural or integral-color concrete or of alternative materials approved by the City.

1.5.7. Sustainability: Energy Conserving Design

Energy conserving design not only reduces the on-going operating costs of buildings but also minimizes the demand for new energy sources. The design of energy conserving buildings responds to the climate of this region and thereby establishes a distinctive architectural style. Energy conservation can be implemented through the following measures. Refer also to RC Design Guidelines Sustainable Development: Solar Access, Energy Efficiency, and Green Buildings, p. 2-62.

- DS 37. Solar access for individual dwellings should be considered where feasible in the design of the local street network. Design of buildings shall demonstrate consideration of energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.
- DS 38. Use of wind and thermal mass to heat and cool structures and public spaces should be considered in the design of all commercial buildings.
- DS 39. Buildings adjoining public spaces, such as along a pedestrian path, should be designed to provide sun to walkways and primary gathering areas in the winter.
- DS 40. Sun shade structures such as structural overhangs, verandas, trellises and porticoes may be incorporated at the primary entry and pedestrian approaches to all buildings.



Example of Shade Trellis on a Commercial Building

1.5.8. Sustainability: Urban Runoff and Natural Features in the Plan

Extensive open space is a major feature of the SCSP that includes both naturally occurring wetland areas and engineered water quality and storm water control basins. The development standards in this section address two primary concerns regarding these features, the interface with urban land use, and the aesthetics and amenity of the open spaces.

Interface between Urban and Protected Wetland Areas

Permits issued to individual landowners by the US Army Corps of Engineers under Section 404 of the Federal Clean Water Act establish the specific development standards that shall apply to areas adjacent to Preserve Areas identified in Volume I Figure 6-1 in the SCSP. These standards protect and manage those resources according to the principles and standards identified in Volume I Section 6.3.2 Strategy Principles and Standards, Watershed Management Design Standard. Public access to the Preserve Areas is strictly prohibited.

The naturally occurring areas are open grasslands that provide broad vistas from buffer areas along the perimeters. The edge areas provide a transition from the urban area to the protected wetlands. The plant materials in the edge areas

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transition from non-invasive trees and groundcover near the urban edge to natural grassland and compatible species adjacent to the protected areas.

The USACE permit will regulate irrigation and fertilizing of plants in the buffer areas. All surface waters draining toward the protected area will be captured and treated in surface water quality swales prior to discharge to the natural drainage. Where a bike trail is included in the edge area, the trail will serve as a demarcation of the natural grasslands. No trees or exotic vegetation will be permitted between the bike trail and the protected area.

The Environmental Protection Agency (EPA) requirements for construction activities and new uses pursuant to the National Pollutant and Discharge Elimination System (NPDES) will include the use of Best Management Practices (BMP) to prevent pollutant run-off during a storm occurrence within the urban development areas.



Example of a view to urban land use adjacent to natural open space.

The BMPs available to decrease storm water discharge on project sites during construction activities include both non-structural and structural measures. The non-structural measures include grading controls and “housekeeping” techniques. Typical grading controls involve timing, staging, setbacks and buffers, and restrictions on activities within open areas. Housekeeping techniques involve limitations on

ATTACHMENT 2 Exhibit A to the Ordinance

material storage and disposal, soil stabilization of all roads and entrances, dust control, and mandatory site cleanup. Refer also to RC Design Guidelines Sustainable Development: Urban Runoff, p.2:60 and Sustainable Development: Natural Features of the Environment, p. 2:64.

DS 41. All commercial and multi-family development shall incorporate features to enhance on-site water quality such as grassy swales, multi-use detention basins, and integrated drainage systems.

DS 42. All development within the Plan Area shall apply best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff.

DS 43. The applicant shall install appropriate signage to deter the discharge of hazardous materials into storm drains. Such signage shall be approved by the City of Rancho Cordova.

DS 44. All Tentative Maps shall contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City’s urban runoff management program. Such strategies may include participation in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.

Water Control Basins and Channels

The engineered basins and drainage channel along Grantline Road are designed to protect the area from storm water. The basins also treat the pollutants in surface water run-off through natural processes. These features primarily provide the storm water management and water quality treatment. These engineered features must also be aesthetically pleasing, blend visually with the nearby landscapes, and provide space for pedestrian and bicycle trails. The basins are not constrained by the federal regulations that apply to the natural protected areas and so the

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ATTACHMENT 2 Exhibit A to the Ordinance

landscaping palette can be more inclusive of trees, shrubs and groundcovers, but must also maintain the capacity of the basins and the channel.

Storm water management needs will determine the ultimate shape of the basins. The SCSRP reserves locations (illustrated in Volume I Figure 8-4 Local Detention Basins) and adequate space to accommodate a worst-case scenario in which the maximum storm water storage capacity is required. In such cases a relatively uniform shape would be required, however, in all cases a buffer area is provided that would accommodate a landscape and path that will soften the edges of the basin.

The space reserved for each basin will allow for a wider naturalized edge in the event that the required storm water capacity is less than the maximum. In these cases, the edge and the bank of the basin will vary to provide a more natural appearance, and the buffer will allow more room for the bike and pedestrian trail.

Where basins are adjacent to natural open space they are a transitional feature from the urban land use. Trees along the basin edge near the urban use will transition to lower shrub, groundcover, and grasslands along the open space edge. The basins located at the edge of the community park

will take on the character of the park and will be surrounded by trees and groundcover compatible with the adjacent park area.

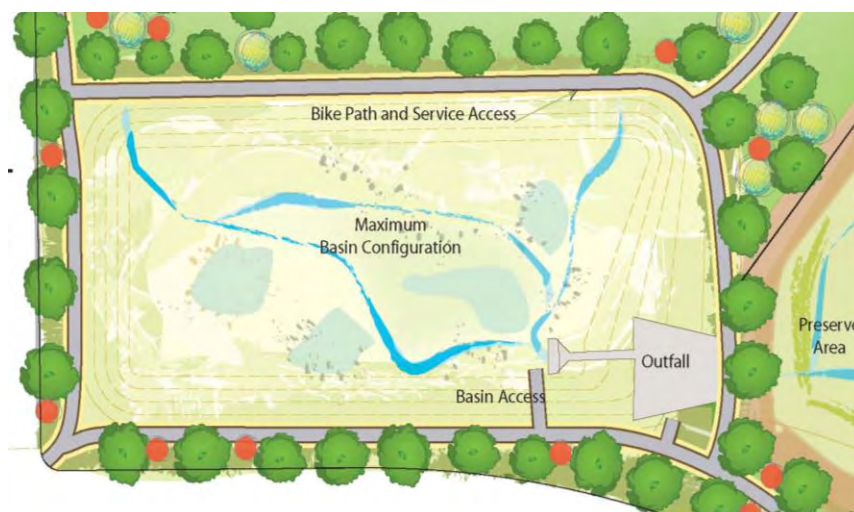
The USACE permit regulates the use of the natural channels within the protected wetland areas and thus these are generally undisturbed.

Engineered channels are very limited in the plan and are generally associated with linking the basins to discharge areas. In these cases the channels will be designed as an integral part of the basin and will take on the characteristics of the basin, including contouring and landscaping.



Example of naturalized drainage channel.

Figure II.1-3 Conceptual Basin



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One significant exception is the channel that parallels Grantline Road on the east side of the plan and then enters a small detention basin on the south edge of the plan. This channel primarily serves to carry storm water from the north side of Chrysanthy Boulevard and discharge it to the natural Upper Laguna Creek drainage to the south. The channel is inherently linear and straight as it follows Grantline Road. The channel will provide clustering of trees along both sides that will allow views to signage and buildings in the future Regional Town Center land uses, but will also provide an attractive edge along Grantline Road.



Conceptual view of channel adjacent to Grantline Road.

DS 45. Design of the drainage systems in the Plan Area will specifically consider the appropriateness of the following measures: storm water quality treatment, storm water detention structures, summer nuisance flow retention and percolation, and hydro-modification control structures. While each water quality wet basin has been sufficiently sized to meet the runoff demands from its respective drainage shed, each builder will have the option to incorporate LID design features within each of its development and downsize the size of the water quality basins accordingly.

DS 46. The project shall place erosion control and velocity dissipation devices at all

detention structures and along the length of any outfall structure as necessary to limit erosion into and within water courses.

Furthermore, the project will utilize Best Management Practices consistent with all local post construction storm water management requirements, policies, and guidelines.

DS 47. All basins shall be designed as visual amenities that are an extension of the landscape on the nearby streets. In most instances this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a semi-permanent pool serving water quality purposes.

DS 48. Basins shall have irregular contours to create a natural appearance. Side slopes of 5:1 should occur on not less than 10 percent of the basin edge to allow access to the basin.

DS 49. Fences should be avoided if possible. Where required, fences shall be open types with a black matte finish. (Refer to Section 1.5.6).

DS 50. Landscape improvements within and adjacent to basins shall use drought tolerant and low maintenance plant materials.

DS 51. Nearby pedestrian and bicycle trails shall be routed in or along the rim of basins.

1.5.9. Art in Public Places

Art in public places can include art as commonly described such as murals and sculpture. The SCSP intends to integrate art into the every-day infrastructure by simply selecting well-designed, attractive fixtures where practical. Manhole covers, tree grates, directional signage, bike racks, benches, lighting fixtures, water features, and other street furniture can all be art.

Refer to RC Design Guidelines Site Design: Art in Public Places, p.2:66 for a description of city-wide standards.

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DS 52. Art should be located around the Plan Area rather than concentrated in a few locations.

DS 53. Art can be incorporated in landscape corridors and neighborhood gateways.

DS 54. Art in public places should typically be scaled to allow pedestrians to enjoy it.

1.5.10. Lighting

The RCMC Section 23.725 applies to all new and existing land uses, including permanent and temporary uses in all zoning districts. Refer also to RC Design Guidelines: Lighting, p.2:68.

The purpose is to regulate lighting to balance the safety and security needs for lighting with the City's desire to ensure that light trespass and glare have negligible impact on surrounding property (especially residential) and roadways.

DS 55. Street lighting will be low intensity and generally limited to locations required for traffic and pedestrian safety.

DS 56. Lighted features including but not limited to lighted bollards, lighted shelters, back-lighted planters, and accent-lighted wall surfaces and signs, are permitted provided light sources are low-level and screened from adjacent streets, walkways and homes.

DS 57. Planting shall be restricted within the zone of light for street lights in conformance with the City standards.

1.5.11. Signs

The Rancho Cordova Municipal Code (RCMC) Chapter 23.743 shall regulate all signs in the SunCreek Plan Area. Refer also to RC Design Guidelines: Signs, p. 2:72.

ITEM 13.4.*DEVELOPMENT REGULATIONS***1.6 CENTER FORM BASED DISTRICT DEVELOPMENT STANDARDS**

Development of the Center Form Based Districts (Center Districts) identified in Figure II. 1-4 shall be subject to regulations and standards defined in this section. As described in Volume I: Section 3.3, “form based code” is a regulatory approach that describes the form and character of development. A form-based code incorporates many components of conventional zoning standards, but organizes the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based code goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

This section adds specific standards and guidelines to supplement the conventional permitted uses and development regulations established in the Rancho Cordova Municipal Code (RCMC) Title 23. Applications for development projects must comply with the development regulations in RCMC Title 23, Article 5 and any applicable supplemental standard for the SCSP set forth in this chapter.

The key elements of the SunCreek Centers Form Based Districts regulations include:

- Permitted Land Uses
- Street Character and Configuration (Street Typology)
- Building Front Character and Configuration (Frontage Typology)
- Pedestrian Ways
- Common Spaces

1.6.1. Application

The SunCreek Center Form Based District regulations apply to three areas identified in Figure 1-4 and Volume I Figure 3-3 as Districts A, B, and C. District C is a Regional Town Center and Districts A and B are planned as Village Centers as defined in RCMC Title 23 Article 5-Form Based Provisions. Each Center District has a different character and purpose that requires different standards and a different development approach.

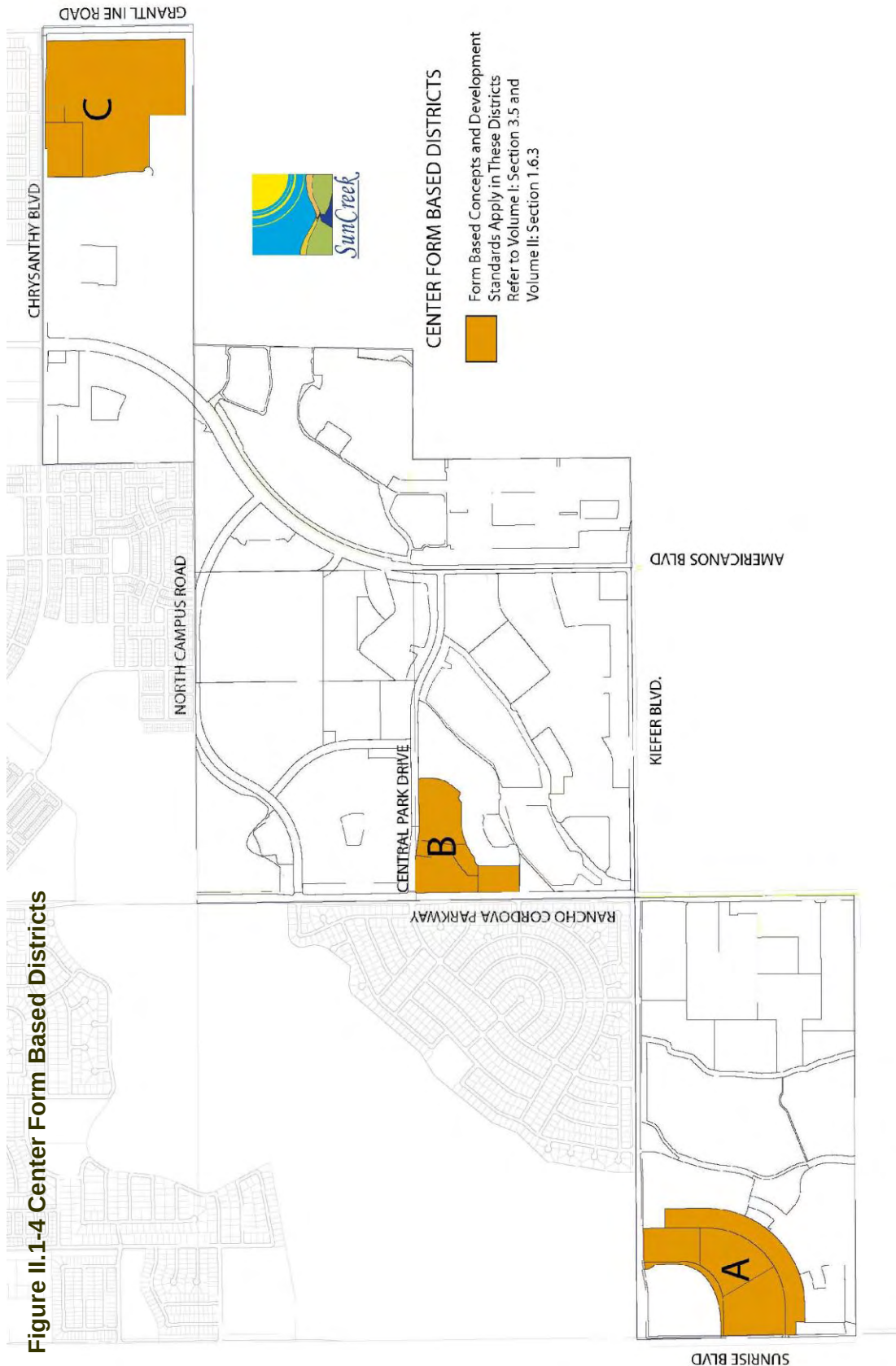
The term “Center District” refers to the boundary of the area identified in Figure II. 1-4 and not to a specific zone district designation. The Center Districts encompass specific zone districts that regulate the specific land uses and development standards. Each Center District allows for a mix of commercial (VC or RTC) and residential uses (HDR or CMDR), which can be mixed and allocated according to a detailed plan. Each Center District includes a “Main Street” as described in the RC Design Guidelines Commercial and Commercial Mixed Use: Commercial, p.3:10.

Prior to any development within the three Center Districts, a detailed conceptual plan for the subject District must be approved by the City Council.

The requirements of RCMC Section 23.722 and the RC Design Guidelines shall apply whenever a non-residential, mixed-use, or multifamily residential project is subject to design review.

1.6.2. Permitted Uses

Article 3 the RCMC Title 23, specifically Table 23.307-1 (Agricultural), Table 23.310-1 (Residential), Table 23.313-1 (Mixed Use), and Table 23.319-1 (Public/Quasi-public) regulate the Permitted Uses in the SCSP, except that residential uses are not permitted in the Village Center Zone designation. Refer to SCSP Volume I, Section 3.2.3.



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1.6.3. Center District Development Standards

Form based development standards primarily address the relationship of building purpose and form to the adjacent streets and pedestrian areas. Conventional development standards apply to the basic organization of the development area, including standard rear and side setbacks. Height, site coverage, floor area ratio (the relationship of building height to site coverage), and presentation to the street expressed in terms of minimum building frontage are the primary metrics for

building mass regulation within the Center Districts. Separate standards are established for the Districts "A" and "B" that include the Village Center (VC) zone designation, and for District "C" that includes the Regional Town Center (RTC) zone designation.

These development standards reflect the differences in scale, mix of uses represented in each of the Center Districts.

Table II.1-1 establishes these basic standards for the Center Districts in the SCSP.

Table II. 1-1 Center Form Based District Development Standards

	District C Regional Town Center Standard	District A and B Village Center Standard
Max block length	820 ft.	800 ft.
Max block perimeter	2,800 ft.	1,950 ft.
Max pedestrian block length	440 ft.	600 ft.
Residential density		
Min density	20 du/acre	CMDR 12.1 du/ac MDR 6.1 du/ac ¹
Max density	38.7 du/acre	25 du/acre
Minimum building frontage		
Primary street	60%	60%
Side street	50%	45%
Floor Area Ratio (FAR)		
Minimum FAR	0.25 ²	0.25 ²
Maximum FAR	2.0	1.0
Building height		
Minimum height	20 ft.	20 ft.
Maximum height	75 ft.	60 ft.
Building Setbacks		
Minimum Front Setback	0 ft.	0 ft.
Minimum Side Setback	0 ft.	0 ft.

Notes on Districts A and B:

1. The residential uses in Center Districts A and B will include MDR, CMDR and HDR housing at minimum density allowed in the applicable zone.

2. The City Council may reduce the minimum FAR to no less than 0.2 by Design Review approval, subject to the following criteria:

- a. The planned uses and design of the commercial development are appropriate to serve the local area and are consistent with the City's development objectives which are described in the General Plan, in the City Design Guidelines and in this Chapter ; and
- b. Granting the FAR reduction will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the new development; and
- c. The FAR reduction is the minimum required to support the site plan.

1.6.4. Street Typology

The street is a key component of development within Center Districts. In these Districts the street characteristics, including the width of the travel way, number of travel lanes, width of the sidewalks, setbacks, and the landscaping and streetscape (furniture, lighting and way-finding signs) contribute much to the identity and vitality of the adjacent commercial and residential uses. Except as noted in Chapter 1.4, front and side yard setbacks shall be measured from the back of sidewalk. The SunCreek Center Districts apply the “Main Street” concept identified in the RC Design Guidelines. *“The design of access and circulation on project sites should tie the development into the overall neighborhood, and the internal circulation may be a part of the City’s circulation and street system, where buildings front onto and have pedestrian connections with the public right-of-way.”*

The location and character of each of the “Main Street” features is discussed in Section 1.6.10 District Descriptions.

Volume I, Chapter 1.4 Circulation defines the street cross sections in terms of number of lanes, lane width, landscape corridor, sidewalks, and bike/pedestrian trails. Volume I, Figure 4-3, Major Streets Master Plan identifies the basic configuration of the street network and the primary street type applied.

The SunCreek Center Districts use the Standard Collector Street (Volume I, Figure 4-7) as the Main Street.

Arterial

Arterial streets along the edge of the Center District designations include Kiefer Boulevard (District “A”), Rancho Cordova Parkway (District “B”, and Chrysanthy Boulevard (District “C”). Refer to Volume I, Figure 4-4.

DS 58. The median in the center of the roadway

shall be utilized to facilitate the safe passage of pedestrians across a minor arterial. Suggested treatments include landscaping and pedestrian refuges at crossings.

DS 59. The landscaping strip along the sides of the roadway shall be designed to create a separation between pedestrians and fast-moving vehicles. The strip should include a landscaped area between the edge of the curb and the sidewalk. Street trees and lighting should be provided and designed at a pedestrian scale.

DS 60. Where right-turn lanes are required, the width and design of sidewalks and landscape strips shall maintain the quality of the pedestrian environment.

DS 61. The facades of buildings located at the edge of right of way in Center Districts should include storefront, multi-family residential and office use frontage types. It is preferred that building frontages approach the sidewalk.

Collector Street

Collector streets (Main Streets) in the Center District include Crescent Drive in District “A”, and the un-named crescent street in District “B”, and the un-named north-south street in District “C”. Refer to Volume I, Figure 4-7 and Figures II. 1-6, II. 1-7, and II. 1-8 for location of the Main Street in each Center District. Additional collector streets with medians may be located in District C when a specific development plan is prepared for this area.

Central Park Drive is a unique condition in District B that serves both as “Main Street” flanked by commercial and residential use, but also as a primary pedestrian corridor linking the Village Center to the Community Park and the High School. Volume I, Figure 4-10 Pedestrian Boulevard illustrates the special character of this street.

DS 62. The landscape strip areas shall be

designed to provide pedestrians with secure passage along the roadway and motorists with adequate views of the storefronts located along the street. Street trees and lights designed to the pedestrian scale shall be placed within continuous landscape strips to provide a barrier between the roadway and sidewalk. Larger canopy trees shall be used where possible to shade the sidewalk and the street.

- DS 63. Intersections should be designed to provide pedestrians with safe passage. Features may include pedestrian bulb-outs, differentiated accent paving within the intersection, pedestrian refuge areas within the medians of arterials, and in-street crossing lights.
- DS 64. Turning movements typically occur from within the main travel lanes; however, short (one- to two-car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.
- DS 65. Storefront, multi-family housing, porch, door yard/terrace or light court, and stoop frontage types are preferred.

Minimal Sidewalk Frontage Access

Exposure of the building or common area such as a plaza at the back of the sidewalk is used to facilitate access from a public right-of-way or an on-site sidewalk to a public space. Refer also to RC Design Guidelines Site Design, Building Placement, and Orientation, p. 3:18.

- DS 66. For a public space located adjacent to one street, the area of the space within 15 feet of a public right-of-way or an on-site sidewalk along at least 50 percent of the space's street frontage shall be free of obstructions.
- DS 67. For corner public spaces, the area within 15 feet of the intersection of two or more streets on which the space fronts shall be at the same elevation as the adjoining sidewalk. In addition, at least 50 percent of each of the

space's frontages shall be free of obstructions.

- DS 68. To be considered free of obstructions, public spaces shall include at least four feet of unobstructed area between obstructions when measured parallel to right-of-way or sidewalk.
- DS 69. For obstructed portions of a space's frontage, no walls or other obstructions, except for fixed and moveable seating and tables, shall be higher than two feet above the curb level in front of the space.
- DS 70. Trees planted flush to grade, light stanchions, public space signage, trash receptacles, railings for steps, and substantially open fencing around seating areas not exceeding 36 inches in height shall be considered permitted obstructions.

Kiefer Boulevard adjacent to the commercial use in District A is a special condition due to the Secondary (10') bike trail in the 35 foot wide pedestrian corridor on the south side of Kiefer Boulevard. In this condition, the commercial use will be located at the edge of the "build to line" (edge of right of way) as illustrated in Volume I, Figure 4-21. In this condition, the space between the multi-use trail and the building front can be used for an outdoor dining area, rest stop, or landscaping.

1.6.5. Design Guidelines for the Center Districts

Each of the Center Districts will have a distinct character as described in Section 1.6.10 below. However, all of the development in the Center Districts, particularly commercial and office use will be guided by the following design principles. The intent is to create an overall sense of community with high quality, pedestrian oriented design. The following principles shall apply to all Form Based Districts.

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- Center Districts should be visually appealing from all public areas, including adjacent streets and sidewalks, and to pedestrians as well as persons in automobiles.
- Center Districts should be appropriate in scale and massing relative to adjacent land uses.
- Center Districts should provide for convenient, attractive pedestrian access from street fronts and from adjacent commercial, office, and residential land uses.
- Center Districts should provide for convenient, attractive pedestrian access within the center with dedicated pedestrian ways between all buildings and pedestrian spaces such as plazas, courtyards, and terraces at natural gathering areas within the site.
- Center Districts should minimize noise, light, vibration and odor impacts on the surrounding neighborhood.
- Center Districts should be functionally efficient in terms of resource requirements, traffic circulation, emergency access, and delivery and waste removal.

Architectural Style

The common characteristics established in these guidelines will create a sense of overall consistency and common identity throughout the Plan Area. The buildings need not emulate any historical style. Design continuity and appropriate style address building scale, pedestrian access, the proportion of wall to arcade, window placement and proportions, height of walls, building color, building materials, and response to the site conditions. The application of these guidelines will produce architecture that reflects the

individual needs of the building owners, and the character of the SunCreek community.

- DS 71. Architects may apply a design style that reflects the particular character of the uses within the building, such as a theme restaurant or specialty store. Such designs may be established by a chain that has standardized characteristics. However, buildings that are highly stylized, or that apply corporate “franchise” architecture shall compliment the overall style and character of neighboring buildings. .



Example of Acceptable Stylized Architecture

- DS 72. Each Center District shall include a dominant landmark element such as a clock tower, fountain, or sculpture within a pedestrian oriented space. The element will serve as an identification of the District and should reflect the overall design theme of that District.

Exterior Finish Materials

- DS 73. The appropriate exterior materials include masonry, plaster, stucco, stone, and decorative treatments in concrete. Wood siding is acceptable provided that it is used in locations protected from harsh sun or weather conditions, and is properly installed and treated to be durable.

Color

- DS 74. Neutral colors are acceptable for the base

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color of a building and may be used without limitation. However, the architect is encouraged to apply other, bolder colors that are derived from earth tones to add visual interest and distinctive character

DS 75. Large areas of bright, intense primary colors shall be avoided but may be applied to trim, windows, doors and architectural elements where they complement the building basic color scheme.

DS 76. Typically, the building basic color scheme should include not more than three colors, however, more than three complementary colors may be used to establish a special visual effect.

DS 77. Paint colors should complement the color of stone, masonry, tile, or any natural materials applied to the exterior of the building.

Building Massing and Form

DS 78. Buildings should have a hierarchy of elements so that the overall building is readable. Design elements that embellish and create variety should be subordinate to the overall volume. The building massing should create an interesting view from vantage points both within and from the exterior of the site, and allow “landmark” or anchor buildings to stand out above the other buildings and landscape.

DS 79. Buildings should be located forward to the street front rather than behind a parking area. This is particularly effective along the “Main Street” in each District where the intent is to establish a vibrant, pedestrian active environment.

DS 80. Large building masses should closely relate to smaller buildings and to pedestrians on the adjacent walkways by a variety of means including:



Conceptual Image of building forward “Main Street”

- The addition of arcades, trellises and smaller building elements;
- Roofs that are not monolithic;
- Windows that are varied for functional or symbolic reasons;
- Articulations that include offsets, recesses, projections and changes in wall direction to provide visual interest;
- Architectural detailing, color, and/or composition of facade elements; and
- Architectural elements such as terraces or balconies oriented to common areas such as courtyards, pedestrian ways, or plazas.

DS 81. Dormer windows, dormer vents, belvederes, chimneys, roof monitors and other features that add visual interest may be added to a roof provided that they are in character with the building style and in proportion to the roof and building mass.

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Example of offsets, recesses, projections and changes in wall direction

DS 82. Storefront window walls shall be divided into bays defined by window spacing, raised pilasters, add-on awnings or trellises, or other architectural elements so the entire facade reads as a series of individual shops. Storefront windows should be contained within a bay defined by these elements. Doors and windows shall be consistent in design and located to present a unified appearance to the elevation, except where the variations are an integral and necessary part of the exterior design.



Windows, awnings, cornices and flags provide cadence.

DS 83. All walls, blank or storefront, shall be defined at the top by a cornice or other detail bold enough to visually terminate the wall.

Even walls topped by a sloped roof that terminate at the wall line shall be defined by a cornice or eave detail. Exceptions include heavy timber roofs where the rafter tails are exposed and extend a minimum of eighteen inches from the wall.



Cornice Detail and Variety of Roof Types

DS 84. Two story walls shall be divided by a cornice, horizontal band or other architectural element that defines the ground floor from the second floor.

DS 85. Generally, walls should appear as thick and massive in proportion to the building scale, particularly on large-scale buildings. Windows, other than storefront should be recessed from the face of the wall by at least 3 inches.

DS 86. The exterior of ground floor walls that face streets shall include features that articulate the walls and ensure visual diversity and proper scale. Articulation may include windows, arcades, changes in materials or color, or other details. Architectural detailing of each wall at ground level shall relate to the landscape to ensure an appropriate transition of the building and the ground plane.

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Arcade and Ground Plane Treatment

DS 87. Architectural elements that contribute to a building's character, aid in climate control and enhance pedestrian scale are encouraged. Examples include canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.

DS 88. Building entryways shall be clearly defined and integrated with building and landscape design. The use of distinctive architectural elements and materials to denote prominent entrances is required.



Example of landmark feature integrated with main buildings.



Arcade establishes the primary Entry Feature

Landmark Feature

DS 89. Landmark structures, such as clock towers, enclosed arcades, and building elements that extend above the roofline of the primary building may be used to designate major entries, public spaces, or building corners. Such landmark structures may also be used in parking areas to identify pedestrian portals, provide orientation to drivers in the parking area, or provide visual interest.

Roofs

DS 90. Buildings may have either flat and/or sloped roofs. Sloped roofs shall have a minimum slope of 4 in 12.

DS 91. On the portion of the roof visible from the parking lot or street the following roof materials are acceptable:

- Standing seam metal in colors compatible with the building and trim colors.
- Composition, steel, concrete, or clay tiles with either a deep profile or flat. The colors shall be subdued warm tones.

DS 92. Passive solar design features are encouraged whenever possible. Design of buildings should consider energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

Architectural Lighting

DS 93. Natural light and external night lighting should be used to enhance and articulate the buildings.

DS 94. Lighting sources should be thoughtfully located and shall have cut off lenses to avoid light spillage and glare on adjacent properties.

DS 95. Parking areas shall have a minimum illumination of 1.0 foot-candles as a maintained minimum at the pavement surface. Pole mounted lighting should be spaced for maximum energy efficiency and be no taller than 25 feet within 100 feet of residential areas.

DS 96. Pedestrian walks shall have a minimum illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface and lighting shall be placed to identify any level changes or changes in walking conditions.

DS 97. Pedestrian walk lighting should be of an appropriate scale and style such as bollard type lighting, step lighting and/or pole mounted lighting not exceeding 25 feet in height.

Ancillary Structures

DS 98. Service areas shall be located to minimize visual impacts from pedestrian corridors and adjacent streets. Exterior storage shall be confined to portions of the site least visible from public view.

DS 99. Auxiliary buildings such as kiosks,

maintenance sheds, pump sheds visible to customers shall complement and integrate the design characteristics applicable to the larger buildings.

On-site parking in the Center Districts

Parking Standards and Building Placement Standards shall be determined in detailed planning process required for each use within each Center District area required in this chapter, Section 1.6.1 Application, and will be guided by RCMC Chapter 23.510 and Chapter 23.513.

1.6.6. Frontage Typology by District

“Frontage typology” describes the character of buildings and the public sidewalk as they relate to the street. The frontage types:

- create an attractive pedestrian activity space between the buildings and street,
- establish the visual boundary of the streetscape, and
- provide a proper transition from the public realm (the street and sidewalk) to the private realm (the home or commercial use).

This is achieved through building mass, scale, and articulation; the placement and scale of doors and windows; the width of the sidewalk; and the type and location of street trees, street furniture, lighting and ground level landscaping.

There are many ways to create an attractive, properly scaled pedestrian relationship between the building front and the street. This section introduces a limited number of common building frontages that may be applied along the streets that are typical of the Center Districts in the SunCreek Plan Area. The architecture of street frontages is not limited to these examples, and the architects/designers/building owners are encouraged to apply other concepts in the spirit of the Center District vision.

The following sections describe the general applicability of the frontage types suggested here, but the types are not assigned to specific locations in the Center Districts. Rather, they are examples that can be applied in a variety of locations. The applicant shall identify the specific application of these examples, or alternatives that may be proposed, in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Door Yard/Terrace/Light Court

Generally, a door yard/terrace or light court frontage is a residential frontage type, but it can also be applied to a vertically integrated mixed-use building with residential over retail or office uses. Typically, the building presents a split-level that is characterized by a facade that is set back from the street property line by an elevated terrace or a sunken light court. This buffers residential uses from the sidewalk and removes the private yard from public encroachment. This frontage type is also suitable for café style outdoor dining and is appropriate where residential, professional office, and retail development is incorporated into a mixed-use setting. It is particularly well suited to live work residential configurations.

DS 100. The front facade of the building must be set back a minimum of five feet and a maximum of 15 feet behind an elevated terrace or sunken light court. The terrace and/or sunken light court must directly abut the front property line.

DS 101. Sub-basements accessed by a light court may not be more than six feet below the sidewalk.

DS 102. The stoop above the light court must be a minimum of three feet above grade and a minimum of three feet wide.

DS 103. Above-grade commercial building entrances at the stoop level must either be covered by an awning or canopy, or be

recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Courtyard

A courtyard frontage may be created by recessing a central portion of the facade for a portion of the building frontage. A low fence or wall, with a pedestrian opening in all cases, may be provided along the setback line to define the space of the courtyard/forecourt. Courtyards are typically oriented to the street, but they may also be oriented to a public pedestrian oriented space as defined in Section 1.6.7. A courtyard may be suitable for gardens, outdoor dining, and vehicle drop-offs and is appropriate where residential, office, retail, and institutional uses are incorporated into a center. Courtyards are particularly applicable for live/work residences and for "lock out" dwellings that provide a secondary unit accessible from the courtyard.

DS 104. The front facade of the building must be built to the front property line for at least 50 percent of the overall building frontage. The remaining 50 percent of building frontage may be used to create a recessed courtyard in the central portion of the facade.

DS 105. Courtyards must be set back from the build-to line/front building facade a minimum of 10 feet and a maximum of 30 feet.

DS 106. Courtyards must span a minimum of 10 feet along the front facade and may comprise no more than 50 percent of the overall building frontage.

DS 107. The courtyard frontage may choose to incorporate other frontage types (typically storefront, stoop, gallery, or arcade), but is not expressly required to do so.

Stoop/Portico

A stoop frontage is generally applied to Compact

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Medium Density Residential (CMDR) or High Density Residential (HDR) as defined in Volume I, Chapter 3, and is suitable for ground floor residential uses with short setbacks. A stoop is characterized by a facade which is aligned close to the frontage line with the ground story elevated from the sidewalk to provide privacy for the ground floor uses. The entrance is usually an exterior stair or landing which may be combined with a small porch or roof.



DS 108. The front facade of the building must be set back behind an elevated stoop, which must be aligned with and directly abut the front property line.

DS 109. Stoops must conform with the following:

- Stoops must rise to a minimum of three feet above grade.
- Minimum four feet wide.

DS 110. Stoop frontages may be combined with a small roof or porch.

DS 111. Commercial building entrances at the stoop level must either be covered by an awning or canopy or be recessed behind the front building facade. If a recessed entry is

provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Storefront

A storefront frontage is characterized by a facade that is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. Storefront frontages have substantial glazing on the ground floor and provide trellises, awnings, or canopies cantilevered over the sidewalk. Building entries may provide either a canopy or awning, or alternatively, may be



recessed behind the front building facade.

DS 112. Awnings/canopies must be provided for a minimum of 50 percent of the overall building frontage and must comply with the following:

- Awnings/canopies must project a minimum of five feet over the sidewalk.
- Awnings/canopies must provide a minimum of eight feet and a maximum of 12 feet of vertical clearance over the sidewalk.

DS 113. Building entrances must either be covered by an awning or canopy, or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Gallery and Arcade

A gallery frontage is characterized by a façade that is aligned with the back of the sidewalk with the building entrance at sidewalk grade and with an attached colonnade that projects over the sidewalk.

An arcade frontage is nearly identical in character to the gallery frontage except that the upper stories of the building may project over the public sidewalk way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it.

DS 114. The front facade of the building must be set back a minimum of 12 feet behind a colonnade. The colonnade may be located no more than three feet behind the curb. The colonnade must not obstruct the walking path.

DS 115. Column dimensions must be in proportion to the building mass and must be spaced to provide a sense of openness and a view into and from the covered area.

DS 116. The gallery or arcade must provide a minimum of 12 feet of vertical clearance from the sidewalk.

DS 117. An arcade may include a covered area that spans between buildings.

1.6.7. Standards for Public Pedestrian-Oriented Spaces

The Center District designation includes locations that are suitable for public pedestrian oriented spaces such as plazas, courtyards, and paseos. The SunCreek plan envisions the Center Districts to be active social centers for the surrounding community. The pedestrian oriented spaces play a significant role in providing a setting for such social activity and the food services, entertainment, retail, and other businesses that favor such settings.

The RCMC Section 23.722.060 and Section 23.722.070 establish provisions for the design and construction of all pedestrian-oriented spaces, including on-site pedestrian pathways, common areas, and public spaces. RCMC Section 23.722.070 also establishes standards for specific public spaces including building entry spaces, employee break areas, paseos, and plazas.



These standards will provide pedestrian-oriented spaces that are safe, comfortable, and usable; provide aesthetic value to the project's site design; and fully comply with the requirements of the Americans with Disabilities Act and the city-adopted building code.

Small parks and open spaces adjacent to the Village Center sites in Center Districts A and B are envisioned as an "Urban Town Square"; an integral part of the commercial/institutional

activity in the area where people will gather. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites, and shall be addressed in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Center District Public Space Area Requirement

Each of the three Center Districts shall provide at least one significant area that allows public gatherings. These primary gathering places shall be scaled to the size of the District and shall provide amenities that support events/activities.

Additionally, every project shall include one or more outdoor gathering place(s). The size and scale of such areas shall be appropriate to the type and use of each particular development. Appropriate spaces may include, but are not limited to, building entries, employee break areas, courtyards, outdoor café seating, and pedestrian pathways.

Public space shall occupy at minimum five percent of the gross square footage of new development in all of the Center Districts. All public spaces, including the specific spaces listed in this chapter, arcades, sidewalks adjacent to an on-site main street, and paseos, may count toward meeting this requirement.

The following development standards for the SunCreek Center Districts supplement RCMC Section 23.722

DS 118. The public common area shall be located at a prominent location, such as a terminus or major crossing on a primary public walkway within the commercial use area.

DS 119. Sites shall be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development. Buildings should be clustered to form plazas or pedestrian malls and prevent long

"barracks-like" rows of structures.

DS 120. When clustering is impractical, a visual link between separate structures shall be established through the use of an arcade system, trellis, or other open structure.

DS 121. Major building entries and storefronts should be oriented to a pedestrian space where practical, rather than the parking lot, and walkways should connect the commercial uses directly to the sidewalk along the street.

DS 122. Pedestrian spaces shall provide a linkage and transition space between residential and retail, entertainment or other more public activity uses.

DS 123. Each primary use area in the Center Districts illustrated in Figure II. 1-4 shall apply an overall design theme that ties together the various land use elements of the District in order to provide a sense of place, and identity. The design theme shall address paving materials, lighting, landscaping, trash receptacles and architectural style.



DS 124. As part of the Design Review application required in Section 1.6.1 Application, the applicant shall submit a pedestrian plan demonstrating compliance with the relevant standards and performance criteria in this chapter.

DS 125. Seating shall be an integral component of the pedestrian oriented spaces. In addition to the standards set forth in RCMC 23.722.050 seating shall be provided that is

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oriented to the adjacent open space in Center District A and to the small public park in Center District B. Seating and tables associated with food services shall be moveable.

DS 126. The small park in Center District B shall be configured to provide a small grass covered bowl oriented to a small platform that will provide an informal amphitheater adjacent to the commercial uses. The bowl and stage shall be oriented to enable patrons of the commercial area to overlook the bowl and view the stage, but shall consider late afternoon sun angles with regard to audience comfort. Shade structures of fabric, wood, or metal are permitted in the park area.

DS 127. Each Center District designation shall include a children's play area or areas. Such areas may involve a single location where equipment is clustered, or they may involve informal equipment integrated with the pedestrian space as small, individual play elements rather than a single "playground" facility where all play equipment is concentrated. The play equipment should be attractive and relate to the theme of the commercial area if feasible.

DS 128. Play equipment shall be designed and constructed to meet the United States Consumer Products Safety Commission standards and best practices, including the installation of protective surfaces and barriers. To allow for the supervision of children, barriers surrounding the play area shall be substantially transparent and not exceed three feet six inches in height. Seating for supervision shall be provided adjacent to the play area. The play area and seating shall be shaded in the afternoon.

DS 129. Directional/ directory maps and informational kiosks shall be located in the commercial areas.

DS 130. The commercial areas shall be configured

to provide food services from restaurants, carts, and walk-up windows located in retail spaces adjacent to the pedestrian oriented space.

1.6.8. Standards for Pedestrian Pathways

RCMC Section 23.722.070 provides specific standards for enhanced pedestrian pathways that shall apply to all Center Districts. Refer also to RC Design Guidelines: Public Spaces and Pedestrian Amenities, p.3:14.

On-site pedestrian connectivity is essential to the function of the mixed-use character of the Center Districts. All development in the Center Districts shall comply with RCMC Section 23.722.06 that provides the standards for on-site pedestrian pathways. It requires that the pedestrian paths



system shall be designed to provide the pedestrian safe passage throughout a District. The key provisions that apply to the Center Districts include:

DS 131. A clear and continuous path that connects the main pedestrian access point to the site with the main entrance(s) of the primary use structure(s) on-site.

DS 132. Pedestrian pathways from primary buildings to adjacent streets at a ratio of one pedestrian dedicated path for each vehicle entrance on-site.

DS 133. Drive aisles leading to main entrances with a walking path on at least one side.

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DS 134. RCMC 23.722.06 also requires that pedestrian paths system shall be designed to provide the pedestrian safe passage between adjoining properties and shall connect their pedestrian pathways. The key provisions that apply to Center DDistricts include:

- A clear and continuous path along all adjacent streets that connects to the main entrance of the primary use structure on each property.
- A clear and continuous path along all drive aisles providing access between the properties that connects the main entrance of the primary use structure on each property.
- Special pedestrian paths/connections between adjoining lots where those uses are compatible.

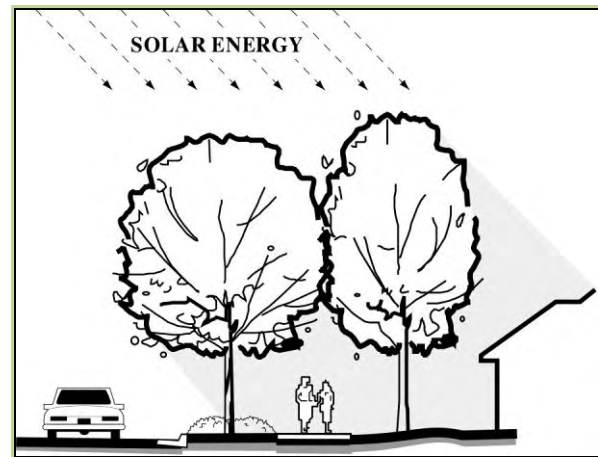
DS 135. Center District developments adjacent to a public transit route shall provide a paved, direct pathway from the primary facade of the major building to the pedestrian path along the street edge leading to a transit stop. Where multiple buildings are included in the development, each building over 50,000 square feet gross floor area shall provide a connecting path that permits occupants to easily walk to the nearest transit stop.

DS 136. A shelter and waiting area that would support future public transit shall be located on the future transit route with pedestrian access to each Center District. Center District B is adjacent to the planned Signature Transit Route along Rancho Cordova Parkway. A clearly defined, convenient and well lighted pedestrian space shall be provided linking the storefronts to the sidewalk nearest the transit stop. Such pedestrian space shall also link to any pedestrian space within the District.

DS 137. To provide shade in the summer, deciduous shade trees shall be planted

approximately 25 feet on center along the length of any required pedestrian path. These trees shall be placed at least 15 feet away from the face of any building wall. Equivalent shading may be provided by shade structures or buildings.

Figure II.1-5 Shading along Pedestrian Path



Hours of Access

All public spaces that provide a primary route for pedestrian connectivity through a Center District shall be accessible to the public at all times. Examples include the pedestrian way that connects the pedestrian walk adjacent to the open space in Center District A to Crescent Drive, and the pedestrian way that connects to the small park to the intersection of Central Park Drive and Rancho Cordova Parkway through Center District B, and any designated pedestrian pathway through Center District C. Landowners and property managers of small pedestrian spaces within residential areas or plazas directly associated with individual businesses, such as a dining patio adjacent to a restaurant, shall have the authority to limit hours of public access to such seating or use area. The City may authorize a nighttime closing contingent upon the following provisions:

- A new space may be granted nighttime closing if potentially significant safety issues are documented and submitted as

ITEM 13.4.

DEVELOPMENT REGULATIONS

part of an application to authorize the closing.

- An existing space may be granted nighttime closing if the space has been open for at least one year and significant operational and safety issues have been documented.
- Nighttime closing of the space is necessary for public safety and/or maintenance within the space.
- Any approved design element that limits nighttime public access shall not impede public circulation, police access, and visual or physical access within the space or between the space and public areas during hours of public operation.

Defensible Space

Defensible space includes designs that incorporate specific consideration for public safety in common areas, such as walkways and plazas. This includes such items as maintaining views from adjacent buildings and the street, adequate lighting, and location of shrubs and other screens. Refer also to RC Design Guidelines Safescape, p.2:58.

DS 138. Defensible space concepts and techniques shall be incorporated in Center Districts.

Heavy landscaping near structures and on the periphery of parking areas shall be restricted in order to maintain view corridors. Retail shops and offices fewer than 10,000 square feet per tenant shall include a minimum of window front adjacent to walkways along the ground floor wall consistent with the RC Design Guidelines. These windows shall not be covered inside the building and shall allow direct line of sight to the outside.

DS 139. Potential crime risk uses, such as walk-up ATM machines, shall be located in highly visible and well-lighted areas.

1.6.9. Residential Use Site Design in Center District Designations

Residential is a key component of the mixed use Center Districts. Each District includes a component of High Density Residential (HDR) and Compact Medium Density Residential (CMDR) as well as commercial uses. The intent is to provide interaction among these uses that encourages a lively street life, yet allows for the quiet and privacy required by most residents. The Rancho Cordova Municipal Code, Title 23 specifies design regulations for setbacks, street orientation, and other site and development considerations.

In addition to the RCMC regulatory standards, residential development in the SunCreek Center Districts is concerned with the orientation to the street, and the relationship of residential uses to non-residential uses in a mixed-use environment, particularly where the uses are mixed horizontally rather than vertically.

The residential interface along the Main Street area in each District includes both HDR and CMDR dwellings. Each of these designations is envisioned as primarily, but not exclusively, alley loaded housing that has a limited depth front yard and is oriented to the street edge. Sections 1.6.4 and 1.6.5 address guidelines for the street environment.

Housing integrated with non-residential use on the same block or parcel areas will require guidelines to protect the quiet and privacy of the residents.

DS 140. Multi-family residential uses in a Center District site shall be an integral part of the mixed use complex and not a separated by walls or parking areas except required for privacy and security in the residential use.

DS 141. Multi-family residential uses in the Center Districts may be integrated with the non-residential uses vertically, (apartments located above retail or office uses), or horizontally, (adjacent to the retail or office

uses).

DS 142. Mixed use buildings shall provide separate entries for each use, but shall provide a residential entry oriented to a courtyard, plaza, and other common area that provides a transition from the public areas to private area.

DS 143. Multi-family residential uses in the Center Districts shall have access from the public walkways that serve the commercial uses, but shall also have a separate entry.

DS 144. Multi-family residential uses in the Center Districts shall have separate, dedicated parking areas, but shall share driveway entries from the street, where feasible.

DS 145. Multi-family residential uses in the Center Districts shall have private open space in the form of a patio or terrace separated from the commercial common areas. Such patios or terraces may overlook common public areas associated with commercial use.

1.6.10. Center District Descriptions

The SunCreek Form Based Code applies to three areas identified in Figure II.1-4 and Volume I Figure 3-3. Each District has a different character and purpose that requires different standards and a different development approach.

Center District A

District A is located in the southeast corner of the intersection of Sunrise Boulevard and Kiefer Road. Crescent Drive transects the District and provides the “Main Street”. District A is adjacent to a medium and low-density residential neighborhood to the south and east. Permanent open space is located to the west and north.

District A includes a mix of Village Center (VC), High Density Residential (HDR) and Medium Density Residential (MDR) zoning. The anticipated mix of uses in this District includes local serving retail and services such as a grocery, drug store, a

variety of small retail shops and personal services, business offices and professional service, entertainment, restaurants, including both sit-down and outdoor dining, private recreation, and multi-family housing in apartment, row house, or other similar configurations.

With its interface of medium to high-density residential and integrated commercial development, Crescent Drive presents a special opportunity for a lively urban setting. Shops and residential uses along this tree lined local collector street should include pedestrian amenities and small to medium sized public spaces. The retail and higher density residential form based frontage types described in this section are particularly suited to this street.

District A also presents the opportunity to mix residential, commercial and employment uses overlooking a substantial open space area. The south edge of the crescent shaped open space creates an opportunity for a pedestrian trail promenade between the open space and the adjacent residential and commercial uses.

Restaurants and shops should be oriented to both the Crescent Drive urban setting and the promenade along the open space preserve. Second floor office space and/or multi-family residential can be located to take advantage of this open space view and to provide eyes on the public trail system and the public spaces that will be included in the urban mixed use portions of the area. Food services and shops should also be oriented to the bike trail along Kiefer Boulevard to provide a rest and gathering area.

Center Districts emphasize pedestrian activity and public spaces. District A would include such spaces within the commercial portions as activity centers and gathering places, but the pedestrian ways and public spaces can also serve as transition areas between the public activity and the more private and quiet residential areas.

A major trail segment extends through the VC designation to Crescent Drive and beyond to the

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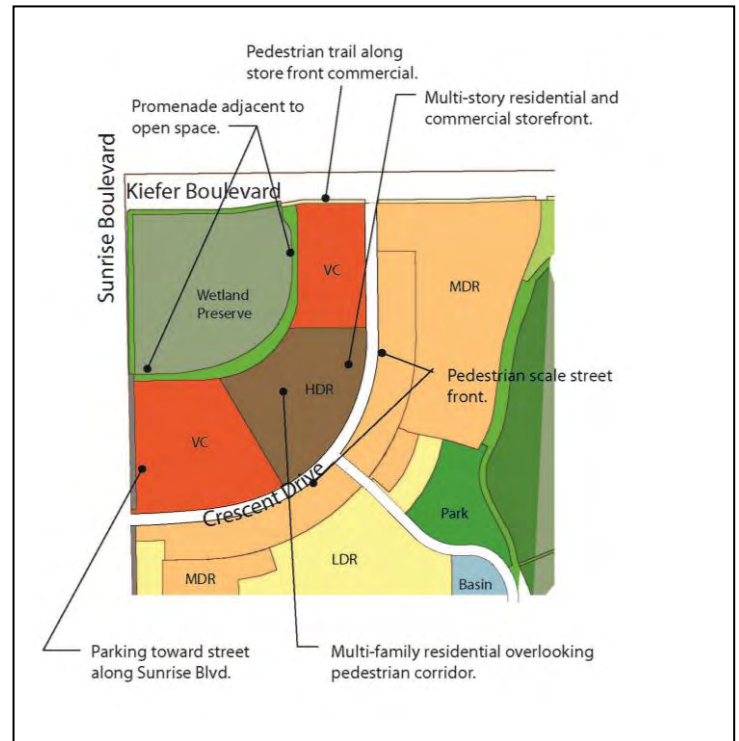
ATTACHMENT 2 Exhibit A to the Ordinance

neighborhood park and major open space area. This trail segment is likely to be adjacent to high-density residential use and the trail design and location must provide for the security and privacy of the adjacent residents. Again, the upper story residential uses will provide eyes on the trail.

District A includes commercial areas along both Kiefer Boulevard and Sunrise Boulevard. The Kiefer Boulevard frontage is unusual because it includes a link in the major bike and pedestrian network. Volume I Figure 4-21 illustrates the condition where the primary trail passes by the commercial use. A mini-plaza with paved area, shade structures, low landscaping, lighting, and informal seating would fill the space between the trail and the building. This location would serve well for a small food service, shops, or services catering primarily to people using the adjacent trail.

The commercial development adjacent to Sunrise Boulevard will face the challenge of relatively high-speed traffic and road noise. This frontage includes a pedestrian walk, but the pedestrian traffic will be less significant than found on Kiefer Boulevard. Along this edge, the pedestrian oriented storefront will be less viable and buildings may orient a side or rear face to Sunrise Blvd. Access to the interior of the site will occur at Crescent Drive and at the bike trail along the adjacent open space.

Figure II.1-6 Center District A Notation



Center District B

Center District B is located along Rancho Cordova Parkway and Central Park Drive. The location provides access to future public transit and a pedestrian link to the Community Park and high school/middle school complex that comprise the core of the SunCreek community.

District B includes a mix of Village Center (VC), High Density Residential (HDR), Compact Medium Density Residential (CMDR), and Public/Quasi-public (P/QP) uses. Appropriate uses would include a small grocery, shops and offices, entertainment and dining.

These uses are integrated in a uniquely pedestrian friendly mix focused on a small neighborhood park. The commercial use overlooks the park and is an extension of the food, entertainment, and retail activity. Refer to Section 1.6.7 "Standards for Public Pedestrian-Oriented Spaces" in this chapter for a description and standard addressing this condition. A passage through this park will connect the commercial area to the surrounding neighborhoods and provides a direct link to the

primary SunCreek bike trail along the open space corridor.

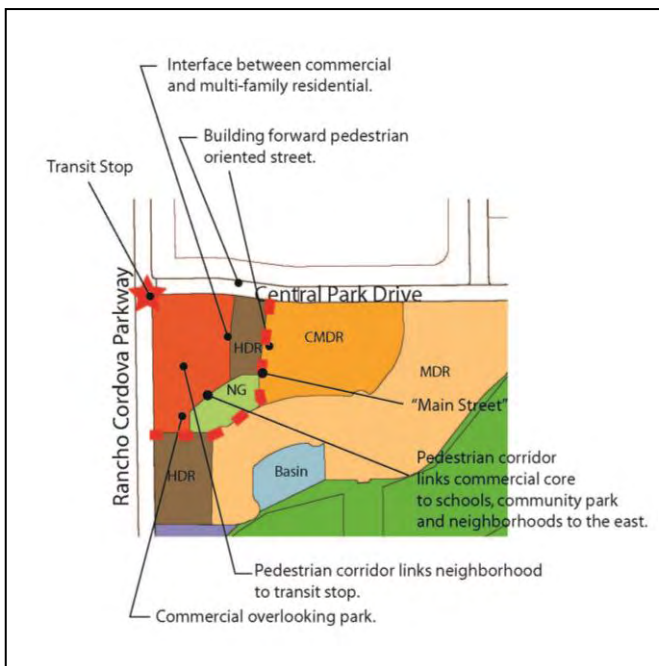


Example of Commercial Space Overlooking Park or Open Space

Central Park Drive provides a special pedestrian oriented link along a tree-lined corridor fronted by high-density residential and commercial uses. Central Park Drive is a primary pedestrian spine that transects the Core Open Space illustrated in Volume I, Figure 5-1. It links the community park, high school/middle school campus and the neighborhoods to the east to the transit hub at Rancho Cordova Parkway.

The commercial uses of this District will present attractive architecture toward Rancho Cordova Parkway and pedestrian pathways will extend from the sidewalk/frontage of Rancho Cordova Parkway into the adjoining commercial uses. View corridors between buildings will provide further visual connections between passing vehicles and businesses within this commercial center.

Figure II.1-7 Center District B Notation



Center District C

District C includes a 47.4-acre site (before any major roadway or interchange improvements) planned as a major employment and retail center along Grant Line Road and Chrysanthy Boulevard. The zoning designation includes Regional Town Center (RTC) and High Density Residential (HDR). The District could include offices, large format retail, a large entertainment complex, or a combination of these. The site could also accommodate a large pedestrian scale “village” that includes components of the larger retail and office uses, but also includes clusters of businesses oriented to a network of interconnected by pedestrian promenades and pathways.

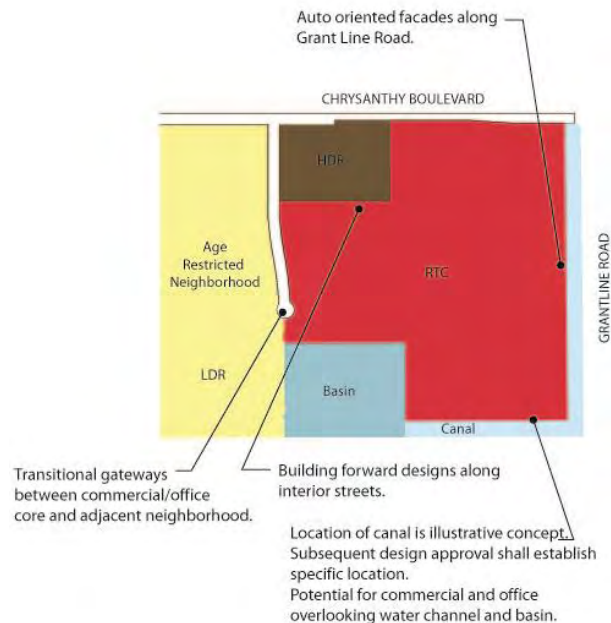
There are multiple alternative approaches that may be applied to this site. Future land use mixes of the District, and the scale will require an in depth planning process to determine the specific application of the form based features described in this chapter.

Figure II.1-8 suggests a pattern of internal streets that connect to the adjacent residential neighborhood. This would facilitate a “Main Street” development style that would include small buildings brought forward to the street edge. A small town square or Neighborhood Green feature will be included that serves as the focal point for this design theme. The transition to the adjacent neighborhood would be addressed by scaling the buildings in the commercial area to be compatible with the adjacent residential at the edges of the commercial area.

A significantly different approach would be to incorporate the entire 53.9-acre site into a pedestrian friendly campus in which the core of the center is designed primarily for pedestrians and cyclists and the automobile is left to designated areas on the perimeter.

The RTC designation reflects the current City planning vision for this site; however, there are a number of factors that may affect the design of

the planned uses. For example, the footprint of the intersection or interchange of Chrysanthy Boulevard and Grantline Road is not yet established. It is possible that the intersection of Chrysanthy and Grantline will ultimately be a

Figure II.1-8 Center District C Notation

grade separated interchange if the Southeast Connector is developed to an expressway standard.

This would require a substantial land area to accommodate the interchange and connecting ramps that would affect this site and reduce the available area for development. In addition, any direct access from Grantline Road would be prohibited, and the access from Chrysanthy Boulevard to the site would be not less than one-quarter mile west of Grantline. The effect of these two factors would significantly affect the design of the site by focusing the primary traffic entry to a single location.

Further planning will be required prior to development, including more detailed design analysis subject to the SCSP Volume I Section 9.6 SunCreek Specific Plan Administration.

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MEMORANDUM



ITEM 13.5.

DATE: October 5, 2020

TO: Honorable Mayor and Council Members

FROM: Adam Lindgren, City Attorney
Trevor Taniguchi, Deputy City Attorney

SUBJECT: **SECOND READING OF AN ORDINANCE AMENDING CHAPTER 6.84 OF THE RANCHO CORDOVA MUNICIPAL CODE RELATED TO SMOKING IN AND AROUND MULTIFAMILY RESIDENTIAL PROPERTIES WITH THE PURPOSE OF UPDATING THE CITY'S CLEAN INDOOR AND OUTDOOR AIR AND HEALTH PROTECTION REGULATIONS TO BETTER PROTECT INDIVIDUALS FROM THE NEGATIVE EFFECTS OF SECOND HAND SMOKE**

RECOMMENDATION

Waive second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Ordinance will become effective thirty (30) days after adoption.

BACKGROUND

At its September 8, 2020 regular meeting, the City Council waived the first reading and passed to a second reading of the Ordinance.

City staff appreciated the feedback and comments submitted by members of the public regarding the proposed Ordinance, and share their concern that smoking in mobile homes and mobile home parks present public health risks. The possible expansion of the proposed Ordinance to include mobile home parks presents numerous complex legal and practical issues, which staff require additional time to analyze and work with interested parties on. While the aforementioned issues are being addressed, staff are recommending approving the proposed Ordinance with no modifications from the draft presented to Council at its July 20, 2020 meeting. Should Council approve of the Ordinance, staff would return to Council within 6 months to present an overview of the implementation of the Ordinance as well as potential additional regulations for consideration, including mobile home parks.

ANALYSIS

Exposure to secondhand smoke remains a serious public health risk, and the U.S. Surgeon General has concluded that there is no risk-free level of exposure to secondhand smoke and neither separating smokers from nonsmokers nor installing ventilation systems effectively eliminates secondhand smoke exposure and its public health risks. Both the U.S. Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (ARB) have found secondhand smoke to be a dangerous air pollutant, with the U.S. EPA designating secondhand smoke as a Group A carcinogen and ARB designating it as a toxic air pollutant, which is the same category as the most toxic automotive industrial air pollutants.

Additionally, exposure to secondhand smoke is a leading cause of preventable death in the U.S., killing over 41,000 non-smokers each year, including over 7,000 deaths from lung cancer. It is estimated that exposure to secondhand smoke causes as many as 300,000 children in the U.S. to suffer from lower respiratory infections, asthma, and other ailments, many of which have life-long adverse health impacts.

Under California Health and Safety Code section 118910, the City is explicitly authorized to regulate or ban the smoking of tobacco, the City Council has previously adopted ordinances which regulate the smoking of tobacco, tobacco products, and cannabis within the City, all of which is codified in Chapter 6.84 "Regulation of Smoking Ordinance" of the Rancho Cordova Municipal Code.

The City currently prohibits smoking in all indoor common areas of multifamily residential properties, including any indoor area on the property which residents of more than one unit are entitled to enter and/or use, including but not limited to halls, lobbies, courtyards, elevators, stairs, community rooms, gym or health facilities, indoor swimming pool areas, storage areas, shared restrooms, shared laundry rooms, shared cooking facilities, and shared eating areas.

The Ordinance furthers the City's commitment to protecting its residents and the general public from the adverse health impacts of secondhand smoke. As proposed, the Ordinance would prohibit smoking inside and outside multifamily residential properties within the City, except for a designated smoking area(s) and revise the City's definition of "Multifamily residential property."

The revised "Multifamily residential property" definition is a "residential property containing two or more total units with one or more shared walls, floors or ceilings, including but not limited to rental complexes, apartments, residential cooperatives, condominium complexes, senior citizen residences, assisted living complexes and skilled nursing facilities" The definition of "Multifamily residential property" specifically excludes the following: (1) A hotel or motel that meets the requirements of Civil Code § 1940(b)(2); (2) A mobile home park; (3) A campground; (4) A single-family residence; (5) A single-family home with a detached in-law or second unit when permitted pursuant to a City ordinance and/or applicable state law.

Additionally, the Ordinance permits property owners or property managers the ability to designate a smoking area or areas on the Multifamily residential property so long as those area(s) meet the following requirements: (1) Is located more than thirty (30) feet away from any operable entrance/doorway, window, playground, pool, or other non-smoking communal area used by residents; (2) Does not include, and is at least 30 feet from, unenclosed areas primarily used by children and unenclosed areas with improvements that facilitate physical activity including playgrounds, swimming pools, and school campuses; (3) Is an unenclosed area; (4) Is marked by conspicuous signage clearly denoting the area as a designated smoking area; and (5) Has receptacles designed for and primarily used for disposal of tobacco waste and is maintained free of tobacco related litter including but not limited to cigarette butts.

Lastly, the Ordinance will be phased-in over the course of 12 months. A Multifamily residential property unit with an existing lease agreement as of the effective date of the Ordinance, is exempt from the Ordinance's restrictions until the date the existing lease agreement expires or twelve months after the effective date of the Ordinance, whichever is sooner.

ENVIRONMENTAL ANALYSIS

Approval of the amendments in this Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

FISCAL IMPACT AND FUNDING SOURCE

There is no immediate fiscal impact, however, it is expected that City staff will spend time educating residents, landlords, and property managers, before beginning enforcement of the Ordinance.

ATTACHMENT(S)

1. Ordinance

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2020

**AN ORDINANCE OF THE RANCHO CORDOVA CITY COUNCIL AMENDING CHAPTER 6.84
OF THE RANCHO CORDOVA MUNICIPAL CODE RELATED TO SMOKING IN AND
AROUND MULTIFAMILY RESIDENTIAL PROPERTIES WITH THE PURPOSE OF
UPDATING THE CITY'S CLEAN INDOOR AND OUTDOOR AIR AND HEALTH PROTECTION
REGULATIONS TO BETTER PROTECT INDIVIDUALS FROM THE NEGATIVE EFFECTS OF
SECONDHAND SMOKE**

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

Section 1. Purpose and Declarations.

WHEREAS, according to the Center for Disease Control, scientific studies have concluded that cigarette smoking causes chronic lung disease, coronary heart disease, stroke, cancer of the lungs, larynx, esophagus, mouth, and bladder, and contributes to cancer of the cervix, pancreas, and kidneys; and

WHEREAS, the U.S. Surgeon General has concluded that there is no risk-free level of exposure to secondhand smoke and neither separating smokers from nonsmokers nor installing ventilation systems effectively eliminates secondhand smoke; and

WHEREAS, the United States Environmental Protection Agency (EPA) has found secondhand smoke to be a risk to public health, and has classified secondhand smoke as a Group A carcinogen, the most dangerous class of carcinogen to humans; and

WHEREAS, the California Air Resources Board has categorized secondhand smoke as a toxic air contaminant, putting it in the same category as the most toxic automotive and industrial air pollutants; and

WHEREAS, more than 450,000 people die in the United States from tobacco-related diseases every year, making it the nation's leading cause of preventable death; and

WHEREAS, exposure to secondhand smoke is a leading cause of preventable death in this country, killing over 41,000 non-smokers each year, including more than 7,000 deaths from lung cancer; and

WHEREAS, secondhand smoke exposure adversely affects fetal growth with elevated risk of low birth weight, and increased risk of Sudden Infant Death Syndrome (SIDS) in infants of mothers who smoke; and

WHEREAS, according to the American Lung Association, secondhand smoke exposure causes as many as 300,000 children in the United States to suffer from lower respiratory tract infections, such as pneumonia and bronchitis, exacerbates childhood asthma, and increases the risk of acute chronic middle ear infection in children; and

WHEREAS, California Health and Safety Code section 118910 explicitly authorizes a local entity to regulate or completely ban the smoking of tobacco; and

WHEREAS, the City of Rancho Cordova ("City") has adopted an Ordinance for the Regulation of Smoking ("Regulation of Smoking Ordinance") which has been codified as Chapter 6.84 of the Rancho Cordova Municipal Code; and

WHEREAS, the City has since amended the Regulation of Smoking Ordinance to more effectively regulate smoking and protect public health within the City; and

WHEREAS, multifamily residential properties are becoming increasingly common and are a critical tool in providing housing to Rancho Cordova residents; and

WHEREAS, the City desires to amend the Regulation of Smoking Ordinance in order to further protect the health and welfare of its residents and visitors.

Section 2. Amendment of Code. Section 6.84.020 "Definitions" of the Rancho Cordova Municipal Code is hereby amended to add the following definition:

"Multifamily residential property," for purposes of this Chapter, means residential property containing two or more total units with one or more shared walls, floors or ceilings, including but not limited to rental complexes, apartments, residential cooperatives, condominium complexes, senior citizen residences, assisted living complexes and skilled nursing facilities. "Multifamily residential property" does not include:

- (1) A hotel or motel that meets the requirements of Civil Code section 1940(b)(2);
- (2) A mobile home park;
- (3) A campground;
- (4) A single-family residence;
- (5) A single-family home with a detached in-law or second unit when permitted pursuant to a City ordinance and/or applicable state law.

Section 3. Amendment of Code. Section 6.84.040 "Regulation of smoking at multifamily residential properties" of the Rancho Cordova Municipal Code, is hereby amended to read as follows:

6.84.040 Regulation of Smoking at Multifamily Residential Properties

A. Owners and property managers of multifamily properties may adopt policies imposing stricter smoking regulations than those enacted by this Chapter.

B. Smoking is prohibited inside and outside all multifamily residential properties, except in designated smoking area(s) as defined by Section 6.84.040(D). A multifamily residential property unit with an existing lease agreement as of the effective date of this Ordinance, are exempt from this prohibition until the date the existing lease agreement expires or twelve months after the effective date of this Ordinance, whichever is sooner.

C. Smoking is prohibited within indoor common areas at multifamily residential properties. "Indoor common areas" means any indoor area on the property which residents of more than one unit are entitled to enter and/or use, including, but not limited to halls, lobbies, courtyards, elevators, stairs, community rooms, gym or health facilities, indoor swimming pool areas, storage

areas, shared restrooms, shared laundry rooms, shared cooking facilities, and shared eating areas.

D. Owners or property managers may designate a common area or areas of a multifamily residential property as a designated smoking area(s), provided that the designated smoking area(s) comply with the following requirements;

1. Shall be located more than thirty (30) feet away from any operable entrance/doorway, window, playground, pool, or other non-smoking communal area used by residents;
2. Shall not include, and shall be at least 30 feet from, unenclosed areas primarily used by children and unenclosed areas with improvements that facilitate physical activity including playgrounds, swimming pools, and school campuses;
3. Shall be an unenclosed area;
4. Shall be marked by conspicuous signage clearly denoting the area as a designated smoking area; and
5. Shall have receptacles designed for and primarily used for disposal of tobacco waste and shall be maintained free of tobacco related litter including but not limited to cigarette butts.

E. Owners or property managers of multifamily residential properties within the City must disclose to all rental applicants the City's multifamily residential property smoking prohibition.

Section 4. CEQA. Approval of the amendments in this Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

Section 5. 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 6. 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 thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of October, 2020, by the following vote:

AYES:

ITEM 13.5.

ATTACHMENT 1

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 13.6.

DATE: October 5, 2020

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Dalia Fadl, Senior Civil Engineer

SUBJECT: **SECOND READING OF AN ORDINANCE ADOPTING CHAPTER 16.95 OF THE RANCHO CORDOVA MUNICIPAL CODE ESTABLISHING THE CITY'S STORM DRAINAGE IMPACT FEE PROGRAM AND TRANSITION FROM SACRAMENTO COUNTY'S ZONE 11 FEE PROGRAM**

RECOMMENDATION

Waive second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Adoption of the Ordinance establishes the City's Storm Drainage Impact Fee Program.

BACKGROUND

On September 21, 2020, the City Council waived the first reading and passed to a second reading of the Ordinance. The Ordinance adopts Chapter 16.95 of the Rancho Cordova Municipal Code, which establishes the City's Storm Drainage Impact Fee Program and detaches the City from Sacramento County's Zone 11 Fee Program.

FISCAL IMPACT AND FUNDING SOURCE

The proposed ordinance will have no impact on the General Fund.

ATTACHMENT(S)

1. Ordinance
2. Storm Drainage Impact Fee Program

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, ADOPTING AN ORDINANCE ADDING CHAPTER 16.95 OF THE RANCHO CORDOVA MUNICIPAL CODE AND RESOLUTION APPROVING THE CITY'S STORM DRAINAGE IMPACT FEE PROGRAM

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

Section 1. Purpose and Declarations.

WHEREAS, in 1965 Sacramento County formed the Zone 11 fee program (fee program) to provide funding for the construction of major drainage facilities within the urbanized and unurbanized areas of the county; and

WHEREAS, all development projects that contribute to stormwater runoff are required to pay a drainage impact fee to offset the cost of major drainage facilities; and

WHEREAS, in 1996 the fee program was revised to create three separate zones, 11A, 11B and 11C, to account for differing hydrology standards within differing areas of Sacramento County and include flood control detention, water quality facilities, environmental mitigation, and master planning, and

WHEREAS, in 2004 the fee program was revised to reflect required improvements and unit costs for reimbursable items; and

WHEREAS, effective July 1, 2003, the City of Rancho Cordova incorporated; and

WHEREAS, the City desires to separate from Sacramento County's Zone 11 fee program and create a Storm Drainage Impact Fee Program.

Section 2. 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 5th day of October, 2020 by the following vote:

AYES:

ITEM 13.6.

ATTACHMENT 1

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

Chapter 16.95

STORM DRAINAGE IMPACT FEE PROGRAM

16.95.010 Purpose

- A. The City of Rancho Cordova's General Plan requires that urban expansion areas are provided, within a reasonable period of time, with an adequate level of public facilities, including but not limited, to drainage facilities.
- B. The General Plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion. The General Plan also contains additional policies for supporting funding and use of developer dedications, development fees, and other means to pay for an acceptable level of facilities.
- C. The purpose of this chapter is to implement the general plan requirements set forth in subsections (A) and (B) of this section and to use the authority in Article XI, Section 7 of the California Constitution by imposing development fees to fund the cost of certain storm drainage facilities, the need for which is directly or indirectly generated by the type and extent of development proposed in the city of Rancho Cordova on which the fees will be imposed.
- D. It is further the purpose of this chapter to require that adequate provision is made for developer-financed public facilities within the city of Rancho Cordova as a condition to any rezoning and prior to approval of certain permits within the city.

16.95.020 Definitions

For the purposes of this chapter, the following terms shall be defined as set forth in this section:

"Building permit" means the permit issued or required for residential development, nonresidential development, commercial development, or other development within the city, pursuant to and as further defined by the city of Rancho Cordova building code.

"City" means the city of Rancho Cordova.

"City of Rancho Cordova Storm Drainage Impact Fee Fund" means the special interest-bearing trust fund established pursuant to Rancho Cordova Municipal Code (RCMC) Section [16.95.030](#).

Storm Drainage Impact Fee Ordinance

“Commercial development” means buildings constructed for the purpose of occupancy by retail, services, and other principally non office businesses located on sites zoned SC shopping center, LC limited commercial, TC travel commercial, AC auto commercial, or GC general commercial in accord with the city of Rancho Cordova zoning code or designated commercial or commercial mixed use (CMU). For purposes of this chapter, residential dwellings constructed on sites designated CMU or another commercial zone pursuant to the zoning code are considered residential developments rather than commercial developments.

“Costs” means amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a public facility or infrastructure including, without limitation, the costs of land, construction and inspection, engineering, administration, and consulting fees.

“Council” or **“City Council”** means the City Council of the City of Rancho Cordova.

“Department” means the City of Rancho Cordova Public Works Department.

“Development impact fee” or “storm drainage development impact fee” or “storm drainage impact fee” means the fee levied by this chapter and due upon the approval of one or more building permits.

“Director” means the director of the Rancho Cordova Public Works Department or his/her designee.

“Facilities” means those public facilities designated in the Rancho Cordova Storm Drainage Development Impact Fee Program.

“Fee resolution” means the resolution and fee schedule adopted by the City Council, as may be amended periodically, that establishes the City’s Storm Drainage Impact Fee Program and approves the amount of the storm drainage impact fees assessed per land use. The fee schedule is attached as Attachment A and the Fee Resolution is attached as Attachment B at the end of this chapter.

“High Density Residential” includes all residential developments consisting of multi-family housing complexes, including apartments and condominiums that consist of 20.1 to 40.0 units per acre.

Storm Drainage Impact Fee Ordinance

“Impervious area” any area where material such as concrete, asphalt, or other impervious surface has been placed or where grading has occurred which has caused an increase in the surface or stormwater runoff from the area.

“Improvement plans” means the site plans of the property proposed for development showing all required improvements that must be approved by the Rancho Cordova Public Works Director prior to the issuance of a building permit for the property.

“Land use category” means low density residential, medium density residential, high density residential, commercial, office, industrial, or other land uses as further defined in the fee resolution.

“Low Density Residential” includes all residential developments with a density of 6 units or less per acre.

“Medium Density Residential” includes all residential developments with a density between 6.1 and 18.0 units per acre.

“Nonresidential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of buildings other than single-family detached homes, single-family attached homes, duplexes, townhomes, condominiums, apartments, manufactured homes and mobile homes, or improvements thereto. Nonresidential development includes commercial development. Typically, nonresidential development consists of buildings to be occupied by retail, service, or other commercial businesses or by offices as regulated by the City of Rancho Cordova Zoning Code, but may also include buildings for use by churches, day care centers, private schools, and other institutional uses. Mixed-use buildings consisting of both dwelling units and commercial and/or office areas will have the respective building areas treated as either residential development or nonresidential development for purposes of this chapter.

“Office development” means buildings constructed for the purpose of occupancy by principally business and professional office uses located on parcels zoned BP business and professional office in accordance with the City of Rancho Cordova Zoning Code or designated commercial or commercial mixed use.

“Community Development Director” means the Community Development Director of the City of Rancho Cordova.

Storm Drainage Impact Fee Ordinance

“Program fee per acre” means the development impact fee per acre for a particular land use. Such program fees, identified in the fee resolution, were established using an allocation of storm drainage costs to various land uses based on assumed impervious areas of the land uses as identified in the Storm Drainage Impact Fee Program nexus study developed for the storm drainage development impact fee program.

“Programmed cost” means the estimated cost of constructing a facility based upon the unit costs for each construction item plus fixed percentages for engineering, permits and construction contingency, as set forth in the City of Rancho Cordova Storm Drainage Impact Fee Program study, and its public facilities project cost estimates, as periodically updated and adopted by resolution of the City Council.

“Residential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of dwelling units for residential use including detached and attached housing for owner or rental occupancy. For purposes of this chapter, residential development includes construction of or improvements to buildings or portions of buildings consisting of dwelling units constructed on sites designated commercial mixed use or another commercial zone. Institutional uses or other non-housing development allowed by special use permits to be constructed on sites zoned for residential use are non-residential developments for purposes of this chapter.

“Storm Drainage Impact Fee Program” or **“storm drainage impact fee”** means the impact fee program, including any amendments thereto, adopted by resolution by the City Council for financing of designated public facilities to serve the City of Rancho Cordova, including, but not limited to, a designation of those facilities to be constructed with the development impact fees collected pursuant to this chapter, the estimated cost of construction of the facilities and the impact fees per acre based on total estimated impervious area within the undeveloped land uses within the City of Rancho Cordova as established in the Storm Drainage Impact Fee Program nexus study, attached as Attachment C.

16.95.030 Establishment and Administration of the City of Rancho Cordova Storm Drainage Impact Fee Fund

- A. There is hereby created by the Department of Finance in the City of Rancho Cordova treasury a special interest-bearing trust fund entitled the **City of Rancho Cordova Storm Drainage Impact Fee Fund**. All amounts collected from storm drainage impact fees pursuant to this chapter shall be placed in said fund and shall be expended by the City of Rancho Cordova or its successor agency solely to pay the costs identified as eligible in the Storm Drainage Development Impact Fee Program nexus study.
- B. The storm drainage fund shall be administered by the Director.

16.95.040 Establishment and Administration of the City of Rancho Cordova Storm Drainage Impact Fee Administration Fund

- A. There is hereby created by the Department of Finance in the City of Rancho Cordova treasury a special interest-bearing trust fund entitled the **City of Rancho Cordova Storm Drainage Impact Fee Administration Fund**. All administration fees collected shall be placed in said fund and shall be expended by the City of Rancho Cordova or its successor agency solely to pay the costs associated with administering the City of Rancho Cordova Storm Drainage Impact Fee Program.
- B. Administrative costs are incorporated into the storm drainage development impact fee. The administrative portion of the storm drainage impact fee shall be expended by the City of Rancho Cordova or its successor agency solely to pay the costs associated with administering the Storm Drainage Impact Fee Program.
- C. The Storm Drainage Impact Fee Administration Fund shall be administered by the Director.

16.95.050 Imposition of Storm Drainage Impact Fees

No change in a land use zoning designation shall be approved within the City of Rancho Cordova unless all required storm drainage impact fees are paid as established by this chapter. No building permit shall be approved for property within the City of Rancho Cordova unless the storm drainage impact fees for that property are paid as required by this chapter.

16.95.060 Payment of Storm Drainage Impact Fees

- A. The storm drainage impact fees imposed pursuant to this chapter shall be paid by the property owner to the City, in an amount calculated pursuant to RCMC [16.95.080](#). The fees shall be paid upon issuance of building permits or at the approval of improvement plans by the City whichever occurs first. For projects that are subject to building permits and don't require submittal of improvement plans, the fees shall be both calculated and paid upon issuance of the building permits.
- B. When development is proposed that impacts stormwater runoff and the Public Works Director determines that a subsequent building permit or improvement plan shall not be submitted for the project within 12-month, the Director may require all fees and charges be paid at the time of issuance of the grading and erosion control permit.
- C. For a phased project, the entire fee for the phase under review and approval by the City shall be paid when (1) the first building permit is issued by the City, or (2) the improvement plan is approved by the City, whichever occurs first.

16.95.070 Establishment of Storm Drainage Impact Fees

- A. A storm drainage impact fee is hereby established for all new development and applicable redevelopment projects within the current city limits of the City of Rancho Cordova.
- B. As new projects are annexed into the City, they will automatically be subject to the requirements of this chapter.

16.95.080 Calculation of Storm Drainage Impact Fees

- A. For residential development, the storm drainage impact fee shall be determined by calculating the area of the various land uses and applying the appropriate fee per acre for each land use category as identified in the Storm Drainage Impact Fee Program and fee schedule.
- B. For nonresidential development, the storm drainage impact fee shall be determined by calculating the area of the various land uses and applying the appropriate fee per acre for each land use category as identified in the Storm Drainage Impact Fee Program and fee schedule.
- C. For the purpose of calculating the storm drainage impact fee for development projects proposing a use that is not consistent with the parcel's land use category as defined in the City's General Plan, the Public Works Director or his/her designee will determine the most

Storm Drainage Impact Fee Ordinance

appropriate storm drainage impact fee. Said storm drainage impact fee will be determined using the applicable impervious area factors for the proposed use.

- D. The storm drainage impact fees shall be paid by the property owner in the amount as calculated pursuant to subsections (A), (B), and (C) of this section and shall be based on the detailed analysis in the Storm Drainage Impact Fee Program nexus study.
- E. For the purpose of calculating storm drainage impact fees pursuant to subsections (A), (B), and (C) of this section for properties with an approved use permit which significantly changes the underlying use of the site or properties within a special planning area, the Public Works Director or his/her designee is hereby authorized to determine the fee category that corresponds most directly to the proposed use and density.
- F. For the purpose of calculating storm drainage impact fees pursuant to subsections (A), (B), and (C) of this section for building permits for land use categories not specifically named in this chapter or Storm Drainage Impact Fee Program nexus study, the Public Works Director or his/her designee is hereby authorized to determine the fee category that corresponds most directly to the proposed use and density.

16.95.100 Establishment of Costs per Acre for Land Uses within the City of Rancho Cordova

- A. Fees per acre for various land use categories were established using an allocation of anticipated storm drainage facilities' costs and estimated impervious area based on land use categories identified in the Storm Drainage Development Impact Fee Program nexus study.
- B. For specific land uses not identified in the nexus study and fee table, the impervious areas shall be established per the Sacramento City/County Drainage Manual Volume 2 or equivalent method. The cost per impervious area shall be established per the criteria in the Storm Drainage Impact Fee Program nexus study and shall be used to calculate the fee per acre.

16.95.110 Credit for Construction of Trunk Storm Drainage Facilities

Upon request by the property owner or his authorized agent, the Public Works Director may authorize the construction of specific storm drainage facilities, eligible under the Storm Drainage Development Impact Fee Program, in lieu of paying a portion of the storm drainage impact fees required by this chapter. The amount of credits authorized for the construction of drainage facilities shall be computed from the unit base costs included in the Storm Drainage Impact Fee Program. Credits shall be based on the least expensive permanent facilities installed consistent

Storm Drainage Impact Fee Ordinance

with the City's Improvement Standards and other applicable policies or regulations adopted by the City. The credit shall be based on the actual cost, not to exceed the programmed cost listed in the Storm Drainage Impact Fee Program credit schedule in effect on the date the fees are paid.

- A. Credits are authorized whenever drainage facilities are constructed and meet the following criteria:
1. The facilities are part of the drainage system covered by Storm Drainage Impact Fee Program;
 2. Were designed to serve a watershed area of **thirty acres** or greater;
 3. Were required by the City in connection with development or new construction; and
 4. Were constructed pursuant to improvement plans approved by the City.

No credit shall be allowed for facilities that are not permanent facilities.

- B. Prior to credits being finalized and/or issuance of any of the approvals set forth in RCMC [16.95.050](#) (e.g., approvals of building permits, subdivisions or zoning amendments), the construction of any drainage facilities authorized by this section must be accepted by the City.
- C. Credits shall be adjusted as necessary at the time the facilities are accepted by the City.
- D. **15 percent** of the fee obligation must be paid in cash and credits cannot be used. This amount is to be paid to the City to cover administrative costs and construction of any necessary downstream improvements.
- E. Where the amount of the allowed credit is less than the amount of the storm drainage impact fee otherwise applicable to the development in question, the property owner must pay the City the difference in accordance with RCMC [16.95.060](#).
- F. Where the amount of the allowed credit is greater than the amount of the storm drainage impact fee, the City will pay the property owner the difference only from the applicable Storm Drainage Impact Fee Fund within **ten years** from the date the reimbursement agreement is submitted, pursuant to RCMC [16.95.120](#), in accordance with the Storm Drainage Impact Fee Program nexus study in order of priority when funds are available. The property owner must enter into a credit agreement as well as a reimbursement agreement with the City.
- G. The Public Works Director may determine to either (1) provide the property owner with a credit pursuant to this section, or (2) enter into a reimbursement agreement with the property owner pursuant to RCMC [16.95.120](#).

16.95.120 Reimbursement for Construction of Storm Drainage Facilities

- A. Upon application by the property owner, the Public Works Director may enter into a reimbursement agreement authorizing the construction of any storm drainage facilities, or portions thereof, designated in the Storm Drainage Impact Fee Program. In addition to the requirements of subsection (D) of this section, the agreement shall set forth the amount to be reimbursed, the time and manner in which payments are to be made, and shall state that reimbursement by the City will only be made from the applicable Storm Drainage Impact Fee Fund when funds are available.
- B. By entering into a reimbursement agreement, a property owner is not relieved of the obligation to pay the storm drainage impact fees in the manner and amount specified by this chapter.
- C. If the Public Works Director or his/her designee enters into an agreement authorized by subsection (A) of this section, or credit agreement as authorized by RCMC [16.95.110\(C\)](#), the agreement shall provide that:
1. The general fund of the City is not liable for payment of any obligations arising from the reimbursement agreement;
 2. The credit or taxing power of the City is not pledged for the payment of any obligations arising from the reimbursement agreement;
 3. The landowner shall not compel the exercise of the City taxing power or the forfeiture of any of its property to satisfy any obligations arising from the reimbursement agreement; and
 4. The obligation arising from the reimbursement agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the storm drainage impact fees deposited in the applicable storm drainage fund.
- D. The property owner or his authorized agent shall apply for reimbursement as set forth in subsections (A), (B), (C) and (D) of this section no later than **five years** after the drainage facilities are constructed and accepted by the City. The property owner shall waive the right of reimbursement for construction costs payable under this section when the reimbursement is not applied for within said five-year limitation.

16.95.130 Detention Basin Land

The City will compensate developers for the appraised value of land for flood control and stormwater quality detention basins that are:

1. Part of an approved drainage master plan;
2. Deemed by the Director of Public Works (Director) to be hydraulically efficient;
3. Regionally beneficial (serving more than 160-acres);
4. Permanent facilities;

The City shall not issue credits or reimbursements for land purchases which:

1. Serve only the needs of a single developer, such as but not limited to, a detention basin for a stormwater pump plant, a basin that mitigates for floodplain reclamation;
2. Is associated with in-fill projects where peak flow attenuation is required to accommodate the limitations of the downstream conveyance pursuant to Section 9-1 of the City's Improvement Standards.

For basin land that is eligible for credits as outlined above, the credit will be based on the appraisal of the **unentitled/existing land value** on the date of the filing of the first subdivision map or tentative parcel map, that requires the basin pursuant to the approved drainage master plan or conditions placed on the proposed project. The value shall not exceed the cost of land as set forth in the approved Development Impact Fee Program credit schedule in effect at the time the land is dedicated.

16.95.140 Annual Program Fee Adjustment

Commencing January 1, 2021, and thereafter each year no later than January 15th, the Finance Director shall authorize the adjustment of the program fee per acre which shall be adjusted according to the methodology described in the Storm Drainage Impact Fee Program nexus study.

The estimated cost of the facilities used in the Storm Drainage Impact Fee Program and for calculating credits and reimbursements pursuant to RCMC [16.95.110](#) and [16.95.120](#) shall be adjusted annually using the same adjustment factor (CPI Index), as approved by the City's Finance Department.

16.95.150 Compliance with Other Laws

- A. This chapter is intended to establish a supplemental method for funding the cost of certain facilities the need for which is expected to be generated by the level and type of development proposed in the City of Rancho Cordova. The provisions of this chapter shall not be construed to limit the power of the City Council to impose any other fees or exactions or to continue to impose existing ones on development within the city of Rancho Cordova, but shall be in addition to any other fees, exactions or other requirements that the City is authorized to impose, or has previously imposed, as a condition of approving plans, rezoning or other entitlements within the City of Rancho Cordova pursuant to state and local laws. In particular, individual property owners shall remain obligated to fund, construct, and/or dedicate the improvements, public facilities and/or pay other exactions authorized or required by, but not limited to: (1) the City of Rancho Cordova Improvement Standards; (2) the Sacramento County Construction Specifications; (3) the Quimby Act (Section 66477 et seq. of the Government Code) and implementing ordinances (Chapter [22.40](#) RCMC); and (4) school impact fees (Section 65970 et seq. of the Government Code) and implementing ordinances. Any credits or reimbursements pursuant to RCMC [16.95.110](#) and [16.95.120](#) shall not include credits or repayment for the funding, construction or dedications described in this section.
- B. The construction of facilities by a private owner pursuant to RCMC [16.95.110](#) and [16.95.120](#) shall be performed and contracted for as required by law, including, but not limited to, compliance with the City's Improvement Standards and requirements of the Public Works Department, if applicable to the particular facility.

MEMORANDUM



ITEM 14.1.

DATE: October 5, 2020

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: **A RESOLUTION DECLARING A PROTEST HEARING AND
AUTHORIZING THE MAILING OF PROPERTY OWNER BALLOT
RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER
UTILITY FEE FOR THE WHITE ROCK CENTER PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the project. The action also sets 1:30 p.m. on October 21, 2020 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

BACKGROUND

The White Rock Center project has a condition of approval which requires funding for operation and maintenance of the storm drainage system. This condition will be satisfied by the participation in the new Stormwater Utility Fee for storm drainage and flood protection services which is the subject of tonight's action.

The property owner of the White Rock Center project has requested the City annex the project to the City's Stormwater Utility Fee pursuant to the California Health and Safety Code Section 5471 et seq. to provide the method of financing for storm drainage and flood protection services required to meet the condition.

On September 21, 2020, Council adopted a Resolution which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and designated October 5, 2020 at 5:30 p.m. as the time and place for hearing

protests in connection with the annual Stormwater Utility Fee for the White Rock Center project.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to participate in the Stormwater Utility Fee. This annexation to the Stormwater Utility Fee will include the project generally known as the White Rock Center project, Attachment 2. The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection systems.

Attachment 1 is the Resolution declaring the results of the property owner protest and authorizing the mailing of the property owner ballot, as required by Article XIII D of the California Constitution (also known as Proposition 218). The Resolution sets forth the tabulation of ballots on October 21, 2020 at 1:30 p.m. in the office of the City Clerk. The results of the mailed ballot election will be presented to City Council at their regularly scheduled meeting November 2, 2020 and additional actions will be recommended based the ballot results.

A “Rate Analysis Report” was approved by City Council on September 4, 2014 by Resolution 103-2014 setting Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel, see Attachment 3. The maximum annual fee will increase each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics. A sample of the Stormwater Utility Fees for Fiscal Year 2020-2021 are summarized in Attachment 4.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Annexation Map White Rock
3. Stormwater (SWU) Rate and Analysis Report
4. Stormwater Utility Fee- Rate Sheet FY20-21

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DECLARING THE RESULTS OF THE PROPERTY OWNER
PROTEST AND AUTHORIZING THE MAILING OF A PROPERTY OWNER BALLOT
RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR THE
WHITE ROCK CENTER PROJECT**

WHEREAS, this Council has received petitions and waivers from the owners of not less than 100% of the area of land proposed to be annexed into the Stormwater Utility Fee; and

WHEREAS, on September 25, 2020, the City Clerk caused a notice of the time and place of the hearing thereon and on the proposed annexation to the Stormwater Utility Fee to be published and such public hearing was opened on October 5, 2020; and

WHEREAS, the Council adopted Resolution 103-2014 approving a written report entitled, "Rate Analysis Report", dated September 4, 2014 (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, this Council adopted a Resolution which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and set the date of public hearing; and

WHEREAS, this Council has conducted the public hearing and all interested persons have been afforded the opportunity to be heard, and the City Council has considered all protests against the annexation to the Stormwater Utility Fee; and

WHEREAS, there was no majority protest of the owner of the Identified Parcel subject to the Proposed Stormwater Utility Fee.

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

1. The foregoing recitals are true and correct.
2. The City Clerk is hereby authorized and directed to mail a property owner ballot in accordance with law and the Procedures.
3. The date of the ballot tabulation shall be October 21, 2020 at 1:30 pm.

ITEM 14.1.

ATTACHMENT 1

4. The date of the Council Meeting to report the results of the mailed ballot election shall be November 2, 2020 at 5:30 or as soon thereafter as the matter may be heard.

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8714 to answer inquiries regarding the ballot proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of October 2020 by following vote:

AYES:

NOES:

ABSENT:

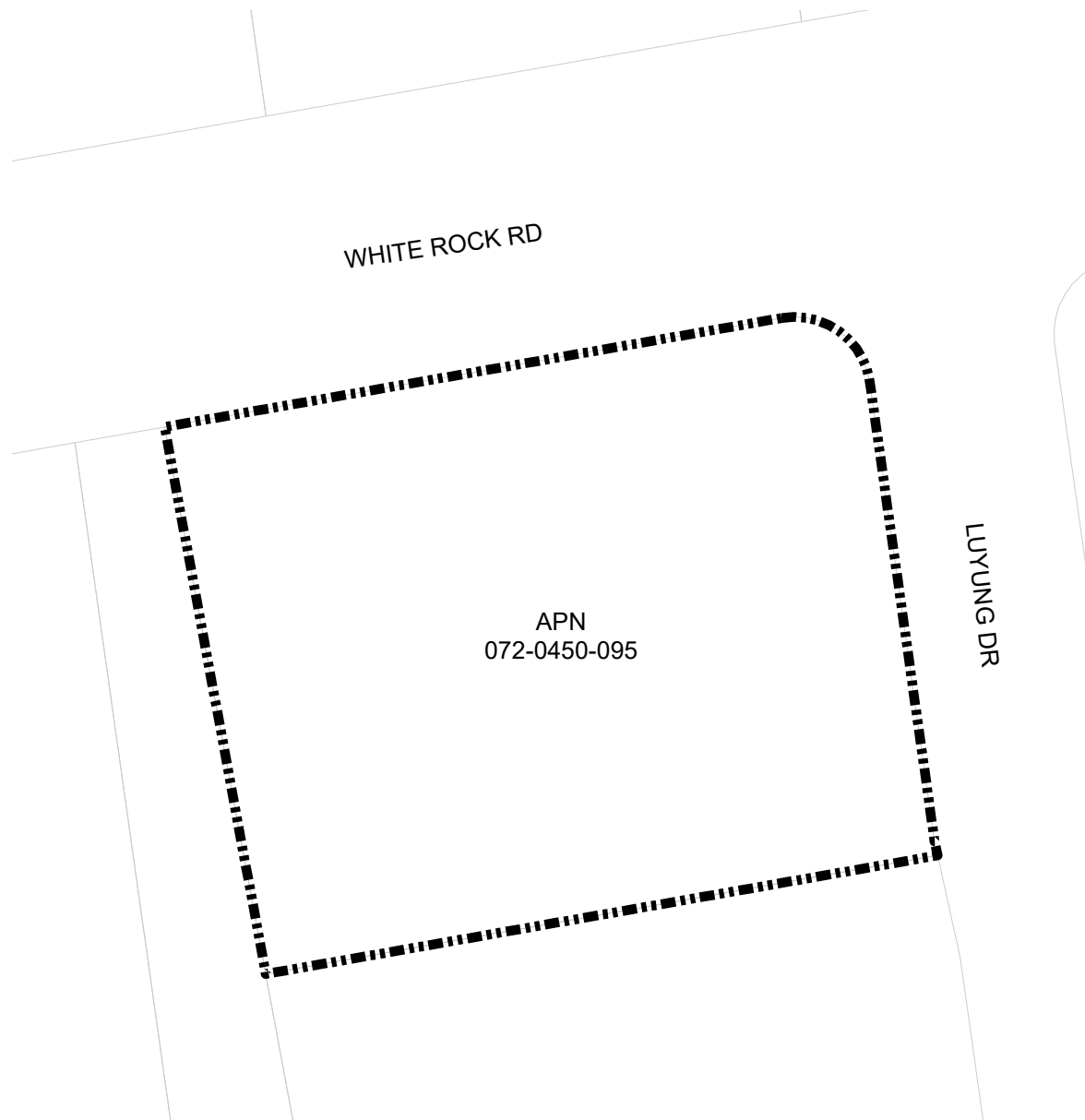
ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 23
(WHITE ROCK CENTER)

**Legend**

Annexation Boundary

Parcel Boundary



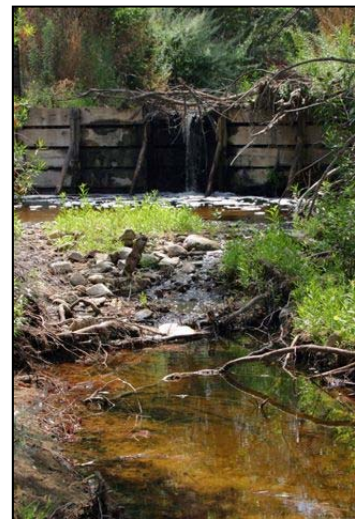
Rate Analysis Report

for the

Stormwater Utility Fee

For the

City of Rancho Cordova



August 7, 2014

Introduction

The City of Rancho Cordova (City) is detaching from the County of Sacramento fee and is creating their own Stormwater Utility Fee, which is being levied per the California Health and Safety Code Section 5471 et seq.

The purpose of this Rate Analysis Report is to:

- Review the Stormwater Utility Fee and improvements to be funded.
- Review the requirements of Article XIID of the State Constitution (Proposition 218) relating to requirements for apportioning the costs associated with the City's stormwater runoff system.
- Analyze and recommend an appropriate rate structure and provide estimated rates based on cost data information provided by the City.

Proposition 218 Requirements

This fee must comply with the provisions of Article XIID of the California Constitution (Proposition 218). Section 6 of Proposition 218 has the following requirements for all "new, extended, imposed or increased" fees and charges:

- 1) "Revenues derived from the fee or charge shall not exceed the funds required to provide the property-related service."
- 2) "Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed."
- 3) "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."
- 4) "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with [the assessment section of this code]."
- 5) "No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services where the service is available to the public at large in substantially the same manner as it is to property owners."

Background Information

In accordance with the Federal Clean Water Act of 1972, the United States Environmental Protection Agency (EPA) is required to establish regulations setting forth National Pollution Discharge Elimination System (NPDES) permit standards. The enactment of 1987 amendments to the Federal Clean Water Act (Act) of 1972 imposes permit requirements for discharge of storm waters. The Act allows the EPA to delegate its NPDES permitting authority to states with an approved environmental regulatory program. The State of California is one of the delegated states.

The responsibility for implementing various NPDES permits in the State of California has been delegated to the State Water Resources Control Board (SWRCB). The SWRCB administers NPDES authority through its nine Regional Boards. As an NPDES permittee, the City is required to manage stormwater pollution within its jurisdiction.

In order to provide for the safety of the residents of the City and protect property in the City from the damage associated with flooding and to meet the requirements of the NPDES permit, it is necessary to design, construct, operate, maintain, improve and replace storm drainage facilities which collect storm and surface water runoff and convey and treat such runoff in a safe manner to an acceptable point of discharge. It is also necessary to inspect, monitor, and take enforcement action related to illegal dumping, and illicit discharges. In order to properly fund such facilities and activities, the City has determined that it is necessary to impose on all developing properties in Rancho Cordova a user charge for storm drainage service.

Based on the 2030 General Plan and current specific plan areas, Rancho Cordova is expected to develop as shown in Table 1 below. The proposed boundary for the stormwater utility is shown in Appendix A.

Table 1 – Land Use

	Land Use/ Zoning Description	Total Acres	Total Units
Residential:			
LDR	SF (2.1-6.0 DU/AC)	2,635	13,156
	MD (6.1-12 DU/AC)	322	2,524
MDR	MD (6.1-18.0 DU/AC)	1,852	13,231
	MD (14.0-29.9 DU/AC)	60	885
HDR	HD (18.1-40.0 DU/AC)	192	4,372
	HD (30+ DU/AC)	30	825
	Residential Total	5,090	34,993
Non-Residential:			
VC	Village Commercial	202	
LTC	Local Town Center	134	
RTC	Regional Town Center	172	
BP	Business Park	158	
MP	Industrial Park	283	
Education:			
HS/MS	High School/Middle School	356	
MS	Middle School	20	
ES	Elementary School	102	
Open Space & Public:			
CP	Community Park	313	
P/QP	Public/Quasi Public	37	
NP	Neighborhood Park	194	
SWD	Storm Water Detention	186	
WP	Wetland Preserve	745	
DP	Drainage Parkway	270	
PR	Private Recreation	63	
OS	Open Space	168	
OS/P	Open Space/Preserve	279	
LC	Landscape Corridors	123	
GB	Green Belts	54	
ROW	Right-of-way	596	
BR/WP	Reservoir / Wetland Preserve	528	
S	Sewer Lift Station / Utility Substa	14	
	Vacant (unknown dev plan)	595	
	Total Non-residential	5,590	
	Total Residential & Non-Res	10,680	

A more detailed land use table by development area is shown in Appendix D.

This development is expected to require significant stormwater drainage and flood control facilities. Based on the development area and improvements that were required in four (4) recent developments

within the County of Sacramento, Table 2 summarizes the improvements that are expected once development is complete.

Table 2 – Expected Improvements

Infrastructure Type	Quantity	
Inlets	6,400	LF
Manholes	4,460	LF
66" Pipe	3,950	LF
60" Pipe	10,280	LF
54" Pipe	11,140	LF
48" Pipe	10,210	LF
42" Pipe	28,620	LF
36" Pipe	42,420	LF
30" Pipe	51,050	LF
27" Pipe	540	LF
24" Pipe	91,960	LF
21" Pipe	2,230	LF
18" Pipe	100,300	LF
15" Pipe	101,300	LF
12" Pipe	529,890	0
10" Pipe	4,170	0
Creeks and Channels	80	AC
Basins	320	AC

Services Funded

Expenditures from the revenue generated from the Stormwater Utility Fee are intended to comply with the requirements set forth in the NPDES permit. The activities and services funded by this fee include, but are not limited to:

1. Administration and oversight of the requirements set forth in the NPDES permit to City departments, developments, and local agencies.
2. Respond to and investigate incidents of illicit discharges and illegal connections to the storm drain system.
3. Periodically inspect facilities for proper handling of materials, chemicals, pollutants, garbage, waste, and debris and prevent any discharges to the storm drain system.
4. Regularly clean and maintain catch basins, the flowline, and storm drainage facilities.
5. Installation and maintenance of water quality devices required to keep pollutants out of the storm drain system.
6. Discourage illegal dumping or discharge of pollutants into the storm drain system by stenciling all City-owned catch basins with a "No Dumping" message.
7. Augment public education and outreach programs in regards to the proper use and function of the storm drainage system and the receiving waters.

8. Develop programs to promote, publicize, and facilitate public reporting of illicit discharges to the storm drain system.
9. Encourage the proper disposal of household hazardous waste (HHW) to prevent the improper disposal to the storm drain system or to the sewer system.
10. Discourage the improper disposal of litter, garden clippings, leaves, and pet waste into the street or the storm drain system.
11. Capital replacement of storm drainage and flood control improvements at the end of the expected useful life for such improvements.

Rate Structure Analysis

Section 6.b of Article XIID of the State Constitution (Proposition 218) states that:

“The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.”

and

“No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question.”

By definition, all properties that shed stormwater into the City’s stormwater drainage system use, or are served by, the City’s stormwater drainage system. The amount of use attributed to each parcel is measurable by the amount of storm runoff contributed by the property, which is directly proportional to the amount of impervious area on a parcel (such as buildings and concrete). The more impervious area on a property, the more storm runoff the property generates, the more demand placed on the storm drain system.

The amount each parcel uses the stormwater drainage system is computed by the following formula:

$$(\text{Parcel Area}) \times (\text{Impervious Percentage}) = \text{Drainage Units}$$

The typical percent impervious (% Impervious) for land uses in the City, have been applied for the purposes of estimating the runoff generated by each property. These are shown in Appendix B.

The more Drainage Units a parcel has, the more storm run-off it generates, and the more it uses and impacts the stormwater drainage system.

It is standard practice to relate other land uses to a developed single family residential (SFR) parcel, instead of working exclusively with drainage units. The median size of a SFR parcel will be approximately 0.16 acre. Therefore, it makes sense to relate all parcels to this median residential property. The runoff from a 0.16-acre SFR parcel is set equal to one Drainage Measurement Unit (DMU) and this base DMU is calculated as follows:

$$(0.16 \text{ acres of area}) \times 50\% = 0.0800 \text{ Impervious Area} = 1 \text{ DMU}$$

Single Family Residential Parcels

As a SFR property increases in size over the median parcel size, the typical percentage of impervious area decreases, as shown in Appendix B. Conversely, as a SFR parcel decreases in size below the median parcel size, the typical percentage of impervious area increases, and such increase is typically proportional to the decrease in size. Therefore, SFR properties are separated into five (5) groups. The median parcel area for each group was used and their DMUs are calculated as follows:

<u>SFR Category</u>	<u>DMU/ Formula</u>
SFR1 – SFR parcels 0.16 acres or less	1.00 DMU
SFR2 – SFR parcels 0.17 - 0.25 acres	1.10 DMUs
SFR3 – SFR parcels 0.26 – 0.33 acres	1.175 DMUs
SFR4 – SFR parcels 0.34 – 0.50 acres	1.25 DMUs
SFR5 – SFR parcels greater than 0.50 acres	$1.25 + \frac{[(\text{acres} - 0.50) \times 5\%]}{0.0800} = \text{DMUs}$

Multi-Family Residential Parcels

Multi-Family Residential (MFR) units (including condominiums) are split into categories by the density, or number of dwelling units per acre (DU/Ac) as follows:

<u>MFR Category</u>	<u>Density</u>	<u>% Impervious</u>
MFR1 - High Density	Greater than 18 DU/Ac	75%
MFR 2 - Med Density	10 – 18 DU/Ac	70%

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

Condominium unit parcel areas are calculated by dividing the total area of the condominium complex (which includes the common area) by the number of condominium units, and the total imperviousness of the entire complex is attributed to each individual condo parcel in the complex. (This divides the runoff of the entire complex to each of the individual units.) Because these condominium common areas are taken into consideration in this manner, they are exempt from the charge.

Non- Residential Parcels

All non-residential parcel DMUs will be based on the impervious area (runoff coefficient) table shown in Exhibit B, using the following formula:

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

All parcels draining into Rancho Cordova Stormwater Utility Fee-maintained drainage infrastructure are proposed to be charged the same user fee rate per DMU for stormwater runoff treatment. The Rancho Cordova Stormwater Utility Fee is proposed in perpetuity.

For the purposes of this report, City-maintained drainage infrastructure includes streets, pipes, inlets, outlets, and natural drainage courses. Parcels related to these types of property uses are exempt from the runoff charge, as they are part of the infrastructure being funded. Also exempt from the runoff charge is Caltrans right-of-way, because Caltrans handles its own runoff under a separate NPDES permit.

Drainage units may be adjusted based on appeal from the property owner. See the Appeals Process below.

Table 3, below, provides a preliminary summary of DMUs for the various land uses in Rancho Cordova.

Table 3 – Drainage Measurement Unit Summary Table

Landuse Description	Number of Units	Total Area (acres)	Impervious Area (acres)	DMUs
SINGLE FAMILY RESIDENTIAL (SFR1)	15,107	2,028		15,107.00
SINGLE FAMILY RESIDENTIAL (SFR2)	13,790	2,776		15,169.00
SINGLE FAMILY RESIDENTIAL (SFR3)	14	4		16.45
SINGLE FAMILY RESIDENTIAL (SFR4)				-
SINGLE FAMILY RESIDENTIAL (SFR5)				-
MULTI-FAMILY RESIDENTIAL (MFR1)	6,082	282		2,639.06
COMMERCIAL		666	499	6,240.00
INDUSTRIAL		283	226	2,830.00
SCHOOLS		478	239	2,985.00
PRIVATE RECREATION		63	16	195.31
PARKS/GREENBELTS		561	140	1,752.47
PUBLIC		51	15	190.13
TOTAL	34,993	7,190		47,124

Cost Estimate

Table 4 below shows the estimated costs to maintain infrastructure in the developing areas. Unit costs for maintenance were derived using budget information provided by the County, since the County currently maintains the storm drainage system. The budget information is shown in Appendix C.

Table 4 – Estimated Costs

	Estimated Quantity	Unit	Cost (\$/unit)	Frequency	Total Cost/Year
Maintenance Costs:					
Trunk Lines (larger than 24") - TV Lines	158210	LF	\$ 7.50	25 years	\$ 47,463.00
Drainage Lines 10"-24" Cleaning	829850	LF	\$ 3.00	10 years	\$ 248,955.00
Drainage Lines 10"-24" TV	829850	LF	\$ 7.50	25 years	\$ 248,955.00
Creek and Channel Maintenance and Repair	65070	LF	\$ 0.75	1 year	\$ 49,009.83
Pipe Repairs	998920	LF	\$ 0.45	1 year	\$ 451,380.43
Creeks and Channels Mowing	80	AC	\$6,825	1 year	\$ 546,000.00
Creeks and Channels Herbicides	80	AC	\$680	1 year	\$ 54,400.00
HydroMod Basin Maintenance	320	AC	\$4,830	1 year	\$ 1,545,600.00
Basin De-silt	320	AC	\$1,000	25 years	\$ 12,800.00
Basins Herbicides	320	AC	\$761	1 year	\$ 243,360.00
Replacement Costs:					
Inlets	6400	EA	\$2,000	75 years	\$170,667
Manholes	4460	EA	\$3,500	75 years	\$208,133
66" Pipe	3950	LF	\$550	100 years	\$21,725
60" Pipe	10280	LF	\$475	100 years	\$48,830
54" Pipe	11140	LF	\$400	100 years	\$44,560
48" Pipe	10210	LF	\$325	100 years	\$33,183
42" Pipe	28620	LF	\$275	100 years	\$78,705
36" Pipe	42420	LF	\$225	100 years	\$95,445
30" Pipe	51050	LF	\$175	100 years	\$89,338
27" Pipe	540	LF	\$150	100 years	\$810
24" Pipe	91960	LF	\$125	100 years	\$114,950
21" Pipe	2230	LF	\$115	100 years	\$2,565
18" Pipe	100300	LF	\$105	100 years	\$105,315
15" Pipe	101300	LF	\$95	100 years	\$96,235
12" Pipe	529890	LF	\$85	100 years	\$450,407
10" Pipe	4170	LF	\$75	100 years	\$3,128

Total: \$5,011,917

Annual Fee Administration: \$45,000

Operating (Cash Flow) Reserve (10% of Maintenance Costs): \$344,792

Estimated Total: **\$5,401,709**

Fee Calculations

The estimated annual costs for the proposed storm drain improvements are \$5,401,709 as shown in Table 4 above. Dividing that by the total number of proposed DMU's in Rancho Cordova (47,124), the maximum estimated annual Stormwater Utility Fee rate is **\$114.63 per DMU**.

This would be the proposed maximum fee rate for fiscal year 2014-15. The maximum rate will be increased each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued, as determined by the Director of Public Works).

The actual rate to be levied each year will be as approved by the City at a public hearing, after they consider an Annual Fee Report outlining the estimated annual costs of the program for the ensuing fiscal year.

Table 5 provides sample fee calculations for various land uses and parcel sizes.

Table 5 – Sample Calculations

Land Use Description	Total Area (acres)	Impervious Area (acres)	DMUs	Sample Fee
SINGLE FAMILY RESIDENTIAL (SFR1)	0.16		1.000	\$ 114.63
SINGLE FAMILY RESIDENTIAL (SFR2)	0.22		1.100	\$ 126.09
SINGLE FAMILY RESIDENTIAL (SFR3)	0.30		1.175	\$ 134.69
SINGLE FAMILY RESIDENTIAL (SFR4)	0.40		1.250	\$ 143.28
SINGLE FAMILY RESIDENTIAL (SFR5)	1.00		1.563	\$ 179.10
MULTI-FAMILY RESIDENTIAL (MFR1)	5.00	3.75	46.875	\$ 5,373.12
COMMERCIAL ¹	1.00	0.75	9.375	\$ 1,074.62
INDUSTRIAL	1.00	0.80	10.000	\$ 1,146.27
SCHOOLS	5.00	2.50	31.250	\$ 3,582.08
PRIVATE RECREATION	1.00	0.25	3.125	\$ 358.21
PARKS/GREENBELTS	2.00	0.20	2.500	\$ 286.57
PUBLIC	2.00	0.60	7.500	\$ 859.70

¹ Average of Downtown and Neighborhood Commercial as shown in Appendix B

The Preliminary Charge Roll, which is a listing of each parcel to be charged a fee and its proposed maximum fee for FY 2014-15, is on file in the office of the City Clerk.

Appeals Process

If a property owner disagrees with the calculation of his or her fee, based on the parcel area and estimated impervious percentage assigned to the property, then the property owner may appeal the calculation as follows:

- Property owner must provide written documentation explaining the reason why the charge should be changed. This documentation must include:
 - The name, phone number, mailing address, and email address, if available, of the property owner.
 - The Assessor's Parcel Number (APN) of the property in question.
- If additional documentation is required or insufficient documentation was submitted, a representative of the Department of Public Works (Staff) will notify the property owner in writing.
- Once Staff has determined that sufficient documentation has been submitted, Staff will perform the initial review. Staff will notify the property owner in writing within four (4) weeks from the time sufficient documentation was submitted as to whether or not the fee amount will be changed.
 - If the determination is to change the fee amount, then the new fee amount will be documented within the City's fee database.

- b. If the determination is that the fee should not be changed, the property owner can appeal Staff's decision to the Director of Public Works. The appeal must be made in writing and returned no later than four (4) weeks from the date of mailing of Staff's initial review decision. The Director of Public Works will notify the property owner in writing within four (4) weeks from the date of receipt of the appeal as to whether or not the fee amount will be changed.

If the owner of any parcel shall have reason to feel that the computation of the DMU for his/her parcel is not correct, that person may file an appeal with the Director of Public Works in the manner prescribed by the Director of Public Works. The Director of Public Works will consider all data provided by the appellant and shall render a decision in writing. The decision of the Director of Public Works will be final with respect to City action on the appeal.

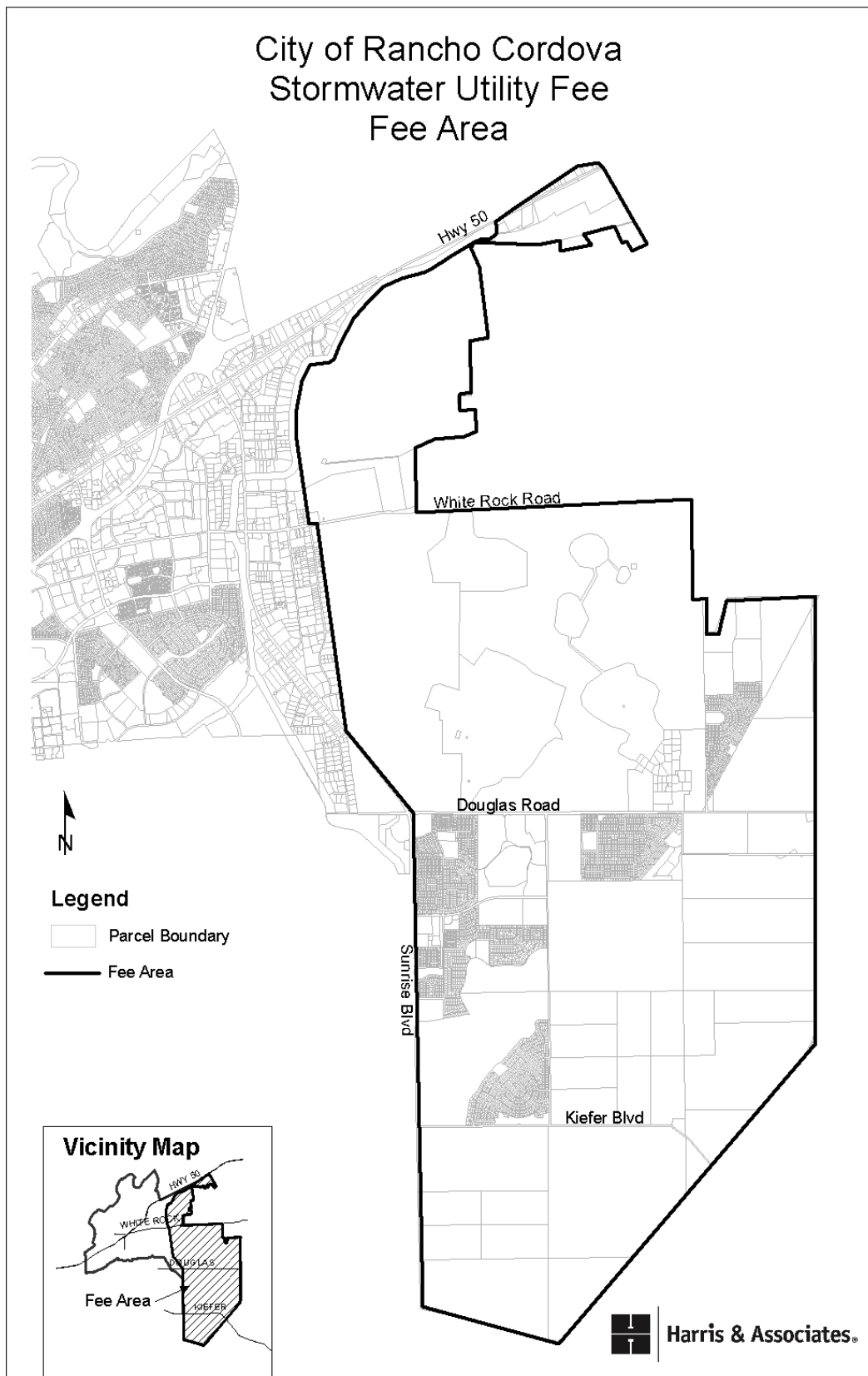
Appeals will be accepted annually up until June 30 for inclusion on the following fiscal year's property tax roll submittal. However, if an appeal is granted by Staff or the Director of Public Works that does not permit inclusion for the following fiscal year's property tax roll submittal, a reimbursement will be provided to the property owner by the City.

Respectfully submitted:

Harris & Associates

Dennis A. Anderson
Senior Project Manager

APPENDIX A



APPENDIX B

Runoff Coefficient

Land Use	Impervious
Single Family Residential less than 0.166 acres	50%
Single Family Residential 0.166 acres to 0.250 acres	40%
Single Family Residential 0.251 acres to 0.330 acres	30%
Single Family Residential 0.331 acres to 0.500 acres	25%
Single Family Residential Over 0.500 acres (excluding the first 0.500 acres)	5%
High-Density Residential (including Apartments and Mobile Home Parks)	75%
Condominiums	70%
Commercial Downtown Areas ¹	80%
Commercial Neighborhood Areas	70%
Industrial	80%
Schools	50%
Parks	25%
Greenbelts	10%

Footnotes:

¹ City of Rancho Cordova Municipal Code Chapter 15.

Sources:

1. Yolo County City/County Drainage Manual, February 2010.
2. Stormwater Quality Design Manual for the Sacramento and South Placer Regions, May 2007.

Appendix C

Cost Information

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County of Sacramento/City of Rancho Cordova Current Storm Drain Maintenance Costs

Pipe Repair Costs

Budget Classification		Repair Type	Actual Expenditures for FY 11/12	FY 13/14 Budget
County North	OCUO	Drain Line Upgrade or Repair	\$ 630,912.90	\$ 630,912.90
	OFFO	Fence Repair	\$ 19,343.41	\$ 19,343.41
	OHKO	Inlet Outfall Repair	\$ 455,724.02	\$ 455,724.02
	OMSO	Erosion Control	\$ 26,189.60	\$ 26,189.60
	OY8O	Manhole Repair	\$ 63,362.44	\$ 63,362.44
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	36.39%	\$ 435,026.56	\$ 435,026.56
	Total Budget=		\$ 1,630,558.93	\$ 1,630,558.93
County South	OCUO	Drain Line Upgrade or Repair	\$ 105,317.24	\$ 105,317.24
	OFFO	Fence Repair	\$ 35,802.01	\$ 35,802.01
	OHKO	Inlet Outfall Repair	\$ 214,660.90	\$ 214,660.90
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 8,585.40	\$ 8,585.40
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 85,667.45	\$ 85,667.45
	Total Budget=		\$ 450,033.00	\$ 450,033.00
Rancho Cordova	OCUO	Drain Line Upgrade or Repair	\$ 222,809.74	\$ 229,850.53
	OFFO	Fence Repair	\$ 26,326.14	\$ 27,158.05
	OHKO	Inlet Outfall Repair	\$ 224,877.26	\$ 231,983.38
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 4,498.84	\$ 4,641.00
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 112,504.88	\$ 116,060.03
	Total Budget=		\$ 591,016.86	\$ 609,692.99
Total LF of Pipes				
		County	7,865,755	7,865,755
		Rancho Cordova	1,349,271	1,349,271
Cost/LF of pipe for Repairs				
		County	\$ 0.26	\$ 0.26
		Rancho	\$ 0.44	\$ 0.45

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

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**County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs**

Creek and Channel Cleaning

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
County	OCCO	Inspect Channels	\$ 149,684.06	\$ 149,684.06
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 203,337.83	\$ 203,337.83
	OF8O	Sandbag Distribution	\$ 5,184.60	\$ 5,184.60
	OFCO	Drainage Response	\$ 82,451.66	\$ 82,451.66
	OFDO	Concrete Channel Cleaning Bobcat	\$ 552,150.54	\$ 552,150.54
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ 191,840.84	\$ 191,840.84
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ 2,720.90	\$ 2,720.90
	OMRO	Channel Cleaning Mechanical	\$ 49,087.50	\$ 49,087.50
	OORC	Rodent Control	\$ 32,695.06	\$ 32,695.06
	OTVD	Tree Removal	\$ 79,463.44	\$ 79,463.44
	OVDO	Dry Spoil Dumping	\$ 8,137.34	\$ 8,137.34
	OWCO	Weed Control Chemical		
	Overhead	36.39%	\$ 493,691.29	\$ 493,691.29
	Total Budget=		\$ 1,850,445	\$ 1,850,445
County	OCCO	Inspect Channels	\$ 1,797.15	\$ 1,797.15
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ -	\$ -
	OF8O	Sandbag Distribution	\$ 2,464.80	\$ 2,464.80
	OFCO	Drainage Response	\$ 1,293.11	\$ 1,293.11
	OFDO	Concrete Channel Cleaning Bobcat	\$ 144,294.58	\$ 144,294.58
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ 57,345.54	\$ 57,345.54
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ 32,935.75	\$ 32,935.75
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ 214,736.46	\$ 214,736.46
	OVDO	Dry Spoil Dumping	\$ -	\$ -

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Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 106,945.71	\$ 106,945.71
		Total Budget=	\$ 561,813	\$ 561,813
Rancho Cordova	OCCO	Inspect Channels	\$ -	\$ -
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 413.30	\$ 413.30
	OF8O	Sandbag Distribution	\$ -	\$ -
	OFCO	Drainage Response	\$ -	\$ -
	OFDO	Concrete Channel Cleaning Bobcat	\$ 65,905.39	\$ 65,905.39
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLD0	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ -	\$ -
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ -	\$ -
	OVDO	Dry Spoil Dumping	\$ -	\$ -
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 15,592.45	\$ 15,592.45
		Total Budget=	\$ 81,911	\$ 81,911
Total LF of Channels				
		Rancho Cordova (unlined)	74,628	74,628
		Rancho Cordova (lined)	37,562	37,562
		Total Rancho Cordova	112,189	112,189
		County (unlined)	1,677,768	1,677,768
		County (lined)	216,153	216,153
		Total County	1,893,920	1,893,920
Cost/LF of Channel for Cleaning:				
		County	\$ 1.27	\$ 1.27
		Rancho	\$ 0.73	\$ 0.75

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

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County of Sacramento/City of Rancho Cordova Current Storm Drain Maintenance Costs

Activity	Size/Location	Cost/LF	Frequency	Notes
Pipes/Channels				
Hydro Cleaning	6"-24"	\$ 3.00	10 years	
TV Lines	all	\$ 7.50	25 years	
Creek and Channel Cleaning	Rancho	\$ 0.75	each year	Within SWU Budget
	Sac County	\$ 1.27		
Pump Maintenance	Covered within budget			Per County Staff Assume no pumps in new areas.
Repairs	2 crews year round	SWU funds support this		
Hydromod Basin		cost/ac		
Maintenance		\$ 4,830.00	annul	see detailed estimate
Herbicides		\$ 325.00	2 x's/year	
Additional costs				
Pesticide Control Advisor		\$ 20,000.00	annually	
Engineering admin support with regulatory agencies		10%	of maint costs/year	
Supervisors and managers		5%	of maint costs/year	

Hydromod Basin Maintenance

Basin Maintenance Costs	Cost per Acre
Trash Clean-up and Disposal (4 x's/year)	\$ 1,200
Mowing (2 x's/year)	\$ 200
Inspection 4 x's/year	\$ 1,600
Erosion Repair	\$ 800
Vegetation and Landscape Maintenance	\$ 800
Sub-total	\$ 4,600
Over-head Mark-up (5%)	\$ 230
Total Cost	\$ 4,830

Inspection Includes: Examine gates, fences and access ramp for damage and overgrown vegetation, check basin slopes for erosion, excess vegetation, debris and animal burros, check flow line for excess vegetation and sediment, check for erosion at water line, large/floating debris, and excess vegetation. Check for debris, creacks and instructure, and erosion at inlets and outlets. Also check access control racks for debris and to snrue they are locked and secured. Check riprap at inlet weir

Appendix D

Detailed Land Use Data

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		Arista Del Sol		Arboretum		Douglas 98		Douglas 103		Grantline 208		Montelena		Rio Del Oro		Suncreek		The Ranch (Sunridge)		Sunridge Lot J		Westborough		North Douglas II		Heritage Falls		Anatolia IV		Anatolia		Sunridge					
	Land Use/ Zoning Description	AC	Units	AC	Units	AC	Units	AC	Units	AC	Units	AC 2012	Units 2012	AC	Units	AC 2013	Units 2012		AC 2013	Units 2012		Est.	Units 2013	AC	Units	AC	Units	AC	Units	AC	Units	GIS AC	GIS Units	GIS AC	GIS Units	Total Acres	Total Units
Residential:																																					
LDR	SF (2.1-6.0 DU/AC)	35.3	176	144.8	698			3.7	14	44.7	276	71.4	388	1,518.5	7,593	179.4	899		142.3	694		35.8	179	347.2	1,580	17.70	153.00	72.20	303.00	21.60	203.00					2,635	13,156
	MD (6.1-12 DU/AC)															321.5	2,524																	322	2,524		
MDR	MD (6.1-18.0 DU/AC)	83.8	556	290.0	2,334 ^a	94.2	528	28.2	287	42.8	227	54.4	402	256.0	2,048	43.7	286 ^c		105.4	685		17.5	192	146.8	1,389			92.10	525.00			450.8	2,831	146.4	941	1,852	13,231
	MD (14.0-29.9 DU/AC)			60.4	885																													60	885		
HDR	HD (18.1-40.0 DU/AC)													98.0	1,960	44.2	980		12.2	378 [*]				30.4	922			6.80	132.00					192	4,372		
	HD (30+ DU/AC)			29.5	825																													30	825		
	Residential Total	119.1	732	524.7	4,742	94.2	528	31.9	301	87.5	503	125.8	790	1,872.5	11,601	588.8	4,689		259.9	1,757		53.3	371	524.4	3,891	17.7	153	171	960	22	203	450.8	2,831	146.4	941	5,090	34,993
Non-Residential:																																					
VC	Village Commercial			16.9				19.5				16.6		20.0		22.0		13.5						93.3											202		
LTC	Local Town Center			30.4										20.0										83.5											134		
RTC	Regional Town Center			0.9										113.0		58.4																			172		
BP	Business Park	6.6		65.0										86.0																					158		
MP	Industrial Park													283.0																					283		
Education:																																					
HS/MS	High School/Middle School			72.6										78.0		110.9 ^b								94.0 ^b											356		
MS	Middle School													20.0																					20		
ES	Elementary School			21.2						10.6				54.0													5.50			10.8					102		
Open Space & Public:																																					
CP	Community Park	11.4		60.7						7.8				107.0		44.9		29.3						52.3											313		
P/QP	Public/Quasi Public			2.0								3.2		7.5		12.3							10.6								1.1				37		
NP	Neighborhood Park	3.1		3.8		8.2		5.2		3.4		20.8		67.5		17.0		8.6		6.4						0.71		17.20		3.70		21.2		7.0		194	
SWD	Storm Water Detention	4.0								15.0		9.6		39.0		53.5		24.3								4.00		17.40				9.5		9.6		186	
WP	Wetland Preserve	55.8						43.8		81.0		54.5		510.0																					745		
DP	Drainage Parkway													138.0		5.0								104.6				15.30				7.2		270			
PR	Private Recreation													54.0														4.20			4.3				63		
OS	Open Space			144.5										22.0												0.60		0.80							168		
OS/P	Open Space/Preserve													12.0		45.6		174.0					47.7											279			
LC	Landscape Corridors	1.1				2.8								82.0		19.2												2.70		1.30		13.4		0.7		123	
GB	Green Belts							2.6						51.0																					54		
ROW	Right-of-way	9.5		104.3				8.5		5.3		22.4		192.0		82.6		20.5		14.5			127.1				6.90		2.20						596		
BR/WP	Reservoir / Wetland Preserve			302.8												205.1										19.80									528		
S	Sewer Lift Station / Utility Substation			1.0																											6.6		6.4		14		
	Vacant (unknown dev plan)																													567.4		27.3			595		
	Total Non-residential	91.5		826.1		11.0		79.6		123.1		127.1		1,956.0		676.5		270.2				20.9		613.1		25.1	0.0	70.0	0.0	7.2	0.0	634.3		58.2		5,590	
	Total Residential & Non-Res	210.6	732.0	1,350.8	4,742.0	105.2	528.0	111.5	301.0	210.6	503.0	252.9	790.0	3,828.5	11,601.0	1,265.3	4,689.0		530.1	1,757.0		74.1	371.0	1,137.5	3,891.0	42.8	153.0	241.1	960.0	28.8	203.0	1,085.1	2,831.0	204.6	941.0	10,680	

Notes: All data is from recent plans received in Nov 2013 unless specified otherwise.
^a Arboretum has 2 MD residential classifications. The first line is for 6.1-13.9 DU/AC (instead of 6.1-18)
^b Acreage for all schools
^c Suncreek has 2 MD residential classifications. The second line is for 12.1-18 DU/AC (instead of 6.1-18)

Includes April 2012
Amendment

AC estimated

Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year 2020-2021:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$134.93
Single Family Residential (SFR2)	0.22	\$148.42
Single Family Residential (SFR3)	0.30	\$158.55
Single Family Residential (SFR4)	0.40	\$168.65
Single Family Residential (SFR5)	1.00	\$168.65
Multi-Family Residential (MFR1)	5.00	\$1,180.74
Commercial	1.00	\$1,265.09
Industrial	1.00	\$1,349.45
Schools	5.00	\$843.40
Private Recreation	1.00	\$421.68
Parks/Greenbelts	2.00	\$168.65
Public Property (with structures)	2.00	\$506.02

MEMORANDUM



ITEM 14.2.

DATE: October 5, 2020

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: **A RESOLUTION CREATING SPECIAL TAX AREA ZONE 26 AND FIRST READING OF AN ORDINANCE ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR THE WHITE ROCK CENTER PROJECT**

RECOMMENDATION

Adopt the Resolution creating special tax area Zone 26 and introduce and waive the first reading of the Ordinance establishing a Special Tax for Transit-Related services for the White Rock Center project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution and Ordinance will assist the City in meeting the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the White Rock Center project.

BACKGROUND

The City Council adopted Resolution No. 141-2005 on November 7, 2005, providing for a special tax for transit-related services to be imposed upon new development within the City. Pursuant to that resolution, a property owner approves a special tax on the parcels within a subdivision or project. The City Council then adopts a resolution creating a zone that encompasses the subdivision or project and an ordinance establishing the special tax.

The City Council, on June 15, 2020, adopted a Resolution approving the Major Design Review construction of two light industrial office warehouses and associated office space building, known as the White Rock Center project. SFC Leasing L.P. is the current property owner of the approximately .86-acre site. The provision of funding to provide transit-related services by approving a special tax was made a condition of approval for the design review.

This item will establish tax area Zone 26, the boundaries of which will be contiguous to the

boundaries of the White Rock Center project. In addition to creating the special tax, the Ordinance will also set the date for the transit-related services tax election, which will be held on November 19, 2020, at which time the ballot(s) will be tabulated by the City Clerk, and the results be declared at the City Council meeting on December 7, 2020.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution- Boundary Map
3. Ordinance
4. Exhibit A to the Ordinance
5. Exhibit B to the Ordinance- Property Land Use Category

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, CREATING SPECIAL TAX AREA ZONE 26 FOR THE WHITE
ROCK CENTER PROJECT**

WHEREAS, it is the intention of the City Council to create Zone 26 within the City of Rancho Cordova Transit-Related Services Special Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for transit-related services within Zone 26; and

WHEREAS, the City recognizes the need for increased transit-related services in Zone 26 and the difficulty of funding the current or increased level of services with revenues now available; and

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

WHEREAS, the City Council approved the Major Design Review of two light industrial office warehouses and associated office space building, known as the White Rock Center project. The provision of funding to provide transit-related services was made a condition of approval for the project. Condition No. 42 of the Major Design Approval requires the property owner/applicant to participate in the provision of funding to provide transit-related services for the project. This will be accomplished by the property owner(s) participation in the transit-related services special tax area.

WHEREAS, the transit-related services tax as inflated to Fiscal Year 2020-2021 is \$76.00 per low density residential dwelling unit or low density residential dwelling unit equivalent, \$60.80 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, \$45.60 per high density residential dwelling unit or high density residential dwelling unit equivalent, \$1,948.64 per retail and service commercial acre, \$1,675.04 per commercial mixed use or office acre, and \$699.20 per light industrial acre, subject to an annual inflator formula based on the Consumer Price Index for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less. Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the transportation tax); and

WHEREAS, for the purposes of this Resolution, a “voter” entitled to vote on the creation of Zone 26 is a person who owns real property within Zone 26, as shown on the last equalized assessment role prepared by the Sacramento County Assessor’s Office, at the time that the City Council submits an ordinance authorizing the imposition of a transit-related services tax to the

voters of Zone 26. At the time that the Council adopted this Resolution, there were zero (0) registered voters residing within Zone 26 and one property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 26 and paid by the owner of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax to property owners in Zone 26 is appropriate and consistent with the principles and requirements of California Constitution article XIIC (Proposition 218).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA

1. That portion of the City of Rancho Cordova shown on the Map, Exhibit A hereto is established as Zone 26 of the Rancho Cordova Transit-Related Services Special Tax Area.

2. That Ordinance, reviewed and approved by the City Council on the same date as the resolution, is to be presented for approval of the voter of Zone 26 by a mail ballot election, to be held on November 19, 2020. The ballot proposition shall read as follows:

“Shall Ordinance No. XX-2020 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 26 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?”

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held November 19, 2020.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of October 2020 by following vote:

AYES:

NOES:

ABSENT:

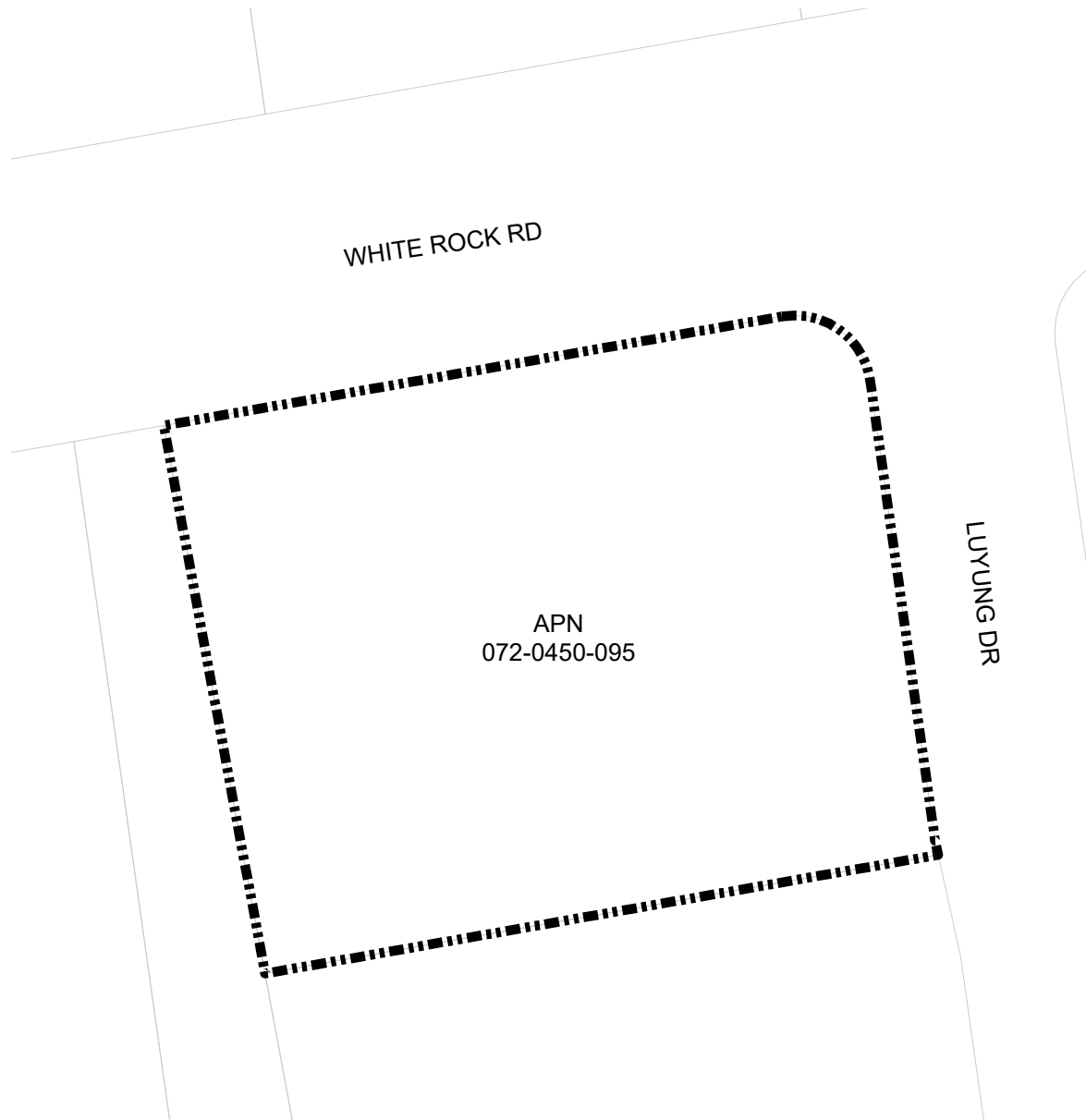
ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES SPECIAL TAX AREA
ANNEXATION 26
(WHITE ROCK CENTER)

**Legend**

Annexation Boundary



Parcel Boundary

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2020

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA,
ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR THE
WHITE ROCK CENTER PROJECT SUBJECT TO VOTER APPROVAL**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of and employees working in the City receive high quality transit-related services. In carefully reviewing the City's budget and revenue projections, it is clear to City staff that the City budget does not contain adequate funding to ensure the continued delivery of adequate high-quality transit-related services unless additional revenues are obtained.

It is the purpose and intent of this non-codified Ordinance to generate additional funds to pay for transit-related services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 26 of the Rancho Cordova Transit-Related Services Special Tax Area (the "Zone").

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

The revenues raised by this tax are to be used solely for the purpose of providing transit-related services as are deemed necessary by the City Council for the benefit of the residents and/or employees of Zone 26.

At the time that the Council adopted this non- codified Ordinance, there were zero (0) registered voters residing in Zone 26 and one (1) property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 26 and paid by the owners of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax to property owners in Zone 26 is appropriate and consistent with the principles and requirements of California Constitution article XIII C (Proposition 218).

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

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

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

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

D. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of Zone 26, nor any land or improvements owned by any governmental entity.

E. "Rancho Cordova Transit-Related Services Special Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

F. "Rancho Cordova Transit-Related Services Special Tax Area Zone 26 (the "Zone")" means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries as shown on the map Exhibit A.

G. "Transit-Related Services" means providing, operating, maintaining and subsidizing transit services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the Rancho Cordova Transit-Related Services Special Tax Area, and shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 1 County of Sacramento, September 7, 2004, which established the methodology for the original service charge for Benefit Zone No. 1.

H. "Voter" means a person who owns real property within Zone 26, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office, at the time that the City Council adopts an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 26.

Section 3. Amount and Level of Taxes.

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

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2021 through June 30, 2022) shall be the amount of Tax per Parcel for a Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

Rates in Exhibit B shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 1 County of Sacramento, September 7, 2004, which established the methodology for the original service charge for Benefit Zone No. 1.

B. For Subsequent Fiscal Years:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 26 for the then current fiscal year, as set forth below.

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

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For Immediately Preceding X Fiscal Year	Consumer Price Index from April of immediately Preceding Fiscal Year to April of then Current Fiscal Year OR 6 percent, whichever is less
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Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

C. Nature of Tax Levy.

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

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

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

B. Collection.

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

1. The secured roll tax bills shall be the only notices required for this tax, and
2. The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

D. Use of Tax Revenue.

The revenue collected from the tax imposed by this ordinance shall be placed into a separate account and may be used only to fund transit-related services, including the costs of administering and collecting the tax and enforcing the provisions of this ordinance. Revenue from the tax may be used for transit-related services citywide.

E. Refunds.

1. Whenever the amount of any tax, interest or penalty has been overpaid or paid more than once or has been erroneously or illegally collected or received by the City pursuant to this ordinance, it may be refunded as provided in this Section.
2. No refund may be made except upon a written claim verified by the person who paid the tax or by his or her guardian or conservator or the executor or administrator of his or her will or estate and stating the grounds upon which the claim is made. All claims filed pursuant to this subsection must be presented within one year after payment of the amount for which the claimant is seeking a refund.
3. No order of a refund may be made until a written claim therefor has been presented in accordance with this subsection. No suit for money, damages or a refund may be brought against the City until a written claim therefor has been presented to the City and has been acted upon or has been deemed rejected by the City, in accordance with this subsection. Only the person who filed the claim may bring such a suit, and if another person should do so, judgment shall not be rendered for the plaintiff.

F. Initiatives to Affect Tax.

Consistent with the California Constitution (art. XIII C, § 3) the tax imposed by this ordinance may be affected by initiative. The procedures for qualification of such an initiative and the election on a qualified initiative shall be consistent with the California Constitution (art. 2, sec. 8), the California Elections Code (Chapter 3 of Division 9), and the Municipal Code. The minimum number of signatures necessary to qualify an initiative to affect the tax approved by this ordinance shall be equal to 5 percent of the votes in the City for all candidates for Governor at the last gubernatorial election. The election on a qualified initiative to affect the tax shall be a regular citywide election. An initiative affecting the tax shall be approved only if at least two-thirds of the votes cast on the measure are in favor of its approval.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 26 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentence, phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its approval by two-thirds of the voters voting within the Zone in an election to be held on November 19, 2020 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2021.

ADOPTED, THIS ____ day of _____ 2020 by the following vote:

AYES:

NOES:

ABSENT:

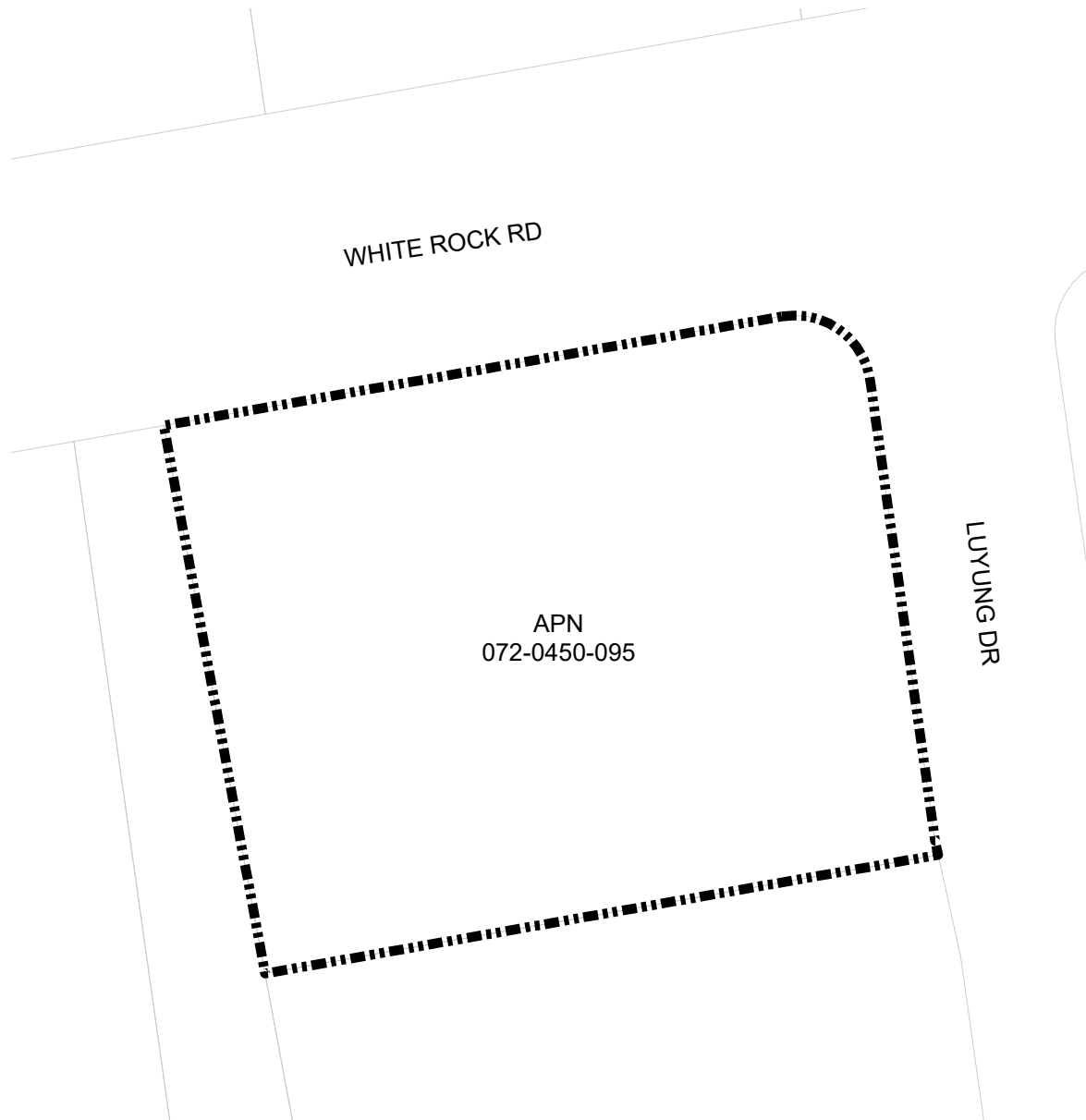
ABSTAIN:

David M. Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES SPECIAL TAX AREA
ANNEXATION 26
(WHITE ROCK CENTER)

**Legend**

Annexation Boundary



Parcel Boundary

Amount of Tax per Parcel by Land Use Category**A. Residential Dwelling Units**

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2020-2021 for Residential Land Use Categories shall be \$76.00 per low density residential dwelling unit or low density residential dwelling unit equivalent, \$60.80 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, or \$45.60 per high density residential dwelling unit or high density residential dwelling unit equivalent (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the Transit-Related Services Special Tax).

B. Non-Residential

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2020-2021 for Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$1,948.64 per retail and service commercial acre, \$1,675.04 per commercial mixed use or office commercial acre, and \$699.20 per light industrial acre.

C. Inflator Formula

The tax is subject to an annual inflator formula based on the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less.

MEMORANDUM



ITEM 16.1.

DATE: October 5, 2020
TO: Honorable Mayor and Council Members
FROM: Stacy Delaney, Community Enhancement Analyst
SUBJECT: **COMMUNITY ENHANCEMENT FUND CITIZEN OVERSIGHT BOARD APPOINTMENTS**

RECOMMENDATION

The City Council discuss, and select, by a majority vote of the full City Council, five two-year term Board members to fill the Community Enhancement Fund Citizen Oversight Board.

RESULT OF RECOMMENDED ACTION

The five Oversight Board members will be appointed to provide a review and audit of how tax revenues from Measure H are spent by the City.

BACKGROUND

With the passage of Measure H, the City Council expressed interest in establishing an oversight board that would review the manner in which Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board would provide an additional layer of transparency to the community.

In October of 2017, the City Council adopted Resolution 129-2017 establishing a Community Enhancement Fund Citizen Oversight Board with the goal of having the Board members appointed in early 2018. An application process was opened from December 11, 2017 through January 15, 2018. In March of 2018, five Oversight Board members were appointed by City Council to provide a review and audit of how tax revenues from Measure H are spent by the City. The appointed members took their oath of office in May of 2018 and have fulfilled their two-year terms.

Per City Council direction, City staff coordinated with Folsom Lake College and first Folsom Cordova Unified School District, and then Sacramento City Unified School District, to receive recommendations for student representation on the Community Enhancement Fund Citizen Oversight Board. The two current at-large student appointees' terms are not up and no changes are needed. The high school representative will rotate among the three primary school districts

serving Rancho Cordova with Elk Grove Unified School District up next.

An application period was opened in August of 2020 to accept new applications from interested full-time residents of Rancho Cordova who are registered voters in Rancho Cordova and are 18 years of age and older. Six applications were received during the application period and all candidates meet the requirements to serve on the Community Enhancement Fund Citizen Oversight Board. Oversight Board members may apply for additional terms.

FISCAL IMPACT AND FUNDING SOURCE

The only fiscal impact is the cost of staff time to prepare for and participate in Oversight Board meetings which is included as part of the Community Enhancement Fund administrative allocation that is made annually.

ATTACHMENT(S)

1. Applications

From: [City of Rancho Cordova](#)
To: [Stacy Delaney](#); [Daniel Leonardich](#)
Subject: *NEW SUBMISSION* Community Enhancement Fund Citizen Oversight Board Application
Date: Wednesday, September 9, 2020 8:33:26 AM

Community Enhancement Fund Citizen Oversight Board Application

Submission #: 531439
IP Address: 98.208.79.180
Submission Date: 09/09/2020 8:33
Survey Time: 12 minutes, 32 seconds

You have a new online form submission.

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

Background: With the passage of Measure H, a 1/2-cent sales tax measure, the City Council expressed interest in establishing an oversight board that would review the manner in which Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board, established in 2018, provides an additional layer of transparency to the community. If you are interested in applying to serve a two-year term on the Community Enhancement Fund Citizen Oversight Board you must be a full-time resident of Rancho Cordova who is at least 18 years of age. You must also be a registered voter of Rancho Cordova and shall not be a direct recipient of Community Enhancement Fund monies. **Purpose:** The City Council established a Community Enhancement Fund Citizen Oversight Board to provide a review and audit of how tax revenues from Measure H are spent by the City and provide feedback. Community Enhancement Fund Citizen Oversight Board members shall serve a two-year term to align with the City's budget cycle. Community Enhancement Fund Citizen Oversight Board members may apply for additional terms. **Roles and Responsibilities:** The Community Enhancement Fund Citizen Oversight Board's roles and responsibilities shall be as follows: - Review the accomplishments achieved with Community Enhancement Fund dollars for each fiscal year to be highlighted in the annual Community Enhancement Fund Citizen Report and provide feedback to staff. - Confirm the amount of revenues received in the prior fiscal year in comparison to the budget. - Review actual expenditures to ensure that they were in alignment with the Community Enhancement Fund grant awards and budget allocation approved by the City Council. - Review each Community Enhancement Fund grantee's compliance with the City's reporting requirements and make recommendations to exclude noncomplying organizations from future award cycles to the City Council for consideration. - Any amended or additional responsibilities as determined by a majority vote of the full City Council. It should be noted that all data to be reviewed will be summarized by staff for ease of review. Community Enhancement Fund Citizen Oversight Board members will be tasked with reviewing these summary reports to ensure board members time is used effectively. Decisions regarding the award of Community Enhancement Fund dollars will not be the responsibility of the oversight board and will remain a City Council function. Community Enhancement Fund Oversight Board members will not receive any compensation for their service.

Full Name

Brian Faulconer

Full Address

[REDACTED]

[REDACTED]
Phone

[REDACTED]
Email

[REDACTED]
How many years have you been a Rancho Cordova resident?

9

If employed, what is the name of your employer?

Sutter Health

Do you own property or have business interests in the City of Rancho Cordova?

Yes

Read-Only Content

The Community Enhancement Fund Citizen Oversight Board is expected to meet a couple times per year in the late afternoon to early evening hours. Meetings may last several hours. List any days or evenings that you would not be available.

Sundays. Otherwise available given adequate notice.

List your past experience serving within the community of Rancho Cordova.

Rancho Soccer club board member (a variety of positions including assistant manager, coaching coordinator, and webmaster). Cub scout/Boy Scout and youth leadership through local church. Coding instructor/parent helper at McGarvey Elementary school. Owner of Code Ninjas Rancho Cordova (forced closure April 2020)

Have you ever served as a Community Enhancement Fund Citizen Oversight Board Member before?

No

I believe I will bring the following strengths, skills, knowledge and assets to service on the Community Enhancement Fund Citizen Oversight Board.

I know this community's history as well as it's desired trajectory. I have seen it at it's worst and at it's best. I know people from all walks of life within the community and value each citizen's individual experience. I have real world business leadership as well as volunteer/community leadership in a mix that is effective enough to get things done, but caring enough to make sure it's done in a positive manner. I believe results should be measured in both WHAT and HOW things are achieved.

State why you want to serve on the Community Enhancement Fund Citizen Oversight Board.

I want to continue to serve and increase my sphere of influence within the community. So far I have supported many local organizations and invested financial resources heavily into my community in a way that I felt would provide more opportunities for Rancho Cordovians. I see this as a natural step in the process of becoming a city leader.

Have you ever been a direct recipient of a Community Enhancement Fund grant? A "Direct Recipient" means you are/were a paid employee who received more than \$500 in the last twelve months from an organization or individual that received a grant or that you personally received one.

No

Are you a current direct recipient of a Community Enhancement Fund grant?

No

Do you know of any reason such as a conflict of interest (financial or otherwise), which would adversely affect your ability to serve on the Community Enhancement Fund Citizen Oversight Board?

No

Use this space to provide any additional information or comments.

Upload any additional documentation here. Examples of additional documentation are resumes, letters of recommendation, etc.

I declare, under penalty of perjury, that all statements in this application are true and complete to the best of my knowledge and belief. I legally reside in the city limits of Rancho Cordova, am at least 18 years of age, and a registered voter of Rancho Cordova.

Yes

Thank you,
City of Rancho Cordova

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: [City of Rancho Cordova](#)
To: [Stacy Delaney](#); [Daniel Leonardich](#)
Subject: *NEW SUBMISSION* Community Enhancement Fund Citizen Oversight Board Application
Date: Tuesday, September 8, 2020 5:51:22 PM

Community Enhancement Fund Citizen Oversight Board Application

Submission #: 530762
IP Address: 73.192.145.71
Submission Date: 09/08/2020 5:51
Survey Time: 9 minutes, 3 seconds

You have a new online form submission.

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

Background: With the passage of Measure H, a 1/2-cent sales tax measure, the City Council expressed interest in establishing an oversight board that would review the manner in which Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board, established in 2018, provides an additional layer of transparency to the community. If you are interested in applying to serve a two-year term on the Community Enhancement Fund Citizen Oversight Board you must be a full-time resident of Rancho Cordova who is at least 18 years of age. You must also be a registered voter of Rancho Cordova and shall not be a direct recipient of Community Enhancement Fund monies. **Purpose:** The City Council established a Community Enhancement Fund Citizen Oversight Board to provide a review and audit of how tax revenues from Measure H are spent by the City and provide feedback. Community Enhancement Fund Citizen Oversight Board members shall serve a two-year term to align with the City's budget cycle. Community Enhancement Fund Citizen Oversight Board members may apply for additional terms. **Roles and Responsibilities:** The Community Enhancement Fund Citizen Oversight Board's roles and responsibilities shall be as follows: - Review the accomplishments achieved with Community Enhancement Fund dollars for each fiscal year to be highlighted in the annual Community Enhancement Fund Citizen Report and provide feedback to staff. - Confirm the amount of revenues received in the prior fiscal year in comparison to the budget. - Review actual expenditures to ensure that they were in alignment with the Community Enhancement Fund grant awards and budget allocation approved by the City Council. - Review each Community Enhancement Fund grantee's compliance with the City's reporting requirements and make recommendations to exclude noncomplying organizations from future award cycles to the City Council for consideration. - Any amended or additional responsibilities as determined by a majority vote of the full City Council. It should be noted that all data to be reviewed will be summarized by staff for ease of review. Community Enhancement Fund Citizen Oversight Board members will be tasked with reviewing these summary reports to ensure board members time is used effectively. Decisions regarding the award of Community Enhancement Fund dollars will not be the responsibility of the oversight board and will remain a City Council function. Community Enhancement Fund Oversight Board members will not receive any compensation for their service.

Full Name

Elizabeth Kaestner

Full Address

[REDACTED]

[REDACTED]
Phone

[REDACTED]
Email

[REDACTED]
How many years have you been a Rancho Cordova resident?

25

If employed, what is the name of your employer?

Retired federal employee

Do you own property or have business interests in the City of Rancho Cordova?

Yes

Read-Only Content

The Community Enhancement Fund Citizen Oversight Board is expected to meet a couple times per year in the late afternoon to early evening hours. Meetings may last several hours. List any days or evenings that you would not be available.

No current conflicts

List your past experience serving within the community of Rancho Cordova.

No prior experience due to a 50 hour week work schedule

Have you ever served as a Community Enhancement Fund Citizen Oversight Board Member before?

No

I believe I will bring the following strengths, skills, knowledge and assets to service on the Community Enhancement Fund Citizen Oversight Board.

I am detail oriented. I have 32 years experience reviewing businesses policies and procedures to make sure they were in federal compliance with the Social Security Administrations regulations .

State why you want to serve on the Community Enhancement Fund Citizen Oversight Board.

As a resident of Rancho Cordova and a tax payer , I have a vested interest in how our tax dollars are being used . I am a supporter of measure H and would like to see it continue to be successful.

Have you ever been a direct recipient of a Community Enhancement Fund grant? A "Direct Recipient" means you are/were a paid employee who received more than \$500 in the last twelve months from an organization or individual that received a grant or that you personally received one.

No

Are you a current direct recipient of a Community Enhancement Fund grant?

No

Do you know of any reason such as a conflict of interest (financial or otherwise), which would adversely affect your ability to serve on the Community Enhancement Fund Citizen Oversight Board?

No

Use this space to provide any additional information or comments.

Upload any additional documentation here. Examples of additional documentation are resumes, letters of recommendation, etc.

I declare, under penalty of perjury, that all statements in this application are true and complete to the best of my knowledge and belief. I legally reside in the city limits of Rancho Cordova, am at least 18 years of age, and a registered voter of Rancho Cordova.

Yes

Thank you,
City of Rancho Cordova

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: [City of Rancho Cordova](#)
To: [Stacy Delaney](#); [Daniel Leonardich](#)
Subject: *NEW SUBMISSION* Community Enhancement Fund Citizen Oversight Board Application
Date: Wednesday, September 9, 2020 12:31:37 PM

Community Enhancement Fund Citizen Oversight Board Application

Submission #: 532007
IP Address: 209.232.126.10
Submission Date: 09/09/2020 12:31
Survey Time: 38 minutes, 39 seconds

You have a new online form submission.

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

Background: With the passage of Measure H, a 1/2-cent sales tax measure, the City Council expressed interest in establishing an oversight board that would review the manner in which Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board, established in 2018, provides an additional layer of transparency to the community. If you are interested in applying to serve a two-year term on the Community Enhancement Fund Citizen Oversight Board you must be a full-time resident of Rancho Cordova who is at least 18 years of age. You must also be a registered voter of Rancho Cordova and shall not be a direct recipient of Community Enhancement Fund monies. **Purpose:** The City Council established a Community Enhancement Fund Citizen Oversight Board to provide a review and audit of how tax revenues from Measure H are spent by the City and provide feedback. Community Enhancement Fund Citizen Oversight Board members shall serve a two-year term to align with the City's budget cycle. Community Enhancement Fund Citizen Oversight Board members may apply for additional terms. **Roles and Responsibilities:** The Community Enhancement Fund Citizen Oversight Board's roles and responsibilities shall be as follows: - Review the accomplishments achieved with Community Enhancement Fund dollars for each fiscal year to be highlighted in the annual Community Enhancement Fund Citizen Report and provide feedback to staff. - Confirm the amount of revenues received in the prior fiscal year in comparison to the budget. - Review actual expenditures to ensure that they were in alignment with the Community Enhancement Fund grant awards and budget allocation approved by the City Council. - Review each Community Enhancement Fund grantee's compliance with the City's reporting requirements and make recommendations to exclude noncomplying organizations from future award cycles to the City Council for consideration. - Any amended or additional responsibilities as determined by a majority vote of the full City Council. It should be noted that all data to be reviewed will be summarized by staff for ease of review. Community Enhancement Fund Citizen Oversight Board members will be tasked with reviewing these summary reports to ensure board members time is used effectively. Decisions regarding the award of Community Enhancement Fund dollars will not be the responsibility of the oversight board and will remain a City Council function. Community Enhancement Fund Oversight Board members will not receive any compensation for their service.

Full Name

Kathleen Hollingsworth

Full Address

[REDACTED]

[REDACTED]
Phone

[REDACTED]
Email

[REDACTED]
How many years have you been a Rancho Cordova resident?

3

If employed, what is the name of your employer?

CA Prison Industry Authority (CA Dept of Corrections and Rehabilitation)

Do you own property or have business interests in the City of Rancho Cordova?

Yes

Read-Only Content

The Community Enhancement Fund Citizen Oversight Board is expected to meet a couple times per year in the late afternoon to early evening hours. Meetings may last several hours. List any days or evenings that you would not be available.

No restriction at those times.

List your past experience serving within the community of Rancho Cordova.

While I do not have any experience serving within Rancho Cordova I do have 17 years of experience in government positions, both city and state.

Have you ever served as a Community Enhancement Fund Citizen Oversight Board Member before?

No

I believe I will bring the following strengths, skills, knowledge and assets to service on the Community Enhancement Fund Citizen Oversight Board.

While serving as a Prison Industry Manager for the State of CA, I have been responsible for the budget management of numerous multi-million dollar enterprises within CA correctional facilities. I review expenditures, determine profitability and anticipated revenue, monitor budgets, and make recommendations for budget adjustments. I am comfortable presenting this information to executive leadership as well as adhering to government spending policies and ensuring that purchases fall within the required parameters.

State why you want to serve on the Community Enhancement Fund Citizen Oversight Board.

As a resident of Rancho Cordova, it is important to me that funding be appropriately used in the best interest of our community. I believe this level of transparency helps to gain the trust of residents and businesses while building a stronger and more unified city.

Have you ever been a direct recipient of a Community Enhancement Fund grant? A "Direct Recipient" means you are/were a paid employee who received more than \$500 in the last twelve months from an organization or individual that received a grant or that you personally received one.

No

Are you a current direct recipient of a Community Enhancement Fund grant?

No

Do you know of any reason such as a conflict of interest (financial or otherwise), which would adversely affect your ability to serve on the Community Enhancement Fund Citizen Oversight Board?

No

Use this space to provide any additional information or comments.

Upload any additional documentation here. Examples of additional documentation are resumes, letters of recommendation, etc.

Letter of Recommendation - K Hollingsworth.doc

I declare, under penalty of perjury, that all statements in this application are true and complete to the best of my knowledge and belief. I legally reside in the city limits of Rancho Cordova, am at least 18 years of age, and a registered voter of Rancho Cordova.

Yes

Thank you,
City of Rancho Cordova

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Memorandum

Date: October 17, 2019
To: Hiring Authority
Subject: **LETTER OF RECOMMENDATION**

It is my pleasure to recommend Kathleen (Katie) Hollingsworth for a position at your organization. I worked with Katie for two years as her co-worker and Branch Manager in the Healthcare Facilities Maintenance (HFM) Program, where she effectively demonstrated leadership and organizational skills as a Prison Industries Manager for the California Prison Industry Authority (CALPIA).

During our time together, Katie was responsible for thirteen institutions and seven direct reports, overseeing the daily operations of procurement, budgets, hiring, performance management, report writing, staff motivation and problem solving. Katie did a tremendous job at managing competing priorities and overseeing high-profile projects.

Most notably, Katie excelled at managing crisis and high-pressure situations through team building exercises and engagement. I quickly recognized her ability to form strong working relationships and trust in others during tumultuous times. This was an invaluable asset to leadership and the team.

It goes without saying that I highly recommend Katie for your position. Her commitment to success is first-rate. I am confident that her leadership skills and abilities will be a great addition to your organization.

Please feel free to contact me at [REDACTED] should you wish to discuss in further detail. I would be honored to expand on my recommendation.

Sincerely,

DOLORES OLIVAREZ
Operations Manager
California Prison Industry Authority

From: [City of Rancho Cordova](#)
To: [Stacy Delaney](#); [Daniel Leonardich](#)
Subject: *NEW SUBMISSION* Community Enhancement Fund Citizen Oversight Board Application
Date: Monday, September 21, 2020 11:40:20 AM

Community Enhancement Fund Citizen Oversight Board Application

Submission #: 551272
IP Address: 98.208.73.236
Submission Date: 09/21/2020 11:40
Survey Time: 5 minutes, 34 seconds

You have a new online form submission.

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

Background: With the passage of Measure H, a 1/2-cent sales tax measure, the City Council expressed interest in establishing an oversight board that would review the manner in which Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board, established in 2018, provides an additional layer of transparency to the community. If you are interested in applying to serve a two-year term on the Community Enhancement Fund Citizen Oversight Board you must be a full-time resident of Rancho Cordova who is at least 18 years of age. You must also be a registered voter of Rancho Cordova and shall not be a direct recipient of Community Enhancement Fund monies. **Purpose:** The City Council established a Community Enhancement Fund Citizen Oversight Board to provide a review and audit of how tax revenues from Measure H are spent by the City and provide feedback. Community Enhancement Fund Citizen Oversight Board members shall serve a two-year term to align with the City's budget cycle. Community Enhancement Fund Citizen Oversight Board members may apply for additional terms. **Roles and Responsibilities:** The Community Enhancement Fund Citizen Oversight Board's roles and responsibilities shall be as follows: - Review the accomplishments achieved with Community Enhancement Fund dollars for each fiscal year to be highlighted in the annual Community Enhancement Fund Citizen Report and provide feedback to staff. - Confirm the amount of revenues received in the prior fiscal year in comparison to the budget. - Review actual expenditures to ensure that they were in alignment with the Community Enhancement Fund grant awards and budget allocation approved by the City Council. - Review each Community Enhancement Fund grantee's compliance with the City's reporting requirements and make recommendations to exclude noncomplying organizations from future award cycles to the City Council for consideration. - Any amended or additional responsibilities as determined by a majority vote of the full City Council. It should be noted that all data to be reviewed will be summarized by staff for ease of review. Community Enhancement Fund Citizen Oversight Board members will be tasked with reviewing these summary reports to ensure board members time is used effectively. Decisions regarding the award of Community Enhancement Fund dollars will not be the responsibility of the oversight board and will remain a City Council function. Community Enhancement Fund Oversight Board members will not receive any compensation for their service.

Full Name

lara popyack

Full Address

[REDACTED]

[REDACTED]
Phone

[REDACTED]
Email

[REDACTED]
How many years have you been a Rancho Cordova resident?

13

If employed, what is the name of your employer?

N/A

Do you own property or have business interests in the City of Rancho Cordova?

Yes

Read-Only Content

The Community Enhancement Fund Citizen Oversight Board is expected to meet a couple times per year in the late afternoon to early evening hours. Meetings may last several hours. List any days or evenings that you would not be available.

Any days and times work.

List your past experience serving within the community of Rancho Cordova.

I have volunteered for many agencies and organizations as well as contributed and supported Hummingbird Theater here in Rancho Cordova.

Have you ever served as a Community Enhancement Fund Citizen Oversight Board Member before?

No

I believe I will bring the following strengths, skills, knowledge and assets to service on the Community Enhancement Fund Citizen Oversight Board.

I am a dedicated public servant and bring more than 20 years in media and communications to the table.

State why you want to serve on the Community Enhancement Fund Citizen Oversight Board.

As our country dives deeper into divisions, you must remember that all politics is local. So it is my (our) responsibility and part of our social contract to engage, participate and inspire our communities and residents to care for our city, family, and neighbors. Serving on the Board is my way of being part of the solution and creating a space for growth and commitment to Rancho Cordova.

Have you ever been a direct recipient of a Community Enhancement Fund grant? A "Direct Recipient" means you are/were a paid employee who received more than \$500 in the last twelve months from an organization or individual that received a grant or that you personally received one.

No

Are you a current direct recipient of a Community Enhancement Fund grant?

No

Do you know of any reason such as a conflict of interest (financial or otherwise), which would adversely affect your ability to serve on the Community Enhancement Fund Citizen Oversight Board?

No

Use this space to provide any additional information or comments.

Upload any additional documentation here. Examples of additional documentation are resumes, letters of recommendation, etc.

LNP-CV_compressed.pdf

I declare, under penalty of perjury, that all statements in this application are true and complete to the best of my knowledge and belief. I legally reside in the city limits of Rancho Cordova, am at least 18 years of age, and a registered voter of Rancho Cordova.

Yes

Thank you,
City of Rancho Cordova

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nohoch.com

LARA N. POPYACK

DIRECTOR of PUBLIC RELATIONS & MEDIA

Uptown Studios // SACRAMENTO, CA // 2019 - PRESENT

Create and build relationships between public, private, non-profit and governmental agencies. Create and implement communications goals and objectives for wide variety of clients. Write, produce content strategies for internal and external stakeholders. Create timelines, budgets and complete media strategies for clients including CSAC, SCOE, CPUC, LG Campaigns, political candidates and public initiatives. Collaborate with stakeholders, board members and critical staff to create strategic marketing plans, communication and demographic messaging. Build coalitions across diverse CBOs, non-profits focused on equity, justice, health and wellness, political alliances and big data. Provide talking points and on-camera direction for English and Spanish media. Write external and internal messaging for a variety of profit, no-profit, governmental and local agencies. Create a warm, creative, safe place for employees and team members to thrive, grow and support each other and community with "Designs for Social Change".

DIRECTOR / MANAGER

Firestar Studios // SACRAMENTO, CA // 2015 - 2019

Manage and execute the entire process of content creation under the umbrella of the California Professional Firefighters. Develop and create content based on the needs and political direction of the organization. Guide outside political clients to create messaging and demographic appropriate content for election and political campaigns. Develop and produce conventions and conferences, LED walls, live streaming, multi-screen content, audio and visual cues. Produce and create marketing and recruitment content based on the fire service needs and demographics. Work with other civil service agencies and organizations to create short and long-form content to highlight historical, political and current events. Budget and manage staff, freelancers, production calendars, internal and external initiatives. Collaborate with multiple clients and manage projects for budget, time and creative deliverables. Collaborate with communications staff on branded content and mission critical projects. Strategic campaign marketing including conceptualization, design, pre to post production, distribution and analytics. Lead, manage and direct all website creation, digital and social media campaigns and initiatives, branding and communication messaging. Develop and manage outreach campaigns directed at public policy, innovation, leadership, recruitment and other strategies for corporate and non-profit brands. Spearhead and motivate team members to foster morale, improve communication, promote employee engagement and develop high performing teams.

MEDIA DIRECTOR

CA State Fair // SACRAMENTO, CA // MAY 2014 - AUG 2015

Collaborate with local, national and international media to promote and position Cal Expo events and the CA State Fair, their messaging, marketing objectives and strategic communication goals using all platforms and outlets for maximum exposure. Update website, write press releases, manage media expectations and events. Manage and motivate large teams of staff and interns with scalable goals and metrics. Research metrics and analytics of traditional, social and emerging media. Calendar and manage all social media and branding strategies. Collaborate with stakeholders to promote Cal Expo events and the CA State Fair, marketing vision, branding and positioning. Build strong relationships with all media outlets, media buyers and social influencers. Build and maintain relationships with Spanish-speaking media and journalists. Create crisis communication plans using all variables, EMS partners and IC protocol. Direct team of sponsors, marketing partners and brand influencers for maximum exposure and eyeballs. Maintain branding strategies for internal and external clients within the Cal Expo boundaries. Develop messaging and activities to support the non-profit, horse racing, State Fair, innovation and public policy as it relates to the mission of Cal Expo and the California State Fair. Write creative briefs and drive design vision / strategies for projects. Collaborate with other groups like developers, engagement managers and UX designers to deliver high-quality creative for both internal and client-facing projects. Represent the organization as required, including serving as a spokesperson and attending important functions, events, press conferences, and meetings. Event logistics.

OBJECTIVES

Work with like-minded, goal-oriented teams of marketing, communications and production professionals to create visually innovative and smart content as well as strategic messaging for new and traditional media using my decades of experience and knowledge to win hearts, minds and eyeballs.

QUALIFICATIONS

I have a unique combination of skills focusing on communication, marketing and business combined with deep knowledge and experience in press relations, video production, live news producing and directing.

I have extensive experience with communications and media exposure and media buying. I have more than two decades of experience in live shows, events and broadcasts with extensive foreign production travel. I am bilingual in Spanish and a certified PADI SCUBA and Emergency Services instructor.

I am an experienced editor on multiple platforms including the Adobe Creative Cloud suite.

I am a detail-oriented, problem-solving, water-loving, adventure seeker, an AV and marketing geek as well as a shot blocking perfectionist and message creation master.

I am able to effectively balance long-term strategic plans while overseeing day-to-day tactical project executions (and have some fun while doing it).

EDUCATION ITEM 16.1.

2007 - 2009

UNIVERSITY OF CALIFORNIA AT DAVIS (EXT)

Marketing & Public Relations,
Writing for Public Relations,
Marketing for Social Media &
Digital Platforms

2008

BAY AREA VIDEO COALITION

Motion Graphics,
Final Cut Pro Advanced

2000

PADI CERTIFIED SCUBA INSTRUCTOR

EMS Instructor

1989-1992

COLLEGE OF SAN MATEO

Political Science

SKILLS

ADOBE CCS

DEMO & PSYCHO GRAPHIC ANALYSIS

SPANISH LANGUAGE

SOCIAL MEDIA PLATFORMS & CALENDARS

TALENT ACQUISITION

BRANDING & MARKETING STRATEGIES

SEO

INTERNAL & EXTERNAL COMMUNICATION

TEAM BUILDING

HUMAN CENTERED DESIGN

PROJECT MANAGEMENT & SOFTWARE

STRATEGIC THINKING

LIVE STREAMING TECHNOLOGY

CRISIS COMMUNICATIONS

PRODUCING/DIRECTING LIVE SHOWS

ATTACHMENT 1

PRODUCER / WRITER

ABC News10 // SACRAMENTO, CA // 2009 - 2012

Manage, write and direct live morning show with responsibilities including, but not limited to, show stacking, segment producing, crew management, satellite feeds, script writing, set design, Nielsen ratings tracking, show marketing and sales. Manage and collaborate between new media team and executive producers for cohesive branding, messaging and goal completion. Cross-promote web, air and specials for ABC News10. Manage, direct and produce digital and social media content, branding and strategies. Work with national ABC brand and team for branding, messaging and goal-oriented programs, interstitials and initiatives. Direct live show with multiple segments and talent including satellite segments, audio and visual cues. Conduct demographic studies and analytics to ensure audience retention.

TOPICAL PRODUCER

ABC News10 // SACRAMENTO, CA // 2011

Write, produce, shoot and edit news breaks, interstitials, ABC branded content and local branded initiatives. Research and share demographic, psychographic and market data along with Nielsen statistics to brand and position ABC News10 as a leader in local news and entertainment. Partner with on-air talent for news stories, audience retention and traction across local and national ABC branding strategies. Part of a celebrated ABC team that beat NBC in our market for the first time in over a decade.

MARKETING AND PROMOTIONS PRODUCER / EDITOR

PBS KVIE // SACRAMENTO, CA // 2007 - 2009

Write, shoot, produce all promotional content and interstitial material including long form, live to tape PBS shows. Develop and manage new marketing campaigns focused on demographics and psychographics and specific PBS branding. Final Cut Pro editor and motion graphics production. Create, write, produce, shoot annual heritage month campaigns. Monthly live pledge production including, but not limited to audio control booth and camera. Manage camera and voice talent. Responsible for client concept through program delivery. Manage weekly demographic studies and reports. Communicate and work with web and new media team to create and execute cross-promotional spots. Collaborate with studio leadership to define strategy and long-term planning. Create and execute strategic corporate communications programs to reach target audiences and to support the marketing and business development objectives.

CREATIVE DIRECTOR

Nohoch Productions // WORLDWIDE // 1996 - 2015

Manage strategic partnerships to maximize sponsorship and production value. Cultivate production partnerships for maximum ROI and leverage. Manage all content creation teams from pre-production through distribution including legal and insurance deliverables. Manage productions and projects ranging from documentaries, corporate image, commercials, instant shows and travel. Clients include MTV, National Geographic, The History Channel, TVE Spanish Television, TF1 French Television, ABC, PBS, The Travel Channel, The Learning Channel, American Express, Cargill Corporation, CitiFinancial, Wells Fargo Bank, Cancun Aquarium, Young Presidents Organization. Responsible for traditional and social marketing campaigns. Research and knowledge of current and cutting-edge technology. Extensive non-profit branding and strategic communications work. Live event and show support including, but not limited to, pre-production, show stacking, staging, video rolls, creative assets and graphics as well as live streaming and show calling. Build strong relationships with clients, partners, freelancers, executive producers and distributors.

MEMBERSHIPS

BAY AREA WOMEN IN TELEVISION // SEVA AWARDS JUDGING COUNCIL // TELLY AWARDS JUDGING COUNCIL // CONSCIOUS LEADERSHIP GROUP // ALLIANCE FOR WOMEN IN MEDIA AND PUBLIC RELATIONS SOCIETY OF AMERICA // WOMEN IN SPORTS MEDIA // CAPIO // SAC PRESS CLUB // PRSA



From: [City of Rancho Cordova](#)
To: [Stacy Delaney](#); [Daniel Leonardich](#)
Subject: *NEW SUBMISSION* Community Enhancement Fund Citizen Oversight Board Application
Date: Friday, September 18, 2020 8:02:48 AM

Community Enhancement Fund Citizen Oversight Board Application

Submission #: 546717
IP Address: 76.192.53.239
Submission Date: 09/18/2020 8:02
Survey Time: 22 minutes, 39 seconds

You have a new online form submission.

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

Background: With the passage of Measure H, a 1/2-cent sales tax measure, the City Council expressed interest in establishing an oversight board that would review the manner in which Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board, established in 2018, provides an additional layer of transparency to the community. If you are interested in applying to serve a two-year term on the Community Enhancement Fund Citizen Oversight Board you must be a full-time resident of Rancho Cordova who is at least 18 years of age. You must also be a registered voter of Rancho Cordova and shall not be a direct recipient of Community Enhancement Fund monies. **Purpose:** The City Council established a Community Enhancement Fund Citizen Oversight Board to provide a review and audit of how tax revenues from Measure H are spent by the City and provide feedback. Community Enhancement Fund Citizen Oversight Board members shall serve a two-year term to align with the City's budget cycle. Community Enhancement Fund Citizen Oversight Board members may apply for additional terms. **Roles and Responsibilities:** The Community Enhancement Fund Citizen Oversight Board's roles and responsibilities shall be as follows: - Review the accomplishments achieved with Community Enhancement Fund dollars for each fiscal year to be highlighted in the annual Community Enhancement Fund Citizen Report and provide feedback to staff. - Confirm the amount of revenues received in the prior fiscal year in comparison to the budget. - Review actual expenditures to ensure that they were in alignment with the Community Enhancement Fund grant awards and budget allocation approved by the City Council. - Review each Community Enhancement Fund grantee's compliance with the City's reporting requirements and make recommendations to exclude noncomplying organizations from future award cycles to the City Council for consideration. - Any amended or additional responsibilities as determined by a majority vote of the full City Council. It should be noted that all data to be reviewed will be summarized by staff for ease of review. Community Enhancement Fund Citizen Oversight Board members will be tasked with reviewing these summary reports to ensure board members time is used effectively. Decisions regarding the award of Community Enhancement Fund dollars will not be the responsibility of the oversight board and will remain a City Council function. Community Enhancement Fund Oversight Board members will not receive any compensation for their service.

Full Name

Olga Maclovía Escobar

Full Address

[REDACTED]

[REDACTED]
Phone

[REDACTED]
Email

[REDACTED]
How many years have you been a Rancho Cordova resident?

1

If employed, what is the name of your employer?

Ono Hawaiian Bbq

Do you own property or have business interests in the City of Rancho Cordova?

Yes

Read-Only Content

The Community Enhancement Fund Citizen Oversight Board is expected to meet a couple times per year in the late afternoon to early evening hours. Meetings may last several hours. List any days or evenings that you would not be available.

Unless I have to work a double shift at work. Otherwise my afternoons and evenings are completely free.

List your past experience serving within the community of Rancho Cordova.

I just moved here last year Sep. 17, 2020, from Los Angeles. I do not know anything out here and what better way to learn about Rancho Cordova and Northern California then serving.

Have you ever served as a Community Enhancement Fund Citizen Oversight Board Member before?

No

I believe I will bring the following strengths, skills, knowledge and assets to service on the Community Enhancement Fund Citizen Oversight Board.

I use to be involved my kids school committees and was a representative for my school at district level. I would bring new insight, new perspective, and bring fresh ideas. I was born and raised in Los Angeles and do not want my new home to resemble anything similar to where I come from. Even though it was many years ago I still want to learn and serve especially now that I have moved to completely new region of California. I served in these committees for about 6 to 8 years and I learned many things. I was the president of Elac, Clac, And School Security Commity. I was in the committee with the principle and was in the committee the over saw the school spending as well.

State why you want to serve on the Community Enhancement Fund Citizen Oversight Board.

I am just getting to know my surroundings and do not know the history, nor what this area has to offer. What better way to get to know my new city then to serve. I know this will open more doors for me and my children. Also as an added bonus I get to learn new things and how to help my community that I am now calling home.

Have you ever been a direct recipient of a Community Enhancement Fund grant? A "Direct Recipient" means you are/were a paid employee who received more than \$500 in the last twelve months from an organization or individual that received a grant or that you personally received one.

No

Are you a current direct recipient of a Community Enhancement Fund grant?

No

Do you know of any reason such as a conflict of interest (financial or otherwise), which would adversely affect your ability to serve on the Community Enhancement Fund Citizen Oversight Board?

No

Use this space to provide any additional information or comments.

I know that with this opportunity it will open many more doors for me and my children. I want to learn as much as I can. I also know that being involved with this committee it will allow me to get to know the people that also live here and I will be able to be involved in other communities.

Upload any additional documentation here. Examples of additional documentation are resumes, letters of recommendation, etc.

I declare, under penalty of perjury, that all statements in this application are true and complete to the best of my knowledge and belief. I legally reside in the city limits of Rancho Cordova, am at least 18 years of age, and a registered voter of Rancho Cordova.

Yes

Thank you,
City of Rancho Cordova

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: [City of Rancho Cordova](#)
To: [Stacy Delaney](#); [Daniel Leonardich](#)
Subject: *NEW SUBMISSION* Community Enhancement Fund Citizen Oversight Board Application
Date: Monday, September 21, 2020 8:00:33 AM

Community Enhancement Fund Citizen Oversight Board Application

Submission #: 550545
IP Address: 192.247.84.40
Submission Date: 09/21/2020 8:00
Survey Time: 17 minutes, 25 seconds

You have a new online form submission.

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

Background: With the passage of Measure H, a 1/2-cent sales tax measure, the City Council expressed interest in establishing an oversight board that would review the manner in which Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board, established in 2018, provides an additional layer of transparency to the community. If you are interested in applying to serve a two-year term on the Community Enhancement Fund Citizen Oversight Board you must be a full-time resident of Rancho Cordova who is at least 18 years of age. You must also be a registered voter of Rancho Cordova and shall not be a direct recipient of Community Enhancement Fund monies. **Purpose:** The City Council established a Community Enhancement Fund Citizen Oversight Board to provide a review and audit of how tax revenues from Measure H are spent by the City and provide feedback. Community Enhancement Fund Citizen Oversight Board members shall serve a two-year term to align with the City's budget cycle. Community Enhancement Fund Citizen Oversight Board members may apply for additional terms. **Roles and Responsibilities:** The Community Enhancement Fund Citizen Oversight Board's roles and responsibilities shall be as follows: - Review the accomplishments achieved with Community Enhancement Fund dollars for each fiscal year to be highlighted in the annual Community Enhancement Fund Citizen Report and provide feedback to staff. - Confirm the amount of revenues received in the prior fiscal year in comparison to the budget. - Review actual expenditures to ensure that they were in alignment with the Community Enhancement Fund grant awards and budget allocation approved by the City Council. - Review each Community Enhancement Fund grantee's compliance with the City's reporting requirements and make recommendations to exclude noncomplying organizations from future award cycles to the City Council for consideration. - Any amended or additional responsibilities as determined by a majority vote of the full City Council. It should be noted that all data to be reviewed will be summarized by staff for ease of review. Community Enhancement Fund Citizen Oversight Board members will be tasked with reviewing these summary reports to ensure board members time is used effectively. Decisions regarding the award of Community Enhancement Fund dollars will not be the responsibility of the oversight board and will remain a City Council function. Community Enhancement Fund Oversight Board members will not receive any compensation for their service.

Full Name

Tegan Knifton

Full Address

[REDACTED]

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

How many years have you been a Rancho Cordova resident?

10

If employed, what is the name of your employer?

SMUD

Do you own property or have business interests in the City of Rancho Cordova?

Yes

Read-Only Content

The Community Enhancement Fund Citizen Oversight Board is expected to meet a couple times per year in the late afternoon to early evening hours. Meetings may last several hours. List any days or evenings that you would not be available.

None

List your past experience serving within the community of Rancho Cordova.

I am a graduate of Leadership Rancho Cordova, class X. I've served on the Board of Directors for the Sacramento Children's Museum. I am a member of River City Christian church, volunteering in children's ministry for the past 5 years and participating in various community programs through the church such as Christmas in Cordova and River City's Christmas Mall. I have three kids in Rancho Cordova public schools and have served on the board of directors for the Navigator PTA for four of the last six years. I am also actively involved in my Somerset Ranch community, partnering with Lorianne Ulm to plan and implement events and activities for my community.

Have you ever served as a Community Enhancement Fund Citizen Oversight Board Member before?

No

I believe I will bring the following strengths, skills, knowledge and assets to service on the Community Enhancement Fund Citizen Oversight Board.

My experience as a mother, energy advisor, and advocate for the citizens of Rancho Cordova lend a unique perspective. I have spent the last nine years working for SMUD, Rancho's community-owned electric service, assisting residential and commercial customers in managing their bills, achieving sustainability goals, and running successful and profitable businesses. I have a degree from CSUS in Kinesiology and have an interest in health and safety. I am organized, logical and pragmatic, and am characterized as someone who takes action, enabling groups to find solutions and compromise.

State why you want to serve on the Community Enhancement Fund Citizen Oversight Board.

I am always looking for opportunities to serve my community and feel I can offer an objective perspective on this board. I am cognizant of the disparities between communities and of how some communities may receive an imbalanced proportion of attention and funds when they are not represented in certain groups. My goal is to ensure that all group, neighborhoods, causes, and ideas are given equal consideration and attention.

Have you ever been a direct recipient of a Community Enhancement Fund grant? A "Direct Recipient" means you are/were a paid employee who received more than \$500 in the last twelve months from an organization or individual that received a grant or that you personally received one.

No

Are you a current direct recipient of a Community Enhancement Fund grant?

No

Do you know of any reason such as a conflict of interest (financial or otherwise), which would adversely affect your ability to serve on the Community Enhancement Fund Citizen Oversight Board?

No

Use this space to provide any additional information or comments.

Upload any additional documentation here. Examples of additional documentation are resumes, letters of recommendation, etc.

Resume-Manager, Field Metering.docx

I declare, under penalty of perjury, that all statements in this application are true and complete to the best of my knowledge and belief. I legally reside in the city limits of Rancho Cordova, am at least 18 years of age, and a registered voter of Rancho Cordova.

Yes

Thank you,
City of Rancho Cordova

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TEGAN KNIFTON

EXPERIENCE**Supervisor, Commercial Delivery
SMUD****12/2016 – present
Sacramento, CA**

- Provide direction to a team of Strategic Account Advisors in complex customer interactions, customized solutions and ongoing relationships. Ensure the customer relationship is deepened through outcome-oriented, comprehensive account planning and successful plan execution.
- Developed and implemented SAA metrics, monitored employee performance, provided timely feedback and took corrective action as required. Provide guidance and mentorship to direct reports, peers, and others in the department. Ensure continued professional development of employees using available internal and external resources.
- Established direct, ongoing, professional relationships with C-suite and decision-making leaders and staff with key customers from grocery, retail, hospitality, and property management segments within SMUD. Assumed responsibility for determining and responding to commercial customer needs. Navigated and understood customers' internal political structure, specifically at the executive level, and attended customer meetings, presentations, focus groups, and service projects where beneficial.
- Increased participation in new and existing SMUD services, coordinated requests for services with responsible departments and initiated new service programs based on in-depth analysis of customer needs.
- Act as a subject matter expert in the area of Rates, Energy Services, Customer Services and Billing, Energy Operations, and Distribution Services for Retail, Property Management, and Hospitality key customers. Additionally, resolve various customer-related policy and service issues reported through management pertaining to aforementioned areas.
- Work with internal teams to ensure operational efficiencies and service levels exceed customer expectations through strong customer service orientation, with excellent follow through.
- Support SMUD efforts with respect to community involvement by participating regularly in community service activities and organizations, including Board service for the Sacramento Children's Museum.
- Employed change management techniques and best practices to ensure employee engagement through a department realignment, maintaining a seamless customer experience.
- Planned, coordinated, and implemented the first Commercial Blitz, including developing targeted marketing materials and messaging for SAA's to share with customers.
- Created and implemented email and physical marketing campaigns to share messaging with targeted customers around outage preparation, customers' Annual Relationship Summaries, and segment-specific leave-behinds for the food service segment.

**Supervising Customer Service Representative
Sacramento Municipal Utility District****12/2014 – 12/2016
Sacramento, CA**

- Developed, implemented, and evaluated performance measures, application, planning and evaluation for Contact Center CSR's in alignment with SMUD 3.0 Competencies that included Average Handle Time, First Call Resolution, and Quality Assurance.
- Served as the main point of contact for achieving all Contact Center Safety targets.
- Supported process improvement through participation in journey mapping, business process mapping, and decision-making meetings for Payment Arrangements and Web Moves. Identified opportunities for process improvement, operational efficiency, and improved data governance, and initiated and implemented change.
- Demonstrated ability to work with and support cross-functional project teams, including Grid Assets, Commercial Delivery, Marketing, and others.
- Utilized project management tools, techniques, and methodologies to initiate, develop, and implement process improvement across Customer Operations for Law Enforcement Information Requests.
- Maintained a focus on customer experience excellence through the Customer Experience Guiding Principles.
- Gained experience with Work Force Optimization tools such as Work Force Management, Quality Assurance, Interactive Voice Response, Self Service Web and Mobile technologies, and Exception Management.
- Prioritized and coordinated daily, weekly, monthly, and annual tasks to complete projects within deadlines.

Senior Customer Service Representative
Sacramento Municipal Utility District

12/2011 – 12/2014
Sacramento, CA

- Initiated and implemented process improvement for the EnergyHelp program through the BTSR, working collaboratively with Customer Solutions and IT.
- Demonstrated effective Interpersonal Savvy as the Key Campaigner for the Contact Center in the 2013 Combined Charities campaign, increasing giving and participation 300% over the prior year.
- Provided Customer Experience Excellence through SMUD's telephone customer service channel to both peers and customers, deescalating calls pertaining to sensitive subjects throughout the Smart Meter roll out.

Owner/Event Designer
Pear Tree Events

1/2009 – 2/2012
Sacramento, CA

- Planned, coordinated and executed events for up to 250 guests with budgets of up to \$25K.
- Oversaw the planning and execution of logistics and operations for special events.
- Managed facility selection, contracting, pricing, transportation, accommodations, food and beverage selections and audio/visual service arrangements.
- Worked with clients, vendors, and employees on all aspects of planning the event, including budget guidelines and timelines.
- Produced and procured event materials and accessories.
- Achieved business objectives and secured new business through leads generated from special events and trade shows, as well as by referrals.
- Negotiated and managed contracts with sub-contractors and vendors.

Branch Manager/Business Specialist
Washington Mutual Bank – JPMorgan Chase

6/1999 – 8/2001, 5/2005 -12/2011
Sacramento, CA and Spokane, WA

- Opened two new build branches in Elk Grove, CA and successfully executed business strategies that led to record setting profitability among new branches.
- Effectively partnered with community leaders to drive business and create lasting business relationships with customers in Elk Grove and the surrounding
- Worked to provide strategic, operational, and fiscal leadership while working to reach the company's long-term goals and maintain organizational vision.
- Leveraged change management practices and methodologies to affect sustainable cultural change at the branch level during JPMorgan Chase's acquisition of Washington Mutual.
- Worked collaboratively with loan, business, and investment teams to guide development for client growth.
- Utilized principles and techniques of research and analysis to identify opportunities for efficiency in staffing, effectively utilizing FTE to decrease costs and increase profitability.
- Managed contracts with vendors such as Garda, ADP, Siemens, Paychex, the Federal Reserve, and Deluxe to ensure compliance with all rules and regulations.

Director of Children's Ministries
Arcade Baptist Church

8/2000 – 4/2005
Sacramento, CA

- Utilized servant leadership principles and methodologies to enlist, train, and retain 200+ weekly volunteers ranging in ages from 15 to 85.
- Set, managed, and reconciled accounts for multiple projects as well as salaries and a general operations budget.
- Tracked and managed a \$250K budget, analyzing and adjusting monthly to account for seasonal dips and fluctuations in congregational giving.
- Managed multiple projects concurrently, including mid-week programs, Sunday school, and day camps that served over 500 families.
- Evaluated and prepared annual department budget, presenting to pastoral staff and the Elder Board for approval.
- Organized Vacation Bible School that exceeded goals for both volunteer participation (250) and registrations (700).

EDUCATION

BS, Kinesiology, 2002
California State University, Sacramento

ACHIEVEMENTS

- Served 2 years as a volunteer for Americorps
- Leadership Rancho Cordova program alumni, class of 2016

- Sacramento Children’s Museum Board of Directors, January 2016 to January 2018
- Proficient in Microsoft Office applications, including Word, Excel, Outlook and PowerPoint
- Recognized with SMUD’s 2018 “Spirit of SMUD” award for community involvement in 2017
- Graduated from Western Energy Institute’s Business Acumen for Emerging Leaders program, September 2019

MEMORANDUM



ITEM 16.2.

DATE: October 5, 2020
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Edgar Medina, Senior Civil Engineer
SUBJECT: **2020 PUBLIC WORKS INFRASTRUCTURE UPDATE**

RECOMMENDATION

Receive the 2020 Public Works Infrastructure Update and Recommendations from staff regarding active infrastructure projects.

RESULT OF RECOMMENDED ACTION

This is an informational presentation. Staff will receive comments from City Council and return at a later date to request approval of construction contracts for the following projects:

1. 2020 ADA Sidewalk Improvements - Fall 2020.
2. Mather Field Road Rehabilitation - Spring 2021.
3. 2020 Neighborhood Street Rehabilitation - Spring 2021.
4. White Rock Road Improvements - Early 2021. The road will be closed up to 8 months, from east of Luyung Dr to Stericycle, to expedite construction.
5. Cordova School Zones - Summer 2021.

BACKGROUND

The City of Rancho Cordova has several projects under design, under construction and/or nearing completion in 2020. These projects will enhance connections, safety and beautify the City once completed. Staff will update council regarding status of projects depicted in the attached presentation.

FISCAL IMPACT AND FUNDING SOURCE

Projects are budgeted through various funds per the adopted 2019-2021 budget. There is no fiscal impact to the general fund.

ATTACHMENT(S)

1. 2020 PW Infrastructure Update

2020 Infrastructure Update

October 05, 2020

- Update Council on:
 - Recent Accomplishments
 - Projects Coming Soon
 - Project Awards
- Receive Council Direction

Recent Accomplishments

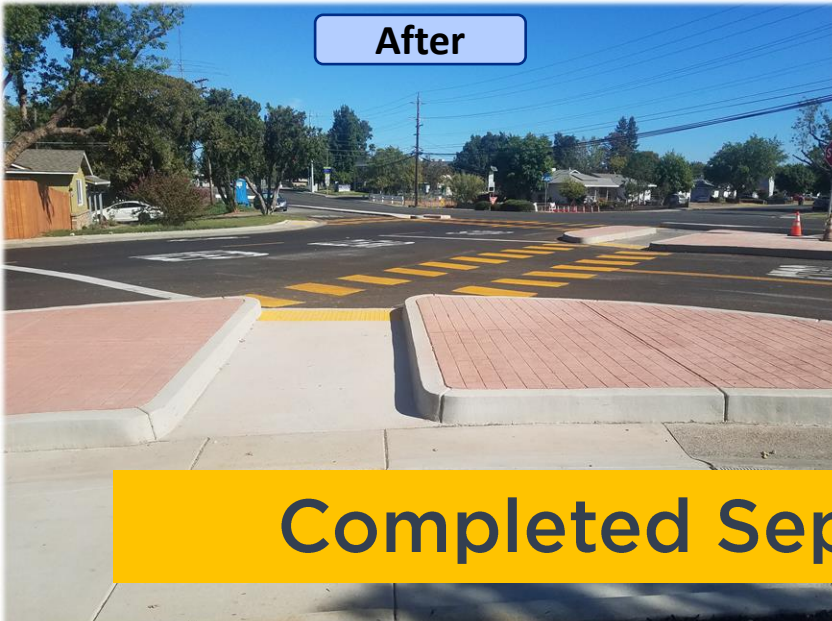
Cordova Park Safe Routes To School



Before



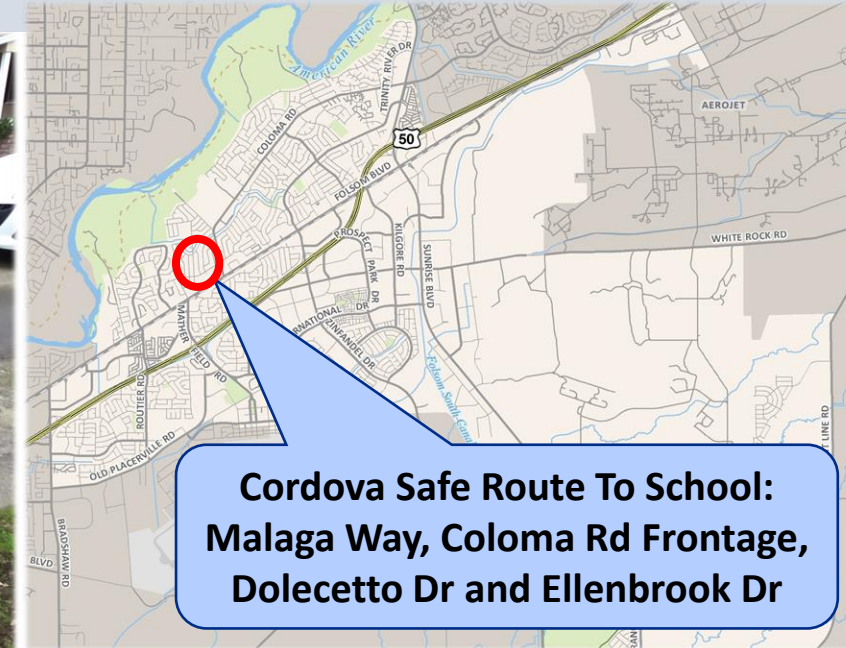
Before



After



After



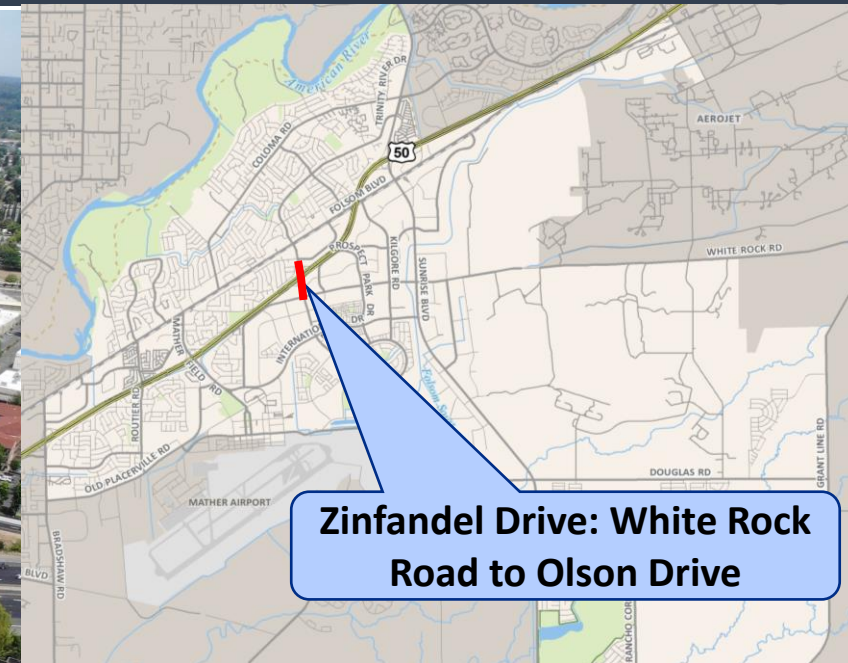
**Cordova Safe Route To School:
Malaga Way, Coloma Rd Frontage,
Dolecetto Dr and Ellenbrook Dr**

- Improves pedestrian access, connectivity, and safety with new sidewalk and signal modifications.
- Establishes pedestrian connections to several schools, shopping centers, and transit stations.

Grant Funds:	\$1, 889,000
Local Funds:	\$610,000
TOTAL PROJECT VALUE:	\$2,499,000

Completed September 2020

Zinfandel Complex



Zinfandel Drive: White Rock Road to Olson Drive

- Widened the bridge structure, added travel lanes, signal upgrades, landscaping and lighting.
- Improved pedestrian and bicycle crossings.
- Increases safety and reduces traffic congestion.

Grant Funds: \$4,438,000

Local Funds: \$8,147,000

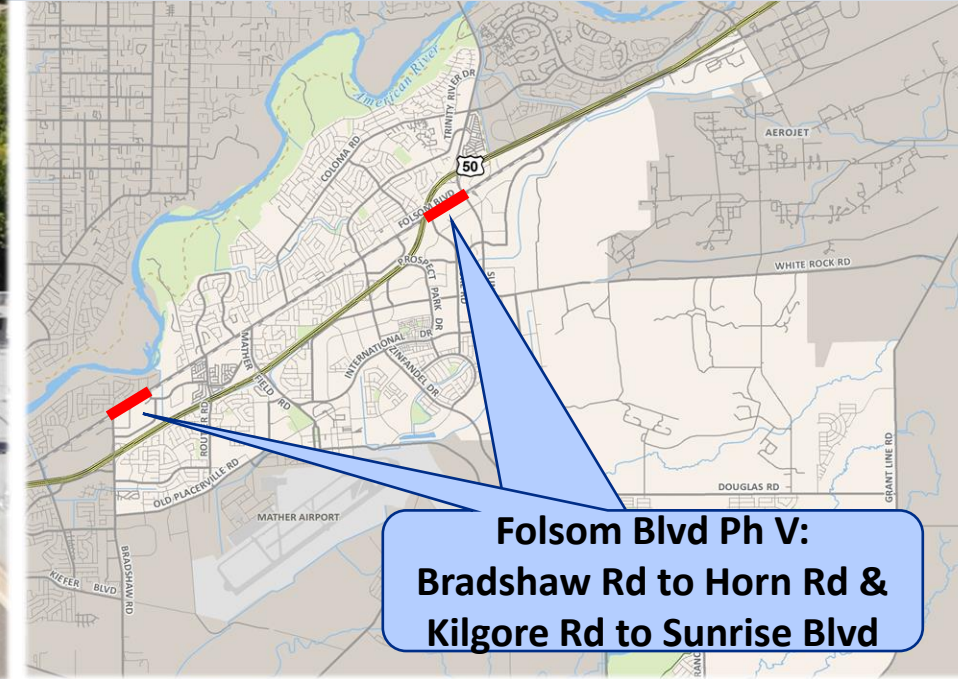
TOTAL PROJECT VALUE \$12,585,000

Completed August 2020

Folsom Blvd Streetscape Enhancement Ph V

ITEM 16.2

ATTACHMENT 1



Before



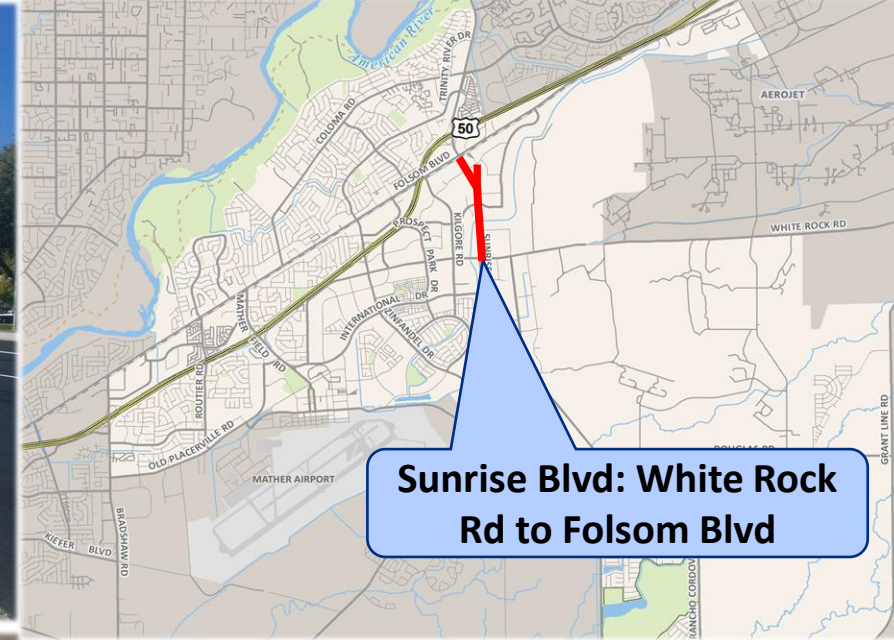
After

- Increases safety with new pedestrian and bike path, lighting, signal improvements, drainage
- Beautifies the Folsom Blvd corridor.

Community Enhancement Fund:	\$75,000
Grant Funds:	\$7,013,220
Local Funds:	\$352,000
TOTAL PROJECT VALUE:	\$7,440,220

Completion Nov 2020

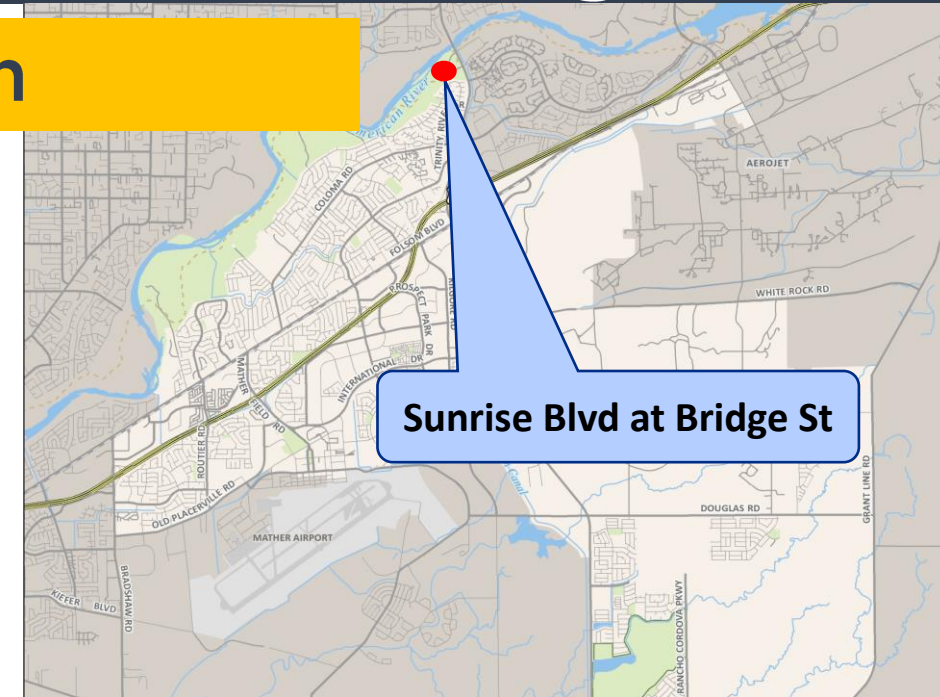
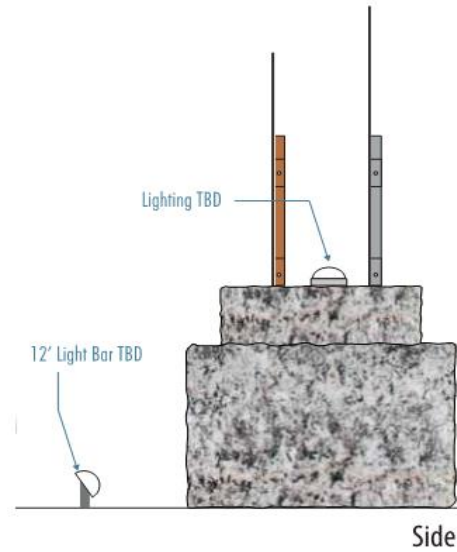
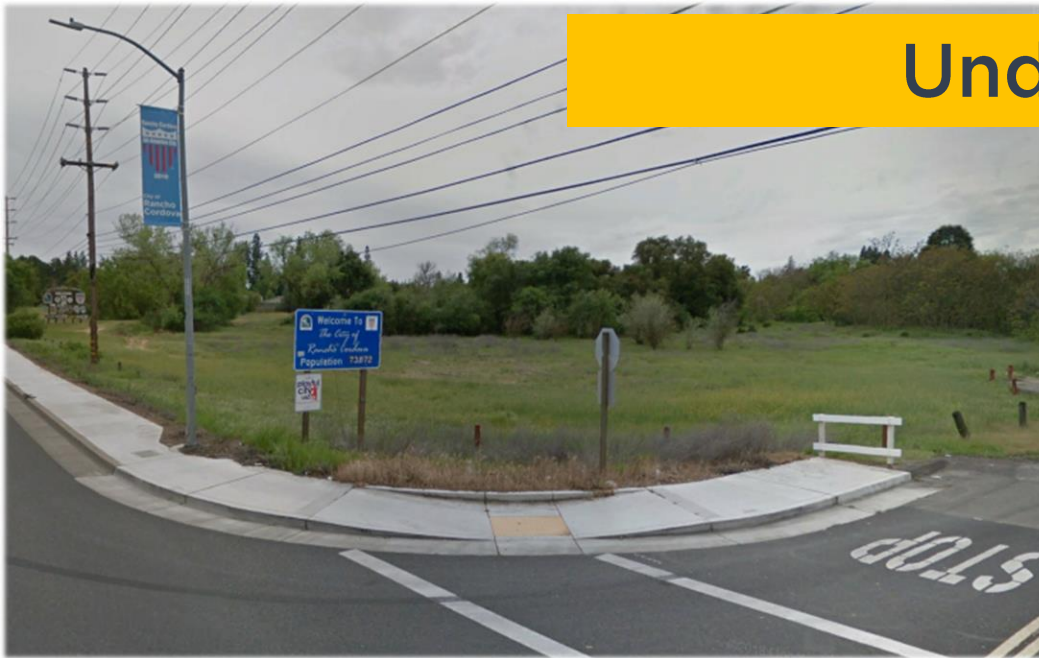
Sunrise Boulevard Rehabilitation



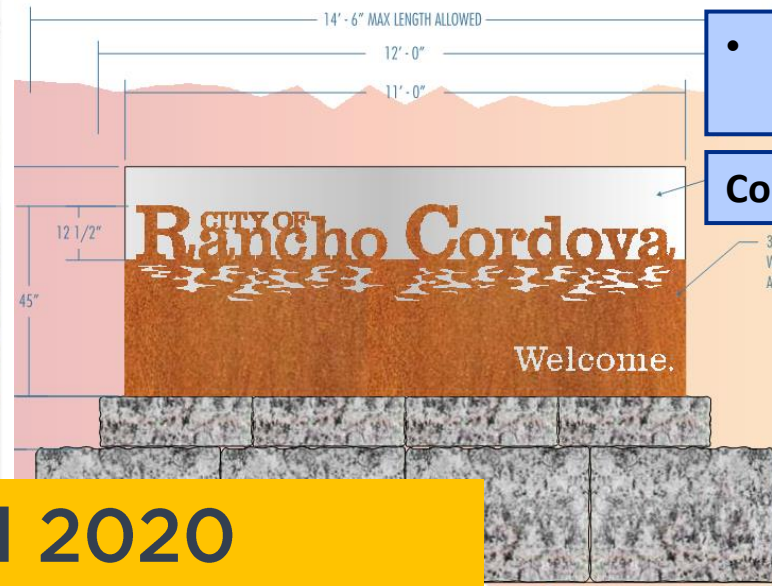
- Rehabilitates pavement.
- Improves safety with widened pedestrian path, bike lanes, lighting, signal upgrades and median landscaping.
- Beautifies the Sunrise Blvd corridor.

Completion Nov 2020

Under Construction



Sunrise Blvd at Bridge St



- New City of Rancho Cordova Entry Monument Sign

Community Enhancement Fund: \$175,000

Completion in Fall 2020

Folsom Boulevard Entry Monument Sign

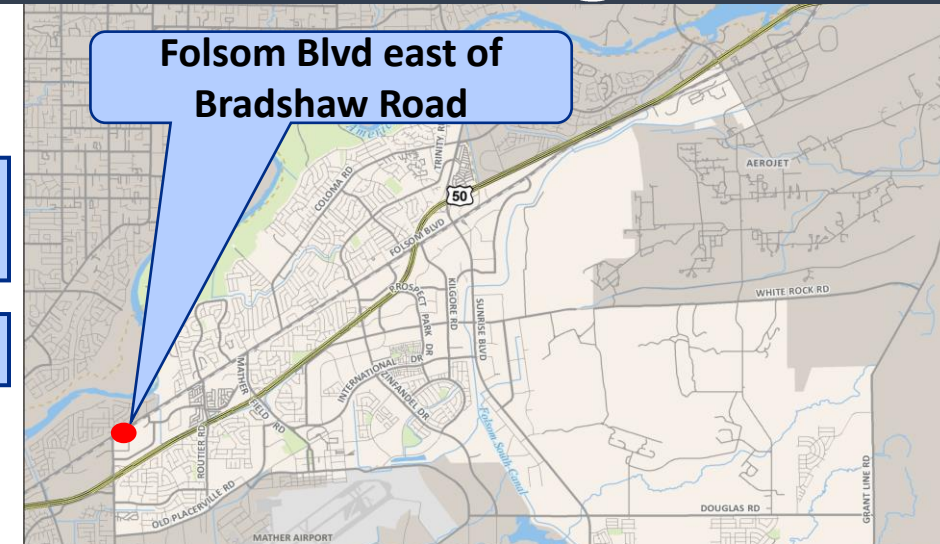
Under Design



- New City of Rancho Cordova Entry Monument Sign

Community Enhancement Fund: \$75,000

Sign Location



Completion in Fall 2020

BACK ELEVATION

Coming Soon

- Projects Under Design:
 - Staff will incorporate Council Comments and return at a future date to request construction contract approval.

Under Design

Various Locations

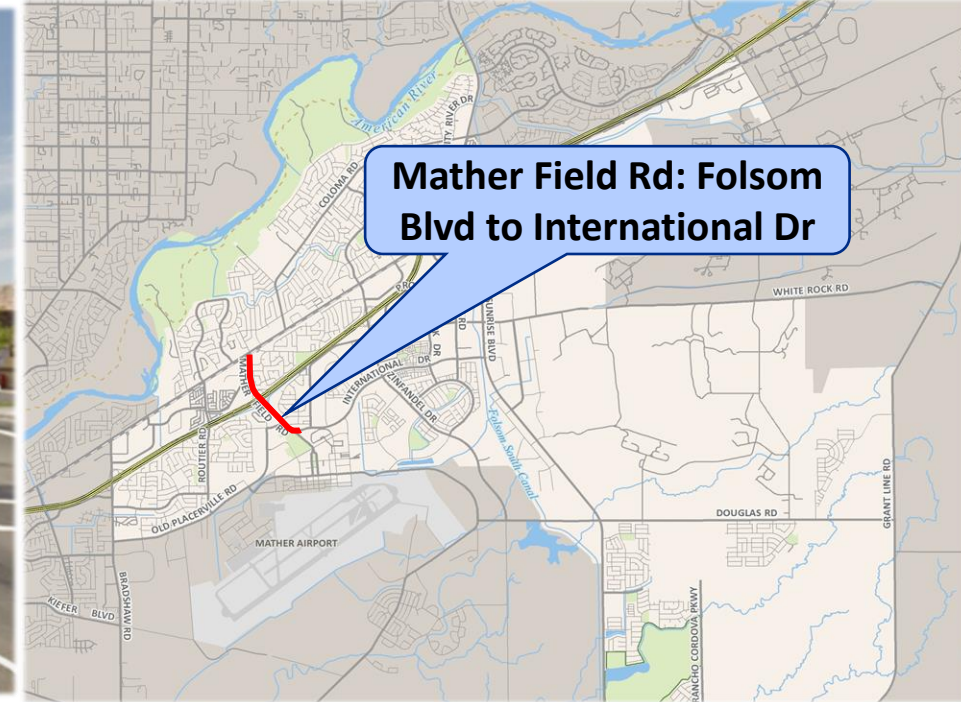
- Improve sidewalks within residential subdivisions.
- Approximately 80 locations.

Community Enhancement Fund:	\$100,000
Local Funds:	\$ 50,000
CDBG:	\$310,000
Total Project Value:	\$460,000

Begin Construction Fall 2021

Mather Field Road Rehabilitation

Under Design



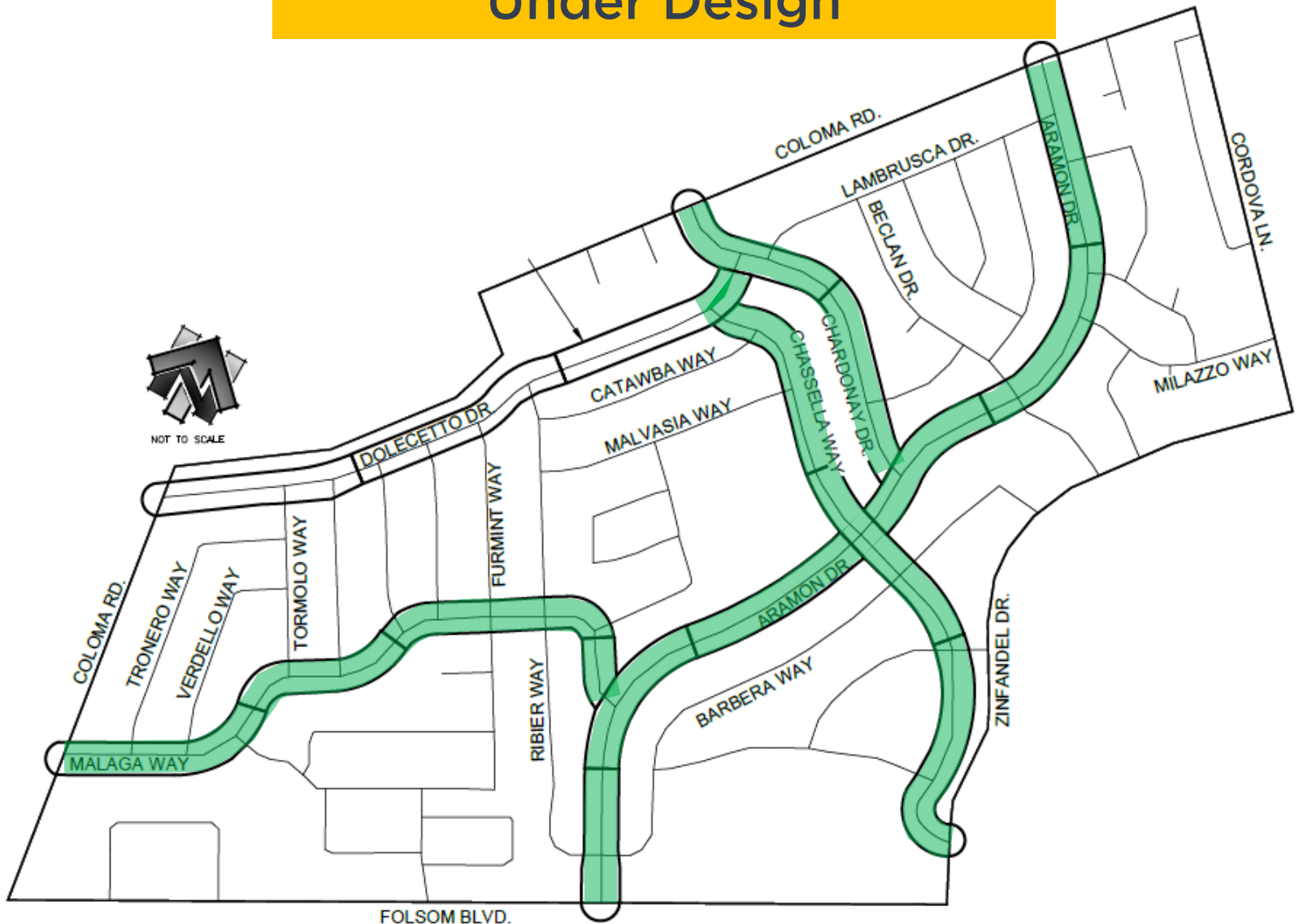
- Pavement rehabilitation, improved sidewalk ramps, signal upgrades and median landscaping.

Community Enhancement Fund:	\$517,700
Local Funds:	\$2,482,300
Total Project Value:	\$3,000,000

Begin Construction Spring 2021



Under Design



Begin Construction Spring 2021

2020 Residential Street Rehab:
Phase 1: Residential Collectors

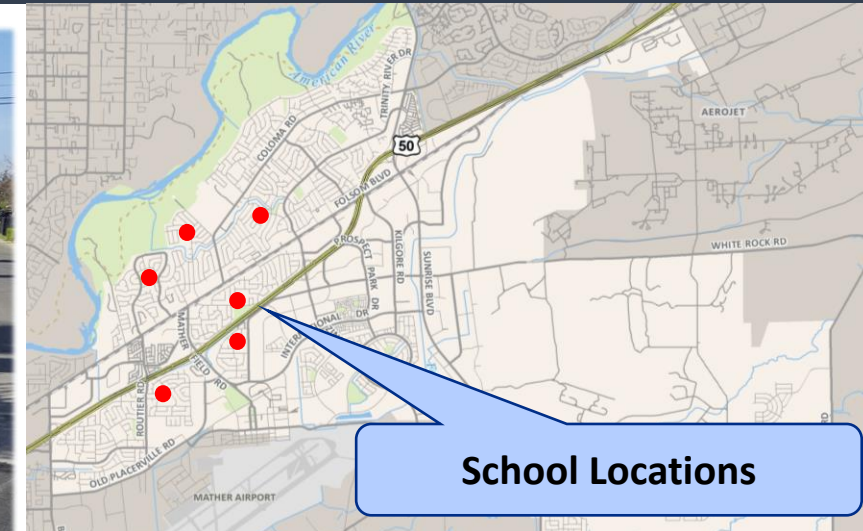
- Pavement rehabilitation, improved sidewalk ramps, improved drainage, and other incidental work as required

Community Enhancement Fund	\$ 662,000
Local Funds:	\$7,710,000
TOTAL PROJECT VALUE:	\$5,372,000

• Phase 1 Proposed Streets:

- Aramon Drive
- Malaga Way
- Chasella Way
- Chardonnay Drive

Under Design



- **Six School Locations**

- Rancho Cordova Elementary
- Cordova Gardens Elementary
- Cordova Meadows Elementary
- White Rock Elementary
- Cordova Villa Elementary
- Abraham Lincoln Elementary
- This project will install high visibility crosswalk, curb ramps, speed feedback signs and rapid rectangular flashing beacon pedestrian crossings.



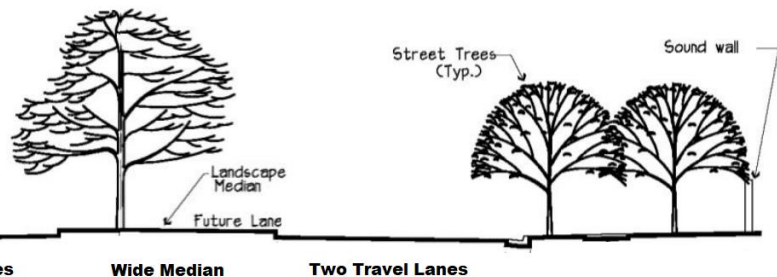
Begin Construction Summer 2021

Grant Funds:	\$1,122,000
Local Funds:	\$ 315,000
TOTAL PROJECT VALUE:	\$1,437,000

Under Final Design



Ph 1 Con. Begin Early 2021



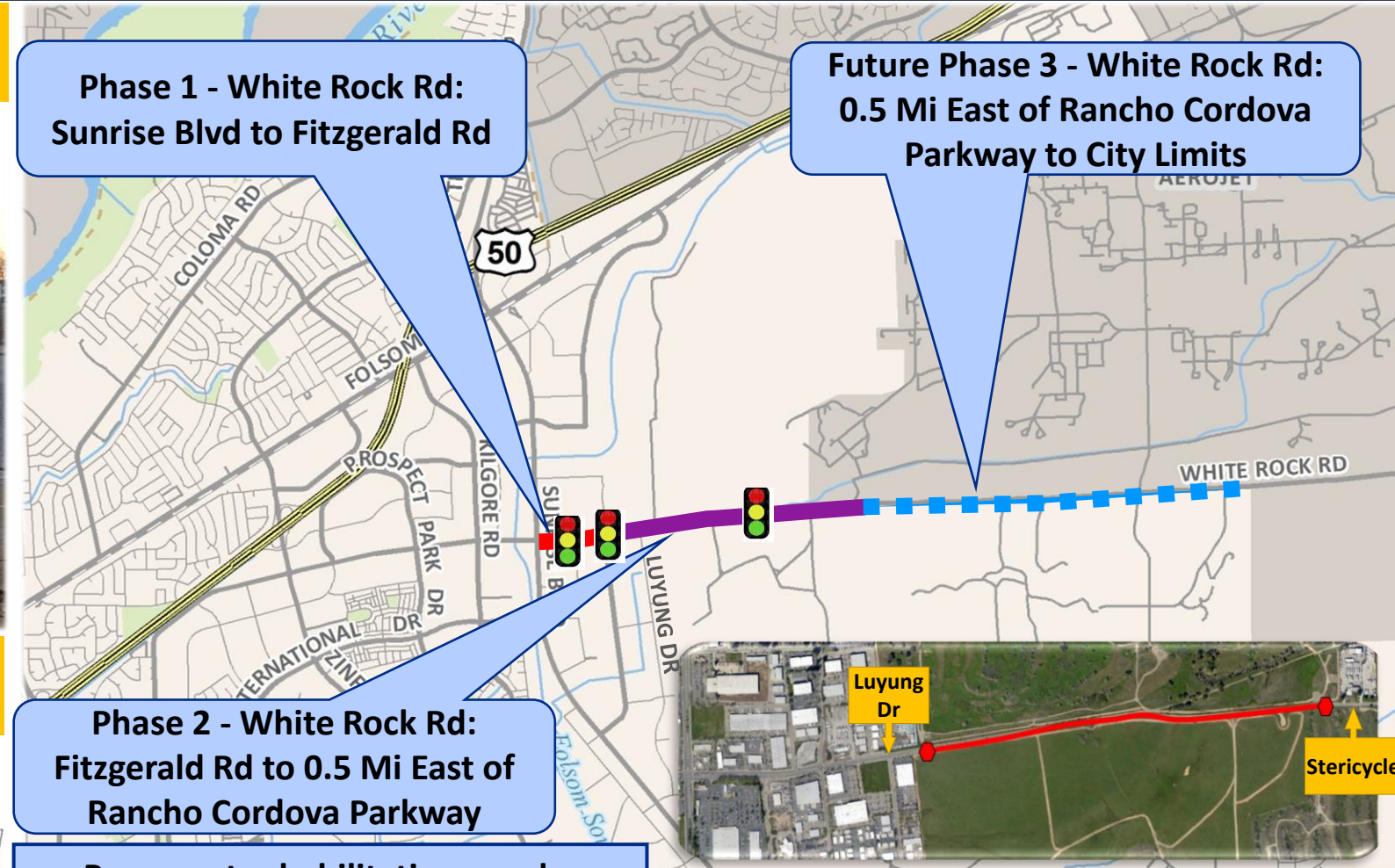
Ph 2 Con. Begin Spring 2021

**Phase 1 - White Rock Rd:
Sunrise Blvd to Fitzgerald Rd**

**Future Phase 3 - White Rock Rd:
0.5 Mi East of Rancho Cordova
Parkway to City Limits**

**Phase 2 - White Rock Rd:
Fitzgerald Rd to 0.5 Mi East of
Rancho Cordova Parkway**

- Pavement rehabilitation, road widen, bike lanes, lighting, signal upgrades and median landscaping.
- New road construction, bike lanes, storm drain facilities, traffic signals and median landscaping.



Road Closure Limits

Phase 1 & 2:

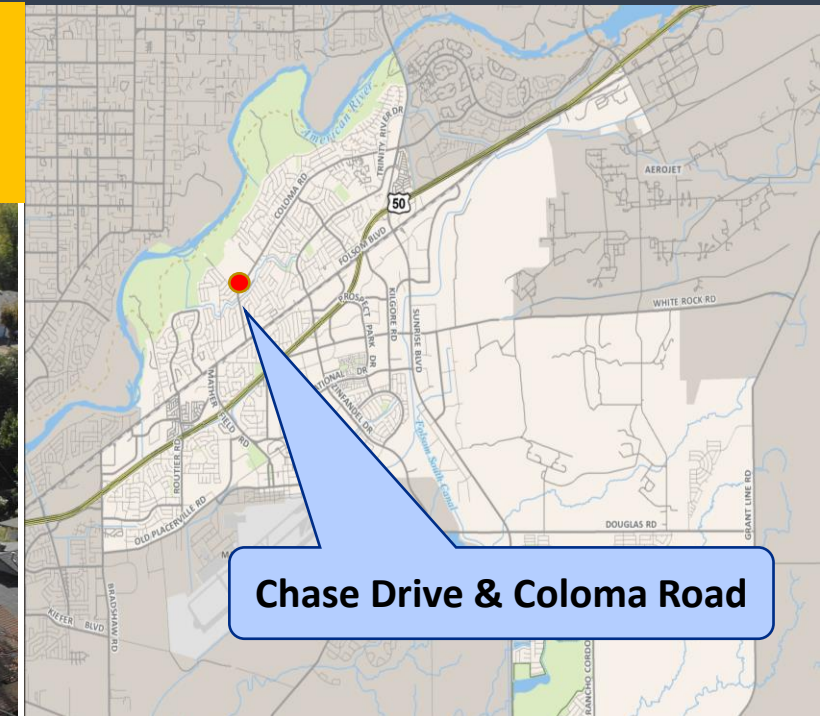
Federal Grants: \$8,753,077

Local Funds: \$9,099,026

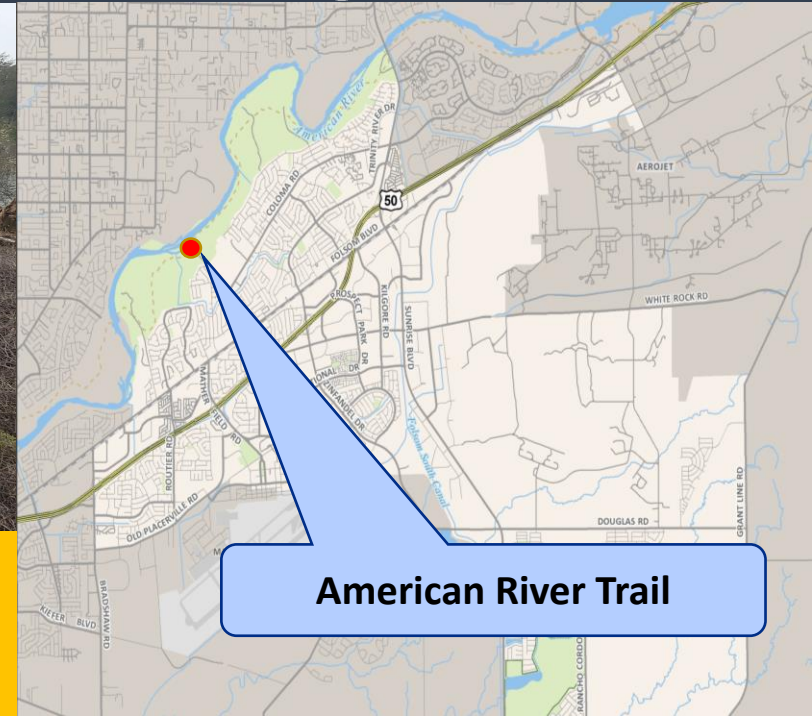
TOTAL PROJECT VALUE: \$17,852,103

Project of the Year Awards

APWA Project of the Year Transportation Category



- This project included a new pedestrian plaza, lighting, signal modifications, improved sidewalks, improved bike facilities, drainage and landscaping improvements.



APWA Project of the Year Emergency Repair



- Removed and repaired comprised section of drainage culvert.
- Graded the eroded embankment at 2:1 slope.
- Placed rock slope protection on the embankment to prevent future erosion.

500+ Native Trees Planted at Bear Hollow Basin

ITEM 16.2.

ATTACHMENT 1



APWA Project of the Year Environment Category



- A total 517 native trees were planted around the Bear Hollow Basin.
- The project included volunteers from Intel Corp., Boy Scouts of America, 7-Eleven, DRS Law Firm, Interact Club of Folsom High School, SMUD, Rancho Cordova Staff and Neighborhood volunteers.

Summary

2020 City Investment

Community Enhancement Funds	\$2,322,000
Grant Funds	\$7,131,000
<u>Local Funds</u>	<u>\$12,159,000</u>
Total Investment	\$21,612,000

2021 City Investment

Community Enhancement Funds	\$958,000
Grant Funds	\$10,744,000
<u>Local Funds</u>	<u>\$13,419,000</u>
Total Investment	\$25,121,000

THANK YOU

QUESTIONS & DISCUSSION

MEMORANDUM



ITEM 16.3.

DATE: October 5, 2020

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager

SUBJECT: A RESOLUTION JOINING THE CALIFORNIA COMMUNITY HOUSING AGENCY (CALCHA) JOINT POWERS AUTHORITY

RECOMMENDATION

Receive presentation from staff and adopt the resolution or provide direction to staff to return with additional information.

RESULT OF RECOMMENDED ACTION

Adopting the attached resolution will allow the City the option to participate in a financing model to fund the acquisition and/or development of affordable housing for middle-income households and will authorize the City Manager to:

1. Execute a Joint Exercise of Powers Agreement (JPA Agreement) to become a member of the California Community Housing Agency (CalCHA);
2. Support CalCHA's issuance of tax-exempt bonds for the production, preservation, and protection of essential middle-income rental housing; and
3. Execute Purchase Option Agreements with CalCHA to acquire (or assign to a non-profit affordable housing provider) the middle-income housing as a public benefit.

BACKGROUND

The California Community Housing Agency (CalCHA) is a California joint powers authority and political subdivision of the State, which was specifically founded with the purpose of providing, preserving, protecting, and supporting middle-income housing production throughout California. Through its Essential Middle-Income Rental Housing Program (Program), CalCHA acquires existing market-rate apartment communities through the issuance and sale of its own governmental revenue bonds. These complexes are then converted to rent-restricted units for Low-Income, Median-Income and Moderate-Income households earning between 60% and 120% of the Sacramento County Area Median Income in the City of Rancho Cordova (currently about \$51,780 to \$103,560 for a household size of four).

To satisfy the public purposes for which the bonds will be authorized to be issued, the owner, CalCHA, commits, through the execution of a regulatory agreement, to support, preserve, and

provide Low-income, Median-income, and Moderate-income rental housing during the life of the bonds. Additionally, as a term of the regulatory agreement, no existing tenants would be displaced. Rents on affordable units created through this Program would be capped at a maximum of 35% of the applicable AMI level, and rent increases would be capped at 4% annually, which is well below the limits allowed under AB1482. All new tenants would need to income-qualify. The City is required to execute a Purchase Option Agreement with CalCHA for each property acquired or developed. CalCHA will also satisfy the public purposes of the bonds by granting all surplus project revenues to the City as a term of the Purchase Option Agreement.

Rancho Cordova, like many cities in California, is experiencing rising housing prices, housing instability for its most vulnerable populations, and insufficient production of new housing units. The increase in California's population, absent a corresponding increase in housing units, has caused rents and prices to rise as supply has failed to meet demand, leading to the current housing crisis.

The City has been actively pursuing policies and programs to help alleviate the issues facing the Rancho Cordova community due to the housing crisis. Over the past several years, the City Council has subsidized the development of the Mather Veterans Village and Crossings at New Rancho projects, executed Affordable Housing Plans securing funding and sites for affordable housing in the City's new growth areas, used CDBG funds to repair roofs and other critical systems in dozens of homes, and hired a Homeless Outreach Navigator who has housed hundreds of homeless individuals.

California Community Housing Agency (CalCHA)

In January 2019, the County of Kings and the Housing Authority of Kings County formed CalCHA under the Joint Exercise of Powers Act. The purpose of CalCHA is to issue tax-exempt bonds to finance affordable housing developments. Specifically, CalCHA has the authority to acquire, construct, improve, operate, and dispose of real property. A copy of the original Joint Exercise of Powers Agreement can be found in Attachment 2. To date, multiple government entities have joined CalCHA as Additional Members including Fairfield, Hayward, Larkspur, Menlo Park, Mountain View, Napa, Walnut Creek, Dublin, Napa, Glendale, Glendale Housing Authority, Santa Rosa, and the County of Marin. Catalyst is continuing to reach out to jurisdictions across California to build membership in the JPA and is currently in communication with close to one hundred additional cities and counties. In addition, since its inception in January 2019, CalCHA has acquired four assets totaling roughly \$550 million of acquisitions/conversions:

1. Annadel Apartments in Santa Rosa (390 units)
2. Verdant at Green Valley in Fairfield (286 units)
3. Serenity at Larkspur in Larkspur (342 units)
4. The Arbors in Livermore (162 units)

Summary of Proposed Financing Model

The proposed financing model will use CalCHA's Essential Housing Revenue Bonds to fund the acquisition of existing housing or development of new rental housing. The City of Rancho Cordova would not issue the bonds, would not credit-enhance the bonds, and would not see its issuing capacity diminished by CalCHA issuing bonds within its jurisdiction. The use of CalCHA's low interest tax-exempt bonds reduces the project's financing costs. As a governmental entity, CalCHA is granted a 100% property tax exemption for each property it

acquires/develops. This enables CalCHA to charge lower rents and target middle-income households. To utilize these bond funds, CalCHA must provide a public benefit.

The proposed financing structure:

- Requires no equity investments, the bonds issued cover 100% of the cost of acquisition or development
- Operates without public subsidies other than its tax-exempt status
- Grants surplus economics to underlying jurisdictions
- Utilizes low cost financing and eliminates tax burden which creates savings that enable rents affordable to middle-income households

The public benefit is achieved through the execution of a regulatory agreement that restricts the use of the property as affordable housing, and by granting all surplus project revenues to the City. This regulatory agreement will:

- Restrict the occupancy of one-third of the units as Low-Income (60-80% AMI), one-third of the units as Median-Income (80-100% AMI), and one-third of the units as Moderate-Income (100-120% AMI), during the term of the 30-year bonds
- Limit rent increases to the lesser of the prior year's TCAC increase or 4% (but never more than 4%) Prevent displacement of existing residents that do not meet the income eligibility requirements.

The City's participation is required as part of the creation of a public benefit. In order for CalCHA to use the proposed financing model in the City of Rancho Cordova, the City would need to:

- Become a member of CalCHA, thereby allowing CalCHA to issue tax-exempt bonds for the acquisition of existing rental properties or development of new housing as a means towards the preservation and protection of essential middle-income rental housing within City limits;
- Enter into a Purchase Option Agreement (the form of which is attached as Attachment 3) with CalCHA for each property acquired or developed; and
- Accept any surplus cash or sales proceeds generated by the property to ensure its use as a public benefit.

Under this financing model the City is not a direct party to the real estate transaction or financial transaction. The bonds to be issued for the project will be the sole responsibility of CalCHA, and the City will have no financial, legal, moral obligation, liability, or responsibility for the project or the repayment of the bonds. The City will have no responsibility for managing or maintaining the property unless it chooses to exercise its option to acquire the property.

Catalyst will coordinate the acquisition of the properties and act as the asset manager after acquisition. As the asset manager, Catalyst is required to submit annual reports to CalCHA regarding the financial performance of the properties. These reports will be publicly available to the City of Rancho Cordova for additional monitoring of the properties as needed.

NEXT STEPS

If Council adopts the resolution, Catalyst will begin to identify potential sites in the City to develop or acquire. Once sites have been identified, staff will work with Catalyst to negotiate the Purchase Option Agreements for approval by the City Attorney's office. Staff will also verify that the corresponding regulatory agreements include all required language, and the City Manager

will execute the Purchase Option Agreement consistent with the requirements established in the resolution.

FISCAL IMPACT

There is no initial fiscal impact to joining the CalCHA JPA. Any properties acquired or developed by CalCHA will be exempt from property taxes. The tax exemption will cause a minor reduction in overall property tax revenue to the City. All financial obligations to manage and maintain the property and repay the bonds are the sole responsibility of CalCHA.

Starting in year 15, the City will be able to exercise its option to purchase the property for the remaining balance of the bonds. If all debt has been paid off there will be no acquisition cost to the City other than transactional fees. At the end of the life of the bonds, if the City decides not choose to purchase the property or assign the option to another developer to retain the affordable housing opportunity, CalCHA will sell the property and give the City all of the proceeds. These proceeds would go to the City's General Fund, unless otherwise directed by the City Council, and may range in the tens of millions of dollars.

The City will retain full discretion whether to enter into any Purchase Option Agreement and these agreements do not create an obligation on the part of the City to purchase or acquire CalCHA properties.

ATTACHMENT(S)

1. Resolution
2. Joint Exercise of Power Agreement Relating to the California Community Housing Agency
3. California Community Housing Agency Purchase Option Agreement Template
4. Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY TO BECOME AN ADDITIONAL
MEMBER OF THE CALIFORNIA COMMUNITY HOUSING AGENCY (“CALCHA”);
SUPPORTING CALCHA’S ISSUANCE OF TAX-EXEMPT BONDS FOR THE PRODUCTION,
PRESERVATION AND PROTECTION OF ESSENTIAL MIDDLE-INCOME RENTAL HOUSING;
AND AUTHORIZING THE CITY MANAGER TO ENTER INTO PURCHASE OPTION
AGREEMENTS WITH CALCHA FOR ESSENTIAL MIDDLE-INCOME RENTAL HOUSING
CREATED WITHIN CITY LIMITS**

WHEREAS, one of the primary goals of the City of Rancho Cordova (the “City”) is to meet the growing housing needs of its residents by actively supporting the production, preservation and protection of market-rate and affordable rental housing for all; and

WHEREAS, no existing Federal, State or local subsidies, programs or motivations currently exist to meaningfully address the growing shortfall of protected middle-income rental housing; and

WHEREAS, CalCHA is a Joint Powers Authority created specifically to produce, preserve and protect quality affordable rental housing made available to California’s essential middle-income workforce; and

WHEREAS, CalCHA intends to acquire existing rental properties and develop new rental properties within City limits and restrict future occupancy to middle-income households earning no more than 120% of area median income; and

WHEREAS, CalCHA will avoid the displacement of existing residents, implement regulatory agreements restricting the incomes and rents of future residents, and impose caps on the annual rent increases of qualified middle-income households; and

WHEREAS, CalCHA will finance its acquisitions and developments through the issuance of tax-exempt bonds, and in order for CalCHA to issue tax-exempt bonds in the City, the City must be an Additional Member of CalCHA; and

WHEREAS, the City proposes to become an Additional Member of CalCHA pursuant to Section 12 of the Joint Exercise of Powers Agreement Relating to the California Community Housing Agency; and

WHEREAS, subsequent to becoming an Additional Member of CalCHA, any existing rental housing within City limits which CalCHA intends to acquire, or new rental housing within City limits which CalCHA intends to develop, and finance with tax-exempt bonds must receive support and approval from the City; and

WHEREAS, the City proposes to support and approve CalCHA’s issuance of tax-exempt

bonds for the acquisition of existing rental properties and construction of new rental properties as a means towards the preservation and protection of essential middle-income rental housing within City limits; and

WHEREAS, CalCHA's issuance of tax-exempt bonds will provide public benefit through the production, preservation and protection of below-market-rate rental housing, as well as the granting of all surplus project revenues to the City; and

WHEREAS, pursuant to one or more purchase option agreements (the "Purchase Option Agreements"), between CalCHA and the City, CalCHA will grant the City the option, but never the obligation, to purchase each essential middle-income rental housing property commencing on the date fifteen (15) years after CalCHA's acquisition or construction of such property; and

WHEREAS, the Purchase Option Agreements will additionally provide the City with all surplus project revenues from each essential middle-income rental housing property; and

WHEREAS, the City will maintain the option to exercise such Purchase Option Agreements for a period of fourteen (14) years following the commencement dates of the Purchase Option Agreements for each essential middle-income rental housing property; and

WHEREAS, the City proposes to authorize the City Manager to enter into Purchase Option Agreements with CalCHA for all essential middle-income rental housing created within City limits.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute a Joint Exercise of Powers Agreement to become an Additional Member of the California Community Housing Agency, in a form approved by the City Attorney.

BE IT FURTHER RESOLVED, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA supports and approves the California Community Housing Agency's issuance of tax-exempt bonds for the production, preservation, and protection of essential middle-income housing as a public benefit within the City of Rancho Cordova.

BE IT FURTHER RESOLVED, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute purchase option agreements with the California Community Housing Agency to develop or acquire (or assign to a non-profit affordable housing provider) the middle-income housing as a public benefit, in forms approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of October 2020 by following vote:

AYES:

NOES:

ITEM 16.3.

ATTACHMENT 1

ABSENT:

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

David M. Sander, Mayor

**JOINT EXERCISE OF POWERS AGREEMENT
RELATING TO THE CALIFORNIA COMMUNITY HOUSING AGENCY**

THIS AGREEMENT, dated as of January 29, 2019, among the parties executing this Agreement (all such parties, except those which have withdrawn as provided herein, are referred to as the "Members" and those parties initially executing this Agreement are referred to as the "Charter Members"):

WITNESSETH

WHEREAS, pursuant to Title 1, Division 7, Chapter 5 of the California Government Code (in effect as of the date hereof and as the same may from time to time be amended or supplemented, the "Joint Exercise of Powers Act"), two or more public agencies may by agreement jointly exercise any power common to the contracting parties; and

WHEREAS, each of the Members is a "public agency" as that term is defined in Section 6500 of the Joint Exercise of Powers Act; and

WHEREAS, each of the Members is empowered by law to promote economic, cultural and community development, including, without limitation, the promotion of opportunities for the creation or retention of employment, the stimulation of economic activity, the increase of the tax base, and the promotion of opportunities for education, cultural improvement and public health, safety and general welfare; and

WHEREAS, each of the Members may accomplish the purposes and objectives described in the preceding preamble by various means; and

WHEREAS, each Member is also empowered by law to acquire, construct, improve, operate and dispose of real property for a public purpose; and

WHEREAS, the Joint Exercise of Powers Act authorizes the Members to create a joint exercise of powers entity with the authority to exercise any powers common to the Members, including but not limited to acquiring, constructing, improving, operating and disposing of real property for a public purpose, all as specified in this Agreement, and to exercise the additional powers granted to it in the Joint Exercise of Powers Act and any other applicable provisions of the laws of the State of California; and

WHEREAS, a public entity established pursuant to the Joint Exercise of Powers Act is empowered to issue or execute non-recourse debt, which may include bonds, notes, commercial paper or any other evidences of indebtedness, leases, installment sale or other financing agreements or certificates of participation therein (herein "Obligations"), and to otherwise undertake financing programs under the Joint Exercise of Powers Act or other applicable provisions of the laws of the State of California to accomplish its public purposes; and

WHEREAS, the Members have determined to specifically authorize a public entity authorized pursuant to the Joint Exercise of Powers Act to issue non-recourse Obligations pursuant to the Joint Exercise of Powers Act or other applicable provisions of the laws of the State of California; and

WHEREAS, it is the desire of the Members to use a public entity established pursuant to the Joint Exercise of Powers Act to undertake the financing and/or refinancing of projects that provide, preserve and support affordable local housing for low-income, moderate-income and middle-income families and individuals within the jurisdictions of the Members, including, but not limited to, capital or working capital projects, purchase or acquisition of property, receivables, commodities, bonds, other revenue streams or assets of any kind, liability or other insurance, or retirement programs, or facilitating Members use of existing or new financial instruments and mechanisms in the furtherance of this purpose; and

WHEREAS, by this Agreement, each Member desires to create and establish the "California Community Housing Agency" for the purposes set forth herein and to exercise the powers provided herein;

NOW, THEREFORE, the Members, for and in consideration of the mutual promises and agreements herein contained, do agree as follows:

Section 1. Purpose.

This Agreement is made pursuant to the provisions of the Joint Exercise of Powers Act. The purpose of this Agreement is to establish a public entity for the joint exercise of powers common to the Members and for the exercise of additional powers given to a joint powers entity under the Joint Powers Act or any other applicable law, including, but not limited to, the issuance of non-recourse Obligations for any purpose or activity permitted under the Joint Exercise of Powers Act or any other law; provided, however that such purpose shall be solely for the acquisition, construction, rehabilitation, ownership, operation, maintenance, administration and/or financing of multifamily housing for low-income, moderate-income and middle-income families and individuals (the "Purpose"). Such Purpose will be accomplished and said power exercised in the manner hereinafter set forth.

Section 2. Term.

This Agreement shall become effective in accordance with Section 17 as of the date hereof and shall continue in full force and effect until such time as it is terminated in writing by all the Members; provided, however, that this Agreement shall not terminate or be terminated until all Obligations issued or caused to be issued by the Agency (defined below) shall no longer be outstanding under the terms of the indenture, trust agreement, resolution or other instrument pursuant to which such Obligations are issued.

Section 3. Agency.**A. CREATION AND POWERS OF AGENCY.**

Pursuant to the Joint Exercise of Powers Act, there is hereby created a public entity to be known as the "California Community Housing Agency" (the "Agency"), and said Agency shall be a public entity separate and apart from the Members. Its debts, liabilities and obligations do not constitute debts, liabilities or obligations of any Members, and the Obligations of the Agency shall only be non-recourse obligations.

B. BOARD.

The Agency shall be administered by the Board of Directors (the "Board," or the "Directors" and each a "Director") whose members shall be, at all times, members of the Board of Supervisors (the "Board of Supervisors") of Kings County, California, with each such Director serving in his or her individual capacity as Director of the Board. The term of office as a member of the Board shall terminate when such member shall cease to be a member of the Board of Supervisors and the successor to such member of the Board of Supervisors shall become a member of the Board.

Notwithstanding the preceding paragraph, the Board may by resolution or bylaws provide for changes in the qualifications, composition and number of Directors, the appointment of Directors, successors, their respective terms of office and any other provisions relating to the qualification and office of the Directors, including provision for alternative Directors (in which case all references in this Agreement to any Director shall be deemed to refer to and include the applicable alternate Director, if any, when so acting in place of a regularly appointed Director).

The Board shall be the administering agency of this Agreement and, as such, shall be vested with the powers set forth herein, and shall administer this Agreement in accordance with the purposes and functions provided herein.

Directors shall not receive any compensation for serving as such, but shall be entitled to reimbursement for any expenses actually incurred in connection with serving as a Director, if the Board shall determine that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

C. OFFICERS; DUTIES; OFFICIAL BONDS.

The officers of the Agency shall be the Chair, Vice-Chair, Secretary and Treasurer (defined below). The Board, in its capacity as administering agent of this Agreement, shall elect a Chair, a Vice-Chair, and a Secretary of the Agency from among Directors to serve until such officer is re-elected or a successor to such office is elected by the Board. The Board shall appoint one or more of its officers or employees to serve as treasurer, auditor, and controller of the Agency (the "Treasurer") pursuant to Section 6505.6 of the Joint Exercise of Powers Act to serve until such officer is re-elected or a successor to such office is elected by the Board.

Subject to the applicable provisions of any resolution, indenture, trust agreement or other instrument or proceeding authorizing or securing Obligations (each such resolution, indenture, trust agreement, instrument and proceeding being herein referred to as an "Indenture") providing for a trustee or other fiscal agent, and except as may otherwise be specified by resolution of the Board, the Treasurer is designated as the depository of the Agency to have custody of all money of the Agency, from whatever source derived and shall have the powers, duties and responsibilities specified in Sections 6505, 6505.5 and 6509.5 of the Joint Exercise of Powers Act.

The Treasurer of the Agency is designated as the public officer or person who has charge of, handles, or has access to any property of the Agency, and such officer shall file an official bond with the Secretary of the Agency in the amount specified by resolution of the Board but in no event less than \$1,000.

The Board shall have the power to appoint such other officers and employees as it may deem necessary and to retain independent counsel, consultants and accountants.

The Board shall have the power, by resolution, to the extent permitted by the Joint Exercise of Power Act or any other applicable law, to delegate any of its functions to one or more of the Directors or officers, employees or agents of the Agency and to cause any of said Directors, officers, employees or agents to take any actions and execute any documents or instruments for and in the name and on behalf of the Board or the Agency.

D. MEETINGS OF THE BOARD.

(1) Ralph M. Brown Act.

All meetings of the Board, including, without limitation, regular, adjourned regular, special, and adjourned special meetings shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code of the State of California), or any successor legislation hereinafter enacted (the "Brown Act").

(2) Regular Meetings.

The Board shall provide for its regular meetings; provided, however, it shall hold at least one regular meeting each year. The date, hour and place of the holding of the regular meetings shall be fixed by resolution of the Board. To the extent permitted by the Brown Act, such meetings may be held by telephone conference.

(3) Special Meetings.

Special meetings of the Board may be called in accordance with the provisions of Section 54956 of the Government Code of the State of

California. To the extent permitted by the Brown Act, such meetings may be held by telephone conference.

(4) Minutes.

The Secretary of the Agency shall cause to be kept minutes of the regular, adjourned regular, special, and adjourned special meetings of the Board and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each Director.

(5) Quorum.

A majority of the Board shall constitute a quorum for the transaction of business. No action may be taken by the Board except upon the affirmative vote of a majority of the Directors present at the meeting, except that less than a quorum may adjourn a meeting to another time and place.

E. RULES AND REGULATIONS.

The Agency may adopt, from time to time, by resolution of the Board such bylaws, policies or rules and regulations for the conduct of its meetings and affairs as may be required.

Section 4. Powers.

The Agency shall have the power, in its own name, to exercise the common powers of the Members and to exercise all additional powers given to a joint powers entity under any of the laws of the State of California, including, but not limited to, the Joint Exercise of Powers Act, for the Purpose authorized under this Agreement. Such powers shall include the common powers specified in this Agreement and may be exercised in the manner and according to the method provided in this Agreement. The Agency is hereby authorized to do all acts necessary for the exercise of such power, including, but not limited to, any of all of the following: to make and enter into contracts; to employ agents and employees; to acquire, construct, improve, own, maintain and operate, or provide for maintenance and operation, and sell, lease, pledge, assign, mortgage or otherwise dispose, of any property, improvements, commodities, leases, contracts, receivables, bonds or other revenue streams or assets of any kind relating to the Purpose; to exercise the power of condemnation; to incur debts, liabilities or obligations; to receive gifts, contributions and donations of property, funds, services, and other forms of assistance from person, firms, corporations and any governmental entity; to sue and be sued in its own name; to establish and collect fees; to form public benefit nonprofit corporations or other affiliate entities to accomplish any of its Purposes; to make grants, loans or provide other financial assistance to governmental, nonprofit and for profit organizations to accomplish any of its Purposes; and generally to do any and all things necessary or convenient to accomplish its Purposes. The boundaries of the Agency shall encompass the boundaries of all the Members and the powers of the Agency may be exercised anywhere within those boundaries or to the extent permitted by the laws of the State of California, including, but not limited to the Joint Exercise of Powers Act,

outside of those boundaries, which may be outside of the State of California, provided that the power of condemnation may only be exercised within the jurisdictional boundaries of the Charter Members.

Without limiting the generality of the foregoing, the Agency may issue or cause to be issued Obligations, and pledge any property, contracts or revenues as security to the extent permitted under the Joint Exercise of Powers Act, or any other applicable provision of law.

The manner in which the Agency shall exercise its powers and perform its duties is and shall be subject to the restrictions upon the manner in which a California county could exercise such powers and perform such duties. The manner in which the Agency shall exercise its powers and perform its duties shall not be subject to any restrictions applicable to the manner in which any other public agency could exercise such powers or perform such duties, whether such agency is a party to this Agreement or not.

Section 5. Fiscal Year.

For the purposes of this Agreement, the term "Fiscal Year" shall mean the fiscal year as established from time to time by resolution of the Board, being, at the date of this Agreement, the period from July 1 to and including the following June 30, except for the first Fiscal Year which shall be the period from the date of this Agreement to June 30, 2019.

Section 6. Disposition of Assets.

At the end of the term hereof or upon the earlier termination of this Agreement as set forth in Section 2, after payment of all expenses and liabilities of the Agency, all property of the Agency both real and personal shall automatically vest in the Members in the manner and amount determined by the Board in its sole discretion and shall thereafter remain the sole property of the Members; provided, however, that any surplus money on hand shall be returned in proportion to the contributions made by the Members.

Section 7. Obligations.

From time to time the Agency shall issue Obligations, in one or more series, for the purpose of exercising its powers and raising the funds necessary to carry out its Purposes under this Agreement, including but not limited to acquiring, constructing, improving, operating and disposing of real property for a public purposes.

The services of bond counsel, financing consultants and other consultants and advisors working on the projects and/or their financing or refinancing or on post-issuance compliance or administration may be used by the Agency. The expenses of the Board shall be paid from the proceeds of the Obligations, payments made by Obligation obligors or other third parties, or any other unencumbered funds of the Agency available for such purpose.

Section 8. Obligations Only Limited and Special Obligations of Agency.

The Obligations, together with the interest and premium, if any, thereon, shall not be deemed to constitute a debt of any Member or pledge of the faith and credit of the Members or the Agency. The Obligations shall be only special non-recourse obligations of the Agency, and the Agency shall under no circumstances be obligated to pay the Obligations except from revenues and other funds pledged therefor. Neither the Members nor the Agency shall be obligated to pay the principal of, premium, if any, or interest on the Obligations, or other costs incidental thereto, except the Agency from the revenues and funds pledged and available therefor, and neither the faith and credit nor the taxing power of the Members nor the faith and credit of the Agency shall be pledged to the payment of the principal of, premium, if any, or interest on the Obligations nor shall the Members or the Agency in any manner be obligated to make any appropriation for such payment.

No covenant or agreement contained in any Obligation or related document shall be deemed to be a covenant or agreement of any Director, or any officer, employee or agent of the Agency in his or her individual capacity, and neither the Board of the Agency nor any Director or officer thereof executing the Obligations shall be liable personally on any Obligation or be subject to any personal liability or accountability by reason of the issuance of any Obligations.

Section 9. Accounts and Reports.

All funds of the Agency shall be strictly accounted for. The Agency shall establish and maintain such funds and accounts as may be required by good accounting practice and by any provision of any Indenture (to the extent such duties are not assigned to a trustee of Obligations). The books and records of the Agency shall be open to inspection at all reasonable times by each Member.

The Treasurer of the Agency shall cause an independent audit to be made of the books of accounts and financial records of the Agency by a certified public accountant or public accountant in compliance with the provisions of Section 6505 of the Joint Exercise of Powers Act. In each case the minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California and shall conform to generally accepted auditing standards. When such an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as a public record with each Member and also with the county auditor of each county in which a Member is located; provided, however, that to the extent permitted by law, the Agency may, instead of filing such report with each Member and such county auditor, elect to post such report as a public record electronically on a website designated by the Agency. Such report if made shall be filed within 12 months of the end of the Fiscal Year or Years under examination.

The Treasurer is hereby directed to report in writing on the first day of July, October, January, and April of each year to the Board and the Charter Members which report shall describe the amount of money held by the Treasurer for the Agency, the amount of receipts since the last such report, and the amount paid out since the last such report (which may exclude

amounts held by a trustee or other fiduciary in connection with any Obligations to the extent that such trustee or other fiduciary provided regular reports covering such amounts.)

Any costs of the audit, including contracts with, or employment of, certified public accountants or public accountants in making an audit pursuant to this Section, shall be borne by the Agency and shall be a charge against any unencumbered funds of the Agency available for that purpose.

In any Fiscal Year the Board may, by resolution adopted by unanimous vote, replace the annual special audit with an audit covering a two-year period.

Section 10. Funds.

Subject to the applicable provisions of any Indenture, which may provide for a trustee or other fiduciary to receive, have custody of and disburse Agency funds, the Treasurer of the Agency shall receive, have the custody of and disburse Agency funds pursuant to the accounting procedures developed under Sections 3.C and 9, and shall make the disbursements required by this Agreement or otherwise necessary to carry out any of the provisions of purposes of this Agreement.

Section 11. Notices.

Notices and other communications hereunder to the Members shall be sufficient if delivered to the clerk of the governing body of each Member; provided that, to the extent permitted by law, the Agency may provide notices and other communications and postings electronically (including, without limitation, through email or by posting to a website).

Section 12. Additional Members/Withdrawal of Members.

Qualifying public agencies may be added as parties to this Agreement and become Charter Members upon: (1) the filing by such public agency with the Agency of an executed counterpart of this Agreement, together with a copy of the resolution of the governing body of such public agency approving this Agreement and the execution and delivery hereof; and (2) adoption of a resolution of the Board approving the addition of such public agency as a Charter Member. Upon satisfaction of such conditions, the Board shall file such executed counterpart of this Agreement as an amendment hereto, effective upon such filing.

Qualifying public agencies may also be added as Non-Charter Members ("Additional Members") of the Agency upon: (1) the filing by such public agency with the Agency of a resolution of the governing body of such public agency requesting to be added as an Additional Member of the Agency, and (2) adoption of a resolution of the Board approving the addition of such public agency as an Additional Member. An Additional Member may limit in the aforementioned resolution the scope of its Additional Membership to what is necessary or appropriate to facilitate the financing or refinancing of one or more specified projects or programs.

A Member may withdraw from this Agreement upon written notice to the Board; provided, however, that at least one Member shall be a Charter Member and no such withdrawal shall result in the dissolution of the Agency so long as any Obligations remain outstanding. Any such withdrawal shall be effective only upon receipt of the notice of withdrawal by the Board, which shall acknowledge receipt of such notice of withdrawal in writing and shall file such notice as an amendment to this Agreement effective upon such filing.

Section 13. Indemnification.

To the full extent permitted by law, the Board may authorize indemnification by the Agency of any person who is or was a Director or an officer, employee or other agent of the Agency, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a Director or an officer, employee or other agent of the Agency, against expenses, including attorneys fees, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith in a manner such person reasonably believed to be in the best interests of the Agency and, in the case of a criminal proceeding, had no reasonable cause to believe the conduct of such person was unlawful and, in the case of an action by or in the right of the Agency, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances. The Board may purchase a policy or policies of insurance in furtherance of any indemnification obligation created or otherwise in protection of Directors, officers, employees or other agents.

Section 14. Contributions and Advances.

Contributions or advances of public funds and of the use of personnel, equipment or property may be made to the Agency by the Members for any of the Purposes of this Agreement. Payment of public funds may be made to defray the cost of any such contribution or advance. Any such advance may be made subject to repayment, and in such case shall be repaid, in the manner agreed upon by the Agency and the Member making such advance at the time of such advance. It is mutually understood and agreed to that no Member has any obligation to make advances or contributions to the Agency to provide for the costs and expenses of administration of the Agency, even though any Member may do so. The Members understand and agree that a portion of the funds of the Agency that otherwise may be allocated or distributed to the Members may instead be used to make grants, loans or provide other financial assistance to governmental units and to nonprofit organizations to accomplish any of the governmental unit's or nonprofit organization's purposes.

Section 15. Immunities.

All of the privileges and immunities from liabilities, exemptions from laws, ordinances and rules, and other benefits which apply to the activity of officers, agents or employees of Members when performing their respective functions within the territorial limits of their respective public agencies, shall apply to the same degree and extent to the Directors, officers, employees, agents or other representatives of the Agency while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

Section 16. Amendments.

Except as provided in Sections 3B and 12 above, or to cure any error, omission or ambiguity in this Agreement, this Agreement shall not be amended, modified, or altered except with (i) written consent of all holders of any outstanding bonds of the Agency, (ii) written consent of each of Charter Member, and (iii) negative consent of each Additional Member. To obtain the negative consent of each such Additional Member, the following negative consent procedure shall be followed: (a) the Agency shall provide each such Additional Member with a notice at least sixty (60) days prior to the date such proposed amendment is to become effective explaining the nature of such proposed amendment and this negative consent procedure; (b) the Agency shall provide each such Additional Member who did not respond a reminder notice with a notice at least thirty (30) days prior to the date such proposed amendment is to become effective; and (c) if no such Additional Member objects to the proposed amendment in writing within sixty (60) days after the initial notice, the proposed amendment shall become effective with respect to all Members.

Section 17. Effectiveness.

This Agreement shall become effective and be in full force and effect and a legal, valid and binding obligation of each of the Members on the date that the Board shall have received from two of the Charter Members an executed counterpart of this Agreement, together with a certified copy of a resolution of the governing body of each such Charter Member approving this Agreement and the execution and delivery hereof.

Section 18. Partial Invalidity.

If any one or more of the terms, provisions, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants and conditions of this Agreement shall not be affected thereby, and shall be valid and enforceable to the fullest extent permitted by law.

Section 19. Successors.

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no Member may assign any right or obligation hereunder without the consent of the other Members.

Section 20. Miscellaneous.

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

The section headings herein are for convenience only and are not to be construed as modifying or governing the language in the section referred to.

Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

This Agreement shall be governed under the laws of the State of California.

This Agreement is the complete and exclusive statement of the agreement among the Members, which supercedes and merges all prior proposals, understandings, and other agreements, whether oral, written, or implied in conduct, between and among the Members relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their duly authorized representatives as of the day and year first above written.

Charter Member:

KINGS COUNTY

By Joe Neves
Name: Joe Neves
Title: Chairman JAN 29 2019

ATTEST:

By Melanie Curtis
Name: Melanie Curtis
Title: Deputy Clerk to the Board of Supervisors

Charter Member:

HOUSING AUTHORITY OF THE
COUNTY OF KINGS

By Joe Neves
Name: Joe Neves
Title: Chairman

ATTEST:

By Jennifer Molinar
Name: Jennifer Molinar
Title: Deputy Clerk to the Board of Supervisors

RECORDING REQUESTED BY
California Community Housing Agency

WHEN RECORDED RETURN TO:
Orrick, Herrington & Sutcliffe LLP
405 Howard Street
San Francisco, CA 94105
Attention: Jesse Albani

PURCHASE OPTION AGREEMENT

By and Between

CALIFORNIA COMMUNITY HOUSING AGENCY

and

CITY OF [CITY]

Dated as of [DATE]

Relating to

**CALIFORNIA COMMUNITY HOUSING AGENCY
ESSENTIAL HOUSING REVENUE BONDS, [SERIES]
([PROPERTY NAME])**

and

**CALIFORNIA COMMUNITY HOUSING AGENCY
SUBORDINATE ESSENTIAL HOUSING REVENUE BONDS, [SERIES]
([PROPERTY NAME])**

PURCHASE OPTION AGREEMENT

This PURCHASE OPTION AGREEMENT ("Option Agreement") is made effective as of [DATE] ("Effective Date") by and between the CALIFORNIA COMMUNITY HOUSING AGENCY a joint exercise of powers agency organized and existing under the laws of the state of California (including its successors and assigns, "Owner") and City of [CITY] ("Host").

BACKGROUND

WHEREAS, the Owner proposes to issue Bonds (as hereinafter defined) to finance Owner's acquisition of the certain multifamily rental housing project (the "Project") located at [ADDRESS] in [CITY], California, located on the real property site described in Exhibit A hereto; and

WHEREAS, the Owner intends to offer the Project to the Host pursuant to this Option Agreement.

AGREEMENT

In consideration of the mutual covenants herein contained, and such other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Owner and Host mutually agree as follows:

Section 1. Grant of Option. Owner hereby grants to Host an option ("Option") to purchase the Optioned Property (as herein defined) upon payment of the Option Price (as herein provided) within the Option Term (as herein defined) and in compliance with and observance of all of the terms and conditions of this Option Agreement.

Section 2. Definitions. Capitalized terms used in this Option Agreement shall have the meanings assigned to them in this Section 2; capitalized terms used in this Option Agreement and not defined in this Section 2 or elsewhere herein shall have the meanings assigned to them in the Indenture (herein defined).

(a) "Authority Indemnified Parties" – the Owner and each of its officers, governing members, directors, officials, employees, attorneys, agents and members.

(b) "Bonds" – collectively, (i) the California Community Housing Agency Essential Housing Revenue Bonds, [SERIES] ([PROPERTY NAME]) (the "Series A Bonds"), and (ii) the California Community Housing Agency Subordinate Essential Housing Revenue Bonds, [SERIES] ([PROPERTY NAME]) (the "Series B Bonds"), with such other series and sub-series designations as may be set forth in the Indenture, originally issued to finance Owner's acquisition of the Project and related transaction costs.

(c) "Bond Trustee" – Wilmington Trust, National Association or any successor trustee under the Indenture.

(d) "Closing" – shall have the meaning set forth in Section 9 hereof.

(e) “Conveyance” – that transaction or series of transactions by which Owner shall transfer, bargain, sell and convey any and all right, title or interest in and to the Optioned Property to Host.

(f) “Extraordinary Costs and Expenses” – shall have the meaning set forth in the Indenture.

(g) “Indenture” – the Indenture of Trust dated as of [DATE] between Owner, as issuer, and the Bond Trustee, as trustee, pursuant to which the Bonds were issued.

(h) “Manager” – Catalyst Housing Group LLC and its successors and assigns.

(i) “Option Price” – the sum of the amounts set forth below:

i. an amount sufficient to either prepay, redeem in whole or fully defease for redemption on the earliest call date all Project Debt; plus

ii. any fees or other amounts not identified in clause (i) that may be necessary to effect the complete release from and discharge of any lien, mortgage or other encumbrance on the Optioned Property; plus

iii. any amounts due to Owner (including the Authority Indemnified Persons, as provided in the Indenture), the Bond Trustee or any predecessor or successor, or any other Person under any indenture, loan agreement, bond, note or other instrument relating to any Satisfied Indebtedness (including, without limitation, indemnification amounts, Owner’s Extraordinary Costs and Expenses, recurrent and extraordinary fees and expenses, and reimbursable costs and expenses of any kind or nature); plus

iv. Transaction Costs; minus

v. The amount of any Project Debt assumed by Host; and minus

vi. Any funds held by or for Owner under the Indenture applied to the retirement of Project Debt.

(j) “Option Exercise Date” – the date fifteen (15) years from the issuance of the Bonds.

(k) “Option Term” – shall commence on the Option Exercise Date and, if not exercised, shall terminate at 11:59 p.m. local time on the date that is fourteen (14) years from the Option Exercise Date.

(l) “Optioned Property” – means all of Owner’s right, title and interest (which includes fee simple title to the real property) in and to all property and assets used in or otherwise related to the operation of the Project including, without limitation, all real property and interests in real property, all tangible and intangible personal property including furniture, fixtures, equipment, supplies, intellectual property, licenses, permits, approvals, and contractual rights of

any kind or nature together with the right to own and carry on the business and operations of the Project.

(m) “Outstanding” – with respect to Bonds, as of any given date, all Bonds which have been authenticated and delivered by the Trustee under the Indenture, except: (i) Bonds cancelled at or prior to such date or delivered to or acquired by the Trustee or prior to such date for cancellation; (ii) Bonds deemed to be paid in accordance with Article VIII of the Indenture; and (iii) Bonds in lieu of which other Bonds have been authenticated under the Indenture.

(n) “Project Debt” – any debt secured by the Project and incurred to finance or refinance Owner’s acquisition of the Project and related transaction costs, including any portion of the Bonds and any bonds, notes or other indebtedness issued by Owner to refund the Bonds in whole or in part.

(o) “Transaction Costs” – to the extent not otherwise described herein, any costs or expenses of any kind or nature associated with or incurred by Owner and Host in connection with the consummation of the Conveyance, any refinancing of the Project or assumption of Project Debt regardless of whether such costs and expenses are customarily borne by the seller or purchaser in any such transaction, including but not limited to taxes, recording fees and other impositions, Owner’s and Host’s legal and other professional fees, fees for verification agents, bidding agents, escrow agents, custodians or trustees, assumption fees, prepayment fees, the cost of the appraisal, surveys, inspections, title commitments, title insurance premiums and other title-related fees, and all amounts required for indemnification of Authority, Trustee and Manager.

Section 3. Effectiveness; Term and Termination. The Option shall become effective on the Option Exercise Date and may be exercised during the Option Term. Owner agrees that it will not enter into any agreement to sell all or any part of the Optioned Property during the Option Term, without the specific written request of the Host and written consent of the Owner, which consent shall not be unreasonably withheld, and delivery of an Opinion of Bond Counsel to the Owner substantially to the effect that such sale will not, in and of itself, adversely affect the exclusion of interest on the Bonds from gross income for purposes of federal income taxation. After expiration of the Option Term, Host shall not be precluded from purchasing all or any portion of the Optioned Property from Owner at a price and on the terms agreed upon by Host and Owner, but Owner shall not be precluded from seeking or agreeing to sell, or consummating the sale of, all or any portion thereof to any third person.

Section 4. Manner of Exercise.

(a) Owner’s Notice. At least six (6) months prior to the Option Exercise Date, Owner shall provide Host notice of the Option Exercise Date; provided, however, that failure to provide such notice shall not affect the sufficiency or validity of any proceedings taken in connection with the exercise of the Option.

(b) Host’s Notice. To exercise the Option, Host shall provide a notice (an “*Exercise Notice*”) to Owner at any time prior to the end of the Option Term.

(c) Owner's Response. Within fifteen (15) business days of its receipt of the Exercise Notice, Owner shall provide Host with written estimate of the amounts comprising the Option Price.

(d) Host's Response. Within fifteen (15) business days of its receipt of Owner's estimate under Subsection (c), Host shall notify Owner in writing either (i) that it is withdrawing its Exercise Notice, or (ii) that it intends to proceed with the purchase of the Optioned Property.

(e) Fixing of Option Price; Contractual Obligation. Unless Host notifies Owner in writing that it is withdrawing its Exercise Notice within fifteen (15) business days of its receipt of Owner's estimate under Section 4(c) hereof, Host shall deliver to Owner a purchase agreement therefor in form and substance satisfactory to Owner and its counsel subject to the terms and conditions of this Option Agreement. Unless Owner shall have objected to the form of purchase agreement within fifteen (15) business days of its receipt thereof, Owner shall be deemed to have accepted the terms of the purchase agreement without the need for the signature of Owner thereon, and Host shall be obligated to purchase and Owner shall be obligated to sell and convey to Host good and marketable title to the Optioned Property at the Option Price within ninety (90) days thereafter.

Section 5. Determination of Option Price. Unless the parties otherwise agree, Owner shall cooperate with Host and provide Host with all information and records in its possession, and access to counsel and other professionals, to assist Host in determining and updating the Option Price.

Section 6. Surplus Cash. The Owner shall cause the Trustee to create an account (the "Excess Revenue Fund") under (i) the Indenture or (ii) in the event that the Bonds have been retired and the Indenture discharged, a separate trust agreement identifying Owner as trustor, a trustee selected by Owner as trustee, and Host as beneficiary, into which excess revenue over expenses shall be deposited. Upon the commencement of the Option Term, after full payment of the fees, charges and expenses of the Owner and the Trustee and other amounts required to be paid pursuant to the Indenture or other documents relating to then-outstanding Project Debt, amounts remaining in the Excess Revenue Fund shall be transferred to the Host. Thereafter, amounts in the Excess Revenue Fund shall be transferred to the Host periodically.

The Host shall apply amounts in the Excess Revenue Fund to the payment of the Option Price and thereafter shall apply such funds in its sole discretion.

Section 7. Terms of Conveyance.

(a) The Conveyance shall be in the nature of a grant deed in which Owner shall deliver one or more deeds, bills of sale, or other instruments of transfer without recourse or warranty of any kind or nature.

(b) The Optioned Property will be conveyed to Host in AS IS CONDITION, WITH ALL FAULTS, and without representations or warranties of any kind or nature as to the condition of the Property. Host acknowledges that Owner will convey the Optioned Property AS IS and that OWNER IS MAKING NO WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, with reference to the condition of the Property. HOST WAIVES ANY AND ALL

CLAIMS AGAINST OWNER, INCLUDING BUT NOT LIMITED TO, CLAIMS BASED IN PART, INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, STRICT LIABILITY AND STRICT RESPONSIBILITY, IN CONTRACT, IN WARRANTY, IN EQUITY, OR UNDER ANY STATUTE, LAW OR REGULATION ARISING DIRECTLY OR INDIRECTLY OUT OF ANY CONDITION OF THE PROPERTY.

(c) There shall be no partial transfer and that, upon consummation of the Conveyance, Owner shall be fully divested of any and all right, title or interest in and to the Optioned Property.

(d) Upon payment of the Option Price, as adjusted for any prorations, credits and charges, Owner shall convey title to the Optioned Property by quit claim deed reasonably satisfactory in form and substance to Host.

Section 8. Closing. The closing of the Conveyance ("Closing") shall take place not later than the ninetieth (90th) calendar day following the date on which the parties agree on the terms of the purchase agreement pursuant to Section 4(e) hereof at such time within normal business hours and at such place as may be designated by Host.

(a) Prorations. All general and special real property taxes and assessments, and rents shall be prorated as of the Closing, with Host responsible for all such items to the extent arising or due at any time following the closing. General real property taxes shall be prorated at the time of Closing based on the net general real property taxes for the year of Closing.

(b) Limitation. If, after taking into account all adjustments and prorations, the net amount due Owner at Closing is less than the Option Price, the Option Price, as the case may be, shall instead be the Option Price, it being understood and agreed that in no event shall Owner receive proceeds less than the amount necessary to fully retire or defease, as the case may be, the Series A Bonds and the Series B Bonds and otherwise satisfy all of the payments constituting the components of the Option Price.

Section 9. Recording. This Option Agreement, and any amendment thereto, shall be recorded with the recorder's office of the County of Solano; *provided*, that in the event Host fails to exercise the Option, then upon termination of the term of this Option Agreement, Host shall cooperate with Owner to remove any such recorded Option Agreement or amendment thereto from title to the Optioned Property upon Owner's reasonable request therefor and, in any event, by no later than thirty (30) days after the expiration of the original term of this Option Agreement. In the event that, within said time, Host fails to so cooperate and provide its original signature to a termination of such recorded Option Agreement or amendment thereto, then Host hereby irrevocably constitutes and appoints Owner as Host's true and lawful attorney (and agent-in-fact) to execute in Host's name any such termination.

Section 10. Possession. Physical possession of the Optioned Property shall be delivered to Host at the time of Closing.

Section 11. Title Insurance, Title Defects.

(a) Within fifteen (15) business days after it receives the Option Exercise Notice, Owner shall provide Host with a title commitment (the “Title Commitment”) in the customary ALTA form of Standard Owner’s Policy of Title Insurance in Host’s favor, for the amount equivalent to the Option Price (whichever is applicable), with a commitment to insure good and marketable fee simple title to the Optioned Property in Host, issued by a title insurance company licensed to do business in the State of California and acceptable to Host (the “Title Company”). The policy shall show the status of title to the Optioned Property and show all exceptions, including easements, restrictions, rights-of-way, covenants, reservations, and other conditions of record, if any, affecting the subject real estate. Accompanying the Title Commitment, Owner shall also have Title Company furnish Host with true, correct, complete, and legible copies of all documents affecting title to the subject real estate. The cost and expense of such Standard Owner’s Title Commitment shall be payable as a Transaction Cost. Host shall pay the additional premium due if Host elects to obtain an extended coverage policy of title insurance and/or extended coverage endorsements. Owner shall cooperate with Host, at no expense to Owner, by providing an affidavit to Title Company to induce Title Company to issue to Host at Closing a “GAP” endorsement to the Title Commitment showing the effective date of the Title Commitment to be the time and date of Closing.

(b) If the Title Commitment shows exceptions to title which are unacceptable to Host, Host shall, within ten (10) business days after receipt of the Title Commitment and not later than twenty (20) business days before the date for Closing, notify Owner of such fact and Owner shall have twenty (20) business days after Owner receives Host’s written objections to cure such defects and to present a Title Commitment on the basis of which Closing may occur or to notify Host that Owner will not cure same. If Owner cannot or will not cure such defects within such twenty (20) day period and thereafter convey title to the Property as required in this Agreement, then Host shall have the right (at Host’s option) to either:

(i) Rescind the Option Exercise Notice and Owner may proceed to close the sale under the terms of the third-party offer, if there is a third-party offer; or

(ii) Accept whatever title Owner can or will convey, without reduction in the purchase price because of such title defects. Any exceptions to title disclosed on the Title Commitment to which Host does not timely object to in writing or to which Host objects but thereafter accepts by Closing shall be included as a “Permitted Exception.”

Section 12. Assignment. The Host shall not assign the Option without the prior written consent of the Owner, which consent shall not be unreasonably withheld, and delivery of an Opinion of Bond Counsel to the Owner substantially to the effect that such assignment will not, in and of itself, adversely affect the exclusion of interest on the Bonds from gross income for purposes of federal income taxation. Notwithstanding the foregoing, neither party to this Option Agreement shall assign its interests, obligations, rights and/or responsibilities under this Option Agreement without the prior written consent of the other party.

Section 13. No Individual Liability. No Authority Indemnified Person shall be individually or personally liable for the payment of any sum hereunder or be subject to any personal liability or accountability by reason of the execution and delivery of this Option Agreement, or by any proceedings for the determination of the Option Price, or Host’s exercise

or waiver of same, or otherwise except in the case of such Authority Indemnified Person's own willful misconduct.

Section 14. Notices, Governing Law, Binding Effect and Other Miscellaneous Provisions.

(a) Notices. All notices provided for in this Option Agreement shall be in writing and shall be given to Owner or Host at the address set forth below or at such other address as they individually may specify thereafter by written notice in accordance herewith:

If to Owner: California Community Housing Agency
1400 W. Lacey Blvd., Building 1
Hanford, California 93230
Attention: Michael LaPierre

With a copy to: Catalyst Housing Group
21 Ward Street, Suite 2
Larkspur, California 94939
Attention: Jordan Moss

If to Host: City of [CITY]
[ADDRESS]
Attention: [NAME, DEPARTMENT]

Such notices shall be deemed effective upon actual delivery or upon the date that any such delivery was attempted and acceptance thereof was refused, or if mailed, certified return receipt requested, postage prepaid, properly addressed, three (3) days after posting.

(b) Consents and Approvals. All consents and approvals and waivers required or asserted hereunder shall be in writing, signed by the party from whom such consent, approval, waiver or notice is requested, provided that no written consent or approval of Owner shall be required for any action that Host may, in its reasonable good faith judgment, find it necessary to take in the event of an emergency.

(c) Cooperation. Owner will keep Host advised of its complete name at all times, including any change of such name. Host will keep Owner advised of its complete name at all times, including any change of such name.

(d) Pronouns. Where appropriate to the context, words of one gender include all genders, and the singular includes the plural and vice versa.

(e) Amendments. This Option Agreement may not be modified except in a written instrument signed by Host and Owner.

(f) Complete Agreement. This Option Agreement together with all schedules and exhibits attached hereto and made part thereof supersedes all previous agreements, understandings and representations made by or between the parties hereto.

(g) Governing Law. This Option Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to conflicts of law principles. All claims of whatever character arising out of this Option Agreement, or under any statute or common law relating in any way, directly or indirectly, to the subject matter hereof or to the dealings between Owner and any other party hereto, if and to the extent that such claim potentially could or actually does involve Owner, shall be brought in any state or federal court of competent jurisdiction located in Kings County, California. By executing and delivering this Option Agreement, each party hereto irrevocably: (i) accepts generally and unconditionally the exclusive jurisdiction and venue of such courts; (ii) waives any defense of forum non-conveniens; and (iii) agrees not to seek removal of such proceedings to any court or forum other than as specified above. The foregoing shall not be deemed or construed to constitute a waiver by Owner of any prior notice or procedural requirements applicable to actions or claims against or involving governmental units and/or political subdivisions of the State of California that may exist at the time of and in connection with such matter.

(h) Legal Construction. In case any one or more of the provisions contained in this Option Agreement shall for any reason be held by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalid provision shall be deemed severable, and shall not affect the validity or enforceability of any other provisions of this Option Agreement, all of which shall remain fully enforceable.

(i) Term. This Agreement shall terminate upon the earlier of (a) the Conveyance or (b) the first date on which all Project Debt has been retired and Owner has made an absolute assignment to Host of all future Surplus Cash.

(j) Captions. The captions used in this Option Agreement are solely for convenience, and shall not be deemed to constitute a part of the substance of the Option Agreement for purpose of its construction.

[SIGNATURE PAGE TO FOLLOW]

ITEM 16.3.

ATTACHMENT 3

IN WITNESS WHEREOF, the parties have executed this Option Agreement as of the date set forth above.

**CALIFORNIA COMMUNITY HOUSING
AGENCY**

By:

CITY OF [CITY]

By:

Signature Page to Purchase Option Agreement

ITEM 16.3.

ATTACHMENT 3

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

CalCHA Middle-Income Housing

Presentation of New Financing Model
and Request to Join CalCHA JPA



PURPOSE

Present a new financing model to fund middle income housing and receive authorization to pursue this model or additional direction.

Authorization will allow the City Manager to:

1. Become an Additional Member of the California Community Housing Agency (CalCHA) Joint Powers Authority (JPA)
2. Support CalCHA's issuance of tax-exempt bonds for the acquisition or production of middle-income rental housing
3. Authorize the City Manager to execute purchase option agreements with CalCHA to acquire (or assign to a non-profit affordable housing provider) middle-income rental housing as a public benefit

CalCHA AGENCY OVERVIEW

- California Community Housing Agency (CalCHA) was formed in January 2019 focusing on acquiring or developing housing for middle-income households (60% - 120% area median income)
- JPA created in Kings County, membership now includes over a dozen CA cities and counties
- Additional Members have no control over the JPA, but are entirely shielded from any kind of financial or legal liability
- Catalyst Housing Group provides program and asset management

The CalCHA Financing Model

Utilizes Essential Housing Revenue Bonds issued by CalCHA to finance the acquisition or development of middle-income housing, key features include:

- Low-interest, tax-exempt bonds issued at 100% of the cost of the project
- Bonds are 30-year fully amortizing
- Properties utilize full property tax exemption (not including direct assessments)
- No additional public subsidy required other than property tax-exemption
 - No additional State funding leveraged
 - No local subsidy or match requirement
- No equity investments
- Must provide a public benefit
 - Rents restricted to qualifying incomes
 - All surplus funds go to the underlying jurisdiction through a Purchase Option Agreement

CalCHA Housing Rent Restrictions

A Regulatory Agreement is recorded on all CalCHA properties for the life of the bonds. Key features include:

- 1/3 of units up to 120% AMI (Moderate income)
- 1/3 of units up to 100% AMI (Median income – also counts as moderate income)
- 1/3 of units between 60% - 80% AMI (Low-income)
- Rent increases limited to the lesser of 4% or the State mandated rent limits based on income
- Zero displacement policy – over-income tenants allowed to stay
 - All original tenants allowed to stay, when turnover occurs, best-efforts provided to match new tenants with the above income restrictions
- After the bonds are repaid, City has discretion to maintain affordability or convert to market-rate

Purchase Option Agreement Terms

The Purchase Option Agreement is required to be executed with each CalCHA acquired or developed property. Key features include:

- Purchase Option
 - City can purchase the property during years 15-30 of the bond term
 - Property acquired in as is condition with any/all faults
 - City can transfer option with approval from owner
 - City can choose not to purchase
 - In this case CalCHA would sell the property and all surplus proceeds would go to the City
- Option Price
 - Sum of the existing debt, encumbrances, amounts due to other parties to the transaction, transaction costs
 - Price reduced by assuming existing project debt, or applying project revenue

The CalCHA Financing Model

Utilizes Essential Housing Revenue Bonds issued by CalCHA to finance the acquisition or development of middle-income housing, key features include:

- Low-interest, tax-exempt bonds issued at 100% of the cost of the project
- Bonds are 30-year fully amortizing
- Properties utilize full property tax exemption (not including direct assessments)
- No additional public subsidy required other than property tax-exemption
 - No additional State funding leveraged
 - No local subsidy or match requirement
- No equity investments
- Must provide a public benefit
 - Rents restricted to qualifying incomes
 - All surplus funds go to the underlying jurisdiction through a Purchase Option Agreement

Current RHNA Context

- Current 2013-2021 Regional Housing Needs Allocation Cycle permits issued shown below
- Most difficult categories to provide are Very low- and Low-income

Income Level	RHNA Allocation by Income Level	Permits Issued							Total Units to Date	Total Remaining RHNA by Income Level
		2013	2014	2015	2016	2017	2018	2019		
Very Low	1,539	0	0	50	0	50	0	0	100	1,439
Low	1,079	0	0	0	0	0	0	0	0	1,079
Moderate	1,303	0	0	0	0	110	107	210	427	876
Above Moderate	3,087	331	254	402	330	306	151	254	2,028	1,059
Total Units	7,008	331	254	452	330	466	258	464	2,555	4,453

Staff Recommendation and Next Steps

Staff recommends adopting the Resolution to authorize the City Manager to join the CalCHA JPA, negotiate and execute Purchase Option Agreements, and support issuance of CalCHA bonds

Next Steps:

- Catalyst Housing Group will begin to identify suitable properties for acquisition or development
- City will negotiate and execute Purchase Option Agreements, with full discretion to decline any proposed project
- CalCHA will acquire/develop, own, operate and manage with absolutely no liability or responsibility for the City
- If a new development is contemplated, the project would follow the City's normal permitting and approval processes
- Any additional City involvement with land or funding would require further Council approval

THANK YOU

Comments or Questions?



MEMORANDUM



ITEM 16.4.

DATE: October 5, 2020
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Housing Manager
SUBJECT: GREEN ZONES NOMINATION FOR THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) GREEN MEANS GO PILOT PROGRAM

RECOMMENDATION

Adopt the Resolution designating a Green Zone for the Sacramento Area Council of Governments (SACOG) Green Means Go Pilot Program.

RESULT OF RECOMMENDED ACTION

Adopting the Resolution will formally adopt the area attached in Exhibit A as a Green Zone and permit staff to submit an application to SACOG to nominate this Green Zone for the Green Means Go Pilot Program.

BACKGROUND

The Air Resources Board has assigned the SACOG region an ambitious state-mandated per capita greenhouse gas reduction target of 19 percent by 2035 for the upcoming Metropolitan Transportation Plan/Sustainable Communities Strategy. SACOG has recognized that this target will be very difficult to meet without taking significant local actions. The Green Means Go pilot program has been created in order to secure state funding to support and accelerate the local investments that will be needed to meet this greenhouse gas reduction target. In order to secure funding for this pilot program SACOG will engage in legislative advocacy work over the next several years.

The Green Means Go pilot program, in anticipation of receiving funding, requires SACOG area cities and counties to identify up to five green zones per jurisdiction in infill locations. These green zones would be eligible for program funding to focus on three project types: accelerating infill development, accelerate alternative travel options and accelerate electric vehicle deployment.

The focus of these investments is primarily reducing greenhouse gas reductions but would include a variety of projects. A few examples of potential projects are housing, road

improvements, bicycle and pedestrian improvements, water, sewer and drainage improvements, broadband, transit improvements, planning, and electric vehicle infrastructure and/or programs. Green zones must meet the following 2 criteria:

- They must be within infill areas as designated by the SACOG 2020 Metropolitan Transportation Plan/Sustainable Community Strategy (MTP/SCS) – (The City’s infill areas are generally everywhere north of Douglas Road)
- They must be planned for growth or considered for increase growth

Additionally, the following MTP/SCS factors should be considered:

- Located within an average or lower than average vehicle miles traveled (VMT) traveled today, or in 2040, as shown in the 2020 MTP/SCS
- Access to transit and/or other transportation choices
- Helping jobs/housing balance
- Located in an Environmental Justice or disadvantaged community
- Access to high opportunity areas
- Access to jobs, education, services, transit

Staff has identified one green zone, attached to this report as Attachment 2, consisting of most of the infill area of the City. This Green Zone includes all areas within the Folsom Boulevard Specific Plan and other transit oriented development locations along Folsom Boulevard, the commercial areas along Coloma Road, the commercial and industrial areas along Sunrise Boulevard including the eligible areas south of Douglas Road, the vacant industrial and commercial areas along Zinfandel Drive, the office core areas around White Rock Road, International Drive, and Kilgore Road, the business areas along Mather Field Road and Old Placerville Road, the Mather Air Force Base, and lastly the business areas along Bradshaw Road.

Staff recommends adoption of the proposed Green Zone or requests additional feedback from Council. SACOG has an October 31, 2020 deadline for submittals, therefore if additional feedback is received staff will return this item with a refined Green Zone for adoption on October 19, 2020.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact for this item other than a small amount of staff time to complete and submit the SACOG Green Means Go Green Zone application.

Staff will continue coordinating with SACOG to secure State funding for the pilot program. If funding is received, Staff will prepare project applications for Council approval and program funding.

ATTACHMENT(S)

1. Resolution

2. Rancho Cordova Green Zone
3. Green Means Go PowerPoint

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, TO ADOPT A GREEN ZONE FOR THE SACRAMENTO AREA
COUNCIL OF GOVERNMENTS GREEN MEANS GO PILOT PROGRAM**

WHEREAS, the City of Rancho Cordova is a member of the Sacramento Area Council of Governments (SACOG); and

WHEREAS, the region faces an ambitious state-mandated per capita greenhouse gas reduction target of 19 percent by 2035 for the upcoming Metropolitan Transportation Plan/Sustainable Communities Strategy; and

WHEREAS, SACOG has created the Green Means Go pilot program that will be a meaningful and measurable effort to catalyze and advance projects and programs that accelerate infill housing, travel options, and electric vehicle deployment; and

WHEREAS, in order to participate in the Green Means Go pilot program the City of Rancho Cordova must formally adopt a Green Zone, which will be an eligible area for any future Green Means Go funding; and

WHEREAS, a Green Zone must be an area where significant new growth is planned so that the efforts to accelerate infill, accelerate travel choice, and accelerate vehicle electrification all have potential to be complimentary strategies; and

WHEREAS, SACOG understands that funding and priorities can change over time and will allow amendments to the Green Zones on an as-needed basis following discussions with local agency staff and at the discretion of the SACOG Executive Director; and

WHEREAS, the City of Rancho Cordova has identified one Green Zone for adoption that meets the program criteria.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA adopts the area designated in Exhibit A as a Green Zone for the SACOG Green Means Go Pilot Program and authorizes the City Manager, or his designee, to submit an application and propose amendments to the SACOG Executive Director nominating the Green Zone designated in Exhibit A for the City of Rancho Cordova.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of October 2020 by following vote:

AYES:

NOES:

ITEM 16.4.

ATTACHMENT 1

ABSENT:

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

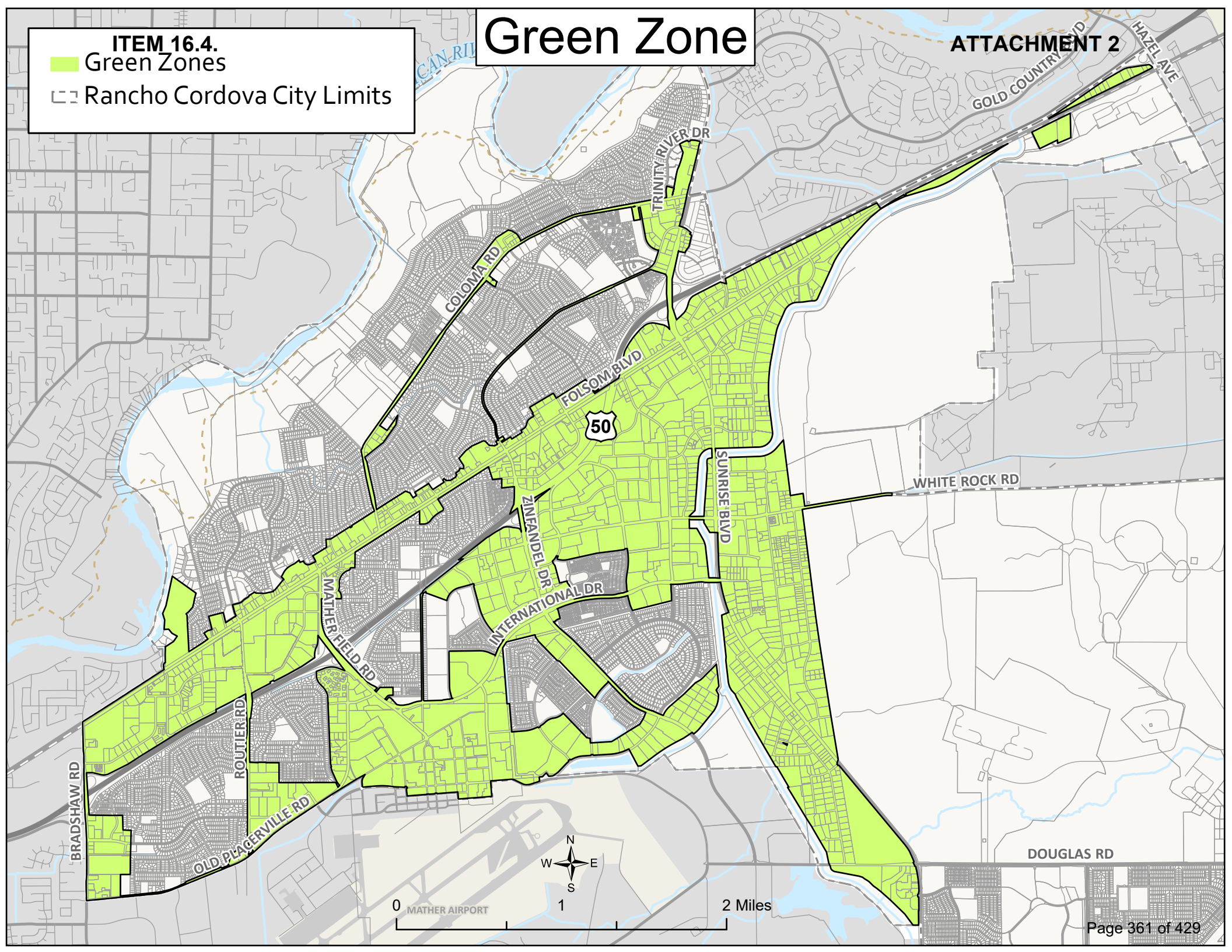
David M. Sander, Mayor

Green Zone

ITEM 16.4.

Green Zones

Rancho Cordova City Limits



Green Means GO

Green Zone Selection Discussion



Green Means Go Program Overview

Sacramento Area Council of Governments (SACOG) initiated greenhouse gas reduction pilot program.

Part of the regional effort to secure additional State funding for projects in the Sacramento region.

Requires local jurisdictions to designate “Green Zones” by resolution, which would then be eligible for grant funding SACOG receives from the State for greenhouse gas reduction programs.

Green Zone Eligible Areas

Green zones must meet the following 2 criteria:

- must be within infill areas as designated by the SACOG 2020 Metropolitan Transportation Plan/Sustainable Community Strategy (MTP/SCS)
- must be planned for growth or considered for increase growth

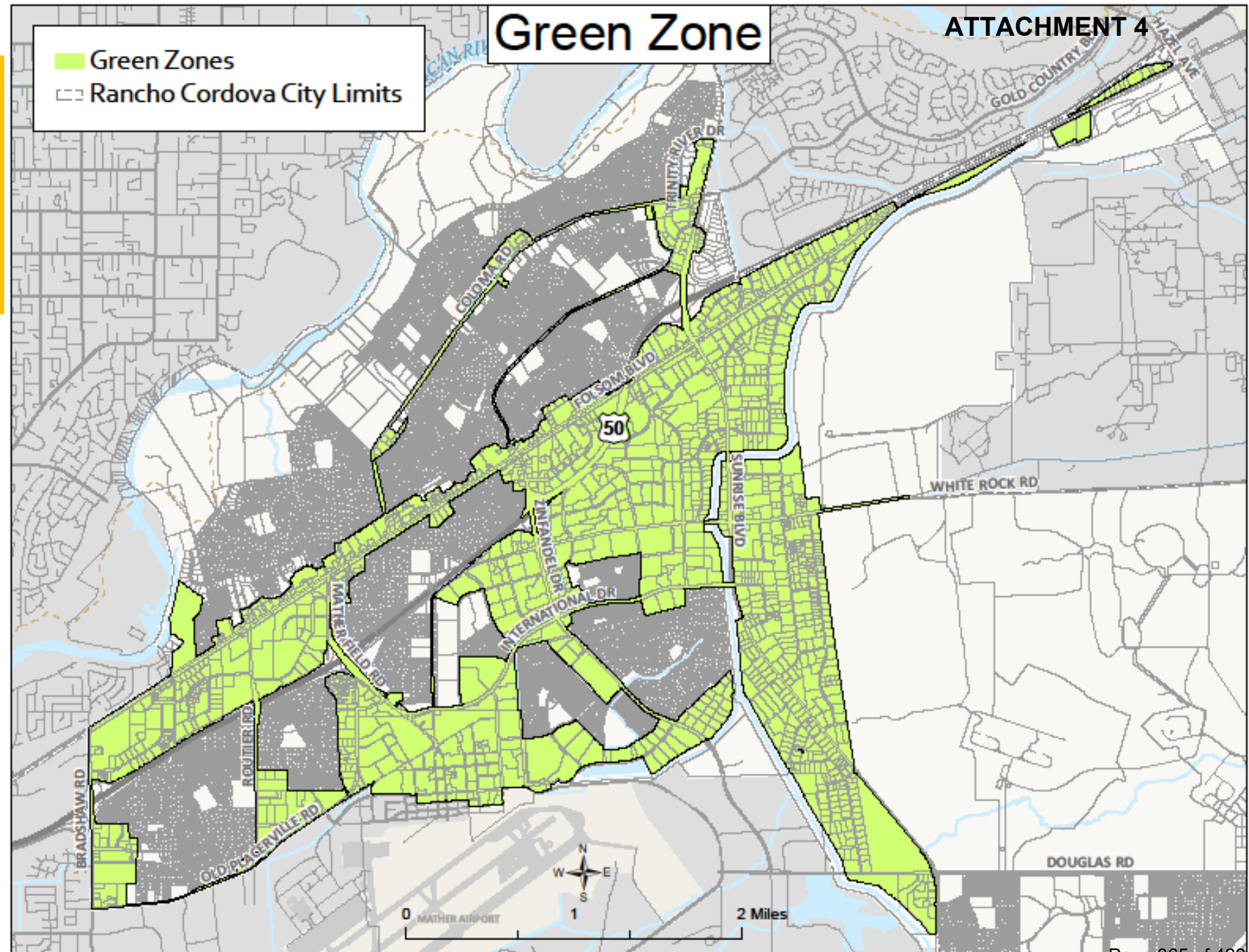
Additionally, the following MTP/SCS factors should be considered:

- Located within an average or lower than average vehicle miles traveled (VMT) traveled today, or in 2040, as shown in the 2020 MTP/SCS
- Access to transit and/or other transportation choices
- Helping jobs/housing balance
- Located in an Environmental Justice or disadvantaged community
- Access to high opportunity areas
- Access to jobs, education, services, transit

Proposed Green Zone Area

Main Areas:

- Limited to the MTP/SCS Infill Areas
- All of the Folsom Blvd Specific Plan Area
- All of the major office, commercial, and industrial areas
- All public rights-of-way on major thoroughfares



Recommendation and Next Steps

Staff recommends approval of the resolution, which will adopt the Green Zone as presented and designated in the Resolution.

Next Steps

- Staff will submit the Green Zone application to SACOG
- SACOG will continue its efforts to secure additional funding for greenhouse gas reduction projects in the region's Green Zones
- If funding is secured, City staff will coordinate local funding applications for specific projects

THANK YOU

Questions or Comments?



MEMORANDUM



ITEM 16.5.

DATE: October 5, 2020
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Housing Manager
SUBJECT: **MULTIFAMILY DESIGN BOOKLET - PRELIMINARY DESIGN DISCUSSION**

RECOMMENDATION

Receive presentation from staff and TG+P and provide feedback on the draft booklet approach, components, and draft architectural styles.

RESULT OF RECOMMENDED ACTION

Staff and TG+P consultants will refine the draft design booklet based on Council's comments and return to Council with a second draft for review in November of December 2020.

BACKGROUND

The purpose of this project is to create a set of preapproved design standards, guidelines, and architectural styles in a design booklet that will allow developers seeking to use this preapproved approach to obtain design review approval ministerially (i.e. at a staff level only), providing additional certainty of project approval and accelerating the project approval timeline. As part of the City's SB-2 State Planning Grant work, the City has received grant funding for this project will the goal of streamlining approvals and increasing housing production.

The draft design booklet being presented for Council review is arranged as preapproved design guidelines. This booklet contains:

1. The process by which projects would opt to use this preapproved design guideline booklet as an alternative to using the City's existing Design Guidelines or the design guidelines found in an applicable Specific Plan
2. Building type standards, including eligible building types, focal features & gateway elements, frontage guidelines, streetscape standards, and façade increment design
3. The preapproved architectural styles, including a suggested step by step guide, distinct features, and correct and incorrect examples
4. The process by which projects will be determined by staff to meet these preapproved

guidelines

Seven initial architectural styles are included in this first draft for Council review and discussion including:

1. Arte Moderne (or Art Deco)
2. Spanish Mission
3. Craftsman
4. Depot Warehouse Vernacular
5. Mercantile Vernacular
6. Disciplined Modern
7. California Contemporary (as a distinct extension from Disciplined Modern)

At this initial Council Workshop, staff and TG+P are seeking Council feedback on the design guideline approach, the booklet components and the initial architectural styles. Specifically, are there any architectural styles that are missing? Are there any styles that should be removed? Or should this document specify architectural styles at all?

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact for this item. This \$150,000 project is entirely funded by SB-2 State Planning Grant funding.

ATTACHMENT(S)

1. Pattern Book Presentation

Multi-Family Preapproved Design Booklet

Presentation of Draft Booklet Outline and Architectural Styles



PRESENTATION PURPOSE AND AGENDA

The purpose of tonight's presentation is to provide an overview of the draft multi-family preapproved design booklet and receive Council feedback on the approach, components, and the selected architectural styles.

Agenda

- Team Introductions
- Summary of main points for discussion
- Presentation of the draft design booklet outline and architectural styles
- Council feedback and discussion

Project Team

Torti Gallas + Partners Team

- Neal Payton, Principal in Charge and Project Manager
- Rogelio Huerta, Associate Project Manager
- Mary Butcher, Urban Designer

City of Rancho Cordova Staff

- Stefan Heisler, Housing Manager

Main Points for Discussion

The Preapproved Design Guideline approach

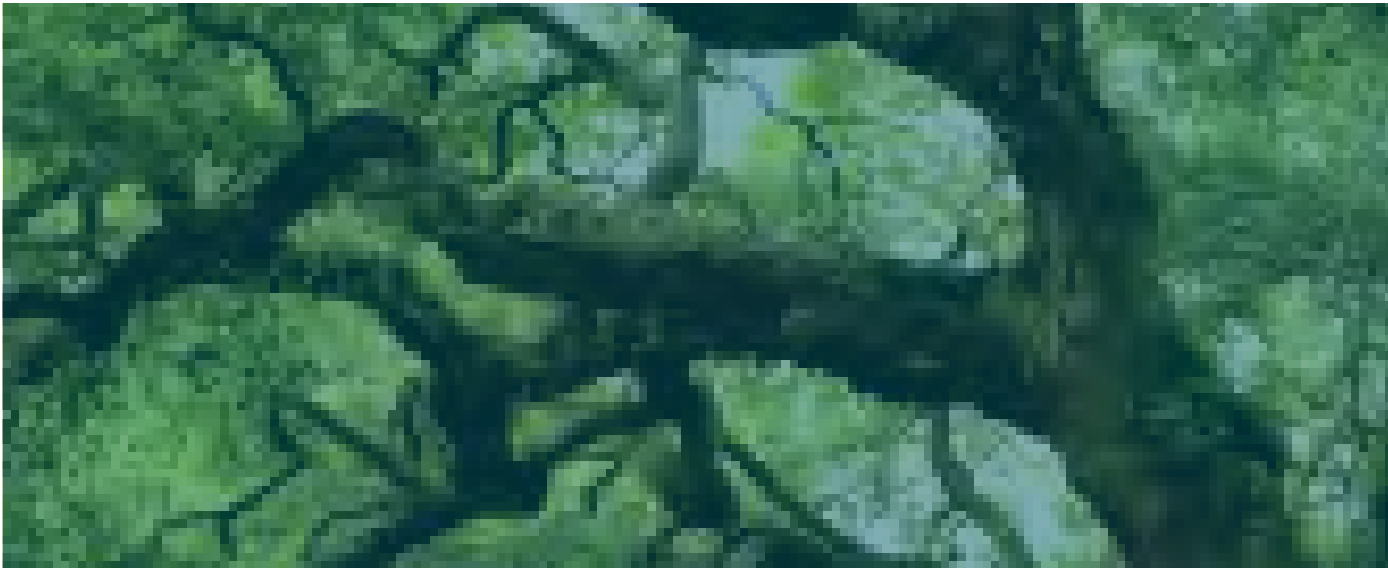
- Is this an appropriate method or strategy to provide staff-level design review approvals for multi-family projects

Design Guidelines Components

- Are there any components we should pay more or less attention to?

Architectural Styles

- Are there any missing that should be included?
- Are there any included that should be removed?
- Should architectural styles be specified in this document at all?



Rancho Cordova
**Pattern Book
for Multifamily**

DRAFT
AUGUST 11, 2020

Architectural Standards for Multifamily

1 Purpose, Intent, Authority & Governance

- 1.1 Purpose and Intent
- 1.2 Authority & Governance
- 1.3 Process

2 Building Type Standards

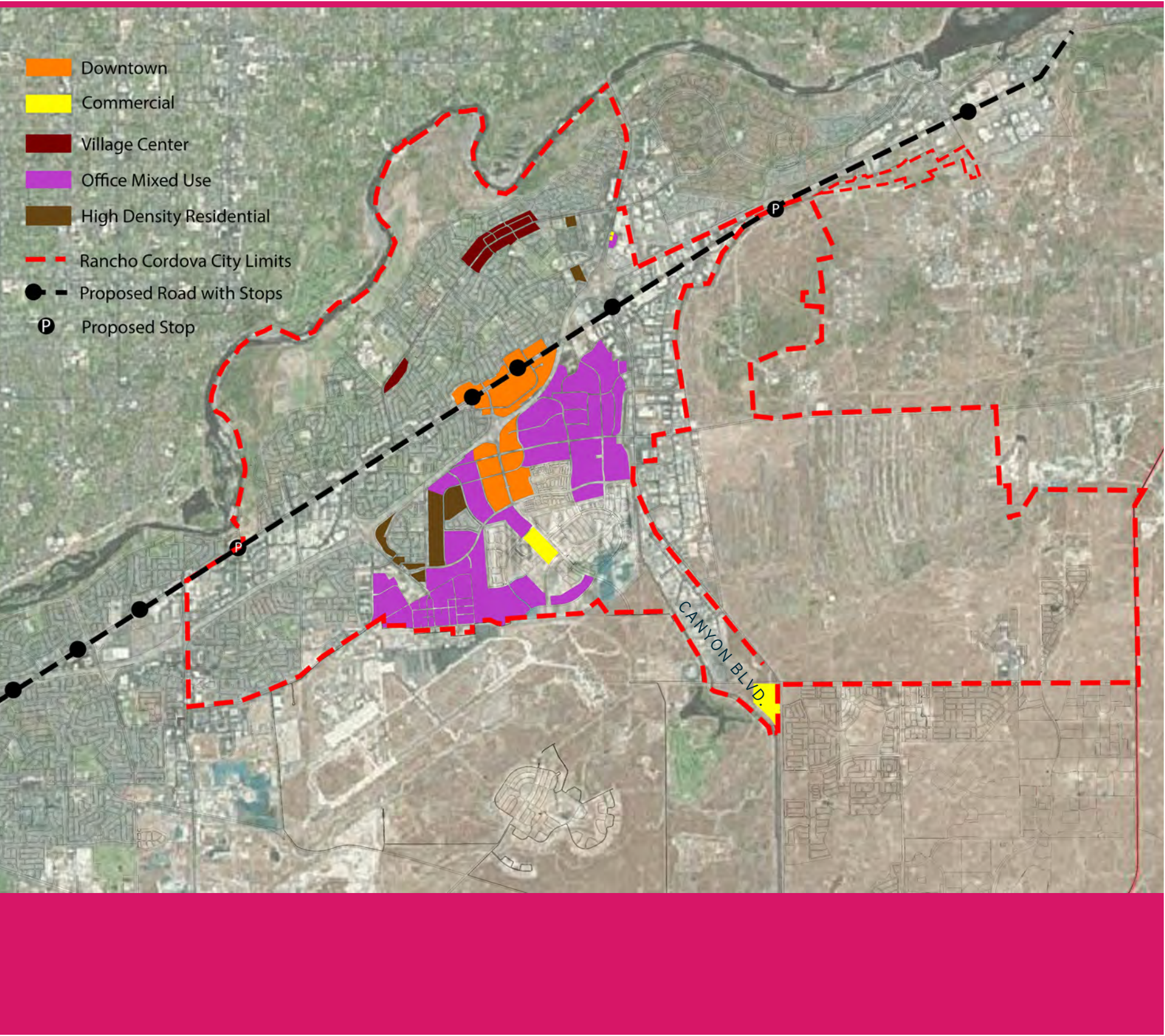
- 2.1 General Standards
- 2.2 Urban Design Guidelines
- 2.3 Pre-approved Building Types
- 2.4 Focal Features & Gateway Elements
- 2.5 Frontage Guidelines
- 2.6 Streetscape Standards
- 2.7 Facade Increment Design

3 Pre-Approved Architectural Styles

- 3.1 Overview
- 3.2 Style 1
- 3.3 Style 2
- 3.4 Style 3
- 3.5 Style 4
- 3.6 Style 5
- 3.7 Style 6
- 3.8 Style 7

4 Lexicon

- 4.1 General Definitions



Site Phasing Plan

Masterplan Design Intent - Basic Block Requirements

A key intent of the masterplan for the multifamily neighborhoods is that the public urban realm of streets and parks be fully formed for pedestrian use without being exposed to vehicular storage uses. Residential uses are to fully envelop and wrap their parking load. Parking storage is not to be exposed to the public realm of streets and parks (except for the site edge with parking decks facing the solely vehicular environment of Interstate I-30). Streets shall have parallel parking and one edge of the Canyon Park may have angled parking along its length.

There are three densities of multifamily residential pursued in the project derived from their multifamily housing parking solution: Texas Donut/Wrap (allows for 5-6 stories), 2 level Stacked Parking Trays (allows for 4-3 stories, occasionally 5 stories w/grade), or Surface Parking (allows for 2-3 stories, occasionally 4 stories w/grade). In each of these types, the parking storage facility is in the middle of the block screened by the residential uses, which are required to surround the entire perimeter of the block with active uses (again with the exception of the garage decks that face Interstate 30, a highway vehicular environment).

Blocks with less intensive parking solutions are expected to be developed before more intensive (and more expensive) parking solutions. Should economic values allow, blocks planned with less intensive parking solutions may be developed with more intensive parking solutions, but only as part of the initial development of that block. Except for phase 1 of Block MF-1AS along Colorado Blvd, developers cannot build with a less intensive parking solution than that shown in the plans assuming that later development will construct more intensive parking solutions to fill out the perimeter of the block design. When beginning the development of a block, particularly when a block is phased, the developer shall submit to the Town Architect a plan for the overall block which ensures that the parking provided in the center of the block will, at full build out, allow for the construction of the remainder of the block perimeter, assuming double-loaded buildings with the unit mix and building density used for the initial phase.

No exterior edge of a block is allowed to be less than 3 stories, with the exception of the perimeter of surface parked blocks MF-1B at Westmoreland road and MF-1C at Falls Bluff Drive, which can be lined with 2 story Carriage Houses. Alley/roadway or other breaks on the perimeter of blocks between buildings are not allowed to be more than 50', without prior approval of the Town Architect.

If the initial phases of a block are overbuilt in relation to the expected parking solution, that developer/building owner will be responsible for the cost of the differential additional parking cost, to fill out the remainder of the block perimeter at the same density/unit mix of the initial phase within a 3 story double-loaded



Overview

2 Building Type Standards

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2.3 Pre-approved Building Types

General

The Resort Frontage is located on the Multifamily building facades that either face the regional park or are visible from it. The intent of the Resort Frontage is to maximize the relationship with the park through the provision of extensive deep porches and balconies. The combination of the park space, the curvilinear character of the roadways that abut it and this special frontage will create a unique sense of place, reminiscent of historic resort hotels.

The specific frontage recommendations are as follows:

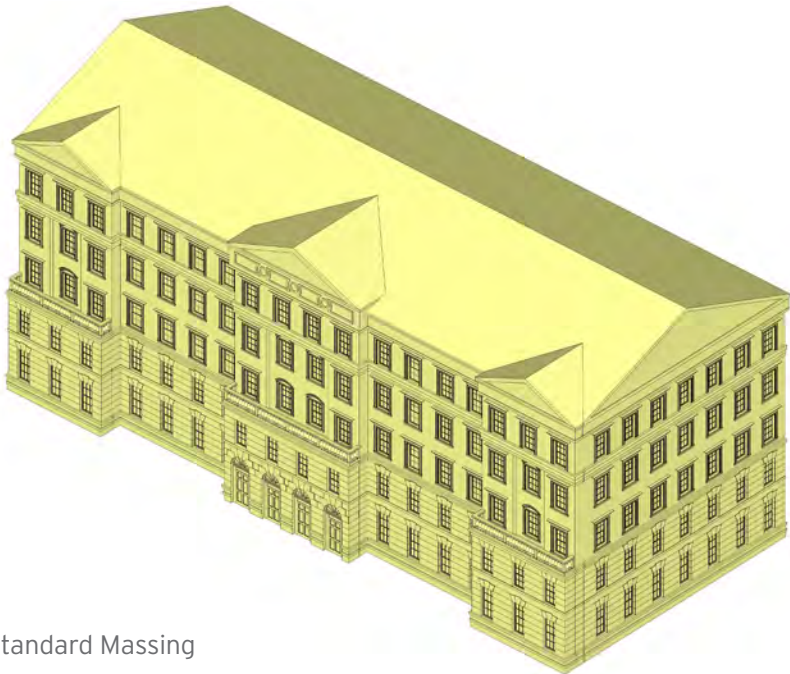
- 1. Porches or balconies should be provided for a min. 50% to 75% of all major living spaces in the units along the frontage.
- 2. The distribution of porches and balconies shall be in accordance with the specific Architectural Style but shall not be rigorously repetitive, especially in the vertical dimension. To reinforce the style, balconies should be oriented on the top and or second floor as appropriate.
- 3. Porches shall be a minimum of eight (8) feet deep and maximum of twelve (12) feet deep.
- 4. Balconies shall be occupied and range from six (6) to twelve (12) feet deep. Juliet balconies are only permitted in facade identities when there are a greater number of porches / balconies than juliet balconies, syncopated as appropriate to the style.
- 5. Porches may extend onto side building elevations visible from and with views of the park. Porches may wrap corners.
- 6. Porches should be covered and may be screened.
- 7. The character of porch and balcony elements, including columns, railings and roof coverings shall be in keeping with the building's Architectural Style.
- 8. Ground floor units should have occupiable patios and door yards below upper level porches or balconies. The majority of street frontage around the units should have balconies.
- 9. All porches or balconies deeper that four (4) feet shall be visually supported by columns at the ground level.



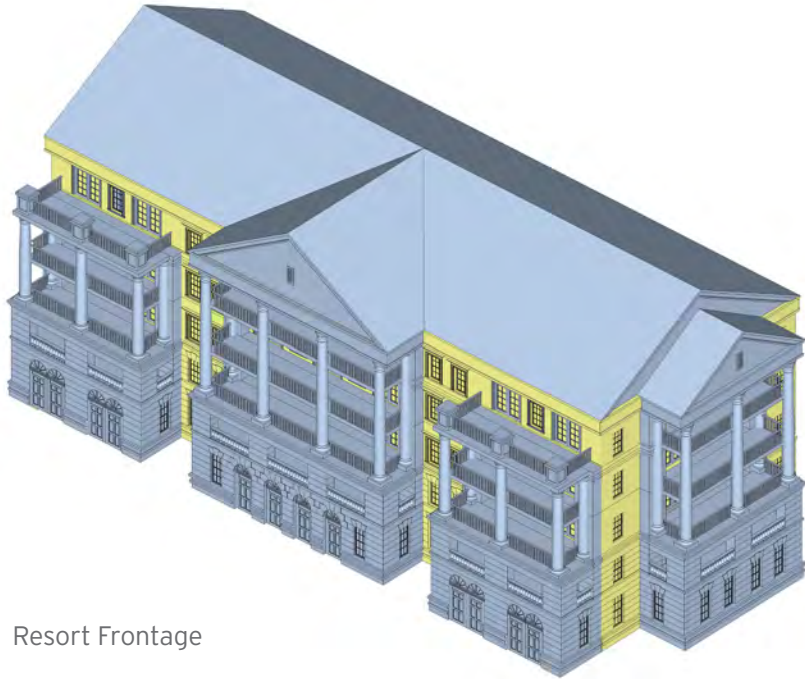
The programmatic goal of this frontage is to create an exterior room. In units with children or special needs individuals climbable furnishings should be kept away from the railing edges.

AMERICAN CLASSICAL

American Classical porches are formally composed and arranged, similar to the features of the main façade. Base, middle and attic differentiation in the main building should be carried into porch or balcony designs. If covered, porches may have flat roofs with classical cornices or gabled roofs with formal pediments. Columns should be based on the classical orders. Rails may be vertical pickets or other more ornate designs.



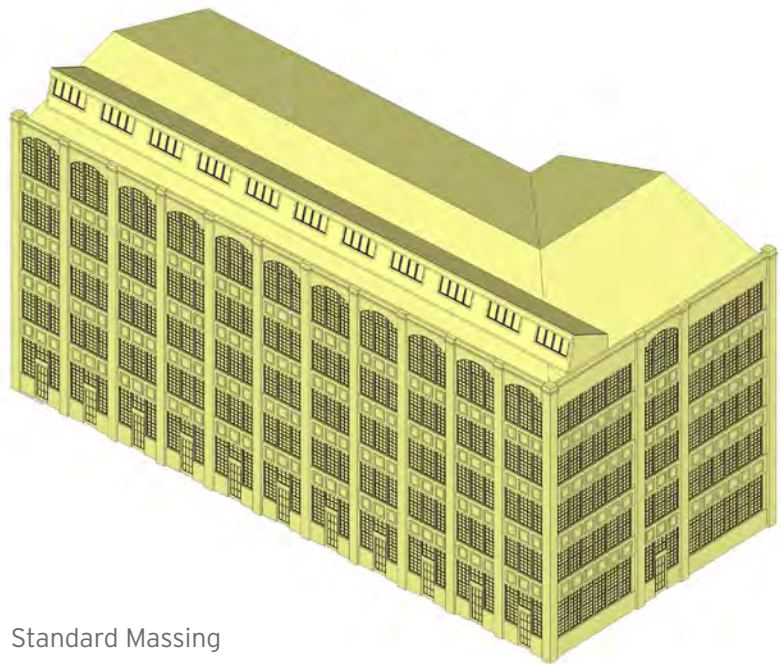
Standard Massing



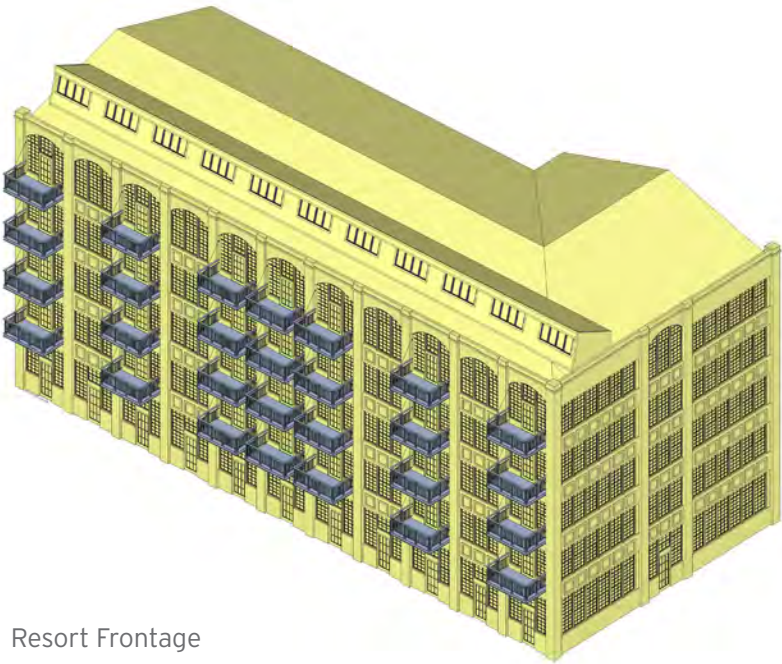
Resort Frontage

DEPOT WAREHOUSE VERNACULAR

Depot Warehouse porches and balconies typically follow the repetitive pattern of the main facade. Balconies tend to dominate over porches which similar to the modern style are created by multiple projecting balconies. Balcony and porches are predominately metal and occur between the piers of the main facade, as an extension of the infill pattern of the window. Projected metal balconies are subordinate to piers on facade.



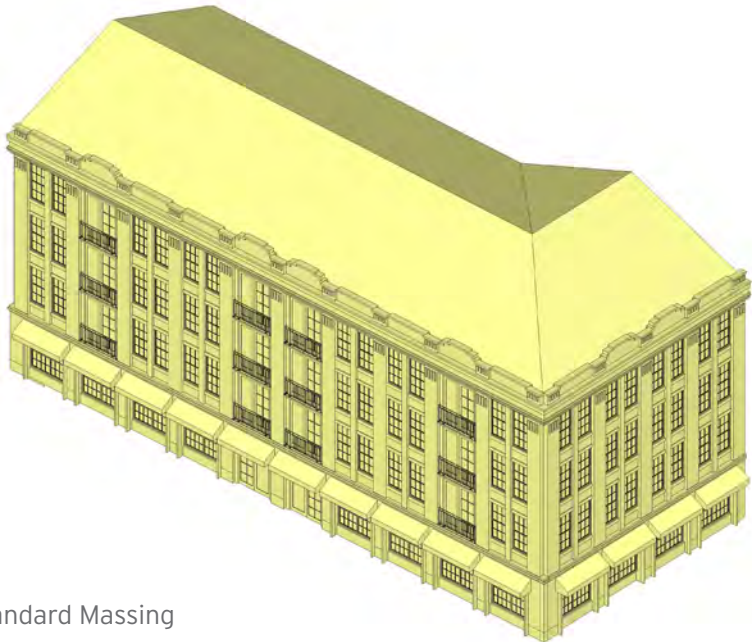
Standard Massing



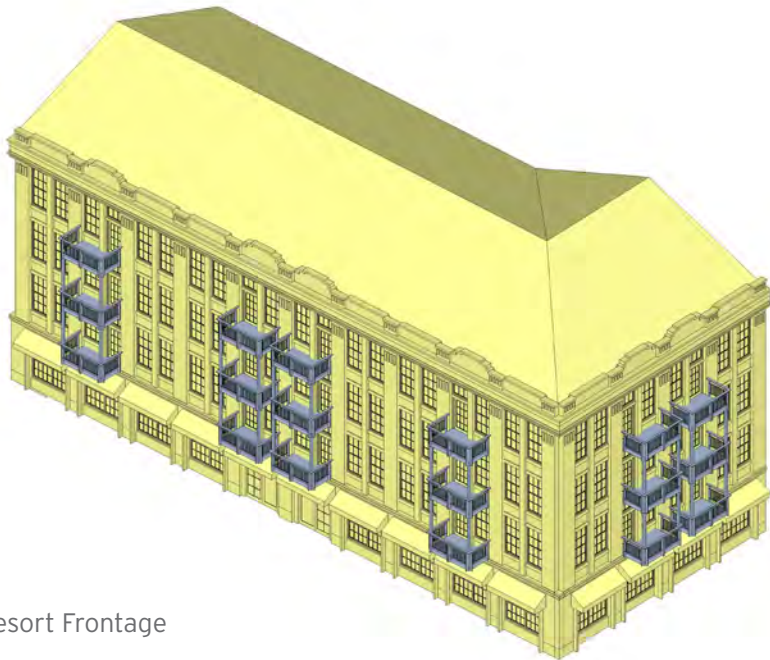
Resort Frontage

MERCANTILE VERNACULAR

Mercantile Vernacular porches and balconies typically follow the repetitive pattern of the main facade. Similar to that of the Depot Style, balconies tend to dominate over porches which style are created by multiple projecting balconies. Balcony and porches are predominately metal and occur between the piers of the main facade, as an extension of the infill pattern of the window. Projected metal balconies are subordinate to piers on facade.



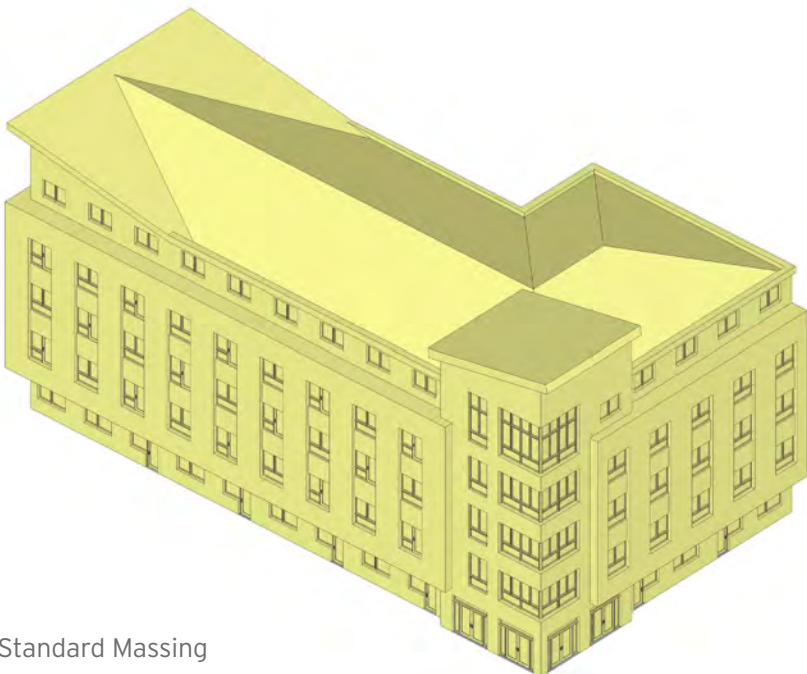
Standard Massing



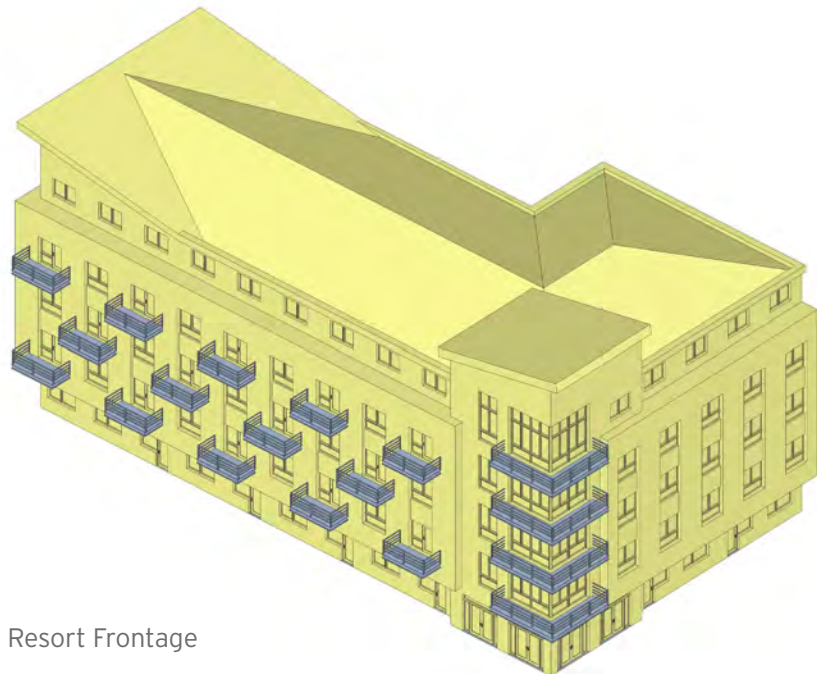
Resort Frontage

DISCIPLINED MODERN

Disciplined Modern porches and balconies are streamlined in design, with strong horizontal emphasis, and may either be recessed from the building or project from it. Rails, columns and other components are of abstract and generally simple compositions. Porch-like spaces are created by multiple projecting or recessed balconies. Arrangement of Balconies can be regular or more random to create visual interest on the facade.



Standard Massing



Resort Frontage

2.5 Frontage Guidelines

Intent

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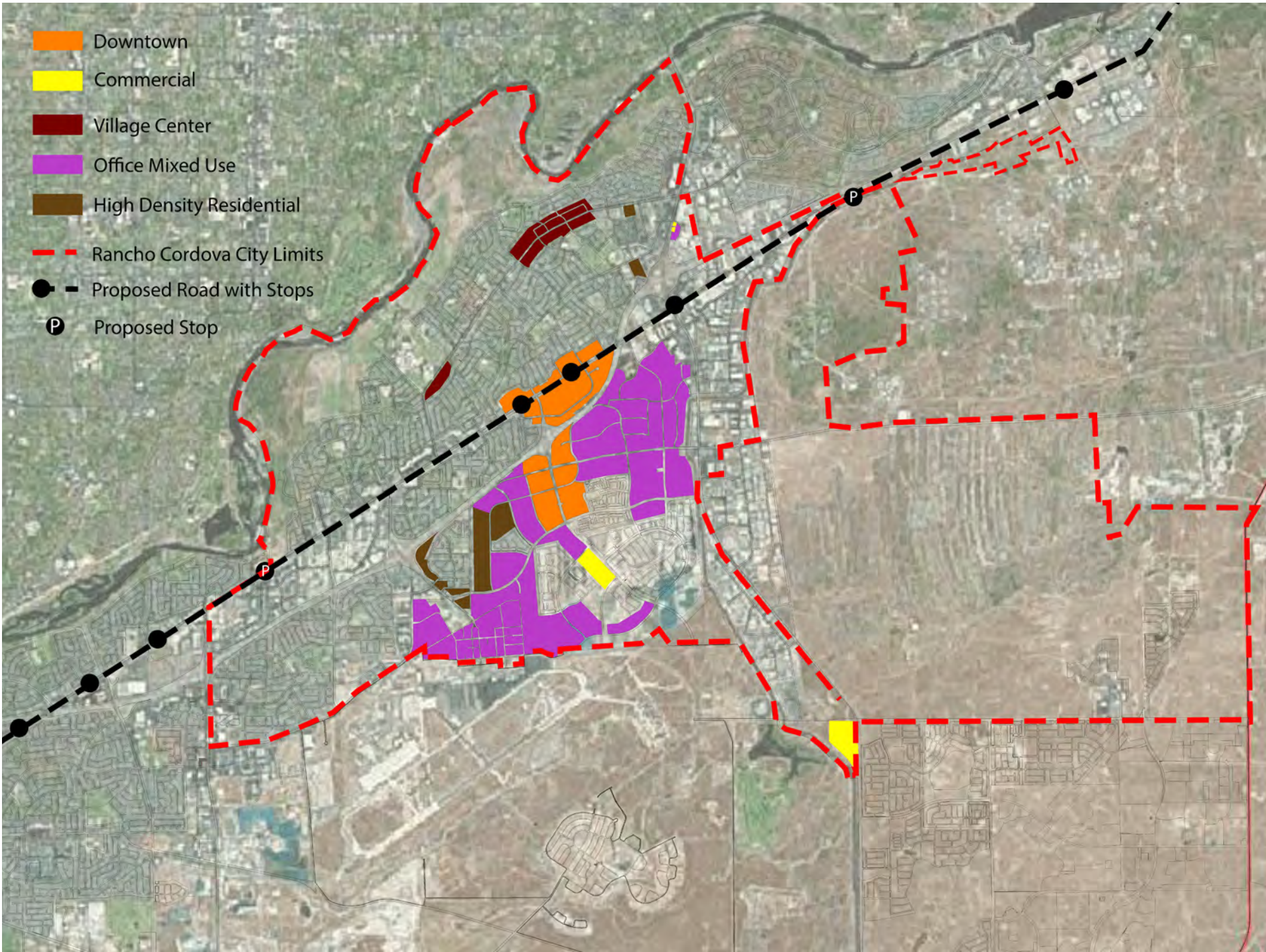
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District Plan Diagram

ITEM 16.5.

4.4 FRONTAGE TYPE STANDARDS AND GUIDELINES

A building's frontage is the interface between the public realm and private development. This Plan recognizes that the successful design of this interface significantly contributes to the realization of an active and engaging urban environment.

Buildings within the Plan area have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This section provides a palette of prototypical frontage types that are permitted. Standards include dimensional criteria, criteria for openings, as well as criteria for the ground plane immediately adjacent to the frontage, such as minimum glazing (see Figure 4-13).

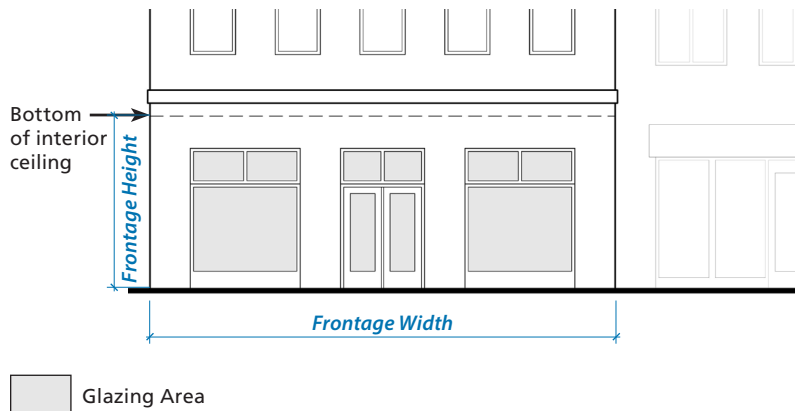


Figure 4-13 : Minimum Frontage Glazing Diagram

The frontage glazing area shall be measured from the finished floor to the bottom of ceiling of the ground floor.

4.4.1 Explanation of Standards

A. Frontage Intent Statement

This statement describes the building-to-street relationship that each frontage type is meant to achieve.

B. Entries

These standards address entries at the block-fronts, not those that are internal to the site.

C. Dimensions

Specific dimensions of features like massing, entry height, openings, and setbacks are delineated here.

D. Paving and Landscaping

This standard addresses the area between the property line and building face.

E. Furnishing Zone

This standard addresses furnishing within front setbacks.

F. Additional Standards and Guidelines

These standards and guidelines provide additional direction in shaping the appropriate building-to-street relationship. They address glazing at the ground floor, frontages, and entries.

G. Storefront Guidelines

This standard addresses the design of building frontages, such as maximum length of a blank wall.

ATTACHMENT 1

4.4.2 Storefront



Storefront Illustrative Section

Ground floor uses open directly to the sidewalk.



Storefront Illustrative Photo

ITEM 16.5.

A. Intent Statement

Storefront frontages provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Storefronts are typically associated with retail uses but may accommodate other uses as permitted by the regulating plan (see Chapter 2). Where permitted, storefront frontages may provide outdoor seating areas or outdoor displays or both.

B. Entries

Entries should be set at the adjacent sidewalk or within an alcove that is adjacent to a sidewalk.

C. Dimensions

Storefronts shall be between 12 to 25 feet high, measured from the finished floor to the bottom of ceiling of the storefront space. Storefront spaces shall be set no more than twelve inches above the adjacent sidewalk at the primary entrance.

D. Paving and Landscaping

The area between the property line and the building face shall be paved per Section 3.5.1.

E. Furnishing Zone

Where permitted, outdoor seating may be provided in front setbacks (see Section 3.4). Product displays (e.g. flowers, food, merchandise displays) are encouraged near storefront entries.

F. Additional Standards

1. At least 60 percent of the storefront facade area at the ground floor shall be glazed (see Section 4.4). Glazing shall be transparent and clear. Opaque,

highly reflective, and dark tinting are not permitted. The sill height of a storefront window shall be no more than 30 inches high measured from the adjacent finished sidewalk.

2. Unoccupied storefronts may be temporarily covered from the inside with white or light color paper, fabric or film, which may contain a graphic image or otherwise permitted signs.

G. Storefront Guidelines

The maximum length of blank walls facing the street is limited to 15 horizontal feet for any one stretch.

4.4.3 Storefront Café



Storefront Café Illustrative Section

Outdoor seating is located immediately adjacent to a ground-floor use.



Storefront Café Illustrative Photo

ATTACHMENT 1

A. Intent Statement

Storefront cafés provide ground-floor café and restaurant spaces directly accessible from the adjacent sidewalk. *Storefront café* frontages are similar to storefront frontages but provide specific provisions for outdoor seating.

B. Entries

Entries should be set at the adjacent sidewalk. *Storefront cafés* facing 88th Avenue and overlooking the South Park may provide outdoor seating areas on raised terraces.

C. Dimensions

Storefront cafés shall be between 12 to 25 feet high, measured from the finished floor to the bottom of ceiling of the storefront space. Storefront spaces shall be set no more than twelve inches above the adjacent sidewalk or terrace.

D. Paving and Landscaping

The area between the property line and the building face shall be paved per Section 3.5.1.

E. Furnishing Zone

Where permitted, outdoor seating may be provided either in front setbacks (see Section 3.4). Product displays (e.g. flowers, food, merchandise displays) are encouraged near storefront entries.

F. Additional Standard and Guidelines

Same as storefront frontage type (see Section 4.4.2 F.).

ITEM 16.5.

4.4.4 Dooryard



Dooryard Illustrative Section

A small landscaped yard separates the building from the sidewalk. The building entry may be raised, but need not be.



Dooryard Illustrative Photo

A. Intent Statement

Dooryard fronts are located in front setbacks and provide small landscaped and paved yards at building entrances. Dooryards are often enclosed by low walls, fences, or hedges.

B. Entries

Attached single-family buildings (row houses) should have primary entries accessible directly from the street.

Ground-floor units in multi-family buildings with corridors may have the primary entry from a corridor accessible from a common building lobby, directly from the sidewalk via a dooryard, or both.

C. Dimensions

Not applicable.

D. Paving and Landscaping

Dooryards should be planted with grass, shrubs, or other ground cover. Walks shall be paved. Low retaining walls, fences, or hedges may enclose a dooryard. Walls and hedges shall not exceed three feet in height measured from the adjacent sidewalk.

E. Furnishing Zone

Loose furniture is permitted in dooryards.

F. Additional Standard and Guidelines

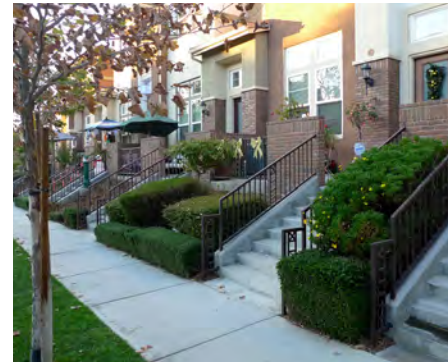
Where block development standards permit dooryard frontages and stoop frontages, frontage elements of these frontage types may be combined.

4.4.5 Stoop



Stoop Illustrative Section

The entry to a building is raised above the sidewalk.



Stoop Illustrative Photo

ATTACHMENT 1

A. Intent Statement

Stoops are small staircases leading to the entrance of a building. The stoop elevation provides some privacy between the sidewalk and ground-floor uses. *Stoops* may be covered.

B. Entries

Entries fronting on public streets shall face the public sidewalk.

B. Dimensions

Stoops shall be at least four feet deep and four feet wide. The stoop entry should not be raised more than three feet above the adjacent sidewalk.

D. Paving and Landscaping

Yards should be planted with grass, shrubs, or other ground cover. Walks shall be paved.

E. Furnishing Zone

None permitted.

F. Additional Standards

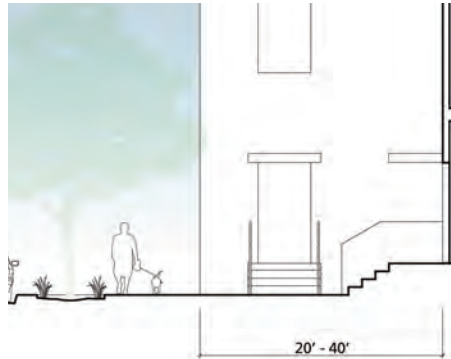
1. Awnings or canopies may cover *stoops*.
2. Where block development standards permit dooryard frontages and stoop frontages, frontage elements of these frontage types may be combined.



Door Yard / Building Frontage Examples

ITEM 16.5.

4.4.6 Forecourt



Forecourt Illustrative Section

The building entry is located off a forecourt. The entry may or may not be raised above the sidewalk level.



Forecourt Illustrative Photo

A. Intent Statement

Forecourts are open areas located at primary building entrances. They may be designed as gardens or as paved courtyards. Frontages utilizing a *forecourt* must comply with minimum frontage occupancy standards (see Section 4.2).

B. Entries

The *forecourt* shall enter from the adjacent sidewalk. Building entries opening onto the *forecourt* shall be at the finished floor of the *forecourt* or may be raised up to three feet above the *forecourt*.

C. Dimensions

1. *Forecourts* shall be set at grade or may be elevated up to 18 inches above the adjacent sidewalk.
2. Depth of the *forecourt* shall be between 10 and 40 feet.
3. Width of the *forecourt* shall be between 20 to 40 feet.

D. Paving and Landscaping

Forecourts may be planted with grass, shrubs, or other ground cover or be paved. All walks shall be paved.

E. Furnishing Zone

Outdoor furniture is permitted in *forecourts*. High quality, durable fixed benches and planter pots are encouraged. Water features are permitted.

F. Additional Standards and Guidelines

1. *Forecourts* should be open to the sky. Porches are not permitted.
2. *Forecourts* may be gated.

4.4.7 Urban Frontage



Urban Frontage Illustrative Section

An urban frontage type for residential or commercial ground-floor uses.



Urban Frontage Illustrative Photo

ATTACHMENT 1

A. Intent Statement

An *urban frontage* is suitable for residential lobbies or commercial/office uses. It provides access to ground-floor uses, but is primarily characterized by windows facing the sidewalk.

Unlike storefronts, there is no minimum ground floor height.

B. Entries

Urban frontages shall enter from the sidewalk. Entries should be articulated by canopies or awnings.

C. Dimensions

Urban frontages shall be set at grade or may be elevated up to 12 inches above the adjacent sidewalk.

D. Paving and Landscaping

Urban frontages are characterized by hardscape and may include landscaping where permitted by the street standards (see Chapter 3).



Parking 8'-0" 5'-0" 5'-0" 20'-0"
Varies See Plan
5'-0" Minimum Sidewalk & Landscaping
Varies See Plan

CARRIAGE HOUSE STREET

1. Entries: Stoops shall be used and shall conform to the following:
 - Be raised a minimum of 2-risers and a maximum of 10-risers.
 - Shall face the street if at all possible. If required to run parallel to the building façade because of grade, plantings a minimum of twenty-four (24) inches in height shall be located between the face of the stoop and the sidewalk.
 - Stoops greater than 6 risers shall be the same material as the primary building façade.
2. Covered stoops or recessed entries are required.
3. Ground Plane: Shall be grass, shrubs or ground-cover.
4. Frontage Delineation: No delineation is required.
5. Street trees and lighting shall be located according to the approved zoning.



Parking 8'-0" 5'-0" 5'-0" 20'-0"
20'-0" Typical Setback
5'-0" Minimum Sidewalk & Landscaping
4'- 5' Planting Strip

ENTRANCES TO PUBLIC LOBBIES AT MULTIFAMILY BUILDINGS

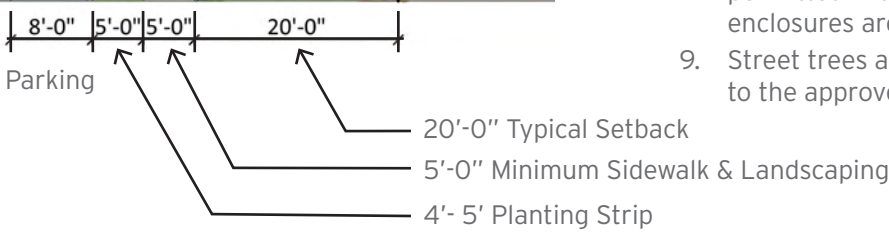
1. The face of Multifamily buildings shall typically be placed twenty (20) feet from the property line.
2. Primary entries to public lobbies shall be accessible as required by code and applicable regulations.
3. Entries shall be either flush with the sidewalk or if raised, provided with an accessible path from the sidewalk. If ramps are located in the frontage, they must be screened from the sidewalk by plantings a minimum of 24" in height, or otherwise integrated so that the legal requirements of the ramp are not visibly apparent from the public realm / streets.
4. Frontage Delineation: The edge of the frontage on either side of the public lobby entry shall be defined by one of the following:
 - Shrubs, hedges or other plantings a minimum of 24" in height
 - Black metal fencing, 36" in height
 - Patio walls 36" in height, constructed of the same material as the primary building facade
 - Wood, chain link and vinyl fencing are not permitted
5. Street trees and lighting shall be located according to the approved zoning.
6. Lighting levels shall be at a minimum of 10-15 footcandles.



LIVE / WORK UNIT

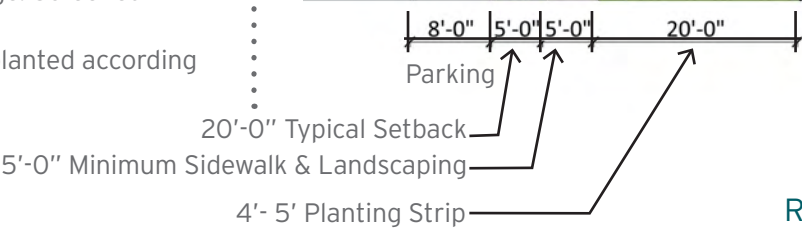


TYPICAL UNIT



DOORYARDS AT GROUND FLOOR MULTIFAMILY BUILDINGS

1. The face of Multifamily buildings shall typically be placed twenty (20) feet from the property line.
2. Entries: Stoops for non-commercial addresses shall be used and shall conform to the following:
 - Be raised a minimum of 1-riser and a maximum of 10-risers.
 - Shall face the street if at all possible. If required to run parallel to the building façade because of grade, plantings a minimum of twenty-four (24) inches in height shall be located between the face of the stoop and the sidewalk.
3. Entries for proposed live-work or ground floor commercial frontages shall allow for accessible access.
4. Entries should be either recessed or covered with canopies or roof overhangs.
5. Frontage Delineation: The edge of the frontage at the sidewalk must be defined by at least one of the following. If plantings are not used at the edge of the frontage, they must be located elsewhere in the Door Yard.
 - Shrubs, hedges or other plantings a minimum of 24" in height
 - Black metal fencing, 36" in height
 - Patio walls 36" in height, constructed of the same material as the primary building facade
 - Chain link, vinyl, and wood majority fencing are not permitted
 - Gates are permitted and encouraged
6. Frontage Variety: In order to create diversity in the streetscape, variety must be established in the character of the Door Yards. A single Door Yard Frontage design may not be used more than three (3) times within a single Façade Identity.
7. Wherever possible, Door Yards shall be habitable spaces with a minimum of a six (6) foot clear dimension between the inside face of plantings, walls or fencing and the face of the building.
8. Overhead elements: Trellises or arbors are permitted in the Door Yard frontage. Screened enclosures are not permitted.
9. Street trees and lighting shall be planted according to the approved zoning.



DOORYARDS AT GROUND FLOOR FRONTAGE BUILDINGS.

1. The face of Multifamily buildings shall typically be placed twenty (20) feet from the property line, with bays & porches projecting forward.
2. The ground floor below Frontage porches and balconies shall be occupiable door yards.
3. Balcony and porch supports shall be integrated into the landscape design of ground floor Door Yards.
4. All other guidelines for Multifamily Door Yards shall apply to the Frontage.

ITEM 16.5.

4.3.2 Row House



Row House Diagram

Houses with common walls line a street front.



Row House Illustrative Photo

A. Intent Statement

A structure that consists of at least three primary residences with common walls, side by side along the building frontage. The structure has individual garages for each unit, accessed from an alley, or may have a shared structure with dedicated spaces. Row houses may also wrap the podium of a high-rise building type.

B. Facade Width

1. Maximum of 26 feet for each row house unit, except that the facade width of a row house on block corners may be up to 30 feet.
2. The maximum number of attached row houses allowed is 10 townhouses per facade string.

C. Building Height & Massing

1. Maximum height shall be 45 feet.
2. Facade strings shall have at least one *encroachment* per 100 linear feet, such as a porch, balcony, or plane break. The combined length of plane breaks shall occupy at least 10 percent of the facade length.
3. Building faces abutting side streets or yards shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet.
4. In a three-story building, a two-story row house can be stacked over a separate ground-floor unit.

5. The maximum allowed footprint per story shall be determined by the following table:

Table 4.3.2.1: Height in Stories	Maximum Allowed Footprint per Story			
	1	2	3	4
2	100%	100%	–	–
3	100%	100%	100%	–
4	100%	100%	100%	60%

D. Maximum Upper Level Frontage Occupancy

Not applicable.

E. Frontage Types

Permitted frontage types: dooryard and stoop (see Section 4.4). Developments must also comply with the permitted frontage types of the block development standards (see Section 4.2).

F. Pedestrian Access & Entries

The primary entrance shall be accessible directly from the street, through the frontage.

G. Parking

1. Garages shall accommodate no more than two cars and shall be integrated into the back of the row house.
2. Podium parking is permitted, in which case a unit may also be accessed from the parking area or internal building corridor, and no individual garage parking is required.
3. Above-ground garage structures shall be concealed from view along the street behind the row houses.

4. Parking stalls shall meet the construction and maintenance standards of the W.M.C.

H. Outdoor Space

1. Amount required. At least 10 percent of the lot area shall be provided as outdoor space.
2. Types. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are: elevated terraces, patios, verandas, balconies, yards, decks, and roof gardens.
3. Design. The outdoor space area must be open to the sky, except for any allowable *encroachments* (see Section 4.5.9) and any shade structures within the space.

I. Landscape

1. All outdoor space shall be landscaped or hardscaped. In hardscaped areas, the use of permeable paving and planters is encouraged.
2. At least 25 percent of the required on-site outdoor space shall be planted with ground cover, shrubs, trees, or a combination thereof.

ITEM 16.5.

4.3.5 Urban Block Building



Urban Block Building Diagram

A building type that can accommodate a variety of uses



Urban Block Building Illustrative Photo

A. Intent Statement

A building designed for occupancy by retail, service, office, and/or residential uses on the ground floor, with upper floors also configured for office and/or residential uses, however two-story retail is permitted. Parking is accommodated below ground.

B. Facade Width

Maximum 225 feet. Facades greater than 175 feet in length must have at least one facade break of at least 20 feet in length and 10 feet in depth.

C. Building Height & Massing

1. Maximum height shall be 65 feet.
2. The maximum allowed footprint per story shall be determined by the following table:

Table 4.3.5.1: Height in Stories	Maximum Allowed Footprint per Story			
	1-3	4	5	>5
2-3	100%	–	–	–
4-5	100%	85%	75%	–
>5	100%	100%	85%	75%

D. Maximum Upper Level Building Frontage Occupancy

Portions of facades above 45 feet in height and greater than 150 feet in length shall occupy no more than 80% of the primary facade plane established on the ground floor.

E. Frontage Types

Permitted frontage types are: *forecourt*, storefront, *storefront café*, *urban frontage*, stoop, and dooryard (see Section 4.4). Developments must also comply with the permitted frontage types of the block development standards (see Section 4.2).

F. Pedestrian Access & Entries

1. Primary entrances to upper floors shall be accessed through: 1. an interior courtyard or 2. a lobby, which is accessed directly from the street.
2. Primary access to the ground-floor space shall be directly from the street and shall occur at a maximum interval of 60 feet. For urban block buildings in the retail core fronting Westminster Boulevard and Gray Street see entrance standards in Section 4.5.3 A.2.
3. Primary retail entrances shall remain accessible and unlocked during regular business hours.

G. Parking

1. Parking may be accommodated in up to two levels of above-ground podium, below ground, or both.
2. A liner of habitable space shall conceal above-ground podium parking garages from view.
3. Parking stalls shall meet the construction and maintenance standards of the W.M.C.

H. Outdoor Space

1. Amount Required. At least 15 percent of the lot area shall be provided as outdoor space.

ATTACHMENT 1

2. Types. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are: patios, verandas, courtyards, and roof gardens.
 3. Dimensions. Each outdoor space shall have a minimum dimension of 20 feet on each side.
 4. *Encroachments*. Encroachments into the outdoor space are permitted on all sides of the space, provided that the minimum 20-foot dimension is maintained, exclusive of the *encroachments*.
 5. Design. The outdoor space area must be open to the sky, except for any allowable *encroachments* (see Section 4.5.9) and any shade structures within the space.
- #### I. Landscape
1. All outdoor space shall be landscaped or hardscaped. In hardscaped areas, the use of permeable paving and planters is encouraged.
 2. At least 25 percent of the required on-site outdoor space shall be planted with ground cover, shrubs, trees, or a combination of thereof. Landscaping in pots or planters may be included in computing the total landscaped area.

ITEM 16.5.

4.3.3 Flex/Loft Building



Flex/Loft Building Diagram

Flex/loft units arranged side by side



Flex/Loft Building Illustrative Photo

Note: Paseos permitted for access to residential units above

A. Intent Statement

An integrated residence and work space, occupied by a single unit. Often two or more such units shall be arranged side by side along the Principal Frontage that has been designed or structurally modified to accommodate joint residential and work occupancy. Flex/loft buildings may also wrap the podium of a high-rise building type.

B. Facade Width

1. Maximum of 30 feet for each flex/loft unit.
2. The maximum number of attached flex/loft units is 10 per facade string.

C. Building Height & Massing

1. Maximum height shall be 50 feet.
2. Facade strings shall have at least one *encroachment* per 100 linear feet, such as a porch, balcony, or plane break. The combined length of plane breaks shall occupy at least 15 percent of the facade length.
3. Building faces abutting side yards shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet.
4. The maximum allowed footprint per story shall be determined by the following table:

Table 4.3.3.1: Height in Stories	Maximum Allowed Footprint per Story			
	1	2	3	4
2	100%	100%	–	–
3	100%	100%	100%	–
4	100%	100%	100%	80%

D. Maximum Upper Level Frontage Occupancy

Not applicable.

E. Frontage Types

Permitted frontage types are: storefront, *storefront café*, and dooryard (see Section 4.4). Developments must also comply with the permitted frontage types of the block development standards (see Section 4.2).

F. Pedestrian Access & Entries

The primary entrance shall be accessible directly from the street, through the frontage, except that primary residential entries may be accessed through work space, through a paseo between units, or from the rear.

G. Parking

1. Individual garage parking may be integrated into the back of the flex/loft building.
2. Podium parking is permitted, in which case a unit may also be accessed from the parking area, and no individual garage parking is required.
3. Above-ground garage structures shall be concealed from view along the street behind the flex/loft building.
4. Parking stalls shall meet the construction and maintenance standards of the W.M.C.

H. Outdoor Space

1. Amount Required. At least 15 percent of the lot area shall be provided as outdoor space.

ATTACHMENT 1

2. Types. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are: elevated terraces, patios, verandas, balconies, decks, and roof gardens.
3. Design. The outdoor space area must be open to the sky, except for any allowable *encroachments* (see Section 4.5.9) and any shade structures within the space.

I. Landscape

1. All outdoor space shall be landscaped or hardscaped. In hardscaped areas, the use of permeable paving and planters is encouraged.
2. At least 25 percent of the required on-site outdoor space shall be planted with ground cover, shrubs, trees, or a combination thereof.

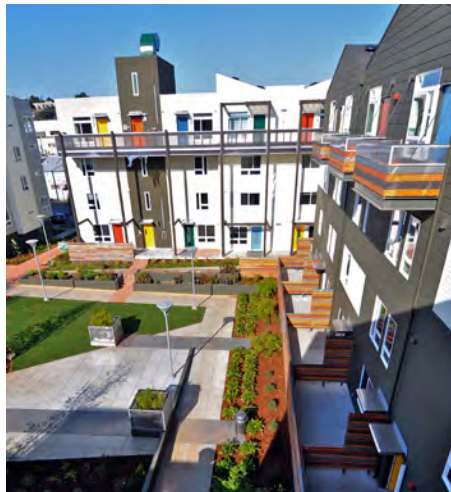
ITEM 16.5.

4.3.4 Courtyard Building



Courtyard Building Diagram

A grouping of units around central courtyards.



Courtyard Building Illustrative Photo

Courtyard view of a courtyard building.

A. Intent Statement

A grouping of townhouses or multi-family units arranged around a central courtyard or series of courtyards at grade or above a parking podium. The building may contain residential or commercial uses, and parking is below ground or accommodated in up to two above-grade podium levels.

B. Facade Width

Maximum 200 feet.

C. Building Height & Massing

1. Maximum height shall be 65 feet.
2. The maximum allowed footprint per story shall be determined by the following table:

Table: 4.3.4.1: Height in Stories	Maximum Allowed Footprint per Story			
	1-2	3	4	>5
2	100%	–	–	–
3	100%	80%	–	–
4	100%	100%	80%	–
>5	100%	100%	80%	80%

D. Maximum Upper Level Frontage Occupancy

Portions of facades above 45 feet in height and greater than 150 feet in length shall occupy no more than 80% of the primary facade plane established on the ground floor.

E. Frontage Types

Permitted frontage types are: *forecourt*, storefront, *storefront café*, *urban frontage*, and dooryard (see Section 4.4). Developments must also comply with the permitted frontage types of the block development standards (see Section 4.2).

F. Pedestrian Access & Entries

1. The internal courtyard shall be accessible from the street, through the frontage. Where the internal courtyard is located above the ground plane, a grand public stair is encouraged. Access may be gated.
2. The primary entrance to each ground-floor unit shall be directly from the street or courtyard. Entrances shall occur at a maximum interval of 60 feet.
3. Primary access to units above the ground floor shall be through a lobby accessed from the street or the courtyard.

G. Parking

1. Parking may be accommodated in up to two levels of above-ground podium, below ground, or both.
2. A liner of habitable space shall conceal above-ground podium parking garages from view.
3. Residential parking shall be separate from retail parking, except for any residential guest parking.
4. Parking stalls shall meet the construction and maintenance standards of the W.M.C.

H. Outdoor Space

1. Amount Required. At least 15 percent of the lot area shall be provided as outdoor space.
2. Types. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are: patios, verandas, and courtyards.
3. Dimensions. The minimum courtyard dimension shall be 30 feet on one side for buildings. If the courtyard is surrounded by 3 or more sides or if the building is three or more stories, the minimum dimension on one side shall be 40 feet.
4. *Encroachments*. Encroachments into the outdoor space are permitted on all sides, provided that the minimum 30-foot dimension is maintained, exclusive of the *encroachments*.
5. Design. The outdoor space area must be open to the sky, except for any allowable *encroachments* (see Section 4.5.9) and any shade structures within the space. Communal outdoor spaces shall provide high quality amenity and be easily accessible for all residents.

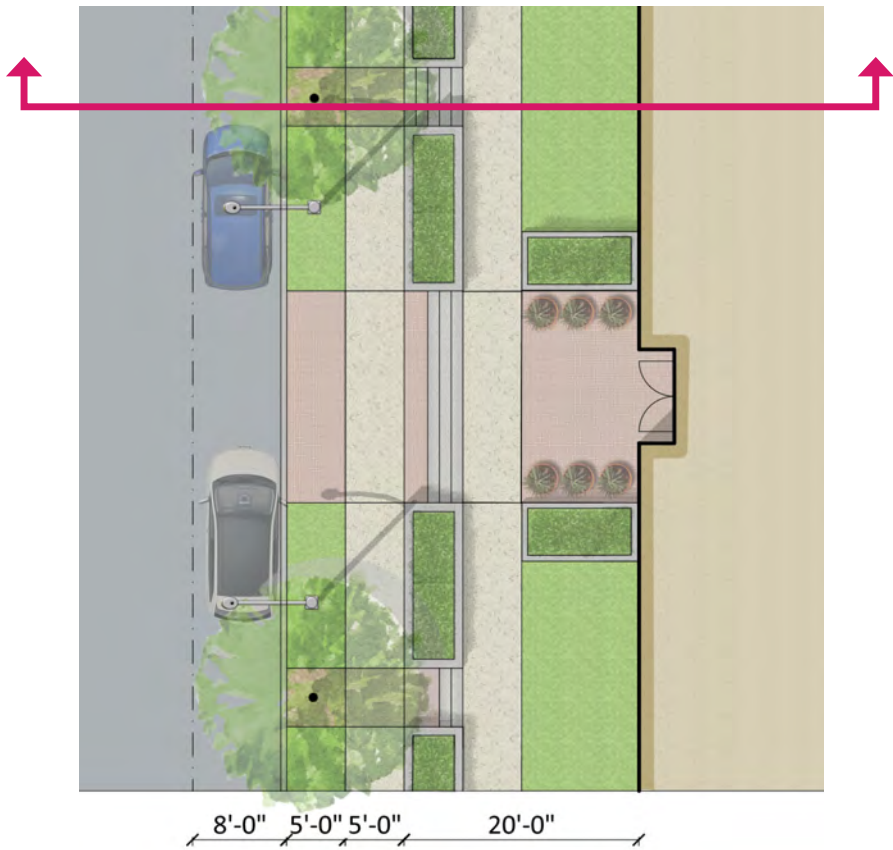
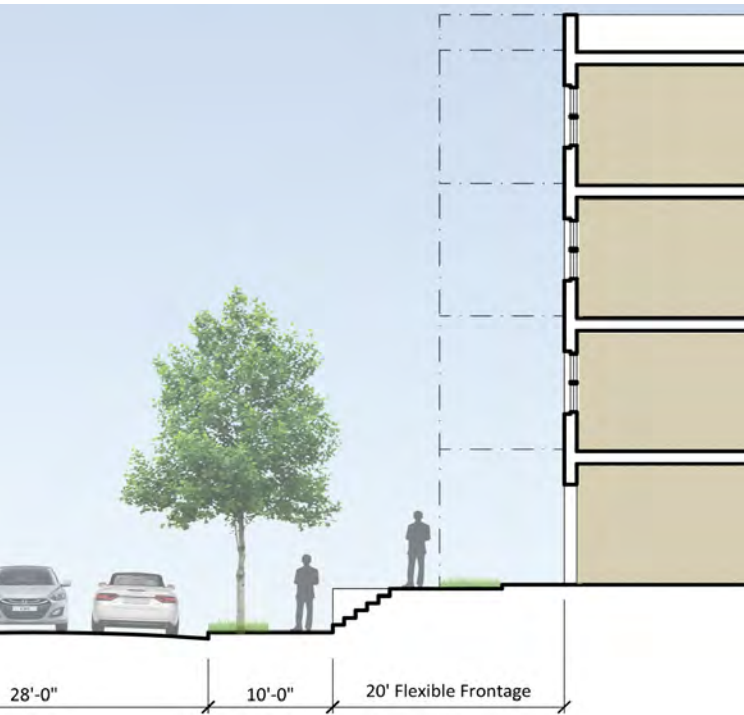
I. Landscape

1. All outdoor space shall be landscaped or hardscaped. In hardscaped areas, the use of permeable paving and planters is encouraged.
2. At least 25 percent of the required on-site outdoor space shall be planted with ground cover, shrubs, trees, or a combination of thereof.

DOUBLE WALKWAYS/GROUND FLOOR AT STEEP SITE GRADES

In areas of the site where there is a substantial difference in grade between the sidewalk in the Right-of-Way and ground floor building grades, a “double walkway” condition is permitted to allow accessible ground floor walk-up breezeway building designs on steep grades according to the following:

1. The grade of the sidewalk in the Right-of-Way shall accord with the street grades. Where the difference between the ground level building grades and the sidewalk grades may not be resolved with a stoop greater than two (2) risers but less than twelve (12), an additional walkway may be provided to provide access to ground floor units or other building entries.
2. Steps or ramps shall be provided that link the sidewalk in the direct Right-of-Way with the additional walkway providing access to ground floor units or building entries for the able bodied.
3. Access to additional walkway and all building entries shall meet all ADA and accessibility requirements.
4. Site walls/vertical surfaces of raised walkways or stoops taller than 24” shall be of masonry, and shall match the building if masonry is the primary building material.
5. Screening shall be provided between the sidewalk in the Right-of-Way and the additional walkway and must include shrubs, hedges or other plantings a minimum of 24” in height. Black metal fencing, 36” in height, may also be included for additional screening or if required by building codes or other regulatory requirements. Chain link, vinyl, and plastic/injection molded fencing are not permitted, and custom wood fencing or fencing including wood elements must be approved by the Town Architect.
6. Street trees and lights shall be spaced and located according to the approved zoning, and/or any other applicable regulation.



Door Yard / Building Frontage Examples, allowing for accessible route.

2.4 Focal Features and Gateway Elements

Guidelines

- 1. Focus features and Gateway Elements are required to be located at the visual termini identified on the Frontage Diagram.
- 2. Features may include towers, spires, belfries, cupolas, domes, roof forms and other elements. The height and size of features shall not extend beyond the following limits:
 - Twenty-five percent (25 %) beyond the footprint of the building;
 - Fifty percent (50%) beyond the permitted building height.
- 3. Focus features and Gateway Elements that are integral to a building shall be designed in accordance with the Architectural Style of the building.
- 4. Gateway Elements on either side of an intersection are encouraged to not be identical, but siblings.

BUILDING FOCAL FEATURE



Pronounced Turret at Corner



Recessed Turret at Corner



Balcony and Pediment



Clock-tower

LANDSCAPE FOCAL FEATURE



Public Assembly Space



Water Feature



Public Art / Sculpture

GATEWAY ELEMENT



Symmetrical Building Elements as Gateway



Asymmetrical Building Elements at Same Scale



Asymmetrical Building Elements as Gateway

2.7 Facade Increment Design

INTENT

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APPROPRIATE - DIFF. STYLES



Distinct Change of Building Style, Proportion, Color establish clear Identities



Contrasting Color / Materials and Style establish Identities



Change in Building Plane to Differentiate Identities

APPROPRIATE - SAME STYLES



Change of Materials and Building Height distinguish Identities



Change of Materials and Setback/Clear Identities



Change of Color with Consistent Details

INAPPROPRIATE



Block all one Identity / no Facade Increment/Inauthentic Classical Details



Inadequate Differentiation Between Facade Identities

Not Enough Variety in Detailing



Facade Identity too long / Ambiguous Style



Overview

3 Pre-Approved Architectural Styles

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Facade Styles Diagram



ARTE MODERNE

Art Deco emerged in the U.S. in the 1930s and 40s, and was the first widely popular modern style. A reflection of modern technology, it is characterized by flat roofs, smooth lines, geometric shapes, and streamlined forms. Facades are articulated with smooth wall surfaces of stucco, brick or stone, and given vertical or horizontal emphasis through exaggerated piers or horizontal bands. Corner windows are typical. Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by native architecture, and are often made of contrasting materials such as metal or ceramic tile. The more exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats, while a more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis.



DEPOT WAREHOUSE VERNACULAR

The Depot Warehouse Vernacular harkens to California's long association with the railroad. Located along rail lines, depots were typically simple rectangular buildings often of masonry construction. Features include flat or broad roofs with a deep overhang, masonry exteriors with modest brick details, and the segmentation of the façade - through window rhythms, brick pilasters or additive metal columns -- into a repetitive bay system. Windows are typically articulated as infill panels between vertical piers. Metal features - awnings, canopies, roof overhangs, balconies or infill panels - often satisfy functional needs and provide three-dimensional visual interest to the planar masonry facades.



CALIFORNIA CONTEMPORARY

The California Contemporary style, the architectural analog of "California Cuisine," reinterprets the modernist tradition with a local and eclectic flair. The style tends to emphasize massing over structural articulation and is characterized by interlocking columns of different colors and materials. Architectural elements such as awnings, balconies, and trellises are appended to the volumes, often occurring in the interstitial spaces between volumes. Roofs may be flat with parapets, sloped, barrel-shaped, domed, or a combination thereof.



MERCANTILE VERNACULAR

The Mercantile Vernacular is derived from the late nineteenth and early twentieth century mixed-use architecture which characterized the downtowns of cities in California. The lifeline and raison d'être of these cities, the railroad sponsored clusters of mixed-use buildings with commercial uses on the ground floor and offices or residential uses above them, creating the distinctive California Mercantile style.



SPANISH MISSION

Inspired by the Spanish missions that were the first colonial buildings built in the southwest, Spanish Mission is characterized by gabled, red tile roofs at times interrupted with parapeted curvilinear walls, undecorated white or light colored stucco walls, and balconies with ornamental metalwork. Building composition occurs in both symmetrical and more playful, asymmetrical compositions. Unframed curved or segmental arches are often used on window or door openings, or in ground level arcades at entries or significant exterior open spaces.



DISCIPLINED MODERN

The Disciplined Modern style refers to the Modernism that flourished in the middle of the last century, in California and throughout the country. Influenced by the products of industrial design, the style featured flat roofs, asymmetrical and streamlined building composition, repetitive building elements articulated as abstract planes or forms, and expanses of glass that allow integration between interior and exterior spaces. The use of industrial materials such as glass, concrete and fiberglass in combination with natural materials is common. The best examples of modern design have a strong architectural parti and disciplined approach overlaid upon the building program and are not simply a result of internal arrangements.



CRAFTSMAN

The Craftsman style grew out of the Arts & Crafts movement which gained widespread popularity in the early twentieth century. A reaction against mass production, the style drew inspiration from the unique forms and artistry of master craftsman, incorporating a more natural and expressive use of materials and forms. The Craftsman bungalow was a popular type often found in the Sacramento suburbs. Typical features include broad low-pitched roofs with deep overhanging eaves and exposed rafters or decorative brackets, hand-crafted stone or woodwork, and mixed materials throughout. Deep porches or balconies are a common element of domestic architecture.

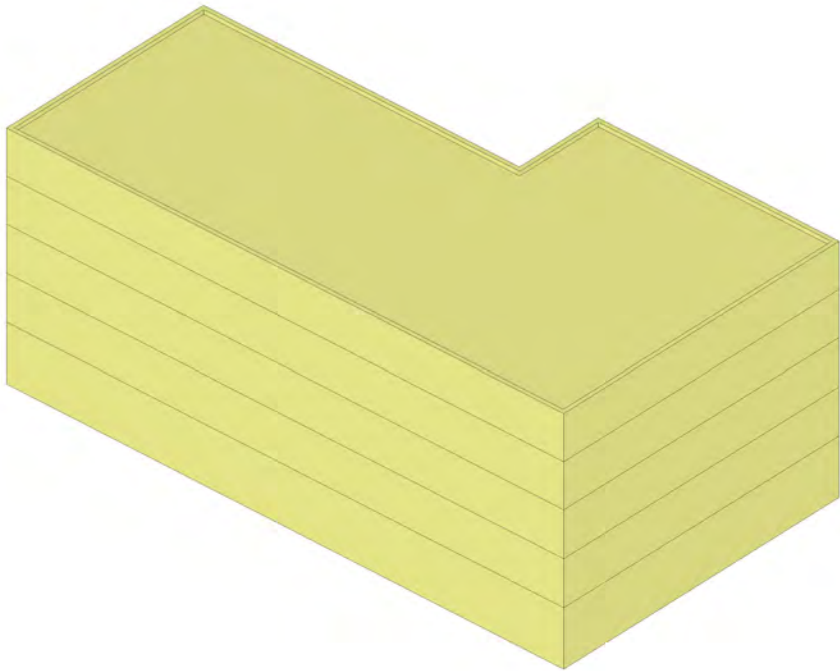




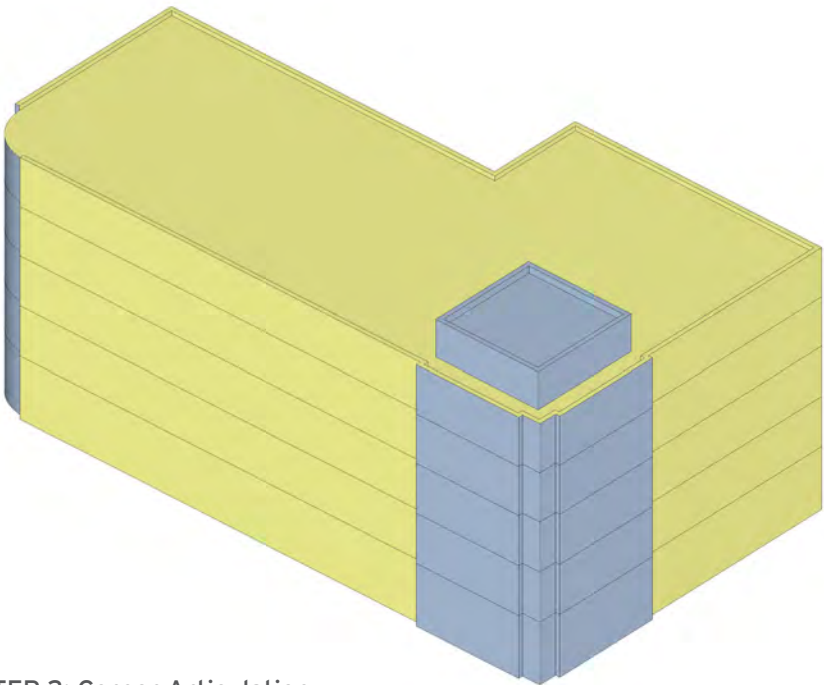
Overview

Art Deco emerged in the U.S. in the 1930s and 40s, and was the first widely popular modern style, spreading through large cities and small towns alike. Borne into American architecture with the skyscraper boom of the early twentieth century, the style made a major impact on commercial, institutional and large-scale residential buildings throughout California.

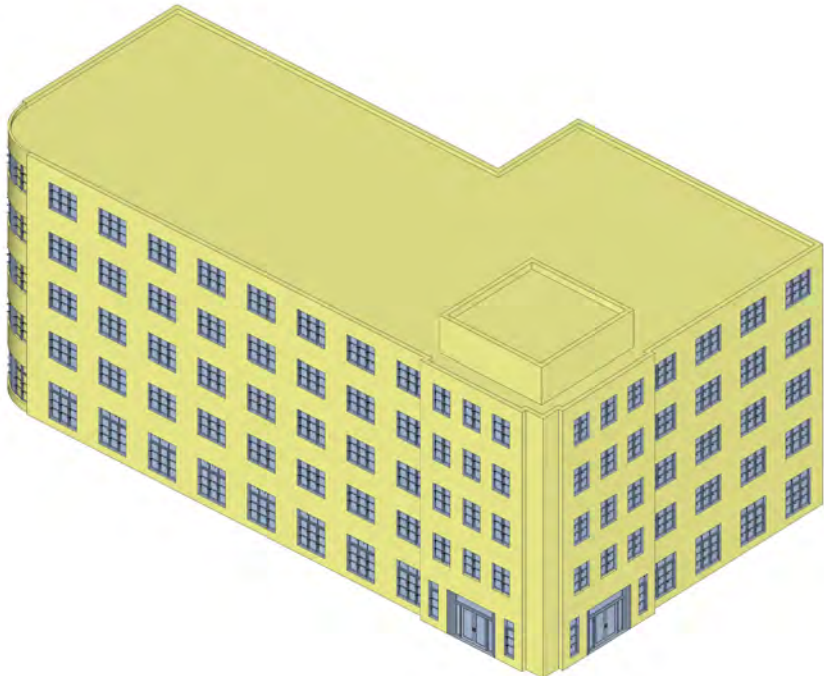
A reflection of modern technology, Art Deco is characterized by flat roofs, smooth lines, geometric shapes, and streamlined forms. Facades are typically articulated with smooth wall surfaces of stucco, brick or stone, and given vertical or horizontal emphasis through exaggerated piers or horizontal bands. Corner windows are typical, further emphasizing horizontal and vertical readings. Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by native architecture, and are often made of contrasting materials such as metal or ceramic tile. The more exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in façade design, while a more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis. For Rancho Cordova, the use of Art Deco should be limited to prime corner locations, while Art Moderne can be applied in prime corner as well as all other locations including mid-block applications.



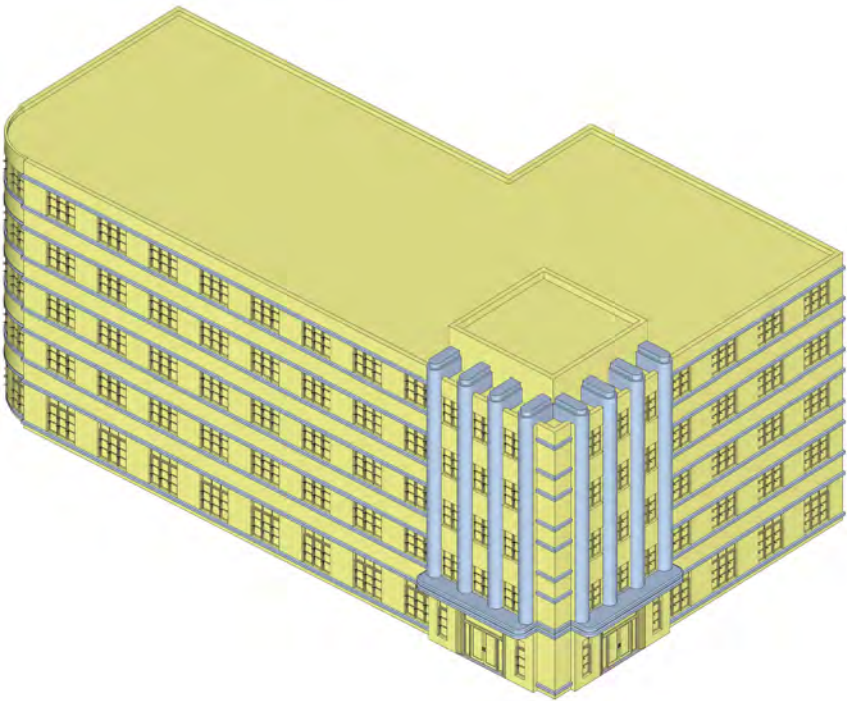
STEP 1: Establish Mass and Height



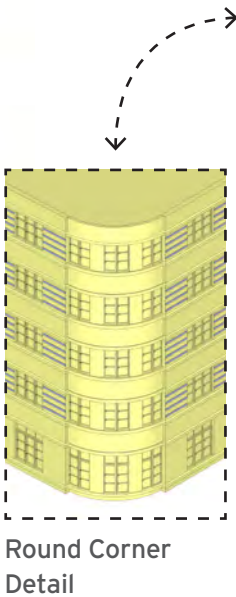
STEP 2: Corner Articulation



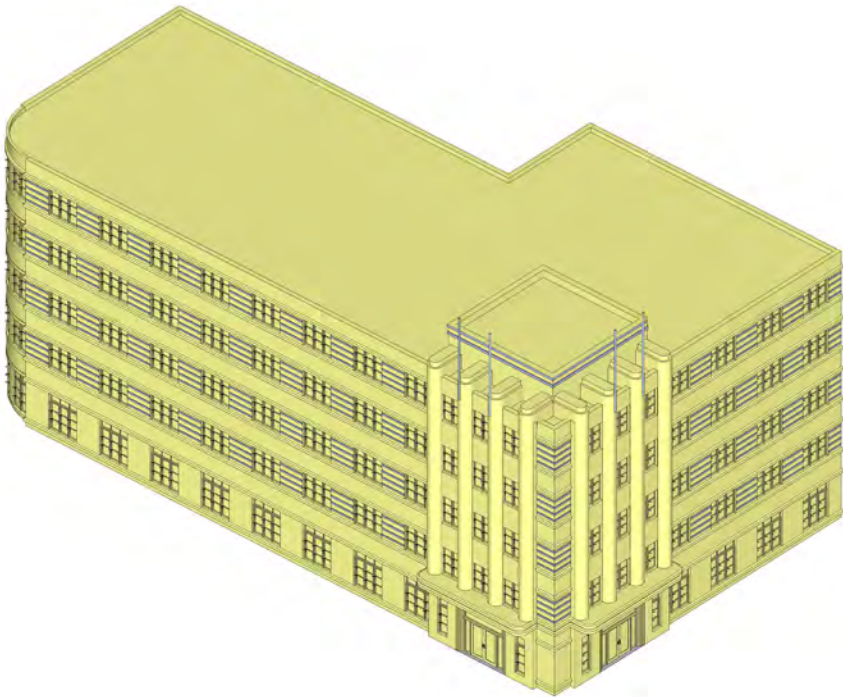
STEP 3: Window and Door Placement



STEP 4: Vertical and Horizontal Elements



Round Corner
Detail



STEP 5: Special Features

Massing:

These diagrams illustrate the process and essential components of a multifamily building in the Texas Art Deco Vernacular.

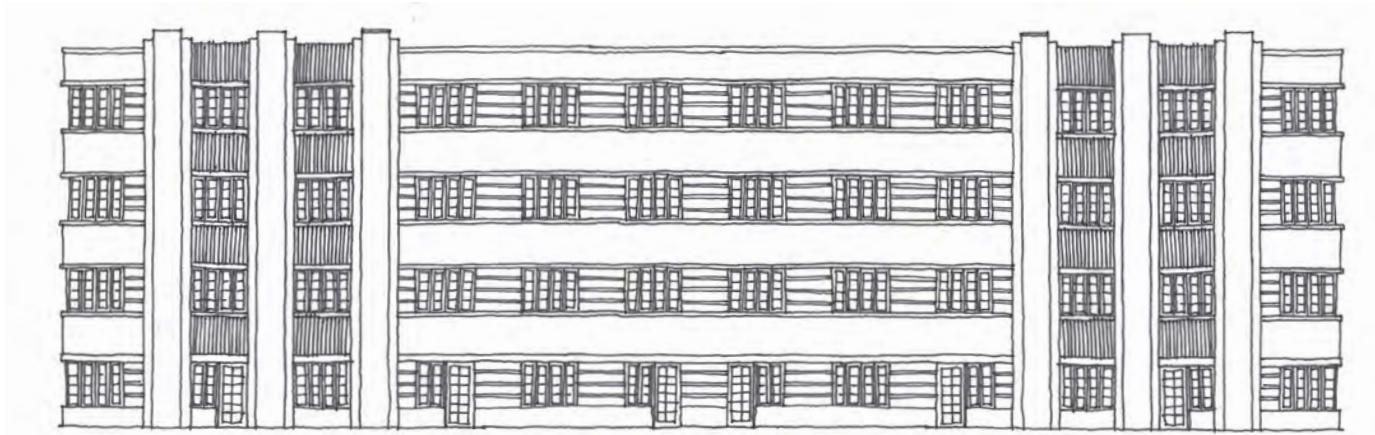
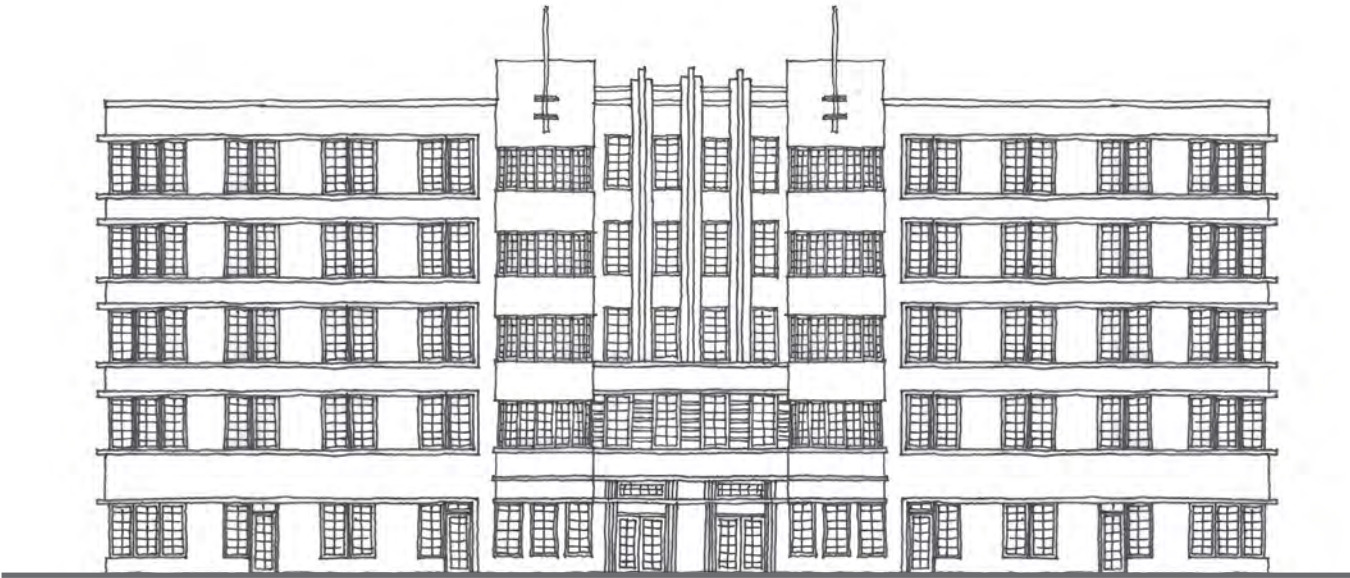
STEP 1: Establish the buildings height and mass. Roofs are to be flat.

STEP 2: Articulate Building corners with vertical tower elements or rounded corners (see Step 5)

STEP 3: Create glazing openings in the facade. Windows are punched openings with frequent use of mullions and are often grouped horizontally or grouped at corners.

STEP 4: Group windows together horizontally or vertically with massing or banding elements.

STEP 5: The Addition of banding detail in brick coursing, or vertical fin / pole elements are added.

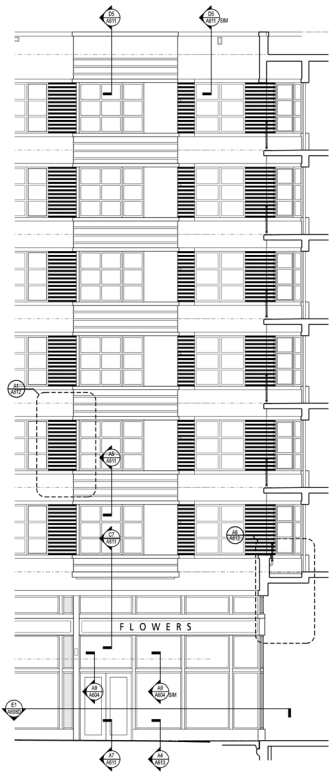


4 Story Facade Compositions

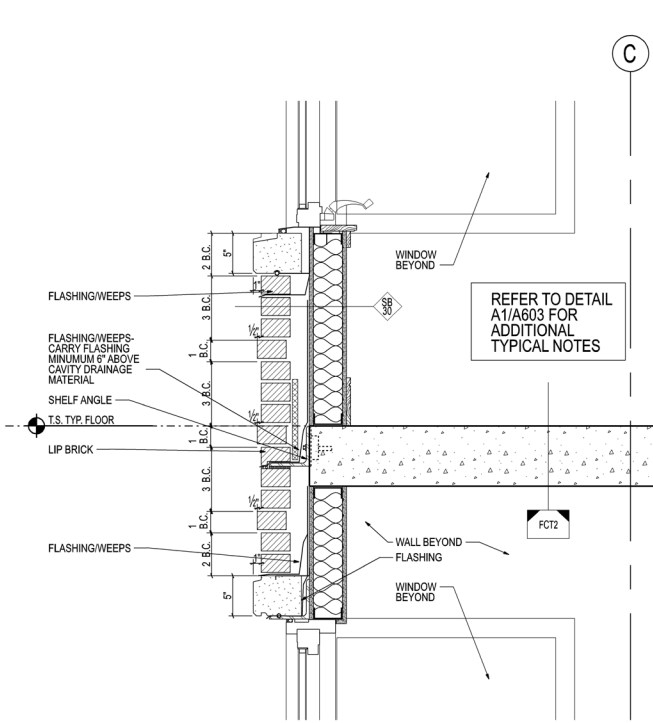


5 Story Facade Compositions

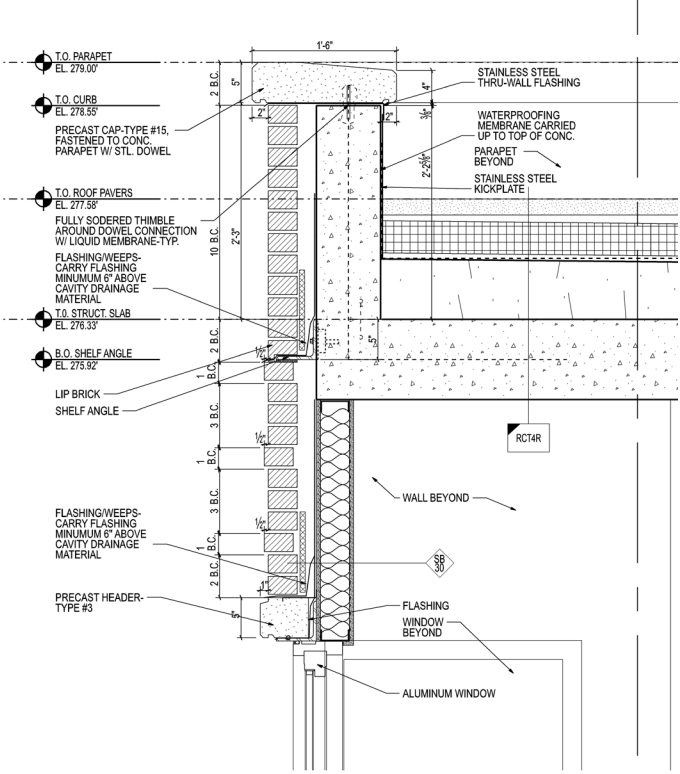
DETAILED



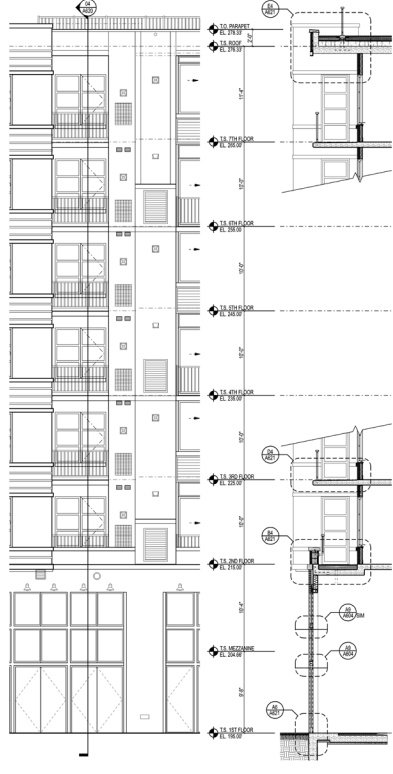
Elevation Example 1



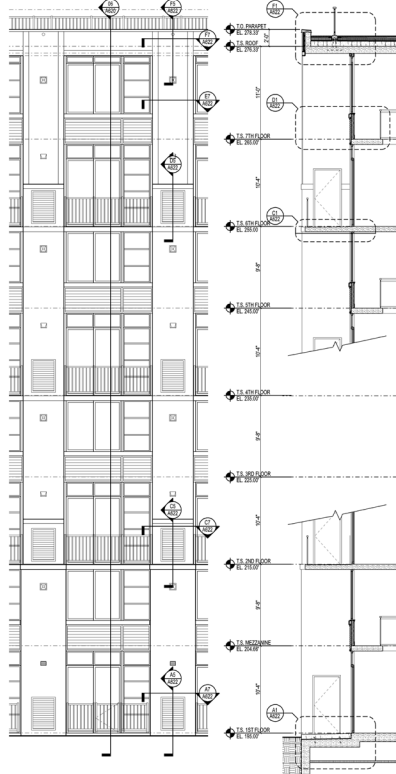
Detail Example 1



Detail Example 2



Elevation Example 2



Elevation Example 3

SIMPLIFIED



Simplified Banding on Brick Facade



Layered Facade Detail Example



Brick Detailing at Window

Details

This page includes detail examples of building elements typical of the Texas Art Deco Style. These illustrate the tectonic and material relationships and are not intended to be copied directly.

Building Facades have horizontal emphasis characterized by uninterrupted bands between levels. The primary building material should be masonry. Sill and head band material can contrast main building massing material for emphasis. Windows can be punched openings or long horizontal bands of ribbon windows.

Building Corners can be squared with corner windows or rounded with windows around entire curve. Towers are allowed at building corners and can rise above the roof cornice. Cornice lines are generally simple bands with little to no articulation.

HIGH STYLE APPROPRIATE



Flamboyant Detail



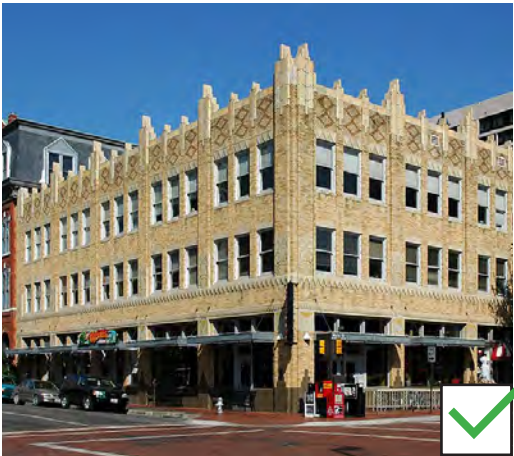
Facade Relief Elements



Variety in Window Type



Elaborate Layering



Intricate Cornice Details Above Roof Plane

APPROPRIATE



Appropriate Materiality and Detail



Balance of Vertical and Horizontal Banding



Appropriate Level of Detail at all Scales



Detail at Cornice / Logical Articulation of Massing



Simple Organization of Punched Openings

INAPPROPRIATE



Deco Mass Overwhelmed by Unrelated Added Elements



No Overall Facade Organization / Elements Have no Layering Hierarchy



Irregular Massing Heights



Inappropriate Material / Facade Plane Changes



Confused Building Elements out of Scale / Inappropriate Color



Facade Elements not Holistically Considered

HIGH STYLE - INAPPROPRIATE



Painted Hardiplank siding



Cast Concrete



Plaster combined with siding



Parapet with cornice

APPROPRIATE



Parapet with receding cornice



Overhang



Sloped metal roof



Metal barrel roof



Appropriate Articulation of Parapet

INAPPROPRIATE



Scupper and downspout



Canvas Awning



Proper Trellis detailing



Volumes of differing height, width, color and material

DETAILED

Balcony Assembly

Balcony Assembly

Balcony Bracket Detail

Roof Eave Detail

SIMPLIFIED



Balcony Over Arcade With Minimal Detail



Balcony Over Loggia With Minimal Detail



Simple Balcony Detail

Details

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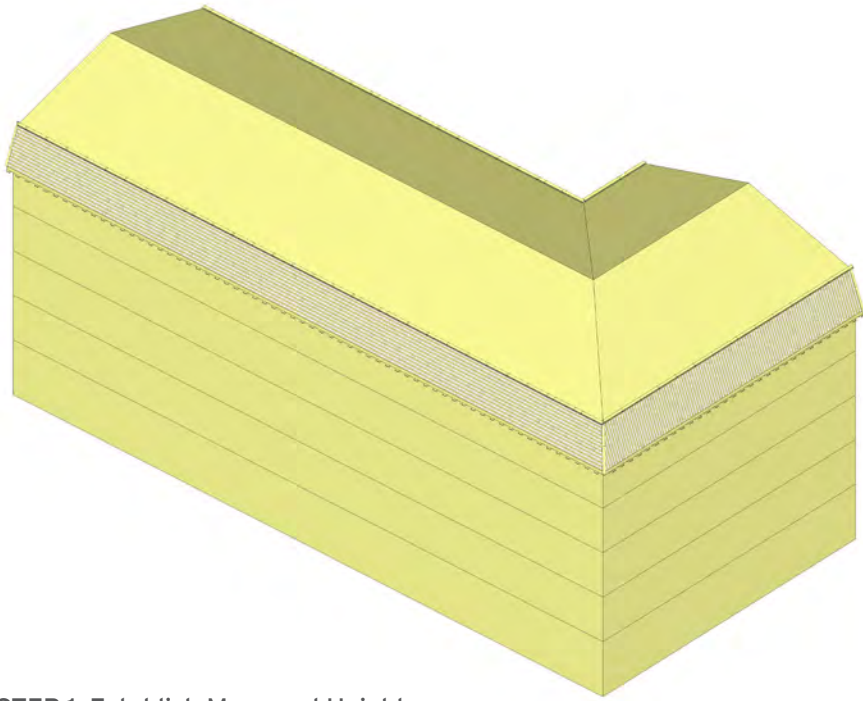
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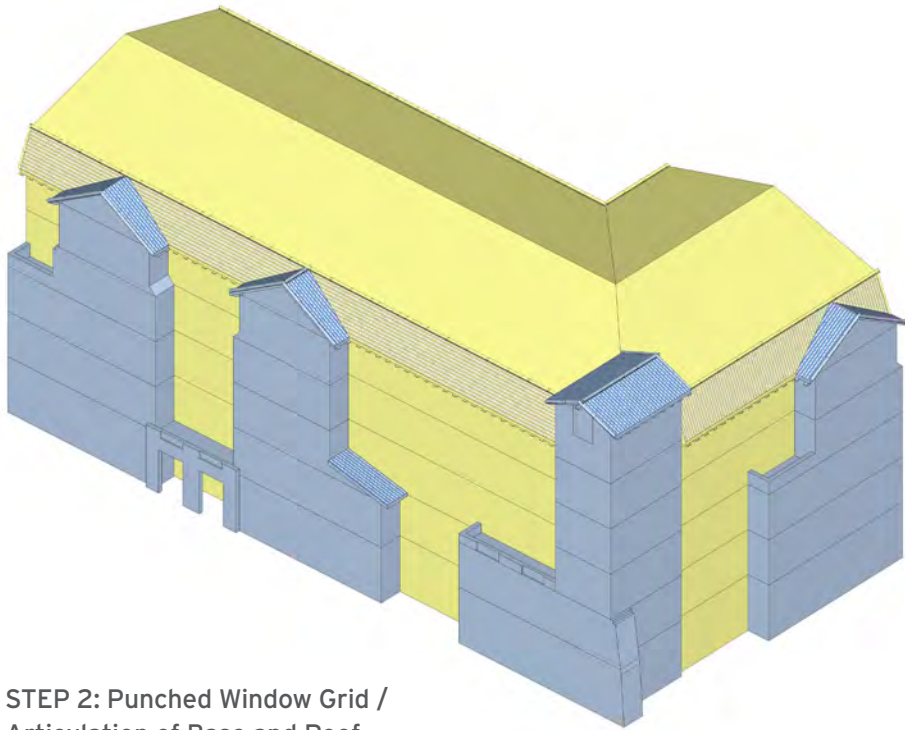
Overview

Reflecting California's Spanish and Mexican roots, the Spanish Mission style draws its inspiration from the late 18th and early 19th century Spanish missions. Showcased in the California pavilion at the World's Columbian Exposition of 1893, and adopted by the Santa Fe and Southern Pacific railroads for its train stations and hotels, it quickly became a fixed style of the Southwest, widely used on both institutional and residential buildings.

Key characteristics of the style include white or light colored stucco walls, sloped red tile roofs with exposed rafter ends, shaped parapets, and extensive balconies often with ornate metal rails. Building composition is flexible, with both asymmetrical, picturesque arrangements and ordered, symmetrical ones appropriate to the style. The use of arched openings, either unframed on windows, or in ground floor arcades at entries or adjacent to open space, is common. Derived from the adobe structures of the Spanish Missions, exterior walls often have significant depth and any attempt to imitate these, especially in features such as arcades, will help the authenticity of the language.



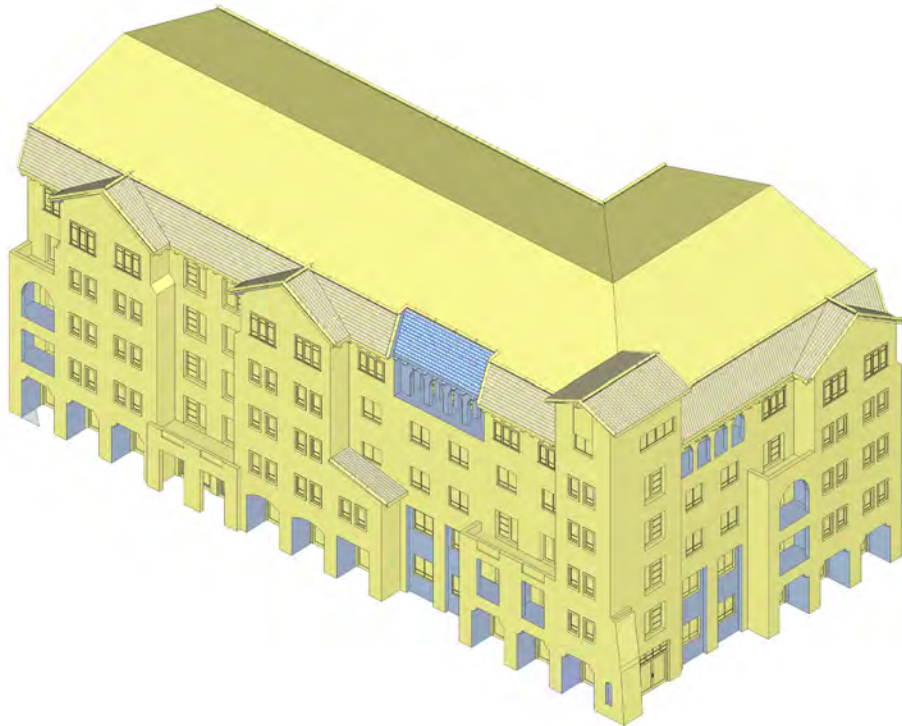
STEP 1: Establish Mass and Height



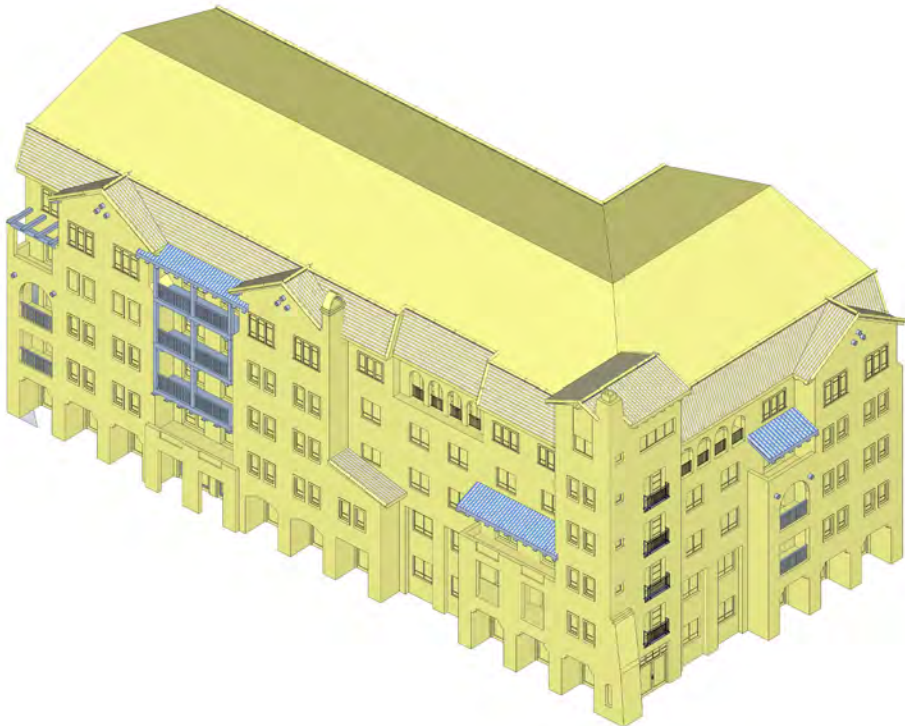
STEP 2: Punched Window Grid /
Articulation of Base and Roof



STEP 3: Additive Features



STEP 4: Subtractive Features



STEP 5: Special Features

Massing:

These diagrams illustrate the process and essential components of a multifamily building in the Spanish Mission style.

STEP 1: Establish the buildings height and mass. Roofs are to be mansard with the width on the main building running parallel to the street. Define lower level of mansard roof with tile roof with brackets at eaves. Clay or concrete roof tile should be used on exposed portions of roofs.

STEP 2: Break up massing with additive features such as towers or Gable roofs. These features can interrupt the roof edge on the facade. These elements can be organized symmetrically or asymmetrically.

STEP 3: Establish punched window grid. Define base level with larger openings. Window type and placement should vary to create a variety of types.

STEP 4: Further define massing with subtractive features such as recessed porches defined by arcaded openings or simple relief on the facade.

STEP 5: Add detail items such as decorative balconies, unique windows, pilasters, and tower elements or roof elements.



3 Story Facade Composition

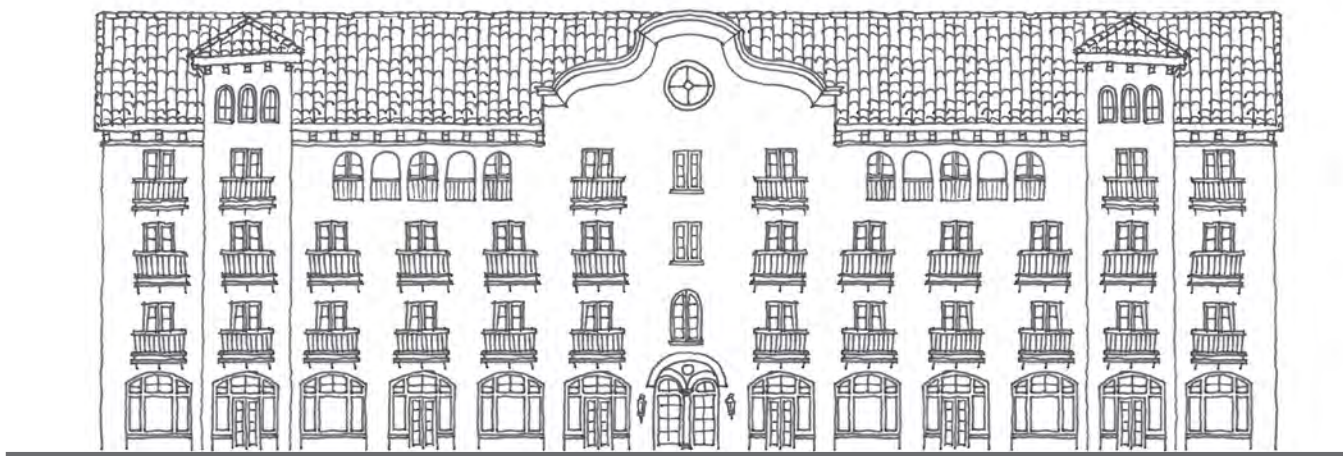


4 Story Facade Composition



5 Story Facade Compositions

*It is recommended that the Spanish Mission Style NOT be applied to Facades over 5 Stories



5 Story Facade Compositions

*It is recommended that the Spanish Mission Style NOT be applied to Facades over 5 Stories

HIGH STYLE - INAPPROPRIATE



Too Formalized and Symmetrical



Too Ornate / Highly Decorated



Too Many Details For Scale



Incorrect Typology

APPROPRIATE



Simple Detailing But Not Overly Decorative



Building Massing / Window Type Variety
Carefully Composed



Articulate Proportions of Openings / Subtle
Asymmetries



Artfully Considered Variety in Building Detail

INAPPROPRIATE



Incorrect Building Typology



Incorrect Building Typology



Incorrect Building Typology



Unbalanced: Over-scaled Elements at The End
of Main Building Mass

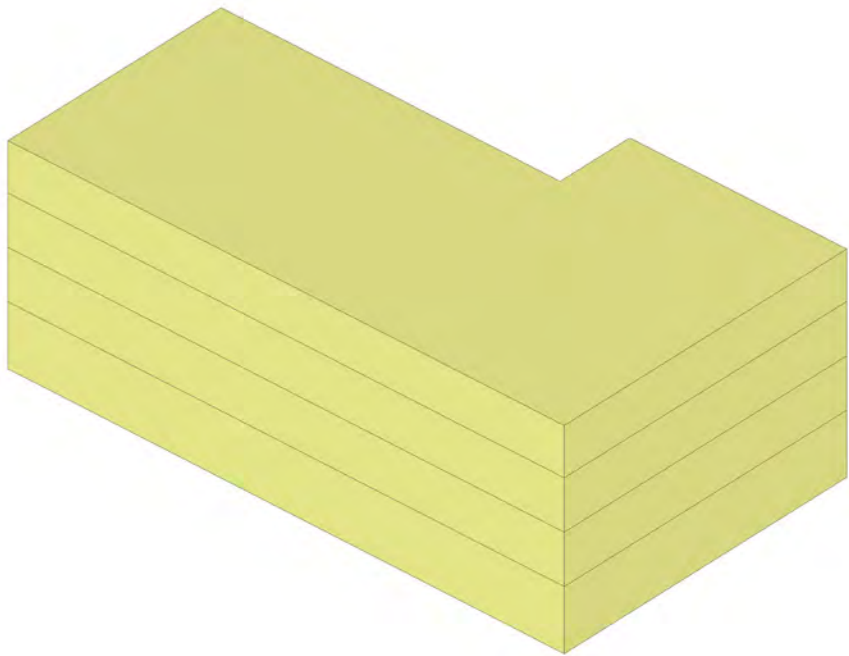


Overview

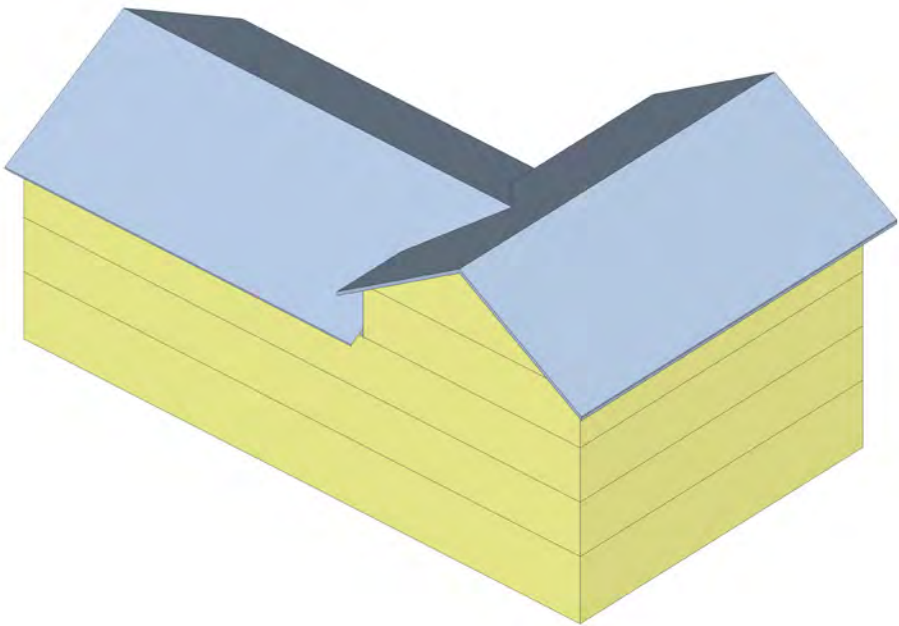
The Craftsman style grew out of the Arts & Crafts movement which gained widespread popularity in the early twentieth century. A reaction against mass production, the style drew inspiration from the unique forms and artistry of master craftsman, incorporating a more natural and expressive use of materials and forms. The Craftsman bungalow found a place throughout Sacramento.

Typical features include broad low-pitched roofs with deep overhanging eaves and exposed rafters or decorative brackets, and stone or woodwork with a hand crafted appearance. Building composition is typically regular and symmetrical often with playful features such as roof dormers or expressive downspouts. Deep porches are a common element of smaller scale domestic architecture. Materials used may be stucco, wood, brick, stone, cedar shakes (shingles), and lap siding, often in a combination of two or three. Craftsman architectural details are modest yet meaningful; windows are often with divided panes in the upper sash and a single pane in the lower.

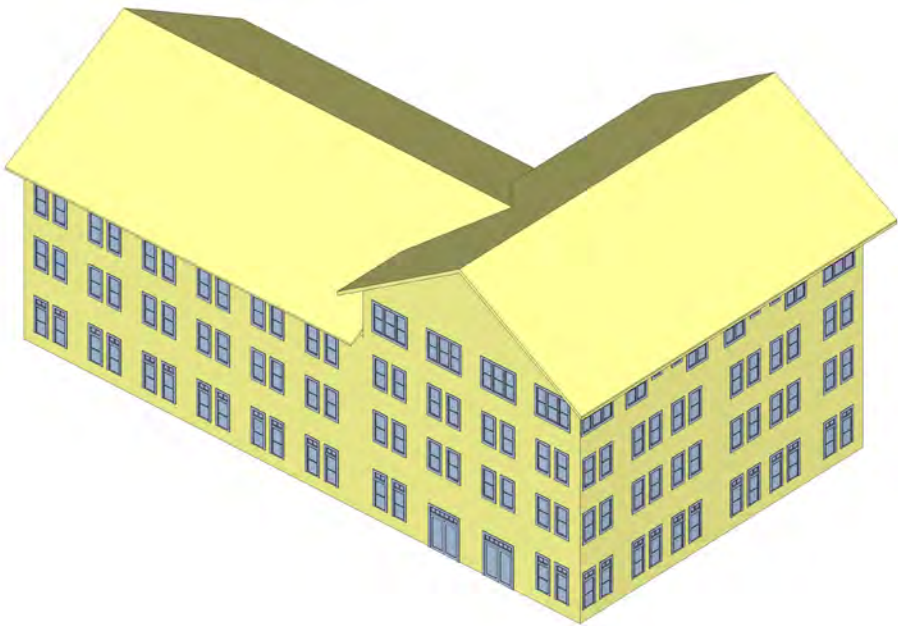
Good examples of Craftsman buildings for larger scaled 3-5 story buildings can be found in historical hotels, California courtyard multifamily housing and mountain/national park resorts.



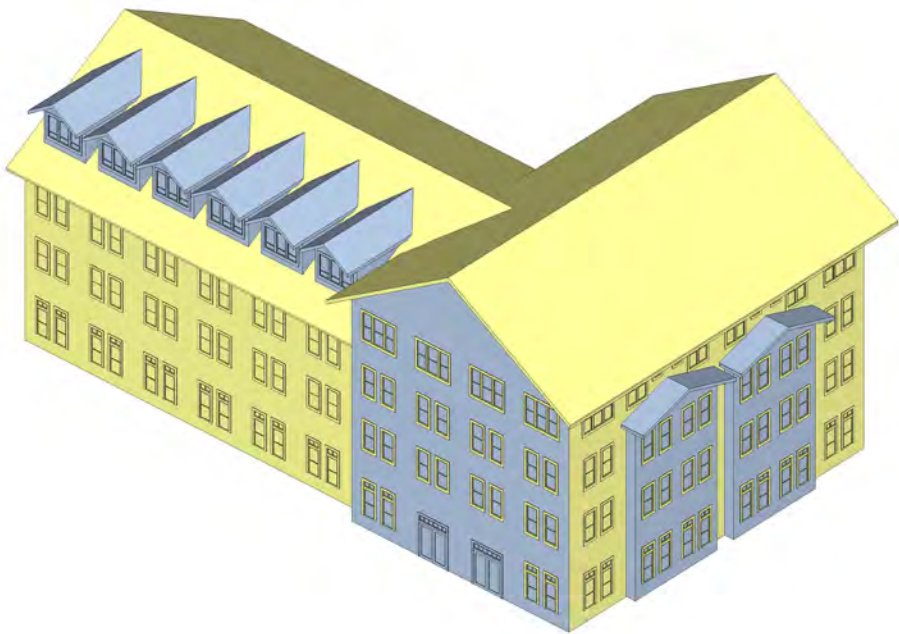
STEP 1: Establish Mass and Height



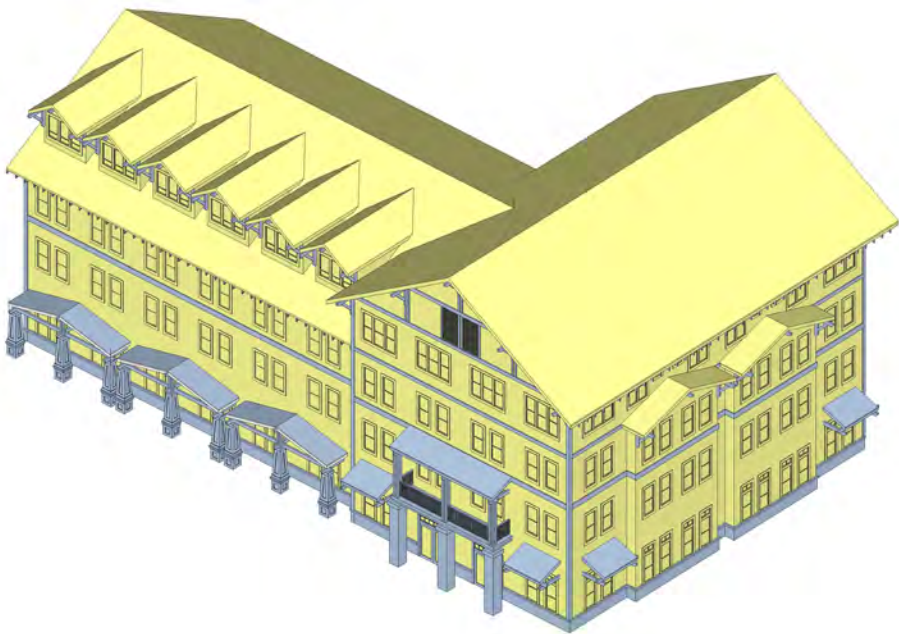
STEP 2: Define Roof Plane



STEP 3: Window and Door Placement



STEP 4: Massing Articulation



STEP 5: Special Features

Massing:

These diagrams illustrate the process and essential components of a multifamily building in the Mercantile Vernacular.

STEP 1: Establish the buildings height and mass.

STEP 2: Roofs must be sloped with a low shallow slope and large overhanging eaves.

STEP 3: Create Glazing openings in the Facade. A variety of window types and sizes is encourages to create variety on the facade.

STEP 4: Further Articulate the building mass by adding bays with low sloping roofs, dormers and or chimneys.

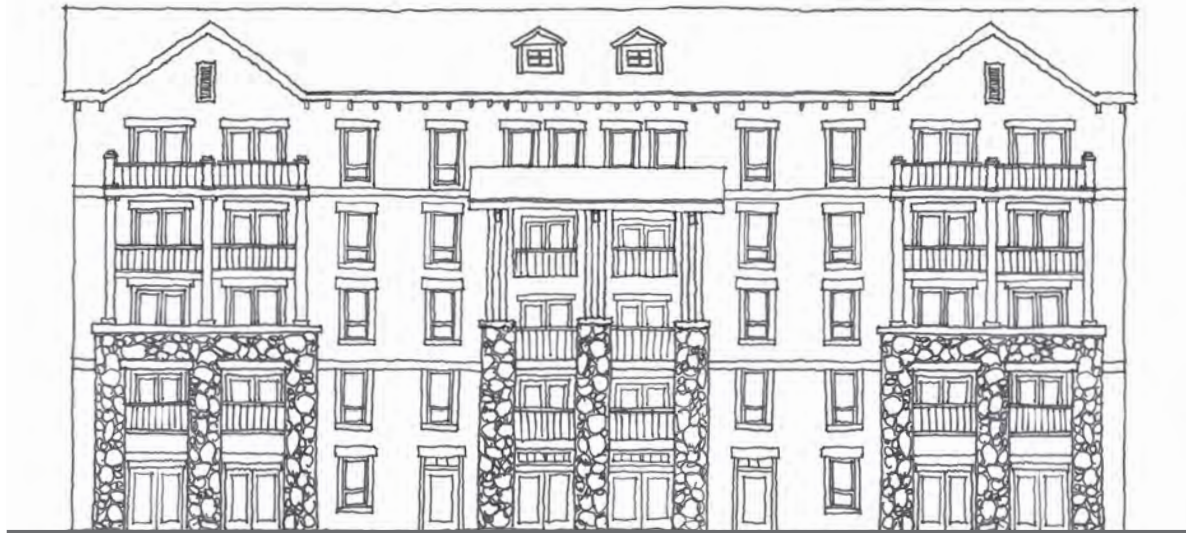
STEP 5: Add detail items such as decorative cornices, covered entries, column details, corner boards and brackets to support roof eave overhang. Balconies can also be added that are covered by low slope roofs.



3 Story Facade Composition



4 Story Facade Composition



5 Story Facade Composition

*It is recommended that the Craftsman Style NOT be applied to
Facades over 5 Stories



5 Story Facade Composition

*It is recommended that the Craftsman Style NOT be applied to
Facades over 5 Stories

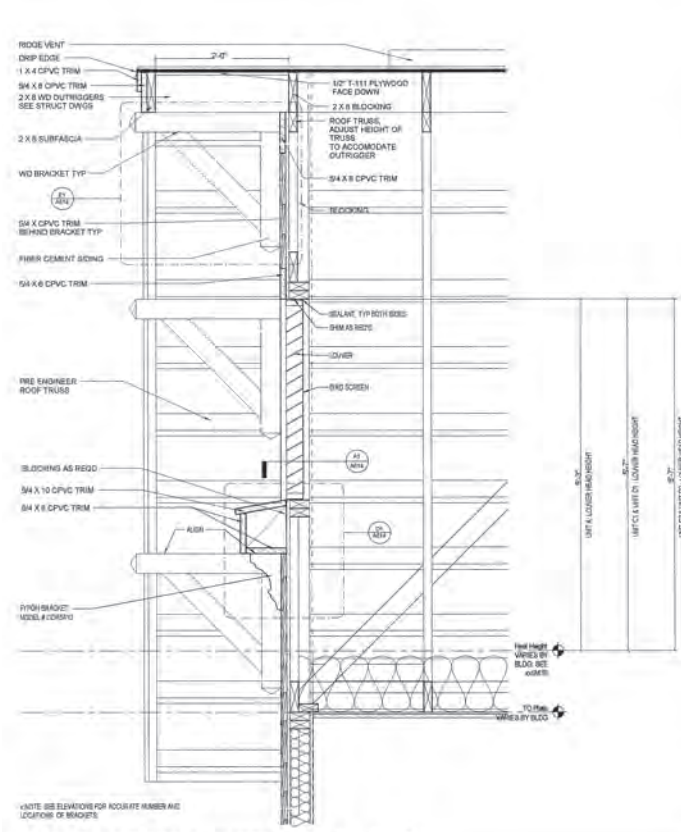
ITEM 16.5.
3 PERMITTED ARCHITECTURAL STYLES • 3.5 CRAFTSMAN

ATTACHMENT 1

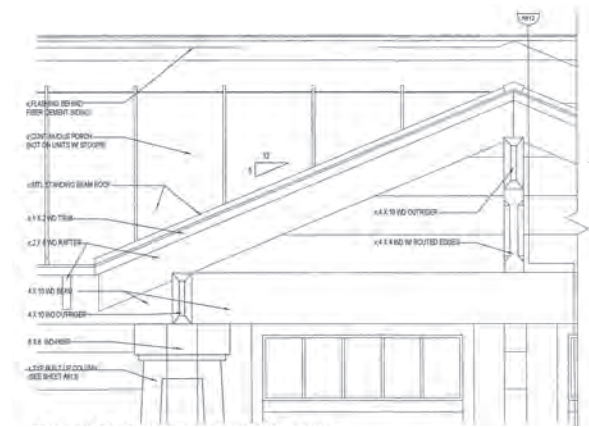
DETAILED



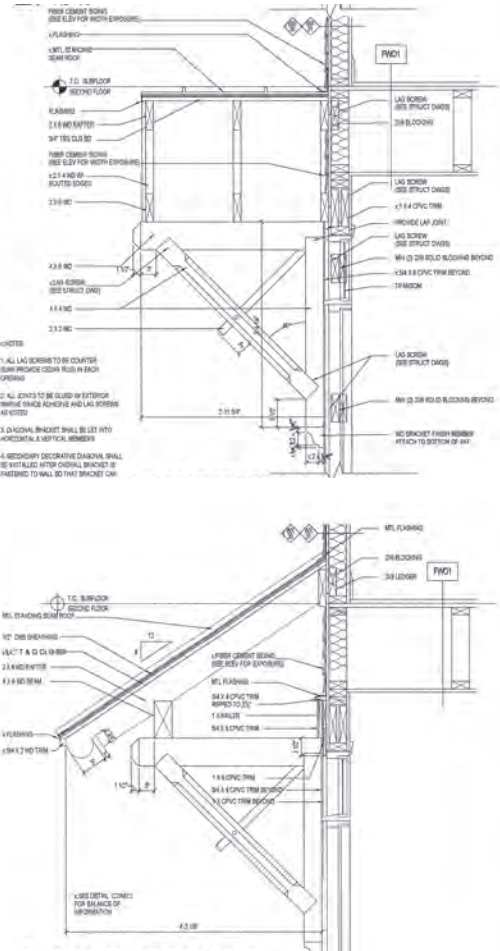
Craftsman Facade Examples With Detail Call-outs



Craftsman Roof Eave Detail



Craftsman Porch Roof Detail



Craftsman Roof Dormers / Bracket Details

SIMPLIFIED



Bracketing a Roof Gable / Columns Characteristic of Craftsman style at Base



Examples of Brackets on Roof Dormers / Extended Balcony off of Facade



Simple Roof Dormer

Details

This page includes examples of the details of the Craftsman Style. These illustrate the tectonic and material relationships and are not intended to be copied directly.

Buildings in the Craftsman Style are characterized by low sloping extended roof eaves supported by wood bracket details, low wide roof angles, exposed roof rafters, gabled or sloped roof dormers and tapered panel columns with stone bases.

The siding material of Craftsman buildings is often lap siding or wood shake shingles with horizontal bands of accent siding between floors. Windows often have thick siding are a different color that contrasts the main siding. Deep covered balconies are also common that feature unique wood bracket detailing similar to that of the main roof elements. Metal railing or column details are rarely used but still acceptable. Porch, balcony, and patio roofs can have the same roof material as the main roof, or have standing seam metal roofs of a contrasting color to distinguish them.

HIGH STYLE - INAPPROPRIATE



Excessive Massing Moves / Too Many Roof Elements



Ornate Detailing



Too Many Roof Elements / No Brackets at Roof



Excessive Bracket Detailing / Awning Too Large

APPROPRIATE



Appropriate Detailing / Organized Facade



Dormers with Correct Bracket Details / Appropriate Balcony Extension off of Facade



Large Gable Roof With Dormers Above to break up Massing



Simple Bracket Details at Roof Eave / Tapered Columns used at base.

INAPPROPRIATE



Too much Color Variation on Facade / Inappropriate Massing



Incorrect Detailing / Strange Massing Moves



Incoherent and Random Massing Moves



Building Detail out of Scale / Awkward Detailing



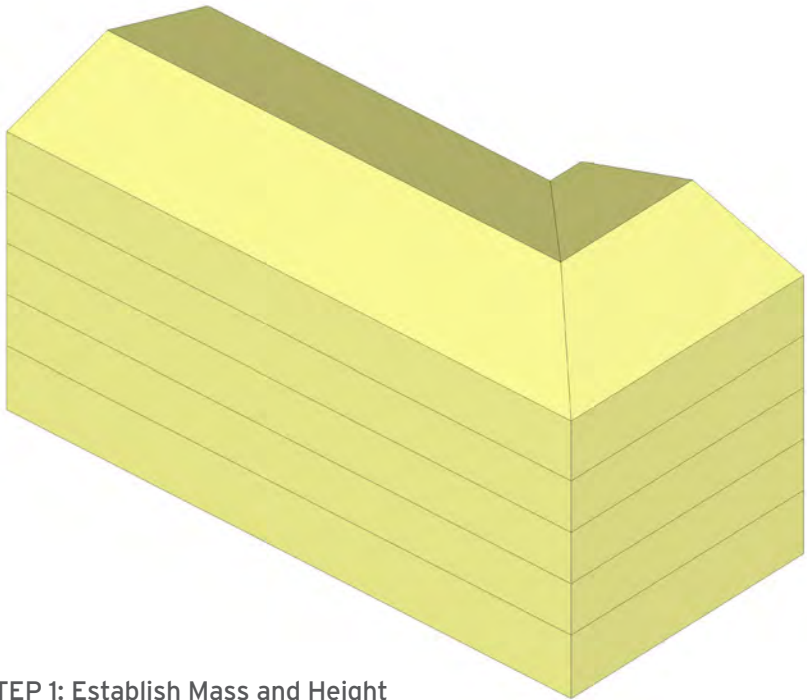
Overview

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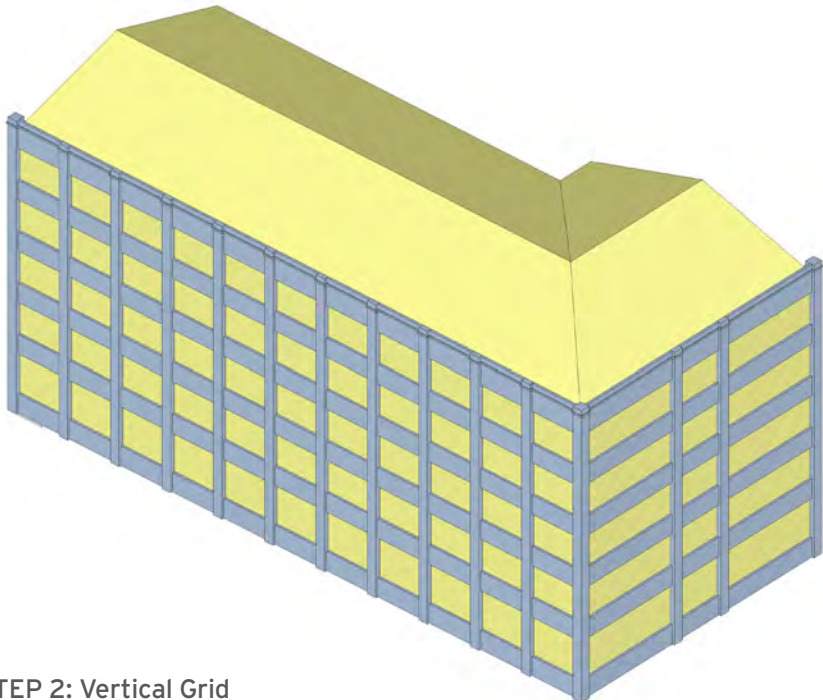
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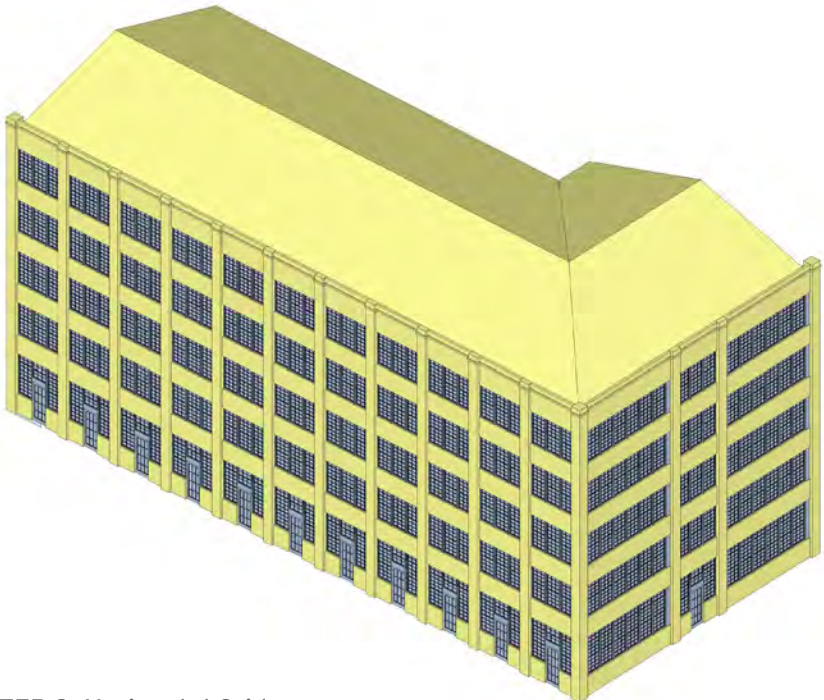
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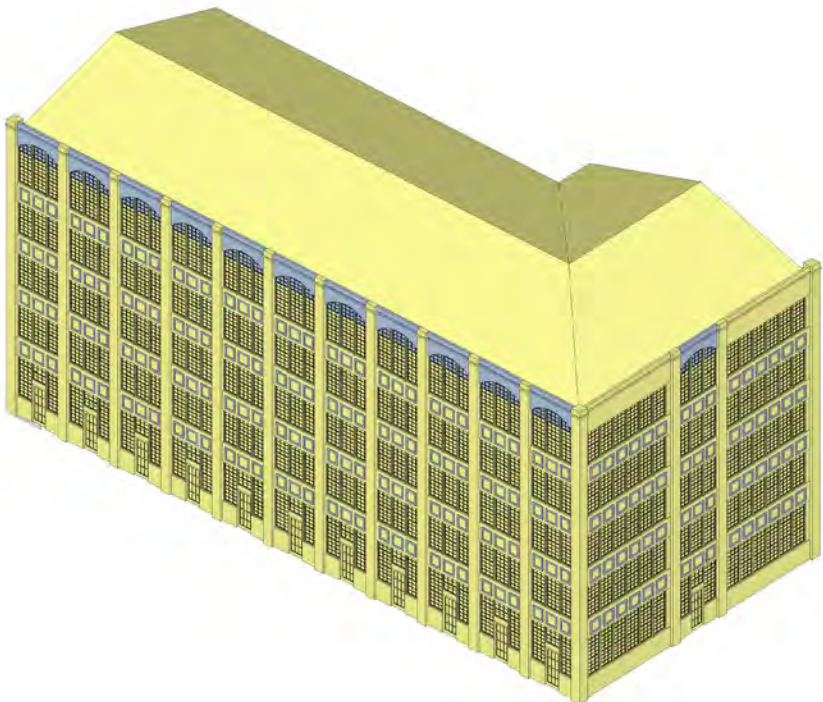
STEP 1: Establish Mass and Height



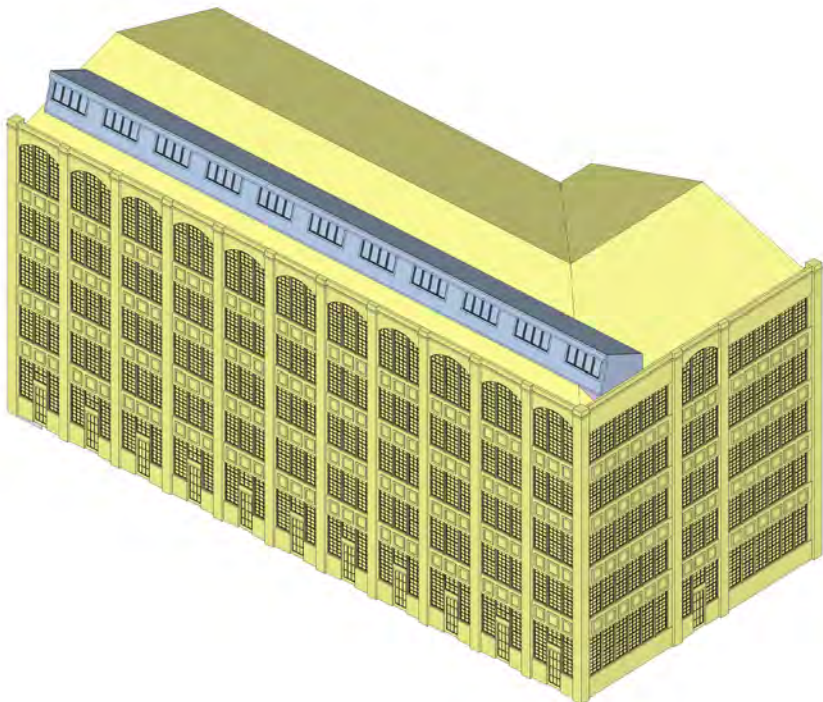
STEP 2: Vertical Grid



STEP 3: Horizontal Grid



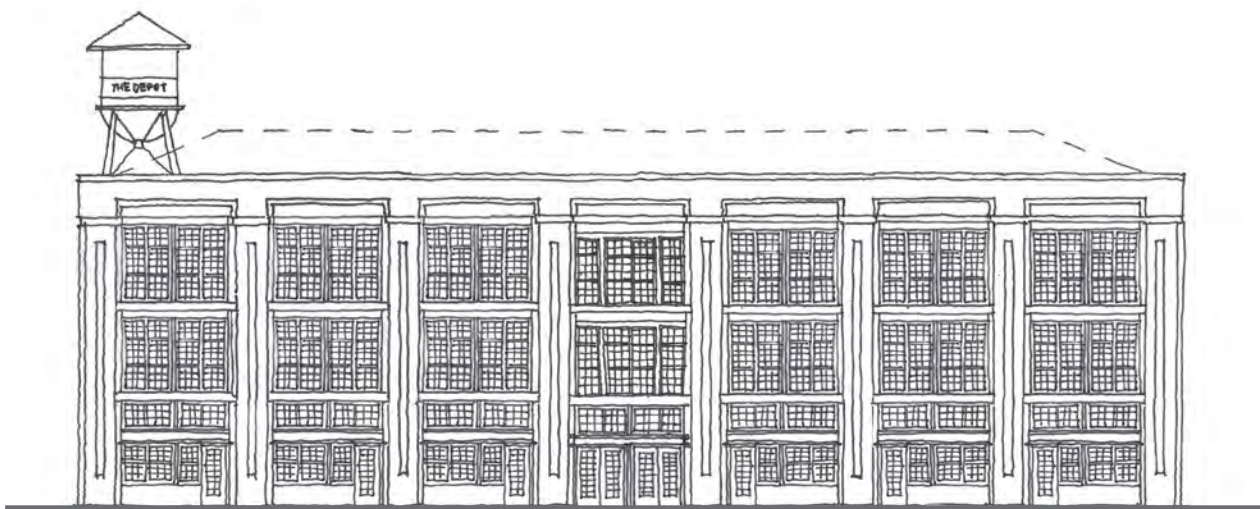
STEP 4: Window and Door Placement



STEP 5: Special Features

Massing:

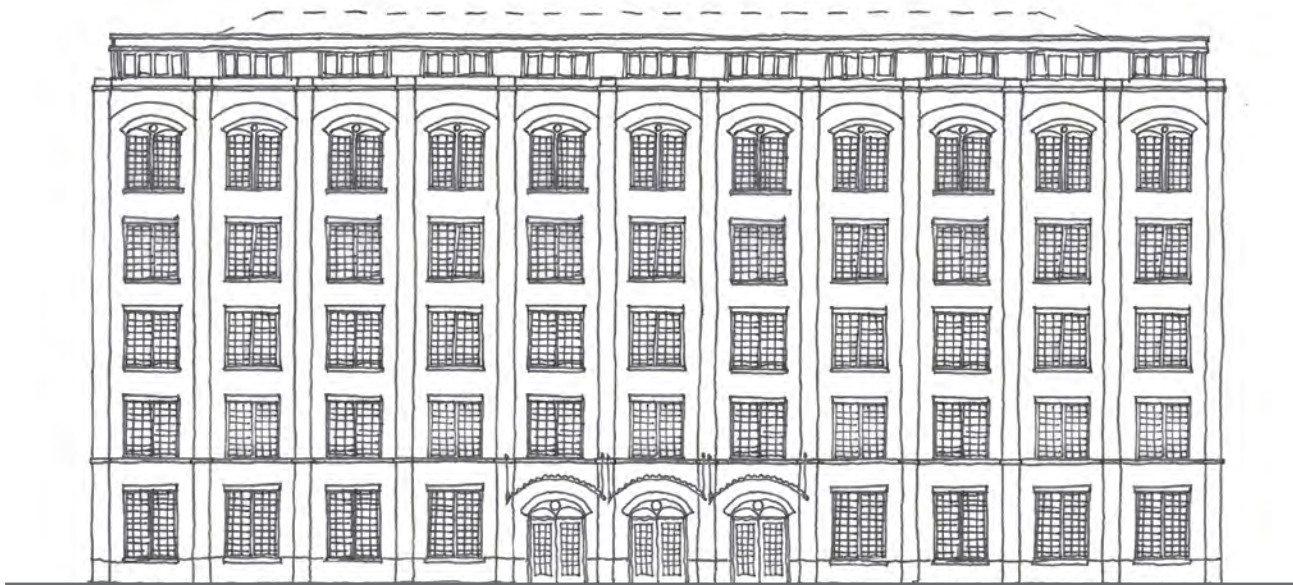
- These diagrams illustrate the process and essential components of a multifamily building in the Depot Warehouse Vernacular.
- STEP 1: Establish the buildings height and mass. Roofs Are to be sloped with hipped or gable ends width running parallel to the street.
- STEP 2: Create a Grid of Vertical Piers that run uninterrupted from the ground up to the roof, to establish the building frame. The Parapet at the top roof edge shall be in front of the gable or hipped roof to hide the sloped roof from the street.
- STEP 3: Create a Grid of horizontal bands that define each floor.
- STEP 4: Create Glazing openings in the Facade. Windows can be spandrel that span uninterrupted from pier to pier, or punched openings on the facade. Windows must include a hierarchy of mullions and muttuns.
- STEP 5: Minimal detailing can be added to further define the facade. The Addition of a utilitarian roof element is also common. This element should be subordinate to the massing of the building below.



3 Story Facade Composition



4 Story Facade Composition



5 Story Facade Composition



6 Story Facade Composition

HIGH STYLE - INAPPROPRIATE



Excessive Glazing / Detail Elements



Too Minimal, Uniform, and Abstract



Too Ornate With Too Much Detail



Facade Grid Incorrect / Inappropriate Glazed Mass Above

APPROPRIATE



Simple Structural Grid / Frame On Facade



Pedestrian Scale at Base with Appropriate Level of Detail on Facade Above



Utilitarian Massing Element on Top of Building Subordinate to Larger Composition Below



Clear Vertical and Horizontal Grid / Masonry Frame on Facade

INAPPROPRIATE



Abstract Mass on Top of Existing Structure Too Large



No Grid / Frame on Facade



Unclear Vertical and Horizontal Grid on Facade



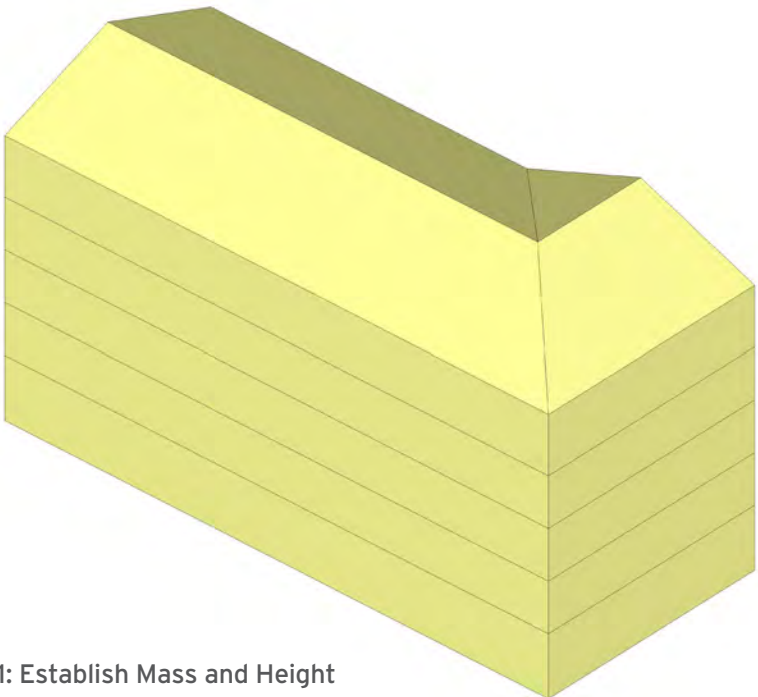
Too Much Glazing / Exposed Structure



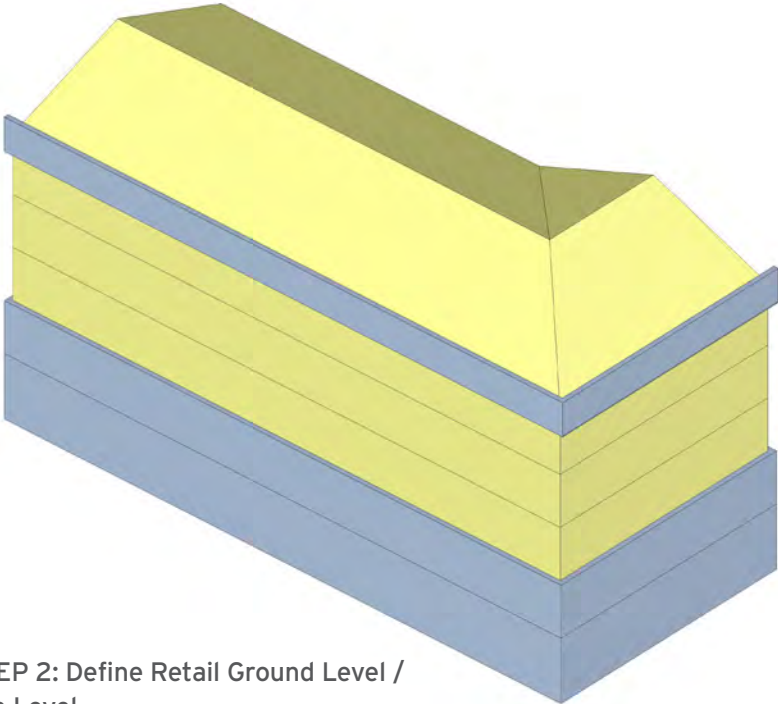
Overview

The Mercantile Vernacular is derived from the late nineteenth and early twentieth century mixed-use architecture which characterized the downtowns of Californian towns and other small cities in California. The lifeline and raison d’etre of these cities, the railroad sponsored clusters of mixed-use buildings with commercial uses on the ground floor and offices or residential uses above them, creating the distinctive California Mercantile style.

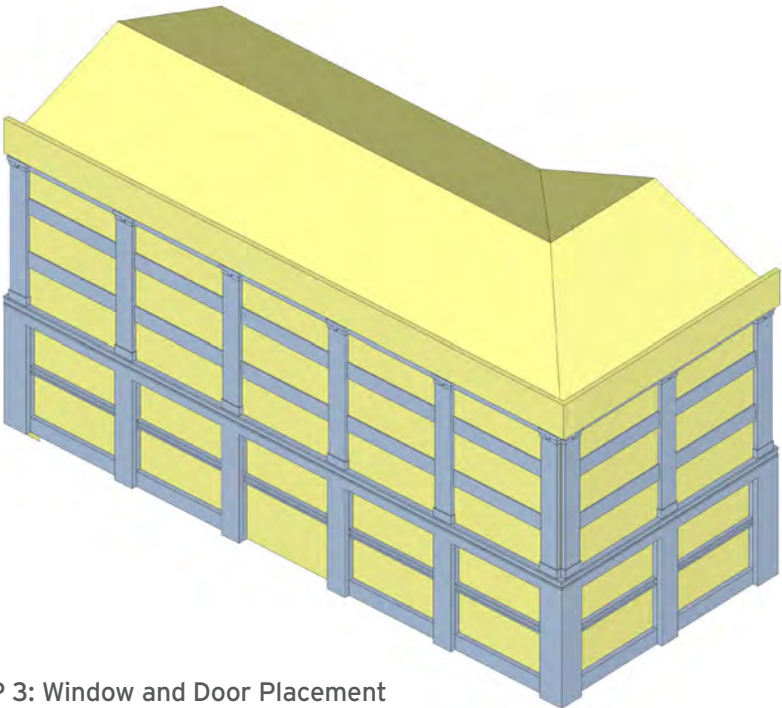
Mixed-use buildings from this period were typically executed with straight fronts, flat roofs and level skylines. A distinguishing feature of the style is the division of the façade into two parts. These include a distinct ground floor, which originally contained retail and commercial uses, and upper levels consolidated as one composition, with a similar language, material, color and window arrangement. A primary component of the buildings articulation, upper level windows were typically punched openings, often grouped in twos or threes by piers, pilasters or other façade elements, creating a repetitive bay structure which enriches the rhythm of the façade. Ground floors were typically storefronts with extensive glazing and occasionally metal and cast iron structures. A moderately pronounced cornice is typical.



STEP 1: Establish Mass and Height



STEP 2: Define Retail Ground Level / Top Level



STEP 3: Window and Door Placement

Massing:

These diagrams illustrate the process and essential components of a multifamily building in the Mercantile Vernacular.

STEP 1: Establish the buildings height and mass. Roofs Are to be sloped with hipped or gable ends width running parallel to the street.

STEP 2: Differentiate the ground floor level from the upper level. The expression of the ground floor can one to two stories in height on the building facade. The Paparet at the top roof edge shall be in front of the gable or hipped roof to hide the sloped roof from the street.

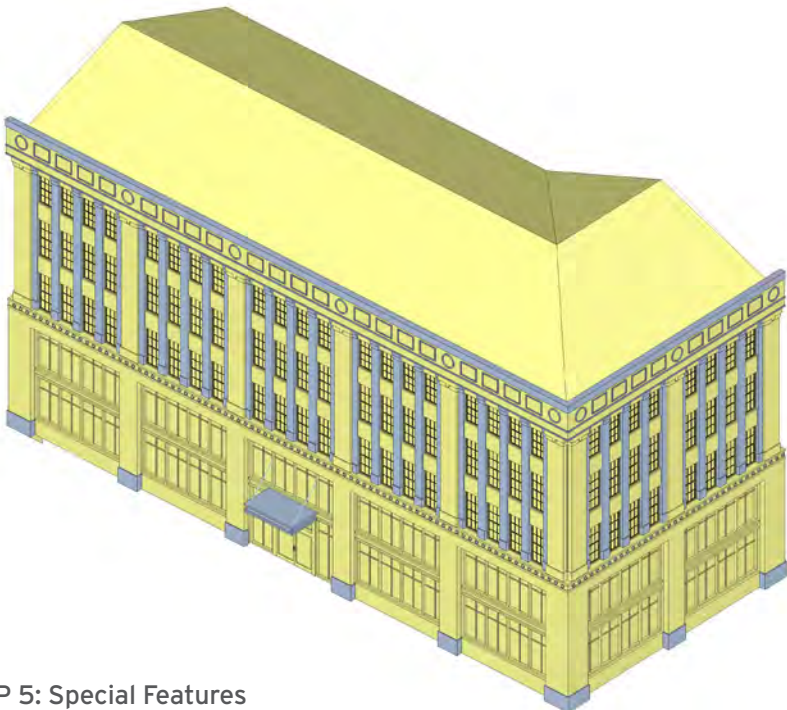
STEP 3: Establish a grid of piers that run from the ground floor up to the roof. A secondary grid of horizontal bands delineates each floor of the building but should be secondary in emphasis to the horizontal piers.

STEP 4: Create Glazing openings in the Facade. At the ground level these should be large open glazed areas. The window openings on the top levels can be punched openings or spandrel windows that run between vertical piers. The windows on the upper level should always be smaller than at the ground level.

STEP 5: Add detail items such as decorative cornices, covered entries, column details, and additional piers between windows to further articulate the facade.



STEP 4: Define Residential Level



STEP 5: Special Features



3 Story Facade Composition



4 Story Facade Composition

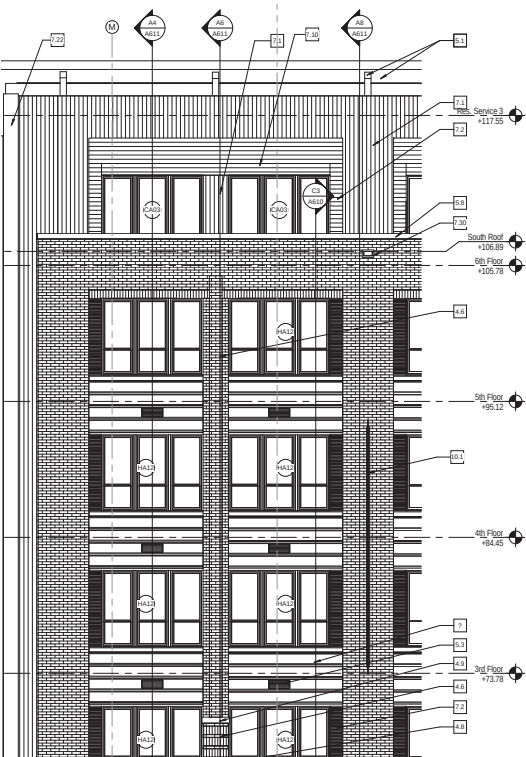


5 Story Facade Composition

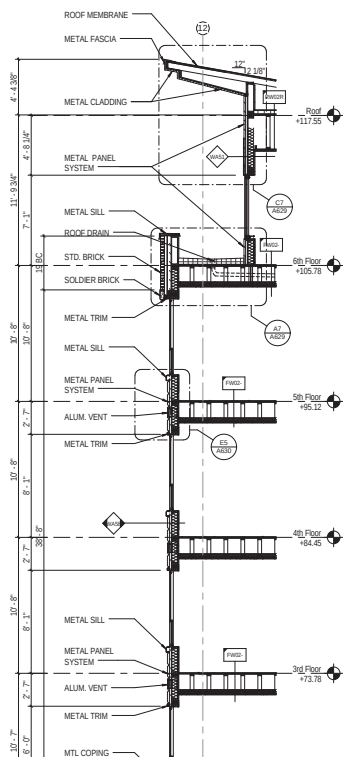


6 Story Facade Composition

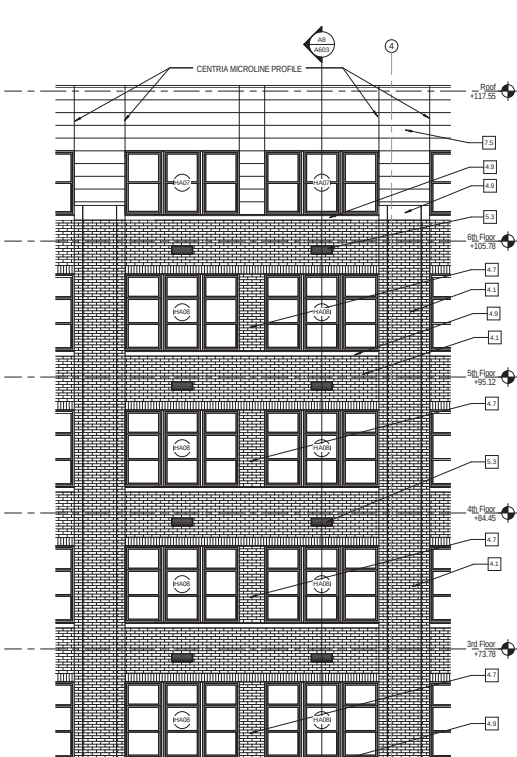
DETAILED



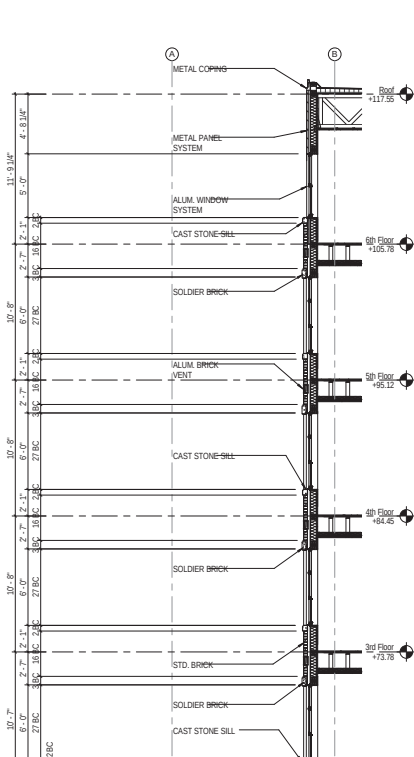
Mercantile Facade Example 1



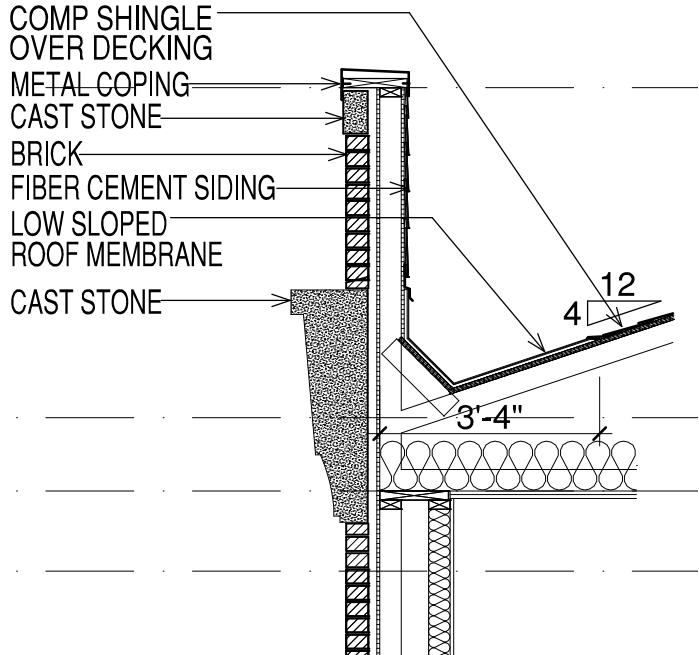
Mercantile Facade
Section Example 1



Mercantile Facade Example 2



Mercantile Facade
Section Example 2



Mercantile Section Example
w/ Sloped Roof Behind
Parapet

SIMPLIFIED



Large Openings at Ground Level with Simple Grid of
Windows



Canopies Over Ground Level with Residential Above



Awning over Large Openings
at Ground Level

Details

This page includes examples of the details of the Mercantile Vernacular Style. These illustrate the tectonic and material relationships and are not intended to be copied directly.

Buildings in the Mercantile Vernacular are characterized by a one or two story retail level that is clearly distinguished from the residential levels above by large glazed openings, rusticated piers between openings, and a strong horizontal element such as a heavy cornice, cloth canopies, or flat awnings tied back to the facade.

The residential level above the retail level is characterized by punched openings with bays of 2-3 windows between vertical piers or pilasters that extend down to the retail level. At times the vertical piers can run between the windows to further articulate the facade.

HIGH STYLE - INAPPROPRIATE



Excessive Amount of Facade Detail



Excessive Amount of Facade Detail



Too Much Facade Relief / Incorrect Style



Scale of Space Above Ground Level Too Large

APPROPRIATE



Clearly Defined Base / Simple Massing Above



Pedestrian Scale at Base with Appropriate Level of Detail on Facade Above



Pedestrian Scale at Base That Translates to Residential Space Above



Simple Massing Moves at Residential Level Do Not Disrupt Retail Scale Below

INAPPROPRIATE



No Clearly Defined Ground Level



Incorrect Building Typology



Facade Barren of Articulation



Building Without Clearly Defined Ground Level



Overview

The Sacramento Disciplined Modern style refers to the streamlined Modernism that flourished in the middle of the last century, in California and throughout the country. Influenced by the products of industrial design, the style featured flat roofs, asymmetrical and streamlined building composition, repetitive building elements articulated as abstract planes or forms, and expanses of glass that allow integration between interior and exterior spaces. The use of industrial materials such as glass, concrete and fiberglass in combination with natural materials is common.

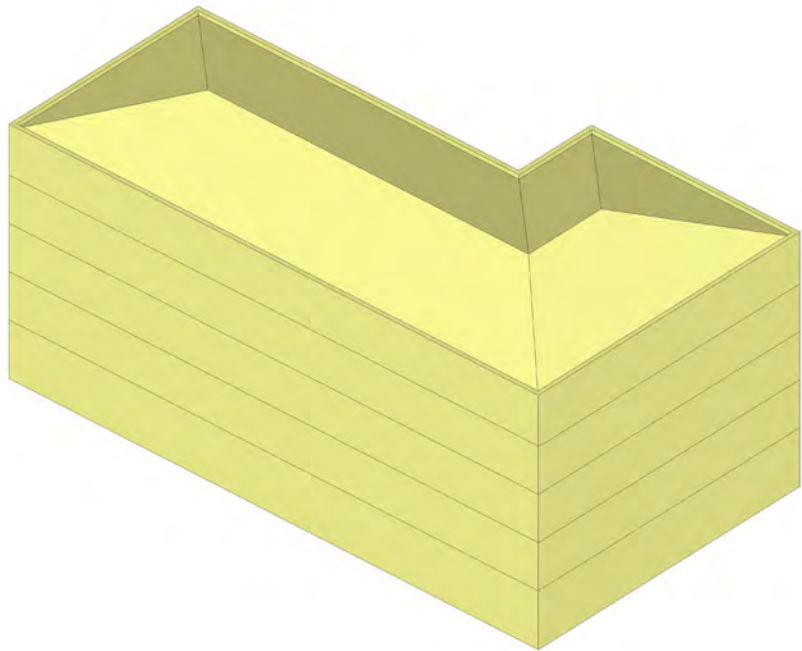
Given its abstract nature, the Modern style relies heavily on the use of a “parti” or a set of major decisions about the overall organization of the building mass as a formative element. The process for buildings in the Sacramento Disciplined Modern Style should begin with the parti which shall include the following specific formal elements: an asymmetric composition with a horizontal emphasis balanced with vertical feature(s); a subdivision of the overall building form into discrete and distinguishable masses; the articulation of the exterior surface into planes with a visible layering of elements, and expanses of glass. Unique façade features may be highlighted with a bright or contrasting color. Despite its use of an abstract vocabulary, buildings shall be articulated with a human scale. A base and middle shall be established; a cap or attic story may be clearly articulated or implied through modest upper level adjustments such as a taller parapet.

Requires Enhanced Review Process

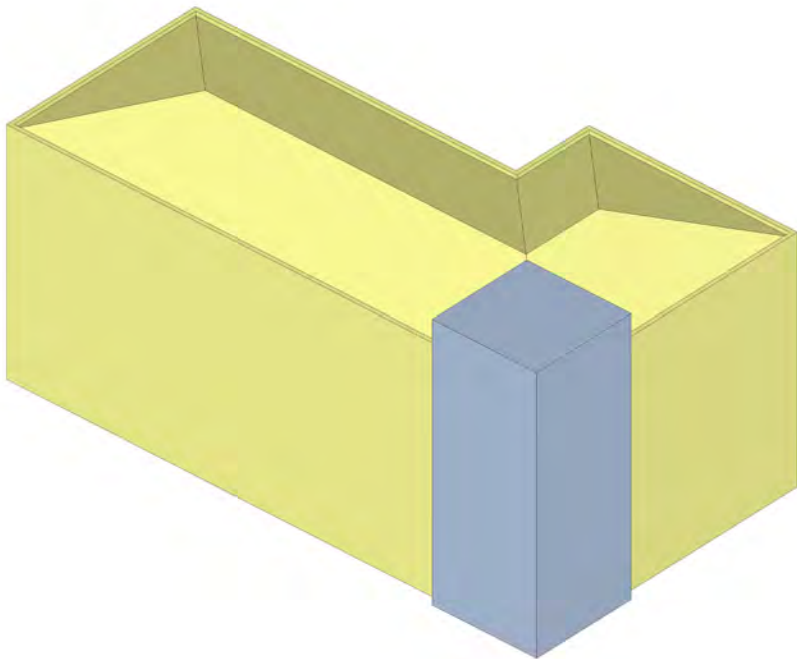
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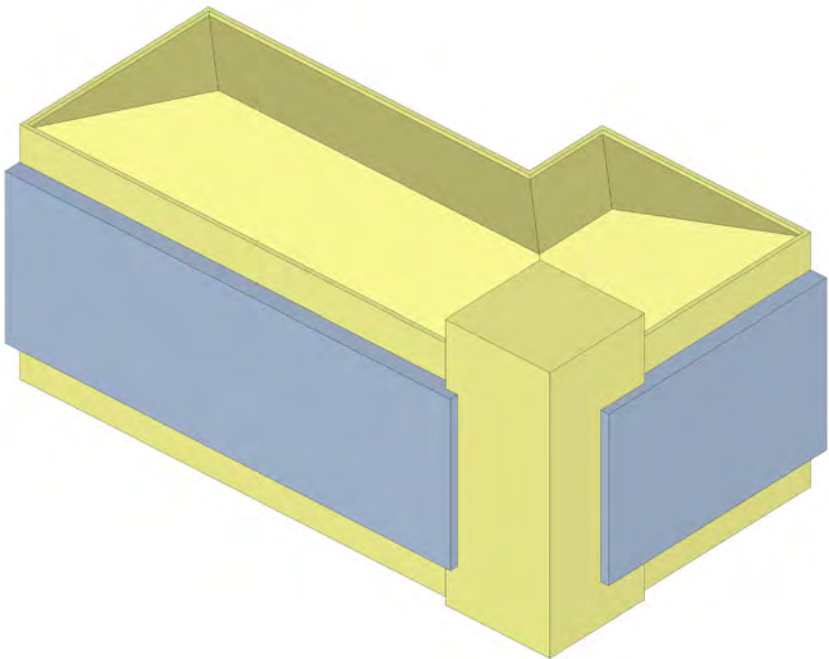
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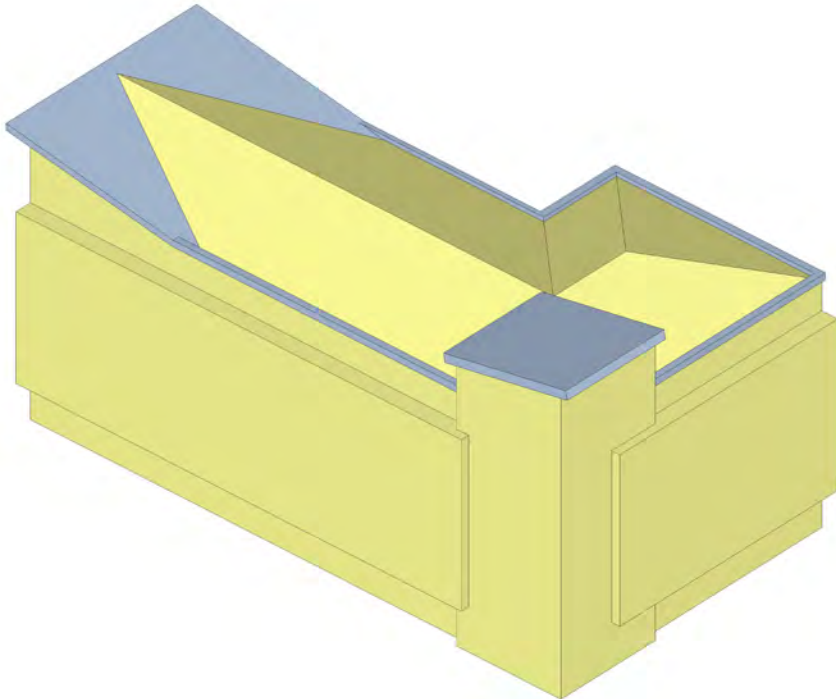
STEP 1: Establish Mass and Height



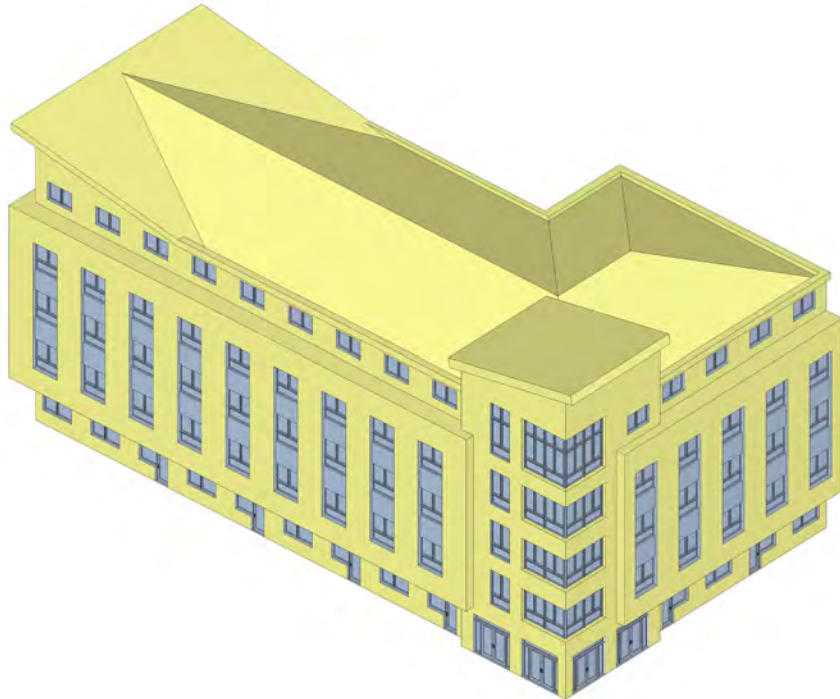
STEP 2: Establish Top, Middle, and Bottom



STEP 3: Windows and Entrances



STEP 4: Massing Articulation / Facade Relief



STEP 5: Special Features

Massing:

These diagrams illustrate one potential design process and components of a multifamily building pursued in the Disciplined Modern Style.

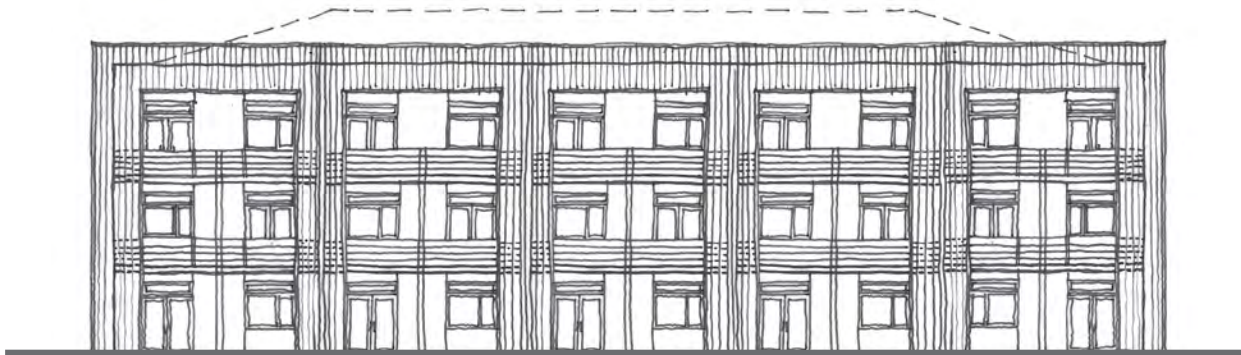
STEP 1: Establish the buildings height and mass. Roofs Are to be sloped with hipped or gable ends behind a parapet wall width running parallel to the street.

STEP 2: Define Corner of Building with additive massing that rises above roof parapet

STEP 3: Layer on facade massing that overlaps other massing elements to create layering and perceived massing inter-penetration on the facade.

STEP 4: Define roof with planar elements that can be sloped for emphasis.

STEP 5: Create grid of punched or curtain wall window openings that can be grouped in a regular rhythm or have more random placement (as a pattern within a strong massing element).



3 Story Facade Composition



4 Story Facade Composition



5 Story Facade Composition



6 Story Facade Composition

INAPPROPRIATE
MODERN HIGH STYLE

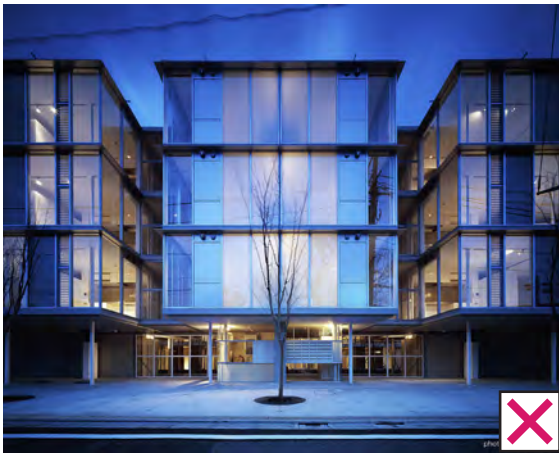
Buildings characterized as Modern High Style are all elegant solutions that have a clearly articulated hierarchy of form with high percentages of glazing, expensive materials, and finely detailed, but costly, fenestration, which make them inappropriate for use at Rancho Cordova.



Intricate Detailing and Fenestration



High Percentage of Glazing /
Expensive Materials



Large Amounts of Glazing / Concrete Frame
Structural System



Expensive Material Selection

MODERN

Each of the following images illustrate the desired “Modern” style. Although varying in materials, methods of construction, tectonic expression, and massing, the common unifying element in each is a clearly articulated hierarchy of form and depth in facade through a variety of elements.



Clear Facade Composition with
Simple Recessed Balcony



Layered Facade Relief with Hierarchy of
Massing



Simple Material Palette with Organized Facade
Composition, Lots of Depth and Shadow



Clear Layering of Facade Components

INAPPROPRIATE
MODERN

Each of the following precedents are considered modern or contemporary architecture but lack a clearly articulated hierarchy of form. Although using multiple layers, these buildings facades have poor compositional order with random and unorganized layering, massing, color, and material selection.



Disorganized Layering of Building
Planes on Facade



Awkward Building Massing: Lack of Hierarchy



Poor Use of Material Not
Returning And Defining Massing



Incoherent and Disorganized Placement of
Facade Elements



Excessive Glazing / Glazing at Balconies



Expensive Detailing Integrated With Window System



Overly Elaborate Balcony Projections



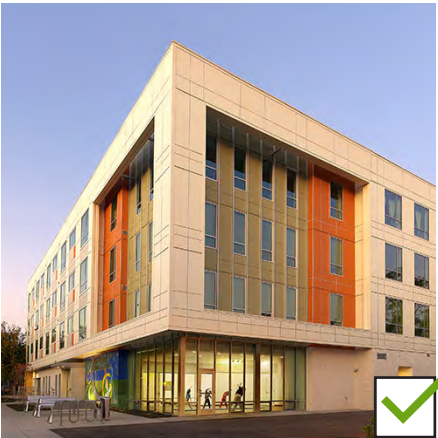
Overly Excessive Glazing / Expensive Structural System



Elaborate Detailing / Fenestration, Structural system



Use of Simple Material in Unique Way to Create Facade Interest



Strong Architectural Parti / Simple Massing Move / Facade Relief



Clear Articulation of Building Massing



Layering of Facade Relief



Careful Organization of Building Massing / Building Materials



Too Many Material Changes to Break Up Building Massing



Random Shapes on Building Facade



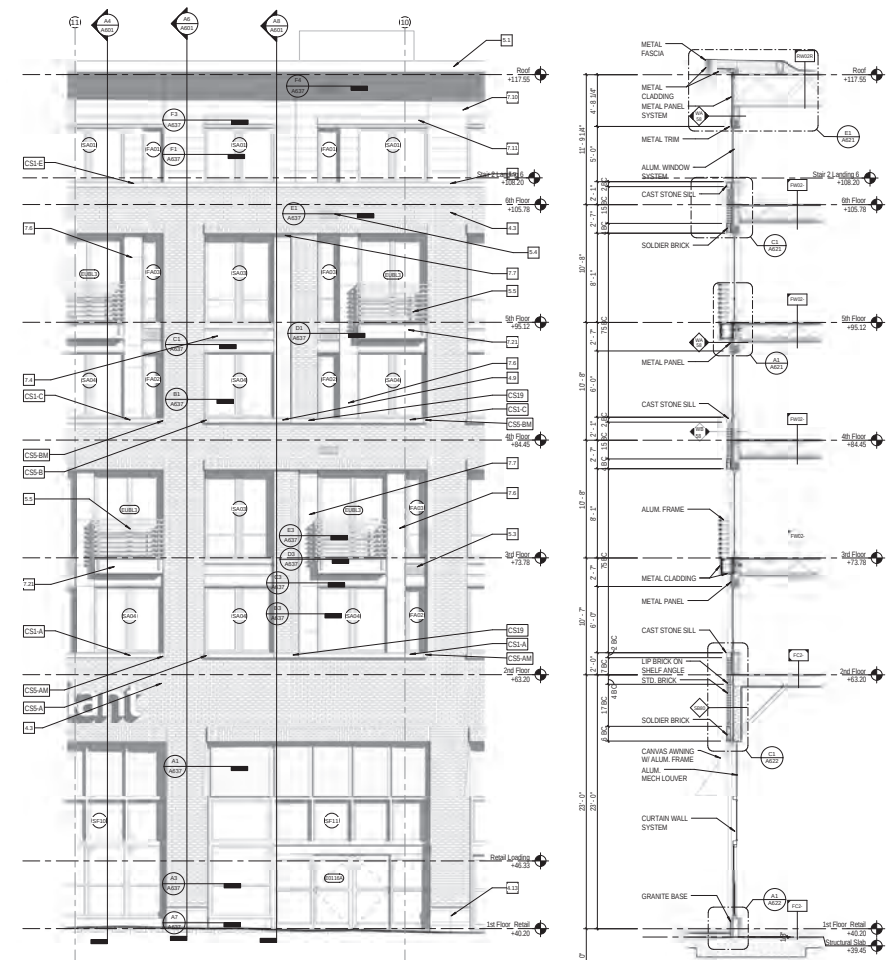
Exhaustive Repetition of Same Detail / Weak Massing derived from Internal Arrangements.



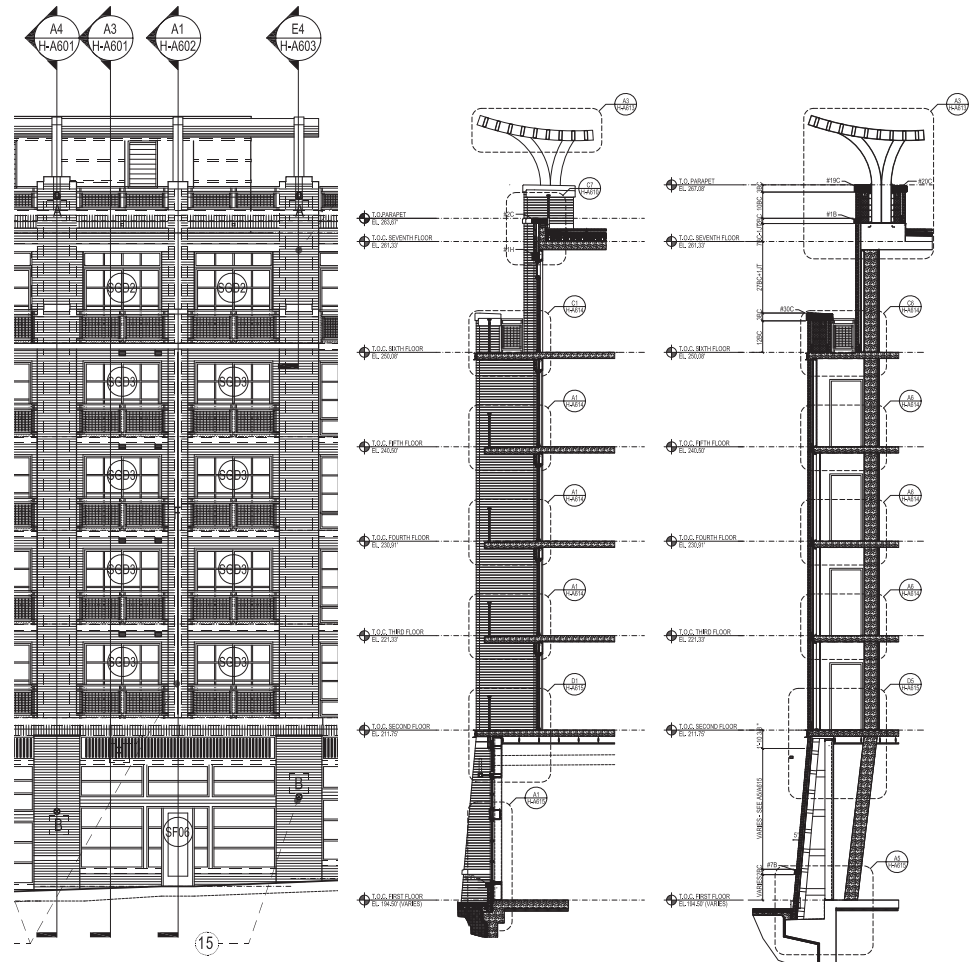
Unclear Hierarchy in Building Massing



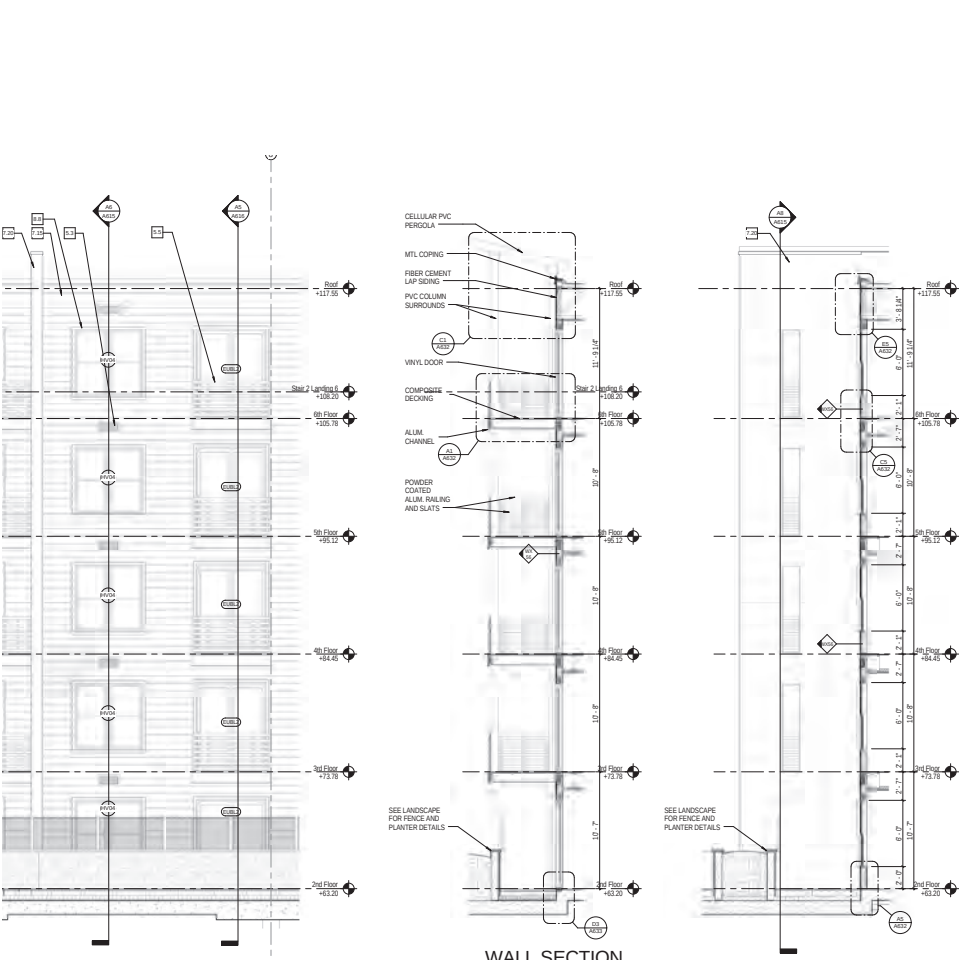
Unclear Hierarchy in Building Massing



Elevation / Section Example 1



Elevation / Section Example 2



Elevation / Section Example 3



Elevation / Section as Built Example 1



Elevation / Section as Built Example 2



Elevation / Section as Built Example 3