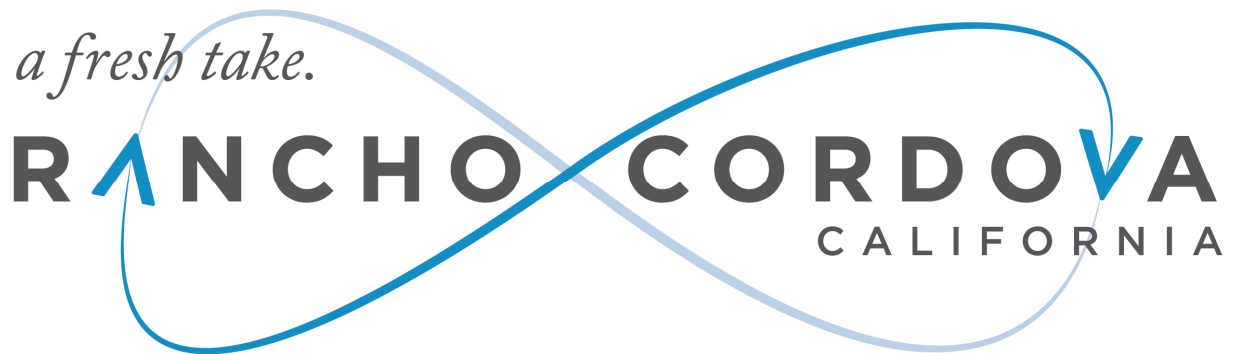


CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, March 18, 2019

5:30 PM – Regular Meeting

AGENDA

Robert J. McGarvey, Mayor

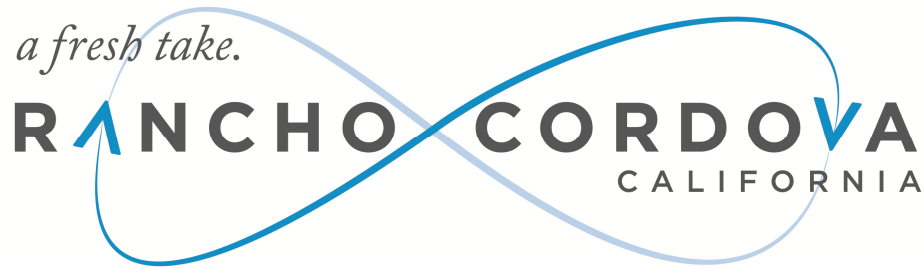
David Sander, Vice Mayor

Garrett Gatewood, Council Member

Donald Terry, Council Member

Linda Budge, Council Member

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, March 18, 2019

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Sacramento County Law Enforcement Chaplaincy will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation by Robert Sanger and Renee John of the Folsom Cordova Community Partnership on the Youth Career Center and Group Mentoring Programs.

6. 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.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Meeting Minutes from the March 4, 2019 Special and Regular City Council Meeting.
Recommendation: Adopt the minutes.
- 9.2 **Subject:** An Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 4 Business Regulations and Discussion and Direction on Future Code Amendments.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions of the Rancho Cordova Municipal Code.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5 and 6.
- 9.3 **Subject:** A Resolution Authorizing the City Manager to Execute an Amended Joint Exercise of Powers Agreement Related to the South Sacramento Conservation Agency.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute an Amended Joint Exercise of Powers Agreement (JPA Agreement) related to the South Sacramento Conservation Agency (SSCA). The amendment includes changes to the composition of the agency governing board, the implementation review committee, the quorum provisions, and other clarifications.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goals: 1 and 5.
- 9.4 **Subject:** 2018 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.
Recommendation: Receive the 2018 General Plan Annual Report as required by State law.
Result of Recommended Action: By receiving this report, the City Council is satisfying its obligation under State law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the City's General Plan.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goals: 1, 2 and 6.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** Watt Communities Alderwood Major Design Review Approval and CEQA Exemption 15182; Project No. DD9833 - Located South of Douglas Road and West of Grantline Road.

Recommendation: That Council:

- a) Determine the project Exempt per Section 15182, of the CEQA Guidelines, and
- b) Adopt the Resolution.

Result of Recommended Action: Adoption of the above referenced Resolution would approve the design for 3 floor plans ranging from 2,155 square feet to 3,038 square feet, located within a portion of the Douglas 98 subdivision known as the Alderwood Community. Approval would allow the applicant to pursue necessary building permits for new construction.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 2 and 6.

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Presentation of the Draft 2019-2020 Community Development Block Grant Annual Action Plan.

Recommendation: Receive presentation of the draft 2019-2020 Community Development Block Grant (CDBG) Annual Action Plan (AAP) and invite public comment on the draft AAP.

Result of Recommended Action: Provides the public an opportunity to review and comment on the draft plan. Additionally, this provides the City Council an opportunity to discuss the draft 2019-2020 CDBG AAP in consideration of public comment and direct City Staff to make edits before coming back to the City Council for final approval. The final approval public hearing is currently scheduled for April 15, 2019.

Staff Report: Stefan Heisler, Reinvestment Analyst and Patrice Clemons, CDBG Housing Consultant.

Advances Goals: 1, 2 and 6.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Presentation of Cordova Park Safe Route to School Project and Chase/Coloma Plaza Improvement Project.

Recommendation: Receive staff presentation and provide Council input.

Result of Recommended Action: Staff will incorporate Council input into the plans and return at a future date for Council consideration of awarding a construction contract.

Staff Report: Albert Stricker, Public Works Director, Edgar Medina, Senior Civil Engineer and Quoc Nham, Associate Engineer.

Advances Goals: 2, 3 and 5.

- 12.2 **Subject:** Fiscal Year 2018-2019 Mid-Year Financial Report.

Recommendation: Receive the 2018-19 Mid-Year Financial Report.

Result of Recommended Action: The Fiscal Year 2018-19 Mid-Year Financial Report provides the City Council with the City's financial performance as of the mid-year point for the current fiscal year.

Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.

Advances Goals: 5.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

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

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 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.

CITYWIDE GOALS - (Adopted March 27, 2012)	
1.	Promote the Positive Image of Rancho Cordova
2.	Ensure a Safe, Inviting and Livable Community
3.	Empower Responsible Citizenship
4.	Establish Logical City Boundaries that Provide Regional Leadership and Address Financial Challenges
5.	Ensure the Availability of the Best Public Services in the Region while Practicing Sound Fiscal Management
6.	Drive Diverse Economic Opportunities

UPCOMING MEETINGS	
Tuesday, March 26	5:30 PM Special Meeting/Work Session
Monday, April 1	4:00 PM Special Meeting/Regular Meeting
Monday, April 15	5:30 PM Regular Meeting
Tuesday, April 30	5:30 PM Special Meeting/Work Session
Monday, May 6	CANCELLED REGULAR MEETING
Tuesday, May 14	5:30 PM Special Meeting/Work Session
Monday, May 20	5:30 PM Regular Meeting
Tuesday, May 28	5:30 PM Special Meeting/Work Session
Monday, June 3	4:00 PM Special Meeting/Regular Meeting
Monday, June 17	5:30 PM Regular Meeting
Tuesday, June 25	5:30 PM Special Meeting/Work Session
Monday, July 1	4:00 PM Special Meeting/Regular Meeting
Monday, July 15	CANCELLED REGULAR MEETING
Monday, August 5	4:00 PM Special Meeting/Regular Meeting
Monday, August 19	5:30 PM Regular Meeting
Tuesday, August 27	5:30 PM Special Meeting/Work Session
Tuesday, September 3	4:00 PM Special Meeting/Regular Meeting
Monday, September 16	5:30 PM Regular Meeting
Tuesday, September 24	5:30 PM Special Meeting/Work Session
Monday, October 7	4:00 PM Special Meeting/Regular Meeting

UPCOMING MEETINGS	
Tuesday, October 8	CANCELLED SPECIAL MEETING
Tuesday, October 15	5:30 PM Special Meeting/Closed Session
Monday, October 21	5:30 PM Regular Meeting
Tuesday, October 22	CANCELLED SPECIAL MEETING
Tuesday, October 29	5:30 PM Special Meeting/Work Session
Monday, November 4	4:00 PM Special Meeting/Regular Meeting
Tuesday, November 12	5:30 PM Special Meeting/Work Session
Monday, November 18	5:30 PM Regular Meeting
Tuesday, November 26	5:30 PM Special Meeting/Work Session
Monday, December 2	4:00 PM Special Meeting/Regular Meeting
Tuesday, December 10	5:30 PM Special Meeting/Work Session
Monday, December 16	5:30 PM Regular Meeting

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Division	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

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.

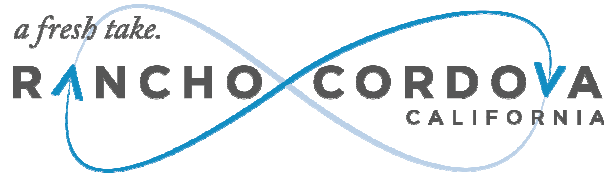
CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, March 18, 2019 Regular Meeting of the Rancho Cordova City Council was posted and available for review on March 14, 2019 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed March 14, 2019 at Rancho Cordova, California.



Stacy Leitner, City Clerk



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, March 04, 2019

4:00 PM – Special Meeting
American River Room

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

Special Meeting/Work Session to Follow the Regular Meeting

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Special Meeting to order in the American River Room North at 4:08 PM.

Council Members Present: Budge, Sander, Terry, McGarvey.

Council Members Absent: Gatewood.

Staff Members Present: Abhar, Goulart, Heisler, Kniestedt, Leitner, Lindgren, Norton, Runner, Siren, Sparkman, and Stricker.

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

Council Member Sander arrived at 4:35 PM.

- 3.1 **Subject:** Discussion and Direction on Potential Development Projects.
Recommendation: Receive report on potential development projects and provide staff with direction on the potential projects and/or code changes that may be needed to accommodate future development.

Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff on the proposed development projects will assist perspective applicants with a future submittal and/or code changes that may be needed to accommodate future development.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2 and 5.

ACTION: Council provided direction and input to staff regarding potential development projects and future code changes that would affect future development.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor McGarvey adjourned to the Regular meeting in the David B. Roberts Council Chambers at 5:04 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the Regular Meeting to order in the David B. Roberts Council Chamber at 5:33 PM.

Council Members Present: McGarvey, Terry, Sander, Budge.

Council Members Absent: Gatewood.

Staff Members Present: Abhar, Behrends, Cowles, Delaney, Goulart, Heisler, Kniestedt, Leitner, Leonardich, Lindgren, Norton, Pittman, Runner, Siren, Sparkman, Stricker, Taniguchi, Taylor, Weber.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Larry Ladd, led the pledge.

8. INVOCATION

Sister Workman from The Church of Jesus Christ of Latter-day Saints gave the invocation.

9. PRESENTATIONS

- 9.1 Introduced Jerad Hyden, Principal of Cordova High School and Michelle Flowers Wilson, Principal of Kinney High School.
- 9.2 Renter's Helpline Services Presentation by Sacramento Self Help Housing.
- 9.3 Overview of Public Health Services by Olivia Kasirye, Sacramento County Public Health Officer.

- 9.4 Community Enhancement Fund Grant Check Presentations to: 1) Sacramento Telangana Association with the Sacramento Children's Museum; 2) Big Idea Theatre with Folsom Cordova Unified School District and Cordova Recreation and Park District; and 3) Folsom Lake College Foundation.
- 9.5 Introduction of New Employee: Micah Runner, Deputy City Manager by Cyrus Abhar, City Manager.

10. PUBLIC COMMENT

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

- Larry Ladd
- Laura Taylor

Mayor McGarvey closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 13.1 **Subject:** Meeting Minutes from the February 19, 2019 and February 26, 2019 Special and Regular City Council Meetings.
Recommendation: Adopt minutes.
- 13.2 **Subject:** A Resolution Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Gold Valley Center Project in the City of Rancho Cordova.
Recommendation: Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee for the Gold Valley Center project.
Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Gold Valley Center project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Gold Valley Center project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.
- 13.3 **Subject:** A Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year

2019-2020.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 4.5%. This fee is applied in the new development areas of the City.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

- 13.4 **Subject:** A Resolution Approving the Final Map of Sunridge Village 1, Subdivision No. RC-03-027.01, Execution of the Subdivision Improvement Agreement, and Approval of a Phasing Plan.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 03-2019 (Attachment 2) guaranteeing the construction of public roads and utilities with Cresleigh Homes Corporation, the recording of the final subdivision map for Sunridge Village 1, creating 98 new residentially zoned lots located south of Douglas Road and east of Rancho Cordova Parkway, and approval of a phasing plan identifying the timing of the completion of essential infrastructure.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

- 13.5 **Subject:** A Resolution Approving the Final Map of Sunridge Village 2, Subdivision No. RC-03-027.02, Execution of the Subdivision Improvement Agreement and Approval of Phasing Plan.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 04-2019 (Attachment 2) guaranteeing the construction of public roads and utilities with Cresleigh Homes Corporation and the recording of the final subdivision map for Sunridge Village 2, creating 116 new residentially zoned lots located south of Douglas Road and east of Rancho Cordova Parkway, and approval of a phasing plan identifying the timing of the completion of essential infrastructure.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

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 Towne Place Suites by Marriott 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 Towne Place Suites by Marriott project. The action also sets 1:30 p.m. on March 28, 2019 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

Mayor McGarvey opened the Public Hearing. Seeing no speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve item 14.1 by Budge second by Terry; Motion passed with a 4:0 roll call vote.

15. PUBLIC HEARING ITEMS

15.1 **Subject:** Cordova Community Pool Replacement Conditional Use Permit and Minor Design Review Permit; Project No. DD9831 – Located within Hagan Park at 2197 Chase Drive.

Recommendation: That Council:

- 1) Determine the project Exempt per Section 15183, consistent with the General Plan and Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
- 2) Adopt the Resolution for Cordova Community Pool Replacement Conditional Use Permit and Minor Design Review.

Result of Recommended Action: Adoption of the Resolution would approve the Conditional Use Permit and Minor Design Review to include demolition of the existing pools and construction of two new pools, decking, pool equipment, lighting, landscaping and construct a new 3,604 square-foot building for pool equipment and locker/restrooms within Hagan Park. Approval would allow the applicant to pursue necessary building permits for new construction.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1, 2 and 6.

Mayor McGarvey opened the Public Hearing. Seeing no speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve items 15.1 by Terry second by Budge; Motion passed with a 4:0 roll call vote.

15.2 **Subject:** An Ordinance Amending the Rancho Cordova Municipal Code Related to Title 4 Business Regulations and Discussion and Direction on Future Code Amendments.

Recommendation: Introduce and waive first reading of the Ordinance and receive a report and direct staff on potential future code amendments.

Result of Recommended Action: The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions to incorporate a permitting requirement and regulations related to street vendors that are consistent with State law. No formal action is requested of Council at this time on the discussion of future code amendments.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2, 5 and 6.

Mayor McGarvey opened the Public Hearing. The following person addressed Council:

1. Derald Langwell

Mayor McGarvey closed the public hearing.

ACTION: Motion to approve item 15.2, first reading of Ordinance, by Budge second by Terry;

Motion passed with a 4:0 roll call vote.

Council provided direction to staff related to Solar Canopy Parking Lots instructing staff to return with potential code amendments for items 1-5:

1. Solar Canopies can be installed over interior parking stalls only
2. Solar canopies cannot be installed over parking stalls adjacent to the public right-of-way, which includes sidewalks, landscape corridors and/or streets
3. Existing property boundary tree canopies shall be maintained
4. Internal landscape islands shall be planted with landscaping that can grow and thrive with limited direct sunlight
5. Internal pedestrian sidewalks shall be kept free and clear of solar canopies

Council would also like the addition of item 6 - design review required.

Council provided direction to staff related to Food and Alcohol Sales instructing staff to return with potential amendments clarifying food and alcohol sales as an accessory use.

16. REGULAR CALENDAR ITEMS

16.1 **Subject:** Presentation by City Attorney Summarizing Relevant New Legislation.

Recommendation: Receive and consider presentation summarizing relevant legislation that was recently enacted by the California Legislature.

Result of Recommended Action: The Council is kept informed and updated on important legislative updates impacting Rancho Cordova.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2, 3, 5 and 6.

ACTION: Informational item only.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

Mayor McGarvey adjourned to Closed Session in the Community Board Room at 8:16 PM in memory of Ken Willes.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Closed Session to order in the Community Board Room at 8:28 PM.

20. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the Government Code.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney, Adam Lindgren, reported that there was no reportable action taken in closed session.

22. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 8:44 PM.

Stacy Leitner, City Clerk

MEMORANDUM

DATE: March 18, 2019

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **AN ORDINANCE AMENDING SECTIONS OF THE RANCHO CORDOVA MUNICIPAL CODE RELATED TO TITLE 4 BUSINESS REGULATIONS AND DISCUSSION AND DIRECTION ON FUTURE CODE AMENDMENTS**



RECOMMENDATION

Waive the second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions of the Rancho Cordova Municipal Code.

BACKGROUND

On March 4, 2019 the City Council waived the first reading and passed to a second reading of the Ordinance, amending Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions of the Rancho Cordova Municipal Code.

ATTACHMENTS

1. Ordinance.
2. Exhibit A to the Ordinance.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING TITLE 4 (BUSINESS REGULATIONS), CHAPTER 4.54 REGULATIONS AND PROHIBITIONS OF THE RANCHO CORDOVA MUNICIPAL CODE

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

Section 1. Purpose and Declarations.

WHEREAS, the City conducts periodic updates of the provisions of the Municipal Code to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, certain amendments to the Title 4 (Business Regulations), Chapter 4.54 Regulations and Prohibitions are necessary to regulate sidewalk vending consistent with recently adopted state law; and

WHEREAS, the State Legislature has found and declared that sidewalk vending benefits the State as a whole as it promotes entry-level entrepreneurship and economic development for certain members of the community,

WHEREAS, the State Legislature has recently passed legislation making sidewalk vending a matter of statewide concern and permitting cities to regulate it insofar as it is consistent with state law; and

WHEREAS, the State Legislature has also found and declared that the safety and welfare of the public is promoted by proper, local regulation of sidewalk vending; and

WHEREAS, there is a need to regulate the sale of food and merchandise in the public right-of-way to protect the public's objective health, safety, or welfare; and

WHEREAS, requiring a permit to vend on sidewalks directly relates to objective health, safety, and welfare of the public because it increases vendor awareness and accountability in following federal, state, and local safety laws and regulations, including such laws pertaining to maintenance of sanitary conditions and disability access standards and regulations; and

WHEREAS, on March 4, 2019 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected at State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect

ATTACHMENT 1

on the environment...” The proposed sidewalk vending ordinance is not a “project” within the meaning of CEQA because it seeks to regulate sidewalk vendors that are already present in the City and no significant expansion of sidewalk vending activity can reasonably be anticipated to occur. Because no expansion of activity is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

1. **Minor Alteration of Existing Public Facilities:** Subpart c of State CEQA Guideline 15301, referred to as a Class 1 exemption, exempts from the requirements of CEQA any project resulting in permitting or minor alteration of existing public facilities, such as sidewalks or streets, involving negligible or no expansion of use beyond that existing at the time of a lead agency's determination. Here, the proposed ordinance will allow for regulated uses of City sidewalks in a manner no more intense than is the case on the date the City Council adopts the ordinance. As such, the project is categorically exempt from the requirements of CEQA.

2. **Regulation of Working Conditions:** State CEQA Guideline 15324 exempts from the requirements of CEQA a project taken by a regulatory agency to regulate working conditions where there will be no demonstrable physical changes outside the place of work. Prior to the adoption of the proposed sidewalk vending ordinance, sidewalk vendors are operating outside of public health and labor department oversight and regulation. The proposed ordinance will solely impact the sidewalk vendor places of work. As a result, the proposed ordinance qualifies as categorically exempt pursuant to State CEQA Guideline 15324 and Los Angeles City CEQA Guideline, Art. III, Sec. 1, Class 24, Cat. 3.

B. The proposed amendments directly relate to objective health, safety, and welfare concerns. The proposed amendments would incorporate permit requirements and regulations for sidewalk vendors consistent with state law. The attached amendments focus on regulations to ensure the protection of the public's health, safety, and welfare. Requiring that vendors maintain accessible paths of travel on sidewalks is consistent with leading pedestrian disability and access travel guides which require no less than four (4) feet of clear width for accessible travel, including (1) the American Association of State Highway and Transportation Officials' *Guide for the Planning Design and Operation of Pedestrian Facilities*, which recommends a minimum clear width for a sidewalk of four feet [AASHTO, 2004, Sec. 3.2.3]; (2) the Institute of Transportation Engineers' *Design and Safety of Pedestrian Facilities*, which recommends residential sidewalk clearance widths ranging from four feet to five feet and for commercial areas a sidewalk width minimum of five feet; and (3) the Federal Highway Administration's *Designing Sidewalks and Trails for Access: Best Practices and Design Guide Part 2*, which recommends a minimum width of five feet of sidewalk that is free of obstacles [FHWA, 2001, Ch.4]. In addition, the 2016 California Building Code, Section 11B-403.5.1(3) requires a clear width for sidewalks and walks of a minimum of four (4) feet. Overall, the proposed amendments objectively serve the health, safety, and welfare of the public by assuring the community of clear paths on sidewalks, including individuals with wheelchairs or with extra accessibility requirements and needs. Further, the proposed amendments would not allow vendors to set up within the immediate vicinity of construction zones or traffic controlled areas, would reduce any potential conflicts between the vending operations and the construction zone or other controlled traffic area that could otherwise result in accidents or injury. Providing regulations within the guidelines of the state law will directly relate to objective health, safety, and welfare concerns and promote economic opportunity for people to support

ATTACHMENT 1

themselves and their families. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City as they implement state law.

Section 3. Amendments to Title 4 Business Regulations

The City Council hereby adopts the amendments to Chapter 4.54 Regulations and Prohibitions of Title 4 of the Rancho Cordova Municipal Code (Business Regulations), as shown and incorporated in **Exhibit A** to this ordinance.

Section 4. 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 5. 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 18th day of March, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 1

Rancho Cordova

Municipal Code Amendments

ATTACHMENT 2
Exhibit A to the Ordinance

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*)**.

Title 4 Business Regulations

Chapter 4.54 Regulations and Prohibitions

ATTACHMENT 2 Exhibit A to the Ordinance

Chapter 4.54

Regulations and Prohibitions

Article 1 Street Businesses

4.54.000 Purpose

4.54.005 Definitions

4.54.010 Prohibitions

4.54.015 Exceptions

4.54.020 Sidewalk Vendors.

4.54.000 Purposes.

Regulation of the sale of merchandise or food upon the public streets and sidewalks within the City of Rancho Cordova is necessary for the purpose of promoting the free and safe flow of vehicular and pedestrian traffic, and are directly related to the objective health, safety, and welfare of the public. It is hereby found that the use of such rights-of-way for such purposes in violation of the prohibitions of this article would constitute an interruption of the free flow of traffic and pose a serious and dangerous hazard to the public. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.005 Definitions.

As used in this article, the following terms shall be ascribed the following meanings:

“Food” means any type of edible substance or beverage.

“Merchandise” means any tangible thing or item that is not food, and shall not mean services or the provision thereof.

“Person or persons” means one or more natural person, individuals, groups, businesses, business trusts, companies, corporations, joint ventures, joint stock companies, partnerships, entities, associations, clubs or organizations composed of two or more individuals (or the manager, lessee, agent, officer or employee of any them), whether engaged in business, nonprofit or any other activity.

“Public streets” shall mean that portion of any county, state or public road or highway within the City of Rancho Cordova which is utilized for motor vehicle or bicycle traffic, including any improved shoulder adjacent to traffic lanes, and excluding sidewalks.

“Sidewalk” shall mean any right-of-way within the City of Rancho Cordova which is improved for public pedestrian traffic, including paved walks and pathways.

“Sidewalk vendor” means natural person(s) or individual(s) who sell food or merchandise from a pushcart, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one’s person, upon a public sidewalk or other pedestrian path.

ATTACHMENT 2

Exhibit A to the Ordinance

“Stand” shall mean any fixed, temporary, permanent or mobile rack, counter, shelving, vehicle or other structure or device utilized for the purpose of transporting, storing, carrying or displaying merchandise or food for the purpose of vending.

“Vend” or “Vending” means to sell, offer for sale, expose or display for sale, solicit offers to purchase, or to barter food or merchandise, or to require someone to negotiate, establish or pay a fee before providing food or merchandise, even if characterized as a donation.

[Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.010 Prohibitions.

Except as otherwise provided by this Article, it shall be unlawful for any person to:

- A. Vend food or merchandise upon the public streets; or
- B. Vend upon a sidewalk in violation of the regulations provided by RCMC 4.54.020; or
- C. Vend upon a public street from a vehicle within 350 feet of the grounds of any public school in which children at or below the twelfth grade level are enrolled, and which is in session.

[Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

4.54.015 Exceptions.

The provisions of this article shall not be applicable to or deemed to prohibit:

- A. The placement of newspaper racks upon sidewalks; or
- B. The vending of food or merchandise by the taking of orders or delivering of commodities from any vehicle which is parked upon a public street not longer than required in order to complete a single transaction adjacent to the premises or residence of the customer, patron or purchaser. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 21 (part), 1983].

ATTACHMENT 2

Exhibit A to the Ordinance

4.54.020 Sidewalk Vendors.

A. Permit required. No person or persons will be allowed to vend food or merchandise upon sidewalks within the City limits without first obtaining approval of a zoning certification permit from the Planning Division. A permit is required for each sidewalk vendor.

B. Application requirements. The request for a zoning certification shall include:

1. The name and current mailing address of the sidewalk vendor.
2. A description of the food or merchandise offered for sale or exchange.
3. A copy of the California seller's permit number (CA Department of Tax and Fee Administration sales tax number), if any.
4. A copy of any and all required Health Department food permits issued by any state or local government, if food is being vended.
5. If the sidewalk vendor is an agent, representative, contractor, or employee of an individual, company, partnership, business, person, or corporation, the name and business address of such principal must be included on the application.

C. Health, Safety, and Welfare Regulations

1. At all times, the sidewalk vendor shall maintain at least one four (4) foot width path of travel for pedestrian travel.
2. The four (4) foot clear path of travel must be free and clear of any obstacles including, but not limited to, tents, chairs, signage, or any other objects that reduce the required width of clearance.
3. The sidewalk vendor is not permitted to locate on a sidewalk within the immediate vicinity of a construction zone or traffic controlled area for construction purposes of any kind.
4. The sidewalk vendor is not permitted to locate with the immediate vicinity of an area designated for a temporary use permit issued by the City for temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, events, or outdoor concerts. A prohibition of sidewalk vending pursuant to this subsection shall only be effective for the limited duration of the temporary special permit.
5. The sidewalk vendor is not permitted to be located in areas within the immediate vicinity of a permitted certified farmers' market or a permitted swap meet during the limited operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. A "swap meet" means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.
6. The sidewalk vendor shall provide a trash receptacle for patrons to dispose of any trash, as well as ensure that the area is kept clean during hours of operation and upon leaving the location.

D. Enforcement

1. A sidewalk vendor who is issued a citation in violation of this section shall be subject to the following fines:

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Exhibit A to the Ordinance

- a. Vending which violates a requirement of this section, other than failure to possess a valid permit:
 - (1) An administrative fine of \$100 for a first violation.
 - (2) An administrative fine of \$150 for a second violation within one year of the first violation.
 - (3) An administrative fine of \$200 for each additional violation within one year of the first violation.
 - (4) A violation occurring after twelve (12) consecutive months with no violation, shall be considered a first violation.
 - (5) A Vendor's permit may be revoked or suspended for the remainder of its term upon a fourth or subsequent violation.
- b. Vending without a valid permit:
 - (1) An administrative fine of \$250 for a first violation.
 - (2) An administrative fine of \$500 for a second violation within one year of the first violation.
 - (3) An administrative fine of \$1000 for each additional violation within one year of the first violation.
 - (4) A violation occurring after 12 consecutive months with no violation shall be considered a first violation.
 - (5) The administrative fines listed in this paragraph shall be reduced from \$250 to \$100, \$500 to \$150 and \$1000 to \$200 upon submission of proof of a valid permit to the Neighborhood Services office.
2. Additional fines, fees, assessments, or any other financial conditions beyond those authorized by subsection D.1. shall not be assessed.
3. When assessing an administrative fine pursuant to subsection D.1., the community development director, or his or her designee, shall take into consideration the sidewalk vendor's ability to pay the fine based upon a sworn statement and good cause, which demonstrates the sidewalk vendor's inability to pay the assessed administrative fine. Good cause shall exist where the sidewalk vendor shows that he or she cannot pay the administrative fine amount without using moneys that normally would pay for the common necessities of life for the sidewalk vendor and the sidewalk vendor's family. . Notice shall be given to the sidewalk vendor of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination shall be available. The sidewalk vendor may request an ability-to-pay determination at the adjudication stage or after such adjudication during the time the fine remains unpaid, including when a fine is delinquent or has been referred to a comprehensive collection program. If the sidewalk vendor meets the criteria set forth herein, the City shall accept, in full satisfaction 20 percent of the total administrative fine amount imposed pursuant to subsection D.1.
4. A violation of the requirements herein that regulate or prohibit sidewalk vendors shall not be punishable as an infraction or misdemeanor.
5. Any sidewalk vendor may request a hearing to contest the administrative fine assessed pursuant to subsection D.1., and/or contest an ability-to-pay determination. Any request for a hearing must be filed in writing with the neighborhood services department within 10 days of the issuance of the administrative fine or ability-to-pay determination,

ATTACHMENT 2

Exhibit A to the Ordinance

whichever applies. Failure to timely request a hearing constitutes a waiver of the right to appeal and a failure to exhaust administrative remedies.

- a. Hearing Date. The hearing officer shall set the date for the hearing and determination. The hearing dates shall not be less than 10 days, nor more than 60 days after the date on which the copy of the notice of appeal was submitted to neighborhood services.
- b. At the hearing, the contesting shall be given the opportunity to testify and to present evidence concerning the penalty.
- c. Hearing Officer's Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a decision to uphold, dismiss or modify the administrative fine. The hearing officer shall state the reasons for the decision and, if in writing, shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer is final, and may not be appealed.
- d. All fines owed after the hearing officer's decision are due within 30 days of the decision. The City may use all procedures available to it to collect any unpaid fee.

MEMORANDUM

DATE: March 18, 2019

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDED JOINT EXERCISE OF POWERS AGREEMENT RELATED TO THE SOUTH SACRAMENTO CONSERVATION AGENCY**



RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the City Manager to execute an Amended Joint Exercise of Powers Agreement (JPA Agreement) related to the South Sacramento Conservation Agency (SSCA). The amendment includes changes to the composition of the agency governing board, the implementation review committee, the quorum provisions, and other clarifications.

BACKGROUND

On October 17, 2016, the City Council authorized execution of a Joint Exercise of Powers Agreement creating the South Sacramento Conservation Agency (SSCA). The JPA Agreement dated January 2017 between the County of Sacramento, Sacramento County Water Agency, JPA Connector, City of Rancho Cordova, and the City of Galt and was executed by the various agencies in February and March of 2017. On September 11, 2018, the Board of Supervisors approved the South Sacramento Habitat Conservation Plan (SSHCP). The SSHCP was subsequently approved by the JPA Connector on September 28, 2018; the City of Rancho Cordova on October 15, 2018; the City of Galt on October 16, 2018; and by the South Sacramento Conservation Agency on October 29, 2018.

As part of the County's action to adopt the SSCA, the Board of Supervisors requested changes that affect the JPA specifically adding a fourth Board member and changes to the Implementation Review Committee. The proposed changes to the governance and revisions to the JPA Agreement was discussed at the November 27, 2018 SSCA JPA board Meeting. Below is a summary of the overall changes to the JPA Agreement.

Implementation Review Committee – Modify the definition of the Implementation Review Committee (Section 1, page 4) to be match how it is described in the adopted SSHCP. Change all references from "Implementation Committee" to "Implementation Review Committee" throughout the document. Section 7 (page 9) regarding the Implementation Review Committee is edited to match the adopted SSHCP with a variety of changes including specifying composition as a seven member body, the stakeholder representatives including Agriculture-

rangeland, Agriculture-irrigated cropland, Environmental Groups and Development Interests. The quorum is modified so that “A majority of the appointed members shall constitute a quorum. A majority of the quorum shall constitute sufficient members for the transaction of business...”

Agency Governing Board – Change the composition (Section 5(A), page 6) to a seven-member Board to include a fourth Sacramento County Board of Supervisors member.

Quorum/Voting – Modify the quorum provisions related to discussions with the Cities about adding a fourth Board member (Section 5(D) on page 7). The transaction of typical business activities will require “The presence of four members including at least one representative of Sacramento County and two of the three City representatives ...” while retaining the requirement that “No official act of the Governing Body shall be valid unless a majority of the quorum concur therein...”. Previously, one member of each jurisdiction was required for a quorum. This change provides some additional flexibility in the event that one City representative is unable to attend.

However, certain activities including “selection of the Executive Director, adoption of the annual report, adoption of the annual budget, and establishment and modification of fees shall require the affirmative vote of at least one Governing Board member representing each Party.” This is modified from a prior requirement for a two-thirds vote of the entire membership of the Governing Board. This is to ensure participation by all three parties (County, Rancho Cordova & Galt) in these key decisions by requiring a yes vote from one member from each.

Secretary – The County Clerk of the Board is designated as the Secretary of the Agency until and unless the Governing Body appoints a replacement (Section 6(B), page 8). This recognizes the role being undertaken by the County Clerk’s office. A related change allows provides for cost reimbursement for this work to the County (Section 6(E), page 8).

Other committees – Section 8 (page 11) recognizes the HCP’s six-member Technical Advisory Committee and that other ad-hoc committees may be established by the Governing Board.

Executive Director – A provision specifying that the Executive Director serves at the pleasure of the Governing Board is stricken from this document. This recognizes that a civil service Principal Planner classification may be used to fill the Executive Director role subject to County Civil Service provisions. However, any contract between the Agency and County may address provisions for discontinuance of a contract. Further, to the extent that the Agency may now or in the future hire direct employees or enter directly into contracts for services, provisions may be enacted outside of the Joint Exercise of Powers Agreement to specify employment and contract provisions.

FISCAL IMPACT

This item amends provisions of a previously adopted Joint Exercise of Powers Agreement. Funding related to the costs associated with the Agency are part of that Agency budget and this item does not increase City costs.

ATTACHMENTS

1. Resolution
2. South Sacramento Conservation Agency Joint Exercise of Powers Agreement (redline)
3. South Sacramento Conservation Agency Joint Exercise of Powers Agreement (clean)

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XXX-2019**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN
AMENDED JOINT EXERCISE OF POWERS AGREEMENT FOR THE SOUTH
SACRAMENTO CONSERVATION AGENCY**

WHEREAS, the Joint Powers Agency known as the South Sacramento Conservation Agency was initially established on October 17, 2016; and

WHEREAS, the City adopted the South Sacramento Habitat Conservation Plan (SSHCP) on October 15, 2018; and

WHEREAS, the purposes of the SSHCP include the long-term protection of ecosystems and biodiversity within the geographic area covered by the SSHCP, and the provision of incidental take authorization pursuant to the Federal Endangered Species Act and the California Endangered Species Act for certain covered activities, including local land use and public agency infrastructure activities; and

WHEREAS, the SSHCP and that certain agreement entitled the "South Sacramento Habitat Conservation Plan Implementing Agreement" identify certain duties and obligations that must be fulfilled, in whole or in part, by an implementing entity.

WHEREAS, the Plan Permittees desire to amend the Joint Exercise of Powers Agreement to provide consistency with provisions in the adopted SSHCP including adding a fourth Board member, making changes to the Implementation Review Committee, and other related changes.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute an amended Joint Exercise of Powers Agreement for the South Sacramento Conservation Agency.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of March, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTACHMENT 1**ATTEST:**

Stacy Leitner, City Clerk

ATTACHMENT 2

**JOINT EXERCISE OF POWERS AGREEMENT
CREATING THE SOUTH SACRAMENTO CONSERVATION AGENCY**

[_____, ~~2016~~2019]

ATTACHMENT 2

SOUTH SACRAMENTO CONSERVATION AGENCY JOINT EXERCISE OF POWERS AGREEMENT

This Joint Exercise of Powers Agreement ("Agreement") is entered into by and among the County of Sacramento, a political subdivision of the State of California (the "County"), the City of Rancho Cordova, a municipal corporation duly organized and existing under the laws of the State of California ("Rancho Cordova"), and the City of Galt, a municipal corporation duly organized and existing under the laws of the State of California ("Galt"). The parties may be referred to collectively as the "Parties" and individually as a "Party" in this Agreement.

RECITALS

A. The Parties have been engaged in a lengthy process with other public entities duly organized and existing under the laws of the State of California, including the Capital Southeast Connector JPA ("Connector JPA"), and the Sacramento County Water Agency ("Water Agency"), to develop a habitat conservation plan entitled the "South Sacramento Habitat Conservation Plan" ("Habitat Plan"). The Parties and the Connector JPA, and the Water Agency are collectively referred to in this Agreement as the "Plan Permittees".

B. The purposes of the Habitat Plan includes the long-term protection of ecosystems and biodiversity within the geographic area covered by the Habitat Plan, and the provision of incidental take authorization pursuant to the Federal Endangered Species Act and the California Endangered Species Act for certain covered activities, including local land use and public agency infrastructure activities.

C. The Habitat Plan and that certain agreement entitled the "South Sacramento Habitat Conservation Plan Implementing Agreement" ("Implementing Agreement") identify certain duties and obligations that must be fulfilled, in whole or in part, by an implementing entity (the "Implementing Entity"). Therefore, the Plan Permittees have a common interest in creating such an Implementing Entity, which shall be the Agency created hereby.

D. The Joint Exercise of Powers Act ("JPA Act"), Government Code section 6500 *et seq.*, authorizes the Parties to create a joint exercise of powers entity that has the power to jointly exercise any powers common to the Parties, and it has been determined that establishing a joint powers agency to fulfill the obligations of the Implementing Entity is to their mutual advantage and would benefit all of the Plan Permittees.

ATTACHMENT 2

E. The JPA Act provides that a joint powers agency may only exercise those powers that are common to all Parties. The ability to establish mitigation fees for development projects within the Habitat Plan Study Area is a critical and necessary component of ensuring that there is sufficient funding for Habitat Plan implementation activities. Accordingly, as provided in the Implementing Agreement, one of the primary functions of the Implementing Entity is to establish mitigation fees. Since the County, Rancho Cordova and Galt are the only entities that have the authority to adopt mitigation fees for development projects pursuant to the Mitigation Fee Act, Government Code section 66000 *et seq.* (the "Mitigation Fee Act"), only the County, Rancho Cordova and Galt are Parties to this Agreement.

F. Each Party is a public agency as defined in Government Code section 6500. In addition to other powers that are common to the Parties, each Party has the power to undertake and perform all of the duties and obligations that are to be fulfilled by the Implementing Entity pursuant to the Habitat Plan, Implementing Agreement and this Agreement.

G. It is the intent of the Parties that the Agency shall be solely liable for any and all claims, demands, damages, costs, expenses or liability arising out of, related to, or in connection with, this Agreement or any Habitat Plan implementation activities undertaken by or under the direction of the Agency, and that the Plan Permittees shall have no such liability.

NOW, THEREFORE, the Parties, for and in consideration of the foregoing Recitals and the mutual promises and agreements herein contained, agree as follows:

1. DEFINITIONS

Unless the context otherwise requires, the terms used in this Agreement shall be defined as set forth in this section, or in the Recitals to this Agreement. Any terms that are not thus expressly defined shall have the same definitions as provided in the Implementing Agreement or the Habitat Plan.

"Agency" means the South Sacramento Conservation Joint Powers Authority created by this Agreement.

"Development Fee" is defined in Section 13 hereof.

"Effective Date" is defined in Section 24 hereof.

"Fee" is defined in Section 12 hereof.

"Governing Board" means the governing board of the Agency.

ATTACHMENT 2

"Implementation Review Committee" means the committee assisting the JPA Board with any implementation duties the JPA Board assigns.
~~implementation committee of the Agency.~~

"Implementing Entity" means the entity that is responsible for the implementation of the Habitat Plan

"Participating Special Entities" means other governmental entities that may need incidental take coverage under the HCP but are not subject to the regulatory authority of a Plan Permittee.

"Preserve System" means the Preserve System set forth in the Habitat Plan.

"Real Property" means any interest in real property, including but not limited to a fee title interest or easement.

2. **PURPOSE**

This Agreement is made pursuant to the JPA Act to establish a joint powers agency to fulfill the duties and obligations of the Implementing Entity in accordance with the Habitat Plan and Implementing Agreement, including, but not limited to, the following activities:

A. To establish, modify, manage and expend the fees collected by the Parties or paid by the Plan Permittees for the purpose of implementing the Habitat Plan;

B. To oversee, monitor, and report on implementation of the Habitat Plan;

C. To acquire lands for, establish and manage a Preserve System in accordance with the Habitat Plan and to secure funding for those purposes;

D. To provide public information and outreach regarding the Habitat Plan;

E. To apply for, negotiate and hold general permits and agreements issued under federal or state laws based upon and directly related to the Habitat Plan (e.g., Clean Water Act sections 401 and 404 permits) and Streambed Alteration Agreements.

F. To establish fees and undertake mitigation, monitoring and other activities related to other permits and agreements that may be issued under federal or state laws based upon the Habitat Plan (e.g., Clean Water Act sections 401 and 404 permits and Streambed Alteration Agreements);

ATTACHMENT 2

G. To undertake all of the actions described herein, including all actions necessary or convenient to carry out the purposed and intents of the Implementing Entity.

3. **AGENCY**

A. Creation of Agency. There is hereby created pursuant to the JPA Act an agency and public entity to be known as the "South Sacramento Conservation Agency" (Agency). As provided in the JPA Act, the Agency shall be a public entity separate from its Parties, and the Agency shall be governed by a Governing Board comprised of elected officials from the Parties' governing bodies as provided in this Agreement. The debts, liabilities and obligations of the Agency shall not constitute the debts, liabilities or obligations of the Parties, or any of them.

Within thirty days after the effective date of this Agreement or any amendment hereto, the Agency will cause a notice of this Agreement and any amendment hereto to be prepared and filed with the office of the Secretary of State of the State of California in the manner set forth in Government Code section 6503.5.

B. Agency Responsibilities. The Agency is responsible for implementing the Habitat Plan. Except for those implementing activities that are expressly assigned to other persons or entities in the Habitat Plan, the Implementing Agreement or this Agreement, the Agency shall be responsible for all Habitat Plan implementing activities that are set forth in the Habitat Plan (primarily Chapter 9) and the Implementing Agreement.

4. **AGENCY POWERS**

With one exception, the Agency shall have all of the powers granted to joint powers authorities in Articles 1, 2 and 4 of the JPA Act, and all of the additional rights and powers that are common to all of the Parties, express or implied, that are necessary or convenient to fulfill its purposes and the intent of this Agreement. The exception is that the Agency will not have the ability to exercise the eminent domain power. Without limiting the generality of the foregoing, the Agency is authorized, in its own name, to do all acts necessary or convenient for the exercise of said powers for said purposes, including but not limited to any or all of the following: to make and enter into contracts; to obtain permits and licenses; to construct improvements and facilities; to employ agents and employees, including attorneys and other professionals; to adopt and modify fees; to receive, collect, and disburse funds; to apply for and receive grants, contributions and donation of property, funds, and services; to sue and be sued in its own name including, without limitation, to

ATTACHMENT 2

file or intervene in lawsuits that pertain to the implementation of the Habitat Plan; to acquire real property and improvements thereon by any lawful means other than eminent domain; to sell and lease real and personal property; and to buy and hire real and personal property.

Except as otherwise provided herein, the Agency's powers shall be exercised subject only to such restriction provided herein, the Agency's powers shall be exercised subject only to such restrictions upon the manner of exercising such power as are imposed upon the County in the exercise of similar powers, as provided in Government Code section 6509.

The Agency shall continue to exercise the powers herein conferred upon it until the termination of this Agreement.

5. **AGENCY GOVERNING BOARD**

A. Composition. A ~~six~~seven-member Board shall serve as the Agency's governing body. The Governing Board shall consist of ~~three-four~~ representatives from the County of Sacramento, two representatives from the City of Rancho Cordova, and one representative from the City of Galt, each Party who shall be officials elected to the Party's governing body. Each Party's governing body shall appoint that Party's representatives and shall also appoint alternate representatives, all of whom shall serve at the pleasure of the appointing Party's governing body. Any alternate representatives shall also be officials elected to the Party's governing body.

B. Terms. The term of office of any Governing Board member or alternate shall terminate when such member or alternate is replaced by the appointing Party's governing body or when such member or alternate ceases to be an elected official of the appointing Party's governing body. Whenever a Party's seat on the Governing Board has for any reason become vacant, that Party's governing body shall promptly appoint a new representative to the Governing Board.

C. Duties. The Governing Board shall make all decisions relating to the governance and administration of the Agency, except with regard to matters within the scope of authority of the Implementation Review Committee, Executive Director or Agency committees as set forth herein or as delegated by the Governing Board pursuant to Government Code section 6508. The Governing Board may not delegate the following duties: (1) establishment and modification of Fees; (2) hiring of the Executive Director; (3) approval of the Agency's annual report; (4) approval of the Agency's annual budget; and (5) approval of the purchase of easements or other interests in land to form the SSHCP preserve system. The Governing Board

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will also act as the arbitrator should decisions made by the Implementation Review Committee be challenged or when resolution of disputes among Plan Permittees regarding implementation of the Plan or disputes with third-party project proponents is required.

D. Quorum/Voting. Each member of the Governing Board shall have one vote. The presence of four members including at least one representative of Sacramento County and one-two of the three City representatives ~~from each Party~~ shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn meetings from time to time. No official act of the Governing Board shall be valid unless a majority of the quorum concur therein, except that selection of the Executive Director, adoption of the annual report, adoption of the annual budget, and establishment and modification of fees shall require ~~a two-thirds vote of the entire membership of the Governing Board and~~ the affirmative vote of at least one Governing Board member representing each Party.

E. Meetings.

(1) Regular Meetings. The Governing Board shall hold a regular meeting at least twice each year at dates and times the Governing Board determines by adoption of a resolution, and may provide for the holding of regular meetings at more frequent intervals. If the Governing Board Chair determines that there is no business to transact at any meeting or that a scheduling conflict exists, such meeting may be canceled or rescheduled. The hour and place at which each such regular meeting shall be held shall be fixed by resolution of the Governing Board.

(2) Legal Notice. All meetings of the Governing Board shall be called, noticed, held and conducted in compliance with the provisions of the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

(3) Minutes. The Secretary of the Agency shall cause minutes of all public meetings of the Board to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the Governing Board and to each Party.

F. Compensation. Members of the Governing Board 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 member if the Governing Board determines that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

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6. AGENCY OFFICERS

A. Chair. The Governing Board shall annually select from its members a Chair who shall serve as Chair of the Agency and a Vice Chair who shall serve as Vice Chair of the Agency. The Chair and the Vice Chair shall have the duties assigned by the Board or set forth in bylaws adopted by the Board.

B. Secretary. The County Clerk of the Board shall be the Secretary of the Agency unless the Governing Board ~~shall designate a Secretary of the Agency appoints a replacement~~. The Secretary or his/her designee shall keep the records of the Agency, shall act as Secretary at the Governing Board and Implementation Review Committee meetings and record all votes, and shall keep a record of the proceedings of the Governing Board and Implementation Review Committee in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to the office.

C. Treasurer. The County Auditor-Controller shall be the Treasurer of the Agency until such time as the Governing Board may appoint a replacement. Subject to the applicable provisions of any indenture or resolution providing for a trustee or other fiscal agent, the Treasurer is designated as the depository of the Agency to have custody of all the money of the Agency, from whatever source, and, such, shall have the powers, duties and responsibilities specified in Government Code section 6505.5.

D. Controller. The County Auditor-Controller shall be the Controller of the Agency until such time as the Governing Board may appoint a replacement. The Controller shall have the powers, duties and responsibilities specified in Government Code section 6505.5. The Controller shall draw checks to pay demands against the Agency when the Governing Board or its delegate has approved the demands.

E. Cost Reimbursement. The Agency shall reimburse the County (or any successor entity appointed Treasurer or Controller for the Agency) for its actual and reasonable direct and indirect costs of providing the services of the Secretary, Agency Treasurer and Controller pursuant to Government Code section 6505.5.

F. Audits and Reports. The Agency Treasurer and Controller are hereby authorized and directed to: (a) prepare or cause to be prepared an annual audit as required by Government Code section 6505 for each year during the term of this Agreement; and (b) as required by Government Code section 6505.5, verify and report in writing on the first day of July, October, January and April of each year to the Governing Board, Implementation Board

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and the Parties the amount of money he or she holds for the Agency, the amount of receipts since his or her last report, and the amount paid out since his or her last report.

7. **IMPLEMENTATION REVIEW COMMITTEE**

A. Composition. A ~~five~~seven-member Implementation Review Committee shall serve as the Agency's implementing body.

B. Public Sector Representatives. The Implementation Review Committee shall consist of three public sector representatives including one representative each from the County, Rancho Cordova, and Galt,~~Connector JPA, and the Water Agency.~~ Each Agency shall appoint that Agency's representatives and shall also appoint alternate representatives, all of whom shall serve at the pleasure of the appointing Agency's governing body.

A.C. Stakeholder Representatives. The Governing Body shall appoint one member each representing the following stakeholder groups: Agriculture-Rangeland, Agriculture-Irrigated Cropland, Environmental Groups, and Development Interests. The Agency shall develop an application process and each member shall be appointed by the Agency's governing body.

B.D. Terms. The term of office of any Stakeholder Representative ~~Implementation Committee~~-member shall terminate when such member is replaced by the ~~appointing agency's governing~~ Governing body~~Body~~. Whenever an agency's seat on the Implementation Review Committee has for any reason become vacant, the Agency's governing body shall promptly appoint a new representative to the Implementation Review Committee.

C.E. Duties. The Implementation Review Committee shall have all duties specified in Chapter 9 of the Habitat Plan or delegated by the Governing Board.

D.F. Quorum/Voting. Each member of the Implementation Review Committee shall have one vote. A majority of the appointed members shall constitute a quorum. A majority of the quorum shall constitute sufficient members ~~The presence of at least three representatives shall constitute a quorum~~ for the transaction of business, except that less than a quorum may adjourn meetings from time to time. Unless otherwise provided in this Agreement, any action of the Implementation Review Committee requires the affirmative vote of at least four representatives.

E.G. Officers. The Implementation Review Committee shall annually select from its members a Chair and a Vice Chair.

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F.H. Meetings.

(1) Regular Meetings. The Implementation Review Committee shall meet at least once every two months at dates and times the Implementation Review Committee determines by adoption of a resolution, and may provide for the holding of regular meetings at more frequent intervals. If the Implementation Review Committee Chair determines that there is no business to transact at any meeting or that a scheduling conflict exists, such meeting may be canceled or rescheduled. The hour and place at which each such regular meeting shall be held shall be fixed by resolution of the Implementation Review Committee.

(2) Legal Notice. All meetings of the Implementation Review Committee shall be called, noticed, held and conducted in compliance with the provisions of the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

(3) Minutes. The Secretary of the Agency shall cause minutes of all public meetings of the Implementation Review Committee to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the Implementation Review Committee and to each Party.

G.I. Compensation. Members of the Implementation Review Committee 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 member if the Governing Board determines that such expenses shall be reimbursed and there are unencumbered funds available for such purposes.

8. OTHER COMMITTEES

A. Technical Advisory Committee. There shall be a six-member Technical Advisory Committee ("TAC") to provide guidance to the Implementation Review Committee regarding SSHCP preserve land management, monitoring, and other Habitat Plan activities in the Preserve System. The TAC will be comprised of ~~the Executive Director for the JPA, at least~~ one representative each from the Parties, and ~~at least~~ one representative each from the U.S. Fish and Wildlife Service ("USFWS"), and the California Department of Fish and Wildlife ("CDFW"). Non-member representatives from the building industry, agricultural community and environmental community will be invited to attend TAC meetings. The USFWS and CDFW shall each appoint their TAC members, and each of the Parties shall appoint their TAC

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members. The TAC shall be responsible for all duties specified in the Habitat Plan or delegated by the Implementation Review Committee.

Although the Implementation Review Committee is responsible for recommending approval of SSHCP preserve land or easement acquisitions, land management programs and monitoring plans, the USFWS and CDFW will have veto authority over those plans and actions. SSHCP preserve land or easement acquisitions, land management programs and monitoring plans not accepted by the USFWS and CDFW will not be submitted by the Executive Director to the Implementation Review Committee or the Governing Board for approval.

B. ~~Other—Ad Hoc~~ Committees. The Governing Board or Implementation Review Committee may establish other ad hoc Agency committees as contemplated in the Habitat Plan or as they otherwise deem appropriate that are related to Habitat Plan implementation. The Governing Board or Implementation Review Committee that establishes a committee shall specify the purpose and function of such committee.

C. Legal Notice. All ~~Agency~~ Committee meetings shall be called, noticed, held and conducted in compliance with the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

9. **AGENCY STAFFING/ADMINISTRATION**

A. Executive Director. The Executive Director of the Agency shall serve as the Agency's administrative officer and shall be responsible for the following:

(1) Administering the Habitat Plan in compliance with the duties and responsibilities set forth in Section 9.3.1 of the Habitat Plan.

(2) Overseeing the Agency's day-to-day activities and managing all Agency staff and consultants.

(3) Ensuring that the Agency operates within the annual budget approved by the Governing Board, and not approving any expenditures that are not authorized by, or would exceed, the annual budget.

(4) Preparing reports and recommendations for consideration by the Governing Board, Implementation Review Committee and committees.

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(5) Applying for and otherwise pursuing grants and other funding opportunities.

(6) Reviewing and making recommendations to the Implementation Review Committee regarding Authorized Take coverage to Participating Special Entities.

(7) Making recommendations to the Implementation Review Committee regarding the creation of positions and procurement of equipment.

(8) Any other duties or activities specified in the Habitat Plan or delegated to the Executive Director or requested by the Governing Board or Implementation Review Committee.

~~The Executive Director serves at the pleasure of the Governing Board. The Governing Board may remove or appoint a new Executive Director by a two-thirds vote of the entire membership of the Governing Board at a duly noticed Governing Board meeting.~~

B. Other Staff/Administration. The Executive Director will make recommendations to the ~~Implementation Committee~~ Governing Board regarding staffing and other services necessary to fulfill the Agency's purposes. The Governing Board will authorize the creation of positions, but the Executive Director will recruit and hire individuals or consultants to fill those positions. All such decisions shall be consistent with the annual budget recommended by the Implementation Review Committee and adopted by the Governing Board. Factors to be considered in making these determinations include cost-effectiveness, efficiency, and qualifications/capability.

C. Personnel/Services/Equipment Supplied by Plan Permittees. If the ~~Implementation Committee~~ Governing Board determines that having one or more of the Plan Permittees supply personnel, services or equipment to the Agency is in the Agency's best interest, then the Agency may contract with one or more of the Plan Permittees. Compensation for such personnel, services or equipment may consist of cash payments, or any other form of compensation agreed upon by the Agency and the contracting Plan Permittee.

10. ANNUAL PUBLIC MEETING

At least once annually, the Agency will hold a meeting to directly report on the progress of implementation to the public. This meeting may coincide with one of the regular Governing Board or Implementation Review Committee meetings.

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11. **ANNUAL BUDGET**

Within 90 days after the first Governing Board meeting, the Governing Board shall approve an annual budget for the Agency's first fiscal year. The Governing Board shall approve an annual budget prior to the commencement of each fiscal year thereafter, after giving due consideration to the recommendations of the Implementation Review Committee and Executive Director.

12. **ESTABLISHMENT/MODIFICATION OF FEES**

The Agency will be responsible for establishing and modifying various mitigation fees ("Fees") to pay for certain Habitat Plan implementation activities in accordance with the requirements in this section.

A. The establishment and modification of Fees shall be in full compliance with all requirements of the Mitigation Fee Act, to the extent applicable, and shall include, at a minimum, consideration of the following factors:

(1) The best available data regarding all costs of implementing the Habitat Plan that are to be funded by mitigation fees.

(2) The fair and equitable allocation of implementation costs between mitigation fees and other sources of funding for Habitat Plan implementation activities; and

(3) The fair and equitable allocation of implementation costs between among the various types of mitigation fees (e.g., fee zones, habitat types, or other bases for differentiating between mitigation fees).

B. The Implementation Review Committee shall review any proposed Fee adoption or modification and make a recommendation to the Governing Board prior to any action being taken by the Governing Board.

C. Any establishment or modification of Fees shall require a two-thirds vote of the entire membership of the Governing Board and the affirmative vote of at least one Governing Board member representing each Party.

D. The County, Rancho Cordova and Galt shall adopt the Fees and any modifications established by the Governing Board.

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13. MITIGATION FEE COLLECTION/DISBURSEMENT

The County, Rancho Cordova and Galt will collect Fees for private land use/development activities for which they issue permits or approvals within their respective jurisdictions (collectively "Development Fees"). The Party collecting such Development Fees may accept as payment either a check made payable to the Agency, proof of the developer's having made an electronic funds transfer to the Agency, or reliable documentation from the Agency showing performance of an alternative method of payment acceptable to the Agency (e.g., land donation in lieu of fees). All checks received shall be forwarded to the Agency within 30 days of receipt. Pursuant to the requirements of the Mitigation Fee Act, the Agency shall hold revenues from Development Fees in a separate, interest-bearing account, until disbursement or expenditure for the purpose for which the Development Fees were established.

The Plan Permittees will also be responsible for paying Fees for activities that they undertake, and shall pay any and all such Fee revenues to the Agency within 30 days of taking final action to approve or commence any activity triggering the Fees, but no later than the actual commencement of ground-breaking activities.

The Agency shall use any and all revenues from the Fees only for the purposes for which they were imposed, and for no other purpose.

The Agency is strictly accountable for all revenue from the Fees that is transmitted to the Agency and must report all receipts and disbursements. No later than October 1 of each year of this Agreement, the Agency shall prepare and furnish a report of the collection, disbursement and expenditures of, and any interest earned on, revenue from the Fees for the prior fiscal year to the Plan Permittees. The Agency shall be solely responsible for full compliance with all applicable requirements of the Mitigation Fee Act as they pertain to revenue from the Development Fees that have been disbursed to the Agency, including but not limited to requirements related to expenditure, management, accounting and reporting.

14. FISCAL YEAR

The fiscal year of the Agency shall be the period from July 1 of each year to and including the following June 30, except for the first fiscal year which shall consist of the period from the Effective Date of this Agreement through the following June 30.

ATTACHMENT 2**15. SURPLUS MONEY**

Pursuant to Government Code section 6512, after the completion of the purpose of this Agreement, any surplus money on hand shall be returned in proportion to the contributions made.

16. DISPOSITION OF ASSETS AND REAL PROPERTY

Upon the termination of this Agreement as set forth in Section 24, and after the repayment of advances and contributions in accordance with Section 17, any assets acquired as the result of the joint exercise of powers pursuant to this Agreement, other than real property and interests in real property that are part of the Preserve System and funding for the restoration or management of the Preserve System, shall be distributed to the Parties in proportion to each Member's overall unreimbursed contribution of assets to the Agency. The Agency shall transfer all real property and interests in real property that are part of the Preserve System and any funding for the restoration or management of real property, that have been acquired by the Agency as the result of the joint exercise of powers under this Agreement, to one or more public agencies or nonprofit conservation organizations in accordance with applicable law.

17. CONTRIBUTIONS AND ADVANCE

With the Governing Board's approval, any Party or Plan Permittee may contribute or advance public funds, personnel, equipment or property to the Agency for any of the purposes of this Agreement. Any such advance shall be made subject to repayment, and shall be repaid in the manner agreed upon by the Agency and the Plan Permittee making the advance at the time of making such advance. Except as otherwise expressly provided in this Agreement, no Plan Permittee has any obligation to make advances or contributions to the Agency to provide for the Agency's costs and administrative expenses, although any Plan Permittee may choose to do so.

18. ACCOUNTING/REPORTING

The Agency shall establish and maintain such funds and accounts as may be required by good accounting practice. The books and records of the Agency shall be open to inspection at all reasonable times by the Plan Permittees and their representatives. The Agency shall give an audited written report of all financial activities for each fiscal year to the Plan Permittees within six months after the close of each fiscal year.

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To the extent required by Government Code section 6505.6, the Agency Controller shall contract with a certified public accountant to make an annual audit of the accounts and records of the Agency. In each case the minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Government Code section 26909 and shall conform to generally accepted auditing standards. When such an audit is made by a certified public accountant or public accountant, a report thereof shall be filed as public records with the Parties and, if required by Government Code section 6505.6, with the Agency Controller. Such report shall be filed within twelve months of the end of the fiscal year or years under examination.

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 the purpose.

In any year the Agency may, by unanimous request of the Board, replace the annual special audit with an audit covering a two-year period.

19. CONFLICT OF INTEREST CODE

The Agency shall adopt a conflict of interest code as required by law.

20. LIABILITY AND INDEMNIFICATION

A. The Agency is solely liable for any and all claims, demands, damages, costs, expenses or liability arising out of , related to, or in connection with, this Agreement or any Habitat Plan implementation activities undertaken by or under the direction of the Agency.

B. The Agency shall indemnify, defend, and hold harmless each of the Parties and Plan Permittees and their respective officials, officers, agents, and employees from and against any and all claims, demands, costs, expenses or liability arising out of, related to, or in connection with, this Agreement of any Habitat Plan implementation activities undertaken by or under the direction of the Agency; provided, however, that this obligation by the Agency shall not apply to (1) reckless, intentional, or willful misconduct leading to personal injury, (2) any claims, demands, damages, costs, expenses or suits by one Party to this Agreement against one or more other Parties relating to an alleged breach of this Agreement or the Habitat Plan, or (3) any action taken by a Party or Plan Permittee which was not in compliance with the Habitat Plan. The Agency shall only be required to provide a joint defense to all indemnified Parties pursuant to this provision, and all indemnified Parties shall cooperate in good faith with the Agency in all matters related to such

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joint defense. However, any indemnified Party may elect to provide its own defense at the Party's own expense.

C. The Agency shall obtain and maintain insurance policies to provide sufficient coverage to fulfill its obligations under this section.

21. REMEDIES FOR BREACH

If a Party shall default on any obligation contained in this Agreement, such default shall not excuse any other Party from fulfilling its respective obligations under this Agreement. Any Party shall be entitled to pursue any and all legal and equitable remedies against any other Party in response to any alleged default under this Agreement. Any and all of the remedies provided to the Parties hereunder or by any law not or hereafter enacted are cumulative and the exercise of one right or remedy shall not impair the right of the Parties to any or all other remedies.

22. SEVERABILITY

If any court determines that a part, term, or provision of this Agreement is illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected by that determination.

23. SUCCESSORS; ASSIGNMENT

This Agreement shall be binding upon and shall inure to the benefit of the successors of the Parties. No Party may assign any right or obligation hereunder without the consent of the other Parties.

24. TERM, TERMINATION, AND WITHDRAWAL

A. Term. This Agreement shall take effect as of the date it is fully executed by all Parties (the "Effective Date") and shall continue in full force until terminated pursuant to this section.

B. Termination. This Agreement may only be terminated by a majority vote of all Parties' governing bodies.

C. Withdrawal. Any Party may withdraw from this Agreement upon 180 days written notice to the other Parties, Plan Permittees, USFWS, and CDFW. Notwithstanding such withdrawal, the withdrawing Party shall remain obligated, to the same extent, if any, that the remaining Parties are obligated, to contribute amounts necessary to pay any debts, liabilities and obligations

ATTACHMENT 2

of the Agency arising from or related to actions taken by the Agency while the withdrawing Party was a Party to the Agreement or until the end of the Fiscal Year during which the Party withdrew, whichever date is later. Upon withdrawal, the withdrawing Party shall no longer be a Party, and the term "Parties" as used in this Agreement shall thereafter mean the remaining Parties to the Agreement. Within 30 days after receiving a notice of withdrawal, the Parties who will remain will meet to discuss whether any amendments to this Agreement are necessary or appropriate in light of the withdrawal, and to prepare any appropriate amendments for consideration by the governing bodies of the remaining Parties. The requirements of this provision are intended to be in addition to any notice or other requirements set forth in the Implementing Agreement or Permits pertaining to withdrawal from or termination of the Habitat Plan or Permits.

D. Voting Requirement. Any Party's decision to terminate or withdraw from this Agreement must be approved by resolution duly adopted by a majority vote of the members of the Party's governing board or council.

25. AMENDMENT OF AGREEMENT

This Agreement may be amended only by written agreement executed by all of the Parties following a majority vote of the members of each Party's governing board or council.

Provided there is mutual consent by the governing bodies of each Party, evidenced in writing, this Agreement may be amended to add new Parties. Any city incorporated within the County may become a Party to this Agreement upon the execution of a written addendum to this Agreement whereby the city agrees to the terms of this Agreement and any additional terms and conditions as may be established by the Governing Board.

26. NOTICES

Notices to the Parties shall be sufficient if delivered as follows:

County:

Sacramento County Clerk of the Board of Supervisors
Sacramento County Administration Center
700 H Street, Suite 2450
Sacramento, CA 95814

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Rancho Cordova:

City of Rancho Cordova
City Clerk's Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Galt:

City of Galt
Office of the City Clerk
380 Civic Drive
Galt, CA 95632

Any Party may change its address for notices by written notice hereunder. Notices shall be effective when delivered personally, or when received by facsimile, U.S. Postal Service, or by overnight courier.

27. OTHER AGREEMENTS NOT PROHIBITED

Other agreements by and between the Parties of this Agreement or any other entity are neither prohibited nor modified in any manner by execution of this Agreement. Furthermore, the Parties hereto agree upon request to execute, acknowledge and deliver all additional papers and documents necessary or desirable to carry out the intent of this Agreement.

28. OTHER OBLIGATIONS

The responsibilities and obligations of each Party to this Agreement shall be solely as provided in this Agreement, or as may be provided for in supplemental agreements to be executed by the Parties.

29. NON-ASSIGNABILITY

The rights, titles and interests of any Party to this Agreement shall not be assignable or transferable without the consent of the governing body of each Party hereto.

30. CONSTRUCTION OF LANGUAGE

It is the intention of the Parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

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31. COOPERATION

The Parties recognize the necessity and hereby agree to cooperate with each other in carrying out the purposes of this Agreement, including cooperation in matters relating to the public, accounting, litigation, public relations and the like.

32. SECTION HEADINGS

All section headings contained herein are for reference only and are not intended to define or limit the scope of any provision of this Agreement.

33. COUNTERPARTS

This Agreement may be executed in counterparts and so executed shall constitute one Agreement which shall be binding upon all Parties. A photocopy of the fully executed Agreement shall have the same force and effect as the original.

34. SIGNATURES

By affixing his/her signature below, each of the persons signing this Agreement warrants and represents that he/she has read and understands the Agreement, that he/she is authorized to sign this Agreement, and that the Party on behalf of whom he/she signs agrees to be bound by its terms.

Dated: ~~October 4, 2016~~, 2019 _____ **COUNTY**
OF SACRAMENTO

By: _____

APPROVED AS TO FORM
County Counsel

By: _____

Dated: _____, 2019

CITY OF RANCHO CORDOVA

By: _____

ATTACHMENT 2

**APPROVED AS TO FORM
City Attorney**

By: _____

Dated: _____, 2019

CITY OF GALT

By: _____

**APPROVED AS TO FORM
City Attorney**

By: _____

1031322

ATTACHMENT 3

**JOINT EXERCISE OF POWERS AGREEMENT
CREATING THE SOUTH SACRAMENTO CONSERVATION AGENCY**

[_____, 2019]

ATTACHMENT 3**SOUTH SACRAMENTO CONSERVATION AGENCY
JOINT EXERCISE OF POWERS AGREEMENT**

This Joint Exercise of Powers Agreement ("Agreement") is entered into by and among the County of Sacramento, a political subdivision of the State of California (the "County"), the City of Rancho Cordova, a municipal corporation duly organized and existing under the laws of the State of California ("Rancho Cordova"), and the City of Galt, a municipal corporation duly organized and existing under the laws of the State of California ("Galt"). The parties may be referred to collectively as the "Parties" and individually as a "Party" in this Agreement.

RECITALS

A. The Parties have been engaged in a lengthy process with other public entities duly organized and existing under the laws of the State of California, including the Capital Southeast Connector JPA ("Connector JPA"), and the Sacramento County Water Agency ("Water Agency"), to develop a habitat conservation plan entitled the "South Sacramento Habitat Conservation Plan" ("Habitat Plan"). The Parties and the Connector JPA, and the Water Agency are collectively referred to in this Agreement as the "Plan Permittees".

B. The purposes of the Habitat Plan includes the long-term protection of ecosystems and biodiversity within the geographic area covered by the Habitat Plan, and the provision of incidental take authorization pursuant to the Federal Endangered Species Act and the California Endangered Species Act for certain covered activities, including local land use and public agency infrastructure activities.

C. The Habitat Plan and that certain agreement entitled the "South Sacramento Habitat Conservation Plan Implementing Agreement" ("Implementing Agreement") identify certain duties and obligations that must be fulfilled, in whole or in part, by an implementing entity (the "Implementing Entity"). Therefore, the Plan Permittees have a common interest in creating such an Implementing Entity, which shall be the Agency created hereby.

D. The Joint Exercise of Powers Act ("JPA Act"), Government Code section 6500 *et seq.*, authorizes the Parties to create a joint exercise of powers entity that has the power to jointly exercise any powers common to the Parties, and it has been determined that establishing a joint powers

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agency to fulfill the obligations of the Implementing Entity is to their mutual advantage and would benefit all of the Plan Permittees.

E. The JPA Act provides that a joint powers agency may only exercise those powers that are common to all Parties. The ability to establish mitigation fees for development projects within the Habitat Plan Study Area is a critical and necessary component of ensuring that there is sufficient funding for Habitat Plan implementation activities. Accordingly, as provided in the Implementing Agreement, one of the primary functions of the Implementing Entity is to establish mitigation fees. Since the County, Rancho Cordova and Galt are the only entities that have the authority to adopt mitigation fees for development projects pursuant to the Mitigation Fee Act, Government Code section 66000 *et seq.* (the "Mitigation Fee Act"), only the County, Rancho Cordova and Galt are Parties to this Agreement.

F. Each Party is a public agency as defined in Government Code section 6500. In addition to other powers that are common to the Parties, each Party has the power to undertake and perform all of the duties and obligations that are to be fulfilled by the Implementing Entity pursuant to the Habitat Plan, Implementing Agreement and this Agreement.

G. It is the intent of the Parties that the Agency shall be solely liable for any and all claims, demands, damages, costs, expenses or liability arising out of, related to, or in connection with, this Agreement or any Habitat Plan implementation activities undertaken by or under the direction of the Agency, and that the Plan Permittees shall have no such liability.

NOW, THEREFORE, the Parties, for and in consideration of the foregoing Recitals and the mutual promises and agreements herein contained, agree as follows:

1. DEFINITIONS

Unless the context otherwise requires, the terms used in this Agreement shall be defined as set forth in this section, or in the Recitals to this Agreement. Any terms that are not thus expressly defined shall have the same definitions as provided in the Implementing Agreement or the Habitat Plan.

"Agency" means the South Sacramento Conservation Joint Powers Authority created by this Agreement.

"Development Fee" is defined in Section 13 hereof.

"Effective Date" is defined in Section 24 hereof.

"Fee" is defined in Section 12 hereof.

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"Governing Board" means the governing board of the Agency.

"Implementation Review Committee" means the committee assisting the JPA Board with any implementation duties the JPA Board assigns.

"Implementing Entity" means the entity that is responsible for the implementation of the Habitat Plan

"Participating Special Entities" means other governmental entities that may need incidental take coverage under the HCP but are not subject to the regulatory authority of a Plan Permittee.

"Preserve System" means the Preserve System set forth in the Habitat Plan.

"Real Property" means any interest in real property, including but not limited to a fee title interest or easement.

2. **PURPOSE**

This Agreement is made pursuant to the JPA Act to establish a joint powers agency to fulfill the duties and obligations of the Implementing Entity in accordance with the Habitat Plan and Implementing Agreement, including, but not limited to, the following activities:

A. To establish, modify, manage and expend the fees collected by the Parties or paid by the Plan Permittees for the purpose of implementing the Habitat Plan;

B. To oversee, monitor, and report on implementation of the Habitat Plan;

C. To acquire lands for, establish and manage a Preserve System in accordance with the Habitat Plan and to secure funding for those purposes;

D. To provide public information and outreach regarding the Habitat Plan;

E. To apply for, negotiate and hold general permits and agreements issued under federal or state laws based upon and directly related to the Habitat Plan (e.g., Clean Water Act sections 401 and 404 permits) and Streambed Alteration Agreements.

F. To establish fees and undertake mitigation, monitoring and other activities related to other permits and agreements that may be issued under federal or state laws based upon the Habitat Plan (e.g., Clean Water Act sections 401 and 404 permits and Streambed Alteration Agreements);

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G. To undertake all of the actions described herein, including all actions necessary or convenient to carry out the purposed and intents of the Implementing Entity.

3. **AGENCY**

A. Creation of Agency. There is hereby created pursuant to the JPA Act an agency and public entity to be known as the "South Sacramento Conservation Agency" (Agency). As provided in the JPA Act, the Agency shall be a public entity separate from its Parties, and the Agency shall be governed by a Governing Board comprised of elected officials from the Parties' governing bodies as provided in this Agreement. The debts, liabilities and obligations of the Agency shall not constitute the debts, liabilities or obligations of the Parties, or any of them.

Within thirty days after the effective date of this Agreement or any amendment hereto, the Agency will cause a notice of this Agreement and any amendment hereto to be prepared and filed with the office of the Secretary of State of the State of California in the manner set forth in Government Code section 6503.5.

B. Agency Responsibilities. The Agency is responsible for implementing the Habitat Plan. Except for those implementing activities that are expressly assigned to other persons or entities in the Habitat Plan, the Implementing Agreement or this Agreement, the Agency shall be responsible for all Habitat Plan implementing activities that are set forth in the Habitat Plan (primarily Chapter 9) and the Implementing Agreement.

4. **AGENCY POWERS**

With one exception, the Agency shall have all of the powers granted to joint powers authorities in Articles 1, 2 and 4 of the JPA Act, and all of the additional rights and powers that are common to all of the Parties, express or implied, that are necessary or convenient to fulfill its purposes and the intent of this Agreement. The exception is that the Agency will not have the ability to exercise the eminent domain power. Without limiting the generality of the foregoing, the Agency is authorized, in its own name, to do all acts necessary or convenient for the exercise of said powers for said purposes, including but not limited to any or all of the following: to make and enter into contracts; to obtain permits and licenses; to construct improvements and facilities; to employ agents and employees, including attorneys and other professionals; to adopt and modify fees; to receive, collect, and disburse funds; to apply for and receive grants, contributions and donation of property, funds, and services; to sue and be sued in its own name

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including, without limitation, to file or intervene in lawsuits that pertain to the implementation of the Habitat Plan; to acquire real property and improvements thereon by any lawful means other than eminent domain; to sell and lease real and personal property; and to buy and hire real and personal property.

Except as otherwise provided herein, the Agency's powers shall be exercised subject only to such restriction provided herein, the Agency's powers shall be exercised subject only to such restrictions upon the manner of exercising such power as are imposed upon the County in the exercise of similar powers, as provided in Government Code section 6509.

The Agency shall continue to exercise the powers herein conferred upon it until the termination of this Agreement.

5. AGENCY GOVERNING BOARD

A. Composition. A seven-member Board shall serve as the Agency's governing body. The Governing Board shall consist of four representatives from the County of Sacramento, two representatives from the City of Rancho Cordova, and one representative from the City of Galt, each Party who shall be officials elected to the Party's governing body. Each Party's governing body shall appoint that Party's representatives and shall also appoint alternate representatives, all of whom shall serve at the pleasure of the appointing Party's governing body. Any alternate representatives shall also be officials elected to the Party's governing body.

B. Terms. The term of office of any Governing Board member or alternate shall terminate when such member or alternate is replaced by the appointing Party's governing body or when such member or alternate ceases to be an elected official of the appointing Party's governing body. Whenever a Party's seat on the Governing Board has for any reason become vacant, that Party's governing body shall promptly appoint a new representative to the Governing Board.

C. Duties. The Governing Board shall make all decisions relating to the governance and administration of the Agency, except with regard to matters within the scope of authority of the Implementation Review Committee, Executive Director or Agency committees as set forth herein or as delegated by the Governing Board pursuant to Government Code section 6508. The Governing Board may not delegate the following duties: (1) establishment and modification of Fees; (2) hiring of the Executive Director; (3) approval of the Agency's annual report; (4) approval of the Agency's annual budget; and (5) approval of the purchase of easements or other

ATTACHMENT 3

interests in land to form the SSHCP preserve system. The Governing Board will also act as the arbitrator should decisions made by the Implementation Review Committee be challenged or when resolution of disputes among Plan Permittees regarding implementation of the Plan or disputes with third-party project proponents is required.

D. Quorum/Voting. Each member of the Governing Board shall have one vote. The presence of four members including at least one representative of Sacramento County and two of the three City representatives shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn meetings from time to time. No official act of the Governing Board shall be valid unless a majority of the quorum concur therein, except that selection of the Executive Director, adoption of the annual report, adoption of the annual budget, and establishment and modification of fees shall require the affirmative vote of at least one Governing Board member representing each Party.

E. Meetings.

(1) Regular Meetings. The Governing Board shall hold a regular meeting at least twice each year at dates and times the Governing Board determines by adoption of a resolution, and may provide for the holding of regular meetings at more frequent intervals. If the Governing Board Chair determines that there is no business to transact at any meeting or that a scheduling conflict exists, such meeting may be canceled or rescheduled. The hour and place at which each such regular meeting shall be held shall be fixed by resolution of the Governing Board.

(2) Legal Notice. All meetings of the Governing Board shall be called, noticed, held and conducted in compliance with the provisions of the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

(3) Minutes. The Secretary of the Agency shall cause minutes of all public meetings of the Board to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the Governing Board and to each Party.

F. Compensation. Members of the Governing Board 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 member if the Governing Board determines that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

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6. AGENCY OFFICERS

A. Chair. The Governing Board shall annually select from its members a Chair who shall serve as Chair of the Agency and a Vice Chair who shall serve as Vice Chair of the Agency. The Chair and the Vice Chair shall have the duties assigned by the Board or set forth in bylaws adopted by the Board.

B. Secretary. The County Clerk of the Board shall be the Secretary of the Agency unless the Governing Board appoints a replacement. The Secretary or his/her designee shall keep the records of the Agency, shall act as Secretary at the Governing Board and Implementation Review Committee meetings and record all votes, and shall keep a record of the proceedings of the Governing Board and Implementation Review Committee in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to the office.

C. Treasurer. The County Auditor-Controller shall be the Treasurer of the Agency until such time as the Governing Board may appoint a replacement. Subject to the applicable provisions of any indenture or resolution providing for a trustee or other fiscal agent, the Treasurer is designated as the depository of the Agency to have custody of all the money of the Agency, from whatever source, and, such, shall have the powers, duties and responsibilities specified in Government Code section 6505.5.

D. Controller. The County Auditor-Controller shall be the Controller of the Agency until such time as the Governing Board may appoint a replacement. The Controller shall have the powers, duties and responsibilities specified in Government Code section 6505.5. The Controller shall draw checks to pay demands against the Agency when the Governing Board or its delegee has approved the demands.

E. Cost Reimbursement. The Agency shall reimburse the County (or any successor entity appointed Treasurer or Controller for the Agency) for its actual and reasonable direct and indirect costs of providing the services of the Secretary, Agency Treasurer and Controller pursuant to Government Code section 6505.5.

F. Audits and Reports. The Agency Treasurer and Controller are hereby authorized and directed to: (a) prepare or cause to be prepared an annual audit as required by Government Code section 6505 for each year during the term of this Agreement; and (b) as required by Government Code section 6505.5, verify and report in writing on the first day of July, October, January and April of each year to the Governing Board, Implementation

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Board and the Parties the amount of money he or she holds for the Agency, the amount of receipts since his or her last report, and the amount paid out since his or her last report.

7. **IMPLEMENTATION REVIEW COMMITTEE**

A. Composition. A seven-member Implementation Review Committee shall serve as the Agency's implementing body.

B. Public Sector Representatives. The Implementation Review Committee shall consist of three public sector representatives including one representative each from the County, Rancho Cordova, and Galt. Each Agency shall appoint that Agency's representatives and shall also appoint alternate representatives, all of whom shall serve at the pleasure of the appointing Agency's governing body.

C. Stakeholder Representatives. The Governing Body shall appoint one member each representing the following stakeholder groups: Agriculture-Rangeland, Agriculture-Irrigated Cropland, Environmental Groups, and Development Interests. The Agency shall develop an application process and each member shall be appointed by the Agency's governing body.

D. Terms. The term of office of any Stakeholder Representative member shall terminate when such member is replaced by the Governing Body. Whenever an agency's seat on the Implementation Review Committee has for any reason become vacant, the Agency's governing body shall promptly appoint a new representative to the Implementation Review Committee.

E. Duties. The Implementation Review Committee shall have all duties specified in Chapter 9 of the Habitat Plan or delegated by the Governing Board.

F. Quorum/Voting. Each member of the Implementation Review Committee shall have one vote. A majority of the appointed members shall constitute a quorum. A majority of the quorum shall constitute sufficient members for the transaction of business, except that less than a quorum may adjourn meetings from time to time. Unless otherwise provided in this Agreement, any action of the Implementation Review Committee requires the affirmative vote of at least four representatives.

G. Officers. The Implementation Review Committee shall annually select from its members a Chair and a Vice Chair.

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H. Meetings.

(1) Regular Meetings. The Implementation Review Committee shall meet at least once every two months at dates and times the Implementation Review Committee determines by adoption of a resolution, and may provide for the holding of regular meetings at more frequent intervals. If the Implementation Review Committee Chair determines that there is no business to transact at any meeting or that a scheduling conflict exists, such meeting may be canceled or rescheduled. The hour and place at which each such regular meeting shall be held shall be fixed by resolution of the Implementation Review Committee.

(2) Legal Notice. All meetings of the Implementation Review Committee shall be called, noticed, held and conducted in compliance with the provisions of the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

(3) Minutes. The Secretary of the Agency shall cause minutes of all public meetings of the Implementation Review Committee to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the Implementation Review Committee and to each Party.

I. Compensation. Members of the Implementation Review Committee 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 member if the Governing Board determines that such expenses shall be reimbursed and there are unencumbered funds available for such purposes.

8. **OTHER COMMITTEES**

A. Technical Advisory Committee. There shall be a six-member Technical Advisory Committee ("TAC") to provide guidance to the Implementation Review Committee regarding SSHCP preserve land management, monitoring, and other Habitat Plan activities in the Preserve System. The TAC will be comprised of one representative each from the Parties, and one representative each from the U.S. Fish and Wildlife Service ("USFWS"), and the California Department of Fish and Wildlife ("CDFW"). Non-member representatives from the building industry, agricultural community and environmental community will be invited to attend TAC meetings. The USFWS and CDFW shall each appoint their TAC members,

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and each of the Parties shall appoint their TAC members. The TAC shall be responsible for all duties specified in the Habitat Plan or delegated by the Implementation Review Committee.

Although the Implementation Review Committee is responsible for recommending approval of SSHCP preserve land or easement acquisitions, land management programs and monitoring plans, the USFWS and CDFW will have veto authority over those plans and actions. SSHCP preserve land or easement acquisitions, land management programs and monitoring plans not accepted by the USFWS and CDFW will not be submitted by the Executive Director to the Implementation Review Committee or the Governing Board for approval.

B. Ad Hoc Committees. The Governing Board or Implementation Review Committee may establish other ad hoc Agency committees as contemplated in the Habitat Plan or as they otherwise deem appropriate that are related to Habitat Plan implementation. The Governing Board or Implementation Review Committee that establishes a committee shall specify the purpose and function of such committee.

C. Legal Notice. All Committee meetings shall be called, noticed, held and conducted in compliance with the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

9. **AGENCY STAFFING/ADMINISTRATION**

A. Executive Director. The Executive Director of the Agency shall serve as the Agency's administrative officer and shall be responsible for the following:

(1) Administering the Habitat Plan in compliance with the duties and responsibilities set forth in Section 9.3.1 of the Habitat Plan.

(2) Overseeing the Agency's day-to-day activities and managing all Agency staff and consultants.

(3) Ensuring that the Agency operates within the annual budget approved by the Governing Board, and not approving any expenditures that are not authorized by, or would exceed, the annual budget.

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(4) Preparing reports and recommendations for consideration by the Governing Board, Implementation Review Committee and committees.

(5) Applying for and otherwise pursuing grants and other funding opportunities.

(6) Reviewing and making recommendations to the Implementation Review Committee regarding Authorized Take coverage to Participating Special Entities.

(7) Making recommendations to the Implementation Review Committee regarding the creation of positions and procurement of equipment.

(8) Any other duties or activities specified in the Habitat Plan or delegated to the Executive Director or requested by the Governing Board or Implementation Review Committee.

B. Other Staff/Administration. The Executive Director will make recommendations to the Governing Board regarding staffing and other services necessary to fulfill the Agency's purposes. The Governing Board will authorize the creation of positions, but the Executive Director will recruit and hire individuals or consultants to fill those positions. All such decisions shall be consistent with the annual budget recommended by the Implementation Review Committee and adopted by the Governing Board. Factors to be considered in making these determinations include cost-effectiveness, efficiency, and qualifications/capability.

C. Personnel/Services/Equipment Supplied by Plan Permittees. If the Governing Board determines that having one or more of the Plan Permittees supply personnel, services or equipment to the Agency is in the Agency's best interest, then the Agency may contract with one or more of the Plan Permittees. Compensation for such personnel, services or equipment may consist of cash payments, or any other form of compensation agreed upon by the Agency and the contracting Plan Permittee.

10. **ANNUAL PUBLIC MEETING**

At least once annually, the Agency will hold a meeting to directly report on the progress of implementation to the public. This meeting may coincide with one of the regular Governing Board or Implementation Review Committee meetings.

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11. **ANNUAL BUDGET**

Within 90 days after the first Governing Board meeting, the Governing Board shall approve an annual budget for the Agency's first fiscal year. The Governing Board shall approve an annual budget prior to the commencement of each fiscal year thereafter, after giving due consideration to the recommendations of the Implementation Review Committee and Executive Director.

12. **ESTABLISHMENT/MODIFICATION OF FEES**

The Agency will be responsible for establishing and modifying various mitigation fees ("Fees") to pay for certain Habitat Plan implementation activities in accordance with the requirements in this section.

A. The establishment and modification of Fees shall be in full compliance with all requirements of the Mitigation Fee Act, to the extent applicable, and shall include, at a minimum, consideration of the following factors:

(1) The best available data regarding all costs of implementing the Habitat Plan that are to be funded by mitigation fees.

(2) The fair and equitable allocation of implementation costs between mitigation fees and other sources of funding for Habitat Plan implementation activities; and

(3) The fair and equitable allocation of implementation costs between among the various types of mitigation fees (e.g., fee zones, habitat types, or other bases for differentiating between mitigation fees).

B. The Implementation Review Committee shall review any proposed Fee adoption or modification and make a recommendation to the Governing Board prior to any action being taken by the Governing Board.

C. Any establishment or modification of Fees shall require a two-thirds vote of the entire membership of the Governing Board and the affirmative vote of at least one Governing Board member representing each Party.

D. The County, Rancho Cordova and Galt shall adopt the Fees and any modifications established by the Governing Board.

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13. MITIGATION FEE COLLECTION/DISBURSEMENT

The County, Rancho Cordova and Galt will collect Fees for private land use/development activities for which they issue permits or approvals within their respective jurisdictions (collectively "Development Fees"). The Party collecting such Development Fees may accept as payment either a check made payable to the Agency, proof of the developer's having made an electronic funds transfer to the Agency, or reliable documentation from the Agency showing performance of an alternative method of payment acceptable to the Agency (e.g., land donation in lieu of fees). All checks received shall be forwarded to the Agency within 30 days of receipt. Pursuant to the requirements of the Mitigation Fee Act, the Agency shall hold revenues from Development Fees in a separate, interest-bearing account, until disbursement or expenditure for the purpose for which the Development Fees were established.

The Plan Permittees will also be responsible for paying Fees for activities that they undertake, and shall pay any and all such Fee revenues to the Agency within 30 days of taking final action to approve or commence any activity triggering the Fees, but no later than the actual commencement of ground-breaking activities.

The Agency shall use any and all revenues from the Fees only for the purposes for which they were imposed, and for no other purpose.

The Agency is strictly accountable for all revenue from the Fees that is transmitted to the Agency and must report all receipts and disbursements. No later than October 1 of each year of this Agreement, the Agency shall prepare and furnish a report of the collection, disbursement and expenditures of, and any interest earned on, revenue from the Fees for the prior fiscal year to the Plan Permittees. The Agency shall be solely responsible for full compliance with all applicable requirements of the Mitigation Fee Act as they pertain to revenue from the Development Fees that have been disbursed to the Agency, including but not limited to requirements related to expenditure, management, accounting and reporting.

14. FISCAL YEAR

The fiscal year of the Agency shall be the period from July 1 of each year to and including the following June 30, except for the first fiscal year

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which shall consist of the period from the Effective Date of this Agreement through the following June 30.

15. SURPLUS MONEY

Pursuant to Government Code section 6512, after the completion of the purpose of this Agreement, any surplus money on hand shall be returned in proportion to the contributions made.

16. DISPOSITION OF ASSETS AND REAL PROPERTY

Upon the termination of this Agreement as set forth in Section 24, and after the repayment of advances and contributions in accordance with Section 17, any assets acquired as the result of the joint exercise of powers pursuant to this Agreement, other than real property and interests in real property that are part of the Preserve System and funding for the restoration or management of the Preserve System, shall be distributed to the Parties in proportion to each Member's overall unreimbursed contribution of assets to the Agency. The Agency shall transfer all real property and interests in real property that are part of the Preserve System and any funding for the restoration or management of real property, that have been acquired by the Agency as the result of the joint exercise of powers under this Agreement, to one or more public agencies or nonprofit conservation organizations in accordance with applicable law.

17. CONTRIBUTIONS AND ADVANCE

With the Governing Board's approval, any Party or Plan Permittee may contribute or advance public funds, personnel, equipment or property to the Agency for any of the purposes of this Agreement. Any such advance shall be made subject to repayment, and shall be repaid in the manner agreed upon by the Agency and the Plan Permittee making the advance at the time of making such advance. Except as otherwise expressly provided in this Agreement, no Plan Permittee has any obligation to make advances or contributions to the Agency to provide for the Agency's costs and administrative expenses, although any Plan Permittee may choose to do so.

18. ACCOUNTING/REPORTING

The Agency shall establish and maintain such funds and accounts as may be required by good accounting practice. The books and records of the Agency shall be open to inspection at all reasonable times by the Plan Permittees and their representatives. The Agency shall give an audited

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written report of all financial activities for each fiscal year to the Plan Permittees within six months after the close of each fiscal year.

To the extent required by Government Code section 6505.6, the Agency Controller shall contract with a certified public accountant to make an annual audit of the accounts and records of the Agency. In each case the minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Government Code section 26909 and shall conform to generally accepted auditing standards. When such an audit is made by a certified public accountant or public accountant, a report thereof shall be filed as public records with the Parties and, if required by Government Code section 6505.6, with the Agency Controller. Such report shall be filed within twelve months of the end of the fiscal year or years under examination.

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 the purpose.

In any year the Agency may, by unanimous request of the Board, replace the annual special audit with an audit covering a two-year period.

19. CONFLICT OF INTEREST CODE

The Agency shall adopt a conflict of interest code as required by law.

20. LIABILITY AND INDEMNIFICATION

A. The Agency is solely liable for any and all claims, demands, damages, costs, expenses or liability arising out of , related to, or in connection with, this Agreement or any Habitat Plan implementation activities undertaken by or under the direction of the Agency.

B. The Agency shall indemnify, defend, and hold harmless each of the Parties and Plan Permittees and their respective officials, officers, agents, and employees from and against any and all claims, demands, costs, expenses or liability arising out of, related to, or in connection with, this Agreement of any Habitat Plan implementation activities undertaken by or under the direction of the Agency; provided, however, that this obligation by the Agency shall not apply to (1) reckless, intentional, or willful misconduct leading to personal injury, (2) any claims, demands, damages, costs, expenses or suits by one Party to this Agreement against one or more other Parties relating to an alleged breach of this Agreement or the Habitat Plan,

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or (3) any action taken by a Party or Plan Permittee which was not in compliance with the Habitat Plan. The Agency shall only be required to provide a joint defense to all indemnified Parties pursuant to this provision, and all indemnified Parties shall cooperate in good faith with the Agency in all matters related to such joint defense. However, any indemnified Party may elect to provide its own defense at the Party's own expense.

C. The Agency shall obtain and maintain insurance policies to provide sufficient coverage to fulfill its obligations under this section.

21. REMEDIES FOR BREACH

If a Party shall default on any obligation contained in this Agreement, such default shall not excuse any other Party from fulfilling its respective obligations under this Agreement. Any Party shall be entitled to pursue any and all legal and equitable remedies against any other Party in response to any alleged default under this Agreement. Any and all of the remedies provided to the Parties hereunder or by any law not or hereafter enacted are cumulative and the exercise of one right or remedy shall not impair the right of the Parties to any or all other remedies.

22. SEVERABILITY

If any court determines that a part, term, or provision of this Agreement is illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected by that determination.

23. SUCCESSORS; ASSIGNMENT

This Agreement shall be binding upon and shall inure to the benefit of the successors of the Parties. No Party may assign any right or obligation hereunder without the consent of the other Parties.

24. TERM, TERMINATION, AND WITHDRAWAL

A. Term. This Agreement shall take effect as of the date it is fully executed by all Parties (the "Effective Date") and shall continue in full force until terminated pursuant to this section.

B. Termination. This Agreement may only be terminated by a majority vote of all Parties' governing bodies.

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C. Withdrawal. Any Party may withdraw from this Agreement upon 180 days written notice to the other Parties, Plan Permittees, USFWS, and CDFW. Notwithstanding such withdrawal, the withdrawing Party shall remain obligated, to the same extent, if any, that the remaining Parties are obligated, to contribute amounts necessary to pay any debts, liabilities and obligations of the Agency arising from or related to actions taken by the Agency while the withdrawing Party was a Party to the Agreement or until the end of the Fiscal Year during which the Party withdrew, whichever date is later. Upon withdrawal, the withdrawing Party shall no longer be a Party, and the term "Parties" as used in this Agreement shall thereafter mean the remaining Parties to the Agreement. Within 30 days after receiving a notice of withdrawal, the Parties who will remain will meet to discuss whether any amendments to this Agreement are necessary or appropriate in light of the withdrawal, and to prepare any appropriate amendments for consideration by the governing bodies of the remaining Parties. The requirements of this provision are intended to be in addition to any notice or other requirements set forth in the Implementing Agreement or Permits pertaining to withdrawal from or termination of the Habitat Plan or Permits.

D. Voting Requirement. Any Party's decision to terminate or withdraw from this Agreement must be approved by resolution duly adopted by a majority vote of the members of the Party's governing board or council.

25. AMENDMENT OF AGREEMENT

This Agreement may be amended only by written agreement executed by all of the Parties following a majority vote of the members of each Party's governing board or council.

Provided there is mutual consent by the governing bodies of each Party, evidenced in writing, this Agreement may be amended to add new Parties. Any city incorporated within the County may become a Party to this Agreement upon the execution of a written addendum to this Agreement whereby the city agrees to the terms of this Agreement and any additional terms and conditions as may be established by the Governing Board.

26. NOTICES

Notices to the Parties shall be sufficient if delivered as follows:

County:

Sacramento County Clerk of the Board of Supervisors
Sacramento County Administration Center
700 H Street, Suite 2450

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Sacramento, CA 95814

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Rancho Cordova:

City of Rancho Cordova
City Clerk's Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Galt:

City of Galt
Office of the City Clerk
380 Civic Drive
Galt, CA 95632

Any Party may change its address for notices by written notice hereunder. Notices shall be effective when delivered personally, or when received by facsimile, U.S. Postal Service, or by overnight courier.

27. OTHER AGREEMENTS NOT PROHIBITED

Other agreements by and between the Parties of this Agreement or any other entity are neither prohibited nor modified in any manner by execution of this Agreement. Furthermore, the Parties hereto agree upon request to execute, acknowledge and deliver all additional papers and documents necessary or desirable to carry out the intent of this Agreement.

28. OTHER OBLIGATIONS

The responsibilities and obligations of each Party to this Agreement shall be solely as provided in this Agreement, or as may be provided for in supplemental agreements to be executed by the Parties.

29. NON-ASSIGNABILITY

The rights, titles and interests of any Party to this Agreement shall not be assignable or transferable without the consent of the governing body of each Party hereto.

30. CONSTRUCTION OF LANGUAGE

It is the intention of the Parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

ATTACHMENT 3**31. COOPERATION**

The Parties recognize the necessity and hereby agree to cooperate with each other in carrying out the purposes of this Agreement, including cooperation in matters relating to the public, accounting, litigation, public relations and the like.

32. SECTION HEADINGS

All section headings contained herein are for reference only and are not intended to define or limit the scope of any provision of this Agreement.

33. COUNTERPARTS

This Agreement may be executed in counterparts and so executed shall constitute one Agreement which shall be binding upon all Parties. A photocopy of the fully executed Agreement shall have the same force and effect as the original.

34. SIGNATURES

By affixing his/her signature below, each of the persons signing this Agreement warrants and represents that he/she has read and understands the Agreement, that he/she is authorized to sign this Agreement, and that the Party on behalf of whom he/she signs agrees to be bound by its terms.

Dated: _____, 2019

COUNTY OF SACRAMENTO

By: _____

**APPROVED AS TO FORM
County Counsel**

By: _____

Dated: _____, 2019

CITY OF RANCHO CORDOVA

By: _____

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**APPROVED AS TO FORM
City Attorney**

By: _____

Dated: _____, 2019

CITY OF GALT

By: _____

**APPROVED AS TO FORM
City Attorney**

By: _____

1031322

MEMORANDUM

DATE: March 18, 2019

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director

SUBJECT: **2018 GENERAL PLAN ANNUAL REPORT TO INCLUDE THE HOUSING ELEMENT AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN ANNUAL REPORT**



RECOMMENDATION

Receive the 2018 General Plan Annual Report as required by State law.

RESULT OF RECOMMENDED ACTION

By receiving this report, the City Council is satisfying its obligation under State law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the City's General Plan.

BACKGROUND

General Plan:

State law requires that the City complete an annual review of the General Plan by April 1st of each year, covering the previous calendar year. The purpose of the review is to:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;

Housing Element:

- Describe the City's progress in meeting its Regional Housings Needs Allocation (related to areas zoned to allow for affordable housing); and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

Further, State law requires that the City submit the report to the Office of Planning and Research (OPR) and the department of Housing and Community Development (HCD). Completion of the report may make the City eligible for various State grants and other programs.

The 2018 annual report covers the calendar year (Planning Year) 2018 (January 1 to December 31). As in previous reports, staff has included a summary outlining the major accomplishments of the City in 2018 related to General Plan implementation. The Report also includes information on the status of residential construction compared to the City's obligation under the

current Regional Housing Needs Plan/Regional Housing Needs Assessment. The tables are used to collect and report this data are required by HCD.

The annual report can be used as a guide for development of the 2019-2020 fiscal budget for the City, helping departments plan their budgets with General Plan implementation in mind.

Multi-Jurisdictional Hazard Mitigation Plan:

The Multi-Jurisdictional Hazard Mitigation Plan (LHMP) assesses natural hazards of concern to Sacramento County and Cities within; evaluates risk to life safety, public health, property, and the environment; and evaluates mitigation measures to reduce these risks and vulnerabilities, minimize losses, and increase community resilience

- Annual Review describing the City's progress on the Hazard Mitigation Plan Action Items.

FISCAL IMPACTS

The City anticipates that this annual update will result in a minimal fiscal impact as the accomplishments are a balance of quality of living improvements, internal infrastructure improvements, staff training, and revenue generating projects.

ANALYSIS

General Plan

As indicated in previous reports, staff identified a concern that the actions of the General Plan may not be accurately programmed as they relate to implementation. In an effort to keep the General Plan current and ensure it remains a useful document that sets the policy direction for the City, staff had previously recommended that a more detailed analysis of the General Plan actions be undertaken. This analysis would re-program, as appropriate, some of the General Plan action items as follows:

1. Departments that are more appropriate for leading the work effort;
2. Realign the timing of the actions in keeping with Council-identified priorities, and;
3. Update the General Plan Map.

This effort could also serve as an opportunity to drop actions that are no longer necessary or appropriate for Rancho Cordova and create new ones that are. Completion of this task would result in a General Plan amendment to the Implementation Element. This effort was not programmed into previous year's work plans for budget reasons. Following completion of the 2018 review, staff is again recommending that this effort be undertaken.

Housing Element

Staff continues to implement the activities identified in the Housing Element and monitor the production of units at the income levels required by the regional housing needs allocation (RHNA). The number of units produced during the 2018 calendar year are listed in **Table 1: RHNA Allocation and Production for Housing Element Cycle 2013-2021**, below. While the Mather Veterans Village Phases 2 and 3 are now under construction, additional affordable housing projects continue to face a challenging competitive environment for other affordable housing grant funding. However, additional State funding for affordable housing is anticipated to be available over the next four years.

Table 1: RHNA Allocation and Production for Housing Element Cycle 2013-2021

Income Level	RHNA Allocation by Income Level	2018 Production	Total Units Produced to Date 2013-2018	Total Remaining RHNA by Income Level 2013-2021
Very Low	1,539	0	100	1,439
Low	1,079	0	0	1,079
Moderate	1,303	107	217	1,086
Above Moderate	3,087	151	1,774	1,313
Total Units	7,008	258	2,091	4,917

The current Housing Element cycle extends from 2013 to 2021. As there are only two years left, the Sacramento Area Council of Governments (SACOG) has begun the process to update the RHNA methodology. The new methodology will be adopted by SACOG in October 2019, with the full RHNA allocation being made in August 2020. City staff is participating in this process to ensure preparation for the next Housing Element update, which will be due in August 2021.

Multi-Jurisdictional Hazard Mitigation Plan

The annual review of the Action Plan has been updated to show the 2018 status. **See Attachment 5: City of Rancho Cordova Hazard Mitigation Action Plan.** The Multi-Jurisdictional Hazard Mitigation Plan is updated every five years. The next update will be in 2022 and will be coordinated with Sacramento County, the cities within the County, and Agencies.

ATTACHMENTS

1. 2018 General Plan and Housing Element Annual Report.
2. General Plan Implementation Action Table 2018.
3. Housing Element Status Update 2018.
4. Housing Element Annual Progress Report 2018
5. City of Rancho Cordova (LHMP) Action Plan 2018 Status

2018 GENERAL PLAN ANNUAL REPORT

CITY OF RANCHO CORDOVA 2018 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED MARCH 2019

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INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to "Build a City." As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires the City to complete an Annual Report by April of each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housing Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

State law requires that the General Plan Annual Report be complete and submitted to the State by April 1st of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City's progress towards implementing its General Plan during the 2018 planning period.

RECOMMENDATIONS

It is recommended that the City update the Implementation Matrix in the General Plan by adjusting timing, responsible parties, and establishing new action items, as appropriate, during the 2019 Planning Year. This action will require an amendment of the General Plan and will help ensure that the goals and policies of the Plan are being achieved by keeping the Plan current. Funding for this task should be included in the 2019-2020 fiscal year budget for all departments.

Tracking the implementation of the General Plan is paramount in achieving the vision of the City that the General Plan establishes, and providing this information in a transparent report holds the City accountable to the public for the promises and goals it has set.

This document will provide a status update for major City accomplishments and housing element action items for the 2018 Calendar year. This document will be reviewed for adoption by the City of Rancho Cordova City Council on March 18, 2019 to adhere to the state required due date of April 1, 2019 (Government Code Section 65400 (a) (2)).

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A copy of the current Implementation Element has been included with this report to indicate the status of all General Plan policies. This included the Implementation plan for the 2013-2021 Housing Element Update.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

Upon incorporation in July 2003, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on June 26, 2006. More than 50 workshops, stakeholder meetings, study sessions, and public hearings were held to understand the vision and desires for Rancho Cordova and to develop the blueprint to build the future City.

The General Plan for Rancho Cordova includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space) but additional topics of special and unique concern to the community, including urban design, economic development, air quality, historic and cultural resources, and infrastructure, services, and finance. As the basis for local government decision-making, the plan includes goals and policies by which projects are analyzed against and actions to be taken by the City necessary to achieving the overall vision for the community.

DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. Each action item identified in the General Plan has been tasked to one or more City departments. The General Plan includes an Implementation Matrix that lists each of the action items in the plan and identifies the responsible agency, timing, and funding source for each action. City departments responsible for implementation of the General Plan include the:

- City Manager's Office;
- Planning Department;
- Building Department;
- Public Works Department;
- Finance Department;
- Economic Development Department;
- Redevelopment Agency;
- Housing and Neighborhood Services Department;
- City Public Information Officer; and
- Police Department.
- Public Information Office
- Other Agencies/Committees to be established by the Council

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There are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Sacramento Metropolitan Fire District;
- Cordova Recreation and Parks District;
- Folsom-Cordova Unified School District; and
- Elk Grove Unified School District.

Sacramento City Unified
Sacramento County

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend any of its mandated elements of General Plan up to than four times per calendar year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

As of March 2019, there was one General Plan Amendment that occurred in 2018. The Amendment was to include the Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element. The Housing Element was updated and adopted by the City of Rancho Cordova City Council at the end of 2013 and certified by the State of California Department of Housing and Community Development (HCD) in the beginning of 2014. This 2014 update satisfies the legally mandated update to reflect the 2014-2022 Regional Housing Needs Allocation.

This annual report includes the General Plan and Housing Element reports as required by State law.

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GENERAL PLAN ELEMENTS AND IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

The General Plan for Rancho Cordova includes twelve elements that cover a variety of topics as provided for in State law. Table 1 lists these elements and shows how they relate to the State requirements (State General Plan Guidelines). The contents of these elements are summarized below. The contents of the General Plan are consistent with the latest edition of the State General Plan Guidelines for content and scope.

TABLE 1
ELEMENTS OF THE GENERAL PLAN AND RELATIONSHIP TO
STATE LAW

		Topics Required by State Law							Optional Topic
		Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	
Elements of the Rancho Cordova General Plan	Land Use	X			O	O			
	Urban Design	O							X
	Economic Development	O		O					X
	Housing			X					
	Circulation		X	O					
	Open Space, Parks, and Trails		O	O		X			
	Infrastructure, Services, and Finance		O	O					X
	Natural Resources	O			X				
	Cultural and Historic Resources	O							X
	Safety	O						X	
	Air Quality	O	O						X
	Noise	O	O				X		

Notes:

- X - Indicates that this element directly addresses the State required topic
O - Indicates that information in this element is related to the State required topic

Section 1-Introduction

This section contains general history and background into the City, but does not contain action programs that require annual monitoring.

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Section 2-Land Use Element

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in Rancho Cordova. It describes both existing and future land use activity, the latter of which was designed to achieve the City's long-range goals for physical development. This Element also identifies the distribution, location, and intensity of all land uses types throughout the City. Text, maps, and diagrams establish the blueprint for future land uses within the City and describe how these uses are integrated with the other General Plan elements and policies.

Section 3-Urban Design Element

The Urban Design Element provides policies and design concepts relating to the form and character of new private development and public improvements, along with focused plans for areas of the City in need of special design attention. The Element also includes policies and implementation programs aimed at creating Rancho Cordova as a unique place with a strong, memorable character.

Section 4-Economic Development Element

The Economic Development Element attempts to identify the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, and entertainment options to residents. The Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and, perhaps most importantly, set fair and equitable rules for development. This Element is also intended to create wealth for the citizens of Rancho Cordova by providing opportunities to increase property values, fully utilize their properties, offer continuing education opportunities, and support entrepreneurship.

Section 5-Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

Section 6-Circulation Element

The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network.

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Section 7-Open Space, Parks, and Trails Element

The Open Space, Parks, and Trails Element identifies the need to maintain existing open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment. The goals, policies, and actions provided are intended to achieve the City's vision of open spaces that are accessible to all members of the community. This Element establishes a policy framework and action program for the improvement, expansion, and maintenance of the City's open space.

Section 8-Infrastructure, Services, and Finance Element

This Element seeks to identify the ideal level and type of infrastructure and service provision necessary to achieving the goal of becoming a first-rate city. It also explores possible mechanisms to finance infrastructure and service improvements. The goals, policies, and actions contained in the Element set forth methods for ensuring that Rancho Cordova provide the highest service levels possible.

Section 9-Natural Resources Element

The Natural Resources Element identifies the ways in which Rancho Cordova will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also attempts to balance the present needs of resource users with the need for resource conservation for the common good. The goals, policies, and actions in this Element will foster the preservation of Rancho Cordova's many valuable natural resources, including wildlife, habitat, water resources, soils, and mineral resources.

Section 10-Cultural and Historic Resources Element

The Cultural and Historic Resources Element seeks to identify and protect locally important sites, buildings, and memorabilia that reflect the history of the community. It also seeks to honor the people of Rancho Cordova by promoting the inclusion of cultural arts into the fabric of the community as a component that contributes to the overall quality of life for residents, workers, and visitors. The Element provides goals, policies, and actions designed to recognize and preserve the history of the area and celebrate the diversity of the City's population.

Section 11-Safety Element

The Safety Element seeks to recognize and remedy both present and anticipated concerns about the on-going wellbeing of City residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this Element addresses safety and hazards related to airport land use, groundwater contamination, traffic and pedestrian accidents at interfaces with rail lines, the potential release of hazardous materials into the community, and general issues related to police and fire protection services.

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Section 12-Air Quality Element

The Air Quality Element establishes a framework for how the City will improve air quality in the Planning Area and work with other communities in the region and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to improve air quality in the Sacramento Valley Air Basin. This Element also underscores the effects that land use patterns and the resulting transportation behavior have on air quality. The goals, policies, and actions outlined in this Element focus on improving air quality through embracing regional coordination, "smart growth" land use concepts, transportation demand management, energy conservation, cleaner industries and vehicles, and public education.

Section 13-Noise Element

The goal of the Noise Element is to identify the major sources of noise within the City and discuss the City's role in ensuring comfortable and safe noise levels throughout the community. The goals, policies, and actions provided will, when implemented, improve the noise environment in the Planning Area.

Section 14-Implementation Element

This section contains a complete list of the action programs contained within each element. The implementation element was intended to assist staff in monitoring the progress of those programs.

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Attached with this report is the 2018 Implementation Element progress assessment. While some of the programs have been complete or remain incomplete, a majority of the programs within the General Plan remain active and ongoing.

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REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and needs based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated counties their "fair share" of the region's projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocation is based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. State law requires that the City identify its progress in meeting its share of the regional housing needs allocation and identify local efforts to remove governmental constraints to housing. The City's General Plan Housing Element identifies solutions to meeting these objectives and reflects the 2014-2022 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

2014-2022 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, has prepared a new Regional Housing Needs Plan (RHNP) for the 2014-2022 planning period. The 2014-2022 RHNP for the Sacramento region identified a total of dwelling units as the City's "fair share" of the regional needs total. Table 2 identifies the breakdown of this number for each of the four income categories covered by the RHNP for the City.

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TABLE 2
CITY OF RANCHO CORDOVA
SHARE OF THE REGIONAL NEEDS ALLOCATION
FOR 2014-2022

Income Group	2014-2022 RHNA
Extremely Low	770 units
Very Low	770 units
Low	1,079 units
Moderate	1,303 units
Above Moderate	3,087 units
Total	7,008 units

Source: SACOG, Regional Housing Needs Plan for Sacramento County; City of Rancho Cordova.

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element was updated and certified by HCD at the beginning of 2014 to reflect the 2014-2022 RHNA.

Table 3 summarizes the number of units permitted in the City in 2018 by income category and dwelling type. Table 4 summarizes the cumulative total number of units permitted in the City during the current RHNP planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

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TABLE 3
ANNUAL BUILDING ACTIVITY REPORT SUMMARY
NEW CONSTRUCTION
VERY LOW-, LOW-, AND MIXED-INCOME MULTIFAMILY
PROJECTS

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
Project Identifier	Unit Category	Tenure	Affordability by Household Income				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units
		R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
North Douglas	SF	O			24	86	110	0		Sale Price
Sunridge	SF	O			0	6	6	0		Sale Price
Veranda at Stone Creek	SF	O			53	0	53	0		Sale Price
Anatolia	SF	O			23	47	70	0		Sale Price
Capital Village	SF	O			6	12	18	0		Sale Price
Lincoln Village 11	SF	O			1	0	1	1		Sale Price
Total of Moderate and Above Moderate from Table 5					0	0	0			
Total by income					107	151	258	1		
Total Extremely Low-Income Units										

*Building permits issued from January 1, 2018 to December 31, 2018. New permits include 258 single family detached homes.

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TABLE 4
ANNUAL BUILDING ACTIVITY REPORT SUMMARY - UNITS
REHABILITATED, PRESERVED AND ACQUIRED PURSUANT TO GC
§65583.1(c)(1)

Activity Type	Affordability by Household Income			Total Units	Description of Activity Including Housing Element Program Reference
	Extremely Low Income	Very Low Income	Low Income		
Rehabilitation Activity	0	0	0	0	
Preservation of Units At Risk	0	0	0	0	
Acquisition	0	0	0	0	
Total Units by Income	0	0	0	0	

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TABLE 5
ANNUAL BUILDING ACTIVITY REPORT SUMMARY FOR ABOVE
MODERATE-INCOME UNITS (NOT INCLUDING THOSE REPORTED
IN TABLE 3)

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill Units
No. of Units Permitted for Moderate		0	0	0	0		0
No. of Units Permitted for Above Moderate		0	0	0	0		0

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TABLE 6
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

Income Level		RHNA Allocation by Income Level	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8	2022 Year 9	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted Non-Deed Restricted	1,539		50		50						100	1,439
Low	Deed Restricted Non-Deed Restricted	1,079											1,079
Moderate	Deed Restricted Non-Deed Restricted	1,303				110	107					217	1,086
Above Moderate		3,087	331	402	330	306	151					1,774	1,313
Total RHNA by COG		7,009											
Total Units			331	402	330	466	258					2,091	
Remaining Need for RHNA Period													4,917

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TABLE 7
RHNA ANALYSIS

RHNA	EL/VL/L	M	AM
	2,618	1,303	3,087
Vacant Infill			
Sunrise North		20	
Mather RDA	241	45	
Folsom Boulevard	357		
Countryside/Lincoln Village		95	
Williamson Ranch		34	
Annexation Sites	425	101	
Bradshaw and Highway 50		29	
Under-Utilized Infill			
Town Center TOD	218		
Folsom Boulevard New Markets		124	
Mather RDA	160		
Greenfield			
Capitol Village SPA		461	
Villages of Zinfandel SPA	368	275	
SunCreek SP	725	82	581
Rio Del Oro SP	312	648	816
The Ranch @ Sunridge		80	120
Sunridge Park		78	
Anatolia II	66	170	
Anatolia III			286
Anatolia IV		203	
Montelena		66	655
Sunridge Lot J		35	179
Douglas 103		43	51
Douglas 98			280
North Douglas		62	603
Pending Projects			
Horizons @ New Rancho	48		
Total	2,920	2,573	3,649
Surplus/(Shortfall)	302	1,270	562

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TABLE 8
QUANTIFIED OBJECTIVES

Action Item	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Total
New Construction Units					
City's RHNA	770	770	1,079	1,303	3,921
	770	770	1,079	1,303	3,921
Rehabilitation Units					
Owner Occupied Housing Rehabilitation		40	40	0	80
Subtotal		40	40	0	80¹
Preservation Units					
		71	--		71
Subtotal		71	--		71
Total	770	881	1,119	1,303	4,072

Source: City of Rancho Cordova

¹ This number includes Housing Rehabilitation Loans and Emergency Repair Loans.

REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors. The Citywide Zoning Code includes land use districts, regulations, and standards that allow for alternative housing products at higher densities and facilitate the provision of live-work units and mixed use developments. Further, the Citywide Design Guidelines, adopted in 2005, do not pose a constraint on the development of housing, as they represent the City's guiding policies and expectations for quality development.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
II – LAND USE ELEMENT					
LU 1.1.1	Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.	PL	Ongoing	GF	On-going amendments to the Zoning Ordinance were completed in 2018.
LU.1.1.2	Utilize the PLACE ³ S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.	PL	Ongoing	GF	Completed, but other resources are also under consideration to determine proper land use and their impacts.
LU.1.1.3	Regularly update the General Plan Land Use Map and other related maps in the General Plan with the latest parcel information from the County's Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses.	PL	Ongoing	GF	The parcel and zoning maps have been updated, the maps within the General Plan have been relatively unchanged. Recommend the City review the land use map to look at possible LU changes in 2019.
LU.1.1.4	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	PL	2006 / 2007	GF	Completed. ZC 23.155.040
LU 1.2.2	Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	PL	Ongoing	GF	Ongoing. However, not part of the annual GP reporting. Zoning amendments will continue through the 2019 zoning code updates.
LU.1.2.2	Establish a comprehensive plan for an economically viable mix of land uses in and around Mather Airport.	PL / ED	2007	GF	Improvements have been completed to the Mather area and new projects have been approved to improve vitality in the region. A comprehensive plan has not been established that reviews the economic viability of the land uses included in the Mather SPA approved by Sacramento County.
LU.1.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Rancho Cordova.	ED	Ongoing	GF	Ongoing and will be included in 2017-2018 Work plan.
LU.1.3.2	Designate new and existing office developments as mixed-use to encourage the compatible integration of residential and commercial retail and service uses in proximity to jobs.	PL	2006 / 2007	AF	Office uses are included within a mixed use zone with some of these MU zones allowing residential and/or light industrial and retail uses.
LU.1.4.1	Establish performance and development standards in the Zoning Code and guidelines in the Citywide Design Guidelines to address compatibility between existing and proposed development and within proposed mixed-use development (vertical and horizontal).	PL	2006 / 2007	GF	On-going and completed.
LU.1.4.4	Create development standards and design guidelines to specifically	PL / FD	2007 /	GF	Not completed. Planning staff will

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
2	address the compatibility of high-rise development in the Downtown Planning Area. Give special consideration to those issues unique to high-rise development, including the following: visual intrusion, distant viewshed, shadowing of adjacent properties, glare, wind tunnel effects, emergency service, interruption of electronic transmissions, traffic and parking, and noise and vibration. Recognize that urban (higher intensity) developments increase transit opportunities, increase walkability, and efficient land use, which lead to reduced automobile emissions.		2008		continue to work with the Fire, Public Works, and Building departments to assess existing standards as a proactive solution.
LU.1.4.3	Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the property and its future land uses.	PL	2006 / 2007	GF	The City offers and encourages pre-application meetings with developers and business owners in order to improve communication and potential disclosure.
LU.1.4.4	Develop guidelines for the buffering of incompatible land uses in ways that retain community character but do not consume large land area, create pedestrian barriers, or result in unsafe conditions.	PL / PD	2006 / 2007	GF	Completed.
LU.1.4.5	Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, barriers, landscaping, and/or other appropriate methods to avoid conflicts.	PL	2007 / 2008	GF	Completed and implemented as part of entitlement review.
LU.1.4.6	Work with utility providers to coordinate location of transmission lines and substations during development review.	PW / PL	Ongoing	GF	On-going. The City coordinates with the utility providers
LU.1.5.1	Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.	PL	2006 / 2007	GF	Completed in 2017 and on-going.
LU.1.5.2	Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.	PL	Annual	GF	Ongoing.
LU.1.6.1	Ensure master planned communities include the provision of public/quasi-public land preserved for civic uses.	PL	Ongoing	AF / GF	Completed and ongoing as part of entitlement review.
LU.1.6.2	Create a site inventory identifying desired locations for a full service hospital.	CM / ED / PL	2006 / 2007 / 2008	GF	Not completed.
LU.1.7.1	When siting new transit-oriented developments: the development must be within one-quarter mile of a major transit stop; emphasize street-level neighborhood commercial services that serve many residents in surrounding areas; encourage employment in the urban transit-oriented development created along the transit route; create a pleasant walking environment through good land use design, short distances, amenities, and streetscape features; and provide direct, multiple linkages, especially for bicycles and pedestrians, to surrounding areas.	PL	Ongoing	GF	Ongoing. The zoning code encourages higher densities and more intense uses within these corridors.
LU.2.1.	Amend the Zoning Code and Citywide Design Guidelines to include the	PL	2006 /	GF	DG adopted and Article 6 of ZC

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
1	City's smart growth principles as appropriate.		2007		includes Form Base regulations for all Village zoning districts.
LU.2.2.1	Identify the building block components of neighborhoods, villages, and districts in the existing areas of the City and encourage redevelopment using the building blocks principles.	PL	Ongoing	GF / AF	Not Completed. Requires coordination with Public Works Street system to identify these areas.
LU.2.4.1	Establish, as a part of design review, a system or mechanism that evaluates the effectiveness of a proposed project in meeting these requirements (listed in LU.2.4).	PL	2006	AF	Achieved but not complete. LU 2.4. involves project designs that ensure safe pedestrian routes both on and off site. Reviewed during project entitlement.
LU.2.5.1	Require market studies, financing plans, phasing plans, and other associated studies as needed as part of all new major development applications in order to evaluate the need for these projects, their compliance with established City policy, and the impact of the development on the City and service providers.	PL / F	Ongoing	AF	Phasing plans and financing plans are required for master plans and specific plans.. Staff reports include a "Fiscal Impact" section that indicates the potential benefit of a project taken before the City Council.
LU.2.6.1	As part of neighborhood project review, ensure that village centers are strategically located for accessibility to surrounding neighborhoods and retail viability. Village town center should ensure that neighborhood-serving commercial uses adjacent to residential areas provide quality, convenience, and community-serving retail choices in a manner that does not adversely impact neighborhood character.	PL / F	Ongoing	AF	Ongoing and completed.
LU.2.7.1	Develop and adopt energy conservation performance standards that apply to new construction and focus on cost-effective measures that exceed minimum federal and state requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.	PL / B	2007	GF	There are some policies for energy conservation (especially in UBC). There are no specific RCMC codes/regulations. Currently, the City enforces the provisions of the California Energy Code, and the Building Energy Efficiency Standards that are referenced within.
LU.2.7.2	Create programs that educate developers and property owners about the advantages of "green design" on their property and within the City, and inform them on how they can incorporate such design elements into their projects. Develop incentives, such as grants, financing programs, or other mechanisms that help make "green design" realistic.	PL / B / PIO	2007	GF	Building & Safety website page directs developers and property owners to the State Green Code website for the requirements of the Green Building Standards (CALGreen).
LU.2.8.1	Amend the Zoning Code to include flexible parking standards and parking reductions to encourage compact development, shared parking, and higher density projects in specified locations throughout the City.	PL / PW	2006 / 2007	GF	Completed. ZC 23.719.090 includes reductions.
LU.3.1.1	Identify and map target attractions and establish economic development policies and programs to attract these uses to the City.	ED	2007	RAF	Completed a business incentive program.
LU.3.2.1	Establish specific policies, standards, and guidelines for quality design of all public and quasi-public uses.	PL	2007	GF	Contained with the DG and ZC for Article 5 and 23.722

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
LU.3.6.1	All applications for annexations shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following: - Constitute fiscally sound additions to the existing City; - Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria; - Preserve neighborhood identities; - Ensure the provision of adequate municipal services; - Be consistent with General Plan and Community Plan land use policies; - Incorporate smart growth principles for sustainable economic growth while maintaining environmental integrity and providing for social equity; and - Promote fiscally sound, efficient service boundaries.	CM / PL	Ongoing	GF	The City did not receive an annexation application in 2018. All proposed annexations will meet LU 3.6.1
LU.4.1.1	Establish and maintain agreements or working relationships with SACOG, Sacramento County, and the cities of Folsom, Sacramento, and Elk Grove to facilitate a coordinated approach to land use decisions that affect each jurisdiction.	CM	Ongoing	GF	Ongoing and completed.
LU.4.1.2	Facilitate agreements (i.e. memorandums of understanding) for critical planning topics and activities with neighboring jurisdictions and SACOG and allow for shared responsibility and an equal voice for all participants	CM	Ongoing	GF	Ongoing and complete.
LU.4.1.3	Partner with other jurisdictions and agencies to create joint powers authorities that address issues of mutual concern (i.e. the American River Parkway) but still allow the City to maintain its voice and decision making authority throughout the process.	CM	Ongoing	GF	Ongoing and complete.
LU.4.1.4	Encourage neighboring jurisdictions to adopt and collect infrastructure impact fees (e.g. roadway impact fees) for all new development that will have an impact on the City infrastructure (e.g. roads)	CM	Ongoing	GF	Ongoing and complete.
LU.5.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas and shopping centers.	ED / PL	Ongoing	GF	Established the sign and façade program to assist businesses in making façade and other onsite improvements.
LU.5.1.2	Study, create, and implement streetscape enhancement plans that become catalyst projects for the revitalization of existing development.	PW / PL	Ongoing	CIP / Grants	Ongoing. Folsom Boulevard improvements have improved the corridor and encourage new development to the area.
LU.5.1.3	Seek improvement to existing infrastructure within residential areas of the City developed prior to incorporation that are not consistent with the City's current standards.	PW	2006 / 2007 / 2008 / 2009	CIP / Grants	Staff has identified the magnitude of this extensive need and is making great progress with complete streets including bike and pedestrian facilities. 2018 examples include the following;

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
					Rails to Trails project, Pavement rehab projects; streets, sidewalks, ADA ramps and storm drainage improvements.
LU.5.2.1	Conduct the studies and community input process necessary to determine the location and extent of needed redevelopment districts within the City.	ED / PL	2006	GF / RAF	Complete and ongoing. RA for the city no longer exists. New studies are being prepared to address areas that require revitalization and rehab.
LU.5.4.1	Conduct infrastructure surveys and, where necessary, coordinate with utility providers to create infrastructure enhancement plans, which determine shortcomings in infrastructure that could inhibit the development of mixed-use projects in already developed areas of the City.	PW / PL / ED	Ongoing	GF / CIP	Complete and ongoing. Asset Management database for streets. Next phase is storm drainage.
LU.5.5.1	Conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	ED / PL	2007	GF / RAF	Progress; however not complete as the surveys have been completed on a case by case basis, but not of all properties to define the DTPA vision.
LU.5.5.2	Survey property designated as a Transit-Oriented Development to determine where potential land assembly issues may occur and work with property owners to solve the problem. Coordinate access and right-of-way issues with the transit provider early in the process.	ED / PL	2007	GF / RAF	Not completed.
LU.6.1.1	For lands within the Countryside/Lincoln Village, Sunrise Boulevard North, and Sunrise Boulevard South Planning Areas, require consistency between proposed development projects and the corresponding Planning Area descriptions and Land Plans.	PL	Ongoing	GF / AF	Ongoing.
LU.6.2.1	Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Suncreek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.	PL	Ongoing	GF / AF	Plans have been adopted with new construction. Current market demands have delayed the submittal of new plans in some areas.
LU.6.3.1	Consistent with the Downtown Planning Area, create a Downtown Specific Plan that fosters the creation and success of a Downtown Rancho Cordova.	PL	2006 / 2007 / 2008	GF	Incomplete. The GP adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been achieved. The DTPA lacks detail and contains multiple overlays (transit, FBSP).
LU.6.4.1	Develop, adopt, and implement a Folsom Boulevard Specific Plan that refines the vision and creates a detailed land plan with action steps for revitalization of the corridor. The Specific Plan shall include a land plan consistent with the vision and development envelope in the General Plan	PL	2006	GF	Completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	as well as the Planning Area description.				
LU.6.4.2	Analyze development projects proposed for the Folsom Boulevard Planning Area for consistency with the planning area description for the corridor.	PL	Ongoing	AF	Ongoing and complete.
III – URBAN DESIGN ELEMENT					
UD.1.1.1	Amend the Zoning Code and Design Guidelines to be consistent with the urban vision. Select areas where a “form based” approach to zoning is appropriate.	PL	2006 / 2007	GF	Completed per DG and Article 5 of the ZC.
UD.1.1.2	Prepare and adopt guidelines and standards for residential dwellings in higher density development. Focus on maintaining livability through sensitive design that maintains privacy and minimizes conflicts between adjacent homes.	PL	2006 / 2007	GF	Completed. The adopted design guidelines include standards for high density development
UD.1.2.1	Develop neighborhood street standards that promote walking and cycling to improve quality of life and transportation choices for residents.	PW / PL	2006	GF	Completed and ongoing. Includes PW standards, master plan review, design guidelines, and the zoning code.
UD.1.2.2	Establish residential development design standards and guidelines that enhance the character and quality of projects.	PL	2006	GF	Complete as part of the Citywide Design Guidelines.
UD.1.3.1	Require the design of all residential projects with a grid or modified grid street system.	PL / PW	Ongoing	AF	Complete. However, not applicable to all projects that may have onsite constraints that prohibit this design.
UD.1.3.2	Allow for flexibility in the implementation of residential densities in a mixed density project.	PL	Ongoing	GF	Complete and ongoing. The GP and zoning includes density range.
UD.1.3.3	Discourage the use of fences/walls/gates between compatible uses.	PL	Ongoing	AF	Complete and ongoing as part of the entitlement review process.
UD.1.5.1	Continue to use, and update as necessary, the Citywide Design Guidelines as a starting point for encouraging developments that are interconnected and relate to one another.	PL	Ongoing	GF / AF	Complete and ongoing.
UD.1.5.2	Revise the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The use of walls and fences to segregate uses does not inherently create compatibility.	PL	2006 / 2007	GF	Complete as part of our design guidelines and integrated developments (shopping centers).
UD.1.6.1	Create development standards and update the Design Guidelines as necessary to ensure pedestrian-friendly village and local town center designs.	PL	2006 / 2007	GF	Complete and ongoing.
UD.2.2.1	Amend the Zoning Code text and map to implement the new mixed-use designations in this General Plan.	PL	2006 / 2007	GF	Completed and ongoing.
UD.2.3.1	Land uses along the eastern and southern boundaries of the City shall transition down the intensity and density of development from urban to	PL	Ongoing	AF	Completed. Uses consist of low density housing and open space preserve.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	rural at the City edge.				
UD.2.3.2	Establish a gateway program to create a sense of entry at key locations throughout the City and promote wayfinding throughout the community. Use creative designs that respond to the character and history of the City to establish a sense of place, including gateway signage, streetscape design, site landscaping, and other features. Users should feel a sense of arrival and be welcomed to the City.	PL / ED / PW	2007	GF / RAF / CIP	Processing Gateway program; Wayfinding signs.
UD.2.3.3	Prepare and adopt design standards for pedestrian overcrossings of major roads that contribute to district character and defined gateways and promote wayfinding.	PL / PW	2006 / 2007	GF	Standards for at grade, above grade, and under- crossing exist.
UD.2.4.1	As part of the Design Review process, encourage the development of unified district themes with integrated streetscapes (including streetscape furniture), district-wide signage programs, unified architectural styles, and / or themes for a concentration of uses or open space programs.	PL / PW	Ongoing	AF	Part of the Entitlement Process.
UD.2.5.1	Prepare and adopt a Downtown Specific Plan that addresses the future uses, design standards, street design, and other characteristics of the built form.	PL	2006 / 2007 / 2008	GF / RAF	Not Completed
UD.2.5.2	Work with businesses, property owners, and other stakeholders to create a vital Downtown with pedestrian- and cyclist-oriented activities and design features.	ED / PL	Ongoing	RAF	Not Completed. The ZC includes standards, but nothing specifically for the DTPA.
UD.2.6.1	Develop streetscape standards that define the character of the street and promote pedestrian mobility between individual uses.	PW / PL	2006 / 2007	GF	Complete.
UD.2.6.2	Create standards for the type, spacing, etc. of trees along the street. Require development to include street trees along all frontages of the project.	PW / PL	2006 / 2007	GF	Specific Plan...Complete. Landscaping is located under 23.716 with plant and irrigation standards under 22.180.
UD.2.6.3	Establish standards for the use of street furniture, such as benches, light fixtures, and planters, as inviting and usable accent pieces along the street.	PW / PL	2006 / 2007	GF	Complete per DG and 23.722. Lighting is within 23.725.
UD.2.6.4	Define standards for the use and dimensions of separated sidewalks.	PW	2006 / 2007	GF	Complete.
UD.2.6.5	Create enhanced medians with landscaping and lighting along corridors to promote district identity and unify individual developments.	PW	Ongoing	CIP / Grants	Ongoing
UD.2.6.7	Promote the use of on street parking as an alternative to large parking lots. Establish standards for size, location, and frequency of on-street parking spaces.	PW	Ongoing	AF	Ongoing
UD.2.6.8	Develop and implement streetscape enhancement plans for Folsom Boulevard, Coloma Road, Sunrise Boulevard, Mather Field Road, and other roadways of community importance.	PW	2006 / 2007 / 2008	CIP / Grants	Streetscape enhancements are nearly complete on Folsom Boulevard. Phase 4 under construction
UD.3.1.1	Develop provisions in the Citywide Design Guidelines that illustrate how projects with architectural styles and / or themes can be designed	PL	2006	GF	Completed and Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	successfully.				
UD.3.1.2	Require projects to include features and attributes that positively contribute to the image of the City.	PL	Ongoing	AF	Completed and Ongoing.
UD.3.1.3	Require development projects to use quality materials that are long lasting to ensure a sense of permanence for each project.	PL	Ongoing	GF	Completed and Ongoing.
UD.3.2.1	Prepare and adopt standards and guidelines for the development of interconnected walkways, pedestrian amenities (e.g. seating, lighting, signage, landscaping), plaza areas, outdoor spaces, and commuter amenities (e.g. covered bus stops) oriented toward the pedestrian user.	PL / PW	2006 / 2007	GF	Completed and Ongoing. Design guidelines and zoning code outlines examples.
UD.3.2.2	Amend the City's Street Design Standards to include design elements that establish priority for pedestrians at road and drive aisle crossings through pavement markings, differentiation in the pavement surface, and/or signage.	PW / PL	2006	GF	Complete per the Design Guidelines, zoning code, and public works standards.
UD.3.2.3	Prepare and adopt standards and guidelines for the orientation of commercial and mixed-use buildings, which should be close to the street with parking behind or on the side of the development and easily connected to the pedestrian- and cyclist-oriented public streetscape. Consider incorporating such provisions within a "form based" code in appropriate locations around the City.	PL	2006	GF	Completed and ongoing. Per the pedestrian master plan and pedestrian gathering space standards in zoning code 23.722
UD.3.2.4	Prepare and adopt standards for cyclist-triggered lights that allow cyclists to move about the community efficiently.	PW	2006	GF / CIP	The City continues to receive grants for bicycle detection systems at traffic signals city-wide.
UD.3.3.1	Prepare and adopt guidelines for the design and integration of meaningful public spaces within commercial and mixed-use projects.	PL	2006 / 2007	GF	Included within the specific plan and zoning code, with examples in the Design Guidelines.
UD.3.3.2	Require landscaping to be meaningful in nature, relating to the style and scale of the development and contributing to the look and feel of the City and district. Give consideration to how landscaping will mature over time.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building review process.
UD.3.3.3	Require site furniture that is uniform across the development and encourage furniture that is consistent across entire districts.	PL / PW	Ongoing	AF	Not complete. However, design examples exist within the specific plan and design/open space guidelines.
UD.3.3.4	Prepare and adopt standards for project signage that promote the creation of a unique character for the project while respecting the impact of signage on neighboring properties and uses.	PL	2006 / 2007	AF	Not complete. However, standards exist for sign design review.
UD.3.4.1	Develop a Citywide public art program that directs the inclusion of art in private projects and coordinates the use of art in public projects.	ED/PL	2007	GF	Developing ART in Rancho Cordova Strategic Plan. Partners to include RC Arts Council, Rancho Cordova Community Council, and Community representative of the Art organization.
UD.4.2.	Develop standards and guidelines that require and illustrate compatibility	PL	2006	GF	Completed and ongoing. Per the pedestrian master plan and pedestrian

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
1	between new and existing development.				gathering space standards in zoning code 23.722
UD.4.3.1	Remove barriers to infill projects by improving existing infrastructure to accommodate new development and increases in service demands.	PL / PW / B	Ongoing	CIP / Grants	Complete and ongoing.
UD.4.3.2	Provide incentives that allow for higher density and intensity of development, including how to streamline the permitting process.	PL / PW / B	Ongoing	GF	Complete and ongoing.
UD.4.3.3	Require infill projects to comply with the City's smart growth principles and building blocks concept.	PL	Ongoing	AF	Complete and ongoing.
UD.4.3.4	Review how proposed projects interface with existing development and ensure that the interface is positive and meaningful.	PL	Ongoing	AF	Complete and ongoing. Part of the entitlement process.
UD.4.3.5	Work with property owners of existing development on potential remodel/reuse of their sites so that they may become catalysts projects for development and redevelopment in the City.	ED / PL	Ongoing	GF	Complete and ongoing.
UD.4.3.6	Consider the development and adoption of pattern books/building prototypes of desired development and design solutions. These patterns/prototypes would be pre-approved for expedited permit review and building permit issuance.	PL	2006 / 2007	GF	Not complete.
UD.4.4.1	Promote streetscape enhancement projects, as described in UD.2.4.6, as catalysts for change.	PW / ED	Ongoing	CIP / Grants	Complete and ongoing.
UD.4.4.2	Work with property owners to coordinate development activities over multiple sites to help create integrated projects with common design features.	ED / PL	Ongoing	AF	Ongoing.
UD.4.5.1	Encourage the development of major streets, trails, and significantly sized public spaces that preserve and take advantage of vistas.	PW / PL	Ongoing	GF / CIP	Ongoing.
UD.4.5.2	Update the Citywide Design Guidelines to address viewsheds and vistas.	PL	2006	GF	References are included in the DG.
IV – ED ELEMENT					
ED.1.1.1	Identify key locations for transformation of existing office and retail uses to mixed-use projects that incorporate other supportive uses within large employment areas, at pulse points along Folsom Boulevard and within one-quarter mile of a major transit stop.	ED / PL	2006	GF	Completed and ongoing.
ED.1.1.2	Target underutilized and vacant sites throughout the City that may be more adequately suited for other uses or a combination of uses that would be vibrant and successful	ED / PL	Ongoing	GF	Completed and ongoing.
ED.1.1.3	Continue annexing land within the Planning Area to secure an adequate supply of land for future development, consistent with LAFCo proceedings.	CM / PL	Ongoing	GF	Completed with new land along Folsom boulevard. Nothing has been annexed since 2012.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
ED.1.2.1	Offer incentives to business owners and property owners for improving the appearance of aging shopping centers and retail space.	ED / PL	Ongoing	GF / RDA / private / CDBG	Completed and ongoing as the sign and façade program was approved in 2017
ED.1.2.2	Work with the owners of Class B and large floor-plate office buildings to update their office space to attract new businesses.	ED	Ongoing	RDA / private	Ongoing and included in 2016 Strategic Plan Update.
ED.1.2.3	Actively promote new Class A office development that serves high-end office users and provides signature building office users.	ED	Ongoing	GF / RDA funds	Ongoing and included in 2016 Strategic Plan Update.
ED.1.2.4	Actively promote new office development with smaller individual and cooperative spaces to provide new opportunities for an expanding demand currently unmet in the City.	ED	Ongoing	RDA / CDBG / private	Ongoing and included in 2016 Strategic Plan Update.
ED.1.2.5	Offer incentives for new office development or redevelopment that provides on-site amenities to employees.	ED / PL	Ongoing / PR	RDA / CDBG / private	Completed and ongoing.
ED.1.3.1	Work with local brokers, developers, and the Chamber of Commerce to establish clusters and districts of similar uses for home improvement centers, specialty building materials show rooms, furniture retail, manufacturing and high-tech industries to further diversify the economy.	ED	Ongoing	GF / RDA	Ongoing and included in 2016 Strategic Plan Update.
ED.1.3.2	Develop an attraction and retention program for companies that provide business-to-business (B2B) sales tax revenue to the City (e.g., business services, electronic equipment, light industrial, etc.). These companies are best suited to business parks and areas of the City with heavy industrial and light industrial designations.	ED	2007 / 2008	GF / RDA / Chamber	Ongoing and included in 2016 Strategic Plan Update.
ED.1.6.1	Collaborate with local business, merchant associations, and the Chamber of Commerce to promote and advertise local events.	ED	Ongoing	GF / RDA / Chamber	Ongoing and included in 2016 Strategic Plan Update.
ED.1.6.2	Establish permanent information kiosks and event sign structures in strategic locations throughout the community to promote and advertise local events.	ED / CM	2006 / 2007 / Ongoing	GF / RDA / Grants	Waiting on final locations
ED.1.6.3	Work with the Rancho Cordova Chamber of Commerce to identify potential tourism-oriented market opportunities and to develop stronger links to regional and national tourist markets.	ED / CM	Ongoing	GF / RDA / BIDs	Complete and ongoing.
ED.1.7.1	Create and maintain an economic development web page on the City's Web Site with pertinent economic and demographic information, as well as profiles of key development sites and vacant buildings available for new businesses.	ED / PIO	Ongoing	GF / RDA	Complete and ongoing.
ED.1.7.2	Create a Community Data Book with up-to-date information on available sites to attract businesses to Rancho Cordova.	ED / PIO	2006 / 2007 / Ongoing	GF / RDA	Information on ED Website and RCTT website
ED.1.7.3	Institute a zoning incentive program that may include flexible development standards, fast track processing, etc. for target uses and infill development.	PL	2006 / 2007	GF	Completed and ongoing for flexibility in code. Planning will work with ED for more incentives.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
ED.1.7.4	Establish a Development Review Committee or Technical Advisory Committee to provide expedited review of development applications for targeted projects.	PL / PW / ED	2006	GF / AF	Completed
ED.1.7.5	Continually monitor the redevelopment and economic development strategies to determine their effectiveness in encouraging economic diversity, and adjust policies and incentives when necessary.	ED / PL	Ongoing	GF / RDA	Ongoing and included in 2016 Strategic Plan Update.
ED.1.7.6	Offer incentives as part of the Rancho Cordova ED Strategy and Action Plan (e.g., fee waivers and deferrals, low interest loans, façade improvements, assembling properties, etc.) that can be used to attract businesses.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update, programs developed
ED.1.9.1	Work with the Sacramento Sports Commission and Cordova Recreation and Parks District to identify opportunities for new sports facilities in Rancho Cordova that will be capable of hosting major sports events.	ED / CM	2007 / 2008 / Ongoing	GF	Partner with RCTT
ED.1.9.2	Evaluate the economic return and investment by the City for a major sports center or arena.	ED	2007 / 2008 / Ongoing	GF	Will conduct when project arises.
ED.1.9.3	Collaborate with the Sacramento Sports Commission and Cordova Recreation and Parks District to program existing and new parks and recreational facilities to their maximum potential (e.g., Mather Field Park, Sacramento Sports complex on Folsom Boulevard, etc.).	ED / CM	2006 / 2007 / Ongoing	GF	Ongoing
ED.1.9.4	Work with the Chamber of Commerce's Visitor and Tourist Bureau to develop a strategy for attracting sports events to Rancho Cordova.	ED / CM	2007 / 2008 / Ongoing	GF	Responsibility of RCTT
ED.2.1.1	Work with project proponents to locate retail uses within residential projects in appropriate locations and at the appropriate scale to serve local and community retail needs.	PL / ED	Ongoing / PR	AF	Complete and ongoing.
ED.2.1.2	Work with the Chamber of Commerce, Rancho Cordova Regional Economic Development Corporation, the City's Economic Development Committee, local brokers and developers to attract companies that will serve Rancho Cordova's specialty retail, regional and super regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa, auto dealers, shopping and entertainment centers, and specialty building materials, big-box home improvement), and other amenities to serve the community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).	PL / CM	Ongoing	GF / RDA	Complete and ongoing.
ED.2.1.3	Promote and support specialty businesses and ethnically diverse enterprises throughout the City.	ED	Ongoing	GF / RDA	Complete and ongoing. KP international plaza is an example.
ED.2.2.1	Amend the Zoning Code to include flexible zoning standards for the redevelopment of office and industrial sites with supportive services (e.g., allowed uses, setbacks, parking).	PL	2006 / 2007	GF	Completed per MU zoning standards. These standards contain setbacks, FAR, and by right allowance for most

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
					office uses.
ED.2.3.1	Review development proposals to determine if the proposed uses are consistent with the Rancho Cordova Retail Strategy in terms of type of retail, access, visibility and benefit to Rancho Cordova.	PL / ED	Ongoing	AF	On-going
ED.2.3.2	Work with businesses, Regional Transit and other transit providers to locate appropriate uses near transit.	PL / PW	Ongoing	GF	Ongoing.
ED.2.5.1	Improve and expand the shopping opportunities in Rancho Cordova by taking the following steps: - Conduct a survey of existing shopping centers to identify problem stores and centers. - Work with storeowners to clean up the existing stores and shopping centers. - Attract new retail to Rancho Cordova through marketing and economic development efforts. - Provide assistance to smaller merchants through merchandizing training. - Encourage cooperative marketing of Rancho Cordova shops (e.g., Secret Shopper).	ED	2006 / 2007 / Ongoing	GF / RDA	Sunridge Plaza center nearly complete. Improvements continue to be made to the Rivergate and Zinfandel Village shopping centers. Capital Village also near completion. Working on a Property Business Improvement District (PBID) on Folsom Blvd from Olson to Zinfandel.
ED.3.1.1	Locate government offices, compatible public services, and public gathering places in Downtown Rancho Cordova.	PL / CM	Ongoing	GF / RDA / taxes	The new City Hall is within the downtown planning area and improvements have been made to both sides of Hwy 50 within the planning area.
ED.3.1.2	Prepare a Downtown Marketing Plan that targets potential new businesses, including restaurants, upscale retail, high quality commercial, and entertainment venues.	ED / F	2006 / 2007	GF / RDA	Not Completed.
ED.3.1.3	Work with local businesses and property owners to create a Business Improvement District (BID) in Downtown Rancho Cordova.	ED / F	2008 / 2009	GF	Initiated in 2018
ED.3.1.4	Adopt a Rancho Cordova Downtown Implementation Plan or Downtown Specific Plan that identifies appropriate land uses, incentives, development standards, and design provisions.	ED / PL	2007 / 2008	GF	Not Completed.
ED.3.1.5	Identify specific factors for measuring Downtown's economic diversity and financial success (e.g., tax increment growth, new square footage, number of new businesses, new infrastructure projects, etc.).	ED	Ongoing	GF	On hold until downtown location is determined
ED.3.1.6	Offer incentives that attract targeted uses and high quality buildings and architecture in Downtown Rancho Cordova.	ED / PL / PW	Ongoing	GF / RDA / sewer credit program / CDBG / loans	Included in 2016 Strategic Plan Update
ED.3.1.	Support the development of specialty food stores and restaurants in the Downtown to serve Rancho Cordova employees and to meet the needs of	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
7	the region's diverse population, as well as the needs of the growing number of visitors to the area.				
ED.3.1.8	Encourage the development of new retail services in Downtown Rancho Cordova for which an unmet demand clearly exists.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update
ED.3.1.9	Foster mixed-use development with multi-family residential and commercial uses in Downtown to provide alternative housing opportunities for the community.	ED / PL / H	Ongoing	GF	Working with developers on potential projects
ED.3.1.10	Enhance Rancho Cordova's image and quality of life through investment in the Downtown, neighborhoods, commercial districts, parks, open spaces, community facilities, and services, and creating a high level of perceived safety and a business-friendly government.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update
ED.3.1.11	Create economic development strategies to support the Downtown vision including, but not limited to: - Evaluating infill opportunities for underutilized parking lots. - Encouraging increased lot coverage, density and intensity. - Encouraging structured parking and increased lot coverage.	ED / PL	2007 / 2008	GF	On hold until project location is determined
ED.3.2.1	Work with business and property owners in the Downtown to redevelop and improve their properties, update their architecture and facades, landscaping, parking and pedestrian amenities.	ED	Ongoing	RDA / grant / CDBG	Ongoing for entitlement and building permit review. Façade grants will assist owners in making improvements.
ED.3.2.2	Create incentives for new development and redevelopment in the Downtown with increased density and intensity of development.	ED / PL	Ongoing	GF / RDA	Incentives have been created city wide
ED.3.2.3	Pursue the development of shared parking structures within the Downtown.	ED / PL	Ongoing	GF	Ongoing
ED.3.2.4	Coordinate with the Public Works Department to complete an assessment of infrastructure deficiencies in the Downtown and along Folsom Boulevard and ensure that infrastructure is adequate to support planned intensity and density of land uses.	ED / PW	Ongoing	GF / CIP	Ongoing. There is no DTSPA; however Public Works has completed improvements to Folsom Blvd.
ED.4.1.1	Determine the appropriate type and scale for a Rancho Cordova Convention Center, based on a sound market analysis and appropriate public and private investment.	ED	2006 / 2007	GF	Ongoing
ED.4.1.2	Work with the high-tech businesses in Rancho Cordova and the region, as well as convention center designers, to make sure the Rancho Cordova Convention Center has state-of-the-art technology and high-tech connectivity to serve the needs of future users.	CM / ED	2007 / 2008	GF	Will be completed once a project is eminent
ED.4.1.3	Attract new hotel development to Rancho Cordova that will support conferences and entertainment venues.	ED / CM	Ongoing	GF	On-going. 2 new hotels are planned to be built or near completion
ED.4.1.4	Review development proposals for land within the Convention Overlay for consistency with the City's desires for a convention center with conference and meeting spaces, hotels, and restaurants.	PL	Ongoing	AF	On-going.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
ED.4.1.5	Promote a common architectural theme and other unifying elements within the Convention Overlay.	PL	Ongoing	GF	Defined within the Folsom Boulevard Specific Plan design standards for the area.
ED.4.1.6	Attract fine arts, cultural and performance venues to Rancho Cordova.	CAC / ED / PL	Ongoing	GF / Grants	Work completed by partnership with the Cordova Community Council
ED.4.1.7	Review development proposals for land within the western portion of the Convention Overlay designation to permit transitional uses from the Downtown Planning Area, such as research and development, retail, restaurant and professional office, as well as higher density residential to support primary uses in the Convention Overlay and Downtown areas and in keeping with the vision and subsequent planning efforts for those areas.	PL / ED	Ongoing	AF	Ongoing, work to be completed as proposals submitted
ED.4.1.8	Encourage residential development in appropriate locations in the Convention Overlay area to support convention, hotel, restaurant and other convention-related uses, including housing for all economic levels.	PL / ED	Ongoing	GF / AF	A new hotel is planned within the Convention Overlay area and a casino use relocated to the Convention Overlay District. PW has completed numerous improvements to Folsom Boulevard.
ED.5.1.1	Adopt the Rancho Cordova Redevelopment Plan and realize the Agency's Five-Year Implementation Plan.	ED / RA	2006 / 2011	RDA / private / CDBG / Grants / EPA	The RC Redevelopment agency has been dissolved.
ED.5.1.2	Work with developers to attract private investment to redevelopment sites.	ED	Ongoing	GF / RDA	Included in 2016 Strategic Plan Update
ED.5.1.3	Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.	ED	Ongoing	Private / CDBG / Grants / PW / EPA	To be utilized as needed
ED.5.1.4	Survey physical, social, and economic conditions on a regular basis to identify other potential redevelopment areas.	ED	Ongoing	GF / RDA / private / RDA / CDBG / Grants / PW / EPA	Included in 2016 Strategic Plan Update
ED.5.1.5	Use the Redevelopment Plan to upgrade infrastructure and the streetscape.	ED / RA	Ongoing	GF / RDA / CDBG	The RC Redevelopment Agency has been dissolved.
ED.6.1.1	Review development and redevelopment proposals for consistency with the Folsom Boulevard Specific Plan.	PL	Ongoing / PR	AF	Complete and ongoing.
ED.6.1.2	Work with property owners and business associations to improve commercial areas along Folsom Boulevard, including their viability, appearance, cleanliness, and accessibility.	ED	Ongoing	RDA / GF / RDA / private	Ongoing

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
				(BID) / CDBG / Grants / PW	
ED.6.1.3	Discourage the underutilization of properties along Folsom Boulevard by offering incentives for redevelopment and intensification of uses and densities at key locations along the corridor to create the desired pulse points of activity and intensity.	ED	Ongoing	RDA / Grants / GF / RDA / private (BID) / CDBG	Included in 2016 Strategic Plan Update
ED.6.3.1	Coordinate with the development community and Redevelopment Agency to identify landowners willing to partner, sell, and / or redevelop their property to achieve greater economic and community benefit.	ED / PL / RA	Ongoing	GF	The RC Redevelopment Agency has been dissolved.
ED.6.3.2	Encourage the use of mixed-use zoning categories, land use designations, transit-oriented developments, and districts along Folsom Boulevard consistent with the Folsom Boulevard Specific Plan.	PL / ED	Ongoing / Specific Plan	RDA / AF	Complete – Folsom Blvd. Specific Plan created.
ED.6.3.3	Through land use planning and zoning, establish nodes of commercial activity with new residential, office, and support services.	PL	Ongoing	RDA GF	Outlined within the adopted zoning map.
ED.6.4.1	Use street corridor improvements as catalysts for economic revitalization along Folsom Boulevard.	ED / RA / PW	Ongoing / Specific Plan / RDA Plan	RDA / CDBG / PW / Grants	The City has completed over \$25mil of improvements to Folsom Boulevard.
ED.7.1.1	Maintain an inventory of vacant and underutilized land designated for commercial, industrial, or residential uses and identify opportunities for infill development.	ED / PL	2006 / 2007 and Ongoing	GF / EPA Grants	Completed and ongoing as updates are required to assess development potential.
ED.7.1.2	Target key underutilized or vacant parcels and buildings for rapid development and / or redevelopment, consistent with the other policies in this General Plan.	ED	Ongoing	EPA Grants / GF	Included in 2016 Strategic Plan Update
ED.7.1.3	Develop guidelines for adaptive reuse of commercial, industrial, and office buildings on infill sites, including using these buildings as “live / work” studios.	PL / ED	2007 / 2008	GF	Not completed
ED.7.1.4	Adopt an infill policy.	PL / ED	Ongoing	GF	Some progress has been made, but will continue as new opportunities arise.
ED.7.2.1	Establish focused public investment areas, where the City will take a more proactive role in providing basic infrastructure and shaping growth for infill sites.	ED / F / RA	Ongoing	GF / CIP / CDBG / PW / Grants	On-going. Continue working with Public Works as projects arise
ED.7.2.2	Create a fiscal analysis to determine “Return On Investment” (ROI) for each project.	F	2006 / 2007 / Ongoing	GF / AF	Completed on new Specific Plans 2012 forward (Arboretum, Rio Del Oro)
ED.7.3.	Prioritize and expedite the development review process for infill and redevelopment projects by streamlining the project evaluation and	PL / PW / ED	2006 / 2007 and	GF and AF	Not completed, currently working on a

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
1	permitting to avoid unnecessary delays.		ongoing		case-by-case basis
ED.7.3.2	Within the Zoning Code establish provisions that provide flexibility for infill site development.	PL	2006 / 2007	GF	Complete as part of the zoning code and Folsom boulevard SPA updates.
ED.7.3.3	Use density bonuses and other incentives to stimulate infill development in target areas.	ED	Ongoing	GF / waivers / credits / loans / Grants / private (BID) / CDBG / PW	Utilized as needed
ED.8.1.1	Provide labor market information to local educational institutions and youth and adult training agencies for planning and curricula purposes on an annual basis.	ED	Ongoing / Annually	GF / education funds / Grants	Ongoing, as needed
ED.8.1.2	Work with local educational agencies to promote the value of education, especially among youth with limited family history of higher education, in support of vocational training programs.	ED	Ongoing	GF / education funds / Grants	Ongoing, as needed
ED.8.1.3	Facilitate catalyst projects by bringing together key organizations to expand vocational and technical programs in secondary schools.	ED	Ongoing	GF / education Grants / funds	Ongoing, as needed. Measure H Promise Program.
ED.8.1.4	Promote and expand business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	ED	Ongoing	GF / education Grants, funds	Ongoing, as needed
ED.8.1.5	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update
ED.8.2.1	Work with the Chamber of Commerce, Rancho Cordova Regional ED Corporation and local businesses to support “jobs first” and “first hire” programs to optimize hiring Rancho Cordova residents.	ED / RA	Ongoing	GF	Ongoing
ED.8.2.2	Attract higher educational facilities, post high school training, and medical facilities to Rancho Cordova.	CM / ED	Ongoing	GF / education Grants / funds	On-going
V – HOUSING ELEMENT					

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
December 16th, 2013, City Council adopted the 2013-2021 Housing Element Update of the City's General Plan. The policies and action items contained in that update supersede those of the original General Plan adopted in 2006. The summary of 2013-2021 Housing Element is discussed in the supplemental Housing Element Status Update 2015.					
VI – CIRCULATION ELEMENT					
C.1.1.1	Review and update the City's roadway cross-sections and design standards that implement the roadway types shown in the Circulation Plan.	PW	2006	GF	Complete Streets standards were completed in 2006
C.1.1.2	Require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects. Require the dedication of major road rights-of-way (generally, for major roads and thoroughfares) at the earliest opportunity in the development process.	PW / PL	Ongoing	AF / GF	Complete and on-going.
C.1.1.3	Require the dedication of additional right-of-way for intersection improvements where features such as grade separations are planned, unless otherwise approved by the City Engineer.	PW / PL	Ongoing	AF / GF	Complete and on-going.
C.1.1.4	Require all development projects that must perform new roadway construction or road widening to complete the entire roadway to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved by the City Engineer. Such roadway construction must also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.	PW / PL	Ongoing	AF / GF	Roadway phasing will be required in the newly developing area. PW is requiring that any phased street is a complete street.
C.1.1.5	Require development projects to provide funding or to construct roadway / intersection improvements to implement the City's Circulation Plan. At the City's discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.	PW / PL	Ongoing	AF / GF	The Transportation Development Impact Fee is established and projects are monitored for additional fair share cost requirements.
C.1.1.6	Space major roadways approximately one mile apart and connector roads one-half mile apart to increase route choice and improve vehicular circulation.	PW	Ongoing	AF / GF	The city-wide Arterial Master Plan is completed.
C.1.2.1	Adopt, and update as necessary, guidelines for the preparation of traffic impact analysis for proposed development projects. Items to be addressed may include the following: - Guidelines for determining when traffic analysis is required; - Guidelines for the preparation of traffic analysis; and - Significance criteria for use in CEQA analysis of proposed projects.	PW	2006 / 2007	GF	Traffic Impact Guidelines are in place along with CEQA significance criteria.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
C.1.2.2	Adopt, and update as necessary, a list of circulation improvements, including roadway improvements, pedestrian and bicycle facilities, and transit-related improvements, which the City will accept as offsets for congestion in accordance with this policy.	PW	Annual	CIP	The roadway circulation plan is in place and Transit, Bicycle and Pedestrian Master Plans are completed.
C.1.3.1	On a regular basis, monitor existing traffic on roadways within and adjacent to the City.	PW	Ongoing	GF	The City has a traffic count monitoring program. The Traffic Management Center was completed in 2017.
C.1.3.2	Continue to update and refine the Citywide traffic model and use the model to project future traffic conditions based on existing and planned land uses within the City and in the region.	PW	Ongoing	GF	Several city-wide modeling efforts have been completed. Currently updating the GP Circulation Model.
C.1.3.3	Adopt, and update as necessary, a list of roadways on which the City will not seek to achieve Level of Service D. This list may designate the Level of Service, which will be accepted on each roadway.	PW	2006 / Ongoing	CIP	The current list of roads that will not meet LOS standards includes Sunrise Boulevard and Folsom Boulevard. The list may be expanded with the GP update.
C.1.8.1	Implement, and update as necessary, the Neighborhood Traffic Management Plan and the tools for implementing traffic calming in neighborhoods.	PW	2006	GF	The NTMP is in place and produces ongoing traffic calming projects. Phase 5 project will be constructed in 2018.
C.1.9.1	Consider the preparation and adoption of a Trip Reduction Program that identifies ways in which automobile traffic and congestion can be reduced as a way to improve mobility within the City.	PW	2006 / 2007	GF	The City partners with the 50 Corridor TMA to provide these services and the City has initiated the CordoVan.
C.1.9.2	Encourage development projects, major employers, and schools to incorporate/participate in trip reduction programs.	PW	Ongoing	GF	Participation with the 50 TMA is a standard condition of approval.
C.1.10.1	Incorporate maximum block length standards into the City's street design and/or improvement standards.	PW	2006	GF	Complete
C.1.10.2	When blocks are designed at lengths greater than 800 feet, design shall include mid-block pedestrian and emergency vehicle connections.	PW	Ongoing	AF / GF	Enforced during the small lot tentative map improvement plan process.
C.1.11.1	Include funding in the City's Capital Improvement Plan (CIP) to construct the pedestrian and bicycle components of the roadway improvement.	PW	2006 / 2007	GF / CIP	Bike, Ped and Transit elements are included in the Transportation Fee Program.
C.2.3.1	Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces, parks, and trails as otherwise required by the City.	PW / PL	Ongoing	AF	Completed and ongoing as part of the entitlement review process.
C.2.3.2	Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian, even at the expense of improved vehicular circulation.	PW / PL	2006 / Ongoing	AF / CIP / GF	Completed when project must adhere to a designated crossing per the Bike and Pedestrian Master Plan.
C.2.3.3	Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.	PW / PL	Ongoing	AF / GF	Completed and ongoing as part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
C.2.4.1	Prepare and adopt a Pedestrian Master Plan that sets forth a comprehensive pedestrian system and support facilities, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked improvements in the Master Plan, and update the plan every three to five years. Include minimum sidewalk widths based on development type.	PW / PL	2006 / 2007	GF	Completed March 2011. However, the update was not completed.
C.2.4.2	Coordinate the Pedestrian Master Plan and the circulation-related components of the City Open Space Standards.	PW / PL / CRPD	2006 / 2007	GF	Completed November 2013.
C.2.5.1	Prepare and adopt a Bikeway Master Plan that sets forth a comprehensive bicycle system and support facilities over the next 20 years, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked circulation improvements in the Master Plan, and update the plan every three to five years.	PW / PL	2006 / 2007	GF	Completed March 2011.
C.2.5.2	Coordinate the Bikeway Master Plan with the circulation-related components of the City Open Space Standards.	PW / PL	2006 / 2007	GF	Completed November 2013
C.2.5.3	Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools and transit stations.	PW	Ongoing	CIP / Grants	On-going. Obtained grants for alternate modes.
C.2.5.4	Establish a Bicycle Advisory Committee to oversee creation and implementation of the Bicycle Master Plan and ensure consistency with existing policy documents, such as the General Plan.	PW	2006	GF	The Bicycling Advocates for Rancho Cordova has been established.
C.2.5.5	Coordinate City departments with stakeholders such as the County of Sacramento, Sacramento Area Council of Governments, Bureau of Reclamation, American River Parkway Committee, Cordova Recreation and Park District, Sacramento City / County Bicycle Advisory Committee, air quality agencies, Sacramento Regional Transit District, 50 Corridor Transportation Management Association, employers, residents, and cyclists in order to design, implement, and maintain the proposed bikeway system.	PW	Ongoing	GF	Staff is working with all agencies to build an integrated trail system.
C.2.5.6	Provide staff resources focused on review of proposed bicycle and related facilities and their implementation and operation.	PW / PL	2006 / 2007	GF	Completed.
C.2.7.1	Include grade-separated crossings in the City's Capital Improvement Plan, and collect fees to assist in the construction of these facilities.	PW	2006	CIP / GF	Grade Separations for Bikes and Peds are included in the Fee Program.
C.2.7.2	Develop standards for grade separated pedestrian and bicycle crossings that take the pedestrian / bicycle crossing either above or below the road. When the crossing goes under the road, development standards should specify that a change in elevation is required of both the crossing and roadway, thereby splitting the necessary vertical clearance. Doing so will make the crossing safer and more attractive to users by allowing them to see the horizon as they make the crossing.	PW	2006 / 2007	CIP	Developed a standard for bicycle under-crossings and continue to expand standard options.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
C.2.7.3	Identify grade separated crossings and enhanced intersection improvements for bikeways and trails as part of the Bicycle Master Plan, Trails Master Plan, Pedestrian Master Plan, and in conjunction with development review.	PW / PL	2006 / 2007	GF	Completed as part of the Bike and Pedestrian Master Plan in 2011 and 2013.
C.2.8.1	Develop programs to encourage bicycle use in communities where significant segments of the population do not drive and where short trips are most common (e.g., through Safe Routes to Schools programs).	PW	Ongoing	GF / Grants	Working with 50 Corridor TMA and advocacy groups to expand City programs.
C.2.8.2	Maintain roadways and bicycle-related facilities so they provide safe and comfortable conditions for the bike rider, including establishing a routine street sweeping program and maintaining lane striping for bike lanes and routes.	PW	Ongoing	CIP	Street sweeping maintenance programs in place.
C.2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	PW	Ongoing	CIP	Included in project delivery requirements.
C.2.8.4	Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address bulb-out or roundabout designs that push cyclists into traffic).	PW	Ongoing	GF / Grants	Bike Ped access is a key element in the NTMP
C.2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	PW	Ongoing	CIP	Included in Construction Standards
C.2.8.6	Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle / bicycle crashes.	PD	Ongoing	GF	Ongoing.
C.2.8.7	Use available accident data to monitor bicycle-related accident levels annually and focus on a reduction of fifty percent on a per capita basis over the next 20 years.	PD	Annual	GF	Ongoing.
C.2.8.8	Improve pedestrian crossings in areas of high pedestrian activity where safety is an issue.	PW	Ongoing	CIP	Addressed in the Bicycle and Pedestrian Master Plans.
C.2.8.9	Adopt a target level of bicycle use (e.g. percent of trips) and safety to be achieved within a specific timeframe, and improve data collection necessary to monitor progress.	PW / PD	Ongoing	GF	Mode split goals are established in the Bicycle Master Plan
C.2.8.10	Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint funding solutions and other partnership opportunities that facilitate pedestrian safety around schools	PD / PW	Ongoing	GF / Grants	Not Completed
C.2.10.1	As part of the Pedestrian Master Plan, Bicycle Master Plan, and/or City Street Standards, develop improvement standards for at-grade pedestrian crossings (e.g., pedestrian bulb outs, markings, special paving, lighting, signage) with performance standards for location and frequency.	PW	2006 / 2007	GF	These standards are included in the NTMP and the BMP and PMP.
C.3.1.1	Create, implement, and update regularly a Transit Master Plan for Rancho Cordova that identifies the type of system desired for the City. Transit routes should coincide with major destinations for employment and	PW / PL	2006	GF	The Transit Master Plan was completed in 2006 and is currently being updated.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	shopping, the location of major institutions, concentrations of multi-family housing, and other land uses likely to attract public transit ridership. Bus routes should follow major roads with service to residential neighborhoods from connector streets. Figure C-3 identifies the City's preferred transit system.				
C.3.1.2	Work with transit providers to develop and implement the Transit Master Plan and any additional transit services within the City that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.	PW	Ongoing	GF / IF / UF / Grants	Initiated with the Rancho CordoVan and is continuing.
C.3.1.3	Pursue all available sources of funding for transit services.	PW	Ongoing	GF	Obtained a demonstration grant for the CordoVan
C.3.1.4	Ensure that transit service is provided in accordance with regional plans and policies, including identified transit improvements developed as part of the Sacramento County Mobility Study.	PW	Ongoing	GF / Grants	Transit planning is integrated with other transit agencies.
C.3.1.5	Review the need for additional transit lines / service in new development and require installation of needed stops through the project review process.	PW	Ongoing	AF / GF	Performed as part of the City's transit implementation efforts.
C.3.2.1	Encourage paratransit service within the City by working with service providers to better identify service gaps and resources, and to improve response times.	PW	Ongoing	GF	Recently expanded the Paratransit service area and will continue to look for expansion opportunities.
C.3.3.1	Require new development and redevelopment to include public transit stations, especially light rail stations, and to promote pedestrian activity and connection between public transit and retail, office, and residential uses.	PW / PL	Ongoing	AF	The City currently has 4 light rail stations. New development is required to provide their fair share of transit improvements (i.e. additional ROW, funding) as part of the entitlement review process.
C.3.3.2	Consistent with the Transit section of the Circulation Plan and the Transit Master Plan, require development to dedicate the necessary right-of-way needed to accommodate planned transit services.	PW	Ongoing	AF	Right-of-way needs are verified in the improvement plan process.
C.3.4.1	Encourage and accept employee shuttles as a viable mitigation measure for trip reduction when proposed development cannot otherwise mitigate potential impacts to City streets.	PW / PL	Ongoing	AF / GF / IF	Efforts are being addressed by the 50 TMA.
C.4.1.1	Work with the Sacramento County Airport System and the Airport Land Use Commission to improve operations at Mather Airport, consistent with the City's vision.	ED / PL	Ongoing	GF	Staff met with the airport management in 2017 to discuss the Airport Land Use plan update. The plan is anticipated to start in 2019 with input from the City of Rancho Cordova
C.5.3.1	Periodically undertake a detailed analysis of the improvements needed as growth occurs and the costs associated with those improvements. Update fees as necessary to ensure full funding of all required improvements.	PW	Ongoing	GF	The Transportation Impact Fee program currently reviewing into 2019
C.5.3.2	Establish a road maintenance assessment district to provide a funding	PW	2006	GF	Maintenance Districts have been

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	source to maintain road improvements and new roads as a result of new development.				established.
C.6.1.1	Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by road type and condition using a pavement management system.	PW	Ongoing	GF / CIP	The City has established a Pavement Management System using a pavement condition index.
C.6.1.2	Work with SACOG to ensure that the Metropolitan Transportation Plan is coordinated with the City's Capital Improvement Plan to facilitate access to federal and state funds for circulation maintenance and improvements.	PW	Ongoing	GF	City staff has an in-depth coordination process for SACOG MTP updates.
VII – OPEN SPACE, PARKS, AND TRAILS ELEMENT					
OSPT. 1.1.1	Require developers of all new residential development to dedicate parkland at a rate of five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication requirement. Calculate required parkland dedication exclusive of required open space.	PL / CRPD	Ongoing	AF	Completed and ongoing as the City now has open space requirements.
OSPT. 1.1.2	Consult with the Cordova Recreation and Park District prior to determining the acceptability of lands proposed for dedication as public parkland.	PL	Ongoing	GF / AF	Completed and ongoing.
OSPT. 1.1.3	Establish a procedure for determining an appropriate in lieu fee amount that ensures CRPD will have adequate funds to purchase required parkland for which in lieu fees are paid.	PL / F / CRPD	2006	GF	Completed. Outlined within Development Agreements and required in lieu fees prior to Final Map Approval
OSPT. 1.4.1	Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and / or related facilities.	PL / F / CRPD	Ongoing	GF	Completed and ongoing. This is enforced through the existing and proposed Development Agreements.
OSPT. 1.4.2	Consider creating a fee and assessment program to provide increased funding for existing parks, in collaboration with the Cordova Recreation and Park District. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners associations, or other methods deemed appropriate by the City.	PL / F / CRPD	Ongoing	GF	Ongoing.
OSPT. 1.5.1	Continue to work with the Cordova Recreation and Park District on this issue, and implement funding mechanisms as part of the City's review and approval of new development projects.	PL / CRPD	Ongoing	GF	Ongoing.
OSPT. 1.5.2	Explore the possibility of the Cordova Recreation and Park District constructing a community pool that is usable year-round.	PL / CRPD	2007	GP / PF	Ongoing. In 2017, CRPD contracted with consultants to work on plans for the community pool. Anticipate construction to begin in 2019.
OSPT. 1.5.3	Expand the Cordova Senior Center at the Lincoln Village Community Park, and the construction of new senior community facilities as demand for	PL / CRPD	2007 / 2008	GP / PF	Improvements have been made.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	such facilities increases.				
OSPT. 1.6.1	Continue to work with the Cordova Recreation and Park District in the planning and execution of park and recreation facilities to accommodate a variety of regional sports venues.	PL	Ongoing	GF	Complete and ongoing.
OSPT. 1.6.2	Work cooperatively with the Sacramento Sports Commission and Chamber of Commerce Visitor and Tourist Bureau to attract and host regional sporting activities.	PL / CRPD	Ongoing	GF	Complete and ongoing.
OSPT. 2.1.1	Adopt City Open Space Standards as an action program to implement the open space policy framework in this Element. The standards will clearly define the City's requirements for the improvement, expansion, and maintenance of open space. Such standards shall include provisions for two types of open space: 1) Mandatory Open Space, and 2) Performance Based Open Space.	PL	2006	GF	Complete.
OSPT. 2.1.2	-Require developers of all new residential development to dedicate parkland at a rate of 1.75 acres of land per 1,000 population, generally comprised of: - Open Turf, Tree Canopy and Dog Parks; - Neighborhood Greens; and - Communitywide Open Space.	PL	Ongoing	AF	Complete; CRPD regulates the quimby parkland requirement while the City regulates the open space requirement per the open space standards.
OSPT. 2.1.3	Consider partial credit for mandatory open space within drainage facilities when certain criteria are met.	PL	Ongoing	AF	Ongoing.
OSPT. 2.1.4	Exempt from the minimum open space requirements residential subdivisions of ten acres or less which are not part of a master-planned development meeting the minimum open space requirement, at the City's discretion.	PL	Ongoing	GF	Under consideration for smaller projects.
OSPT. 2.1.5	Require all new development projects to provide a system of connected open space that includes greenway, trails, nodes, and green infrastructure (see City Open Space Standards), in proximity to all new residents.	PL	Ongoing	AF	Complete and ongoing per entitlement review.
OSPT. 2.1.6	Ensure that funding for maintenance of open space is sufficient prior to approval of any Final Subdivision Map of development that includes open space facilities or amenities.	PL / F	Ongoing	AF	Ongoing.
OSPT. 2.1.7	Consider including encumbered land (such as a power line easement) that meets all other requirements for open space for inclusion in the open space system on a case-by-case basis.	PL	Ongoing	AF	Ongoing as part of the entitlement review process.
OSPT. 2.2.1	Adopt a comprehensive Open Space Preservation Plan as the action program that clearly implements the City's open space policy framework and provides clear direction for the maintenance of open space lands.	PL / CRPD	2006 / 2007	GF	Completed. Open Space Design Guidelines.
OSPT. 2.3.1	Encourage projects to accomplish the following: - Align roads and public spaces to take advantage of vistas over mitigation lands;	PL / PW / CRPD	Ongoing	AF	Complete and ongoing

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	- Site publicly accessible trails adjacent to the boundaries of mitigation lands to take advantage of the open character and uninterrupted edge of the mitigation lands; and - Consider locating public parks adjacent to mitigation lands to create a greater sense of open space and to take advantage of opportunities for vistas and trail connections.				
OSPT. 2.3.2	Through the development review process, incorporate design features that increase visual access to natural resource mitigation lands.	PL	Ongoing	AF	Complete and ongoing.
OSPT. 3.1.1	Create and adopt a comprehensive Trails Master Plan that includes information on current resources and plans for future development, including designating locations and types of trails.	PL / PW	2006 / 2007	GF	Completed in 2016. Bicycle Trails Master Plan.
OSPT. 3.1.2	Review all new development projects and public works projects and require compliance with the Trails Master Plan prior to approval.	PL / PW	Ongoing	GF	Completed during entitlement review.
OSPT. 3.1.3	Provide appropriate pedestrian and bicycle linkages to existing facilities, particularly to those facilities within the American River Parkway and the Folsom South Canal.	PL / PW	Ongoing	GF / AF	On-going.
OSPT. 31.4	Develop and implement a capital improvement plan to construct new bridges, grade-separated crossings, and ramps at key intersections of major trails and roadways.	PW	Ongoing	GF	Grade separated crossings are included in the BMP and in the Fee Program.
OSPT. 3.2.1	Work cooperatively with Sacramento County to fund enhancements within the American River Parkway, consistent with the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF / Grants	On-going
OSPT. 3.3.1	Include funding for grade-separated and enhanced at-grade pedestrian crossings through the development review and entitlement process and pursue grants and other funding for trails.	PL / PW	Ongoing	AF	Infrastructure needs are included in development efforts.
OSPT. 4.1.1	Provide staff support and / or funding to facilitate updates to the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF	Ongoing.
OSPT. 4.1.2	Identify and support programs, which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing.
OSPT. 4.1.3	Identify and support programs which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing; Multiple departments have been included to facilitate this outreach.
OSPT. 4.1.4	Determine the need for special facilities for seniors (e.g., more benches and flat paved walking areas near the river).	PL / CRPD	Ongoing	GF / Grants	Ongoing and part of the building permit and improvement plan review.
OSPT. 4.1.5	Determine the need for special facilities for youths consistent with natural resource protection.	PL / CRPD	Ongoing	GF / Grants	Ongoing.
OSPT. 4.2.1	Encourage the use of volunteers and community groups to provide maintenance and safety patrols on trails through the provision of funding and staff assistance to leverage volunteer efforts.	PL / PW / CRPD / PD	Ongoing	GF / Grants	Ongoing. City engages in events such as Creek Week and Community Clean Up events to help maintain Open

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
					Space areas.
OSPT. 4.2.2	Promote the City's world-class system of parks, trails, and open space to all users through education, marketing, and community activities.	PL / PW / CRPD / PIO	Ongoing	GF / Grants	Working to improve prominence of the American River Parkway.
OSPT. 4.2.3	Support trails events and trail use through publicity, proclamations, participation, and funding, community events (e.g., Fourth of July Celebration, Kid's Day, Soil Born Farms, Anatolia-Kavala Rancho Trail) that cross community and neighborhood boundaries, and help bring together various segments of the population.	PL / PW / CRPD / PIO	Ongoing	GF / Grants	These events are promoted and supported in our city bicycle program.
VIII – INFRASTRUCTURE AND FINANCE ELEMENT					
ISF.1.1 .1	Utilize the City's Fiscal Impact of New Development (FIND) Model within the review of proposed development projects to ensure revenues associated with the project will fully fund City expenses associated with the project.	PL / F	Ongoing	AF	Not Completed.
ISF.1.1 .2	Annually review the Fiscal Impact of New Development (FIND) Model and update as needed to reflect actual costs of City Services.	PL / F	Annual	GF	Not Completed.
ISF.1.1 .3	Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.	PL / ED / RA	Ongoing	GF / RDA	Included in 2016 Strategic Plan Update and Economic Development Strategic Plan
ISF.2.1 .1	Except when prohibited by state law, require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.	PL / PW	Ongoing	AF	Ongoing.
ISF.2.1 .2	Adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, water and sewer, and other public facilities.	PW	2007	GF / AF	Ongoing
ISF.2.1 .3	Withhold public financing or assistance from projects that do not comply with the planned phasing of public facilities, and approve interim facilities only in special circumstances.	PW / ED / RA	Ongoing	AF	Ongoing
ISF.2.1 .4	Work with utility providers to coordinate the installation or upgrading or relocation of utilities to minimize multiple trenching of city streets.	PW	Ongoing	AF	Ongoing.
ISF.2.2 .1	Establish a Technical Review Committee for continued coordination with outside service agencies, including water and sewer providers, the Cordova Recreation and Park District, and the school districts, during the review of plans and development projects.	PL / PW / B	2006 / Ongoing	GF / AF	Ongoing as the Development Service Team (DST) fills this role in pre-application and application review. Meetings take place weekly on Thursdays at 10am.
ISF.2.3 .1	Require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete required major public facilities at their full planned	PW / F	Ongoing	GF / AF / IF	Ongoing for new development projects.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	capacities in a single phase. Major facilities include roadways of collector size or larger; all wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project; and all sewer trunk and interceptor lines and treatment plants or treatment plant capacity. - Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges. - Right of way acquisition, design, engineering, environmental compliance, and construction costs. - Drainage and other facilities related to new roadway construction. - Installation of landscaped medians, sidewalks, and streetscaping where appropriate.				
ISF.2.3.2	Require new development to fund its fair share portion of its impacts to all public infrastructure and facilities.	PL / PW / B / F	Ongoing	AF	Ongoing.
ISF.2.3.3	Include sufficient funding in fee programs and / or other finance mechanisms to cover the costs of each of the following roadway items:	PW / F	Ongoing	GF / AF	Ongoing
ISF.2.4.1	The following shall be required for all legislative-level development projects, including community plans, general plan amendments, specific plans, rezonings, and other plan-level discretionary entitlements, but excluding tentative subdivisions maps, parcel maps, use permits, and other project-specific discretionary land-use entitlements or approvals: - Proposed water supplies and delivery systems shall be identified at the time of development project approval to the satisfaction of the City. The water agency or company proposing to provide service (collectively referred to as “water provider”) 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. The project applicant or water provider shall make a factual showing prior to project approval that the water provider or providers proposing to serve the development project has or have legal entitlements to the identified water supplies or that such entitlements are reasonably foreseeable by the time of subsequent, project-specific discretionary land-use entitlements or approvals. This factual showing shall also demonstrate that the water provider’s identified water supply is reasonably reliable over the long term (at least 20 years) under normal, single-dry and multiple-dry years. - All required water treatment and delivery infrastructure for the project shall be in place at the time of subsequent, project-specific discretionary land-use entitlements or approvals, or shall be assured prior to occupancy through the use of bonds or other sureties to the City’s satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects. - Action service area, and other projects, which have received commitments for, water service.	PW / PL	Ongoing	AF	Ongoing per the entitlement review process through Conditions of Approval, Water Agency Review, and Improvement Plan Review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	- Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - 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.				
ISF.2.4 .2	The following shall be required for project-specific discretionary land-use entitlements and approvals, including but not limited to, all tentative subdivision maps, parcel maps, or use permits: - An assured water supply and delivery system shall be available or reasonably foreseeable 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. - The project applicant, water agency (or agencies), or water company (or companies) providing water service to the project site shall make a factual showing consistent with, or the City shall impose conditions similar to, those required by Government Code section 66473.7 in order to ensure an adequate water supply for development authorized by the project. Prior to recordation of any final subdivision map, or prior to City approval of any similar project-specific discretionary land use approval or entitlement required for nonresidential uses, the project applicant or water provider shall demonstrate the availability of a long-term, reliable water supply for the amount of development that would be authorized by the final subdivision map or project-specific discretionary non-residential approval or entitlement. This assurance of water supply shall identify that the water provider has legal entitlement to the water source and that the water source is reasonably reliable (at least 20 years) under normal, dry and multiple dry years. Such demonstration shall consist of a written certification from the water provider that either existing sources are available or that needed improvements will be in place prior to occupancy. - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the satisfaction of the City prior to the approval of the Final Map, consistent with the requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for non-residential land uses. - 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	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Water Agency Review and Improvement Plans,

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.				
ISF.2.6 .1	Require all subdivision developments to adhere to the following provisions, to the extent permitted by state law: - Sewage / wastewater treatment capacity shall be available at the time of tentative map approval. - The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other proposed or approved projects which have received sewage treatment capacity commitment. - Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - 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.	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Improvement Plans, and Sacramento Area Sewer District Review.
ISF.2.6 .2	Generally, the City shall not allow construction of independent community sewer systems to serve new development.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF.2.6 .3	Require all commercial or industrial development, as well as all residential development with lots smaller than two acres, to connect to a public sewer system.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF.2.7 .1	Coordinate with utility agencies to underground, strategically place, and screen equipment to the maximum extent feasible.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF 2.7.2	Require complete visual screening of all utility sites, facilities, and equipment, with special emphasis on screening in proximity to residential property or in view shed.	PL	Ongoing	AF	Ongoing as a zoning code requirement section 23.731.080.
ISF.2.8 .1	Develop an Information Technology Strategic Plan with input from community stakeholders and experts.	F	2006 / 2007	GF	Completed and Ongoing.
ISF.2.8 .2	Explore ways to improve the City's website to provide service in new ways.	CM	2006 and ongoing	GF	Ongoing development
ISF.3.1 .1	City Staff shall actively work with other agencies and jurisdictions in the development / expansion and funding of a wide range of public services including, but not limited to neighborhood services, social and cultural services, special needs services, housing services, educational and community services, and recreational services.	PL / ED / H / CRPD	Ongoing	GF / Grants	Ongoing – as needed
ISF.3.1 .2	Regularly survey or otherwise identify the service needs and priorities of Rancho Cordova residents.	CM / H	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
ISF.3.1.3	Pursue grants and other funding opportunities to create new services or expand existing services targeted to meet the needs of Rancho Cordova residents and employees.	CM / PL / PW / B / ED / H	Ongoing	GF	Ongoing.
ISF.3.1.4	Encourage the co-location of public service providers into commercial, office, and mixed-use sites that are accessible to persons in need of services.	PL / ED / RA	Ongoing	GF	Ongoing – as needed
ISF.3.2.1	Provide financial support to the existing library system to improve services for local residents and employees (e.g., extended hours).	CM / F	Ongoing	GF / Grants	Not Completed. CF fees are currently collected for new facilities.
ISF.3.2.2	Encourage the County to locate new libraries within Rancho Cordova accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.	CM / PL / PW / ED	Ongoing	GF / Grants	Ongoing
ISF.3.2.3	Consider the establishment of a fee for public library financing based on projected employment for new non-residential development.	CM / F	2006 / 2007	GF	Not Completed.
ISF.3.2.1	Market the City's strengths and desires for development of a full-service hospital to national hospitals and medical service providers.	CM / ED / PL	2006 / Ongoing	GF	Ongoing.
ISF.3.2.2	Consider the creation of economic development or redevelopment incentives to encourage the development of a full service hospital in Rancho Cordova (e.g., assembly and / or dedication of land, reduction of fees).	ED	2006 / 2007	GF	Ongoing discussion
ISF.3.4.1	Create an organization of community volunteers at City hall by contacting local volunteer groups, coordinating activities, and facilitating the sharing of information and resources.	NS / H / PIO	2006 / Ongoing	GF	Complete and ongoing
ISF.3.4.2	Create local neighborhood advisory committees and empower leaders to enhance their community.	NS / H / PL	2006 / Ongoing	GF	Complete and ongoing for events in 2018 (e.g. ITLV).
ISF.3.4.3	Create a neighborhood services education program to increase awareness about City standards and property maintenance.	NS	2007 / Ongoing	GF	Complete and Ongoing (e.g. Blight Busters, Mayor's Walk)
ISF.4.1.1	Convene a focused design effort with the School Districts to establish design guidelines for schools. Key issues include: - Proper sizing of school campuses and consideration of urban school design. - Design solutions that enhance; rather than impact neighborhoods. - Address shared use of school facilities, including continued park/school combined facilities and community use of school campus libraries.	PL / School Districts / CRPD	2006 / 2007	GF	Ongoing.
ISF.4.1.2	Support the Folsom Cordova and Elk Grove Unified School Districts in siting new school facilities 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 churches, parks, greenways, and off-street paths whenever possible.	PL / School Districts	Ongoing	AF / GF	Ongoing as part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	- New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.				
ISF.4.1.3	Conduct focused discussion with local school districts to discuss design of pedestrian and bicycle facilities adjacent to and within the school sites	CM	2006 / 2007 / Ongoing	GF	Completed and ongoing.
ISF.4.2.1	Continue to pursue a single unified school district for the City's K-12 children.	CM	2006 / 2007 / Ongoing	GF	Not complete.
ISF.4.3.1	Create economic development and / or redevelopment incentives for the location and development of educational institutions in proximity to light rail and / or visible from Highway 50.	PL / ED / RA	2006 / 2007	GF	New educational facilities have been located in proximity to light and highway 50 (e.g. Folsom Lake College)
ISF.4.3.2	Require Community Plans, Specific Plans, and Special Planning Areas to consider the needs of community colleges and address the feasibility and appropriateness of off-campus facilities, particularly in town centers and transit-oriented developments.	PL / ED / RA	Ongoing	AF	All aspects of a project are taken into consideration during entitlement review.
IX – NATURAL RESOURCES ELEMENT					
NR.1.1.1	Incorporate large habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for animal movement.	PL	Ongoing	AF / GF	Ongoing as part of the entitlement review process and CEQA Analysis.
NR.1.1.2	Review projects through the entitlement process and CEQA analysis to ensure that they comply with this policy if the site contains unique habitat, creeks and / or wooded corridors.	PL	Ongoing	AF	Ongoing.
NR.1.1.3	As part of the consideration of development applications for individual Planning Areas containing habitats that support special-status plant and animal species that are planned to be preserved, the City shall require that these preserved habitats have interconnections with other habitat areas in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the "interconnections" shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.	PL	Ongoing	AF	Ongoing to include the approved Habitat Conservation Plan
NR.1.1.4	Prior to the approval of any public or private development project in areas containing trees, the City shall require that a determinate survey be conducted during the nesting season (March 1 and August 31) to identify if active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) is taking place. If all site disturbance is to occur outside this time, the actions described in this mitigation measure are not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department shall be conducted in order to determine the	PL	Ongoing	AF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Game.				
NR.1.2.1	Establish a Swainson's Hawk Ordinance in coordination with the California Department of Fish and Game to establish the process of mitigating for the loss of Swainson's hawk foraging habitat based on habitat value lost to development. The ordinance will set forth a process where habitat lost to development will be mitigated through the permanent protection of equivalent or better existing habitat conditions (referred to hereafter as "mitigation lands"). The specific required mitigation ratios (habitat acreage lost versus mitigation lands) and any other provisions to mitigation process shall be established through technical studies as part of the development of the ordinance and will take into account value of habitat to be converted in relation to habitat value of the mitigation lands (e.g., relation to nesting sites), proximity of the mitigation lands to adjacent conditions affecting habitat (e.g., nearby land uses and already permanently protected lands), and other relevant factors. The ordinance will also establish standards ensuring that mitigation land will be adequately protected and managed in perpetuity (e.g., via conservation easement, deed restriction or other appropriate method), and setting forth the timing of the required provision of mitigation lands in relation with the timing of the loss of habitat in the City (as its boundaries may be changed through subsequent annexations), such that mitigation lands shall be provided no later than prior to ground disturbance.	PL	2006 / 2007	GF	Completed.
NR.1.3.1	Coordinate with non-profit groups, educational institutions, and other agencies to provide environmental education programs that inform the public about the City's natural resources, existing preserve sites, and cohabitation with common urban wildlife populations.	PIO / PL	Ongoing	GF	Completed and ongoing. This included information on stormwater and impacts to sensitive habitats/species (e.g. Creek Week)
NR.1.4.1	Create an educational leaflet that identifies common invasive species and recommends the planting of non-invasive species.	PIO	2006 / 2007	GF	Not Complete.
NR.1.4.2	The City shall adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.	NS	2006 / 2007	GF	Complete per 17.12.
NR.1.7.1	For those areas in which special status species are found or likely to occur or where the presence of species can be reasonably inferred, the City shall require mitigation of impacts to those species that ensure that the project does not contribute to the decline of the affected species populations in the region to the extent that their decline would impact the viability of the regional population. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include	PL	Ongoing	AF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	development or participation in a habitat conservation plan.				
NR.2.1.1	During the environmental review process, evaluate feasible on-site alternatives that will reduce impacts to wetland resources and effectively preserve these resources.	PL	Ongoing	AF	Ongoing.
NR.2.4.1	Develop trails and associated educational facilities (e.g., information kiosks, signage) around wetland and vernal pool preserves where possible while maintaining the integrity of sensitive natural resources.	PL / PIO	Ongoing	GF / AF	Ongoing with new development.
NR.2.4.2	Consider constructing elevated board walkways and other low impact trails interior to preserves, in coordination with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers.	PL	Ongoing	GF / AF	Ongoing (e.g. Grand Opening of Anatolia-Kavala Ranch Trail)
NR.3.2.1	Develop guidelines for channel creation or modification that will ensure channel meander, naturalized side slope, and varied channel bottom elevation are considered in design.	PW / PL	2006 / 2007	GF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. In addition, review for water quality treatment is part of the entitlement review process..
NR.3.2.2	Adopt and implement improvement standards for soft bottom channels.	PW / PL	2006 / 2007	GF	Completed
NR.3.3.1	Work with affected local, state and federal agencies, including SACOG, the California Department of Water Resources, Delta Keepers and the U.S. Army Corps of Engineers, to determine when natural creek corridors can and should accommodate storm flows or if separate storm water conveyance structures are necessary.	PL / PW	2006 / 2007 / Ongoing	GF / CF	Part of the Environmental permitting process.
NR.3.4.1	Establish performance standards for natural resource preserves that accomplish the following: - Provide sufficient width for a mowed firebreak (where necessary), adjacent passive recreation uses, and access for channel maintenance and flood control. - Offer sufficient width in and / or adjacent to preserves to allow for existing and created wildlife habitat, species sensitive to human disturbance, vegetative filtration for water quality, corridor for wildlife habitat linkage, protection from runoff, and other impacts of urban uses adjacent to the corridor. - Allow for sufficient width adjacent to natural resource preserves to allow for trails and greenbelts. - Prohibit the placement of water quality treatment structures designed to meet pollutant discharge requirements within mitigation preserves.	PL	2006 / 2007 / Ongoing	GF / CF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. In addition, review for water quality treatment is part of the entitlement review process.
NR.3.4.2	Establish standards that allow public access in the floodplain and buffers along creek corridors and preserves. Mitigation measures shall be incorporated into environmental documents and conditions of approval that require open-view fencing adjacent to preserves.	PL	2006 / 2007	GF / CF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
NR.3.4.3	Establish standards and/or guidelines for development adjoining wetland preserves or creeks to maximize visibility by designing the land plan with public streets on at least one side of the corridor or preserve with vertical curbs, gutters, footpath(s), street lighting, and post and cable barriers to prevent unauthorized vehicular entry into creek corridors and preserves.	PL	2006 / 2007	GF	Specific guidelines have not been created; however this is part of the entitlement review process (e.g. Open Space Design Guidelines and screening requirements).
NR.4.1.1	Implement the City's Tree Preservation and Protection Ordinance (and update as necessary) to establish minimum requirements for preserving native trees and landmark trees in the City, including a definition of the size, species, and age requirements of landmark, oak, and other trees to be protected and/or replaced.	PW/PL	Ongoing	GF	A revised Tree Preservation Ordinance was adopted in 2017. The revised ordinance increased the number of protected trees and includes restrictions on trimming trees.
NR.4.1.2	Where feasible, require underground utility lines that are in close proximity to oaks and other landmark trees to be designed and installed to minimize impacts to trees. Work with the utility provider(s) to coordinate transmission line location and other potential impacts associated with the undergrounding of the utilities.	PW / PL	Ongoing	CF	Ongoing.
NR.4.1.3	Establish development guidelines that require all oak habitat to be avoided to the maximum extent feasible. When avoidance is not possible, require mitigation efforts that result in preservation of in-kind habitat in the Planning Area.	PL	2006/2008 / Ongoing	GF	Ongoing. A City arborist has been hired. Working on standards
NR.4.2.1	Create 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. An adopted Tree List should be used as a guideline for all tree plantings within the City.	PL	2007 / 2008	GF	Ongoing. A City arborist has been hired. Working on standards. Tree List has been updated and adopted.
NR.4.2.2	Create development guidelines that address landscaping standards and that require appropriate tree species and densities in buffer areas. The guidelines should also ensure that medians will include native plantings and trees, and will be wide enough to support the long-term viability of the plantings.	PL	2007 / 2008	GF	Ongoing. A City arborist has been hired. Working on standards
NR.4.2.3	Provide leaflets and planting guides that promote the use of drought-tolerant native vegetation in home landscaping.	PIO / PL	2006 / 2007	GF	Not completed.
NR.4.2.4	Discourage the use of invasive non-native species.	PL	Ongoing	GF	Ongoing as part of the entitlement review process (e.g. required landscape plans for new developments).
NR.4.2.5	Establish a mistletoe abatement and remediation program.	NS	2006 / 2007	GF	Not Completed.
NR.4.2.6	Establish guidelines to require planting of trees to reduce "heat island" effects, in order to reduce the need for air conditioning and thus conserve energy.	PL	2007 / 2008	GF	Not completed.
NR.4.3.	Achieve "Tree City USA" status. This will require the City to continue to	PL/ PW	2007 /	GF	Completed in 2016-2017, City of

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
1	implement the City's Tree Preservation and Protection Ordinance (and update as necessary), appoint a board, department or commission to advise the city on tree issues, spend two dollars per capita on community forestry activities, and hold an Arbor Day celebration.		2008		Rancho Cordova listed Tree City USA.
NR.4.3.2	Designate local funds to educate the public on tree planting and preservation.	F / PIO	Ongoing	GF	Ongoing. (e.g. program to plan 1 tree a day, City Arbor Day Celebration)
NR.4.3.3	Coordinate with SMUD to offer programs or other resources to provide property owners with information on proper tree selection, proper location to reduce heat transfer effects, planting and maintenance.	PIO / PL	Ongoing	GF	Ongoing
NR.4.3.4	Actively participate in the Sacramento County Greenprint Program.	PL / PW	Ongoing	GF	On-going
NR.5.1.1	Install water-conserving landscaping and irrigation on City-owned and operated facilities.	CM	Ongoing	GF	On-going.
NR.5.1.2	Require development project approvals to include a finding that all feasible and cost-effective options for conservation and water reuse are incorporated into project design.	PW / PL	Ongoing	AF	Not Complete. However, new entitlements are required to comply with the water conservation city requirements.
NR.5.1.3	Establish a program that requires per capita water consumption to be reduced by at least 20 percent by 2030 from 2006 baseline conditions consistent with State law. The program shall include the following measures: - Restrict water usage through metering or establishing designated watering days for the City's residences and businesses. - Promote water conservation efforts through education. - Implement standards that require low-flow appliances and fixtures in all new development. - Work with water providers and water conservation agencies to create an incentive program that encourages retrofitting existing development with low-flow water fixtures. - Require new development and landscaped public areas to utilize state-of-the-art irrigation systems that reduce water consumption (e.g., gray-water systems, etc). - Encourage drought-tolerant and native vegetation.	PW / PL	2008 / 2009	GF	Ongoing.
NR.5.1.4	Require water purveyors to include a provision for water supply monitoring and reporting in the franchise agreements.	PW	Ongoing	GF	Ongoing.
NR.5.2.1	Establish a Large-Scale Recycled Water Program and Citywide Recycled Water Distribution System Ordinance.	PW	2006 / 2007	GF	Determined not feasible
NR.5.2.2	Coordinate with the City's water purveyors to establish a connected "purple pipe" system throughout the City's new development areas that uses recycled water.	PW	2007 / 2008 / Ongoing	GF	Not Complete

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
NR.5.3.1	Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination.	PW / PL	Ongoing	GF	Ongoing Is required by law, but City process has not been established.
NR.5.3.2	Educate the community on laws governing the proper handling of hazardous materials, especially those laws which pertain to discharging materials into creeks.	PW / PIO	Ongoing	GF	Ongoing. Part of the NPDES permit MS4
NR.5.3.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	PW	Ongoing	GF / AF	Complete and Ongoing
NR.5.3.4	Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards. Future land uses that include on-site storage of hazardous materials and waste comply with all applicable local, state and federal regulations, including those regulating the use, storage, handling and disposal of hazardous materials.	PW / B	Ongoing	GF / AF	Public Works has expanded enforcement and education for the City's Storm Water Quality Program. Building & Safety and Code Enforcement are assisting with enforcement.
NR.5.4.1	Provide information on pollution prevention, disposal of hazardous waste and chemicals, liability and clean-up on the City's website and in educational materials and brochures.	PIO / PW	Ongoing	GF	Ongoing and included on the City's website.
NR.5.4.2	Require clean-up of contaminated ground and surface water by current and / or past owners or polluters.	PW / PL	Ongoing	AF	Ongoing.
NR.5.4.3	Encourage pollutant cleansing companies to use the latest technologies available in order to expedite the cleansing process and do the least harm to the environment.	PW / PL	Ongoing	AF	Ongoing and included on the City's website.
NR.5.5.1	Require development projects to contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City's urban runoff management program.	PL / PW	Ongoing	GF	Ongoing, part of the entitlement review. Adopted Drainage requirements
NR.5.5.2	Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.	PW / PL	Ongoing	AF	Ongoing per entitlement review. Adopted Drainage requirements
NR.5.5.3	Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water quality. Work with the Cordova Recreation and Park District to establish standards for integrating retention/detention basins into park sites and create examples of desirable and innovative natural drainage features.	PW / PL	Ongoing	AF	Ongoing per entitlement review.
NR.5.5.4	Require the use of best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff consistent with current state law.	PL / PW	Ongoing	AF	Ongoing per entitlement review.
NR.6.1.	Regulate surface mining operations as required by California's Surface	PL	Ongoing	GF / AF	Ongoing per entitlement review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
1	Mining and Reclamation Act of 1975 ("SMARA"), Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations for surface mining and reclamation practice.				
NR.6.1.2	Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is required before urbanization.	PL	Ongoing	AF	Ongoing as part of the specific plan and master plan review.
NR.6.1.3	Require inactive mined lands to be reclaimed to a usable condition that is readily adaptable to the future, anticipated land uses.	PL	Ongoing	GF / AF	Ongoing.
NR.6.2.1	Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.	PL	Ongoing	GF	Ongoing with entitlement and development permit process.
NR.6.2.2	Prohibit the use of cyanide-leaching systems for gold extraction.	B / PW	Ongoing	GF / AF	Ongoing.
NR.7.1.1	Develop educational programs to increase energy conservation at the household and business levels.	PIO / B / PL	2008 / 2009	GF	Building & Safety website directs developers and property owners to the State website regarding Energy Code requirements, and incentive programs that may help defer costs.
NR.7.1.2	Develop a comprehensive program to conserve energy resources at City-operated facilities.	B / PL	2006 / 2007	GF	Ongoing with the Facilities Department.
NR.7.3.1	Offer incentives (e.g., reduced fees, expedited entitlement processing, density bonus) for plans/projects that exceed Title 24 energy efficiency requirements by ten percent.	PW / PL	Ongoing	GF / AF	Some financial incentives are given for energy efficiency. However, they not incentives that would allow the project to differ cost or deviate from development standards.
NR.7.4.1	Consider the following items as ways to implement this policy: - Fund a program that offers incentives for adding energy efficient systems into existing developments; - Work with local utility providers to make the public aware of energy rebate programs; and - Work with community organizations, such as SMUD, to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development.	B / PL / PIO	2008 / 2009 / Ongoing	GF	Building & Safety website directs developers and property owners to the State website regarding Energy Code requirements, and incentive programs that may help defer costs
NR.8.1.1	Continue providing curbside recycling and green waste service to all single-family and duplex residences in Rancho Cordova.	CM / PW	Ongoing	GF / UF	Ongoing. Private companies provide the service with different size containers. Information is on the City website
NR.8.1.2	Create and facilitate a series of educational workshops for the public and businesses on composting and recycling. Provide at least one program to increase recycling by occupants of multi-family housing.	PIO / B / PL / PW	2007 / 2008 / Ongoing	GF	Ongoing and included on the City's website.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
NR.8.1.3	Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.	B / PL /PW	Ongoing	GF	Ongoing per the entitlement review. With coordination by Public Works.
NR.8.1.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	CM / PW	2006 / 2007	GF	Ongoing and included on the City's website.
NR.8.1.5	Provide locations for household hazardous wastes to be recycled.	B / PW	2006 / 2007 / Ongoing	GF	Ongoing. Information provided on the City's website.
NR.8.1.6	Remove impediments to successful recycling.	CM / PW	2006 / 2007	GF	Ongoing.
NR.8.2.1	Encourage the school districts within the Planning Area to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.	B / PL	Ongoing	GF	Ongoing.
NR.8.4.1	Ensure that at least 50 percent of the City's office supply purchases are comprised of recycled or reusable products.	CM	Ongoing	GF	Ongoing.
NR.8.5.1	Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).	CM / PW	Ongoing	GF	Ongoing per current legislation.
X – CULTURAL AND HISTORIC RESOURCES ELEMENT					
CHR.1.1.1	Establish a permanent museum or cultural center to be used to display artifacts, documents, and public art relevant to the City's history and cultural diversity.	CM / HRC	2010	GF	There is an unofficial historical society for Rancho Cordova that meets at City Hall and keeps some of the historical items at City Hall.
CHR.1.1.2	Establish a Historic Resources Commission that is responsible for facilitating the collection, preservation, and display of the City's history.	CM	2007	GF	Not Complete
CHR.1.1.3	Commence and continue collection of the artifacts, photographs, memorabilia, and oral history of the community.	HRC	Ongoing	GF	Ongoing with different departments working with outside agencies.
CHR.1.1.4	Locate an interim facility to show and/or exhibit items of historic or cultural value. Establish exhibits for historic and cultural items at City Hall	CM / HRC	2007	GF	This has been established at the City Hall office.
CHR.1.1.5	Compile a thorough record of the City's incorporation, including records, documents, photos, and artifacts.	HRC	2008	GF	Progress has been made and is still ongoing.
CHR.1.2.1	Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all locally historically significant properties, as well as historic archaeological and paleontological resources in the Planning Area and a map depicting their locations.	PL / HRC	2007 / Ongoing	GF	Not complete.
CHR.1.2.2	Pursue recognition of all eligible historic properties by the National Register of Historic Places and California Register of Historical Resources.	HRC	Ongoing	GF	Not complete.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
CHR.1.2.3	Improve and interpret Kilgore Cemetery. Interpreting the cemetery will include determining who is buried in the older portion of the site and increasing public awareness of the cemetery's significance.	CM / HRC	2008	GF	Ongoing.
CHR.1.2.4	Consider establishing review procedures for remodeling and reconstruction of buildings and other structures.	B / PL	2007 / 2008	GF	Complete per the entitlement and building permit review process. DST is also used to expedite reviews.
CHR.1.3.1	Require historic resources and paleontological studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify paleontological, historic, or cultural resources in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided.	PL	PR	AF	Ongoing per the entitlement review process and CEQA requirements.
CHR.1.3.2	Incorporate the following two conditions in applicable permits for all discretionary projects. - The Planning Department shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifacts) or paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action. - The Planning Department shall be notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.	PL	PR	AF	Completed per the standard conditions of approval and mitigation measures.
CHR.2.1.1	Establish a Cultural Arts Commission that will be responsible for coordinating cultural events, parades, festivals, coordinate and communicate with cultural and ethnic communities (with the City's Public Information Officer), and other activities as determined by the City Council..	CM / PIO	2007	GF	A Cultural Arts Commission has not been created, however, this is achieved by other means through partnership with the Cordova Community Council and community artists.
CHR.2.1.2	Encourage development projects to include design features that identify and celebrate the different cultures that make up Rancho Cordova by updating, as necessary, the Design Guidelines to include provisions for cultural identity in development projects.	PL / CAC	PR	GF	Completed, but could provide more specifics in the design guidelines.
CHR.2.1.3	Encourage and invite cultural groups and organizations to participate/plan/operate citywide events and to showcase the City's cultural diversity at these events	CAC / PIO	Ongoing	GF	Ongoing.
CHR.2.	Provide City information (news, bulletins, application forms, etc) pursuant	PIO / CM /	Ongoing	GF	Complete and ongoing as part of our

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
2.1	to programs designed to best capture the ethnic diversity of the community (i.e. in the four major languages used in the community and other languages on demand).	CAC / PL/ B/ PW			development service counter.
CHR.2.2.2	Reach out to all ethnic groups in the City and invite and encourage their participation in City government.	PIO / CAC/ CM/ PL/ PW	Ongoing	GF	Complete and ongoing.
CHR.3.1.1	Work with community groups to establish a performing arts center in Rancho Cordova, ideally within the Downtown or Convention Overlay.	CAC	2010	GF	Not complete.
CHR.3.1.2	Work with local schools and other educational and youth outlets to promote artistic performances by children and artistic education programs for children. Work with school districts to establish performing arts facilities in high school and junior high school campuses.	CAC	Ongoing	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments.
CHR.3.1.3	Showcase youth artwork in public venues such as City Hall, public libraries, and other places throughout the community.	CAC	Ongoing	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments.
CHR.3.1.4	As necessary, revise City ordinances to allow and promote on street visual art, dance, and theatrical performances in the Downtown. Include such provisions in the Downtown Specific Plan.	CAC / PL	2008	GF	Encouraged within the Folsom Boulevard SPA, open space and design guidelines, and the zoning code, but not required.
CHR.3.1.5	Work with existing theatre, music, arts, and other performing arts groups to help them find locations in Rancho Cordova.	CM / ED	Ongoing	GF	Ongoing as work is done under the City's outreach programs under different departments.
CHR.3.2.1	Establish a Cultural Arts Commission that is responsible for establishing a public art program, directing the use of public funds for art in public places, encouraging the use of art in private development projects, and administering other cultural and artistic programs for the City as deemed appropriate by the City Council.	CM / PL	2007	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments.
CHR.3.2.2	Promote the incorporation of monuments, plaques, signs, or artwork identifying Rancho Cordova's diverse history into development projects and on pedestrian and bicycle trails. Possible highlights include the area's agricultural, mining, Pony Express, and aerospace and aviation activities.	CAC / PL	Ongoing	GF	Not complete under CAC, but is discussed as part of the entitlement review and internal city projects.
XI – SAFETY ELEMENT					
S.1.1.1	Conduct an evaluation, as part of the CEQA process, of the potential safety hazards of proposed development within the City and mitigate impacts as appropriate and practical to ensure a reasonable level of safety for residents, workers, and property owners.	PL	Ongoing	AF	Ongoing as new regulations and processes evolve as part of CEQA updates and case law. In addition, the City includes a Hazard Mitigation Plan
S.1.2.1	Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage	PD	2006 / 2007	GF	Complete and ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.				
S.1.2.2	Collaborate with Folsom Cordova and Elk Grove Unified School Districts, Cordova Park and Recreation District, the faith based community, and other public entities to continue to offer public safety education classes, including but not limited to personal safety, fire safety, traffic safety, and bicycle safety.	PD / F / PIO	Ongoing	GF	Ongoing.
S.1.3.1	Create, adopt, and update, as needed a local Emergency Management Plan identifying leadership, representatives, coordination, and action for responding to emergencies in a timely and efficient manner.	CM / PD / F	Ongoing	GF	Plan needs to be Updated and expect to be complete in 2019.
S.1.3.2	Participate in the Standardized Emergency Management System (SEMS) and the National Incident management System (NIMS), and comply with the State of California Emergency Services Act.	PD / F	Ongoing	GF	Ongoing. Update to be initiated in 2019
S.1.3.3	Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.	CM / PD / F	Ongoing	GF	Ongoing per the emergency preparedness plan coordinated with the Facilities department. In addition, the Multi-Jurisdiction Hazard Mitigation Plan was adopted in 2017. This is a 5 year Plan for the region.
S.1.4.1	Develop and update as necessary risk assessments and emergency management provisions to maintain or improve the safety rating of Rancho Cordova as a community with low risk of disruption.	CM / PD / F	Ongoing	GF	Ongoing. The Multi-Jurisdiction Hazard Mitigation Plan was adopted in 2017. This is a 5 year Plan for the region.
S.2.1.1	Support the construction of flood control projects when clear dangers to life and property exist.	PW	Ongoing	GF / AF	Ongoing.
S.2.1.2	Participate in the National Flood Insurance Program by updating the floodplain management ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and businesses owners in Rancho Cordova.	PW	Ongoing	GF / AF	Ongoing. The Multi-Jurisdiction Hazard Mitigation Plan was adopted in 2017. This is a 5 year Plan for the region.
S.2.1.3	Participate with the City of Sacramento, the Army Corps of Engineers, and other Federal, State, and local governments and agencies to develop policies to finance, construct, and plan flood improvements to eliminate flooding in the City.	PW	Ongoing	GF	Ongoing.
S.2.2.1	Disapprove new projects that would result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that the existing drainage facilities are being improved to mitigate such impacts.	PL	Ongoing	AF	Complete and ongoing per the entitlement review.
S.2.2.2	Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency (FEMA) or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-	PL	Ongoing	AF	Complete and ongoing per the entitlement review. Include within the zoning code overlay for development restrictions.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	specific mitigation.				
S.2.2.3	On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no-net-loss of floodplain storage.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.4	Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts on wildlife, habitat, and flooding on other parcels.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.5	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.6	Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	PW / PL	Ongoing	AF	Ongoing.
S.2.2.7	Discourage additional crossings of natural creeks in order to reduce potential flooding and access problems, except as needed to provide roadway and trail connections and preserve natural resource areas.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.8	Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.3.1	Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement Comprehensive Drainage Plans.	PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.3.2	Maintain drainage facilities in order to ensure their proper operation during storms.	PW	Ongoing	AF	Ongoing.
S.2.3.3	Prepare a Comprehensive Drainage Plan for all streams and their tributaries prior to any development within the 100-year floodplain.	PW	Ongoing	GF	Ongoing.
S.3.1.1	Continue to implement the Uniform Building Code to ensure that structures meet all applicable seismic standards.	B	Ongoing	AF	Complete and ongoing per the building permit review process.
S.3.2.1	Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas. This would include necessary measures to address expansive soil conditions.	B	Ongoing	BPF	Complete and ongoing per the building permit review process.
S.3.2.2	Impose the appropriate mitigation measures for new development located in seismic and geologically sensitive areas.	B	Ongoing	BPF	Complete and ongoing per the building permit review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
S.4.2.1	Coordinate with Regional Transit and companies with railways in the City to ensure that they implement all appropriate safety measures.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.4.2.2	Investigate improvements in crossing gates and warning devices on a regular basis.	PW	2007 / Ongoing	GF	Ongoing.
S.4.2.3	Make information on railroad crossing safety available at City Hall and on the City's website to encourage safe practices by City residents and businesses.	PW	2007 / Ongoing	GF	Created a link to the RT site on the City website
S.4.3.1	Evaluate the potential for grade separations at Mayhew Road, Bradshaw Road, Routier Road, Mather Field Road, and Zinfandel Drive roadway crossings.	PW	2007 / Ongoing	GF	Ongoing.
S.4.3.2	Work with RT to design grade separations appropriate for each location.	PW	2006 / 2007	BPF	Completed and Ongoing.
S.4.3.3	Include the grade separations specified in Action S.3.3.1 in the Capital Improvement Plan, and collect fees to help fund their construction.	PW	2007 / Ongoing	GF	Ongoing.
S.5.2.1	Adopt, and update as necessary, local standards for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage.	PW	2007	GF	Ongoing. Part of the entitlement process
S.5.3.1	Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	B / F	Annually	GF	Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to educate the public on hazardous material handling and storage. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S.5.3.2	During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	PL / PW / B / F	Ongoing	AF	Complete and ongoing per the entitlement review. Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material handling and storage policies are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code
S.5.3.3	Require all sites that are suspected or known to contain hazardous materials and / or are identified in a hazardous material / waste search to	B / F	Ongoing	GF	Building & Safety continues to work closely with Metro Fire and the

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	be reviewed, tested, and remediate for potential hazardous materials in accordance with all local, state, and federal regulations.				Sacramento County Environmental Management Department to ensure hazardous material issues are dealt with expediently and are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S.5.4.1	Support the continued enforcement of permitting requirements for radioactive materials.	Fire	Ongoing	GF	Ongoing.
S.5.4.2	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	Fire	Ongoing	GF	Ongoing.
S.5.5.1	Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the Planning Department..	Fire / PD	Ongoing	GF	Ongoing.
S.5.5.2	Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.	PL / F / PW	Ongoing	AF	Ongoing
S.5.6.1	Continue to coordinate with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, County of Sacramento, the Sacramento Metropolitan Fire District, the Rancho Cordova Police Department, and other appropriate agencies in hazardous materials route planning and incident response.	CM / F / PD	Ongoing	GF	Ongoing.
S.5.6.2	Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.	PD / F	Ongoing	GF	Ongoing.
S.6.1.1	Limit the height of structures consistent with Federal Aviation Regulation (FAR) Part 77 regulations.	PL / B	Ongoing	GF / AF	Complete and ongoing per the entitlement review.
S.6.1.2	Site new land uses consistent with the CLUP for noise impacts and safety restrictions.	PL / B	Ongoing	AF / GF	Complete and ongoing per the entitlement review.
S.7.1.1	Adopt and periodically update development standards and design guidelines consistent with current Crime Prevention through Environmental Design (CPTED). Specifically, incorporate provisions to address the following: - Natural Surveillance. Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets,	PD / PL	2007 / Ongoing	GF	Mentioned in the City's standards. The Police Dept reviews and comments on new development

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	front porches, adequate nighttime lighting). - Territorial Reinforcement. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences. - Natural Access Control. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements. - Target Hardening. This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges.				
S.7.1.2	Adopt and implement a City of Rancho Cordova Uniform Security Code to ensure all structures meet applicable security standards.	PD / PL	2006 / 2007 / Ongoing	GF	Not Completed.
S.7.1.3	Adapt transit-oriented development guidelines to the needs of crime prevention to the extent possible.	PD / PL	2007 / Ongoing	GP / AF	Not Completed. However, the Police Dept reviews and comments on new development
S.8.1.1	Complete a review of police services in the City on an annual basis and provide funding for additional services as needed and in conjunction with increased development.	PD	2006 / 2007	GF	Ongoing.
S.9.1.1	Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.	FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S.9.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	FD	Ongoing	AF	Ongoing.
S.9.1.3	Work with SMFD to develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.	B	Ongoing	BPF	Building & Safety continues to work closely with Metro Fire to educate the public on fire safety issues. This is also accomplished through enforcement of the California Fire Code.
S.9.1.4	Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.	FD	Ongoing	GF	Ongoing.
S.9.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	FD	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
S.9.1.6	Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.	PD	Ongoing	GF	Ongoing.
S.9.1.7	Continue to enforce all existing codes and ordinances regarding fire protection, including building inspection and vegetation management.	B FD / NS	Ongoing	BPF / GF	Complete and ongoing per the building inspection and code enforcement process. XII – Air Quality Element Complete and ongoing. All city facilities are held to the standards required for energy conservation and sustainable design, in accordance with state and federal guidelines and requirements.
S.9.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	PW / FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S.9.1.9	The City shall require that future projects are not initiated without assurance from the Sacramento Metropolitan Fire District that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements.	PW / PL / FD	Ongoing	GF	Ongoing.
XII – AIR QUALITY ELEMENT					
AQ.1.1.1	Use the emissions guidelines produced by the California Air Resources Board, SMAQMD, and SACOG to ensure that City facilities and operations comply with mandated measures.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.1.2	Support SMAQMD in the development of improved ambient air quality monitoring capabilities, as well as the establishment of standards that more adequately address the air quality impacts of proposed project plans and proposals.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.1.3	Support intergovernmental efforts directed at adopting stricter standards related to lowest emission technology vehicles, and more efficient burning engines and fuels (e.g., HVAC, generators, construction equipment, stricter tailpipe emissions standards, etc.).	CM	Ongoing	GF	Ongoing.
AQ.1.1.4	Update the General Plan as necessary if updates to the Sacramento Area Regional Ozone Attainment Plan would create inconsistencies between future buildout of the General Plan Planning Area and the Attainment Plan.	PL	Ongoing	GF	Ongoing.
AQ.1.2.1	Coordinate with SMAQMD through the environmental review process to ensure that proposed projects would not significantly affect the region's ability to meet State and federal air quality standards.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
AQ.1.2.2	Require project proponents to coordinate with SMAQMD on appropriate methodologies for evaluating project emissions and air quality impacts (e.g., emissions modeling software, SMAQMD's thresholds of significance, etc.).	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.1.2.3	Require all new development projects that exceed SMAQMD's thresholds of significance to incorporate design, construction material, and/or other operational features that will result in a 15 percent reduction in emissions when compared to an "unmitigated baseline" project.	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.2.1.1	Support the location of ancillary employee services, including childcare, restaurants, banking facilities, and convenience markets, at major employment centers for the purpose of reducing mid-day vehicle trips.	PL / ED	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.2.2.1	Promote compact development within one-quarter to one-half mile of rail transit stations and transit stations along enhanced transit corridors.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.2.2.2	Require greenfield areas of the City to be developed in keeping with the City's Building Block Concept of livable, walk able neighborhoods with services and employment opportunities integrated within every Village of the community.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process; however specific "blocks" have not been defined.
AQ.2.3.1	Identify and adopt incentives for planning and implementing infill development projects within urbanized areas and near job centers and transportation nodes.	PL	2007 / 2008 / Ongoing	GF	Not completed.
AQ.2.4.1	Provide buffers and setbacks between sensitive land uses and sources of air pollution.	PL	Ongoing	AF	Completed and ongoing.
AQ.2.4.2	Continue to implement criteria for all new parking lots to include tree plantings that will result in 50 percent shading of parking lot surface areas within 15 years.	PL / PW	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.3.1.1	Facilitate street design that encourages biking and walking in both new and established areas.	PW / PL	Ongoing	GF / CIP	Ongoing per the entitlement and development permit review process.
AQ.3.1.2	Require all new development to be designed to enable easy pedestrian and bicycle access and circulation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.2.1.1	Develop and distribute user-friendly maps of the City's existing and planned pedestrian and bicycle facilities to businesses and post on the City's website.	PIO	Ongoing	GF	Ongoing per the entitlement and development permit review process. Maps are provided online and at City Hall.
AQ.3.2.1	Provide and / or adequately advertise shuttles from local transit stations to special event and civic centers.	PW / PIO	Ongoing	GF	Maps are provided online and at City Hall.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
AQ.3.2.2	Encourage employers to provide: direct shuttle service to light rail; transit subsidies; bicycle facilities; ridesharing; flex schedules and alternative work schedules, including telecommuting and work-at-home programs; and preferential parking for carpools.	PW / PL	Ongoing	GF	Part of TMA
AQ.3.2.3	Support the development of Transportation Demand Management services through the City's Transit-Related Services Tax Area that result in active marketing of transit services, ride sharing programs, bike and pedestrian facilities, transit facilities, and provision of transit subsidies that provide air quality benefits.	PW	Ongoing	Transit tax	Ongoing.
AQ3.2.4	Require that new development pay its fair share of the cost of transit facilities and the operations and maintenance of transit services.	PW	Ongoing	AF	Ongoing.
AQ3.3.1	Encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations.	PW	Ongoing	AF	Ongoing.
AQ.3.3.2	Recommend that business owners schedule deliveries at off-peak traffic periods.	PW	Ongoing	GF	Ongoing.
AQ.3.4.1	Require designated carpool and vanpool parking in all new office developments.	PW / PL	Ongoing	GF	Encouraged during entitlement review
AQ.3.4.2	Consider developing a model trip reduction and air quality improvement program for City employees. The program could include flexible or compressed work schedules, commuter matching services, telecommuting options, and preferential carpool / vanpool parking, transit subsidies.	PL / PW / PIO	2007 / 2008	GF / transit tax	City Hall location includes EV Stations. Flexible work schedules for employees are available
AQ.4.1.1	Require energy-conserving features in the design and construction of new development. Many options exist for reducing pollution from energy-producing systems, including the following: - Requiring the use of the best available technologies to reduce air pollution standards. - Using building materials and methods that reduce emissions and improve indoor air quality (e.g., LEED certification, LEED Green Buildings, EPA Green Building, etc.). - Requiring that development projects be located and designed in a way that minimizes direct and indirect emission of air contaminants. - Installing efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units. - Utilizing automated time clocks or occupant sensors to control heating systems.	B / PW	Ongoing	GF	Complete and ongoing. Currently the City enforces the provisions of the California Energy Code, the Green Building Standards and the Building Energy Efficiency Standards that are referenced within.
AQ.4.1.2	Encourage the use of cost-effective and innovative emission-reduction technologies in building components and design.	PW / PL	Ongoing	AF	Ongoing, future plans may involve work with economic development and sacog for funding opportunities and projects.
AQ.4.1.3	Support the use of building materials and methods that increase efficiency beyond State Title 24 standards.	B / PL	Ongoing	AF	Complete and ongoing per the entitlement and building permit process

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
					review.
AQ.4.1.4	Encourage the use of "EPA Energy Star"-certified appliances.	B / PIO	Ongoing	GF	Ongoing.
AQ.4.1.5	Promote the implementation of sustainable design strategies for "cool communities," such as installing reflective roofing or light-colored pavement and planting urban shade trees.	B / PIO	Ongoing	GF	Complete and ongoing per the building permit process review.
AQ.4.1.6	Consider incorporating energy-conserving design and construction techniques in all City facilities.	B	Ongoing	GF	Complete and ongoing per the building inspection and code enforcement process. XII – Air Quality Element Complete and ongoing. All city facilities are held to the standards required for energy conservation and sustainable design, in accordance with state and federal guidelines and requirements.
AQ.4.2.1	Replace the City's fleet vehicles with new vehicles that utilize the lowest emission technology available, whenever economically feasible.	CM	Ongoing	GF / Grants	Completed and on-going
AQ.4.2.2	Consider adopting a policy that provides a preferential treatment to contractors using reduced emission equipment for City construction projects and for City contracts for services (e.g., garbage collection).	CM / B	2006 / 2007	GF	Not complete. The City can expedite the review for priority projects, but does not have a process for preferential treatment.
AQ.4.2.3	Encourage lowest emission technology buses in public transit fleets.	CM	Ongoing	GF	Complete and ongoing.
AQ.4.2.4	Promote developments and street systems that support the use of neighborhood electric vehicles.	PW / PL	Ongoing / PR	AF	Not Complete
AQ.4.2.5	Adopt an ordinance that limits the amount of time diesel-powered trucks, buses, and other heavy vehicles may idle in accordance with California Air Resources Control Board rules for mobile TAC sources, and that restricts placing new sensitive receptors within the proximity of known toxic air contaminant (TAC) producing facilities and land uses. Sensitive receptors shall be located a safe distance from TAC sources as described in California Air Resources Board guidelines and Sacramento Air Quality Management District requirements.	PW	2007 / 2008	GF	Ongoing. Included in the Air Quality District provisions and CEQA review.
AQ.4.4.1	Enforce construction-related air quality mitigation measures adopted through the CEQA process.	PL	Ongoing	AF	Complete and ongoing.
AQ.5.1.1	Provide air quality information on the City's website, including links to public information provided by SMAQMD and the California Air Resources Board.	PIO	Ongoing	AF	Ongoing.
AQ.5.1.2	Encourage employers to post flyers about carpools, vanpools, and other modes of transportation that contribute to improved air quality in locations	PIO	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	that are easily visible to employees.				
XIII – NOISE ELEMENT					
N.1.1.1	Adopt a Noise Ordinance with noise level performance standards, including maximum allowable noise exposure, ambient vs. nuisance noise, method of measuring noise, and enforcement procedures.	PL / CM	2007	GF	Sound regulated per RCMC 6.68 (noise control). This standard is outdated and taken from the County. Needs revision and guidelines for mitigation.
N.1.2.1	Require new development of noise-creating uses to conform to the City's maximum noise levels.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N.1.2.2	Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N.1.2.3	Require any potential noise impacts identified during the acoustical analysis to be mitigated in the project design to the maximum extent feasible.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process. Is also required per CEQA analysis.
N.1.3.1	Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics, and must estimate existing and projected cumulative noise levels and compare those levels to the policies within this Element.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N.1.3.2	Require any noise impacts identified in the acoustical analysis to be mitigated in conjunction with the project design.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and CEQA review process.
N.1.4.1	Limit construction activity to the hours of 7 a.m. to 7 p.m. weekdays and 8 a.m. to 6 p.m. weekends when construction is conducted in proximity to residential uses.	PL / PW / B	Ongoing	AF / BPF	Complete and ongoing per the noise element and municipal requirements.
N.1.4.2	Consider restricting the hours of operation of loading docks, trash compactors, and other noise-producing uses in commercial areas that are adjacent to residential uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N.1.4.3	Require stationary construction equipment and construction staging areas to be set back from existing noise-sensitive land uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N.1.6.1	Develop guidelines, strategies, and standards specifically related to maintaining acceptable noise levels in higher density development. Consider design and construction standards that minimize noise conflicts between residents with shared walls or floors / ceilings.	PL / B	2007	GF	There are indirect regulations and guidelines (i.e. sound wall, landscaping, UBC requirements), but nothing within the zoning code.
N.2.1.1	Encourage placement of light rail lines below the grade of the roadway in	PW / PL	Ongoing	GF	This has not been achieved.

	Action	Responsible Party	Time Frame	Funding Source	Status 2018
	order to reduce noise impacts.				
N.2.2.1	Assess the significance of the noise increase of all roadway improvement projects in existing areas according the following criteria: - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.	PL / B	Ongoing	AF / BPF	Complete and ongoing per the entitlement review.
N.2.3.1	Adopt a Citywide noise reduction program to reduce traffic noise and other noise levels.	PL / PW	2007 / 2008	GF	This has not been achieved. However, the City is implementing rubberize asphalt in certain sections on thoroughfares. The rubber asphalt reduces vehicle tire noise.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Goal H.1	Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the city.				
Policy H.1.1	Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.				
Action H.1.1.1	The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	General Fund	Economic Development Department	Inquire with employers once every two years.	Economic Development receives EDD Data with salary information in relation to industries.
Policy H.1.2	Maintain adequate sites that support a range of housing types appropriate for the City's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs.				

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.2.1	Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:	General Fund, Local Housing Trust Fund	Planning Department, Housing Services Division	Ongoing, as residential applications are received.	The City has met the high density set-asides in all of the new Development Entitlements that have been recently approved or are currently under review. As part of the development review process all new housing projects are reviewed for their compliance to these housing standards.
	Sites must be zoned exclusively residential.				
	Acres used to satisfy RHNA requirements will be required to maintain set minimum densities.				
	Sites must be of sufficient size to accommodate a minimum of 16 units per site.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Sites must be proximate to public transportation routes which provide ready access to fixed rail.				
Policy H.1.3	Promote a broader range of housing options for executives.				
Action H.1.3.1	The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	General Fund	Planning Department	Ongoing, as projects are possessed through the Planning Department.	Suncreek and Rio Del Oro are approved Specific Plans that include a variety of housing types and densities ranging from 6.1 d.u./acre to 40 d.u./acre. As addressed in the 2013-2021 housing element land use and sites inventory, the City's current zoning standards, accompanied with vacant land, has the capacity to meet the City's fair share of the housing needs within the current planning cycle.
Policy H.1.4	Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development				
Action H.1.4.1	As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community.	General Fund	Public Works, Housing Services Division, Planning, and Economic Development departments	The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes.	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to RT access points. The City recently purchased a prime 10 acre TOD property, and has plans to look at providing housing and community uses at this site. In addition, all new master plans and specific plans currently under review, contain a variety of multimodal transportation options that focus on linkages (i.e. bike to bus, bus to light rail) to improve connectivity and usage
	o SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	o Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City's affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). o Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportations options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.				of existing transit systems.
Policy H.1.5	Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing.				
Action H.1.5.1	The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.	General Fund	Community Development	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	The City has negotiated Affordable Housing Plan (AHP) with the developers of the SunCreek Specific Planning Area and Rio del Oro, as per Housing Element standards. Future Specific Plans will include Affordable Housing Plans

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. The Affordable Housing Plan shall specify and include the following: 1) A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households 2) The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project. 3) Program options within project-specific Affordable Housing Plans may include but are not limited to the following: The timing for completion of affordable housing obligations includes the following considerations: For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. - For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	4) At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. 5) In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: - Density bonuses - Fee waivers or deferrals (as reasonably available) - Expedited processing/priority processing - Reduced parking standards - Technical assistance with accessing funding - Modifications to development standards (on a case-by-case basis) - Other incentives				
Action H.1.5.2	The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.	General Fund	Housing Services Division	Annually monitor the Affordable Housing Plan.	Staff reviewed the current processes and applications, no constraints were identified.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.5.3	Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund).	State and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund)	Housing Services Division, Planning, and Economic Development Departments	Apply for funding as available.	The City is partnered with two non-profit developers for 1 transitional and 2 permanent supportive housing development. The City also partnered with one for-profit developer for affordable family housing.
GOAL H.2	ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS				
Policy H.2.1	Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units).				
Action H.2.1.1	The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	Apply for funding as Notices of Funding Available (NOFAs) are released.	The City's first CalHOME funded rehabilitation program funded 11 loan to low-income home-owners in need of health and safety repairs. The City will continue to strongly encourage rental housing owners and managers to re-invest and upgrade rental housing stock through the Rental Housing Inspection Program and will look at reapplying for more CalHOME funding when the next NOFA is issued expected in 2019.
Action H.2.1.2	Continue the use of the City's Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant for mobile home owners and single family homeowners to address immediate health and safety problems.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	The City will provide loans as funding becomes available each year.	In 2018 the program funded 7 roof repairs.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.2.1.3	Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City's website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	Ongoing, as community improvement days occur and new programs become available.	The City's Volunteer Program worked with local businesses, residents, and church organizations to provide residential improvement and revitalization programs to impacted neighborhoods. (Re-build Day, Clean-up and Beautification Projects)
Action H.2.1.4	Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	HOME Program and CDBG Program	Housing Services Division and Neighborhood Services Division	Ongoing.	The City's Rental Housing Inspection program has continued to strongly encourage rental housing property owners and managers to make necessary health and safety improvements and has been formulating ordinances that would include services of a community prosecutor and other fee based site review to continue to bolster that encouragement.
Action H.2.1.5	Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	General Fund	Planning and Building Departments	Implemented as part of the project processing and review of individual development applications.	The planning department continues to use CPTED standards as part of the design review process for new entitlements and continues to consult with the City's police department for further CPTED and other safety standards.
Policy H.2.2	Continue to implement the Folsom Boulevard Specific Plan.				
Action H.2.2.1	Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following	General Fund	Housing Services Division, Neighborhood Services Division, and Economic Development Department	Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.	The City is working with property owners and developers to identify development opportunities along Folsom BLVD. on an ongoing basis. One affordable multi-family project was approved on Folsom Blvd. However, the project is awaiting Federal and State funding. The City continues to work with property owners and developers along Folsom Blvd.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.				
Policy H.2.3	Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.				
Action H.2.3.1	Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping	CDBG Funds, General Fund	Housing Services Division and Neighborhood Services Division	Annually	The City is continuing to collect the Housing Stock Conservation Fee on business licenses.
Policy H.2.4	Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.				
Action H.2.4.1	The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The Housing Services Division and Neighborhood Services Division will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.	Local Housing Trust Fund, CDBG	Community Development	Annually	The City provided monitoring to the City funded affordable housing programs and updated the information regarding at-risk and other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders to gauge interest and look for funding to maintain existing and at-risk affordable units and develop new affordable housing.
	o Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
AGENDA ITEM 9.4	o Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee).				
	o Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.				
	o Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants.				
	o Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards.				
	o Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis.				
	o Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	funding of programs that provide resources for preservation activities). - o Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. - o Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.				
Action H.2.4.2	Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	General Fund, Local Housing Trust Fund and other subsidies as available	Housing Services Division	Ongoing	The City continues to work with non-profit and for-profit developers to identify potential rehabilitation projects.
GOAL H.3	PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.				
Policy H.3.1	Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.				

2018 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.1.1	Continue to review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.	General Fund	Housing Services Division	Ongoing	The City maintains contact with other jurisdictions' housing programs to encourage best practices.
Action H.3.1.2	The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City's RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.	General Fund	Planning Department	Annually monitor the CUP process to ensure it doesn't pose a constraint to any of the sites listed above.	These sites are located throughout the city including Villages of Zinfandel and the Mather Special Plan Area. Discussion occurs when applicants approach the City. The Limited Use Permit was eliminated from the entitlement process in June 2017.
Policy H.3.2	Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.				
Action H.3.2.1	Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	General Fund	Planning Department, Housing Services Division, Building Department, and Sacramento Metro Fire District	Evaluate the feasibility of converting units as sites are identified and funding becomes available.	The City did not have an opportunity to identify a conversion facility in 2018.

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ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.3.3	Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households.				
Action H.3.3.1	Provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements by undertaking the following actions:	General Fund	Planning Department, Building Department, and Housing Services Division	Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.	The City is currently sponsoring two supportive housing projects that are targeting groups that have a high percentage disabled population – homeless veterans, Mather's Veteran Village, which provides transitional and permanent supportive housing. Phase 2 and 3 have secured funding in 2017. Both buildings were under construction in 2018 and will be completed in 2019.
	☐ Review regulations and procedures for City-funded or City-operated housing programs to ensure that housing needs for persons with physical and developmental disabilities are addressed. The City will continue to encourage and support housing for persons with physical and developmental disabilities, which will include assessing the need for elevator access, continued review of zoning standards, and implementation of the City's reasonable accommodation program.				
Action H.3.3.2	Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include:	General Fund, Local Housing Trust Fund, CDBG	Housing Services Division and Planning Department	Implemented as part of project processing and review of individual development applications	The City has not received any SRO applications or inquiries during 2018.
	☐ 24-hour on-site management				
	☐ Room limitation to single occupancy,				

2018 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	with allowance for overnight guests ☐ Requirements for monthly tenancies ☐ Units must be 250–300 square feet in size and include kitchen or bathroom ☐ Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units The Planning Department and Housing Services Division will review development standards to see if they act as a constraint as SRO applications are submitted.				
Action H.3.3.3	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. . The City will establish managerial standards for homeless facilities that will include the following: maximum number of beds; - o Off-street parking based upon demonstrated need; - o Size and location of on-site waiting and intake areas; - o Provision of on-site management; - o Proximity to other shelters; - o Length of stay; - o Lighting; and - o Security during hours when the shelter is open	General Fund, State Emergency Shelter Program, HUD, other specialized funding	Housing Services Division	Participate in regional coordination on an annual basis. Develop managerial standards for homeless facilities within one year of adoption of the Housing Element.	The City is currently participating in the Continuum of Care through Sacramento County. The City is also the physical location of the largest transitional housing facility in the County – the Mather Community Campus. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan.

2018 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.3.4	The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.				
Action H.3.4.1	The City will continue implementation of its Fair Housing Plan that works to affirmatively further fair housing. The Plan is part of a new fair housing effort that the City began in fiscal year 2012-2013, and includes: - o Production, marketing, and distribution of fair housing materials, and marketing in non-English languages - o Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative - o Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc. - o Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City's Analysis of Impediments to Fair Housing (AI) completed in 2010.	General Fund, CDBG funds	Housing Services Division	Ongoing	The City in 2018 partnered with adjacent jurisdictions as a regional approach. The partnerships in 2018 included Project Sentinel and Sacramento Self-help Housing.
Action H.3.4.2	Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	General Fund	Planning Department	Ongoing	There has not been a formal reasonable application submittal in 2018. The City will continue to work to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code.
GOAL H.4	PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.				

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ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.4.1	Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.				
Action H.4.1.1	Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	General Fund	Planning and Building Departments	Ongoing	The City and Mercy Housing successfully implemented SMUD's virtual net metering program on Mather Veterans Village Phase 1 and is attempting to extend the program to Phases 2 and 3. The planning and building department continue to coordinate efforts to encourage energy efficiency in design. Currently, the City is cooperating with Grid Alternatives (Solar).
GOAL H.5	PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.				
Policy H.5.1	Partner with private organizations to encourage housing investment in the City.				
Action H.5.1.1	Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.	General Fund	Economic Development Department	Determine viability of creating a local housing trust fund by end of fiscal year 2014.	The City did not have the opportunity to consider a local housing trust. The Affordable Housing Plans include an in-lieu fee.
Policy H.5.2	Pursue state and federal funding sources needed to achieve the desired range of housing choice.				

2018 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.5.2.1	Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.	Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds	Housing Services Division	Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD	The City continues to apply for any and all available and applicable grants and other funding for affordable housing. These include HOME and CALHOME grant applications, Infill grant applications, Affordable Housing Sustainable Communities, Tax Credits, and other assorted funding opportunities.
Action H.5.2.2	Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	CDBG, HOME and other funds (as funding becomes available to the City)	Housing Services Division	Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City explores opportunities to work with financial institutions to encourage CRA investment. A number of banks already operate in the City of Rancho Cordova, providing very low cost down payment programs, and providing mortgages to low and moderate income households.
Policy H.5.3	Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.				

2018 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.5.3.1	To promote the development of affordable housing, the City will market available incentives by advertising on the City's website, publishing brochures and making referrals. The incentives for developers may include:	General Fund	Housing Services Division and Planning Department	Offer incentives as projects are processed through the Planning Department.	The City is working to encourage development of affordable housing project as funds and resources become available.
	☐ Financial assistance (based on availability of housing funds)				
	☐ Expedited development review				
	☐ Streamlined processing				
	☐ Density bonuses				
	Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.				
Policy H.5.4	Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.				
Action H.5.4.1	The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following:	General Fund	Community Development Department	Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2016. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City did not consider updating the fee in 2018. It was determined that the current impact fee meets the desires of the City at this time.
	☐ An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types;				
	☐ A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code;				
	☐ A fee component to cover administrative costs;				
	☐ An annual inflationary adjustment;				
	☐ Exempt uses; and				

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	☐ Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.				

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Rancho Cordova	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1539	0		50	0	50	0	0	0	0	100	1439
	Non-Deed Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	1079	0		0	0	0	0	0	0	0	0	1079
	Non-Deed Restricted		0	0	0	0	0	0	0	0	0		
Moderate	Deed Restricted	1303	0	0	0	0	0	0	0	0	0	217	1086
	Non-Deed Restricted		0	0	0	0	110	107	0	0	0		
Above Moderate		3087	331	254	402	330	306	151	0	0	0	1774	1313
Total RHNA		7008											
Total Units 44			331	254	452	330	466	258	0	0	0	2091	4917

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Jurisdiction	Rancho Cordova	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1097
Total Units 44		1097

very low-income permitted units totals

Entitlement Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	1,156
Total Housing Units Approved:	1,108
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

ATTACHMENT 5

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
1	Adoption of the LHMP into the Safety Element of the General Plan by reference or incorporation	All Hazards	High	Planning	Local	As soon as possible (by the end of 2018)	Completed Dec 2018
2	Sunrise Blvd Widening Kiefer to Jackson	Flooding	Med	Public Works	Fed, State, and Local	Within 5 years	
3	City Disaster Debris Management Plan	Multi-hazard	Med	Public Works	FEMA, Local	Completed	Completed
4	Transportation Interconnectivity; ensure interconnectivity and road standards are maintained for disaster preparedness/evacuations	Multi-hazard	High	Planning and Public Works	Local	On-going	On-going
5	Intergovernmental Agreement between County and the City	Multi-hazard	Med	Public Works	FEMA, Local	MOU Completed	Completed
6	Land Use; as the City grows towards the south and east, cluster development and open space will be encouraged.	Multi-hazard	High	Planning	Local	On-going	On-going
7	Post disaster training for staff	Multi-hazard	High	Planning	Local	On-going	On-going
8	Update/Maintain Emergency Operation Plan (EOPs). Assemble key City staff to form a team to update and maintain EOPs	Multi-hazard	Med	Public Works to include all City Depts.	Local	Next 5 years	City of Rancho Cordova is part of the Sacramento County Emergency Operation Area Plan (EOA). Staff will attend training classes in 2019.
9	Increase Everbridge (Reverse 911 system to provide message alerts) Enrollment	Multi-hazard	Med	Public Information Officer	Local	FY 16/17	
10	Develop and maintain a database	Gas	Med	IT Dept, Public	Local	FY 17	

ATTACHMENT 5

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
	to track community vulnerability	infrastructure and facilities		Works; GIS, Police and Fire			
11	City Website and Social Media Emergency Information (ensure info regarding emergencies is available through the City website with link to the Multi-Jurisdiction HMP, press notification and social media)	Multi-hazard	High	Communication Dept.		FY 18; info on website evaluated once a year	Completed Link to Multi-Jurisdiction HMP on City Planning website page FY 18.
12	Building & Safety Division Disaster Inspector Training	Post disaster, Multi-hazard	Med	Building Division	Local	As needed	3 Building Inspectors are Certified
13	Landscape and Irrigation requirements for City owned facilities. (Develop a new drought policy)	Drought	Med	Public Works, Facility Dept, Finance	Local	Next 5 years (deadline date of 2022)	
14	Landscape Ordinance (Update and maintain proper landscaping practices)	Drought	High	Planning	Local	On-going	On-going
15	Impervious surface (restrict impervious surface)	Drought and flooding	Med	Planning	Local	On-going	On-going
16	Porous pavement and vegetative buffers (encourage the use of porous pavement, vegetative buffers, and islands in large parking areas)	Drought and flooding	Med	Planning	Local	On-going	On-going
17	Storm Water Pump Station Infrastructure Upgrades (purchase 4 portable generators)	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2022)	Analysis completed. Only 1 portable generator is needed. Generator was purchased.

ATTACHMENT 5

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
18	SB-5 Urban Level of Flood Protection	Flooding	High	Public Works	Local	Completed by 2017	Completed 2017
19	Channel Vegetation Management and Erosion Control	Flooding	Med	Public Works	Local	Next 5 years (deadline date of 2022)	
20	Adoption of Hydromodification and Low Impact Development (LID) Standards	Flooding and Drought	Med	Public Works	Local	Next 5 years (deadline date of 2022)	Completed in 2018
21	Stormwater Capital Improvement Master Plan (identify existing flooding problems and analysis priority list of recommendations for capital improvement projects)	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2022)	Initiated in 2018. Anticipated to be completed at the end of 2019.
22	Sunrise Blvd & Monier Circle Drainage Improvements	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2022)	
23	Roundabouts (Encourage roundabouts in place of traffic signals where appropriate)	High wind and storm (evacuation)	Med	Planning/Public Works	Local	On-going through development process	

MEMORANDUM

DATE: March 18, 2019

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner



SUBJECT: WATT COMMUNITIES ALDERWOOD MAJOR DESIGN REVIEW APPROVAL AND CEQA EXEMPTION 15182; PROJECT NO. DD9833 – LOCATED SOUTH OF DOUGLAS ROAD AND WEST OF GRANTLINE ROAD

PROPERTY OWNER: Woodside 05N, LP 111 Woodmere Road, Suite 190 Folsom, CA 95630	APPLICANT/DEVELOPER: Watt Communities 2408 Professional Drive, Suite 200 Roseville, CA 95661
PROJECT: Applicant is requesting a Major Design Review for 48 single-family homes located within a portion of the Douglas 98 Subdivision known as the Alderwood Community. The applicant has submitted for 3 floor plans of 2,155 square feet, 2,780 square feet, and 3,038 square feet. Each floor plan will have architectural styles of Ranch, Farmhouse, and Spanish. Preliminary Landscape Plans have also been submitted as part of this application.	
FILE: DD9833 LOCATION: Located South of Douglas Road and West of Grant Line Road ZONING: RD-7 GP ZONING: Medium Density Residential (MDR) APN: 067-1130-160 through -170 and 067-1140-001 through -037 PLANNER: Nicholas Sosa, Assistant Planner	

RECOMMENDATION

That Council:

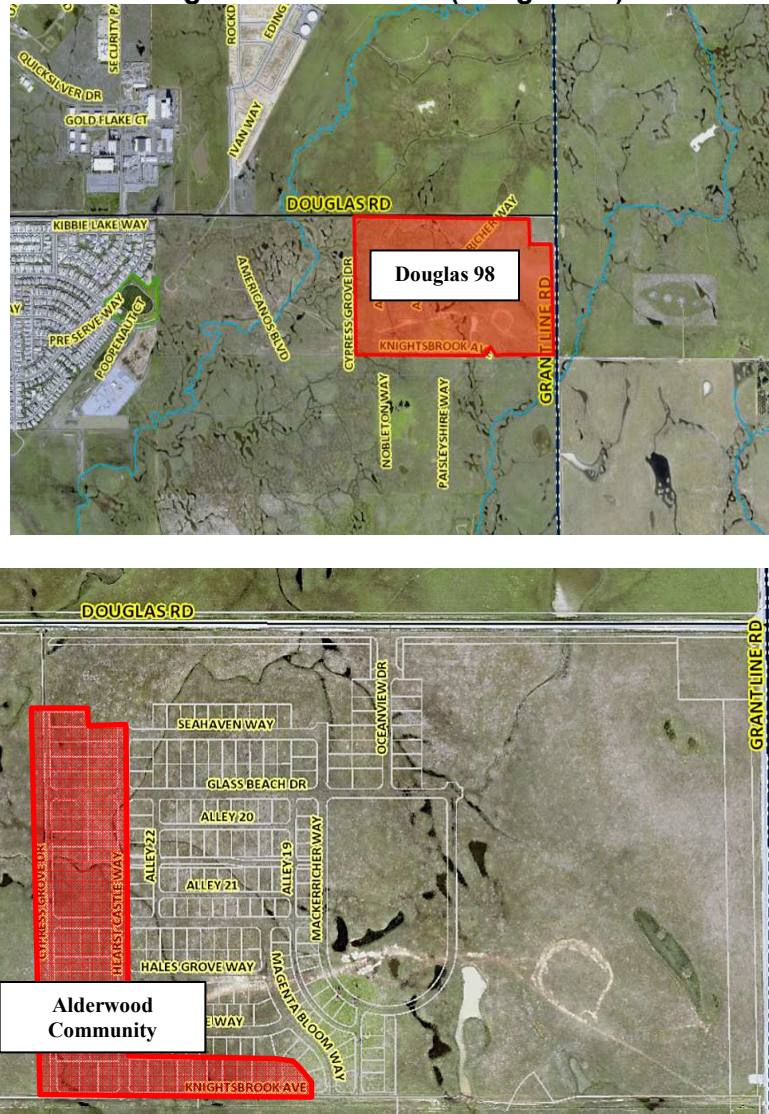
- a) Determine the project Exempt per Section 15182, of the CEQA Guidelines
- b) Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the above referenced Resolution would approve the design for 3 floor plans ranging from 2,155 square feet to 3,038 square feet, located within a portion of the Douglas 98 subdivision known as the Alderwood Community. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

Douglas 98 is located within the Sunridge Specific Plan which was approved in July of 2002 by Sacramento County, prior to the City's incorporation. The overall specific plan area includes residential, commercial, office and open space throughout.

Figure 1: Alderwood (Douglas 98)

Alderwood at Douglas 98 (**Figure 1**) will contain 48 single-family homes upon its completion with the area consisting of the RD-7 residential zoning designation. The lot size for these homes will be 55' wide by 105' deep, with three different plans and architectural styles ranging from 2,155 to 3,038 square feet.

	Lot Size	# Floor Plans	Home Sqft Range	# Architectural Styles	# Color Schemes
Alderwood	55' x 105'	3	2,155 sqft to 3,038 sqft	3 styles for each floor plan	3 schemes for each style

Site Design

All plans are required to meet the minimum setbacks as dictated by the Sunridge Specific Plan as well as any required easements or setbacks provided by public utilities (**see Table 1**). The setbacks are shown within the design package (**Exhibit A**) in conjunction with each drawing of the floor plans. The typical setbacks as required by the Sunridge Specific Plan are as follows:

Table 1: Setback Minimums

Setbacks	Distance Minimums
Rear Yard	20% of lot depth
Interior Side Yard	5 Feet from PL
Garage	19 Ft. from ROW
Living Space	16 Feet from ROW
Public Utility Easement (PUE)	12.5 Feet from ROW
Corner Side Yard	12.5 Feet from ROW

*PL = Property Line

*ROW = Right of Way

DESIGN REVIEW

Architectural Design

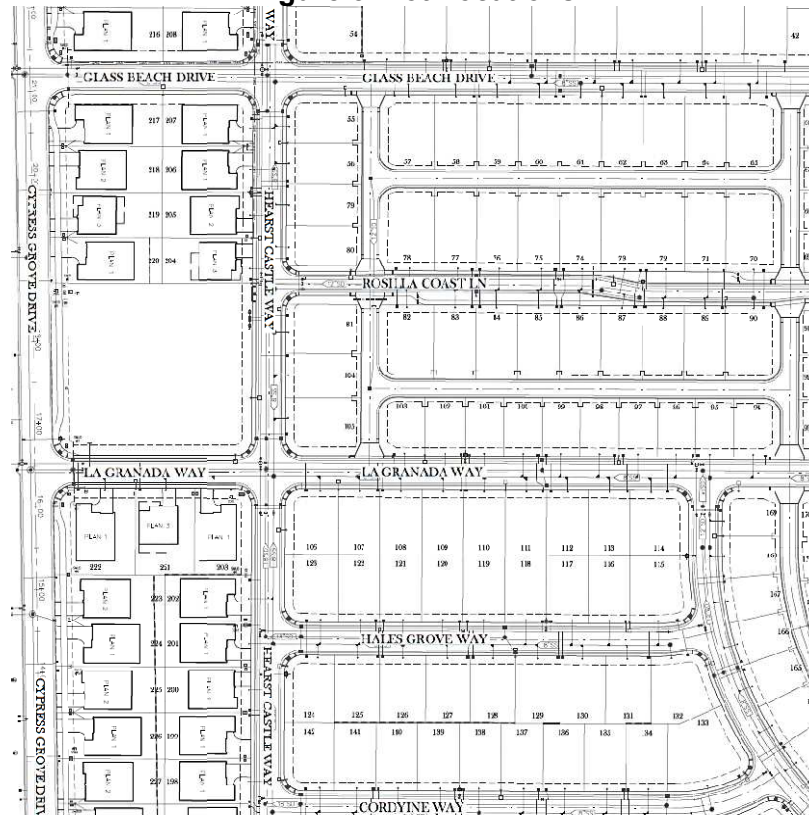
The proposed project includes three unique floor plans and architectural styles integrated throughout. This provides a streetscape with various styles each with three color schemes and alternation between single and two story homes. Color schemes in the project plans include colors for the body and accent body colors, fascia, and trim/garage. The project proposes two floor plans with 3 car tandem garages and 1 floor plan with a “J” drive with side on garage and a façade to portray the appearance of living space. All floor plans will display a variation of façade materials and color schemes to create aesthetic interest and differentiation in the streetscape. Elevations for each floor plan are shown in **Figures 2–4**.

Figure 2: Plan 1**Figure 3: Plan 2****Figure 4: Plan 3**

The project proposes enhanced elevations for Plan 1 and Plan 3 floor plans. These enhanced elevations will be located on corners and include additional shutters and architectural details. The Applicant has pre-plotted their lots as shown in **Figure 5** and shows that no Plan 2 floor

plans will be placed on corner lots. Should this change, an enhanced elevation will be required by Staff at building permit stage.

Figure 5: Lot Locations



Landscape Design

The Applicant provided staff with a potential preliminary landscape plan for each floor plan. The landscape shows a mixture of a tree, shrubs, and some lawn in the front yard with additional shrubs along the side street property line for corner lots. For specifics pertaining to the project's landscape plans, please refer to Exhibit A.

Figure 6: Landscape Plan A

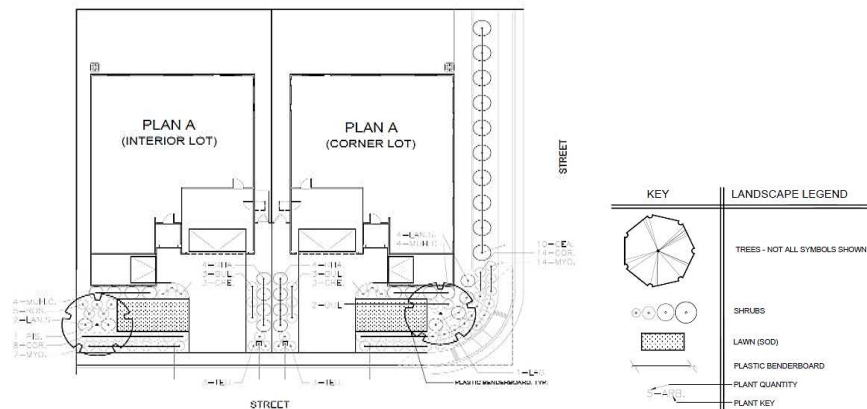


Figure 7: Landscape Plan B

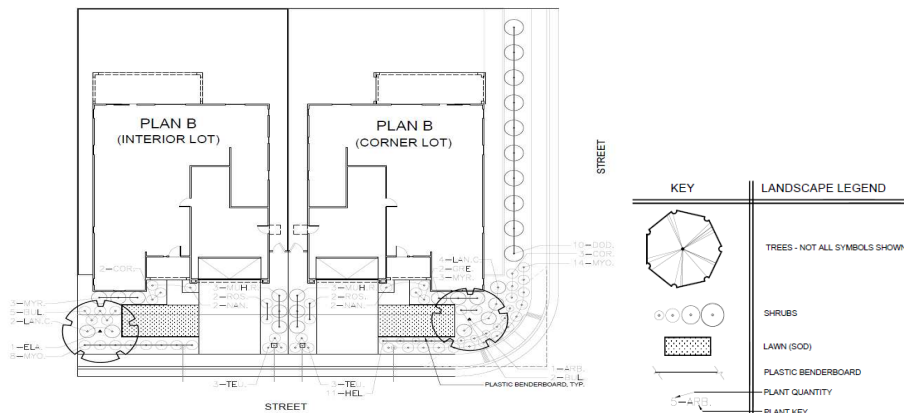
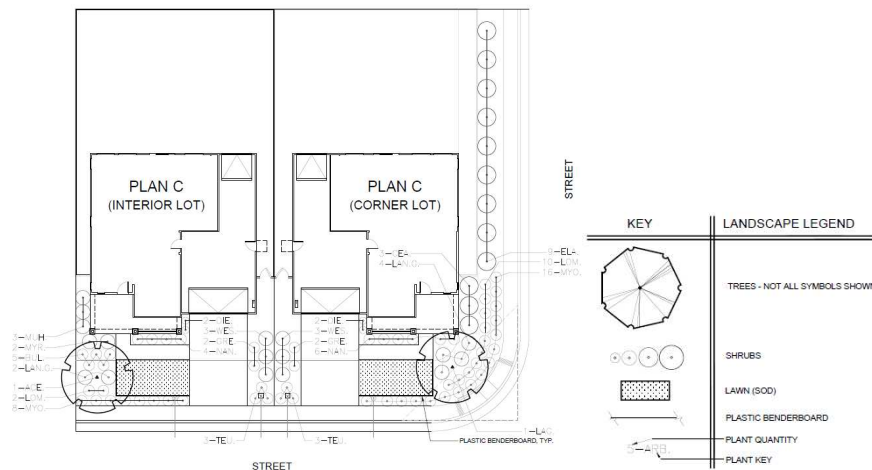


Figure 8: Landscape Plan C



GENERAL PLAN CONSISTENCY

The proposed site has a General Plan Zoning Designation of Medium Density Residential (MDR). The MDR zone is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The project is proposing single-family detached homes throughout the Alderwood Community. The project provides a streetscape design that is aesthetically pleasing to pedestrians and passing vehicle traffic.

DESIGN REVIEW FINDINGS & EVIDENCE

Approval of the Major Design Review, subject to the Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) must provide sufficient evidence for the Findings required by Zoning Code Section 23.141.050. Findings and supportive evidence are shown below:

- a) **Finding:** *The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.*

Evidence: The General Plan designation for the residential area of Douglas 98 is Medium Density Residential (MDR). The MDR zone is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The project is consistent with the City's Design Guidelines for residential homes and the requirements and standards of the Sunridge Specific Plan.

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

Evidence: Watt Communities has presented a design package which includes three different floor plans with multiple architectural types (Ranch, Farmhouse, and Spanish). Variations in colors and materials along with living spaces forward of the garage will create a vibrant and welcoming streetscape that will complement anticipated future construction in the area. Conditions of Approval (Exhibit B) have been developed to alternate between sizes and architectural styles throughout the neighborhood to increase street variation.

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

Evidence: The proposed residential architecture establishes a clear design concept and is compatible with other neighboring communities such as North Douglas, Grantline 208, Sunridge Park, and other areas of Douglas 98. The Applicant provides floor plans ranging from 2,155 to 3,038 square feet in size and numerous architectural styles that create an aesthetically appealing streetscape that would establish a standard for anticipated commercial and additional residential areas nearby.

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

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) and the Mitigated Negative Declaration (MND) for the Eastside properties in compliance with the California Environmental Quality Act (CEQA). Mitigation measures relating to Douglas 98 are included in the SDCP/SRSP EIR and Sunridge East MND and are still applicable. Since the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR and Eastside Properties MND, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) considers exempt any residential projects in a specific plan for which an EIR was prepared, assuming no event described in CEQA Guidelines Section 15162 has occurred. Events described in Section 15162 include substantial changes to the project or the circumstances under which the project is undertaken that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, or the presence of new information of substantial importance that was not known and could not have been known at the time the EIR was prepared. The current project involves design review, which is intended to ensure that the project is consistent with the City's design guidelines. No changes to the approved tentative map are proposed: the number of units and the location of development would be the same as previously approved. Thus, there are no changes to the project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There are no changes in the circumstances under which the project would be implemented and no new information is available that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. For these reasons, the project is exempt from further CEQA analysis.

RECOMMENDED MOTION

Staff recommends that the City Council find the project categorically exempt from further CEQA review per CEQA Guidelines Section 15182 and adopt the Resolution approving the Major Design Review for Watt Communities Alderwood subject to the findings and Conditions of Approval (Attachments 2 and 3).

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval
4. 500' Radius Map with Mailing Labels

ATTACHMENT 1**CITY OF RANCHO CORDOVA****CITY COUNCIL RESOLUTION NO. XXX-2019****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW FOR WATT COMMUNITIES
ALDERWOOD PROJECT NO. DD9833**

WHEREAS, Watt Communities (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval of Alderwood located in the Douglas 98 subdivision with three new floor plans each with three architectural styles; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan Environmental Impact Report (EIR) and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for the Eastside Properties adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act (Resolution 16-2006); and

WHEREAS, the SDCP/SRSP was approved by the County of Sacramento ("County") in July 2002. The County also prepared and certified an Environmental Impact Report ("EIR") (State Clearinghouse Number 97022055) for the SDCP/SRSP. In July 2003, the City of Rancho Cordova incorporated an area that included the SDCP and SRSP. In response to litigation involving the SDCP/SRSP EIR, the City subsequently rescinded approval of the SDCP/SRSP, yet the court held that the SDCP/SRSP is still in effect for projects that were already vested through a development agreement, such as this one. The Court and City allowed projects with development agreements to develop consistent with the Specific Plan which utilized County standards. On November 7, 2012, the City certified a partially Revised EIR for the SDCP/SRSP, however, at that time the City determined to carry out the projects within the SDCP/SRSP area without re-approving the SDCP/SRSP; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR and Eastside Properties Mitigated Negative Declaration, and therefore is exempt under CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; and

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

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

1. Determine the CEQA exemption 15182 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.
 - a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 Residential Projects Pursuant to a Specific Plan.

ATTACHMENT 1

Evidence: The proposed residential project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report and the Mitigated Negative Declaration for the Sunridge East Properties. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

2. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

- a) **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the residential area of Douglas 98 is Medium Density Residential (MDR). The MDR zone is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The project is consistent with the City's Design Guidelines for residential homes and the requirements and standards of the Sunridge Specific Plan.

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

Evidence: Watt Communities has presented a design package which includes three different floor plans with multiple architectural types (Ranch, Farmhouse, and Spanish). Variations in colors and materials along with living spaces forward of the garage will create a vibrant and welcoming streetscape that will complement anticipated future construction in the area. Conditions of Approval (Exhibit B) have been developed to alternate between sizes and architectural styles throughout the neighborhood to increase street variation.

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

Evidence: The proposed residential architecture establishes a clear design concept and is compatible with other neighboring communities such as North Douglas, Grantline 208, Sunridge Park, and other areas of Douglas 98. The Applicant provides floor plans ranging from 2,155 to 3,038 square feet in size and numerous architectural styles that create an aesthetically appealing streetscape that would establish a standard for anticipated commercial and additional residential areas nearby.

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

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that

ATTACHMENT 1

prior approval. This Design Review approval will not impede any of the approved transportation modes.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of March, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, City Clerk

2670723.1



D O U G L A S

RANCHO CORDOVA, CALIFORNIA

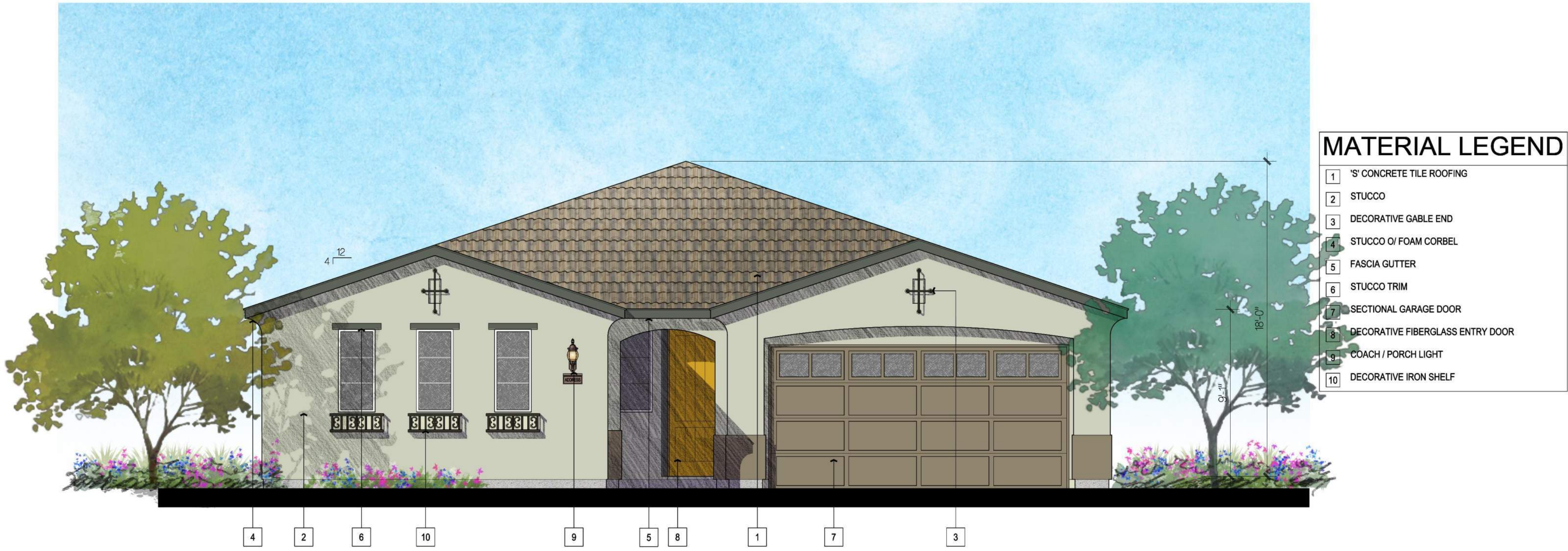
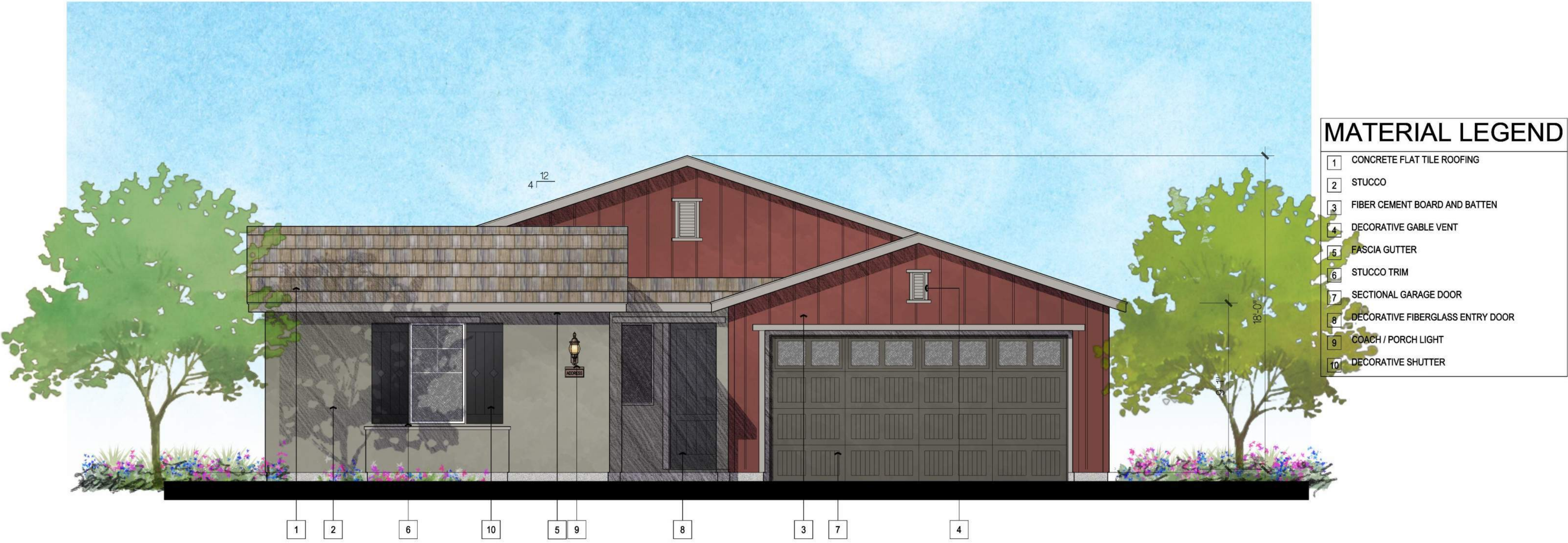
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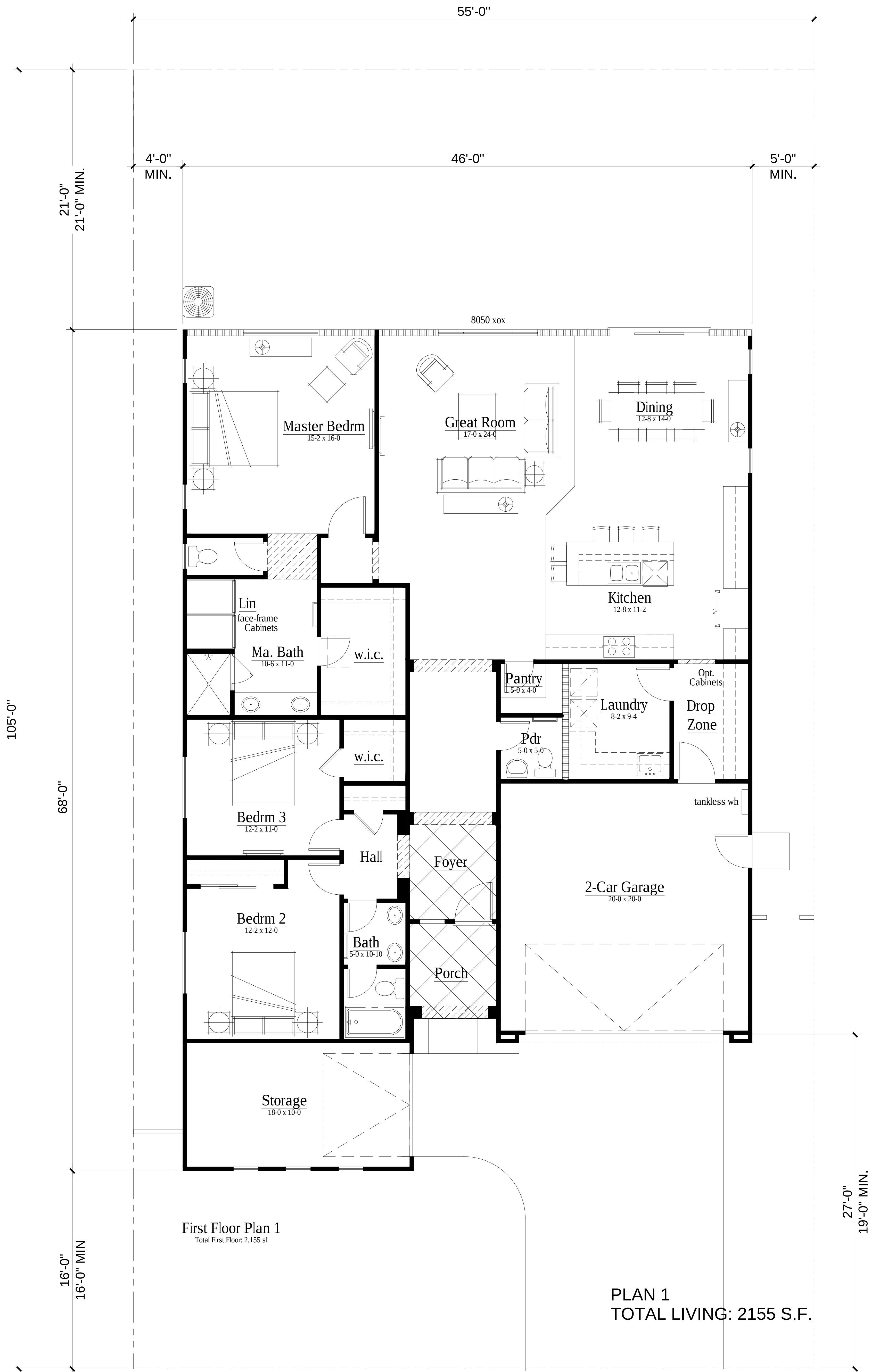
A0.0 - TITLE SHEET

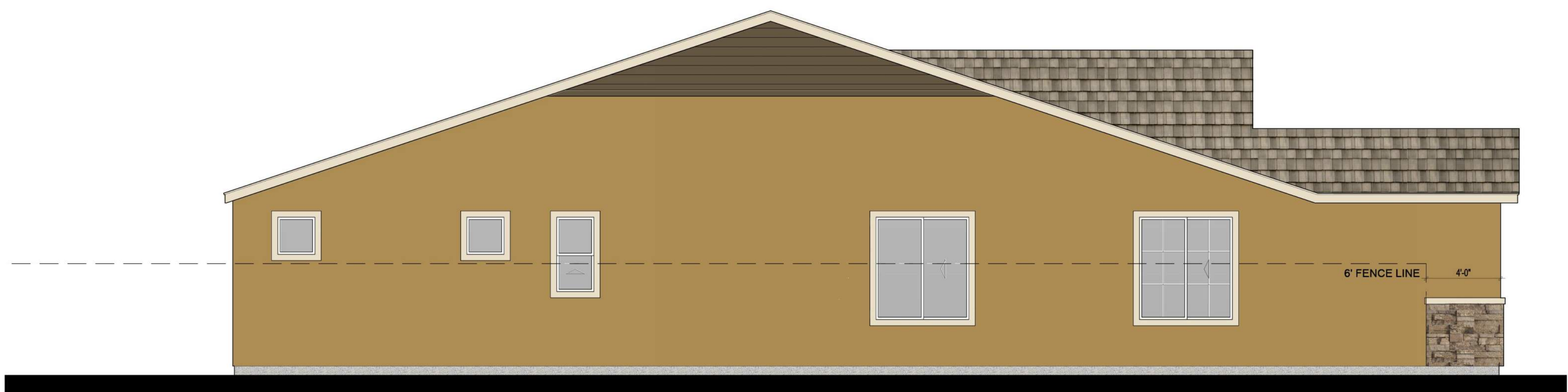
A1.0 - PLAN 1 FRONT ELEVATIONS
A1.1 - PLAN 1 FIRST FLOOR PLAN
A1.2 - PLAN 1 RANCH ELEVATIONS
A1.3 - PLAN 1 FARMHOUSE ELEVATIONS
A1.4 - PLAN 1 SPANISH ELEVATIONS
A1.5 - PLAN 1 ENHANCED ELEVATIONS
A1.6 - PLAN 1 ROOF PLANS

A2.0 - PLAN 2 FRONT ELEVATIONS
A2.1 - PLAN 2 FIRST FLOOR PLAN
A2.2 - PLAN 2 SECOND FLOOR PLAN
A2.3 - PLAN 2 RANCH ELEVATIONS
A2.4 - PLAN 2 FARMHOUSE ELEVATIONS
A2.5 - PLAN 2 SPANISH ELEVATION
A2.6 - PLAN 2 ROOF PLANS

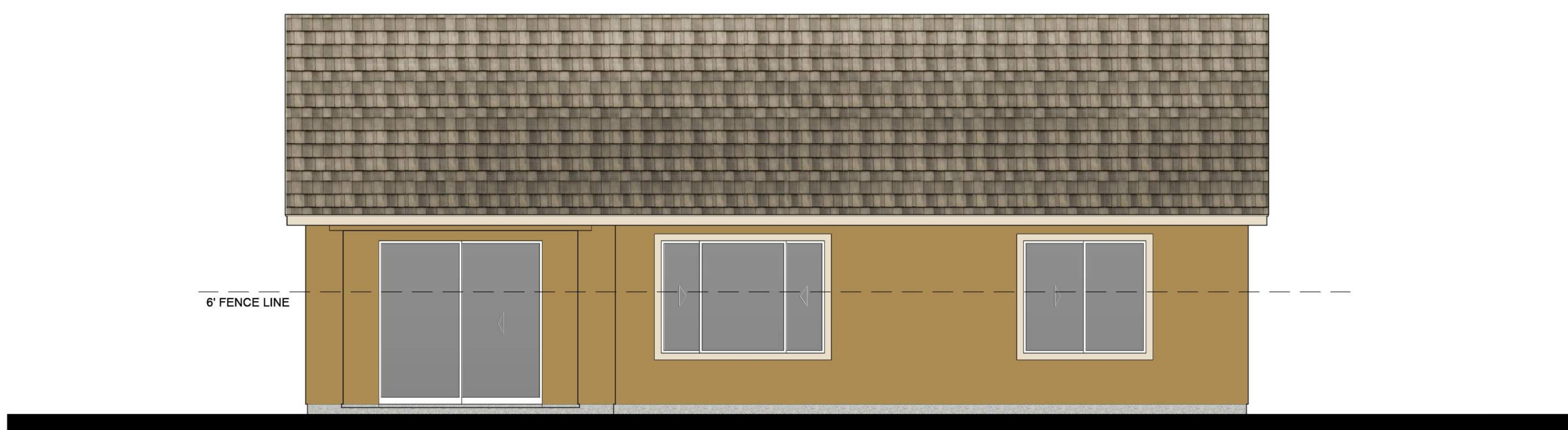
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A3.1 - PLAN 3 FIRST FLOOR PLAN
A3.2 - PLAN 3 SECOND FLOOR PLAN
A3.3 - PLAN 3 RANCH ELEVATIONS
A3.4 - PLAN 3 FARMHOUSE ELEVATIONS
A3.5 - PLAN 3 SPANISH ELEVATIONS
A3.6 - PLAN 3 ENHANCED ELEVATIONS
A3.7 - PLAN 3 ROOF PLANS



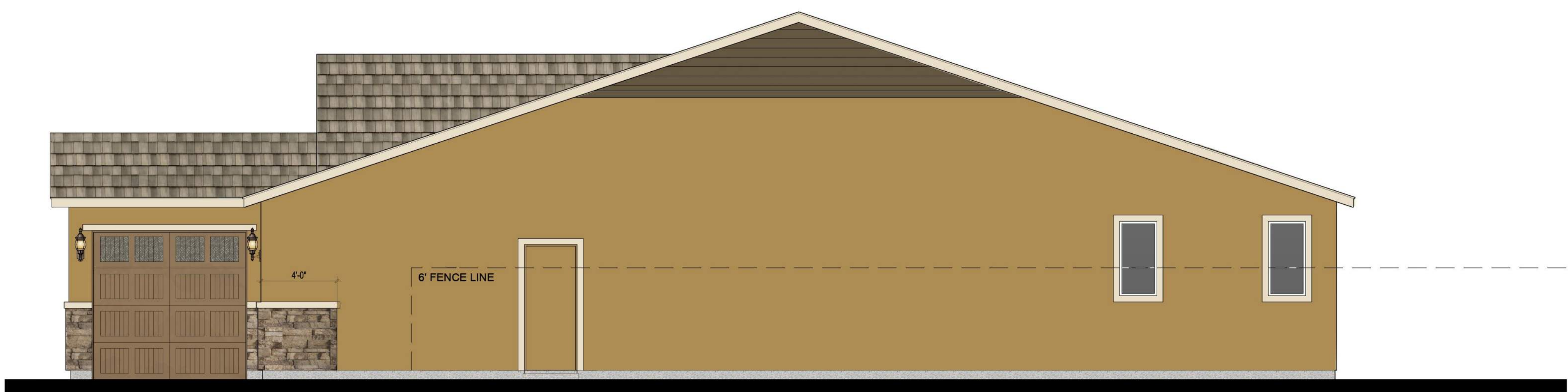




LEFT



REAR



RIGHT

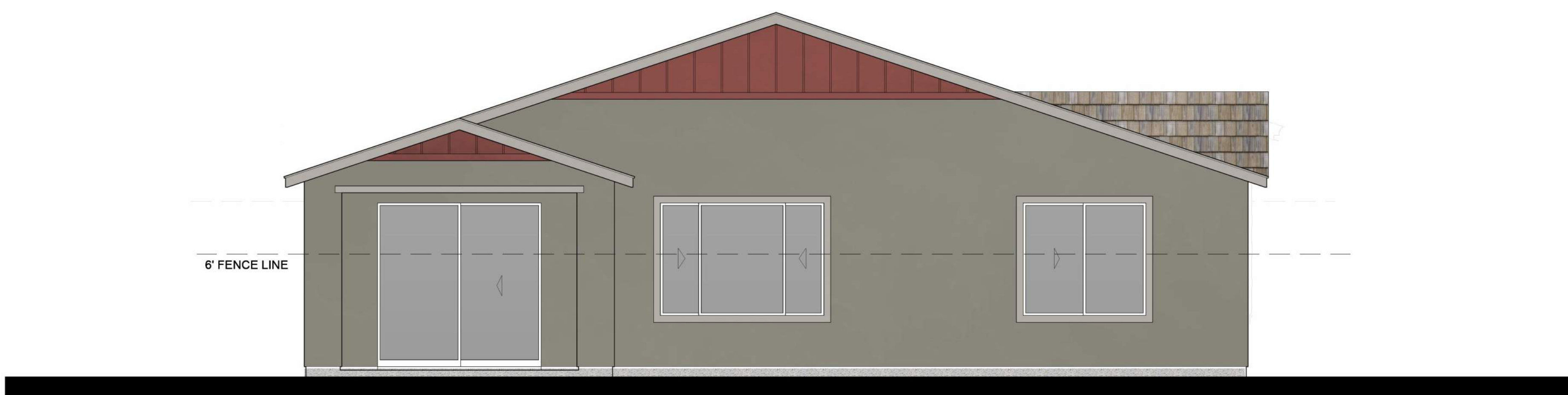
A

COLOR SCHEME I

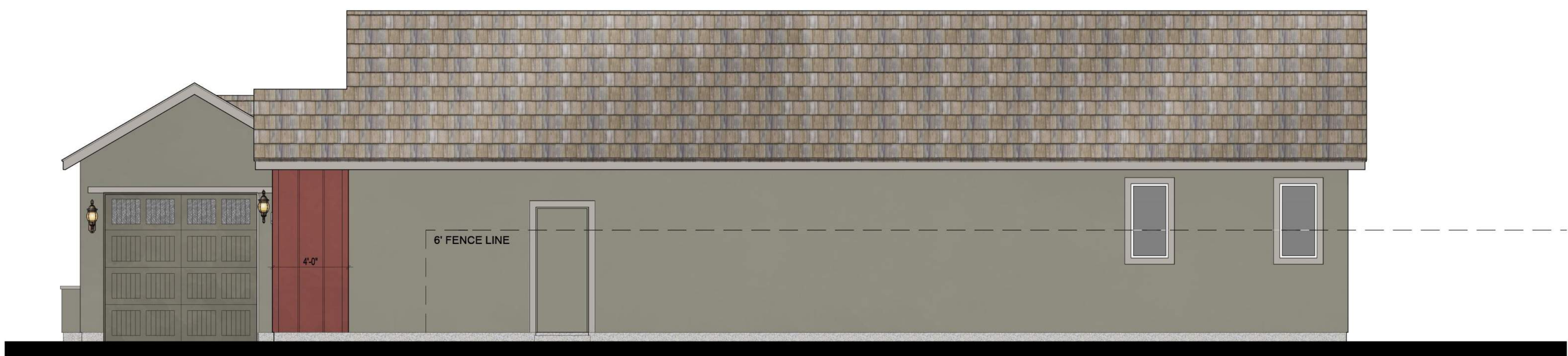
PLAN 1
RANCH



LEFT

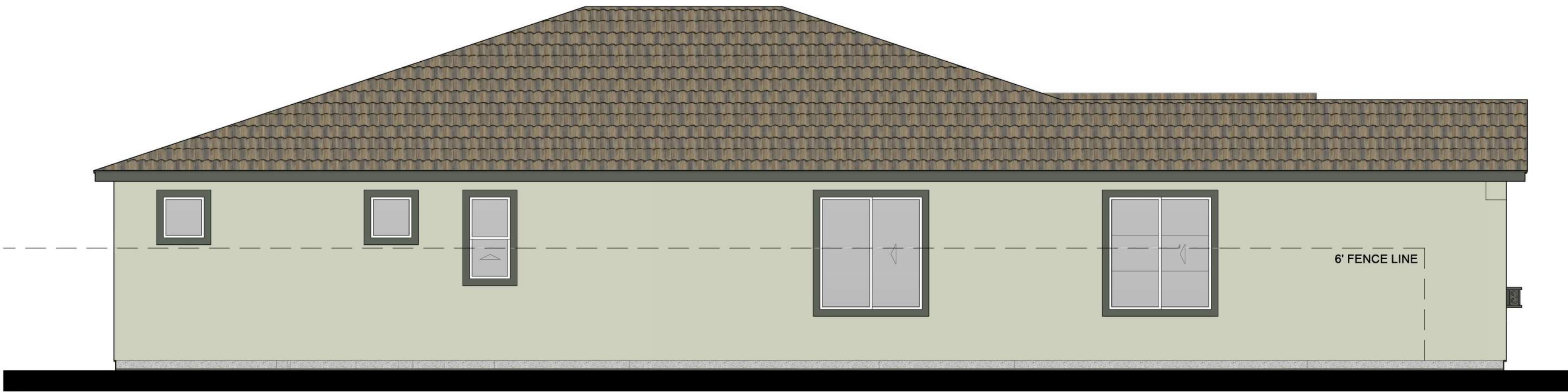


REAR



RIGHT

B COLOR SCHEME 4 PLAN 1
FARMHOUSE



LEFT



REAR

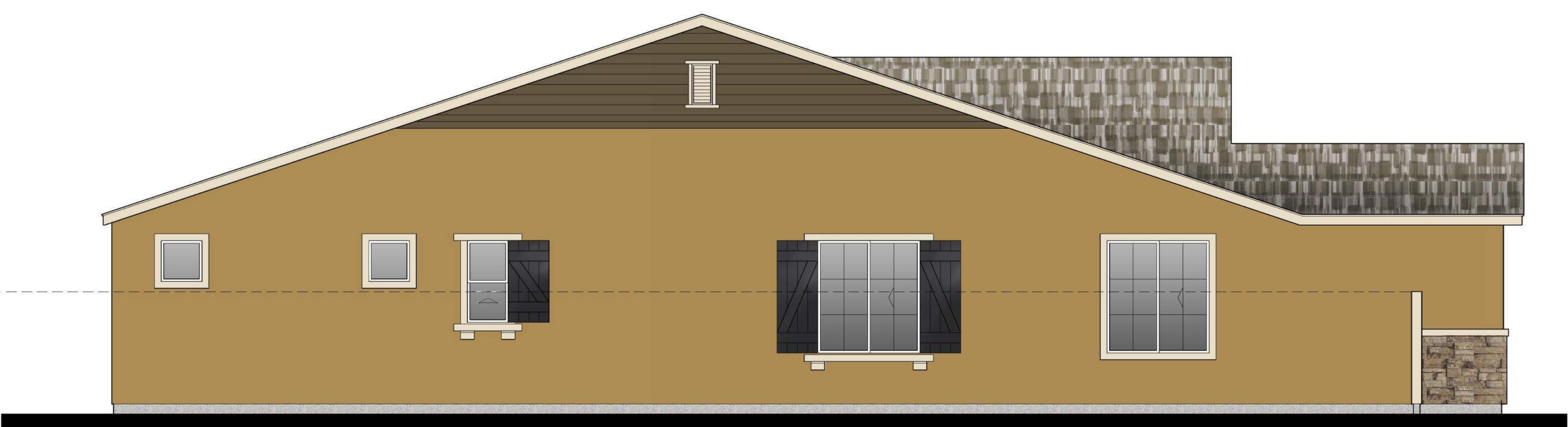


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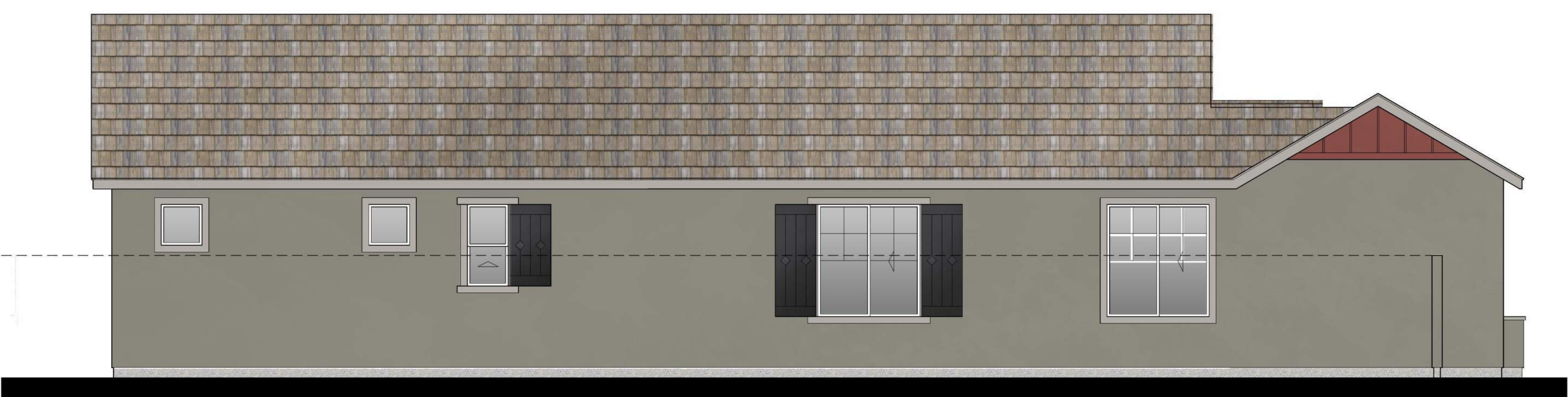
C

COLOR SCHEME 7

PLAN 1
SPANISH



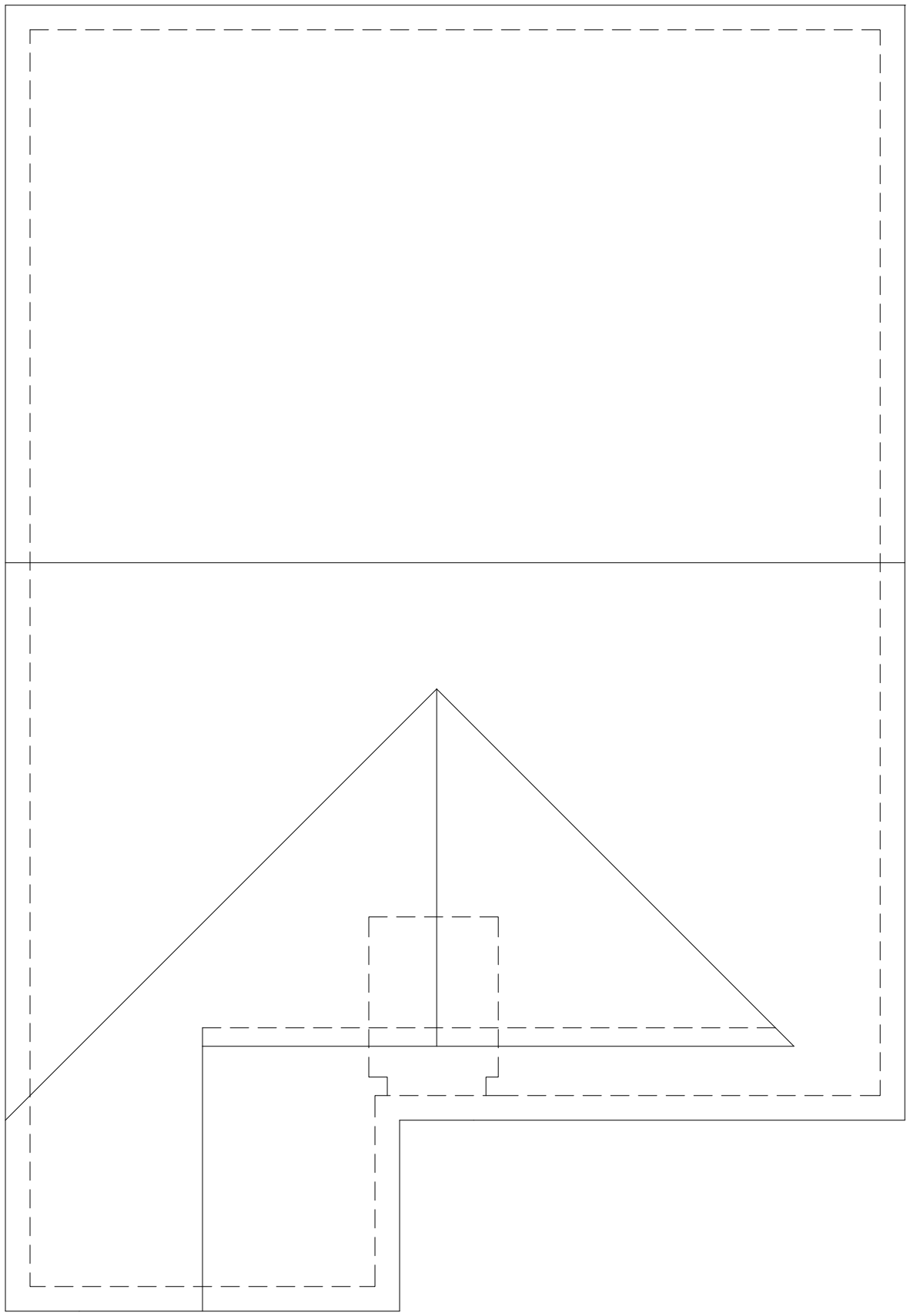
A P1 LEFT ENHANCED
RANCH
LOT 193, 208, 220



B P1 LEFT ENHANCED
FARMHOUSE
LOT 194, 203, 217



C P1 LEFT ENHANCED
SPANISH
LOT 207, 216, 230, 222



FLAT CONCRETE
ROOF TILE

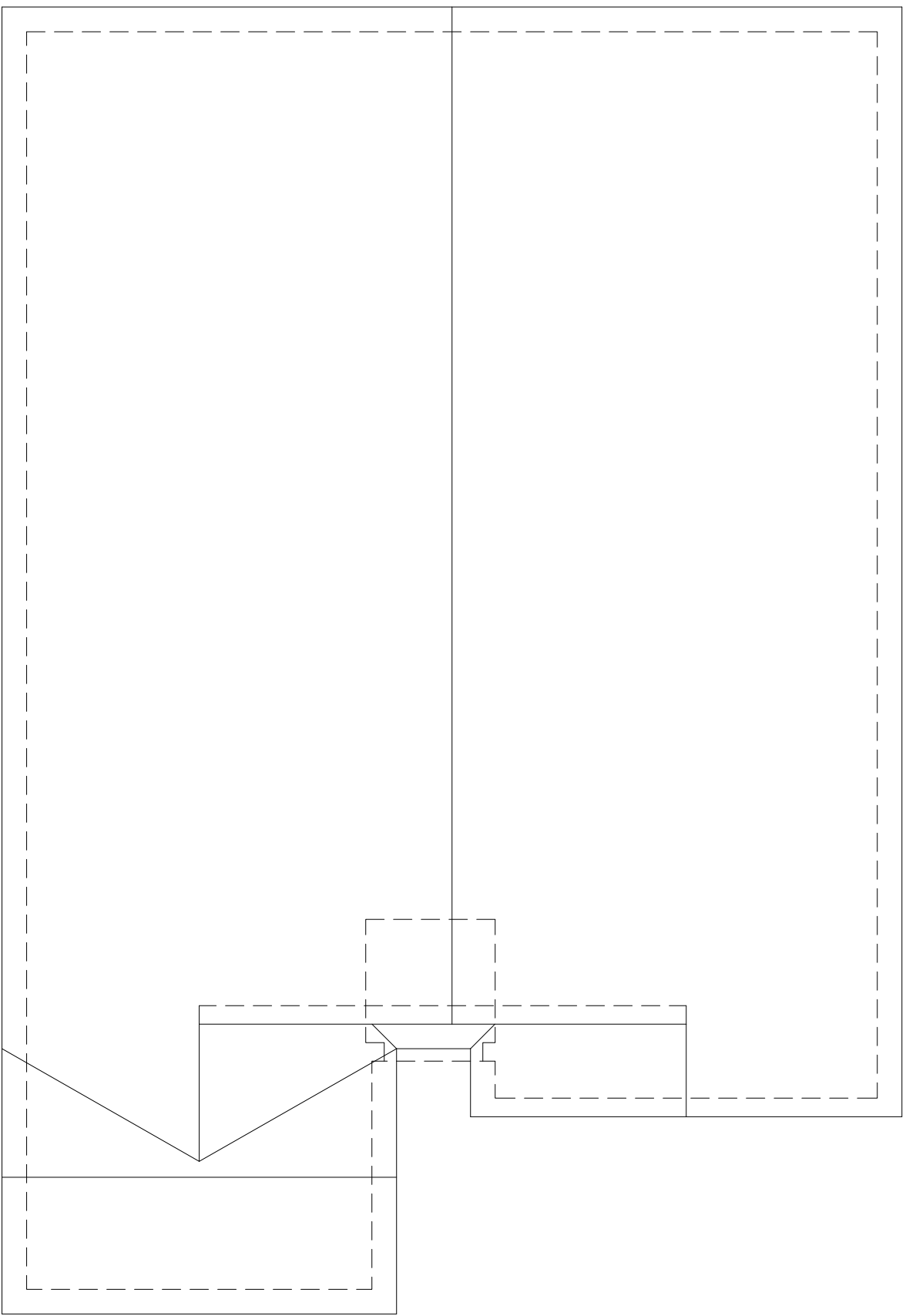
4:12 PITCH TYP

12" EAVE
12" RAKE

NO ROOF MOUNTED
EQUIPMENT

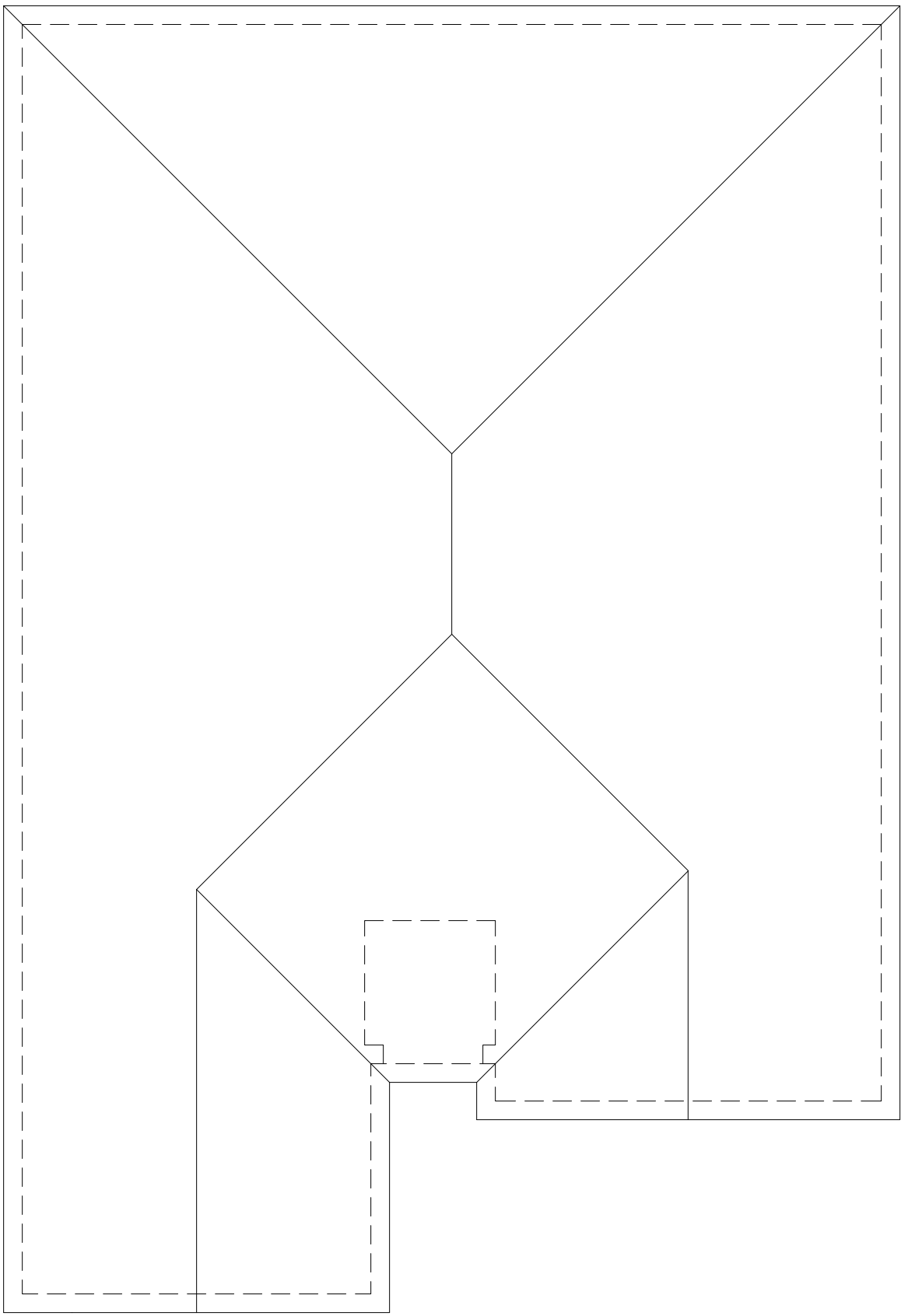
A

PLAN 1
RANCH



B

PLAN 1
FARMHOUSE



S TILE
CONCRETE ROOF
4:12 PITCH TYP

12" EAVE
12" RAKE

NO ROOF MOUNTED
EQUIPMENT

C

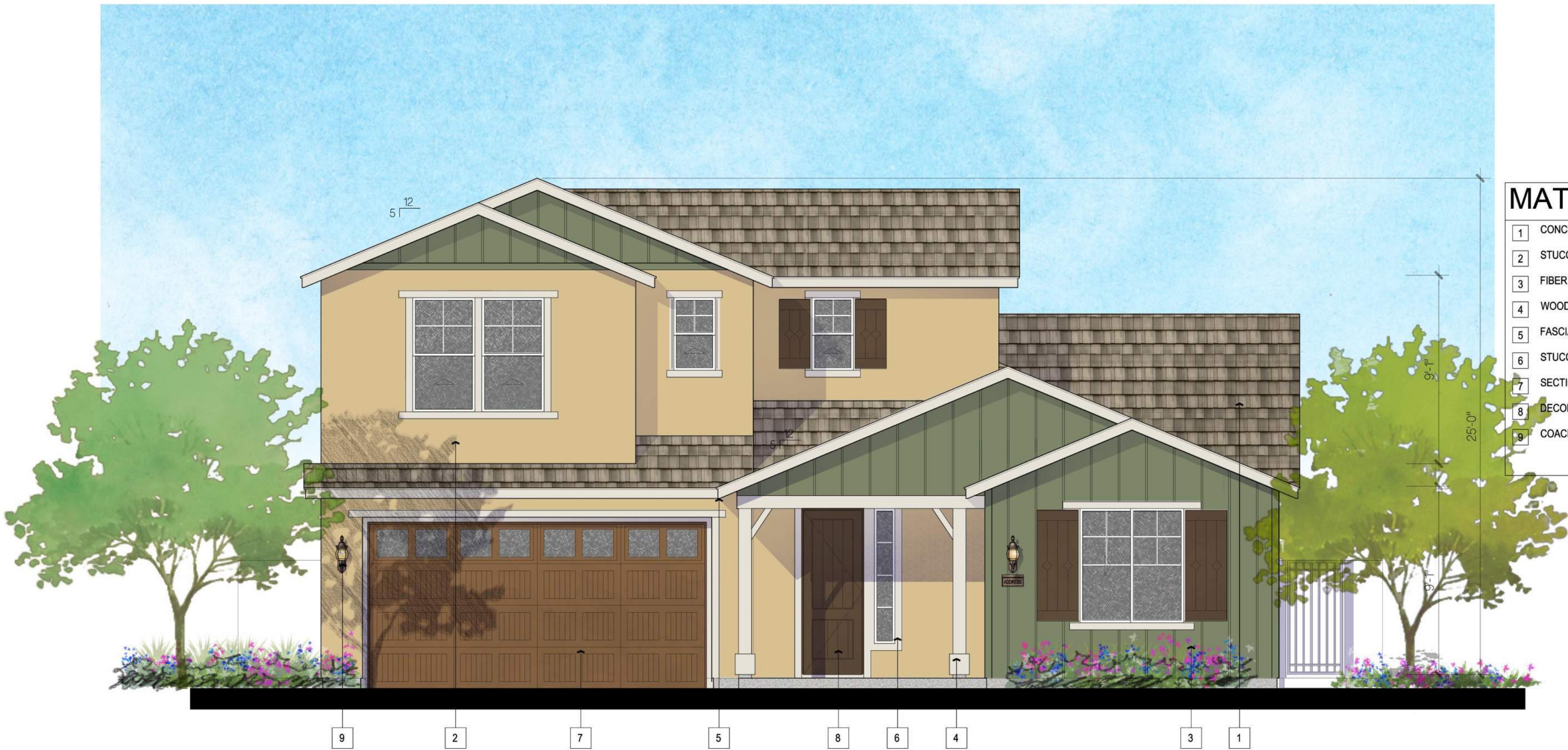
PLAN 1
SPANISH



MATERIAL LEGEND

- 1 CONCRETE FLAT TILE ROOFING
- 2 STUCCO
- 3 FIBER CEMENT LAP SIDING
- 4 STONE VENEER
- 5 FASCIA GUTTER
- 6 STUCCO TRIM
- 7 SECTIONAL GARAGE DOOR
- 8 DECORATIVE FIBERGLASS ENTRY DOOR
- 9 COACH / PORCH LIGHT

A COLOR SCHEME 2 PLAN 2
RANCH



MATERIAL LEGEND

- 1 CONCRETE FLAT TILE ROOFING
- 2 STUCCO
- 3 FIBER CEMENT BOARD AND BATTEN
- 4 WOOD POSTS
- 5 FASCIA GUTTER
- 6 STUCCO TRIM
- 7 SECTIONAL GARAGE DOOR
- 8 DECORATIVE FIBERGLASS ENTRY DOOR
- 9 COACH / PORCH LIGHT

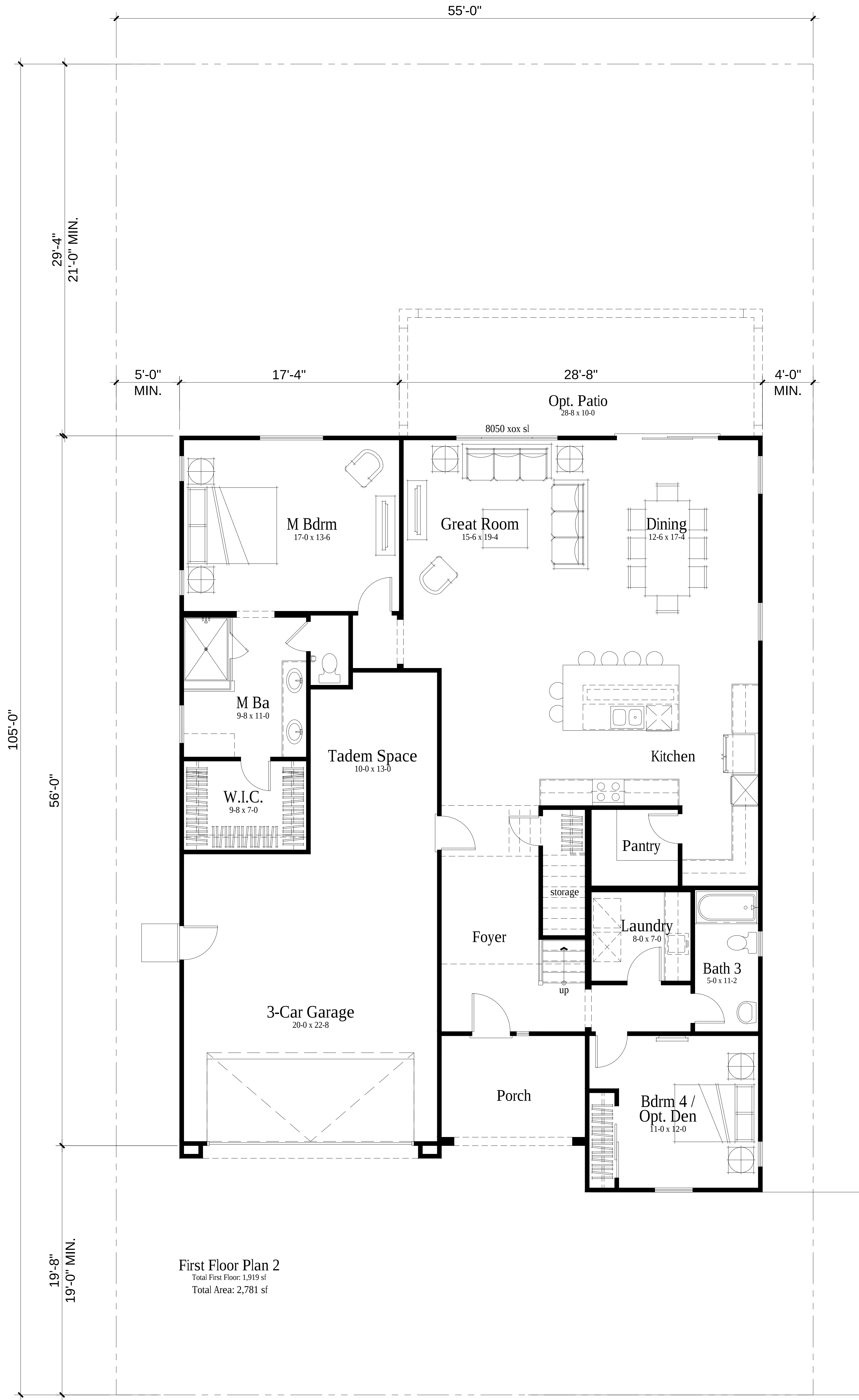
B COLOR SCHEME 5 PLAN 2 -
FARMHOUSE



MATERIAL LEGEND

- 1 'S' CONCRETE TILE ROOFING
- 2 STUCCO
- 3 DECORATIVE GABLE END
- 4 STUCCO O/ FOAM CORBEL
- 5 FASCIA GUTTER
- 6 STUCCO TRIM
- 7 SECTIONAL GARAGE DOOR
- 8 DECORATIVE FIBERGLASS ENTRY DOOR
- 9 COACH / PORCH LIGHT
- 10 DECORATIVE IRON SHELF

C COLOR SCHEME 8 PLAN 2 -
SPANISH



PLAN 2 - FIRST FLOOR
1ST FLOOR: 1919 S.F.
2ND FLOOR: 861 S.F.
TOTAL LIVING: 2780 S.F.



Second Floor Plan 2
Total First Floor: 861 sf

PLAN 2 - SECOND FLOOR
1ST FLOOR: 1919 S.F.
2ND FLOOR: 861 S.F.
TOTAL LIVING: 2780 S.F.



LEFT

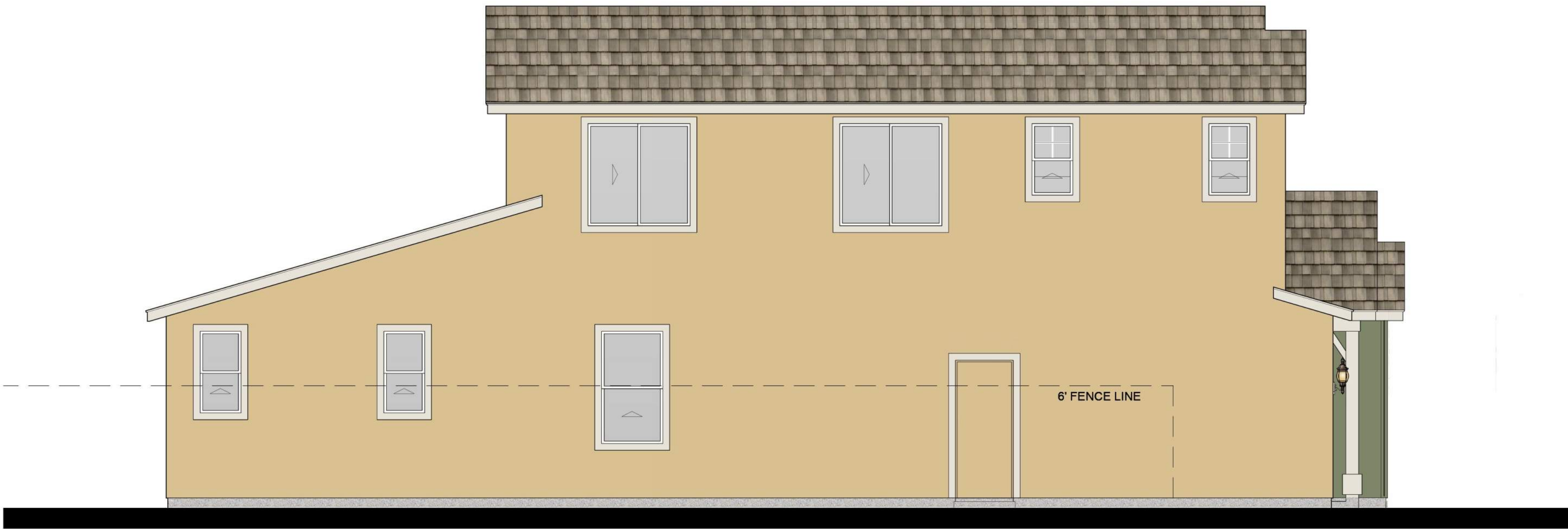


REAR



RIGHT

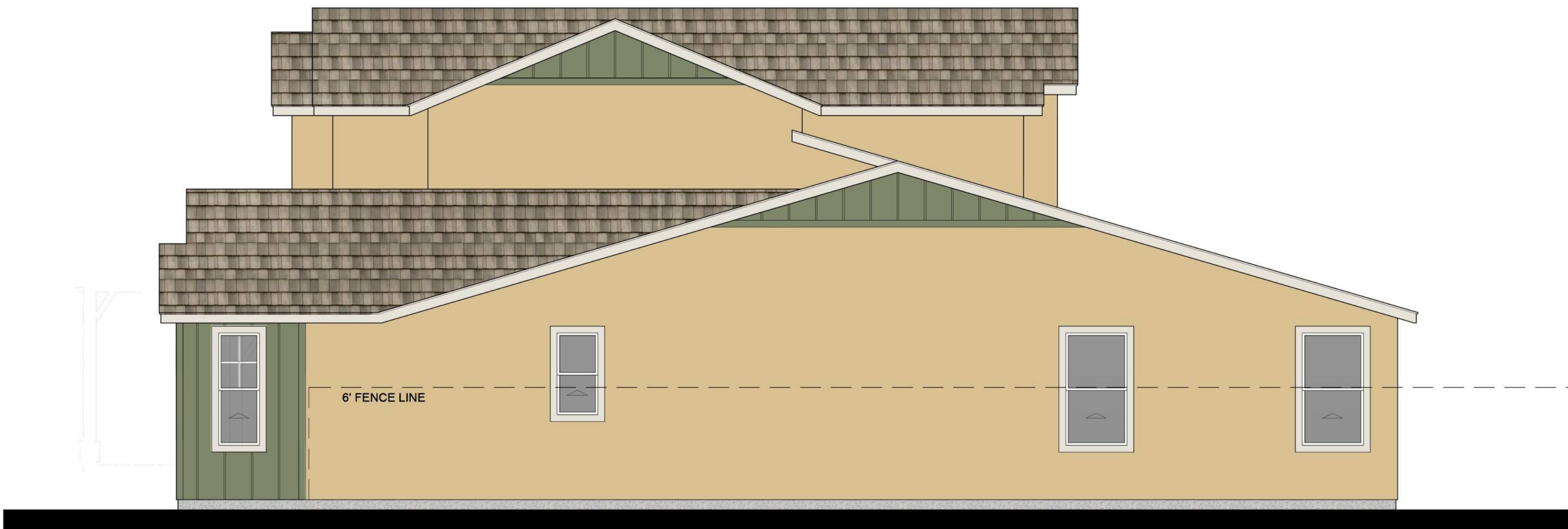
A COLOR SCHEME 2 PLAN 2
RANCH



LEFT



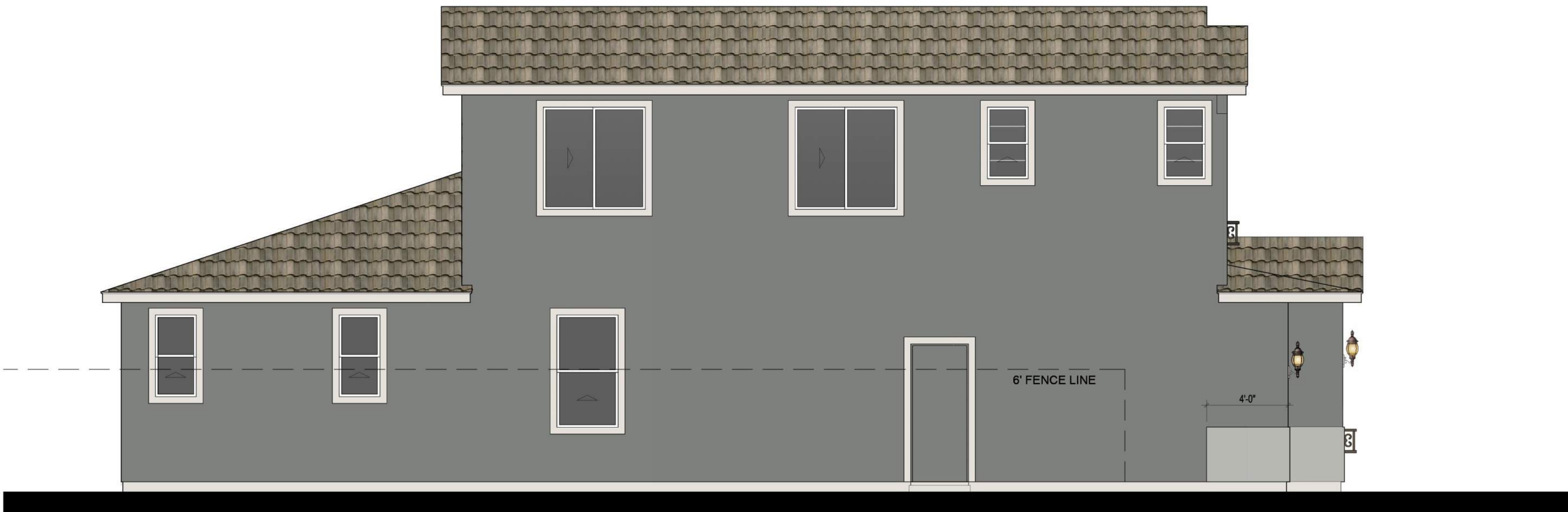
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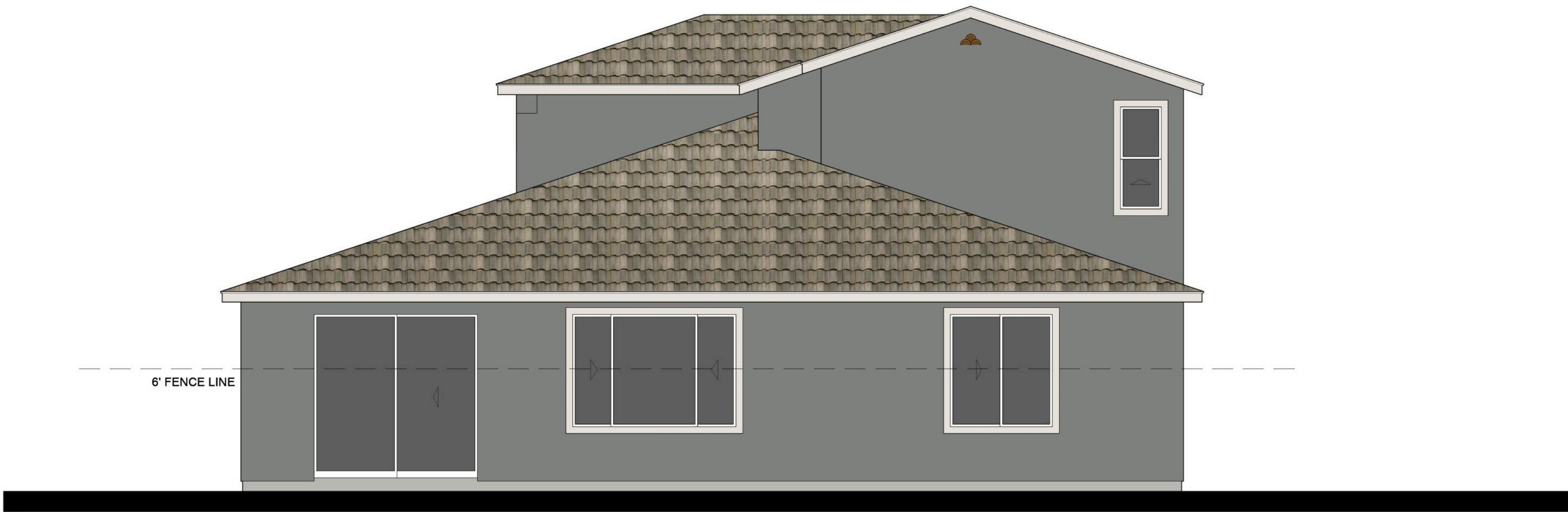
RIGHT

B

COLOR SCHEME 5 PLAN 2 -
FARMHOUSE



LEFT



REAR

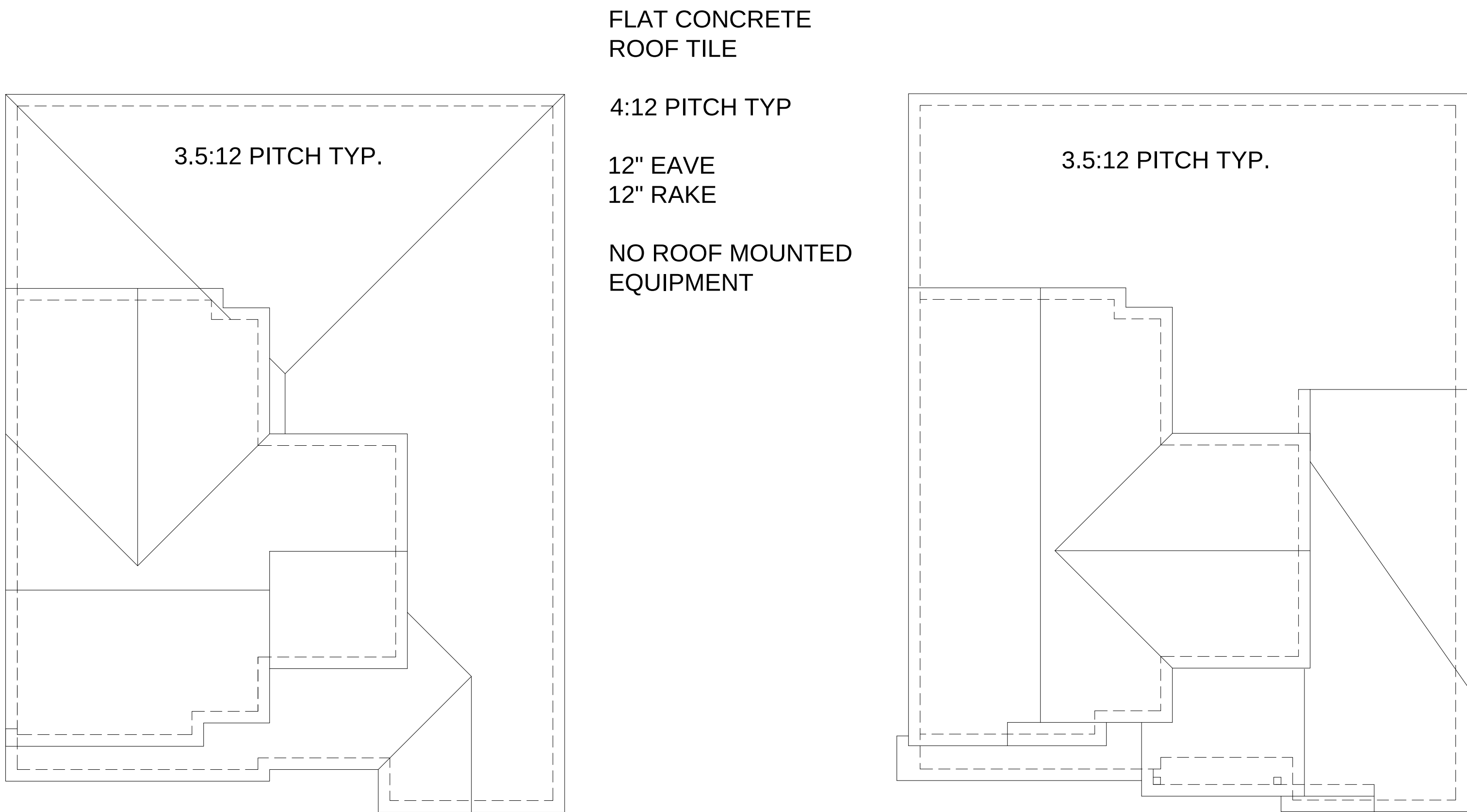


RIGHT

C

COLOR SCHEME 8

PLAN 2
SPANISH

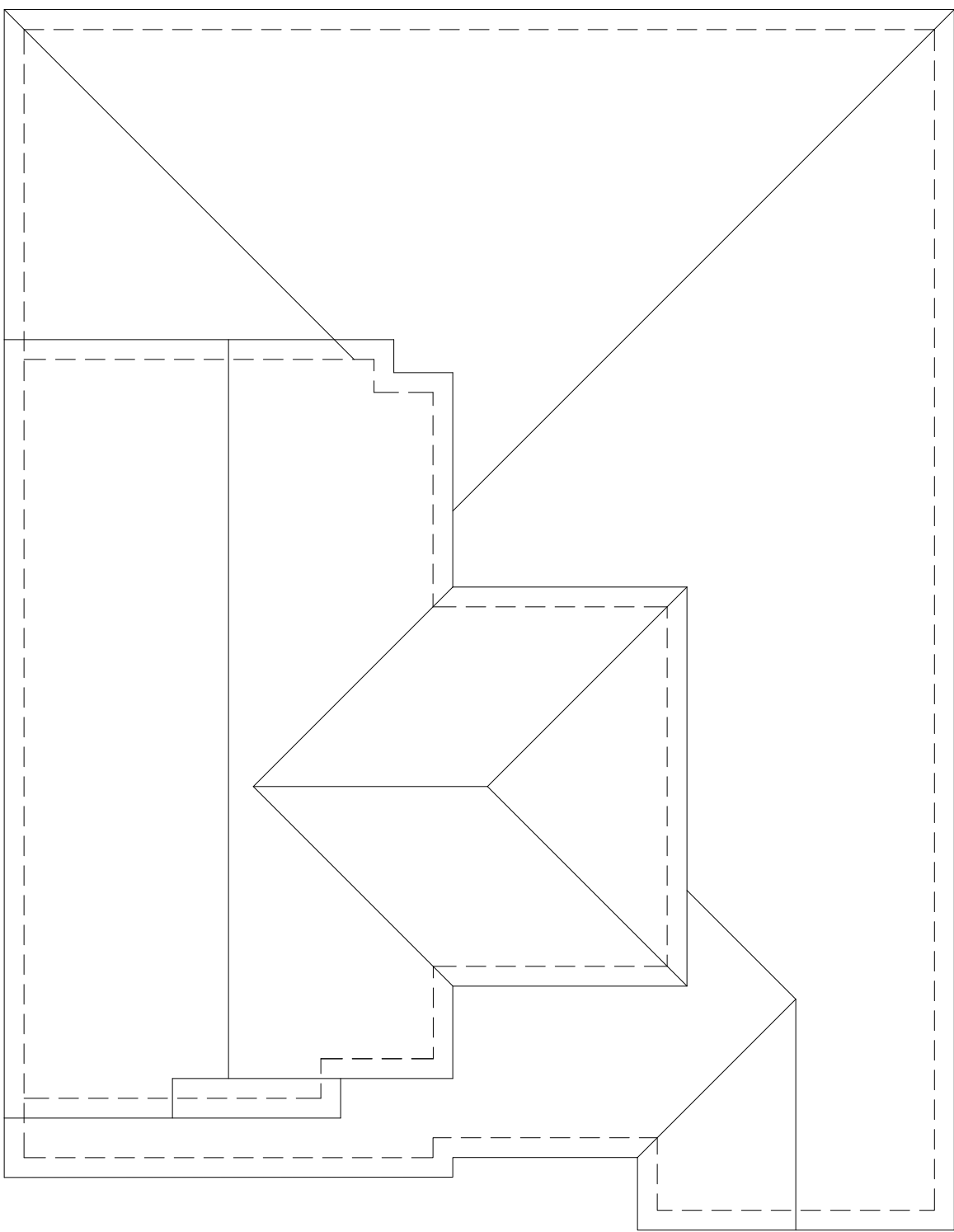


A

PLAN 2
RANCH

B

PLAN 2
FARMHOUSE



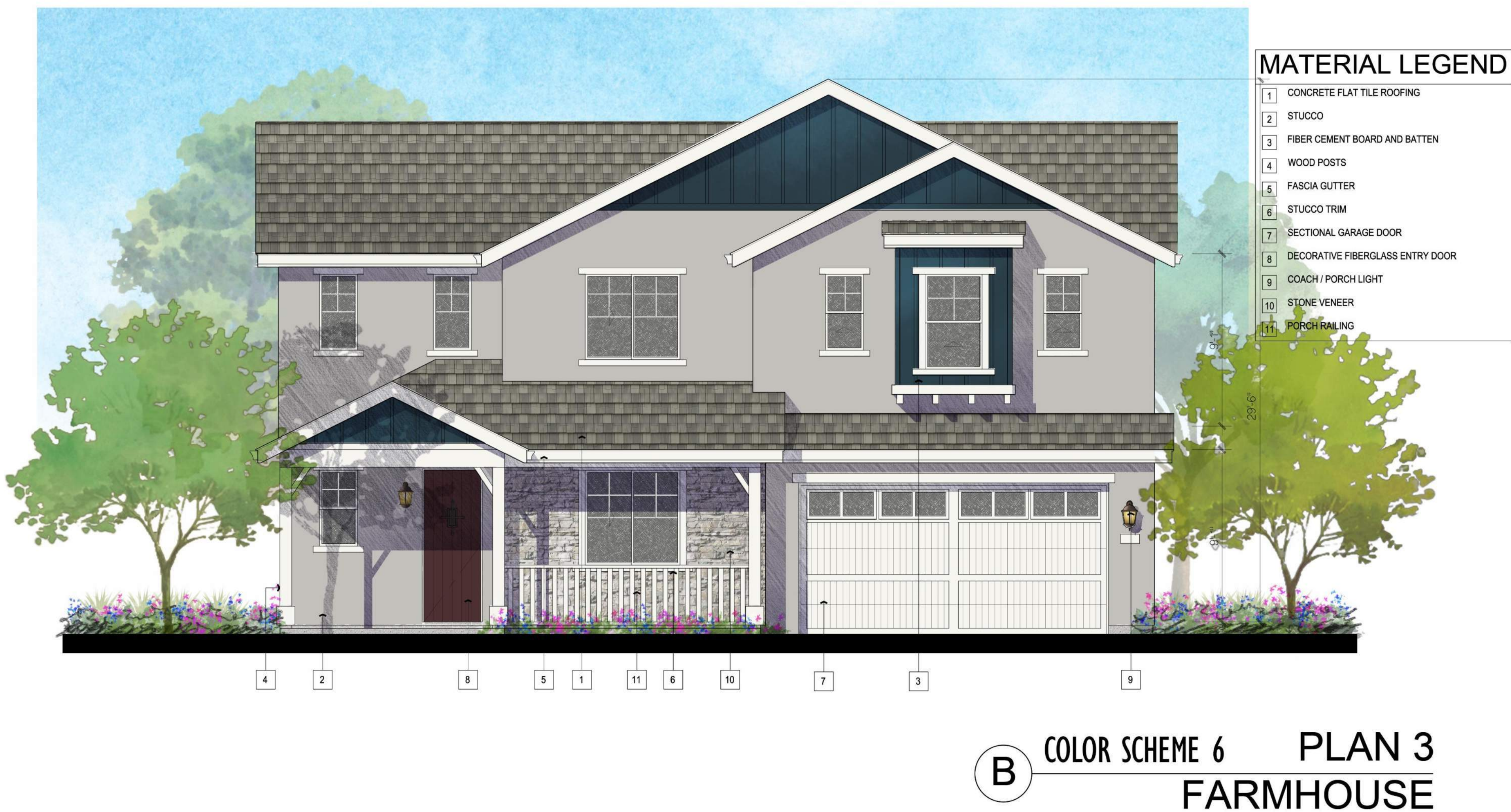
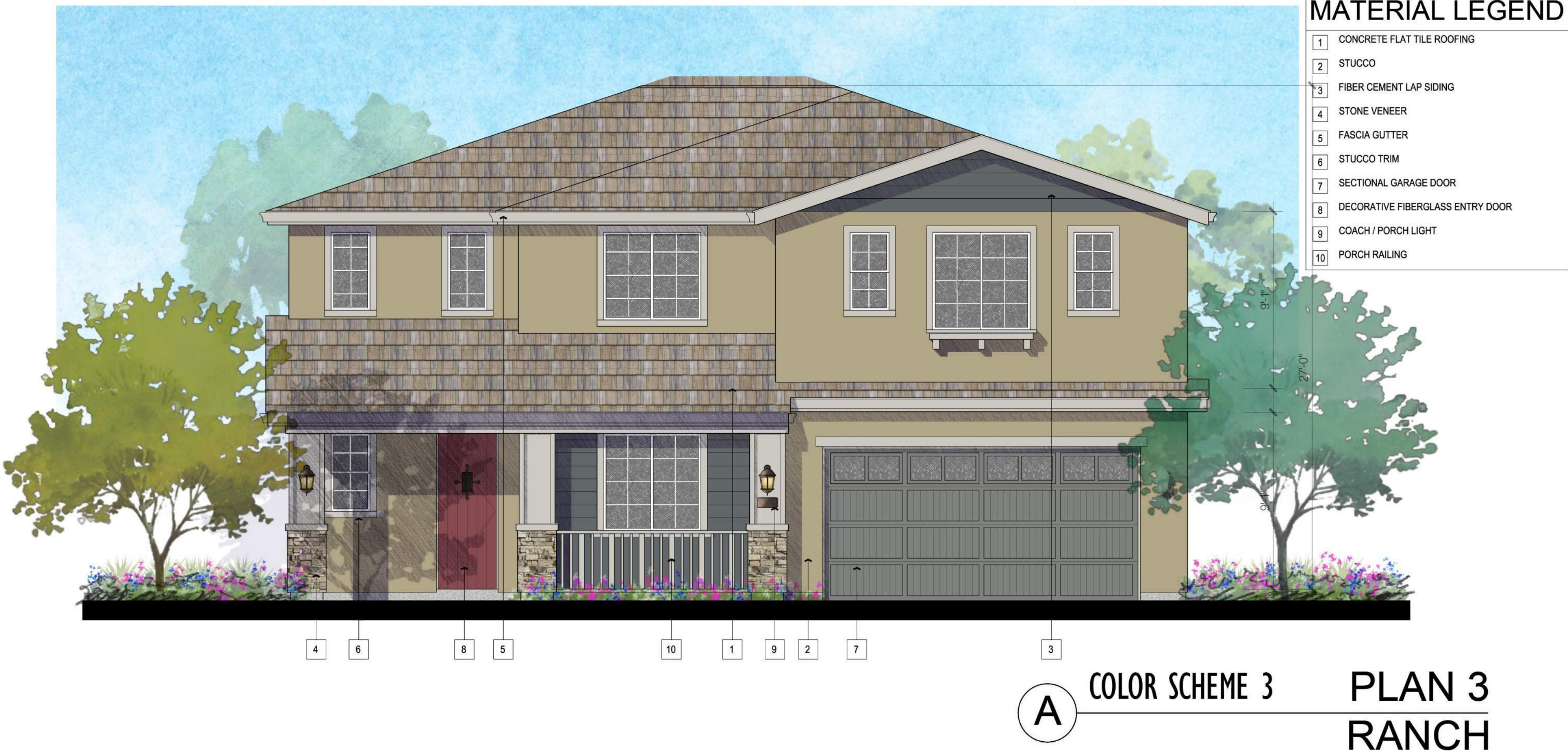
S TILE
CONCRETE ROOF
4:12 PITCH TYP

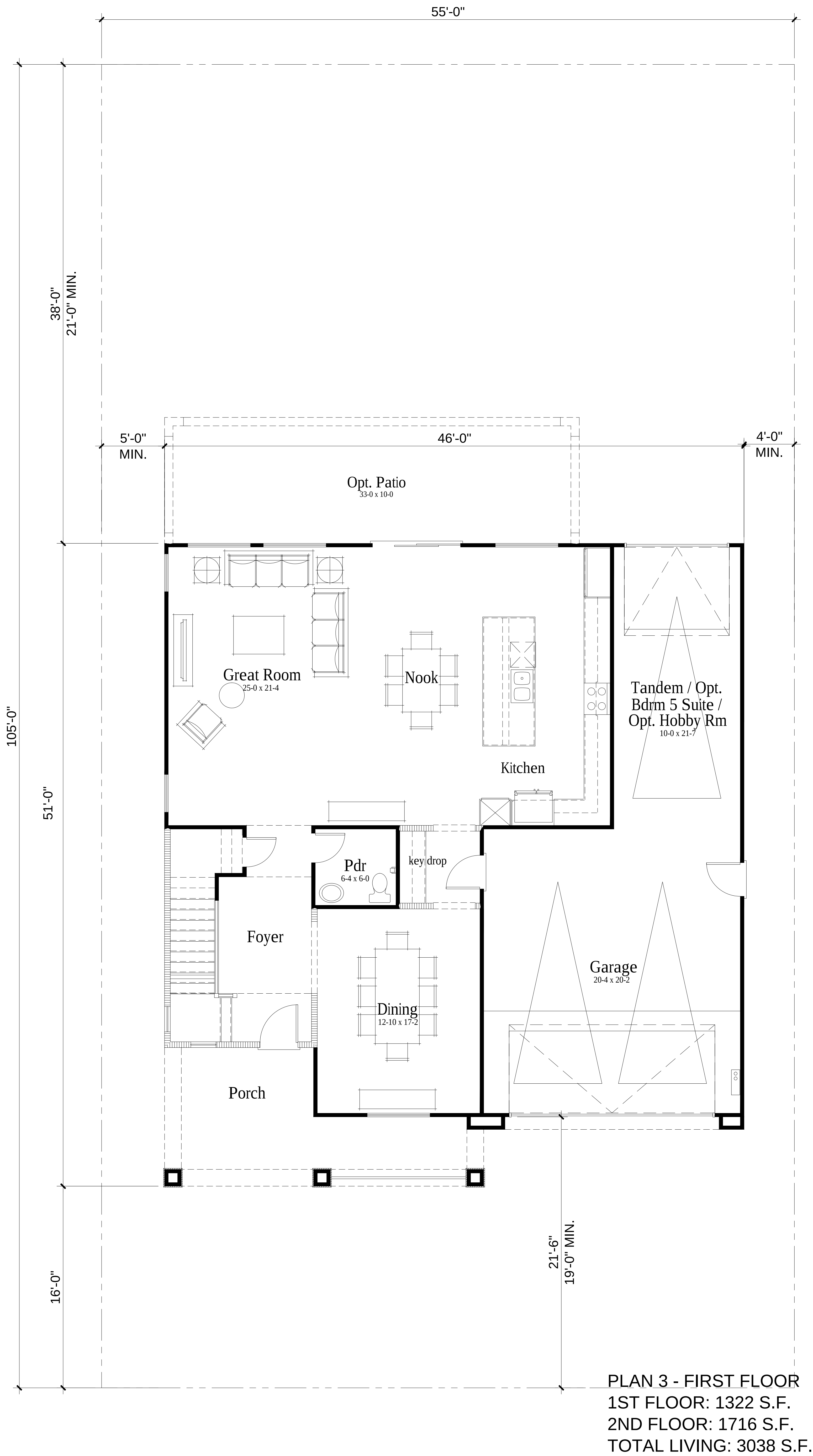
12" EAVE
12" RAKE

NO ROOF MOUNTED
EQUIPMENT

C

PLAN 2
SPANISH







PLAN 3 - SECOND FLOOR
1ST FLOOR: 1322 S.F.
2ND FLOOR: 1716 S.F.
TOTAL LIVING: 3038 S.F.



LEFT

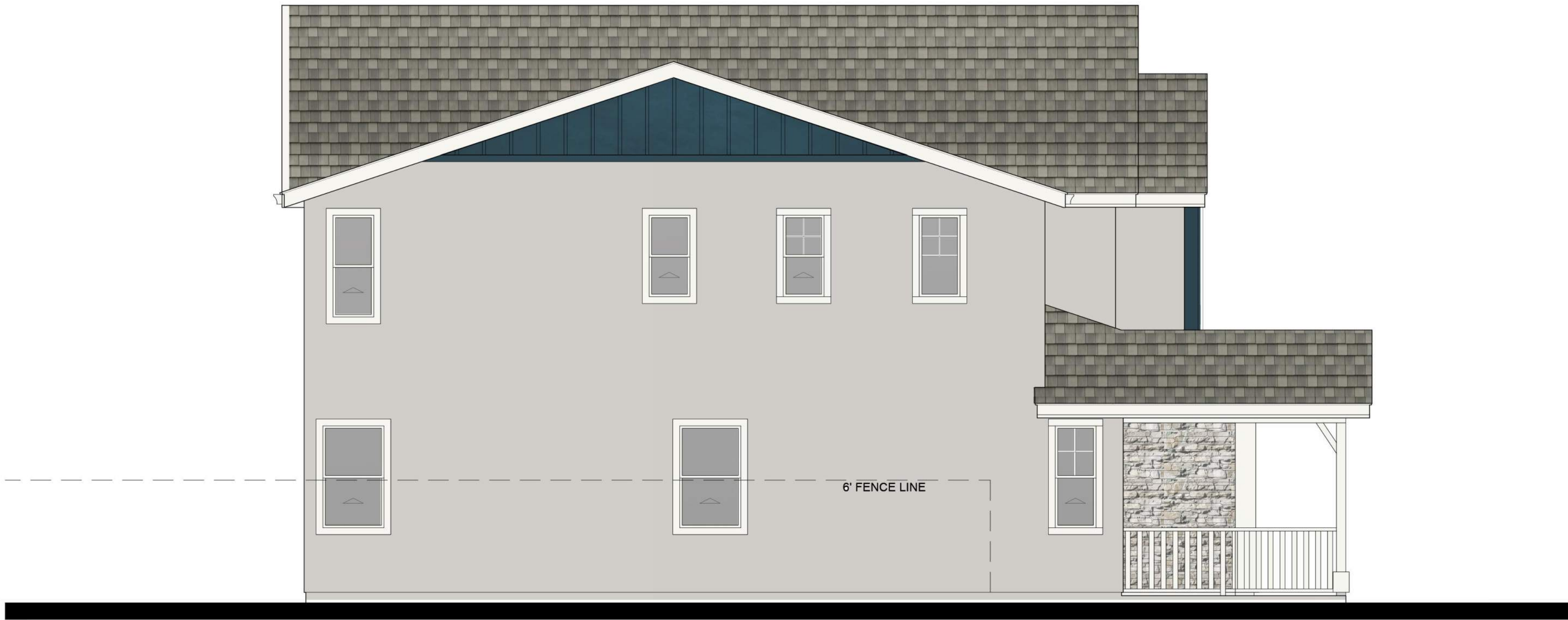


REAR



RIGHT

A COLOR SCHEME 3 PLAN 3
RANCH



LEFT



REAR

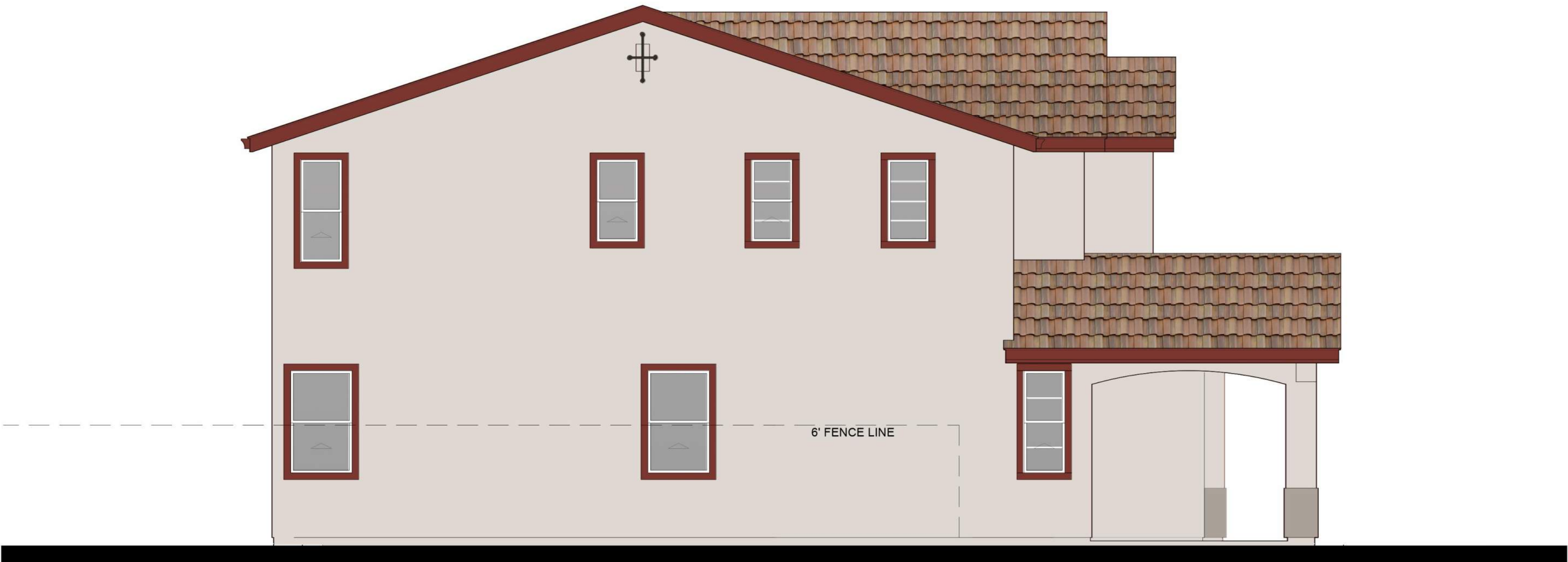


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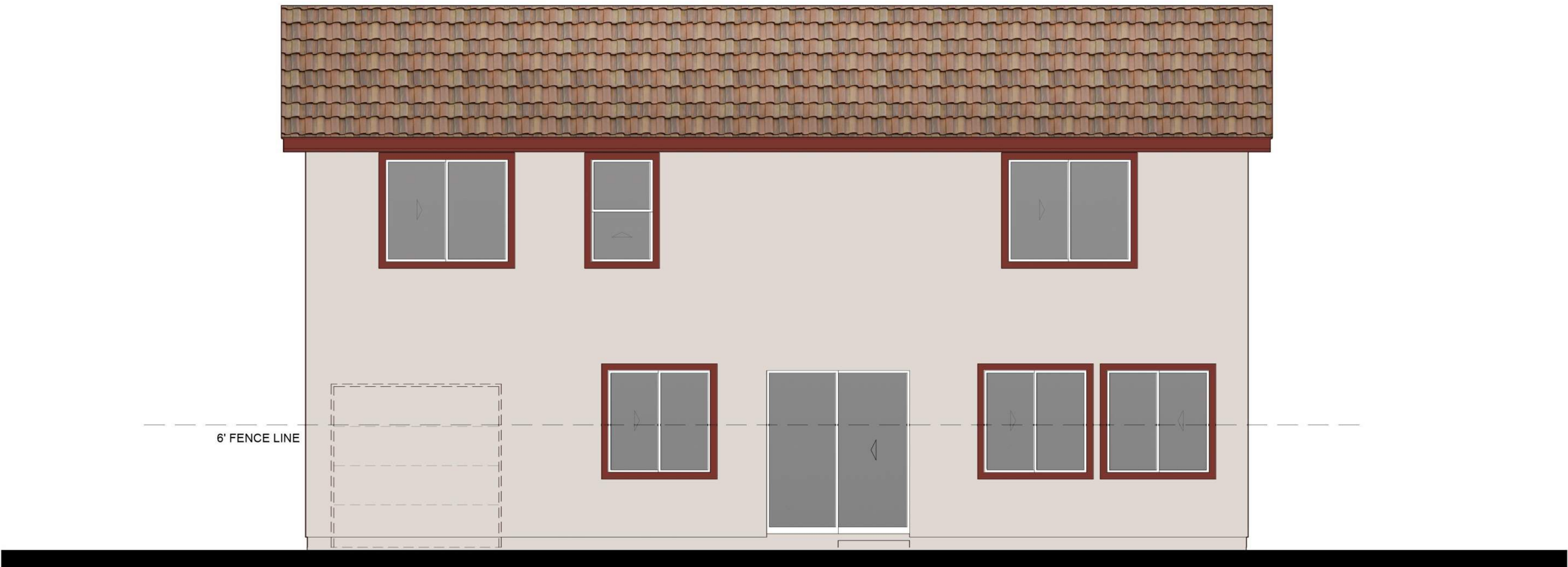
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COLOR SCHEME 6

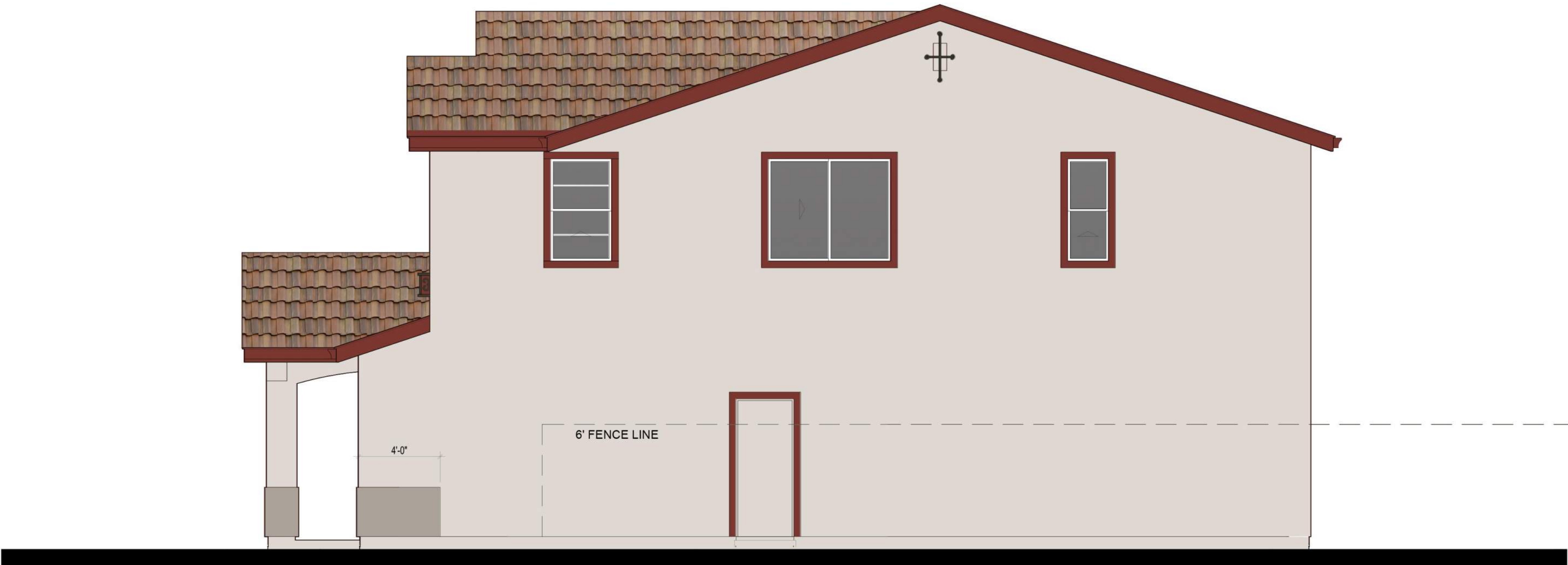
PLAN 3-
FARMHOUSE



LEFT



REAR

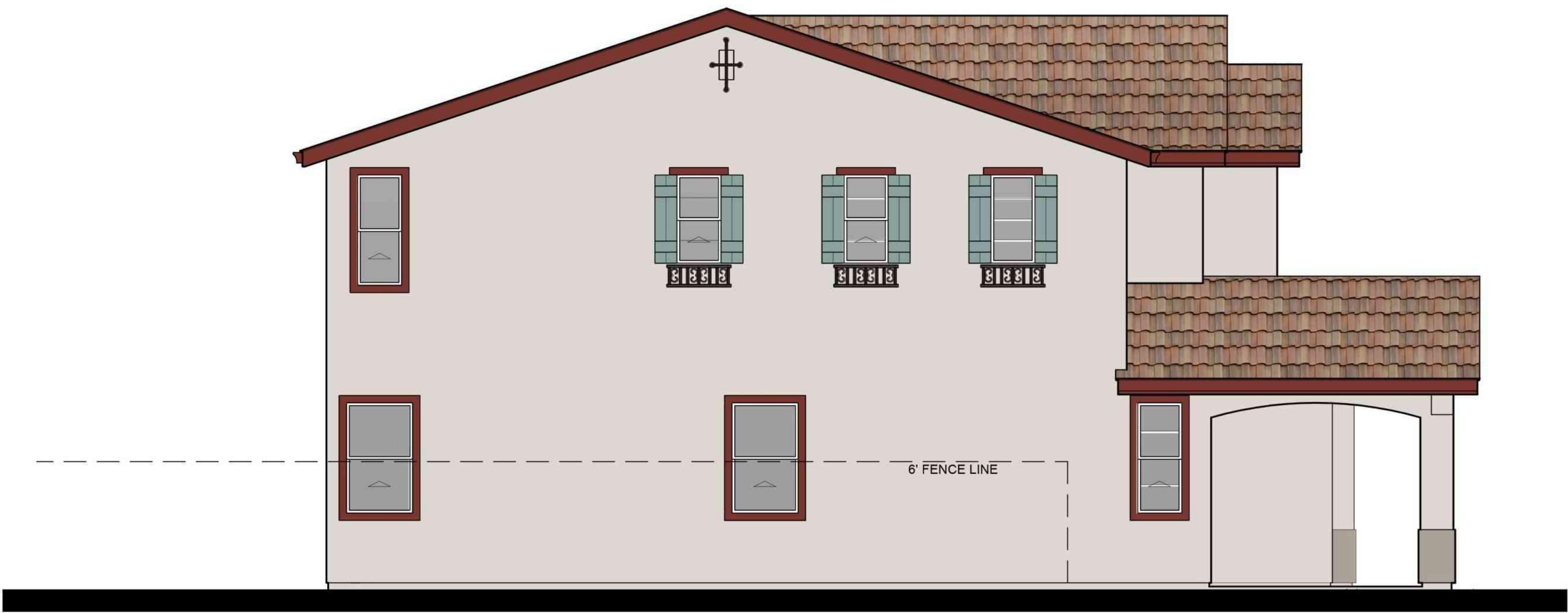


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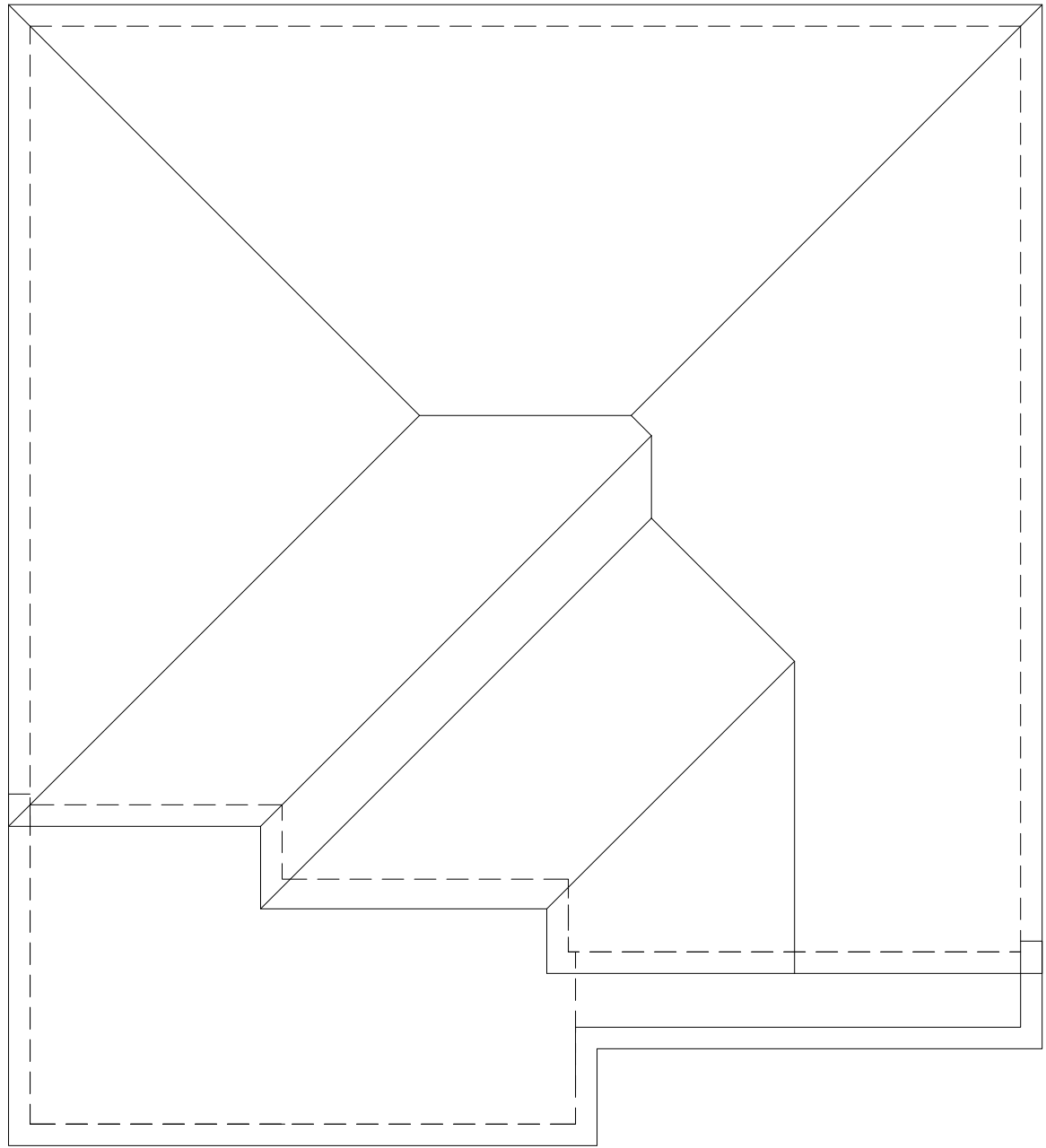
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COLOR SCHEME 9

PLAN 3-SPANISH



© P3 ENHANCED LEFT
SPANISH
LOT 204



FLAT CONCRETE
ROOF TILE

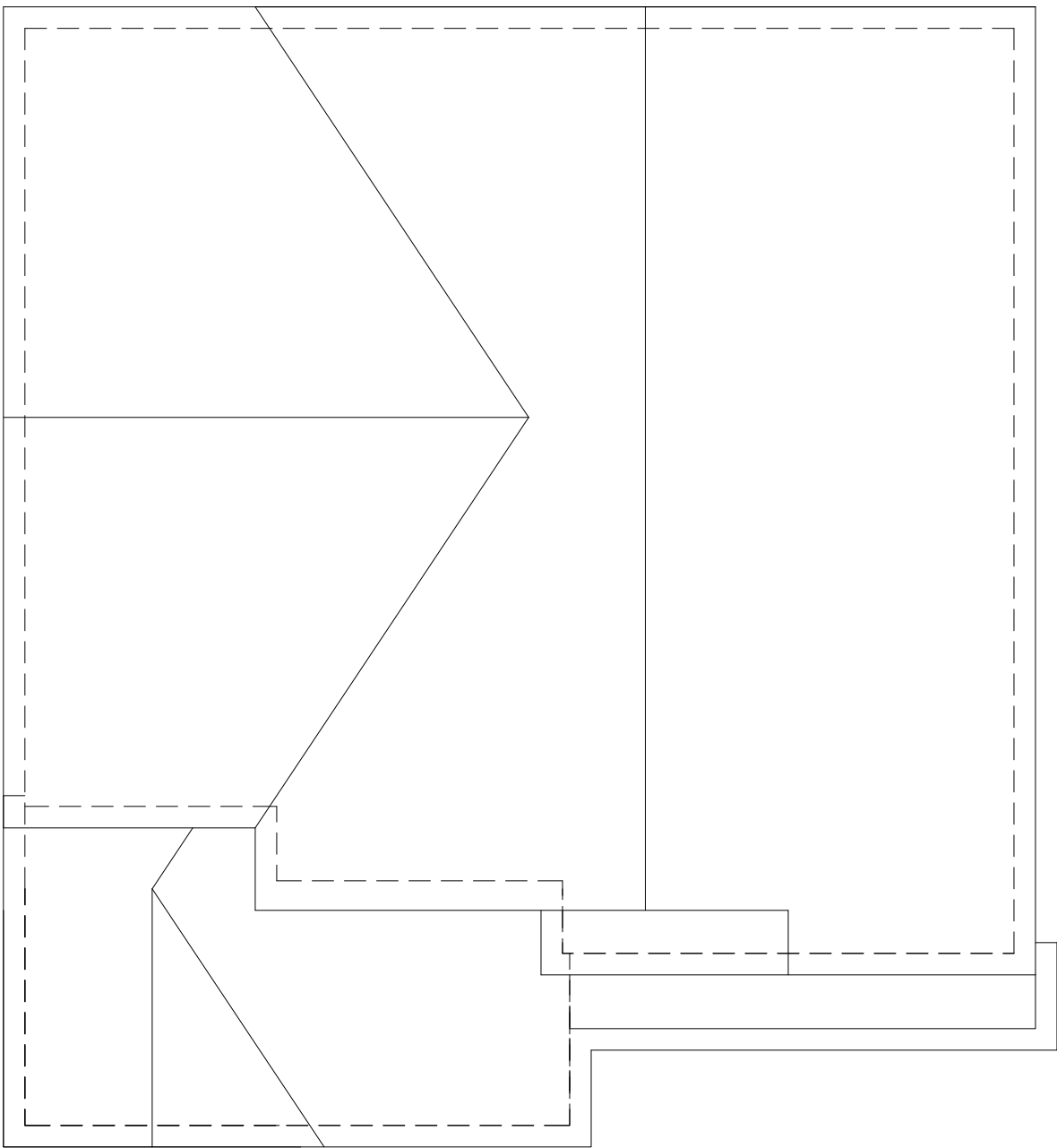
4:12 PITCH TYP

12" EAVE
12" RAKE

NO ROOF MOUNTED
EQUIPMENT

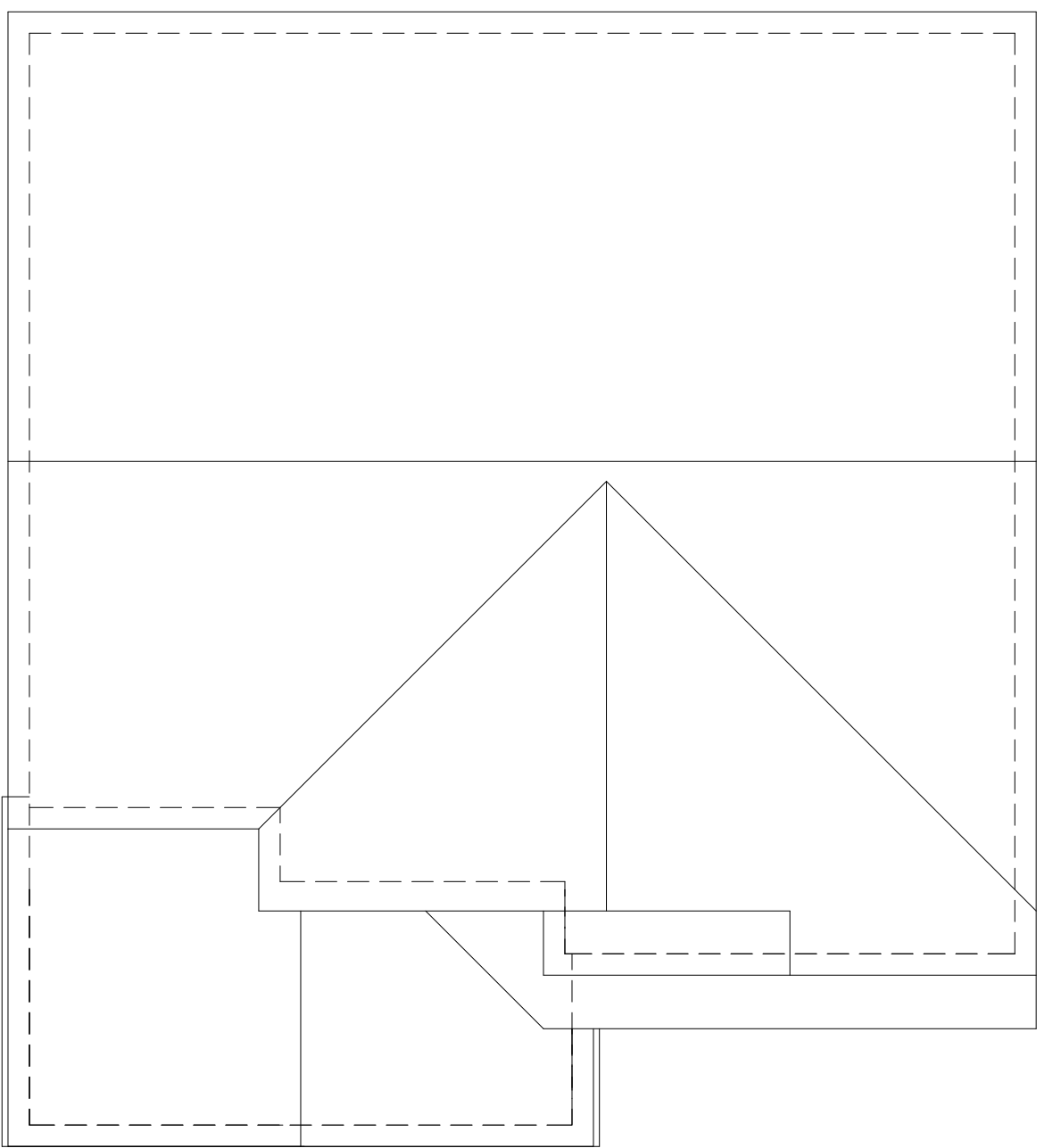
A

PLAN 3
RANCH



B

PLAN 3
FARMHOUSE



S TILE
CONCRETE ROOF

4:12 PITCH TYP

12" EAVE
12" RAKE

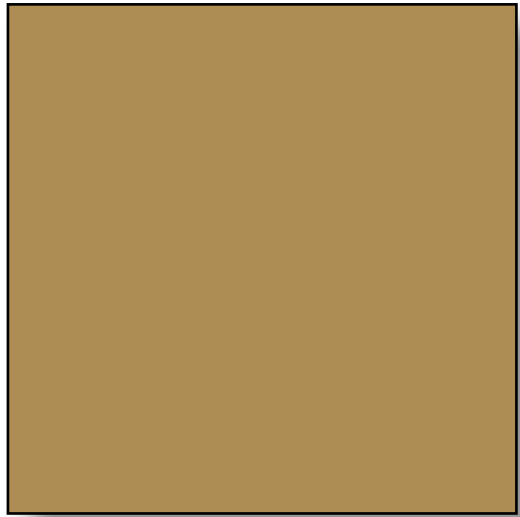
NO ROOF MOUNTED
EQUIPMENT

C

PLAN 3
SPANISH

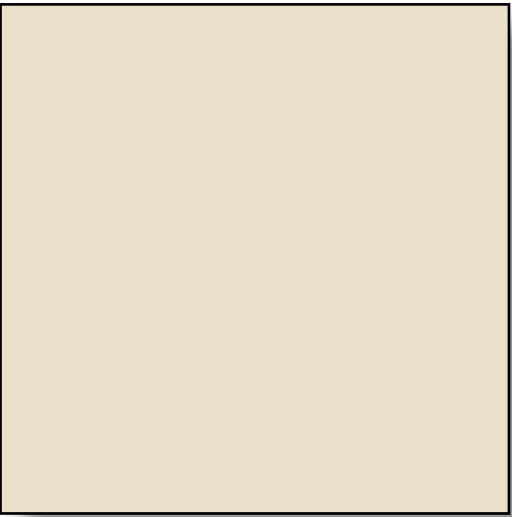
RANCH

Color Scheme 1



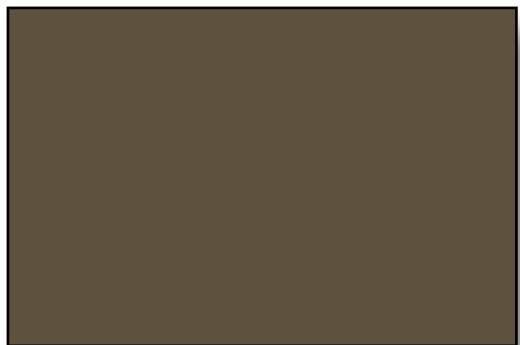
STUCCO BODY

SW6131 CHAMOIS



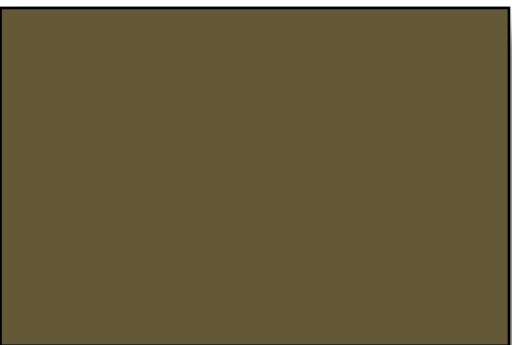
FASCIA / WINDOW TRIM

SW6133 MUSLIN



SIDING / TRIM BOARDS /
RAILING / COLUMN

SW6160 BEST BRONZE



ENTRY DOOR

SW7735 PALM LEAF



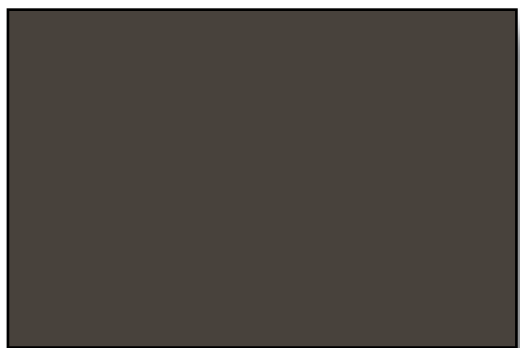
GARAGE DOOR

SW9114 FALLEN LEAVES



STONE VENEER

CREATIVE MINES -
MUDDYWATERS CRAFT CHOP LEDGE



DECORATIVE METAL

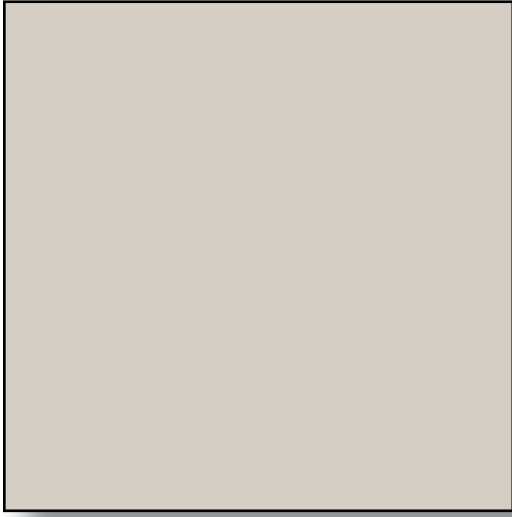
SW2280 GATEPOST GRAY



ROOF - FLAT SLATE PROFILE

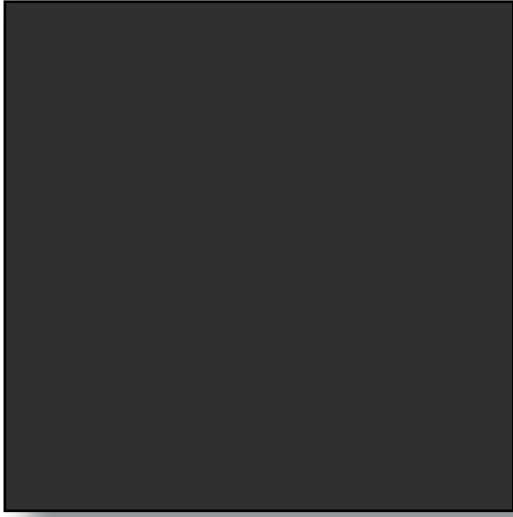
EAGLE - 4687 BROWN GRAY RANGE

Color Scheme 2



STUCCO BODY

SW9165 GOSSAMER VEIL



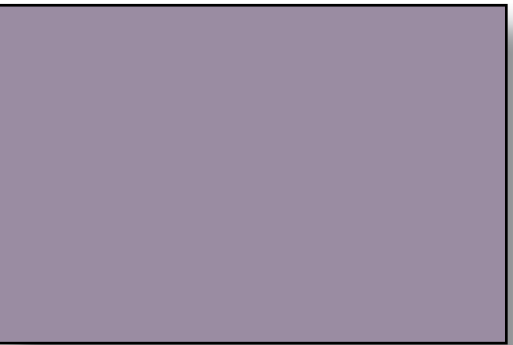
FASCIA / WINDOW TRIM

SW6990 CAVIAR



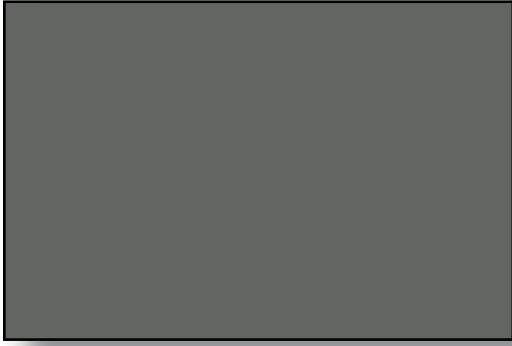
SIDING / TRIM BOARDS /
RAILING / COLUMN

SW0031 DUTCH TILE BLUE



ENTRY DOOR

SW9075 BERRY CREAM



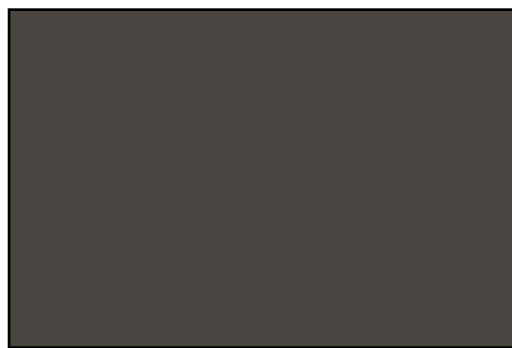
GARAGE DOOR

SW7068 GRIZZLE GRAY



STONE VENEER

CREATIVE MINES -
FLINT CRAFT CHOP LEDGE



DECORATIVE METAL

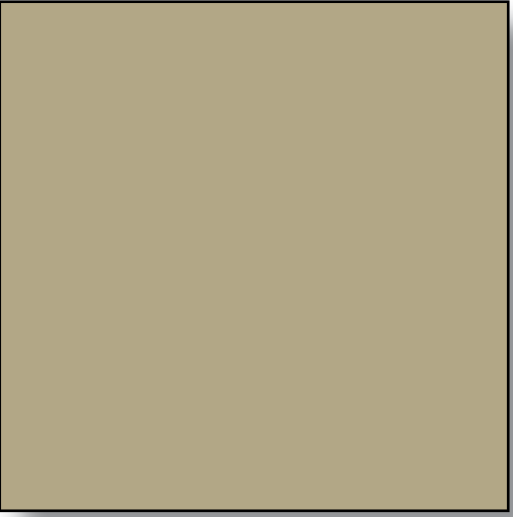
SW2280 GATEPOST GRAY



ROOF - FLAT SLATE PROFILE

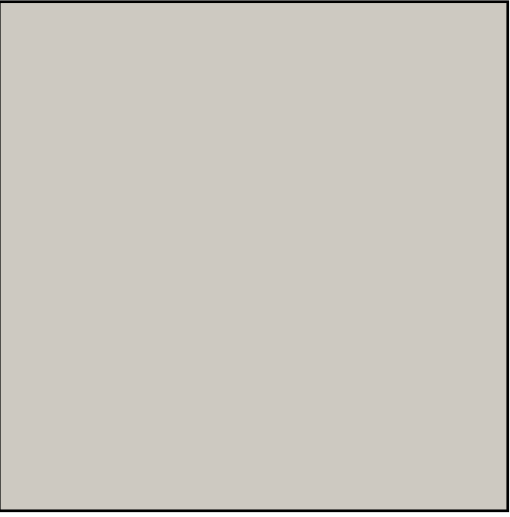
EAGLE - 4697 SLATE RANGE

Color Scheme 3



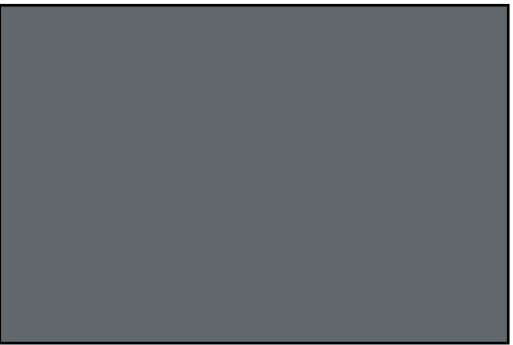
STUCCO BODY

SW7736 GARDEN SAGE



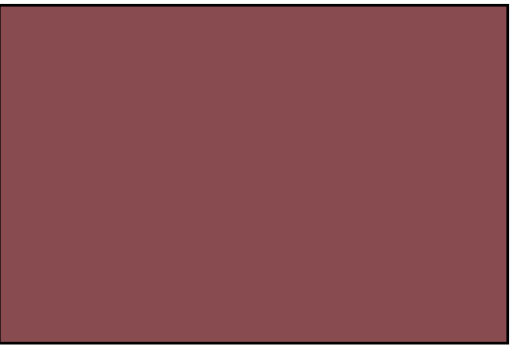
FASCIA / WINDOW TRIM

SW7015 REPOSE GRAY



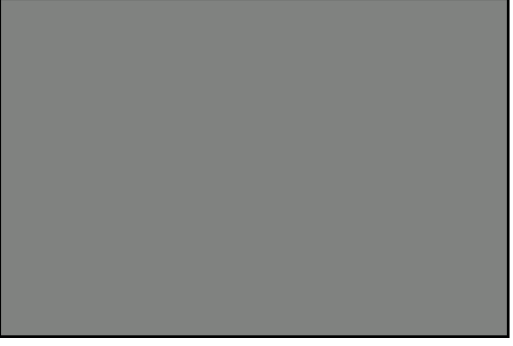
SIDING / TRIM BOARDS /
RAILING / COLUMN

SW7075 WEB GRAY



ENTRY DOOR

SW6306 CORDIAL



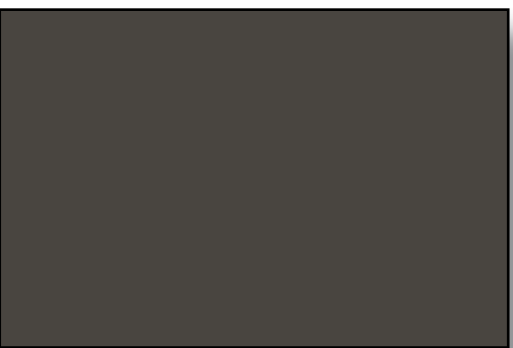
GARAGE DOOR

SW7067 CITYSCAPE



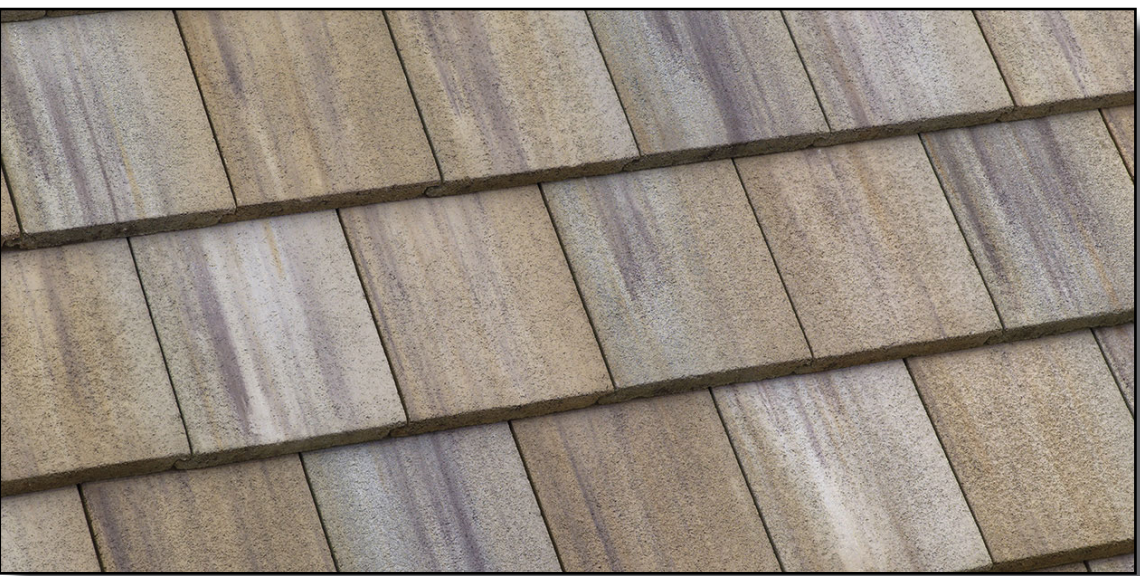
STONE VENEER

CREATIVE MINES -
SEASPEARL CRAFT CHOP LEDGE



DECORATIVE METAL

SW2280 GATEPOST GRAY

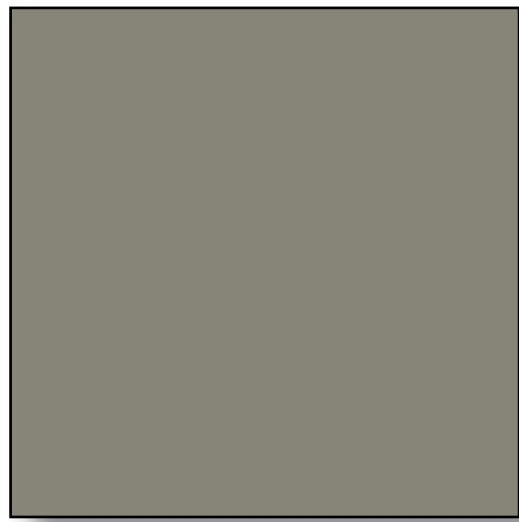


ROOF - FLAT SLATE PROFILE

EAGLE - 4880 SHASTA BLEND

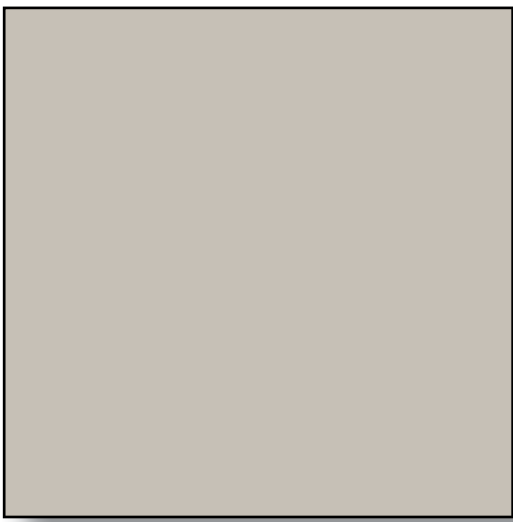
FARMHOUSE

Color Scheme 4



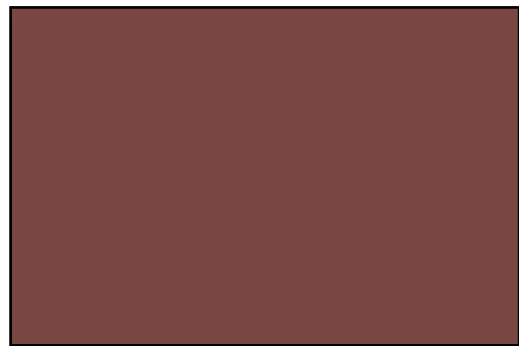
STUCCO BODY

SW7743 MOUNTAIN ROAD



FASCIA / WINDOW TRIM /
COLUMNS / RAIL

SW7641 COLONNADE GRAY



SIDING / TRIM BOARDS

SW7593 RUSTIC RED



ENTRY DOOR / SHUTTERS

SW7069 IRON ORE



GARAGE DOOR

SW7645 THUNDER GRAY



STONE VENEER (WHERE OCCURS)

CREATIVE MINES -
BLACK TRUFFLE CRAFT SPLIT MODULAR 2.5" ONLY



DECORATIVE METAL

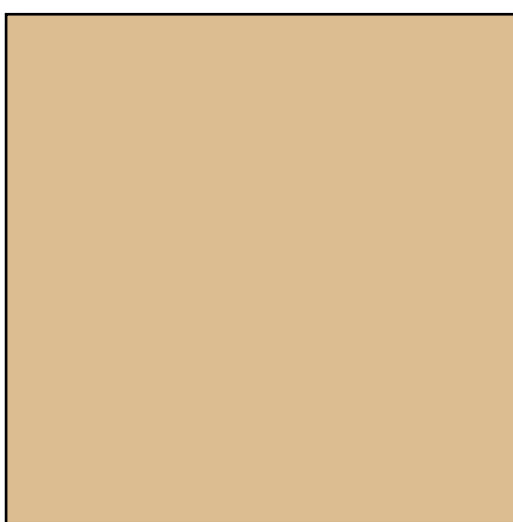
SW2280 GATEPOST GRAY



ROOF - FLAT TILE

EAGLE - 4880 SHASTA BLEND

Color Scheme 5



STUCCO BODY

SW6128 BLONDE



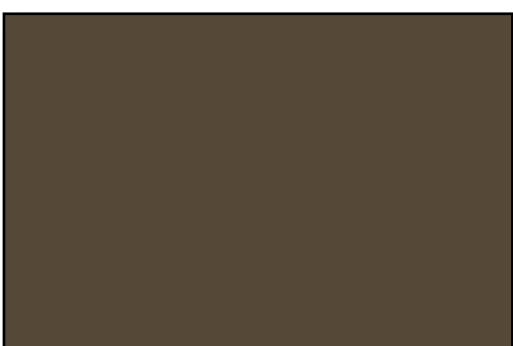
FASCIA / WINDOW TRIM /
COLUMNS / RAIL

SW7009 PEARLY WHITE



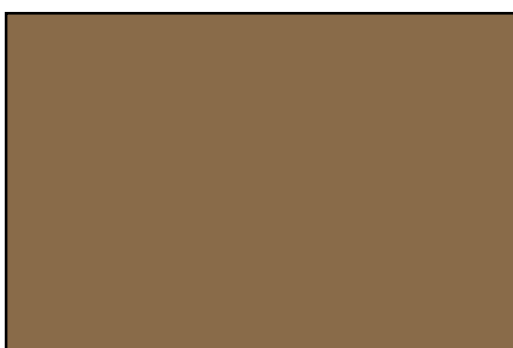
SIDING / TRIM BOARDS

SW6179 ARTICHOKE



ENTRY DOOR / SHUTTERS

SW7041 VAN DYKE BROWN



GARAGE DOOR

SW6125 CRAFT PAPER



STONE VENEER (WHERE OCCURS)

CREATIVE MINES -
TORTOISE SHELL CRAFT SPLIT MODULAR 2.5" ONLY



DECORATIVE METAL

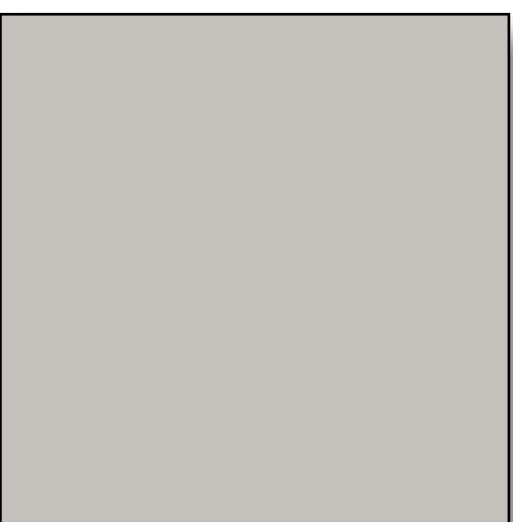
SW2280 GATEPOST GRAY



ROOF - FLAT TILE

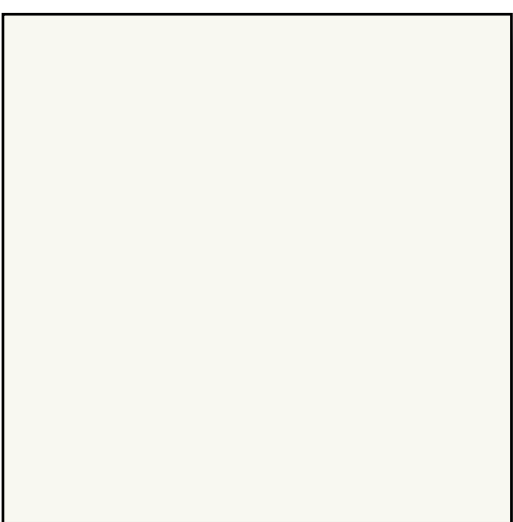
EAGLE - 4687 BROWN GRAY RANGE

Color Scheme 6



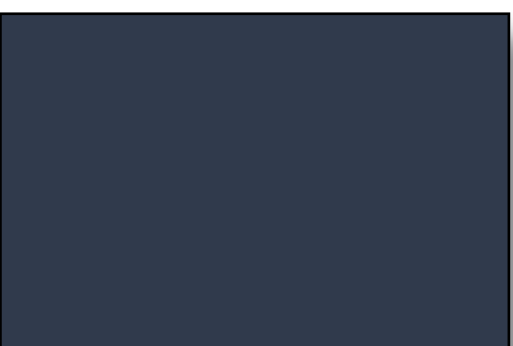
STUCCO BODY

SW7672 KNITTING NEEDLES



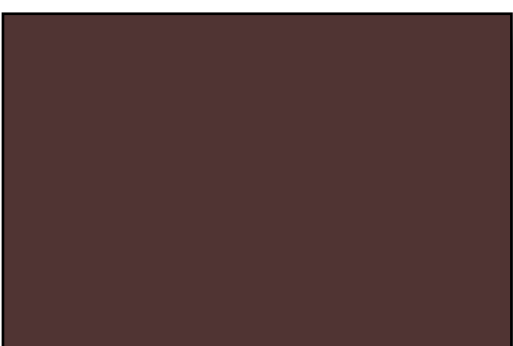
FASCIA / WINDOW TRIM /
COLUMNS / RAIL

SW7757 HIGH REFLECTIVE WHITE



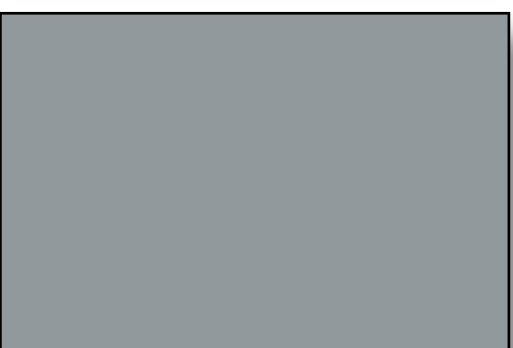
SIDING / TRIM BOARDS

SW6244 NAVAL



ENTRY DOOR / SHUTTERS

SW6020 MAROONED



GARAGE DOOR

SW9143 CADET



STONE VENEER (WHERE OCCURS)

CREATIVE MINES -
LIGHTHOUSE CRAFT CHOP LEDGE



DECORATIVE METAL

SW2280 GATEPOST GRAY

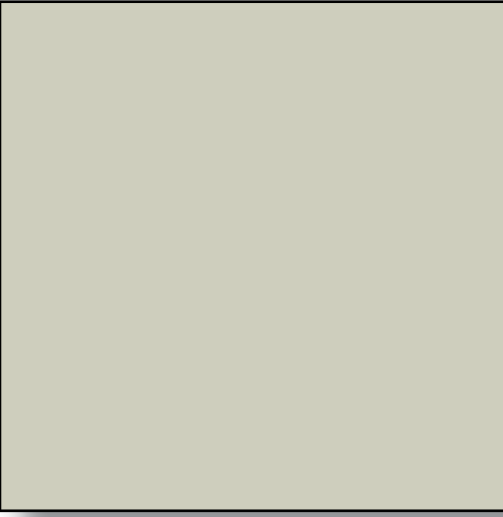


ROOF - FLAT TILE

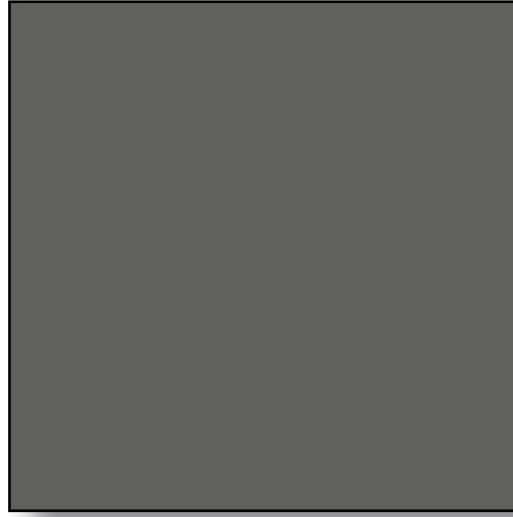
EAGLE - 4697 SLATE RANGE

SPANISH

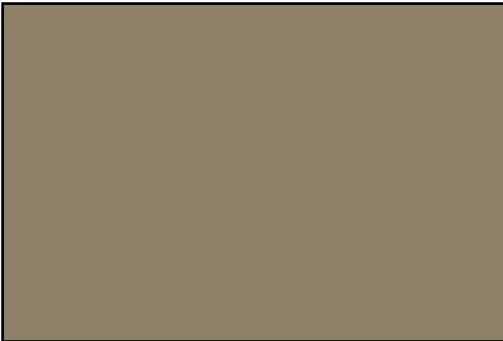
Color Scheme 7



STUCCO BODY
SW6176 LIVEABLE GREEN



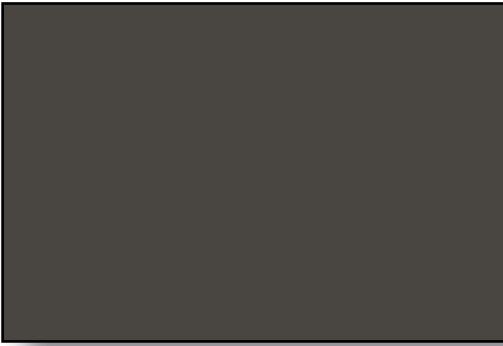
FASCIA / WINDOW TRIM /
COLUMNS / RAIL
SW6208 PEWTER GREEN



BODY ACCENT /
GARAGE DOOR
SW7737 MEADOW TRAIL



ENTRY DOOR
SW6685 TRINKET

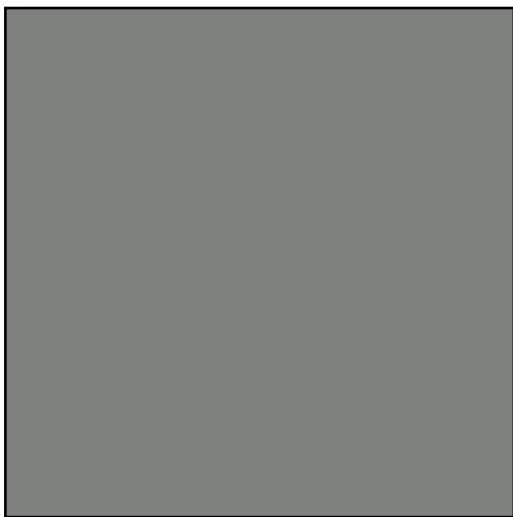


DECORATIVE METAL
SW2280 GATEPOST GRAY

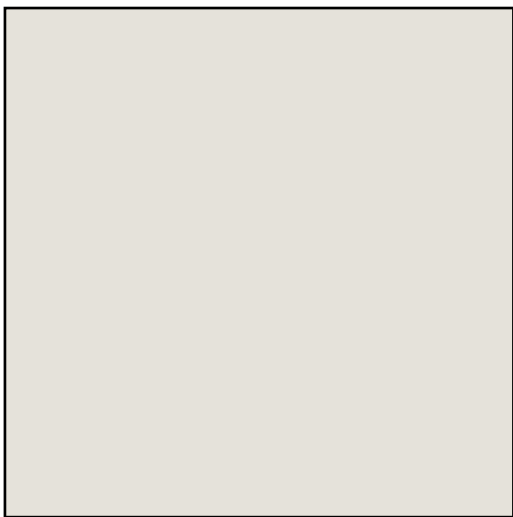


ROOF - 'S' TILE (CAPISTRANO)
EAGLE - 3634 KINGS CANYON BLEND

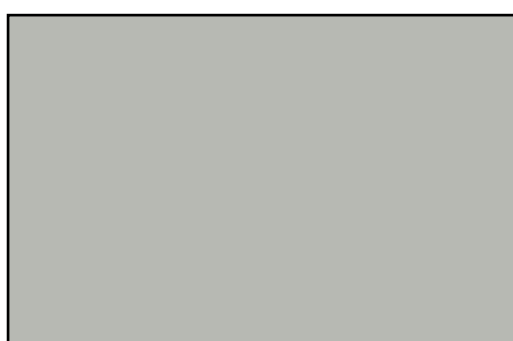
Color Scheme 8



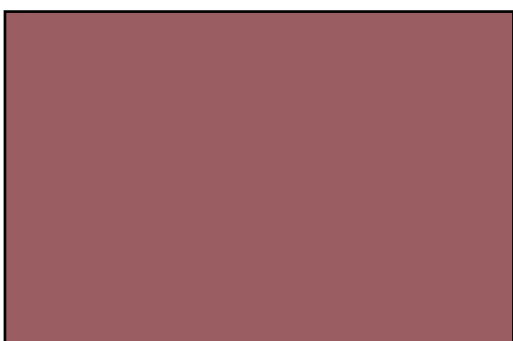
STUCCO BODY
SW7067 CITYSCAPE



FASCIA / WINDOW TRIM
/ COLUMNS / RAIL
SW7636 ORIGAMI WHITE



BODY ACCENT /
GARAGE DOOR
SW2850 CHELSEA GRAY



ENTRY DOOR
SW6305 RAMBLING ROSE

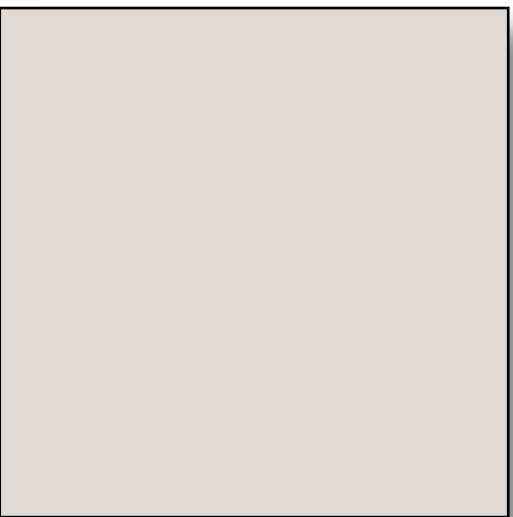


DECORATIVE METAL
SW2280 GATEPOST GRAY

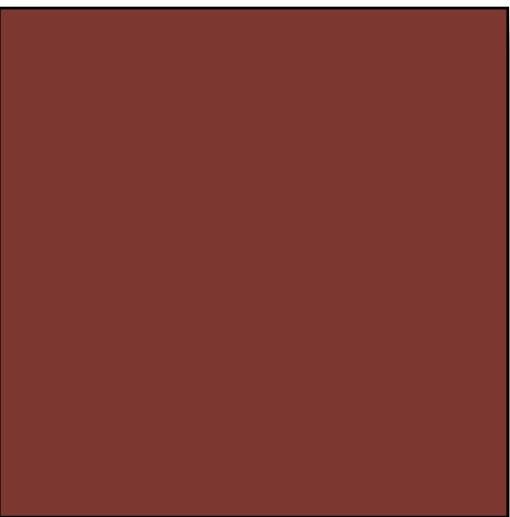


ROOF - 'S' TILE (CAPISTRANO)
EAGLE - 3687 BROWN GRAY RANGE

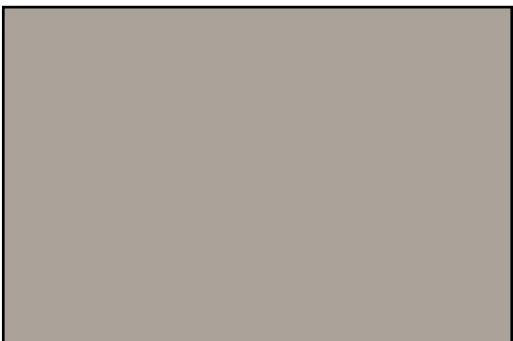
Color Scheme 9



STUCCO BODY
SW7021 SIMPLE WHITE



FASCIA / WINDOW TRIM
/ COLUMNS / RAIL
SW6328 FIREWEED



BODY ACCENT /
GARAGE DOOR
SW7024 FUNCTIONAL GRAY



ENTRY DOOR
SW0017 CALICO

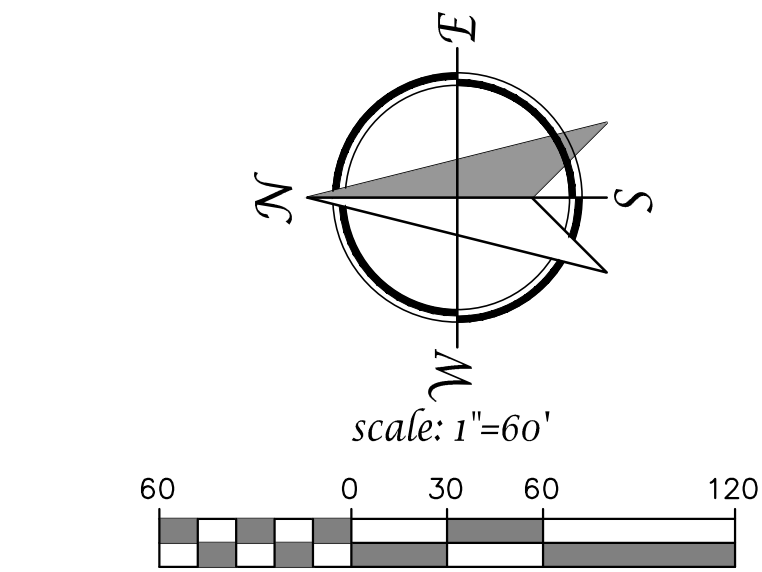
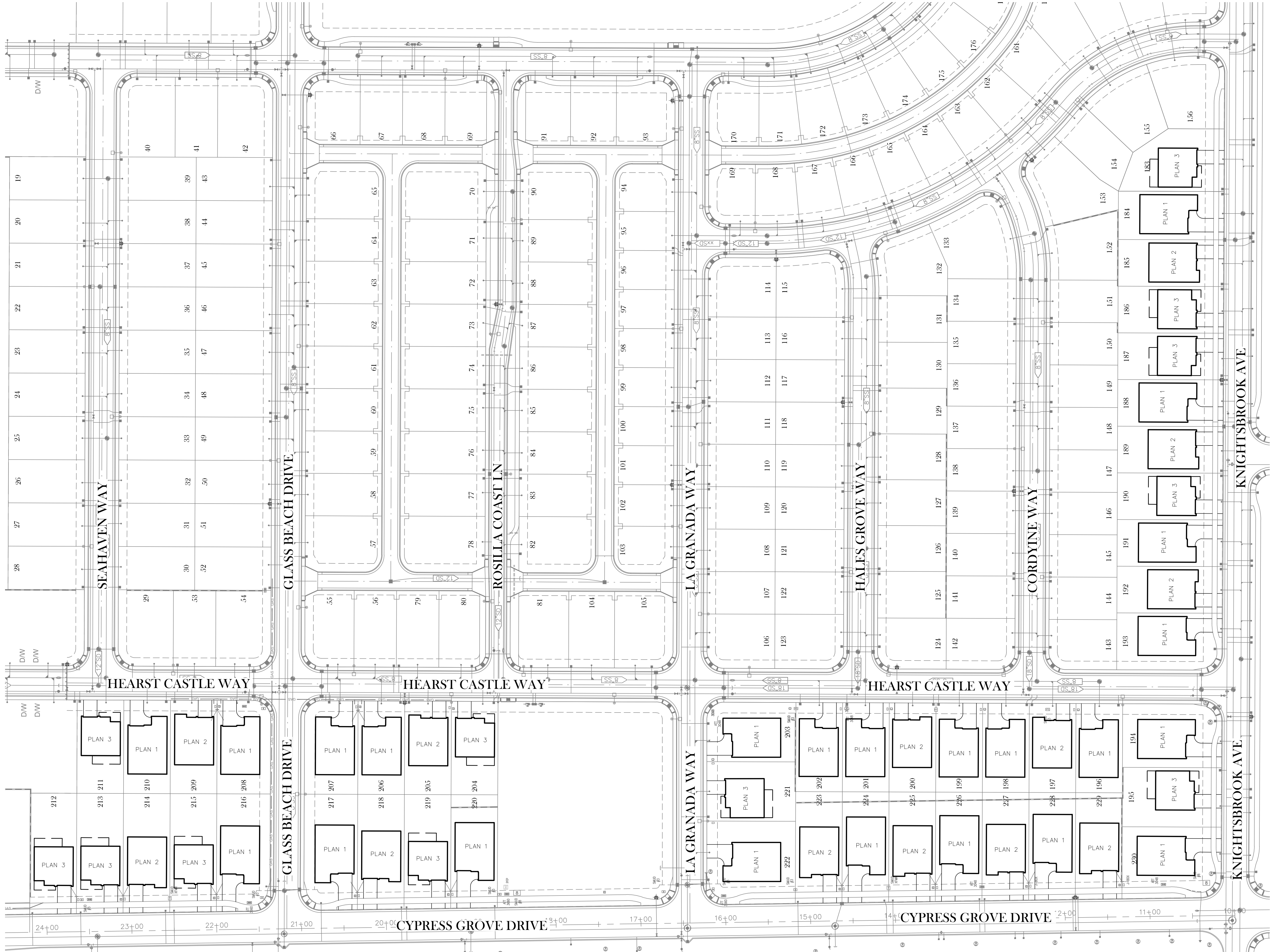


DECORATIVE METAL
SW2280 GATEPOST GRAY

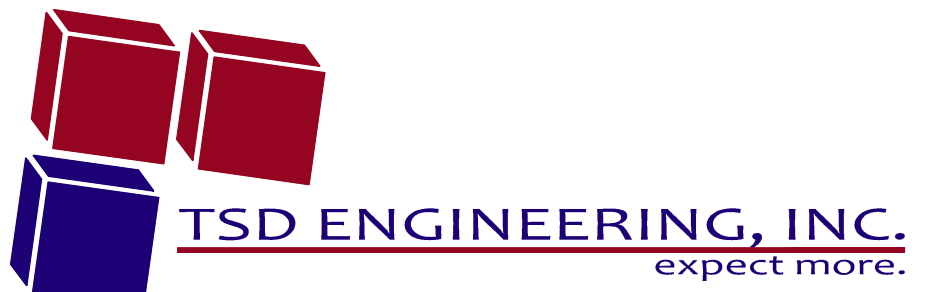


ROOF - 'S' TILE (CAPISTRANO)
EAGLE - 3723 ADOBE BLEND

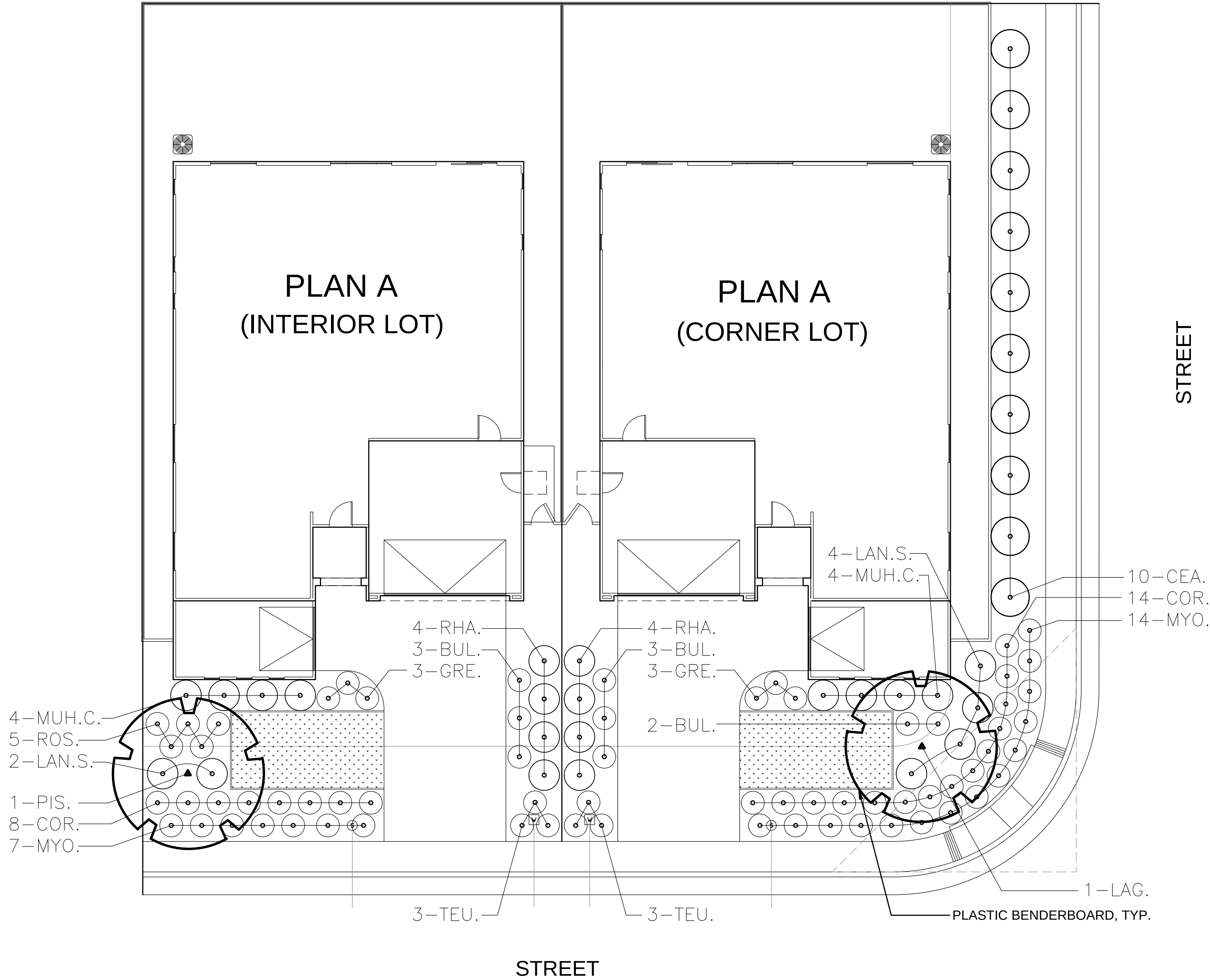
WATT COMMUNITIES PRE-PLOT
DOUGLAS 98
ALDERWOOD
RANCHO CORDOVA, CA



WATT COMMUNITIES PRE-PLOT
FEBRUARY 13, 2019



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



KEY	LANDSCAPE LEGEND
	TREES - NOT ALL SYMBOLS SHOWN
	SHRUBS
	LAWN (SOD)
	PLASTIC BENDERBOARD
	PLANT QUANTITY
	PLANT KEY

MASTER PLANT MATERIAL LIST					
WATER USE	SIZE	KEY	BOTANICAL NAME ... COMMON NAME	HxW	
			TREE:		
MEDIUM	24" BOX	ACE.	ACER BEURGERIANUM ... TRIDENT MAPLE	30'X30'	
LOW	24" BOX	PIS.	PISTACIA CHINENSIS ... CHINESE PISTACHE	35'X30'	
MEDIUM	24" BOX	ARB.	ARBUTUS 'MARINA' ... MADRONE (STD)	20'X20'	
MEDIUM	24" BOX	ELA.	ELAEOCARPUS DECIPENS ... JAPANESE BLUEBERRY TREE	40'X25'	
LOW	24" BOX	LAG.	LAGERSTROEMIA INDICA ... PINK CRAPE MYRTLE	20'X20'	
			SHRUBS:		
LOW	5 G.C.	BUL.	BULBINE FRUTESCENS 'HALLMARK' ... STALKED BULBINE	2'X3'	
LOW	5 G.C.	CEA.	CEANOTHUS 'CONCHA' ... CEANOTHUS	6'X6'	
LOW	5 G.C.	COR.	CORREA 'DUSKY BELLS' ... AUSTRALIAN FUCHSIA	4'X4'	
LOW	1 G.C.	DIE.	DIETES BICOLOR ... FORTNIGHT LILY	3'X3'	
LOW	5 G.C.	DOD.	DODONAEA CISCOSA 'PURPUREA' ... PURPLE HOPSEED BUSH	6'X6'	
LOW	5 G.C.	ELA.	ELAEAGNUS PUNGENS ... SILVERBERRY	6'X6'	
LOW	5 G.C.	GRE.	GREVILLEA LANIGERA 'MT TAMBORITHA' ... WOOLLY GREVILLEA	1.5'X4'	
LOW	1 G.C.	HEL.	HELICTOTRICHON SEMPERVIRENS ... BLUE OAT GRASS	2.5'X2.5'	
LOW	5 G.C.	LAN.C.	LANTANA CAMARA 'CARNIVAL' ... CARNIVAL LANTANA	4'X5'	
LOW	5 G.C.	LAN.G.	LANTANA CAMARA 'GOLD MOUND' ... GOLD MOUND LANTANA	3'X4'	
LOW	5 G.C.	LAN.S.	LANTANA SELLOWIANA WHITE ... WHITE TRAILING LANTANA	2'X10'	
LOW	5 G.C.	LEU.	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' ... COMPACT TEXAS RANGER	4'X4'	
LOW	5 G.C.	LOM.	LOMANDRA LONGIFOLIA 'BREEZE' ... BREEZE DWARF MATT RUSH	3'X3'	
LOW	5 G.C.	MUH.C.	MUHLENBERGIA CAPILLARIS ... PINK MUHLY	5'X5'	
LOW	5 G.C.	MUH.R.	MUHLENBERGIA RIGENS ... DEER GRASS	4'X4'	
LOW	5 G.C.	MYR.	MYRTUS COMMUNIS 'COMPACTA' ... MYRTLE	4'X4'	
LOW	5 G.C.	NAN.	NANDINA DOMESTICA ... HEAVENLY BAMBOO	4'X3'	
LOW	5 G.C.	RHA.	RHAPHIOLEPIS UMBELLATA 'MINOR' ... YEDDO HAWTHORN	2.5'X4'	
LOW	5 G.C.	ROS.	ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' ... ROMAN BEAUTY ROSEMARY	2.5'X2'	
LOW	1 G.C.	TEU.	TEUCRIUM CHAMAEDRYS ... GERMANDER	1.5'X2.5'	
LOW	5 G.C.	WES.	WESTRINGIA 'WYNABBIE HIGHLIGHT' ... AUSTRALIAN ROSEMARY	4'X4'	

LANDSCAPE PLANTING NOTES

- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
8 FEET CLEARANCE FROM SEWER OR WATER LINES.
5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
15 FEET FROM STREET LIGHTS
25 FEET FROM STOP SIGNS/STOP LIGHTS.
- SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.
- THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
- LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

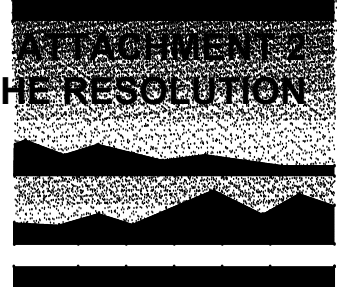
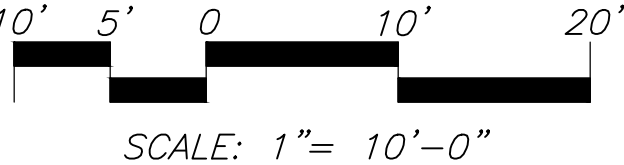
SOIL TESTING NOTES

- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
- SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

1/2/19
DATE



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990



Peter D. Larimer C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim responsibility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY PLAN CHECK	1/2/19

DOUGLAS 98 AT SUNRIDGE
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CALIFORNIA

DATE	11/14/18
JOB NO.	18-44.P
SHEET TITLE	

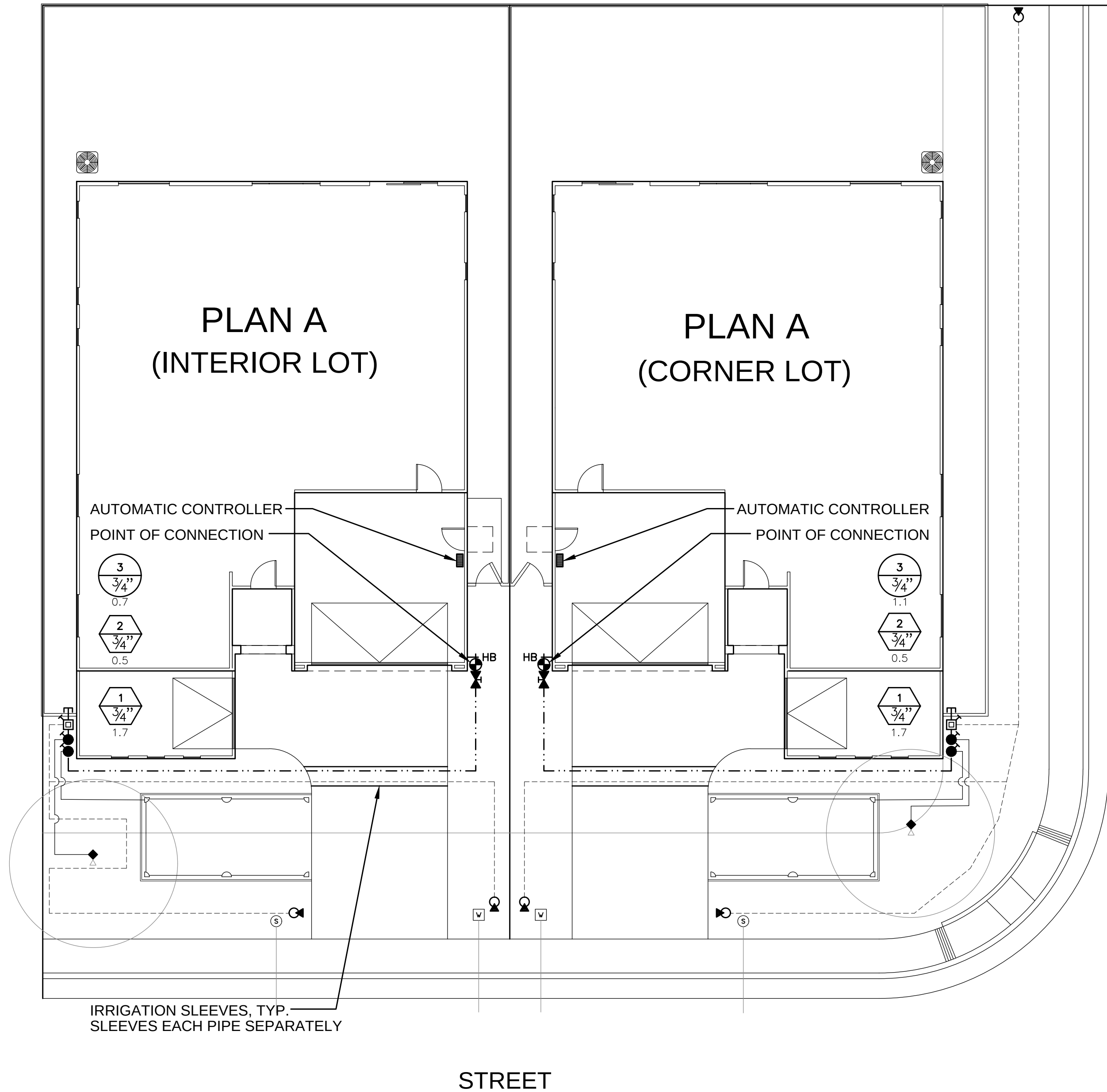
PLAN A
LANDSCAPE
PLANTING
PLAN

SHEET NO.

L1.1

SHEET 1 OF 4

CITY APPROVAL



STREET

STREET

KEY

LANDSCAPE IRRIGATION LEGEND

AUTOMATIC CONTROLLER:
RAINBIRD ESP-TM2 (4 STATIONS) WITH WIFI MODULE AND WR2 WIRELESS RAN/FREEZE SENSOR. CONTROLLER - TM2-4-12V/LNKWIFI/WR2-RFC-48
COORDINATE 110V SERVICE AND POWER CONNECTION WITH ELECTRICAL SUB-CONTRACTOR.

POINT OF CONNECTION (S):
THESE SPRINKLER IRRIGATION SYSTEMS ARE DESIGNED TO OPERATE AT 38 PSI STATIC WATER PRESSURE AND 35 PSI DYNAMIC WATER PRESSURE AT THE POINT OF CONNECTION WITH A MAXIMUM FLOW AS SHOWN ON THE DRAWINGS.

GATE VALVE:
A.Y.MCDONALD 72032T, 1" BRASS BALL VALVE.

PRESSURE MAIN LINE:
TYPE:
1" SIZE, ASTM D1785, PVC SCH 40.
TRENCH DEPTH:
IN PLANTED AREAS: 24" MINIMUM COVER.
UNDER PAVED AREAS: 24" MINIMUM COVER.
PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.

AUTOMATIC CONTROL VALVE:
RAINBIRD 075-ASVF.

AUTOMATIC CONTROL DRIP IRRIGATION ANTI-SIPHON VALVE:
RAINBIRD CONTROL ZONE KIT MODEL XACZ-075-PRF.

LATERAL LINE:
TYPE:
PVC SCHEDULE 40, SOLVENT WELD ALL UNSIZED PIPE SHALL BE 3/4" SIZE.
TRENCH DEPTH:
IN PLANTED AREAS:
POP-UP SPRAY HEADS - 12" MINIMUM COVER.
UNDER PAVED AREAS: 24" MINIMUM COVER.
PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.

LAWN POP-UP SPRAY HEADS:
HUNTER: PROS-04 WITH CHECK VALVE SERIES WITH MP1000 SERIES NOZZLES.
HALF AND QUARTER SPRAY PATTERNS.

TREE BUBBLER HEADS:
RAINBIRD: 140Z BUBBLER NOZZLE WITH INLINE CHECK VALVE.

DRIP LATERAL WITH FLUSH PLUG:
1/2" POLY DRIP TUBING. SEE DETAILS FOR EMITTER INSTALLATION. 1/2" POLY DRIP TUBING TO BE BURIED A MINIMUM DEPTH OF 6" BELOW GRADE. 1/4" DISTRIBUTION TUBING (NOT SHOWN) TO BE BURIED A MINIMUM DEPTH OF 3" BELOW GRADE.
PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.

INDICATES CONTROL VALVE AND STATION NUMBER

INDICATES CONTROL VALVE SIZE

INDICATES GALLONS PER MINUTE

LANDSCAPE IRRIGATION NOTES

- COMPOSITE BASE SHEET: PROPOSED IMPROVEMENTS SHOWN ON DRAWINGS ARE SUPERIMPOSED ON A COMPOSITE BASE SHEET. THE COMPOSITE BASE SHEET IS A COMPILATION OF ARCHITECTURAL, ENGINEERING, AND OTHER DATA THAT IS PROVIDED. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR ERRORS PERTAINING TO THE COMPOSITE BASE SHEET. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS. ANY DISCREPANCIES NEED TO BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM AND RESOLVED PRIOR TO CONTINUATION OF WORK.
- DESIGN PRESSURE SHOWN ON PLANS HAS BEEN FURNISHED BY WATER COMPANY OR WATER DISTRICT SERVING SITE. VERIFY PRESSURE ON-SITE PRIOR TO THE INSTALLATION OF ANY SPRINKLER IRRIGATION EQUIPMENT. IF THERE IS A DISCREPANCY, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IN WRITING SO ADJUSTMENTS CAN BE MADE BY LANDSCAPE ARCHITECT. FAILURE TO REPORT DISCREPANCIES AND CONTINUANCE OF WORK WILL RESULT IN ALL RE-DESIGN COSTS BEING CHARGED TO CONTRACTOR.
- DETERMINE LOCATION OF UNDERGROUND UTILITIES. DAMAGE CAUSED BY INSTALLATION OF THIS WORK SHALL BE REPAIRED TO SATISFACTION OF GOVERNING AGENCY OR OWNER AT NO ADDITIONAL COST TO THE CONTRACT.
- TESTING:
A. PRESSURE TEST ALL UNDERGROUND PIPING AS FOLLOWS:
MAIN LINE - AT STATIC PSI FOR 4 HOURS.
LATERAL LINES - AT STATIC PSI FOR 2 HOURS.
- LAYOUT ALL WORK PRIOR TO TRENCHING OPERATIONS TO DETERMINE IF MINOR MODIFICATIONS OR ADJUSTMENTS WILL BE REQUIRED.
- PROVIDE AND INSTALL AUTOMATIC CONTROLLER AND UF-14 CONTROL WIRE. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE 110V SERVICE AND SERVICE HOOKUP FROM POWER SOURCE TO AUTOMATIC CONTROLLER.
- COORDINATE ALL WORK WITH OTHER TRADES SO PROGRESS OF WORK IS NOT INTERRUPTED AND CAN BE COMPLETED IN A TIMELY MANNER.

TYPICAL IRRIGATION SCHEDULE

IRR. TYPE	ESTABLISHMENT				MAINTENANCE			
	SPR X/Y	SUM X/Y	FAL X/Y	WIN X/Y	SPR X/Y	SUM X/Y	FAL X/Y	WIN X/Y
DRIP	15/3	25/3	15/3	0/0	16/2	24/2	12/2	0/0
SPRAY	20/5	20/6	20/5	0/0	30/3	30/5	30/3	0/0

LENGTH OF ESTABLISHMENT TIME = 90 DAYS

X = MIN/DAY

Y = DAYS/WEEK

NOTES:

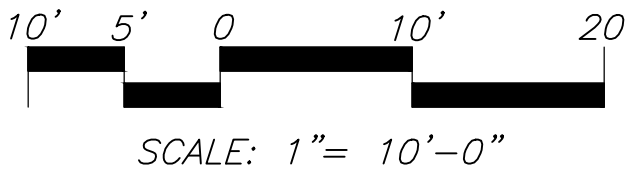
1.SET CONTROLLER TIME TO PREVENT SURFACE RUNOFF ONTO ADJACENT SIDEWALKS/DRIVEWAY. IT MAY BE NECESSARY TO CYCLE AND SOAK IF RUNOFF OCCURS. APPLY WATER AT TWO OR MORE INTERVALS WITH AN HOUR IN BETWEEN WATERINGS.

2. THIS TYPICAL IRRIGATION SCHEDULE IS APPROXIMATED. ACTUAL RUN TIMES MAY VARY DUE TO SITE CONDITIONS INCLUDING BUT NOT LIMITED TO PLANT DENSITY, MICROCLIMATES, SOIL TYPE, AND SLOPE. ADJUST RUN-TIMES TO ENSURE PLANT VIABILITY AND TO PREVENT OVER WATERING.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

LANDSCAPE ARCHITECT

DATE

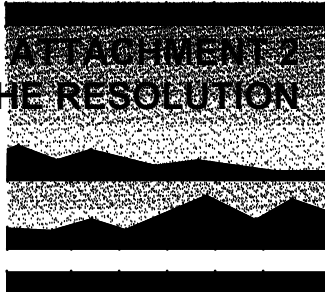


PLAN A (INTERIOR LOT) IRRIGATION HYDROZONE INFORMATION TABLE

STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	HIGH	0.8	200	160	0.75	6,865
2	LOW	0.3	10	3	0.81	119
3	LOW	0.3	790	237	0.81	9,415
		TOTAL AREA	1,000		ETWU TOTAL	16,399 GAL
ETo	51.9					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ETo)(0.62)(PF)(HA)/IE = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETo)(0.62)(0.55 x LA) = GAL/YEAR						
					MAWA TOTAL	17,698 GAL

PLAN A (CORNER LOT) IRRIGATION HYDROZONE INFORMATION TABLE

STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	HIGH	0.8	200	160	0.75	6,865
2	LOW	0.3	10	3	0.81	119
3	LOW	0.3	1510	453	0.81	17,996
		TOTAL AREA	1,720		ETWU TOTAL	24,980 GAL
ETo	51.9					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ETo)(0.62)(PF)(HA)/IE = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETo)(0.62)(0.55 x LA) = GAL/YEAR						
					MAWA TOTAL	30,440 GAL



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LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-5284

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REVISIONS

NO.	DESCRIPTION	DATE
1	CITY PLAN CHECK	1/2/19

DOUGLAS 98 AT SUNRIDGE
TYPICAL PRODUCTION
HOMES

RANCHO CORDOVA, CALIFORNIA

DATE 11/14/18

JOB NO. 18-44.P

SHEET TITLE

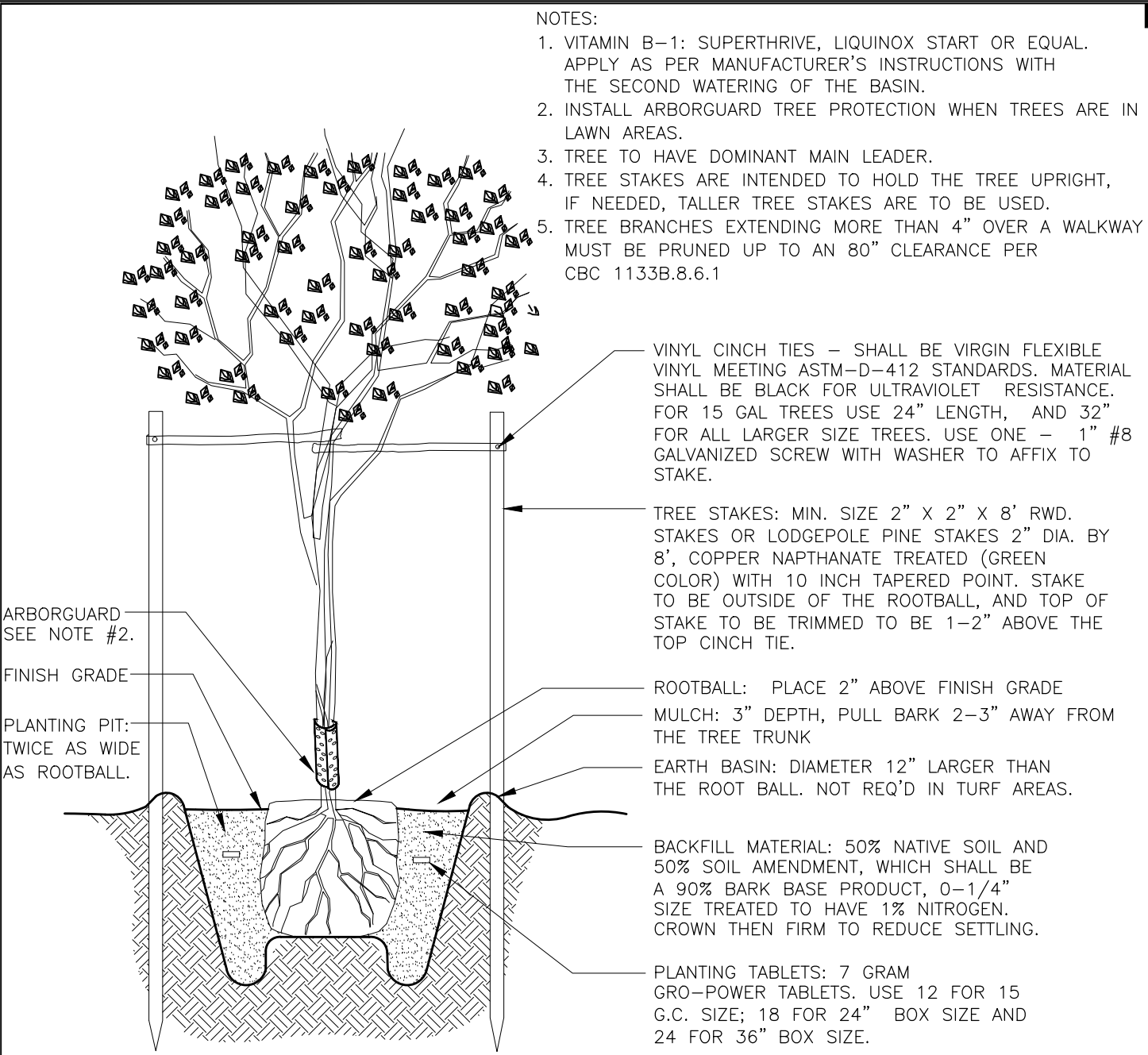
PLAN A
LANDSCAPE IRRIGATION PLAN

SHEET NO.

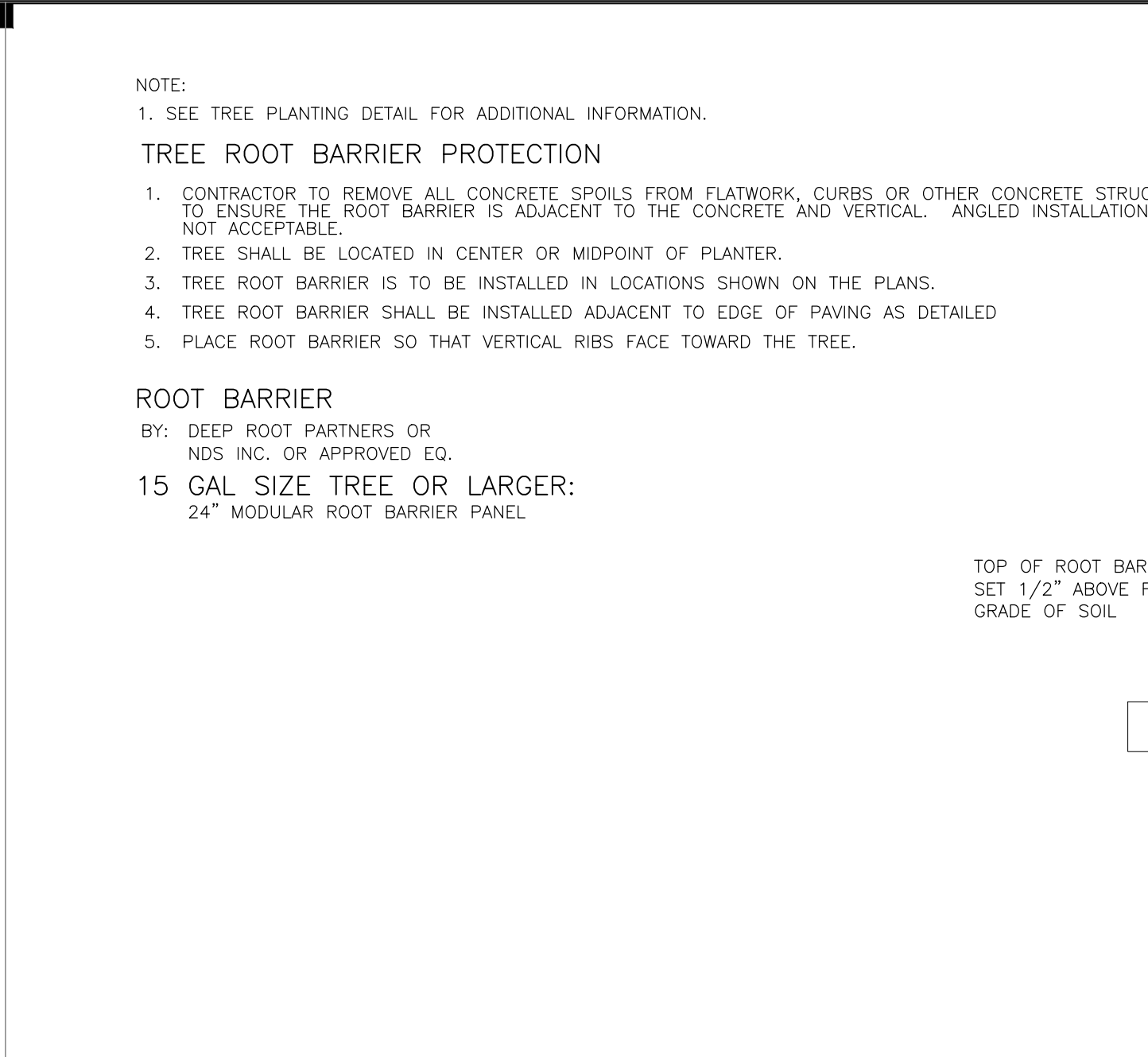
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SHEET 2 OF 4

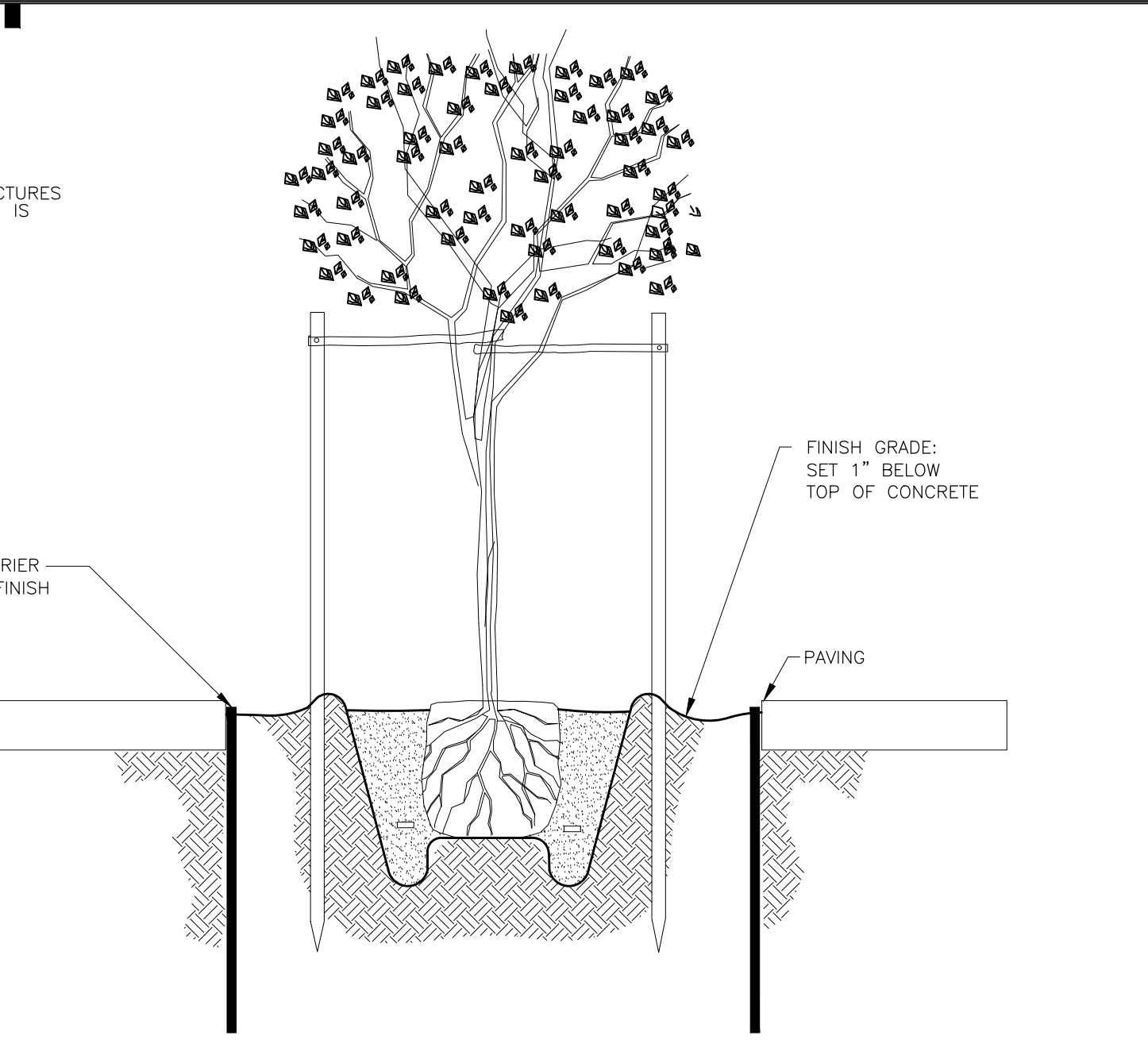
CITY APPROVAL



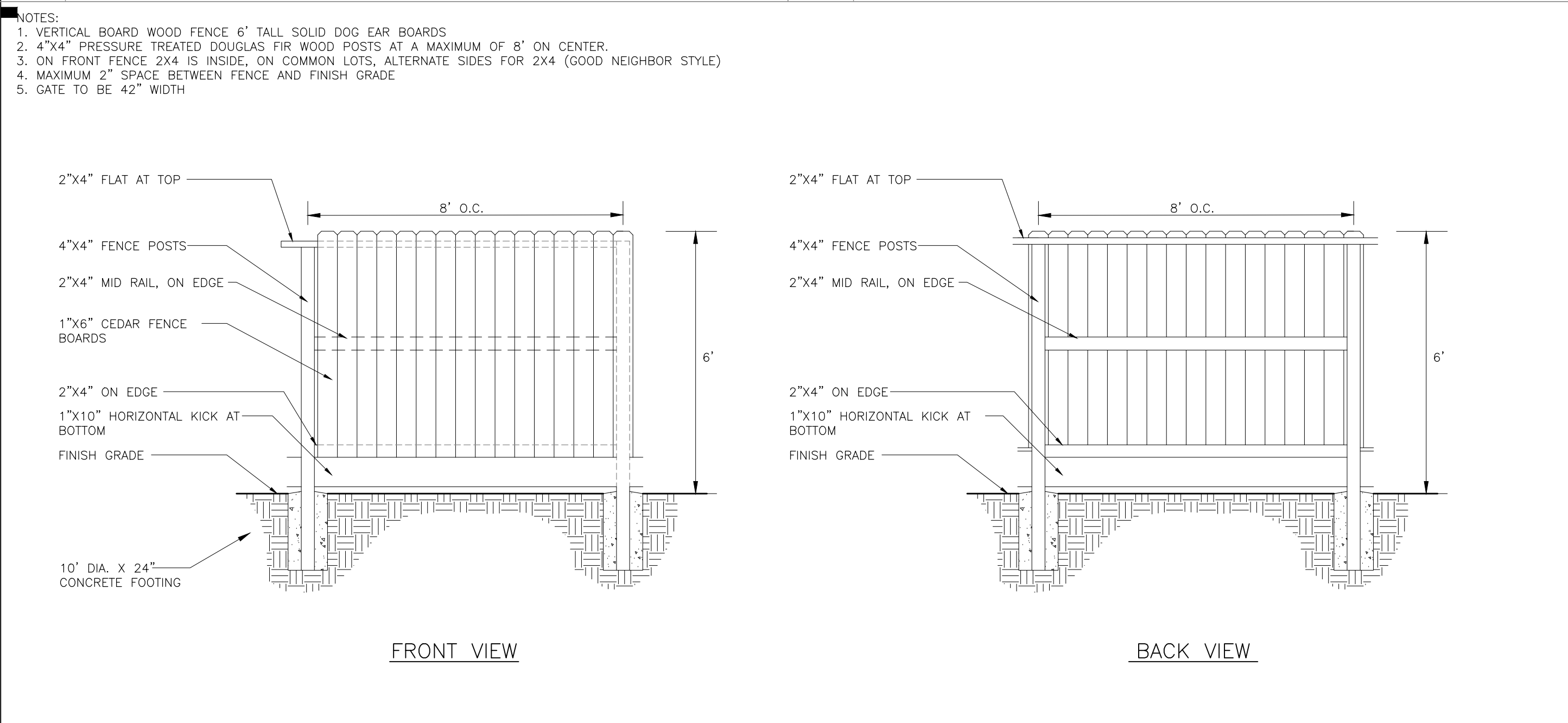
1 TREE PLANTING AND STAKING DETAIL



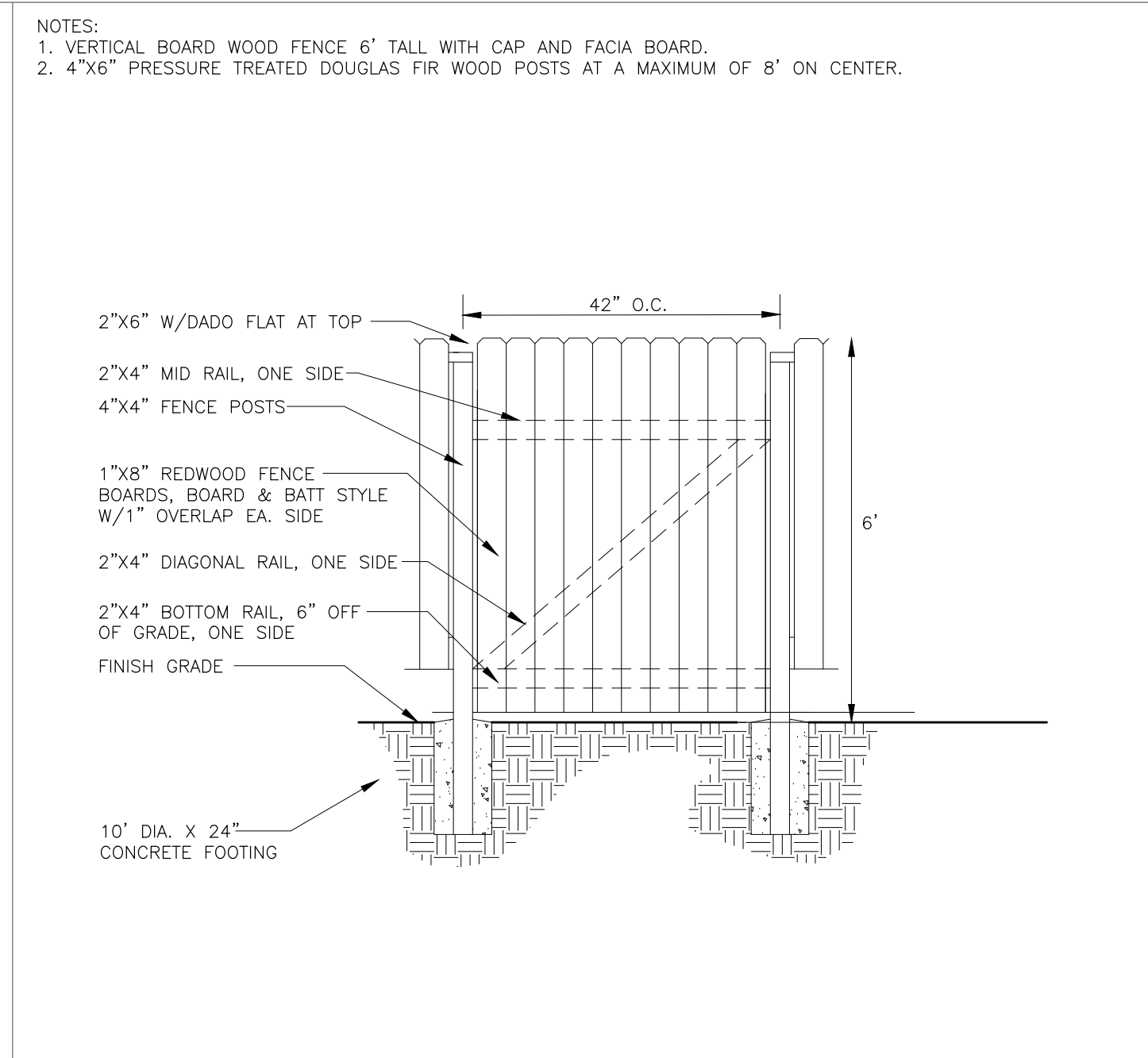
2 ROOT BARRIER CONTROL DETAIL



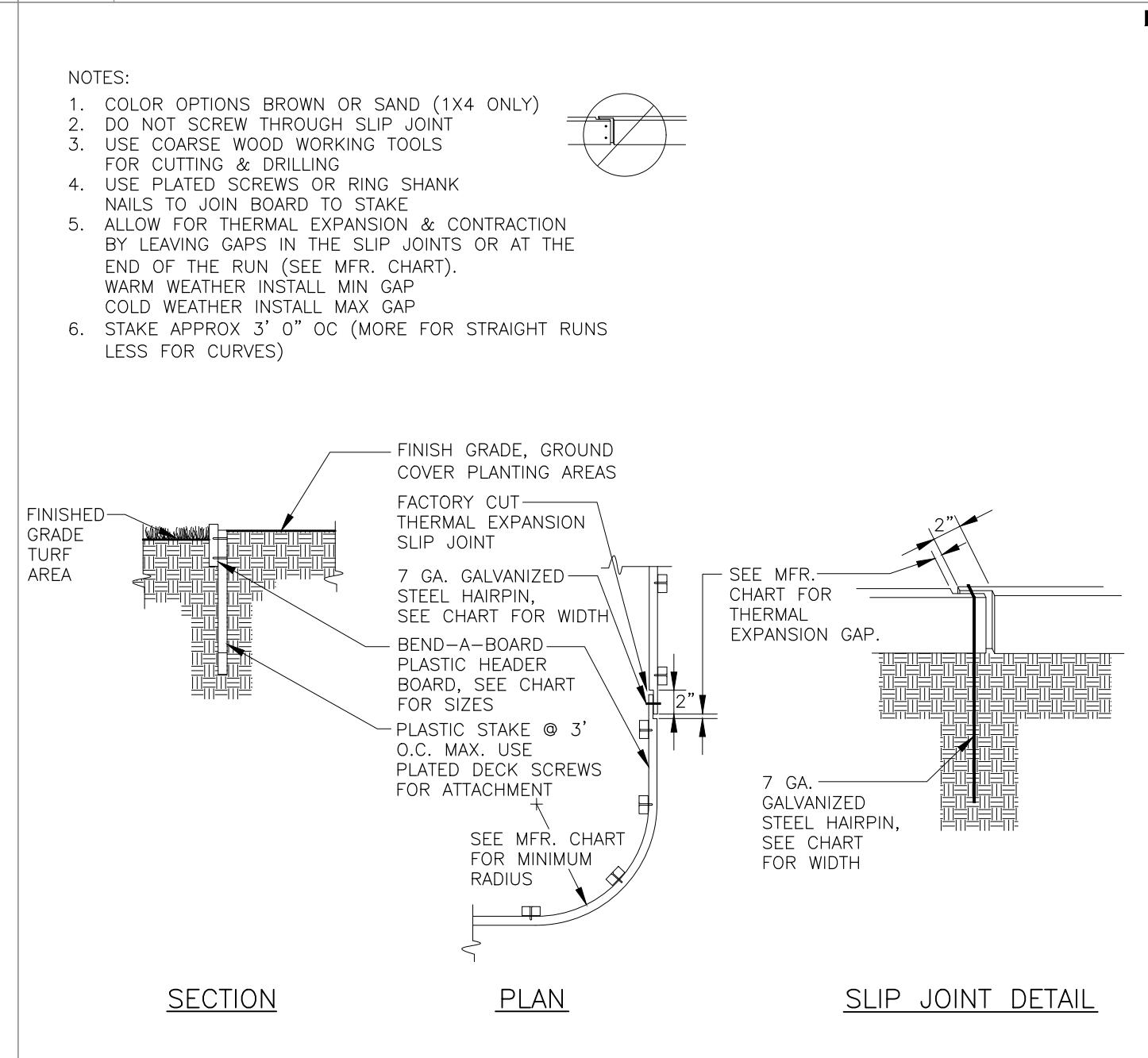
3 SHRUB PLANTING DETAIL



4 WOOD FENCE DETAIL



5 WOOD FENCE GATE DETAIL



6 BEND-A-BOARD PLASTIC HEADERBOARD DETAIL

ATTACHMENT 1
EXHIBIT A TO THE RESOLUTION

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LANDSCAPE ARCHITECTURE
AND PLANNING

2707 K STREET, SUITE 201
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916 369-3990

1/2/19
DATE
6/30/20
REVISED 2015

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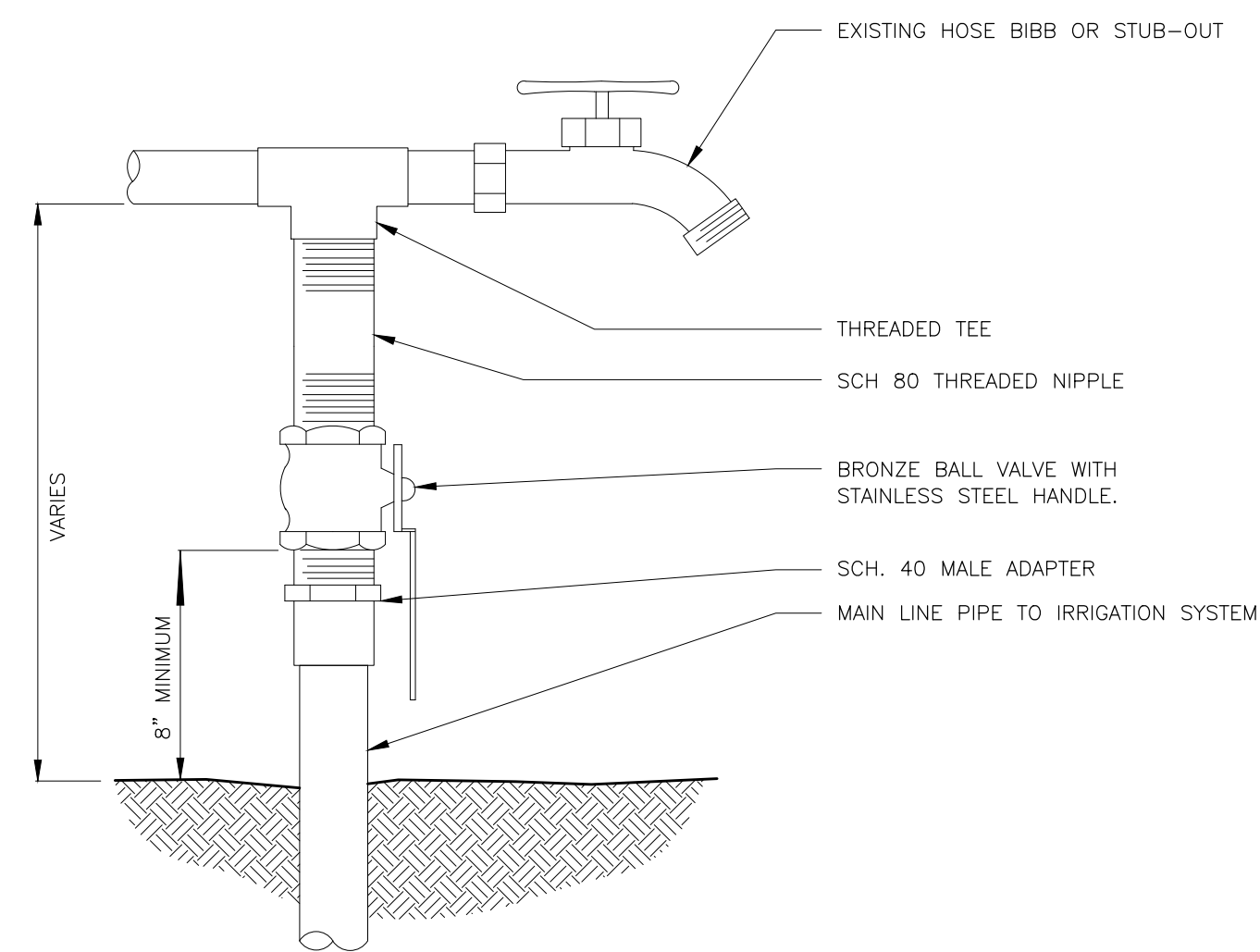
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REVISIONS		
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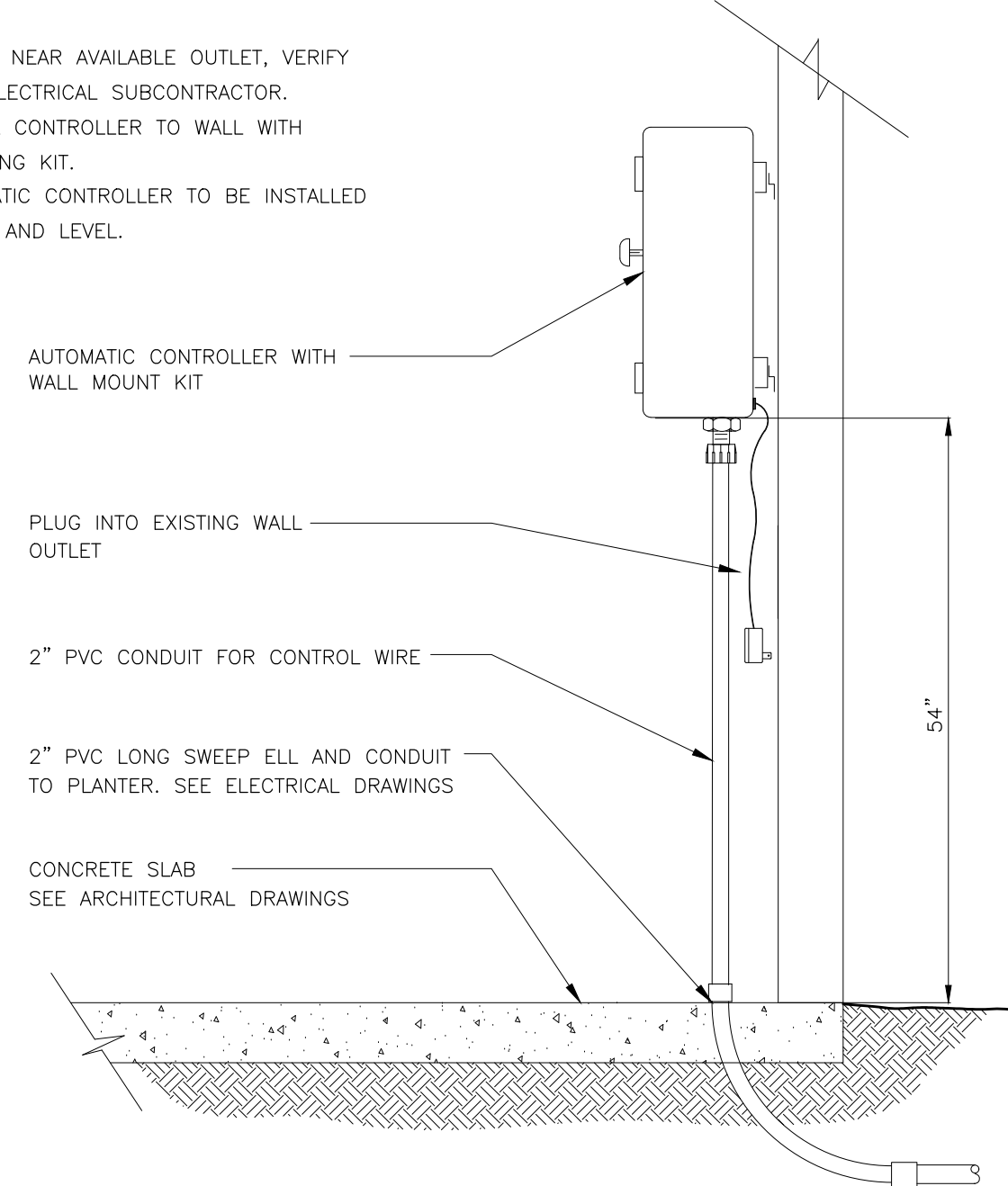
DOUGLAS 98 AT SUNRIDGE
TYPICAL PRODUCTION HOMES

RANCHO CORDOVA, CALIFORNIA

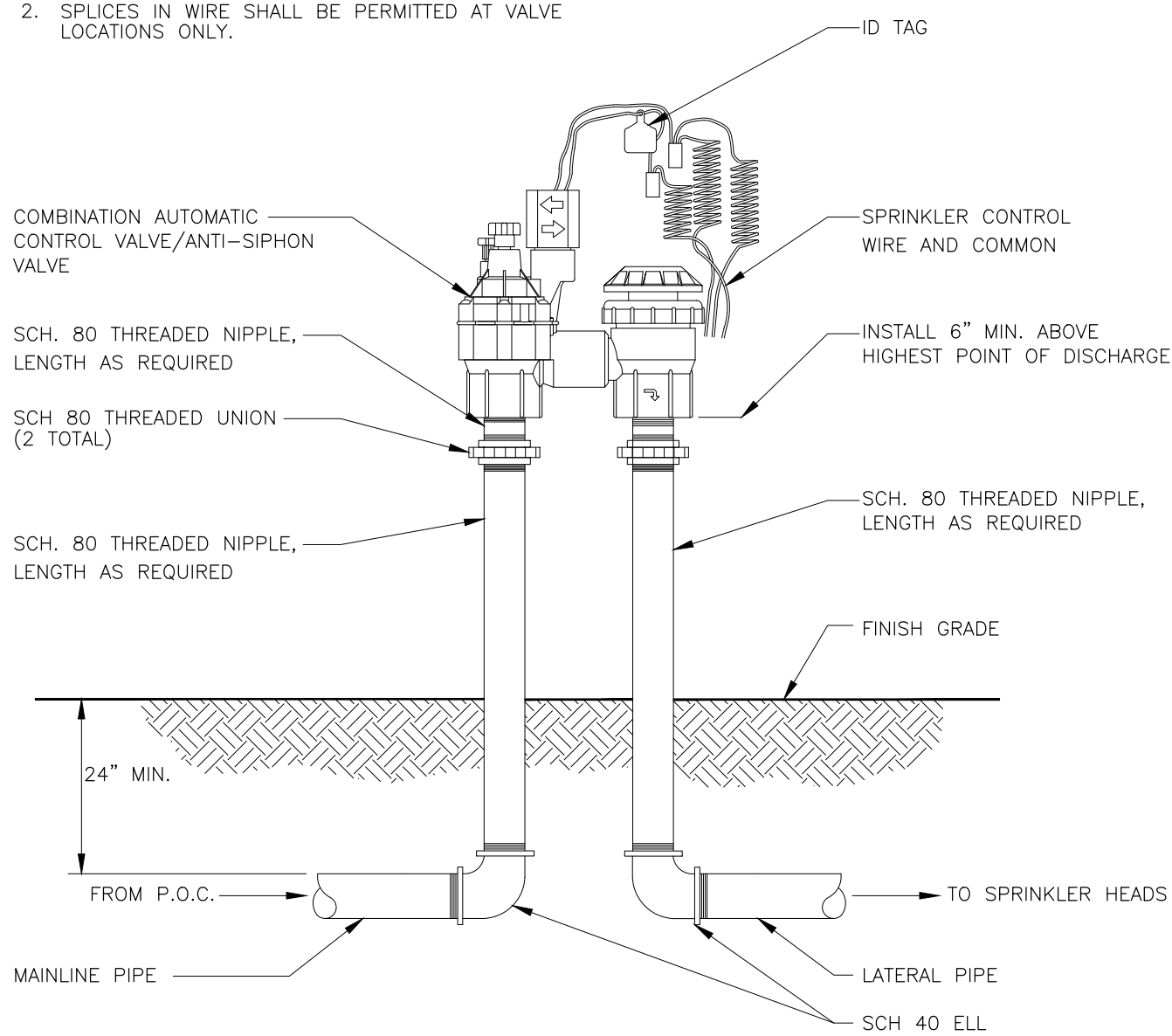
DATE	11/14/18
JOB NO.	18-44.P
SHEET TITLE	
LANDSCAPE PLANTING DETAILS	
SHEET NO.	
LD.1	
SHEET 3 OF 4	
CITY APPROVAL	



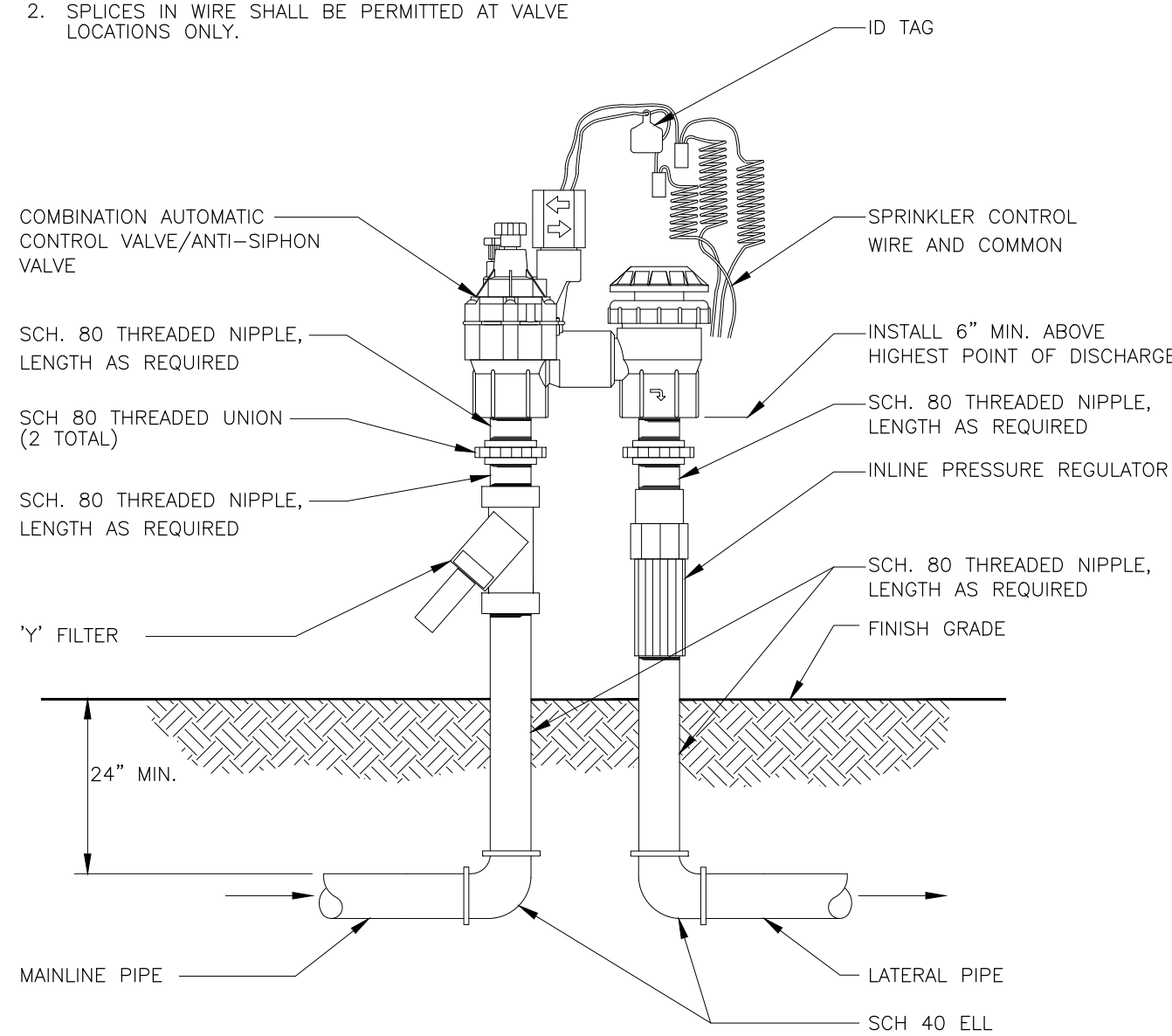
- NOTES:
1. LOCATE NEAR AVAILABLE OUTLET, VERIFY WITH ELECTRICAL SUBCONTRACTOR.
 2. INSTALL CONTROLLER TO WALL WITH MOUNTING KIT.
 3. AUTOMATIC CONTROLLER TO BE INSTALLED PLUMB AND LEVEL.



- NOTES:
1. TAPE AND BUNDLE WIRE EVERY 10 FEET.
 2. SPLICES IN WIRE SHALL BE PERMITTED AT VALVE LOCATIONS ONLY.



- NOTES:
1. TAPE AND BUNDLE WIRE EVERY 10 FEET.
 2. SPLICES IN WIRE SHALL BE PERMITTED AT VALVE LOCATIONS ONLY.

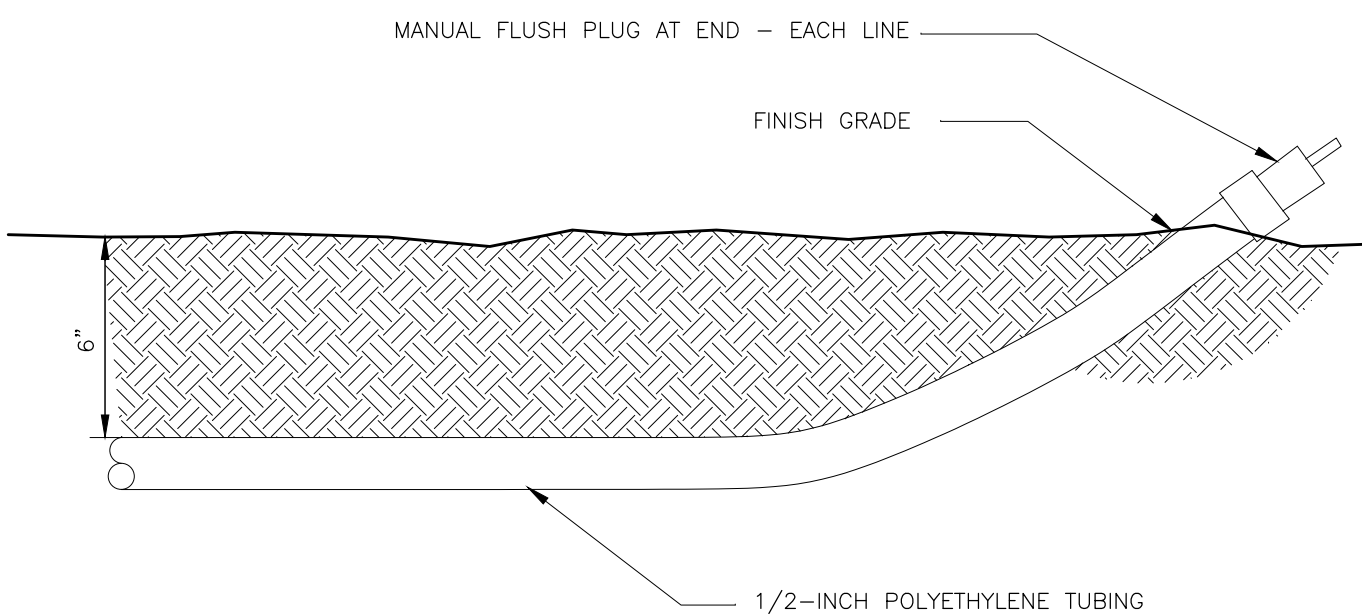


1	BALL VALVE FOR HOMES DETAIL
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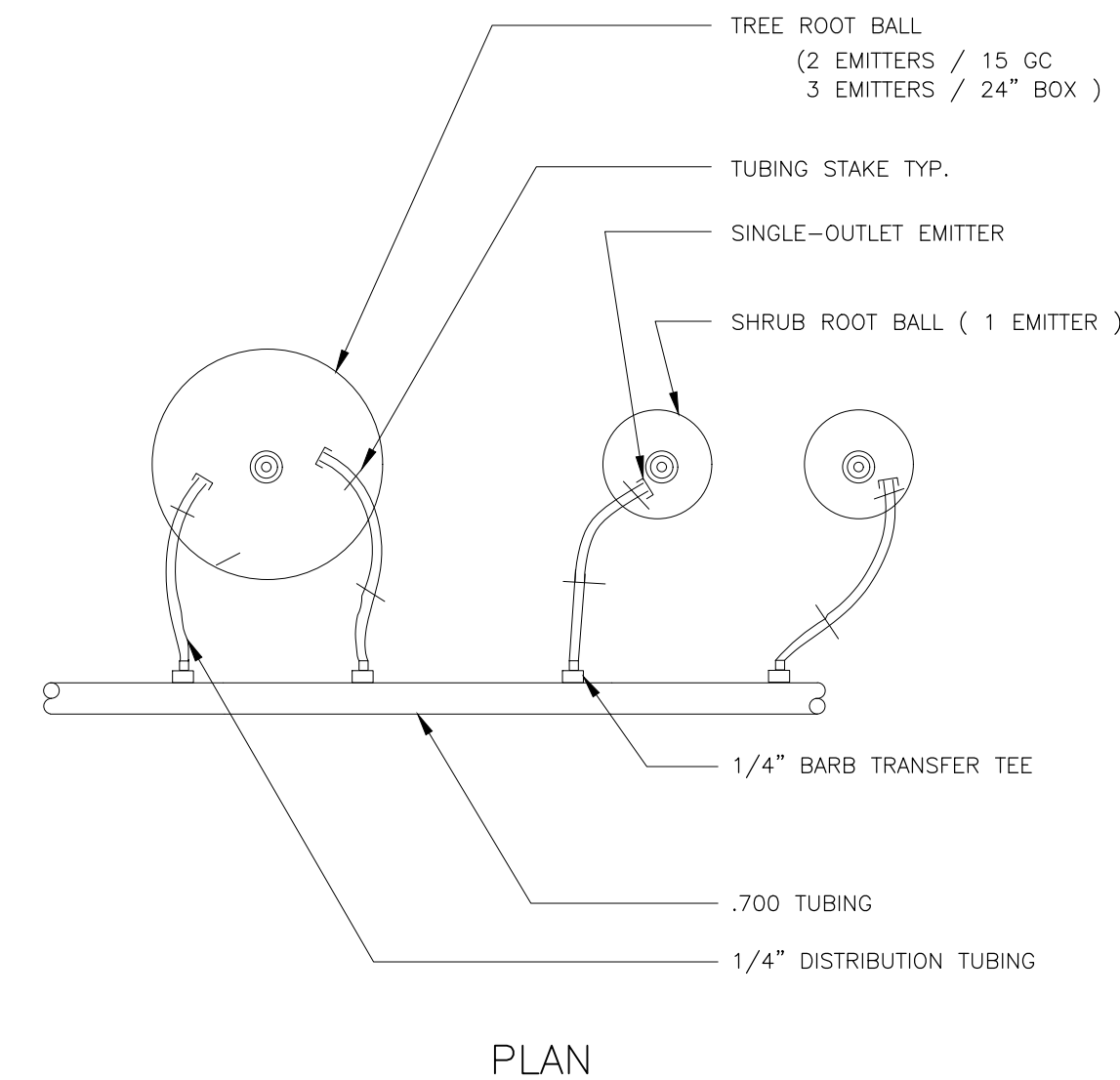
2 AUTOMATIC CONTROLLER DETAIL

3 AUTOMATIC CONTROL/ASV VALVE DETAIL

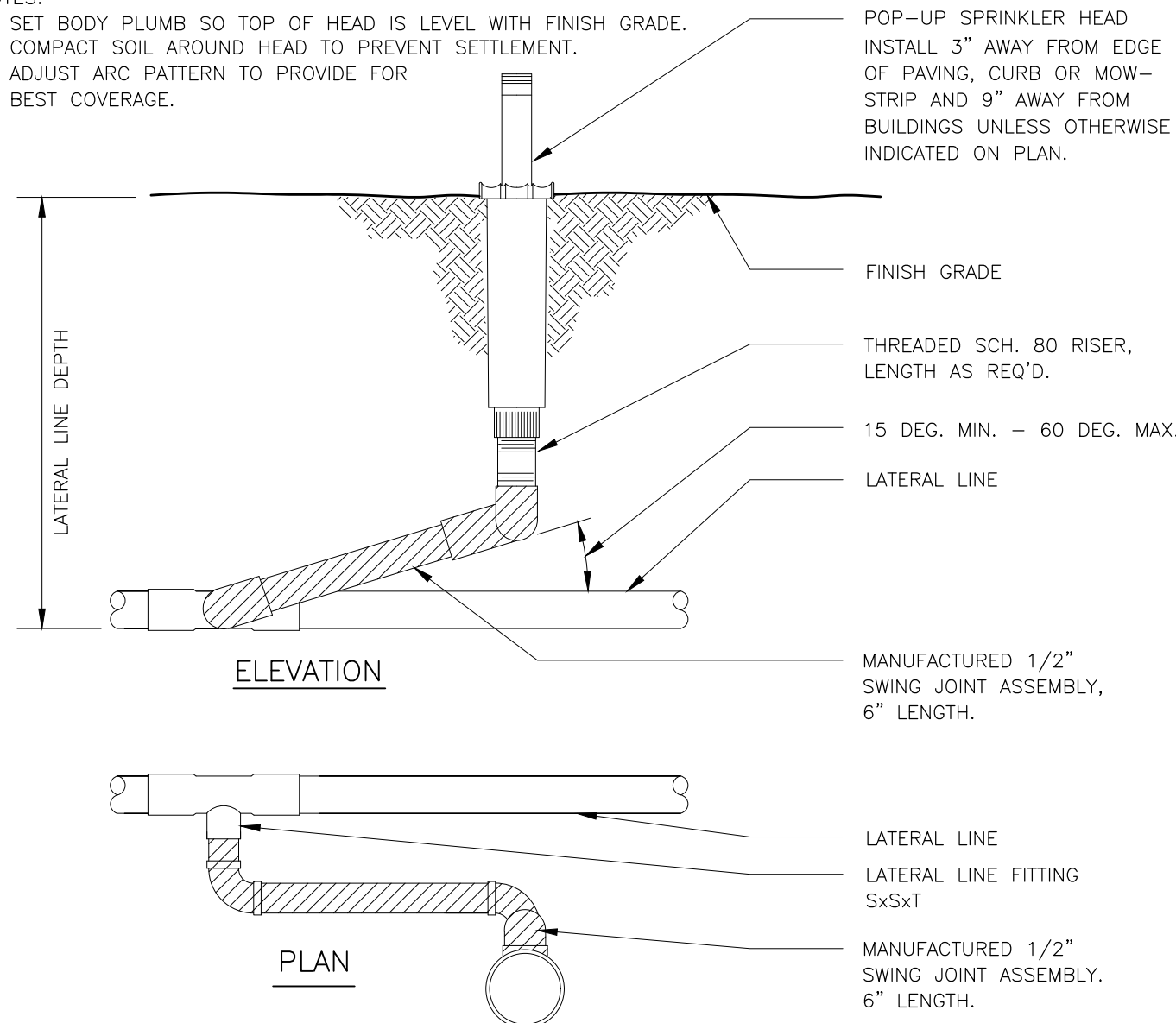
4	DRIP CONTROL/AVB VALVE DETAIL
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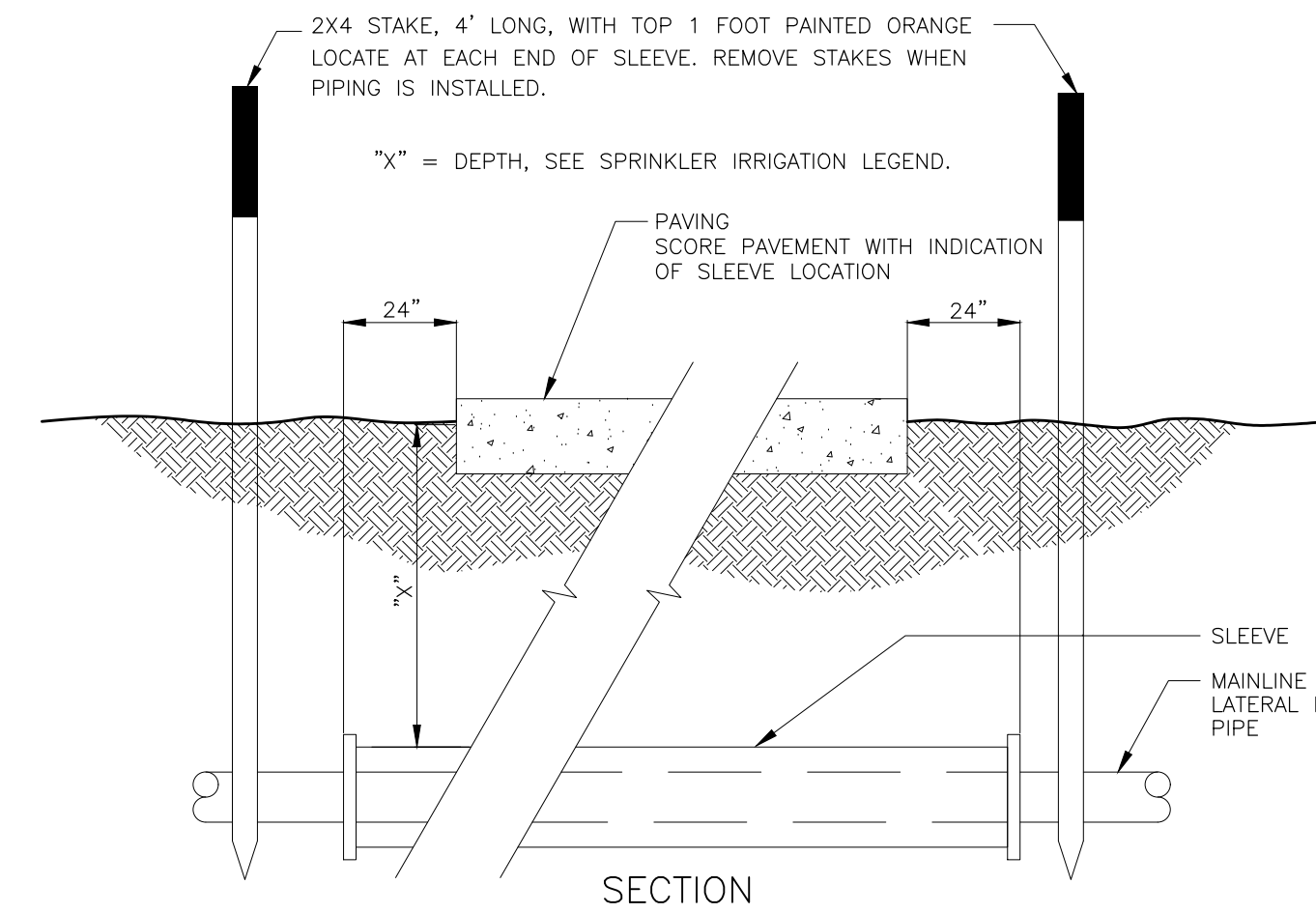
- NOTES:
1. ON SLOPE AREAS, LOCATE END OF DISTRIBUTION TUBING ON HIGH SIDE.
 2. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 10'.



- NOTES:
1. SET BODY PLUMB SO TOP OF HEAD IS LEVEL WITH FINISH GRADE.
 2. COMPACT SOIL AROUND HEAD TO PREVENT SETTLEMENT.
 3. ADJUST ARC PATTERN TO PROVIDE FOR BEST COVERAGE.



- NOTES:
1. ALL PIPE AND FITTINGS TO BE SCHEDULE 40, P.V.C.
SEE PLAN FOR LOCATION.
 2. SLEEVES TO BE LARGE ENOUGH TO ACCEPT THE PIPE AND FITTINGS TO BE ENCASED.
 3. PROVIDE A SEPARATE SLEEVE FOR EACH LATERAL OR MAIN CROSSING.
 4. PROVIDE A SEPARATE SLEEVE FOR CONTROL WIRE
 5. TAPE ALL ENDS WITH DUCT TAPE TO PREVENT ENTRY OF SOIL.



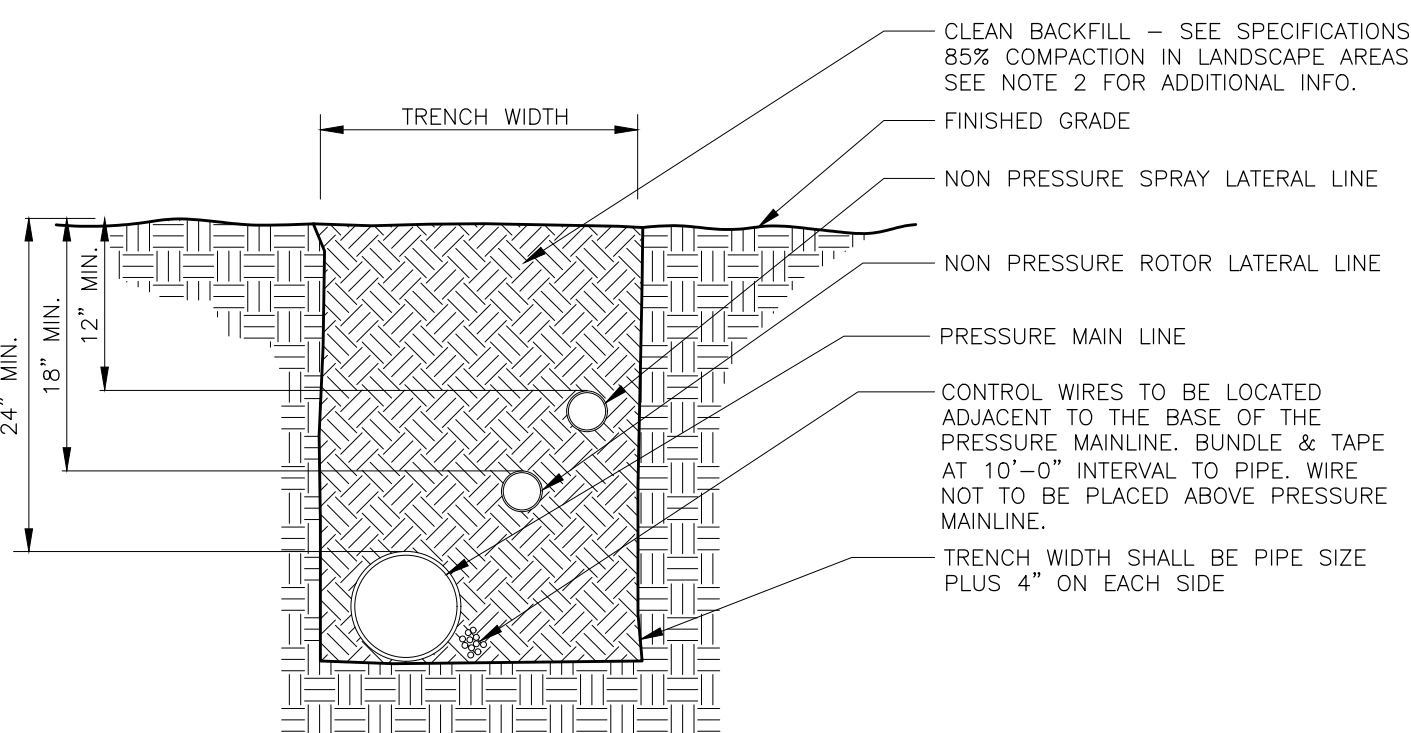
5	FLUSH PLUG DETAIL
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6	DRIP EMITTER LAYOUT DETAIL
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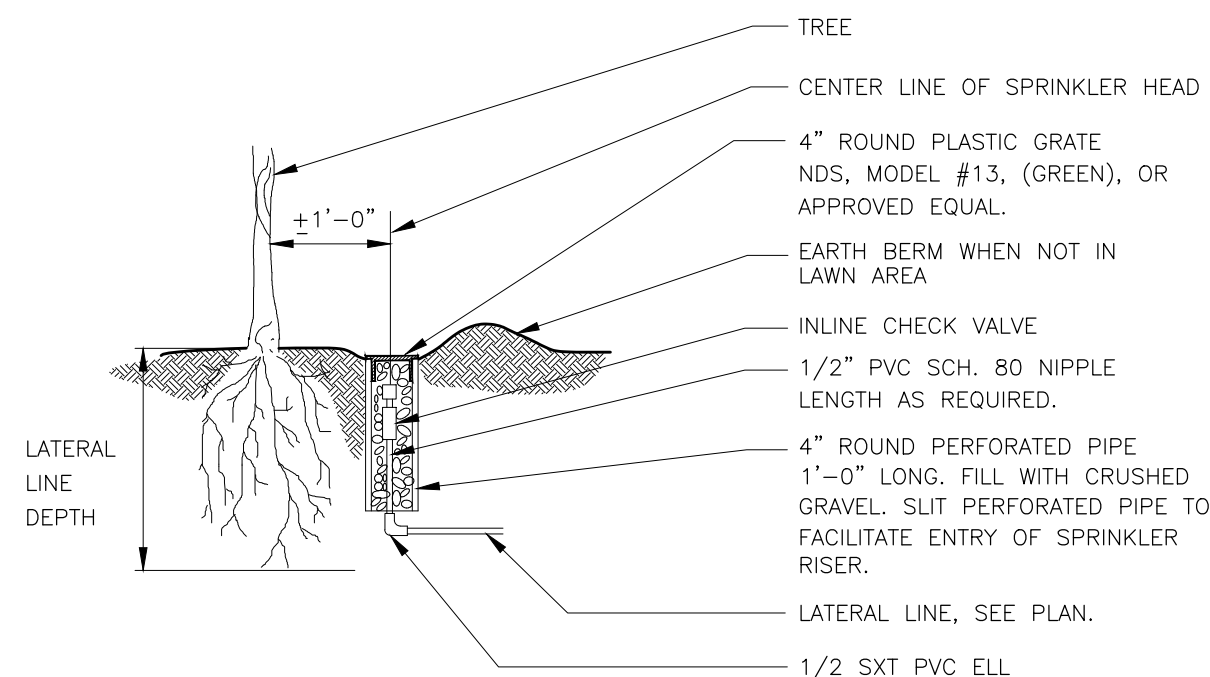
7	POP-UP SPRINKLER HEAD DETAIL
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8	SLEEVE DETAIL
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- NOTES:
1. REFER TO SPECIFICATIONS AND PLAN SHEETS FOR MORE INFORMATION.
 2. WHEN TRENCHES ARE LOCATED UNDER PAVEMENT, COMPACTION RATE FOR THE BACKFILL SHALL COMPLY WITH THE COMPACTION RATES REQUIRED FOR THOSE PAVING SECTIONS.
 3. PIPES TO HAVE A MINIMUM OF 6" HORIZONTAL SEPARATION WHEN PLACED IN THE SAME TRENCH ALONG WITH A MINIMUM OF 6" VERTICAL SEPARATION BETWEEN PIPES.

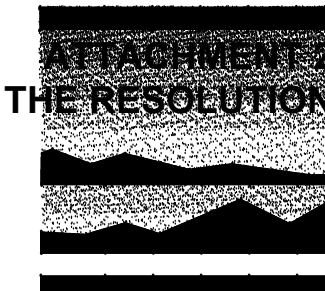


- NOTES:
1. A SWING JOINT ASSEMBLY IS NOT REQUIRED FOR THIS INSTALLATION.
 2. SEE TREE PLANTING DETAIL FOR ADDITIONAL INFORMATION.



9	PIPE TRENCH DETAIL
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10	TREE BUBBLER HEAD DETAIL
----	--------------------------



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C-52

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DOUGLAS 98 AT SUNRIDGE
TYPICAL PRODUCTION
HOMES

RANCHO CORDOVA, CALIFORNIA

DATE	11/14/18
JOB NO.	18-44.P
SHEET TITLE	

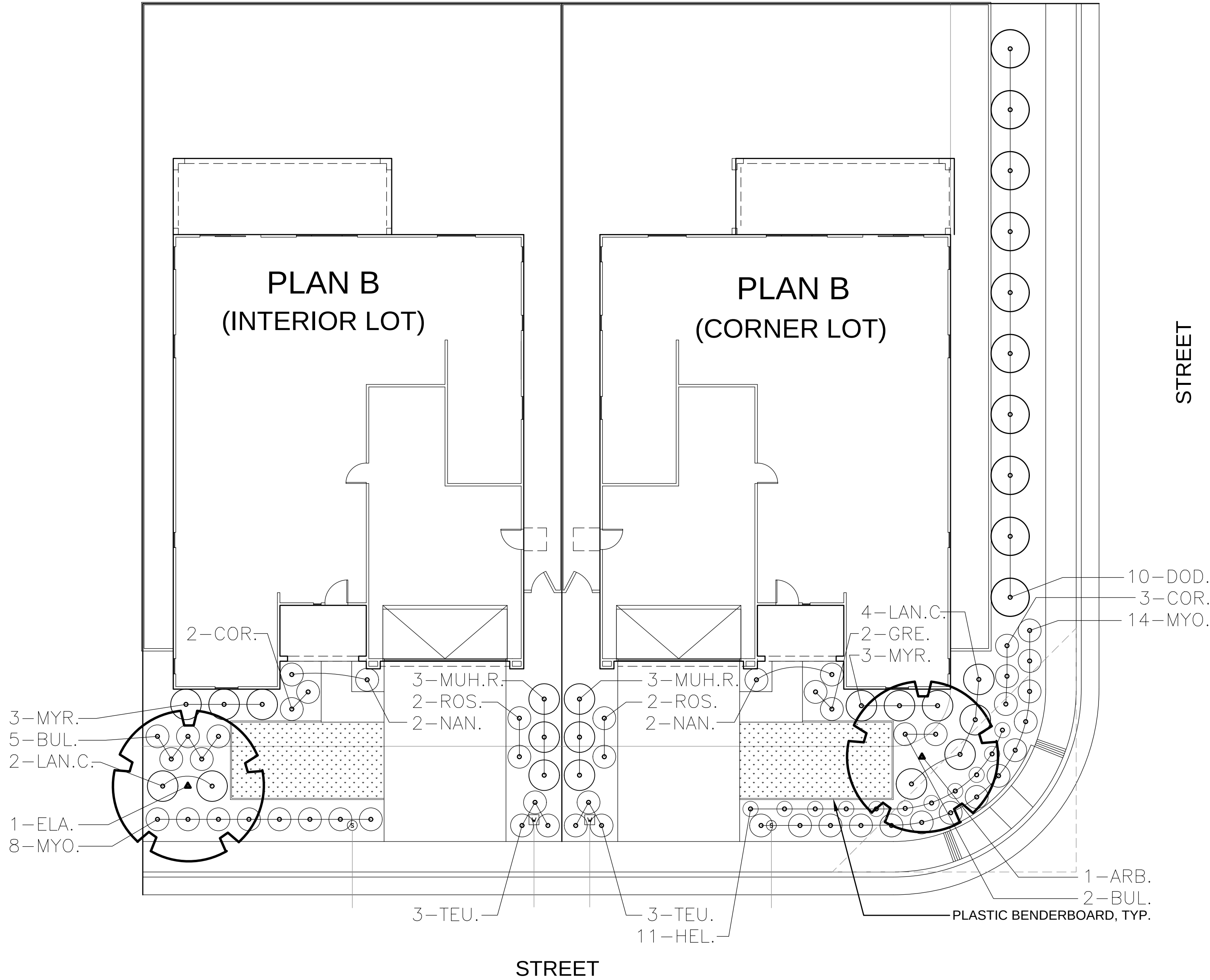
LANDSCAPE IRRIGATION DETAILS

SHEET NO.

LD.2

SHEET 4 OF 4

CITY APPROVAL



KEY	LANDSCAPE LEGEND
	TREES - NOT ALL SYMBOLS SHOWN
	SHRUBS
	LAWN (SOD)
	PLASTIC BENDERBOARD
	PLANT QUANTITY
	PLANT KEY

MASTER PLANT MATERIAL LIST					
WATER USE	SIZE	KEY	BOTANICAL NAME ... COMMON NAME	HxW	
			TREE:		
MEDIUM	24" BOX	ACE.	ACER BEURGERIANUM ... TRIDENT MAPLE	30'X30'	
LOW	24" BOX	PIS.	PISTACIA CHINENSIS ... CHINESE PISTACHE	35'X30'	
MEDIUM	24" BOX	ARB.	ARBUTUS 'MARINA' ... MADRONE (STD)	20'X20'	
MEDIUM	24" BOX	ELA.	ELAEOCARPUS DECIPENS ... JAPANESE BLUEBERRY TREE	40'X25'	
LOW	24" BOX	LAG.	LAGERSTROEMIA INDICA ... PINK CRAPE MYRTLE	20'X20'	
			SHRUBS:		
LOW	5 G.C.	BUL.	BULBINE FRUTESCENS 'HALLMARK' ... STALKED BULBINE	2'X3'	
LOW	5 G.C.	CEA.	CEANOTHUS 'CONCHA' ... CEANOTHUS	6'X6'	
LOW	5 G.C.	COR.	CORREA 'DUSKY BELLS' ... AUSTRALIAN FUCHSIA	4'X4'	
LOW	1 G.C.	DIE.	DIETES BICOLOR ... FORTNIGHT LILY	3'X3'	
LOW	5 G.C.	DOD.	DODONAEA CISCOSA 'PURPUREA' ... PURPLE HOPSEED BUSH	6'X6'	
LOW	5 G.C.	ELA.	ELAEAGNUS PUNGENS ... SILVERBERRY	6'X6'	
LOW	5 G.C.	GRE.	GREVILLEA LANIGERA 'MT TAMBORITHA' ... WOOLLY GREVILLEA	1.5'X4'	
LOW	1 G.C.	HEL.	HELICTOTRICHON SEMPERVIRENS ... BLUE OAT GRASS	2.5'X2.5'	
LOW	5 G.C.	LAN.C.	LANTANA CAMARA 'CARNIVAL' ... CARNIVAL LANTANA	4'X5'	
LOW	5 G.C.	LAN.G.	LANTANA CAMARA 'GOLD MOUND' ... GOLD MOUND LANTANA	3'X4'	
LOW	5 G.C.	LAN.S.	LANTANA SELLOWIANA WHITE ... WHITE TRAILING LANTANA	2'X10'	
LOW	5 G.C.	LEU.	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' ... COMPACT TEXAS RANGER	4'X4'	
LOW	5 G.C.	LOM.	LOMANDRA LONGIFOLIA 'BREEZE' ... BREEZE DWARF MATT RUSH	3'X3'	
LOW	5 G.C.	MUH.C.	MUHLENBERGIA CAPILLARIS ... PINK MUHLY	5'X5'	
LOW	5 G.C.	MUH.R.	MUHLENBERGIA RIGENS ... DEER GRASS	4'X4'	
LOW	5 G.C.	MYR.	MYRTUS COMMUNIS 'COMPACTA' ... MYRTLE	4'X4'	
LOW	5 G.C.	NAN.	NANDINA DOMESTICA ... HEAVENLY BAMBOO	4'X3'	
LOW	5 G.C.	RHA.	RHAPHIOLEPIS UMBELLATA 'MINOR' ... YEDDO HAWTHORN	2.5'X4'	
LOW	5 G.C.	ROS.	ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' ... ROMAN BEAUTY ROSEMARY	2.5'X2'	
LOW	1 G.C.	TEU.	TEUCRIUM CHAMAEDRYS ... GERMANDER	1.5'X2.5'	
LOW	5 G.C.	WES.	WESTRINGIA 'WYNABBIE HIGHLIGHT' ... AUSTRALIAN ROSEMARY	4'X4'	

LANDSCAPE PLANTING NOTES

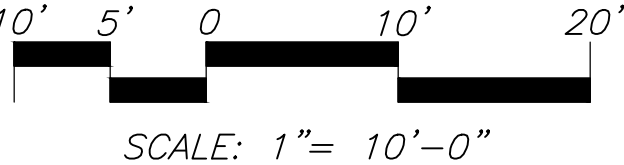
- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
8 FEET CLEARANCE FROM SEWER OR WATER LINES.
5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
15 FEET FROM STREET LIGHTS
25 FEET FROM STOP SIGNS/STOP LIGHTS.
- SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.
- THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
- LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

SOIL TESTING NOTES

- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
- SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT
1/2/19
DATE



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LANDSCAPE ARCHITECTURE
AND PLANNING
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NO.	DESCRIPTION	DATE
1	CITY PLAN CHECK	1/2/19

DOUGLAS 98 AT SUNRIDGE
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CALIFORNIA

DATE	11/14/18
JOB NO.	18-44.P
SHEET TITLE	

PLAN B LANDSCAPE PLANTING PLAN	
SHEET NO.	
L2.1	
SHEET 1 OF 4	
CITY APPROVAL	

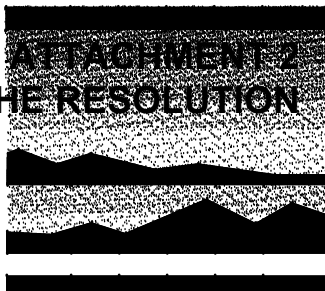


EXHIBIT A TO THE RESOLUTION

MTW *g r o u p*

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DOUGLAS 98 AT SUNRIDGE TYPICAL PRODUCTION HOMES

RANCHO CORDOVA, CALIFORNIA

DATE	11/14/18
JOB NO.	18-44.P
SHEET TITLE	

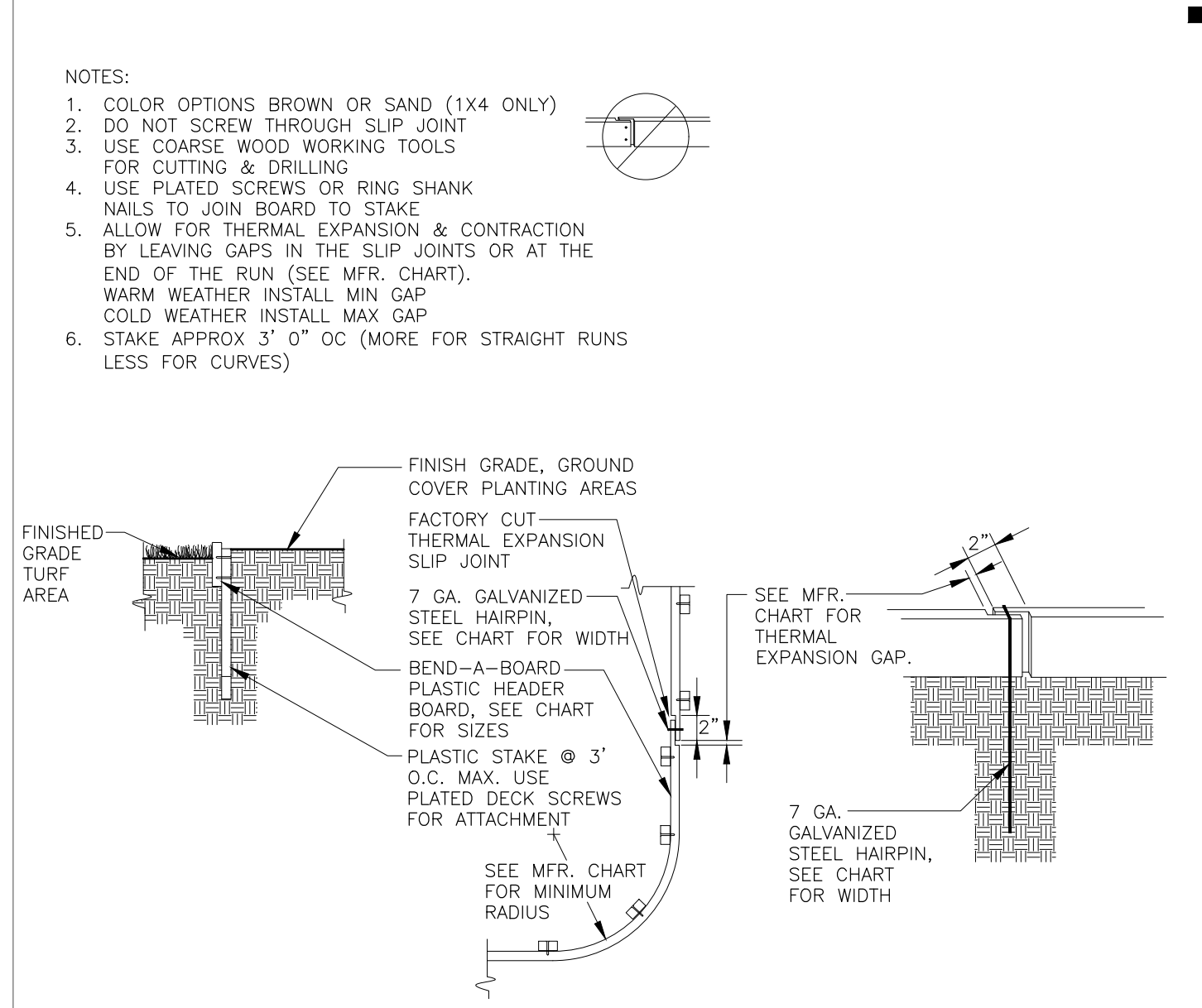
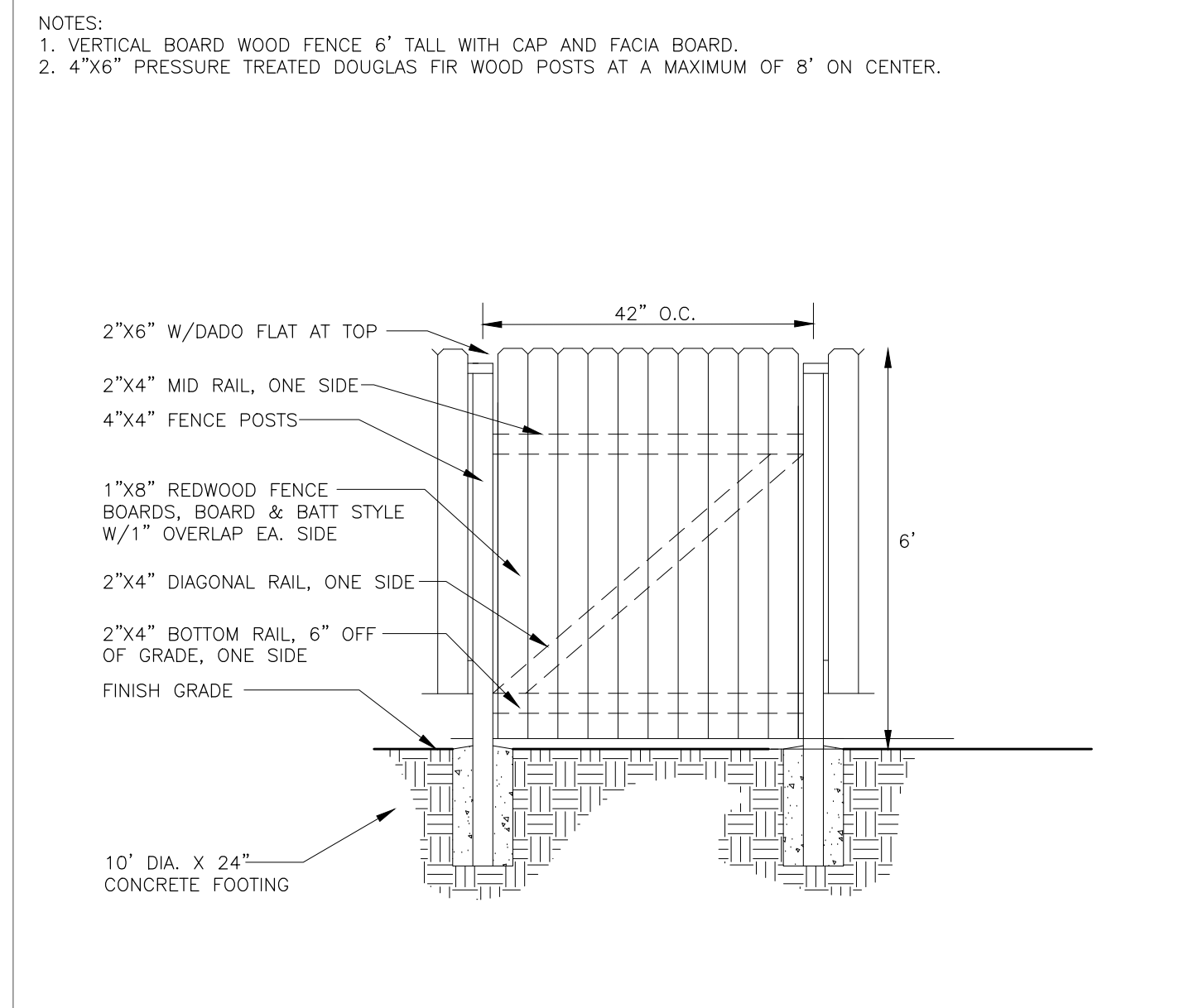
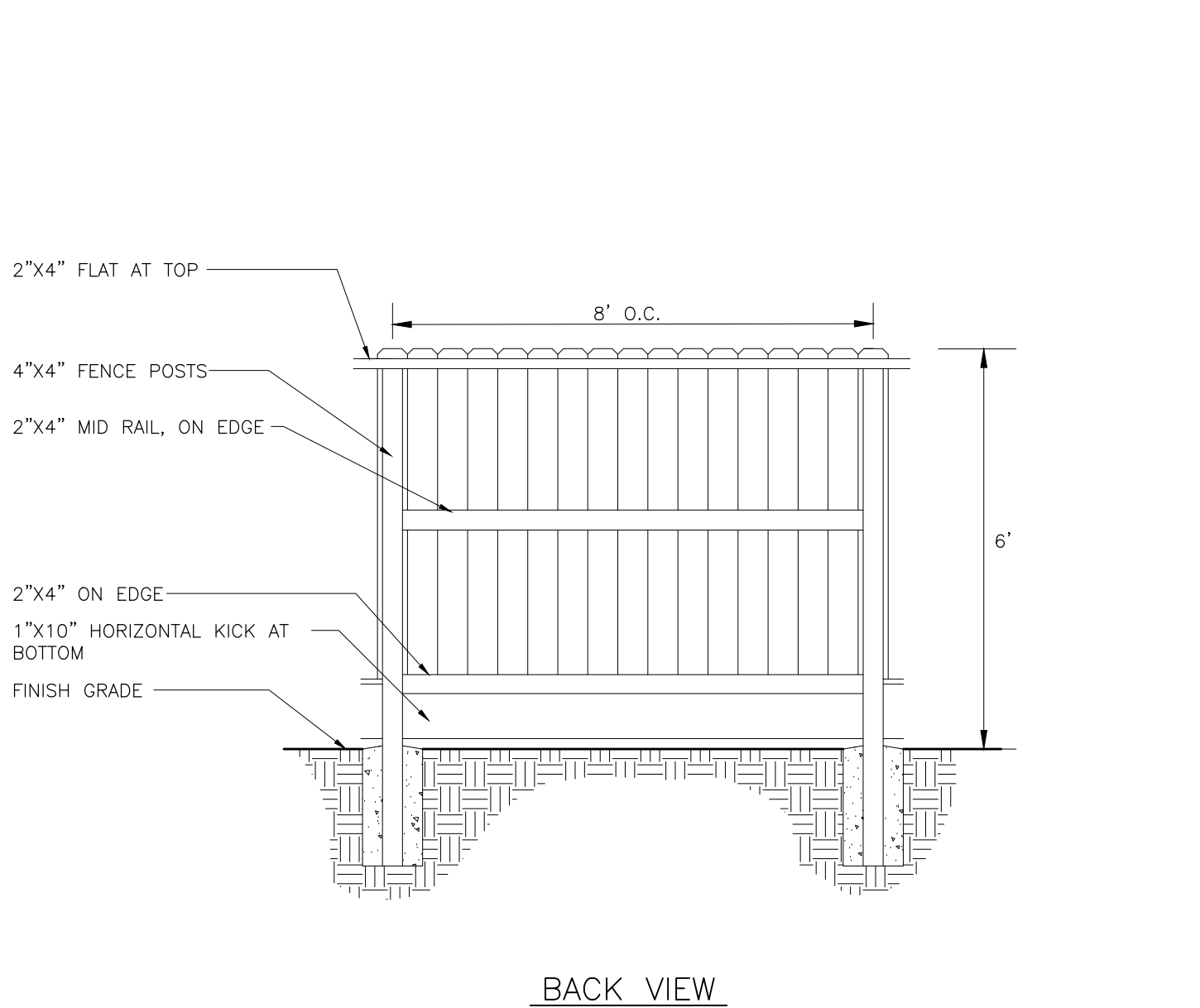
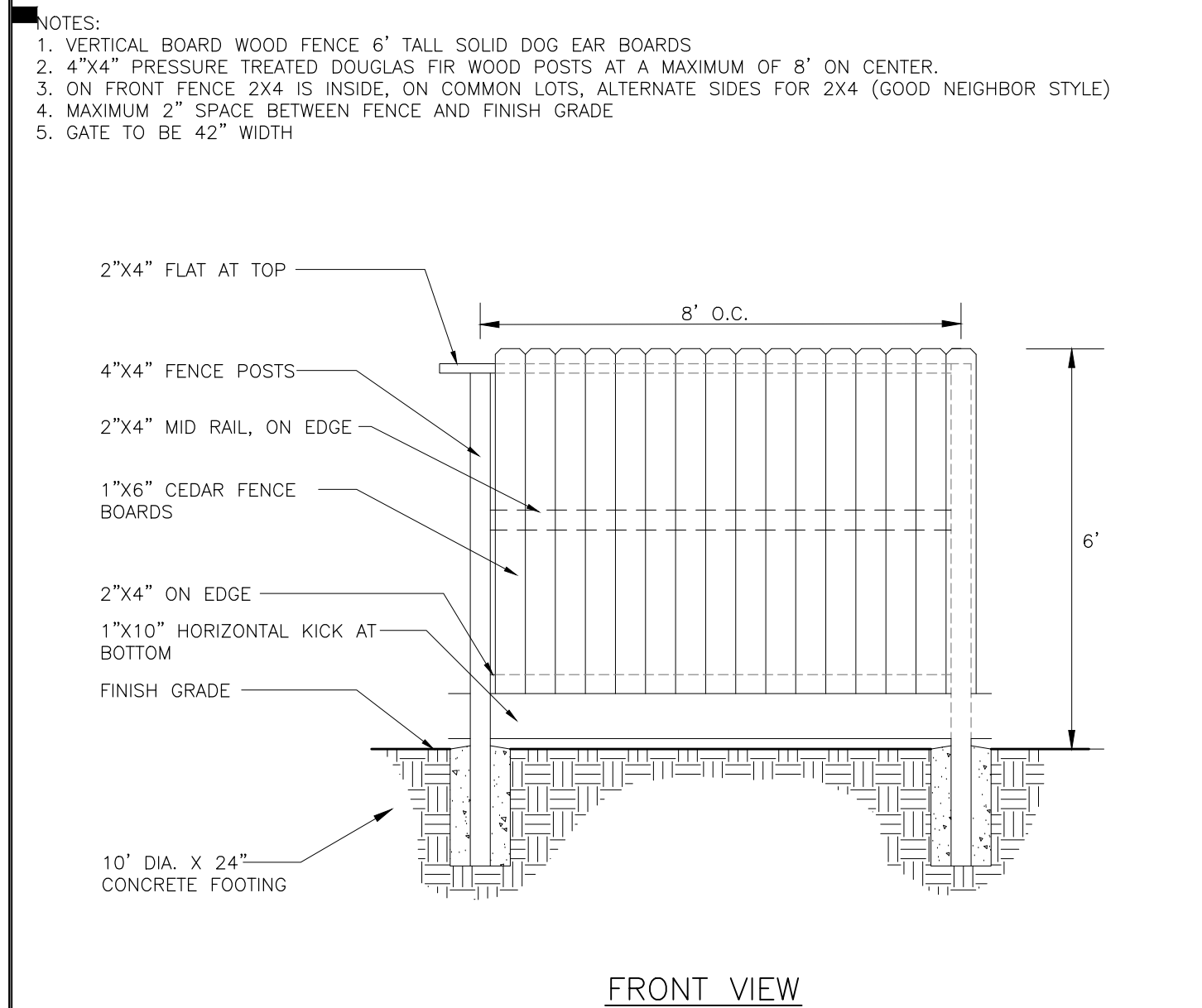
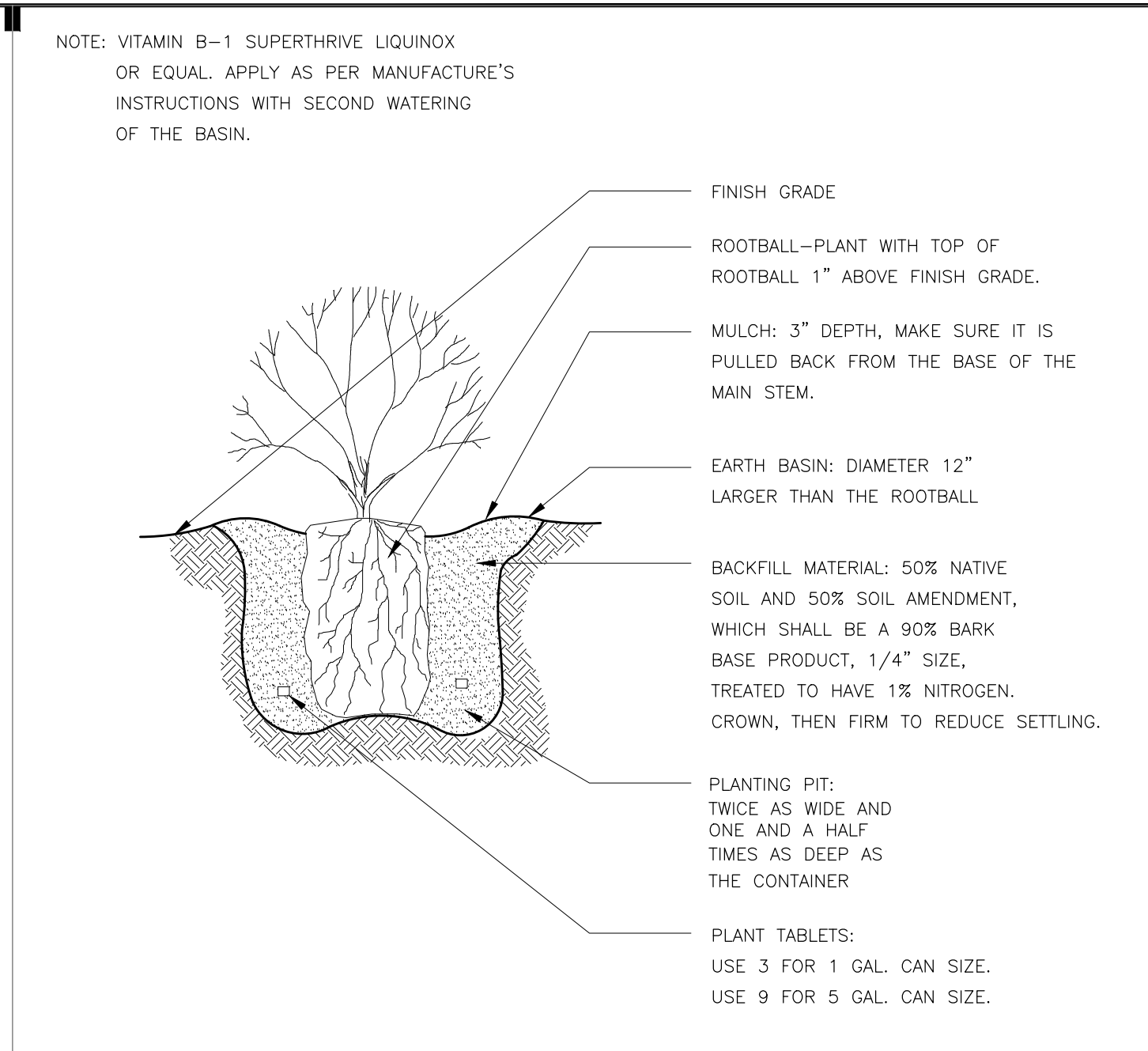
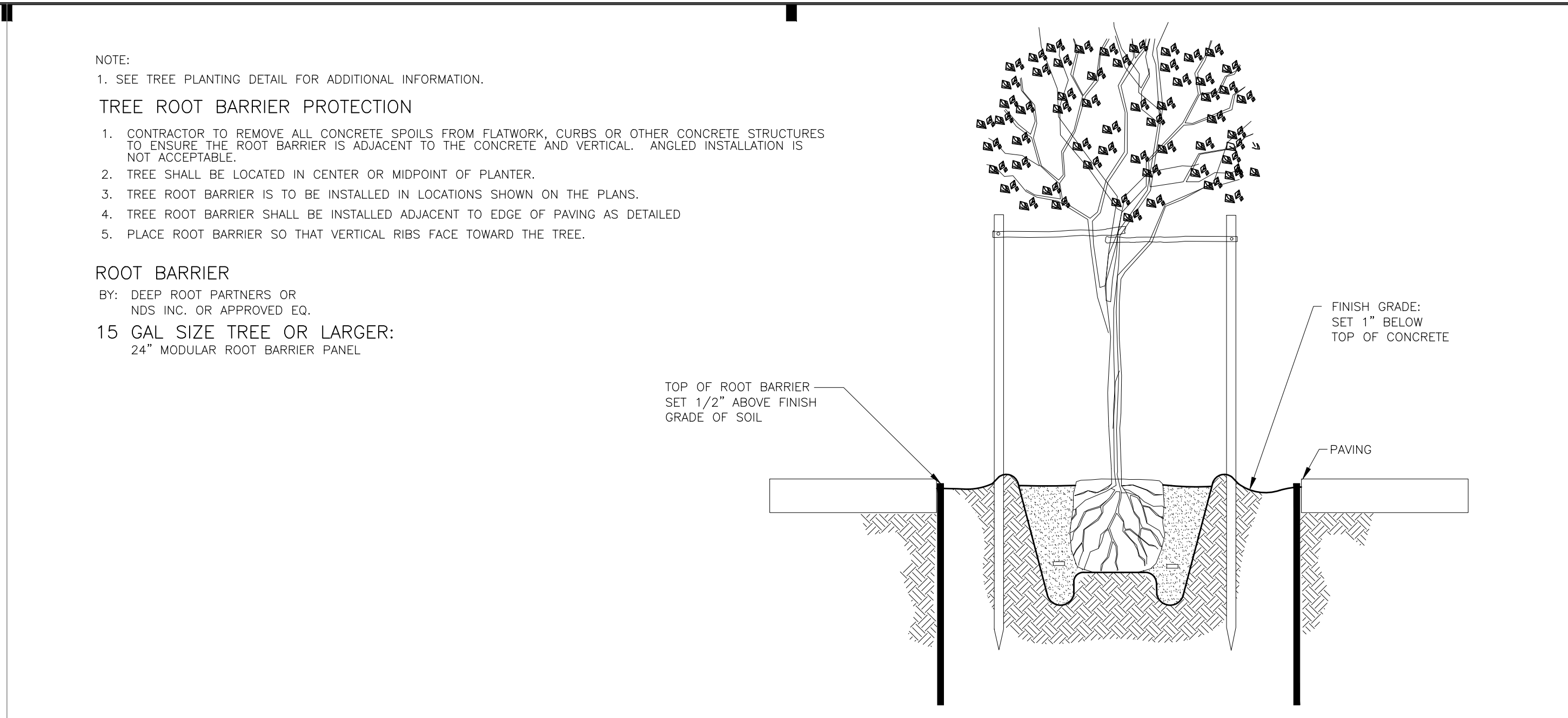
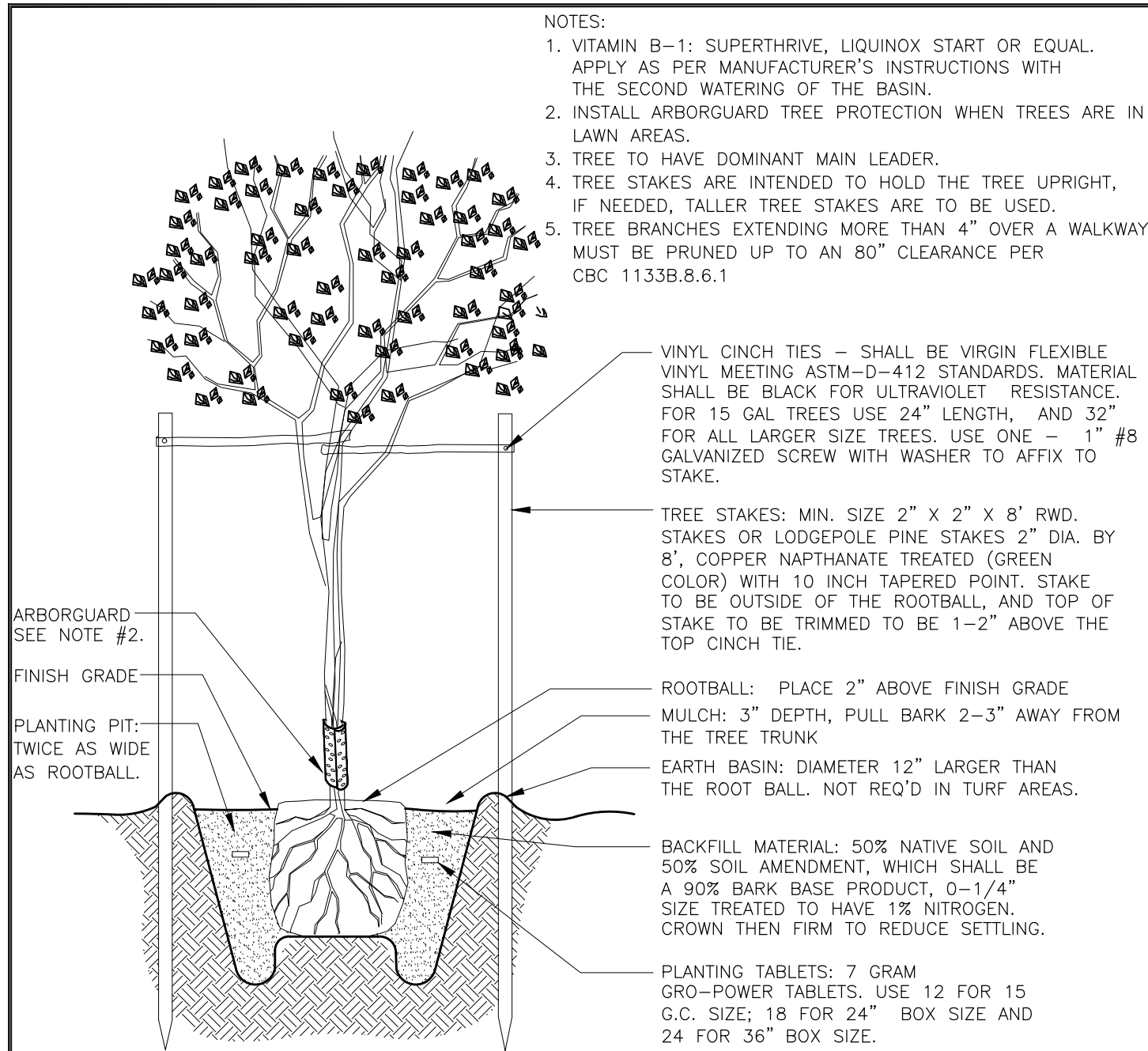
LANDSCAPE PLANTING DETAILS

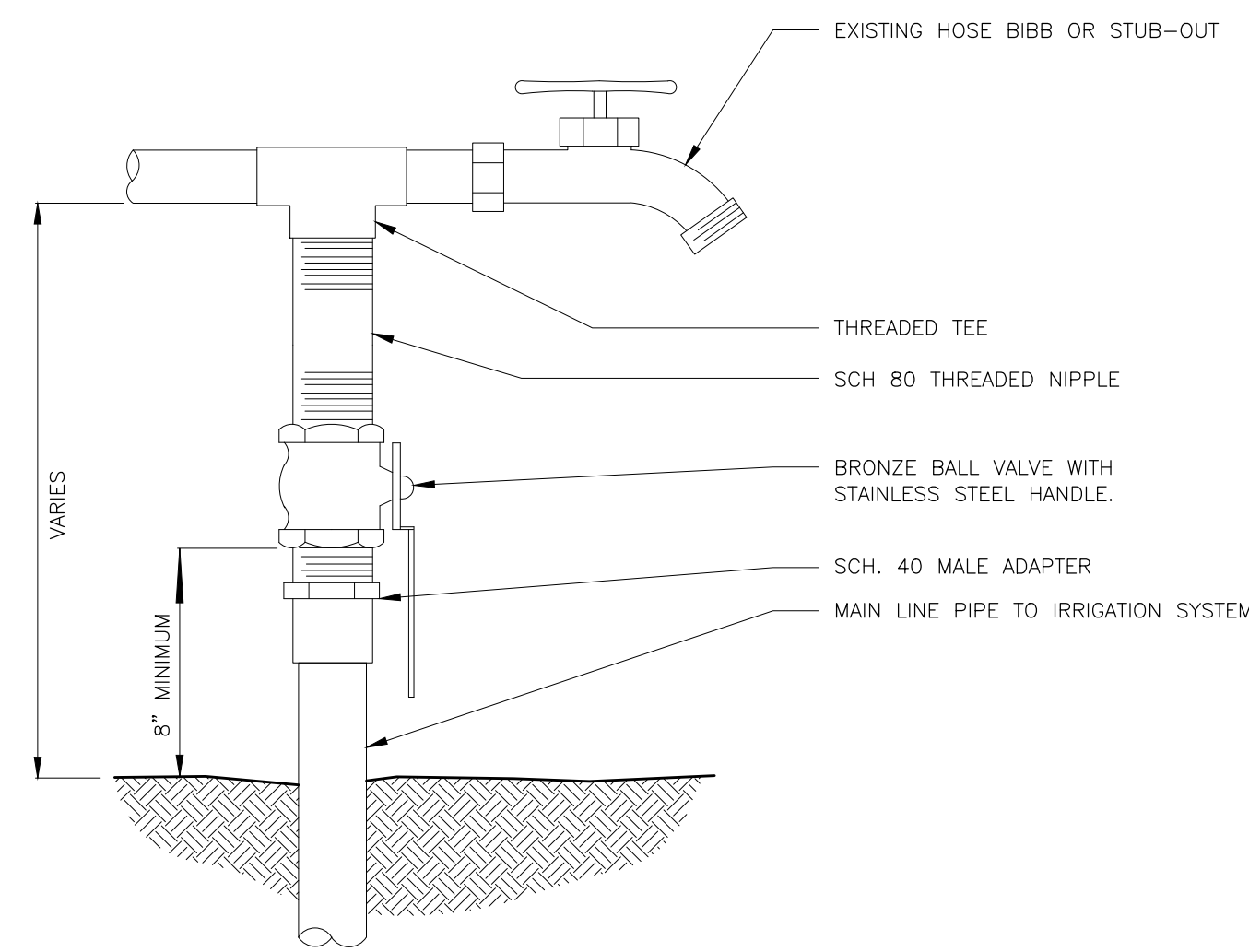
SHEET NO.

LD.1

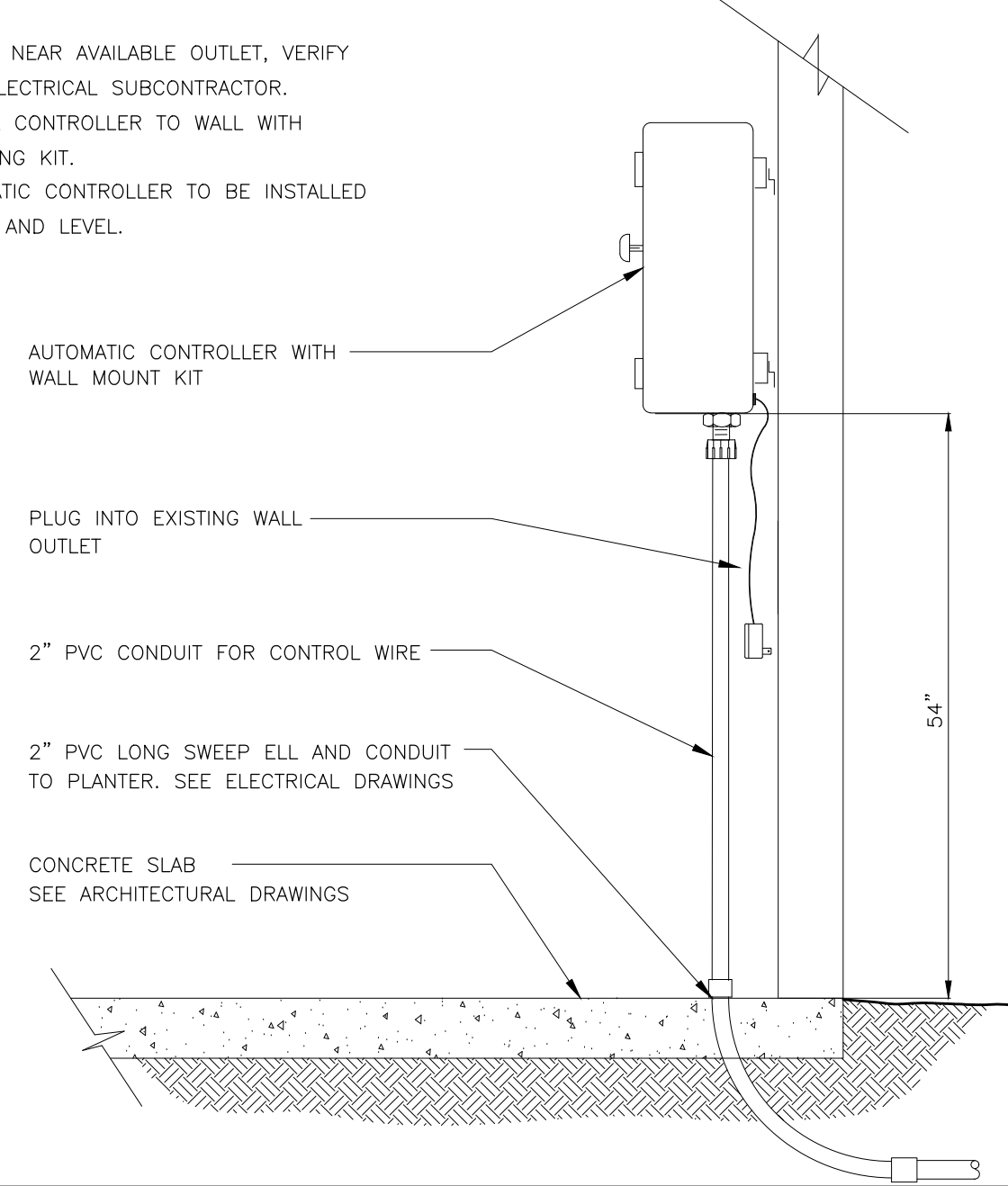
SHEET 3 OF 4

CITY APPROVAL

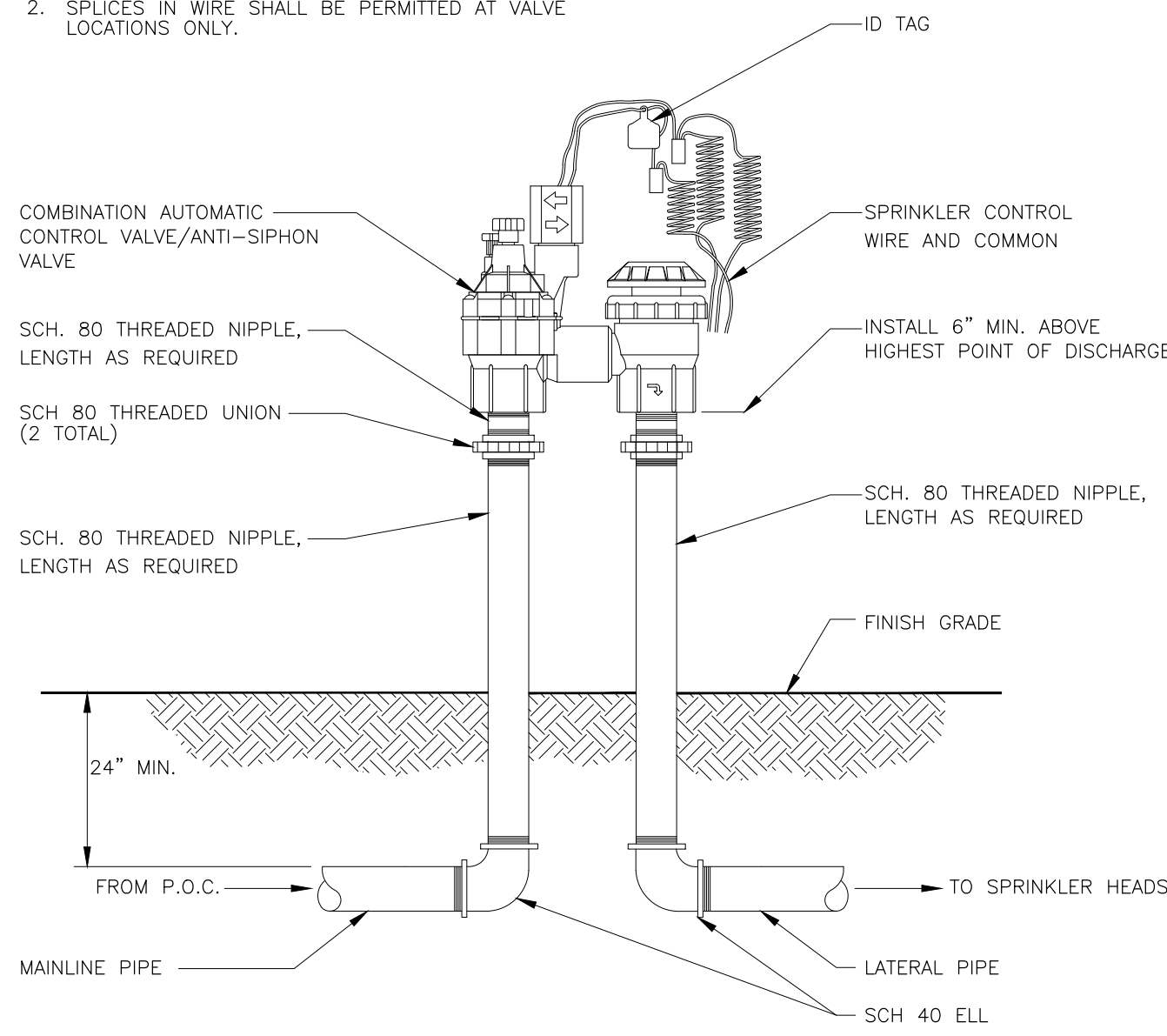




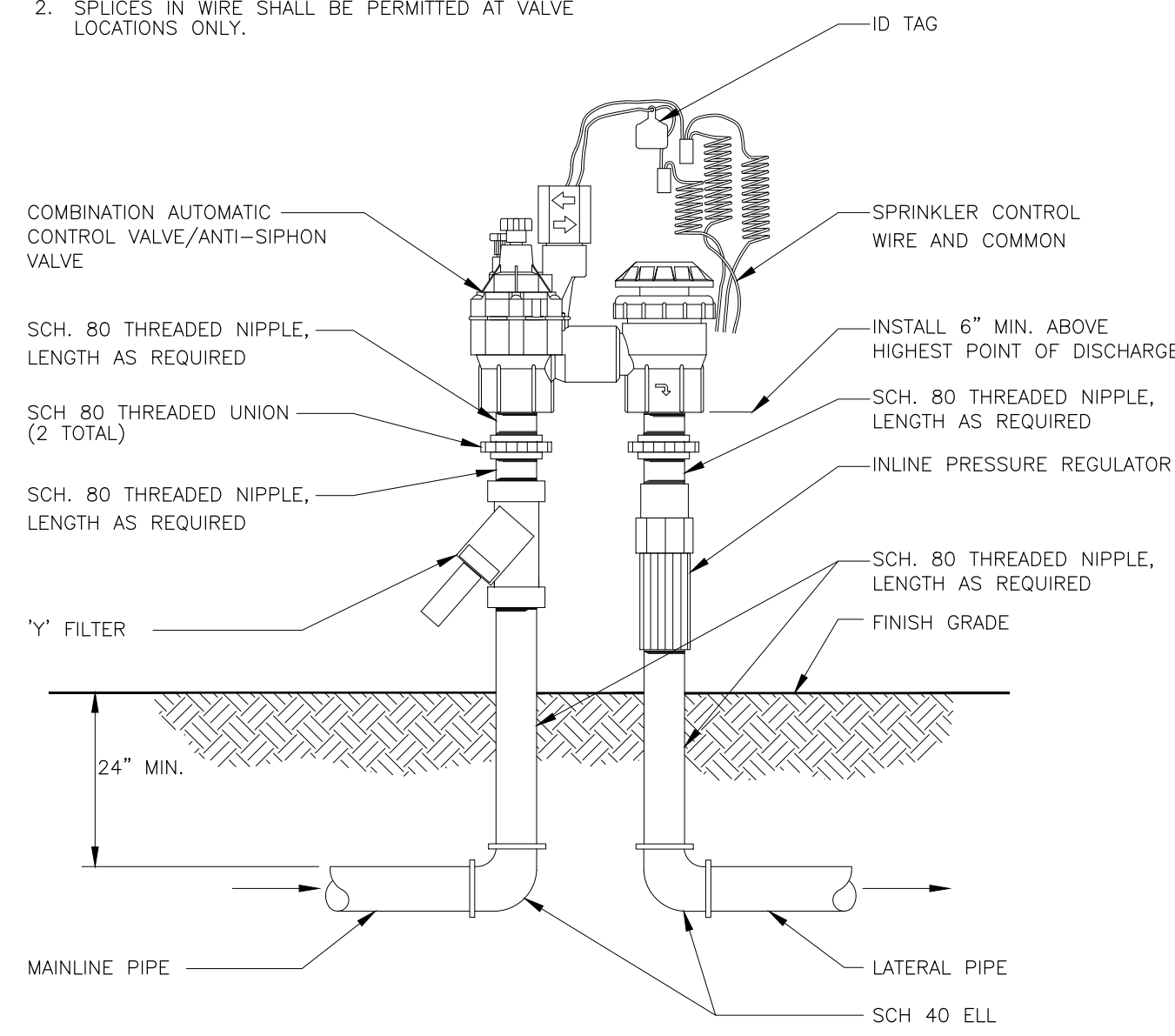
- NOTES:
1. LOCATE NEAR AVAILABLE OUTLET, VERIFY WITH ELECTRICAL SUBCONTRACTOR.
 2. INSTALL CONTROLLER TO WALL WITH MOUNTING KIT.
 3. AUTOMATIC CONTROLLER TO BE INSTALLED PLUMB AND LEVEL.



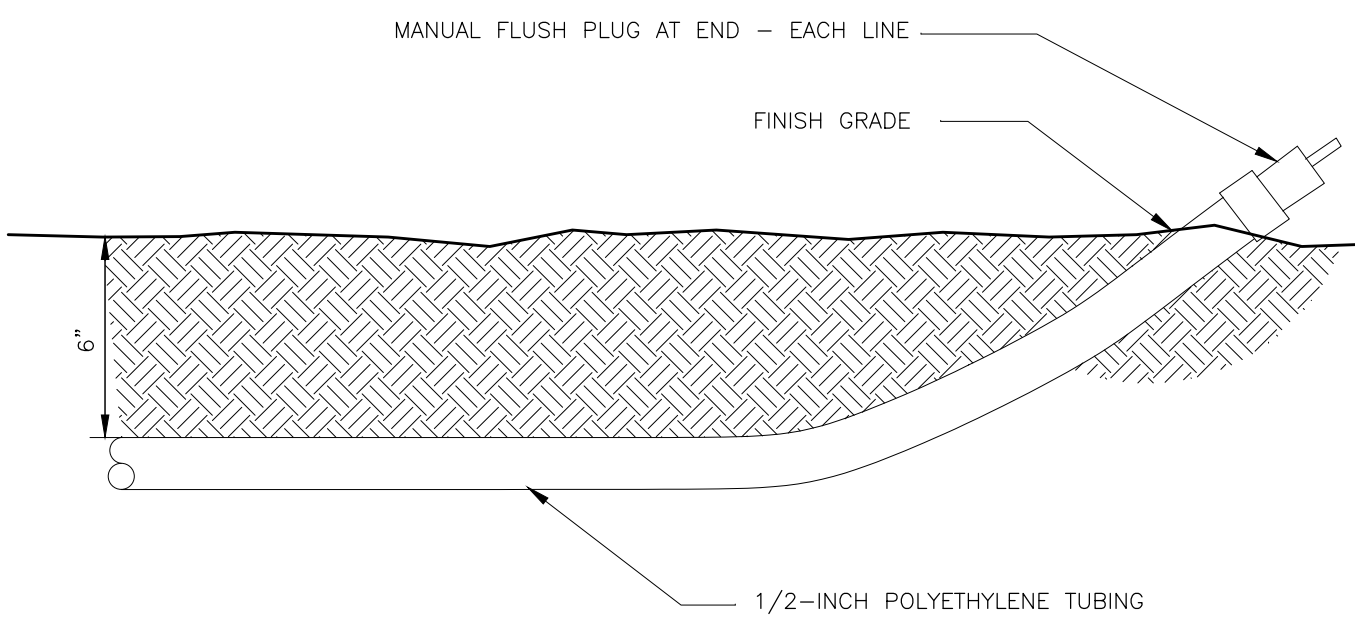
- NOTES:
1. TAPE AND BUNDLE WIRE EVERY 10 FEET.
 2. SPLICES IN WIRE SHALL BE PERMITTED AT VALVE LOCATIONS ONLY.



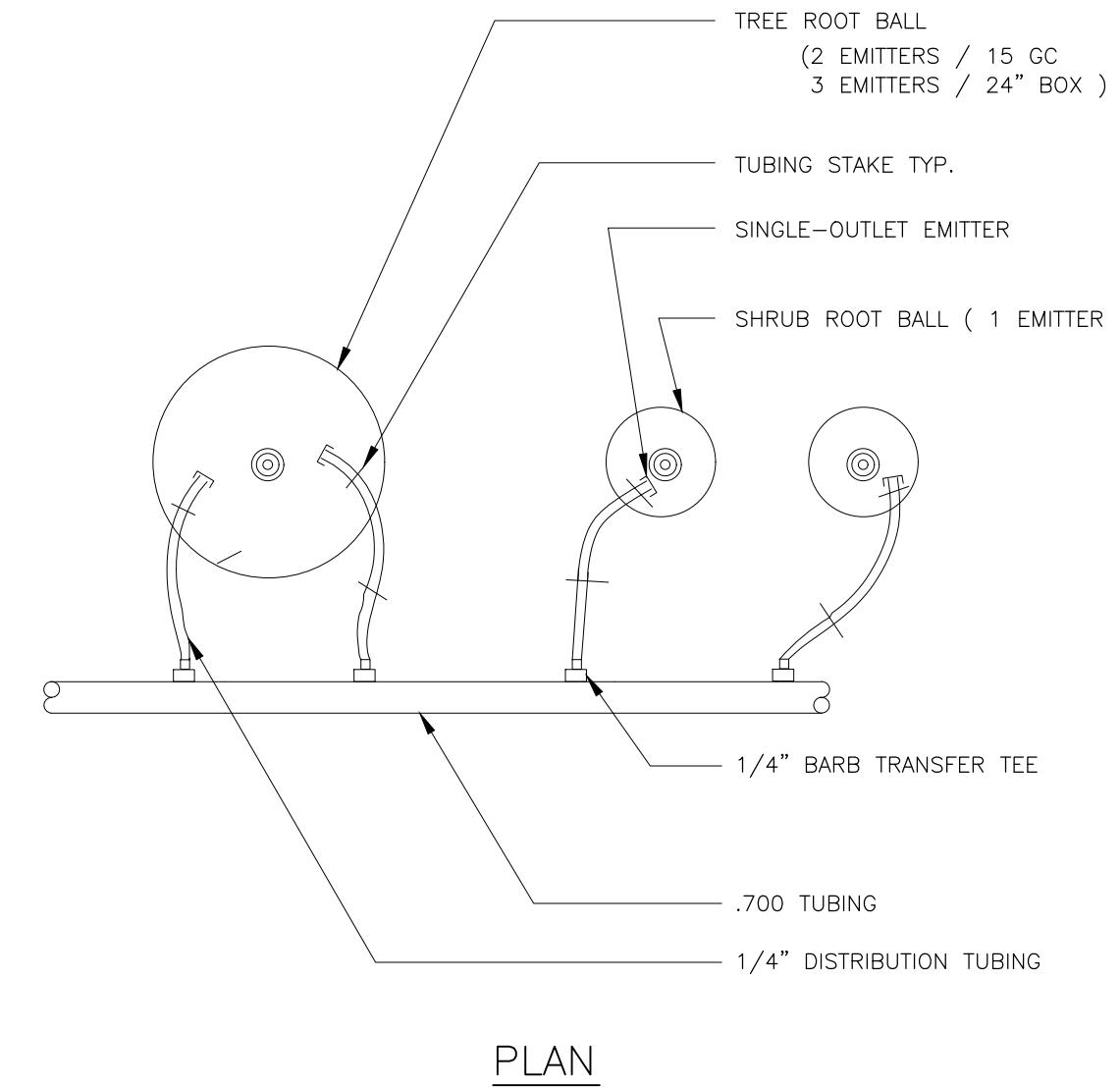
- NOTES:
1. TAPE AND BUNDLE WIRE EVERY 10 FEET.
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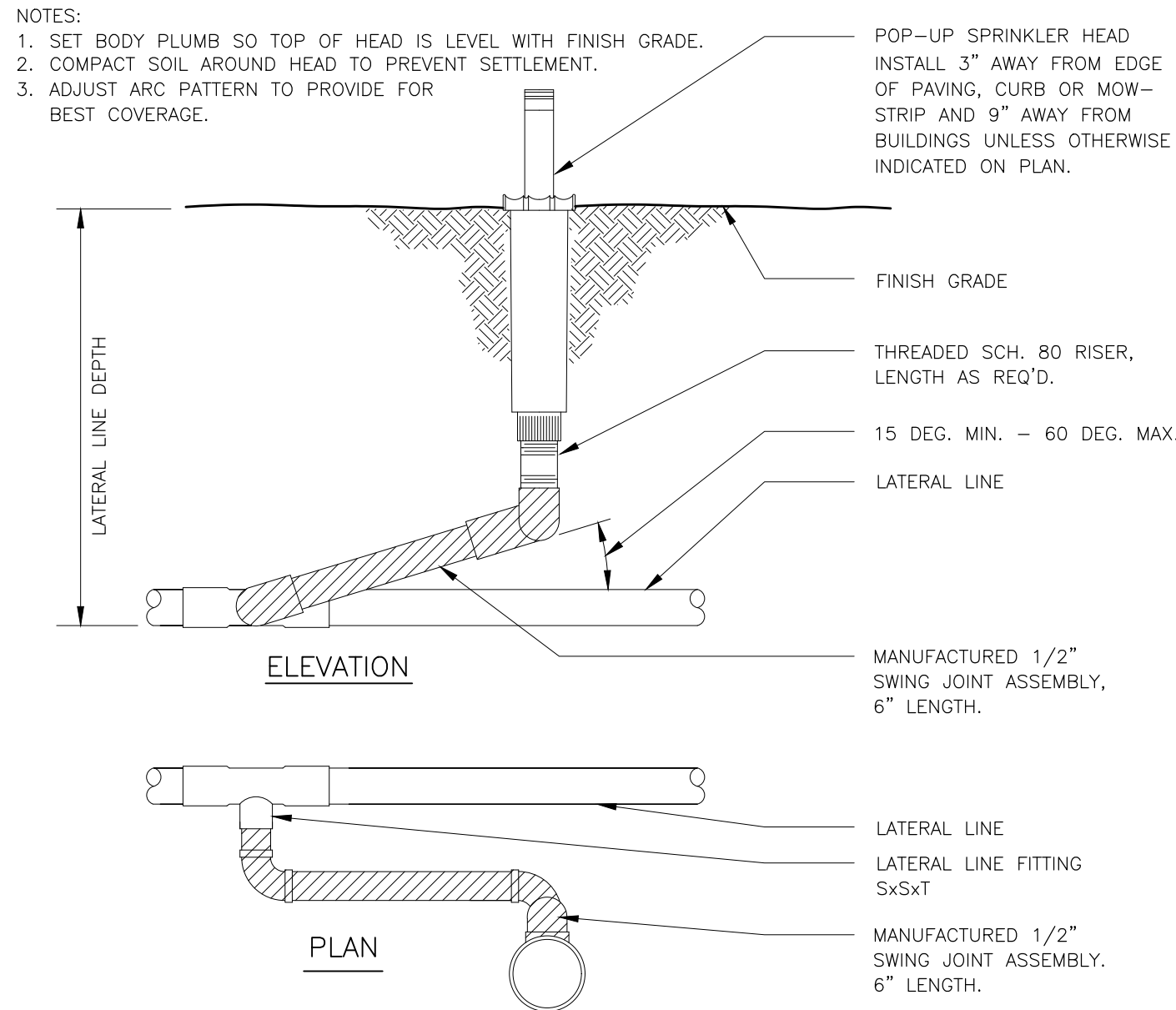
1	BALL VALVE FOR HOMES DETAIL	2	AUTOMATIC CONTROLLER DETAIL	3	AUTOMATIC CONTROL/ASV VALVE DETAIL	4	DRIP CONTROL/AVB VALVE DETAIL
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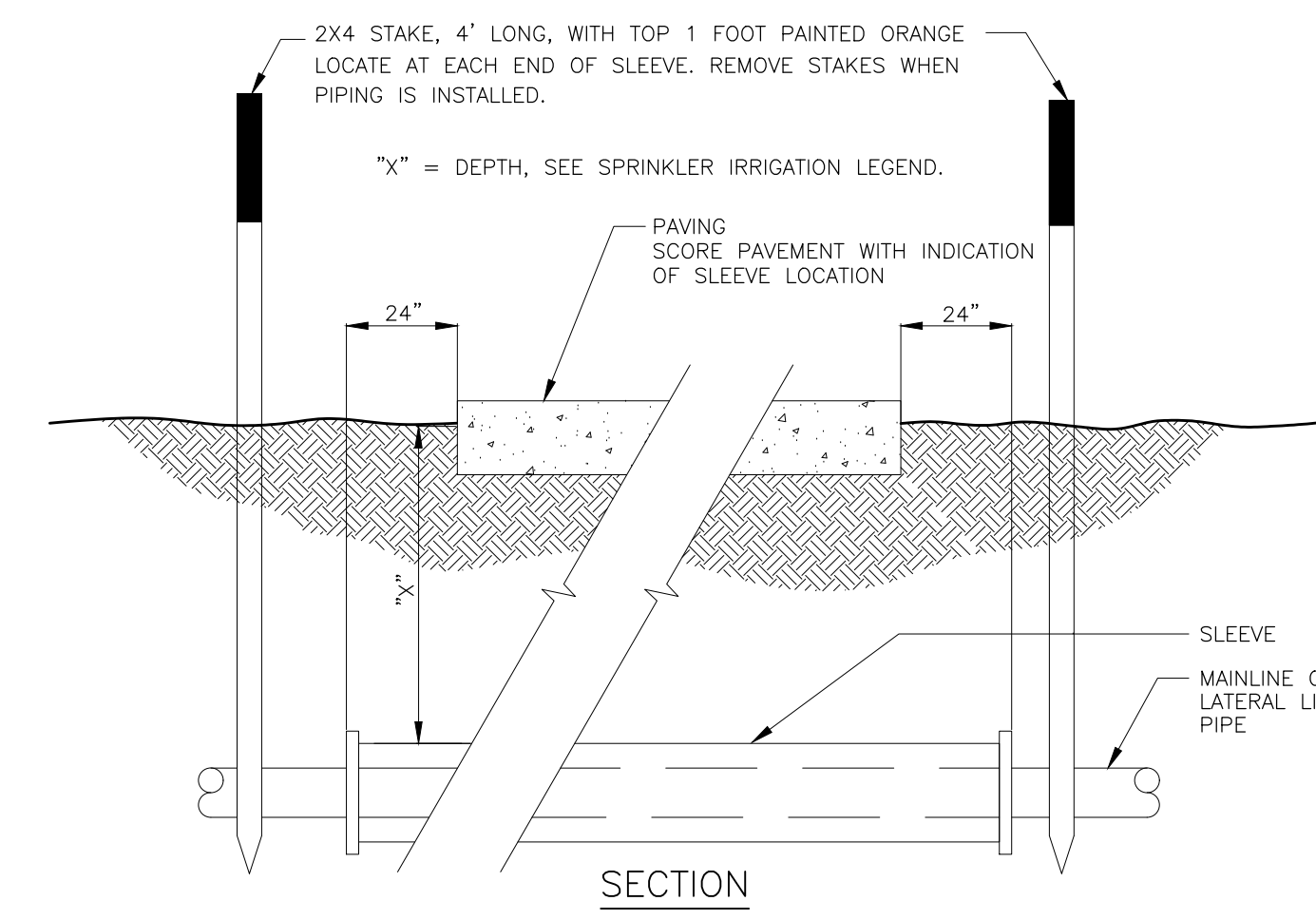
- NOTES:
1. ON SLOPE AREAS, LOCATE END OF DISTRIBUTION TUBING ON HIGH SIDE
 2. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 10'.



- NOTES:
1. SET BODY PLUMB SO TOP OF HEAD IS LEVEL WITH FINISH GRADE.
 2. COMPACT SOIL AROUND HEAD TO PREVENT SETTLEMENT.
 3. ADJUST ARC PATTERN TO PROVIDE FOR BEST COVERAGE.

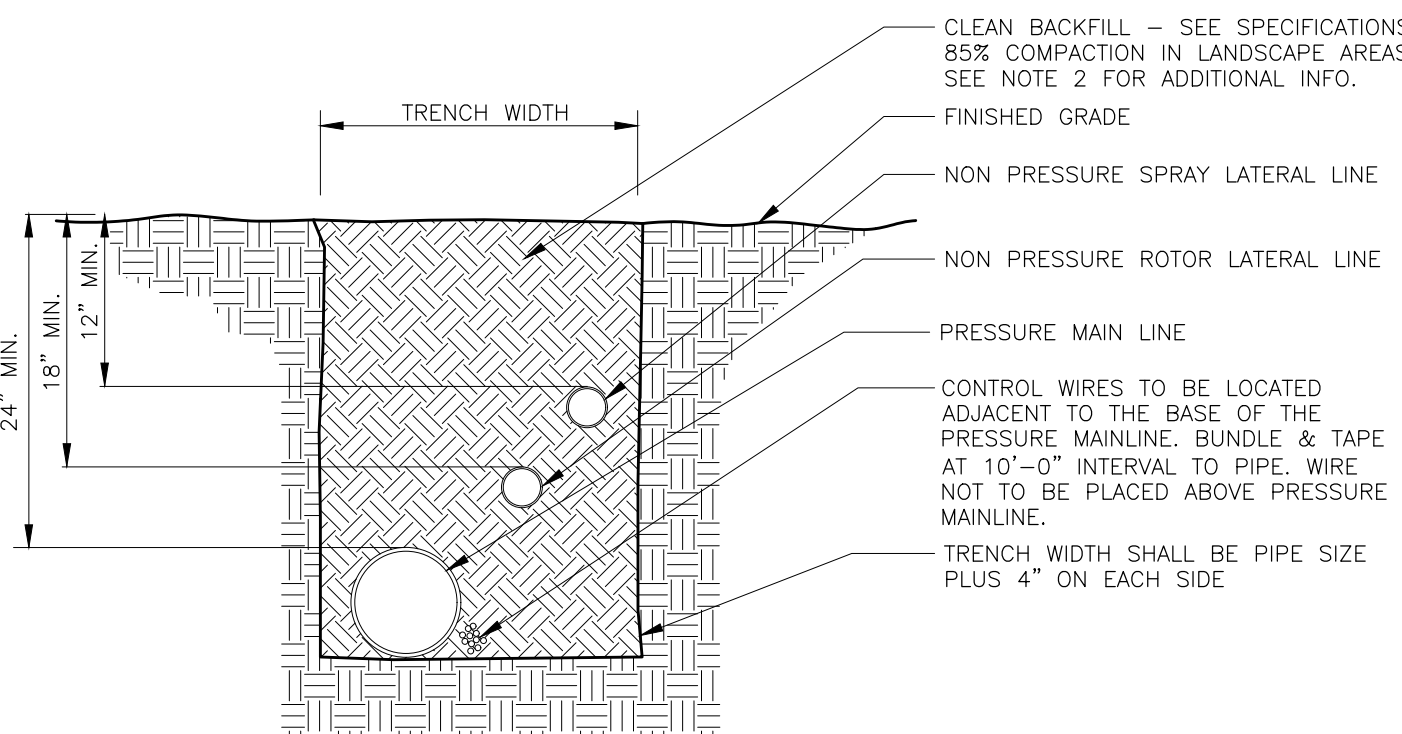


- NOTES:
1. ALL PIPE AND FITTINGS TO BE SCHEDULE 40, P.V.C.
SEE PLAN FOR LOCATION.
 2. SLEEVES TO BE LARGE ENOUGH TO ACCEPT THE PIPE AND FITTINGS TO BE ENCASED.
 3. PROVIDE A SEPARATE SLEEVE FOR EACH LATERAL OR MAIN CROSSING.
 4. PROVIDE A SEPARATE SLEEVE FOR CONTROL WIRE
 5. TAPE ALL ENDS WITH DUCT TAPE TO PREVENT ENTRY OF SOIL.

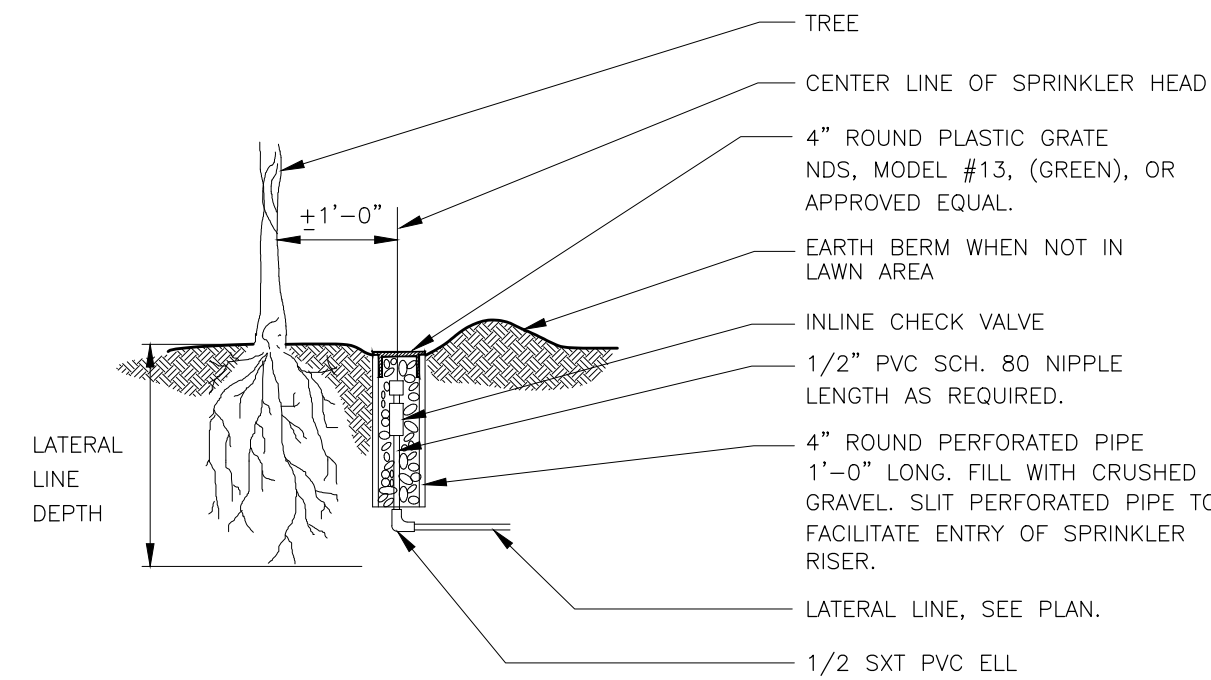


5	FLUSH PLUG DETAIL	6	DRIP EMITTER LAYOUT DETAIL	7	POP-UP SPRINKLER HEAD DETAIL	8	SLEEVE DETAIL
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- NOTES:
1. REFER TO SPECIFICATIONS AND PLAN SHEETS FOR MORE INFORMATION.
 2. WHEN TRENCHES ARE LOCATED UNDER PAVEMENT, COMPACTION RATE FOR THE BACKFILL SHALL COMPLY WITH THE COMPACTION RATES REQUIRED FOR THOSE PAVING SECTIONS.
 3. PIPES TO HAVE A MINIMUM OF 6" HORIZONTAL SEPARATION WHEN PLACED IN THE SAME TRENCH ALONG WITH A MINIMUM OF 6" VERTICAL SEPARATION BETWEEN PIPES.

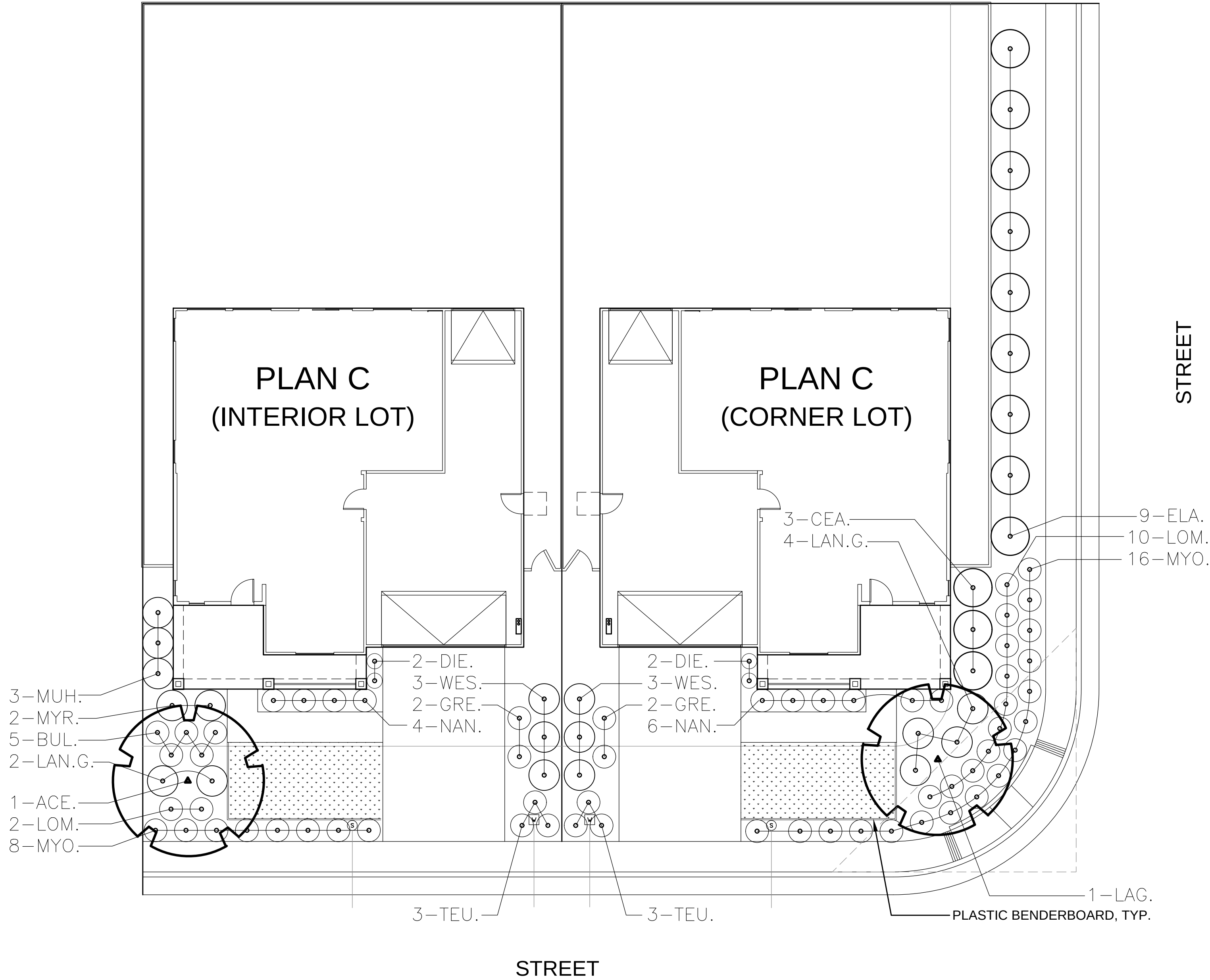


- NOTES:
1. A SWING JOINT ASSEMBLY IS NOT REQUIRED FOR THIS INSTALLATION
 2. SEE TREE PLANTING DETAIL FOR ADDITIONAL INFORMATION.



9	PIPE TRENCH DETAIL	10	TREE BUBBLER HEAD DETAIL
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[illegible]



KEY	LANDSCAPE LEGEND
	TREES - NOT ALL SYMBOLS SHOWN
	SHRUBS
	LAWN (SOD)
	PLASTIC BENDERBOARD
	PLANT QUANTITY
	PLANT KEY

MASTER PLANT MATERIAL LIST					
WATER USE	SIZE	KEY	BOTANICAL NAME ... COMMON NAME	HxW	
			TREE:		
MEDIUM	24" BOX	ACE.	ACER BEURGERIANUM ... TRIDENT MAPLE	30'X30'	
LOW	24" BOX	PIS.	PISTACIA CHINENSIS ... CHINESE PISTACHE	35'X30'	
MEDIUM	24" BOX	ARB.	ARBUS 'MARINA' ... MADRONE (STD)	20'X20'	
MEDIUM	24" BOX	ELA.	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY TREE	40'X25'	
LOW	24" BOX	LAG.	LAGERSTROEMIA INDICA ... PINK CRAPE MYRTLE	20'X20'	
			SHRUBS:		
LOW	5 G.C.	BUL.	BULBINE FRUTESCENS 'HALLMARK' ... STALKED BULBINE	2'X3'	
LOW	5 G.C.	CEA.	CEANOTHUS 'CONCHA' ... CEANOTHUS	6'X6'	
LOW	5 G.C.	COR.	CORREA 'DUSKY BELLS' ... AUSTRALIAN FUCHSIA	4'X4'	
LOW	1 G.C.	DIE.	DIETES BICOLOR ... FORTNIGHT LILY	3'X3'	
LOW	5 G.C.	DOD.	DODONAEA CISCOSA 'PURPUREA' ... PURPLE HOPSEED BUSH	6'X6'	
LOW	5 G.C.	ELA.	ELAEAGNUS PUNGENS ... SILVERBERRY	6'X6'	
LOW	5 G.C.	GRE.	GREVILLEA LANIGERA 'MT TAMBORITHA' ... WOOLLY GREVILLEA	1.5'X4'	
LOW	1 G.C.	HEL.	HELIOTRICHON SEMPERVIRENS ... BLUE OAT GRASS	2.5'X2.5'	
LOW	5 G.C.	LAN.C.	LANTANA CAMARA 'CARNIVAL' ... CARNIVAL LANTANA	4'X5'	
LOW	5 G.C.	LAN.G.	LANTANA CAMARA 'GOLD MOUND' ... GOLD MOUND LANTANA	3'X4'	
LOW	5 G.C.	LAN.S.	LANTANA SELLOWIANA WHITE ... WHITE TRAILING LANTANA	2'X10'	
LOW	5 G.C.	LEU.	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' ... COMPACT TEXAS RANGER	4'X4'	
LOW	5 G.C.	LOM.	LOMANDRA LONGIFOLIA 'BREEZE' ... BREEZE DWARF MATT RUSH	3'X3'	
LOW	5 G.C.	MUH.C.	MUHLENBERGIA CAPILLARIS ... PINK MUHLY	5'X5'	
LOW	5 G.C.	MUH.R.	MUHLENBERGIA RIGENS ... DEER GRASS	4'X4'	
LOW	5 G.C.	MYR.	MYRTUS COMMUNIS 'COMPACTA' ... MYRTLE	4'X4'	
LOW	5 G.C.	NAN.	NANDINA DOMESTICA ... HEAVENLY BAMBOO	4'X3'	
LOW	5 G.C.	RHA.	RHAPHIOLEPIS UMBELLATA 'MINOR' ... YEDDO HAWTHORN	2.5'X4'	
LOW	5 G.C.	ROS.	ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' ... ROMAN BEAUTY ROSEMARY	2.5'X2'	
LOW	1 G.C.	TEU.	TEUCRIUM CHAMAEDRYS ... GERMANDER	1.5'X2.5'	
LOW	5 G.C.	WES.	WESTRINGIA 'WYNABBIE HIGHLIGHT' ... AUSTRALIAN ROSEMARY	4'X4'	

LANDSCAPE PLANTING NOTES

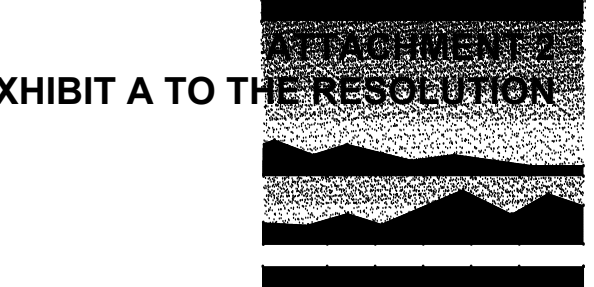
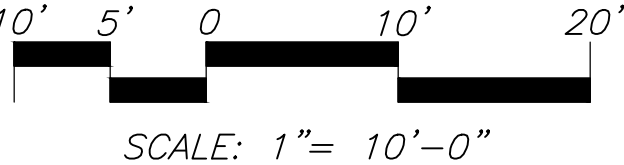
- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
8 FEET CLEARANCE FROM SEWER OR WATER LINES.
5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
15 FEET FROM STREET LIGHTS
25 FEET FROM STOP SIGNS/STOP LIGHTS.
- SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.
- THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
- LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

SOIL TESTING NOTES

- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
- SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT
1/2/19
DATE



Peter D. Larimer C-5284

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REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY PLAN CHECK	1/2/19

DOUGLAS 98 AT SUNRIDGE
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CALIFORNIA

DATE	11/14/18
JOB NO.	18-44.P
SHEET TITLE	

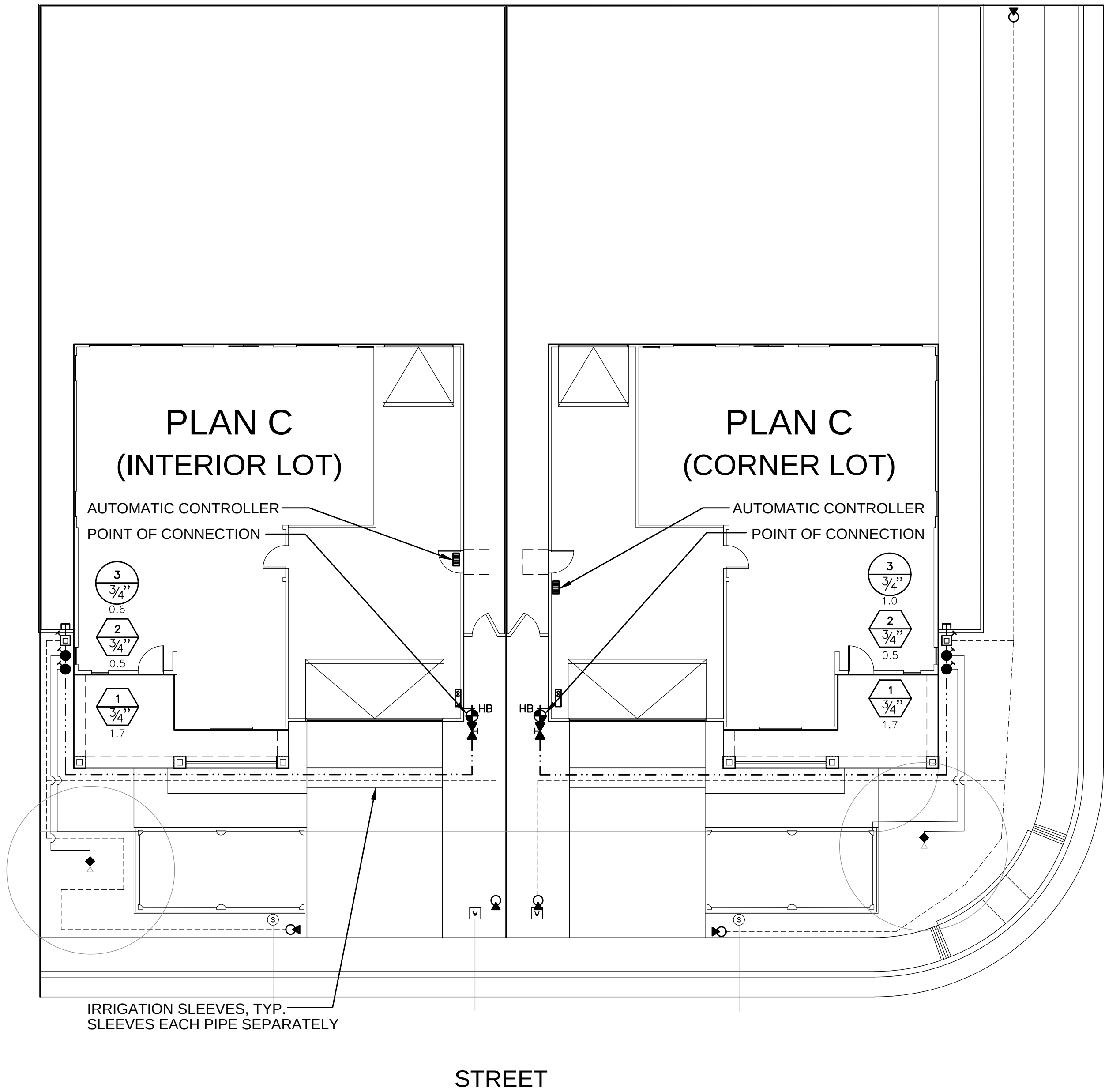
PLAN C
LANDSCAPE
PLANTING
PLAN

SHEET NO.

L3.1

SHEET 1 OF 4

CITY APPROVAL



STREET

STREET

KEY

LANDSCAPE IRRIGATION LEGEND

AUTOMATIC CONTROLLER:
RAINBIRD ESP-TM2 (4 STATIONS) WITH WIFI MODULE AND WR2 WIRELESS RAN/FREEZE SENSOR.
CONTROLLER = TM2-4-12V/LNKWIFI/WR2-RFC-4B
COORDINATE 110V SERVICE AND POWER CONNECTION WITH ELECTRICAL SUB-CONTRACTOR.

POINT OF CONNECTION (S):
THESE SPRINKLER IRRIGATION SYSTEMS ARE DESIGNED TO OPERATE AT 38 PSI STATIC WATER PRESSURE AND 35 PSI DYNAMIC WATER PRESSURE AT THE POINT OF CONNECTION WITH A MAXIMUM FLOW AS SHOWN ON THE DRAWINGS.

GATE VALVE:
A.Y.MCDONALD 72032T, 1" BRASS BALL VALVE.

PRESSURE MAIN LINE:
TYPE:
1" SIZE, ASTM D1785, PVC SCH 40.
TRENCH DEPTH:
IN PLANTED AREAS: 24" MINIMUM COVER.
UNDER PAVED AREAS: 24" MINIMUM COVER.
PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.

AUTOMATIC CONTROL VALVE:
RAINBIRD 075-ASVF.

AUTOMATIC CONTROL DRIP IRRIGATION ANTI-SIPHON VALVE:
RAINBIRD CONTROL ZONE KIT MODEL XACZ-075-PRF.

LATERAL LINE:
TYPE:
PVC SCHEDULE 40, SOLVENT WELD ALL UNSIZED PIPE SHALL BE 3/4" SIZE.
TRENCH DEPTH:
IN PLANTED AREAS:
POP-UP SPRAY HEADS = 12" MINIMUM COVER.
UNDER PAVED AREAS: 24" MINIMUM COVER.
PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.

LAWN POP-UP SPRAY HEADS:
HUNTER: PROS-04 WITH CHECK VALVE SERIES WITH MP1000 SERIES NOZZLES.
HALF AND QUARTER SPRAY PATTERNS.

TREE BUBBLER HEADS:
RAINBIRD: 1402 BUBBLER NOZZLE WITH INLINE CHECK VALVE.

DRIP LATERAL WITH FLUSH PLUG:
1/2" POLY DRIP TUBING. SEE DETAILS FOR EMITTER INSTALLATION. 1/2" POLY DRIP TUBING TO BE BURIED A MINIMUM DEPTH OF 6" BELOW GRADE. 1/4" DISTRIBUTION TUBING (NOT SHOWN) TO BE BURIED A MINIMUM DEPTH OF 3" BELOW GRADE. PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.

INDICATES CONTROL VALVE AND STATION NUMBER

INDICATES CONTROL VALVE SIZE

INDICATES GALLONS PER MINUTE

LANDSCAPE IRRIGATION NOTES

- COMPOSITE BASE SHEET: PROPOSED IMPROVEMENTS SHOWN ON DRAWINGS ARE SUPERIMPOSED ON A COMPOSITE BASE SHEET. THE COMPOSITE BASE SHEET IS A COMPILATION OF ARCHITECTURAL, ENGINEERING, AND OTHER DATA THAT IS PROVIDED. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR ERRORS PERTAINING TO THE COMPOSITE BASE SHEET. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS. ANY DISCREPANCIES NEED TO BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM AND RESOLVED PRIOR TO CONTINUATION OF WORK.
- DESIGN PRESSURE SHOWN ON PLANS HAS BEEN FURNISHED BY WATER COMPANY OR WATER DISTRICT SERVING SITE. VERIFY PRESSURE ON-SITE PRIOR TO THE INSTALLATION OF ANY SPRINKLER IRRIGATION EQUIPMENT. IF THERE IS A DISCREPANCY, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IN WRITING SO ADJUSTMENTS CAN BE MADE BY LANDSCAPE ARCHITECT. FAILURE TO REPORT DISCREPANCIES AND CONTINUANCE OF WORK WILL RESULT IN ALL RE-DESIGN COSTS BEING CHARGED TO CONTRACTOR.
- DETERMINE LOCATION OF UNDERGROUND UTILITIES. DAMAGE CAUSED BY INSTALLATION OF THIS WORK SHALL BE REPAIRED TO SATISFACTION OF GOVERNING AGENCY OR OWNER AT NO ADDITIONAL COST TO THE CONTRACT.
- TESTING:
A. PRESSURE TEST ALL UNDERGROUND PIPING AS FOLLOWS:
MAIN LINE - AT STATIC PSI FOR 4 HOURS.
LATERAL LINES - AT STATIC PSI FOR 2 HOURS.
- LAYOUT ALL WORK PRIOR TO TRENCHING OPERATIONS TO DETERMINE IF MINOR MODIFICATIONS OR ADJUSTMENTS WILL BE REQUIRED.
- PROVIDE AND INSTALL AUTOMATIC CONTROLLER AND UF-14 CONTROL WIRE, ELECTRICAL SUBCONTRACTOR SHALL PROVIDE 110V SERVICE AND SERVICE HOOKUP FROM POWER SOURCE TO AUTOMATIC CONTROLLER.
- COORDINATE ALL WORK WITH OTHER TRADES SO PROGRESS OF WORK IS NOT INTERRUPTED AND CAN BE COMPLETED IN A TIMELY MANNER.

TYPICAL IRRIGATION SCHEDULE

IRR. TYPE	ESTABLISHMENT				MAINTENANCE			
	SPR X/Y	SUM X/Y	FAL X/Y	WIN X/Y	SPR X/Y	SUM X/Y	FAL X/Y	WIN X/Y
DRIP	15/3	25/3	15/3	0/0	16/2	24/2	12/2	0/0
SPRAY	20/5	20/6	20/5	0/0	30/3	30/5	30/3	0/0

LENGTH OF ESTABLISHMENT TIME = 90 DAYS

X = MIN/DAY

Y = DAYS/WEEK

NOTES:

1.SET CONTROLLER TIME TO PREVENT SURFACE RUNOFF ONTO ADJACENT SIDEWALKS/DRIVEWAY. IT MAY BE NECESSARY TO CYCLE AND SOAK IF RUNOFF OCCURS. APPLY WATER AT TWO OR MORE INTERVALS WITH AN HOUR IN BETWEEN WATERINGS.

2. THIS TYPICAL IRRIGATION SCHEDULE IS APPROXIMATED. ACTUAL RUN TIMES MAY VARY DUE TO SITE CONDITIONS INCLUDING BUT NOT LIMITED TO PLANT DENSITY, MICROCLIMATES, SOIL TYPE, AND SLOPE. ADJUST RUN-TIMES TO ENSURE PLANT VIABILITY AND TO PREVENT OVER WATERING.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

LANDSCAPE ARCHITECT

DATE



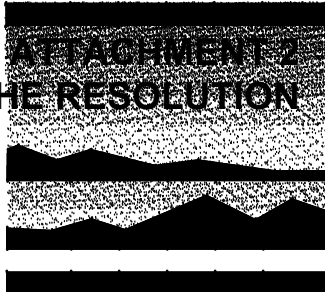
SCALE: 1"= 10'-0"

PLAN C (INTERIOR LOT) IRRIGATION HYDROZONE INFORMATION TABLE

STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	HIGH	0.8	200	160	0.75	6,865
2	MEDIUM	0.5	10	5	0.81	199
3	LOW	0.3	790	237	0.81	9,415
TOTAL AREA		1,000			ETWU TOTAL	16,478 GAL
ETo	51.9					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ETo)(0.62)(PF)(HA)/IE = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETo)(0.62)(0.55 x LA) = GAL/YEAR						
MAWA TOTAL						17,698 GAL

PLAN C (CORNER LOT) IRRIGATION HYDROZONE INFORMATION TABLE

STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	HIGH	0.8	200	160	0.75	6,865
2	LOW	0.3	10	3	0.81	119
3	LOW	0.3	1510	453	0.81	17,996
TOTAL AREA		1,720			ETWU TOTAL	24,980 GAL
ETo	51.9					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ETo)(0.62)(PF)(HA)/IE = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETo)(0.62)(0.55 x LA) = GAL/YEAR						
MAWA TOTAL						30,440 GAL



MTW group

LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-5284

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REVISIONS

NO.	DESCRIPTION	DATE
1	CITY PLAN CHECK	1/2/19

DOUGLAS 98 AT SUNRIDGE
TYPICAL PRODUCTION
HOMES

RANCHO CORDOVA, CALIFORNIA

DATE 11/14/18

JOB NO. 18-44.P

SHEET TITLE

PLAN C
LANDSCAPE
IRRIGATION
PLAN

SHEET NO.

L3.2

SHEET 2 OF 4

CITY APPROVAL

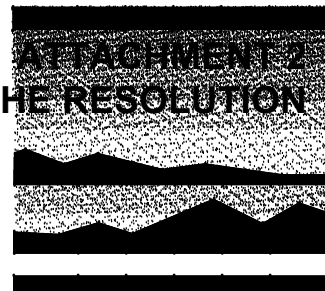
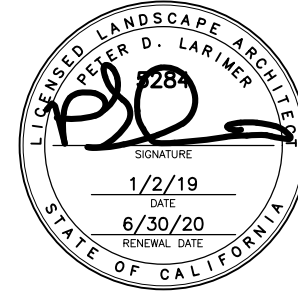


EXHIBIT A TO THE RESOLUTION

MTW g r o u p

LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990



Peter D. Larime

C-528

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REVISIONS

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DOUGLAS 98 AT SUNRIDGE TYPICAL PRODUCTION HOMES

RANCHO CORDOVA, CALIFORNIA

DATE	11/14/18
JOB NO.	18-44.P
SHEET TITLE	

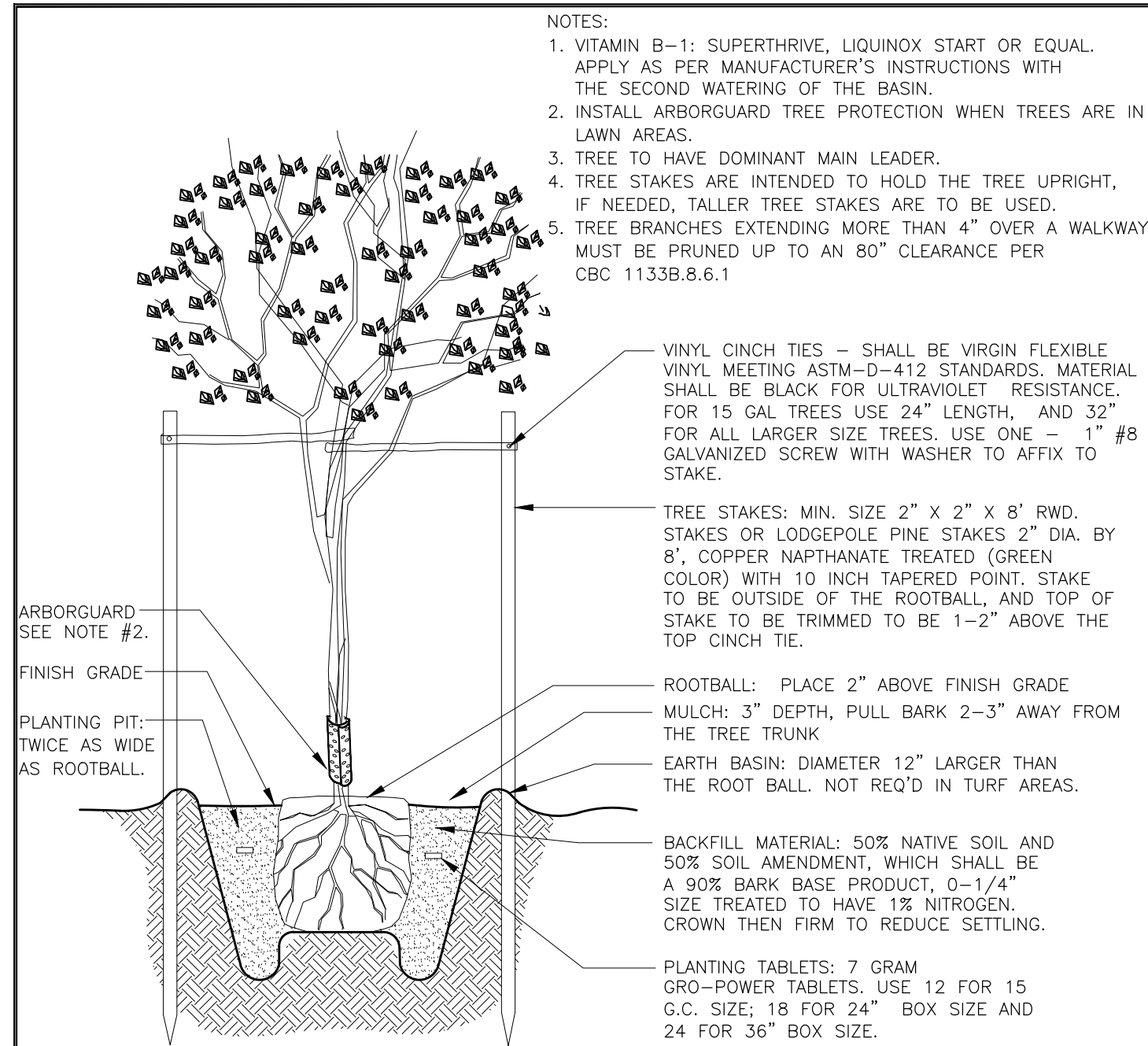
LANDSCAPE PLANTING DETAILS

SHEET NO.

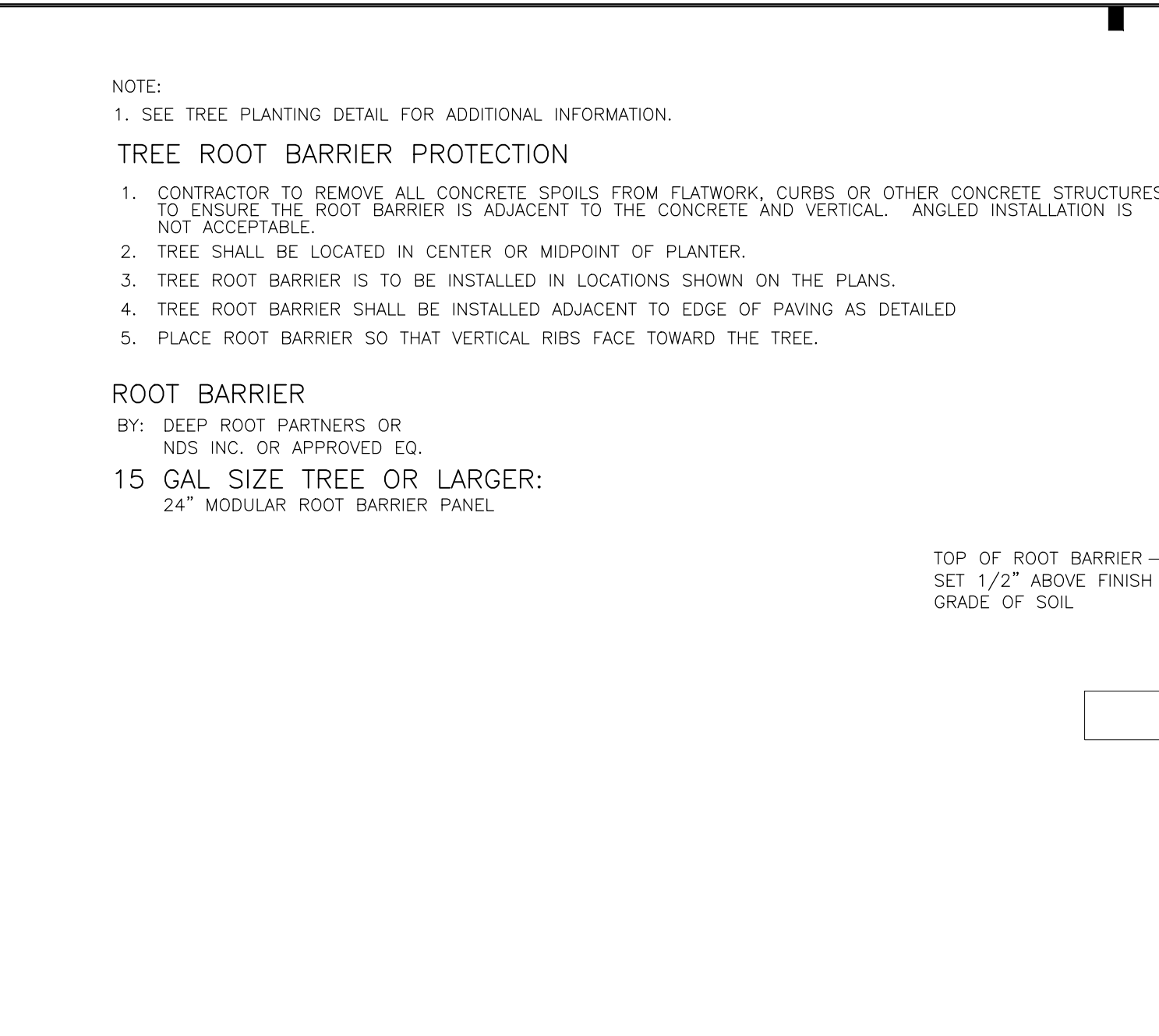
LD.1

SHEET 3 OF 4

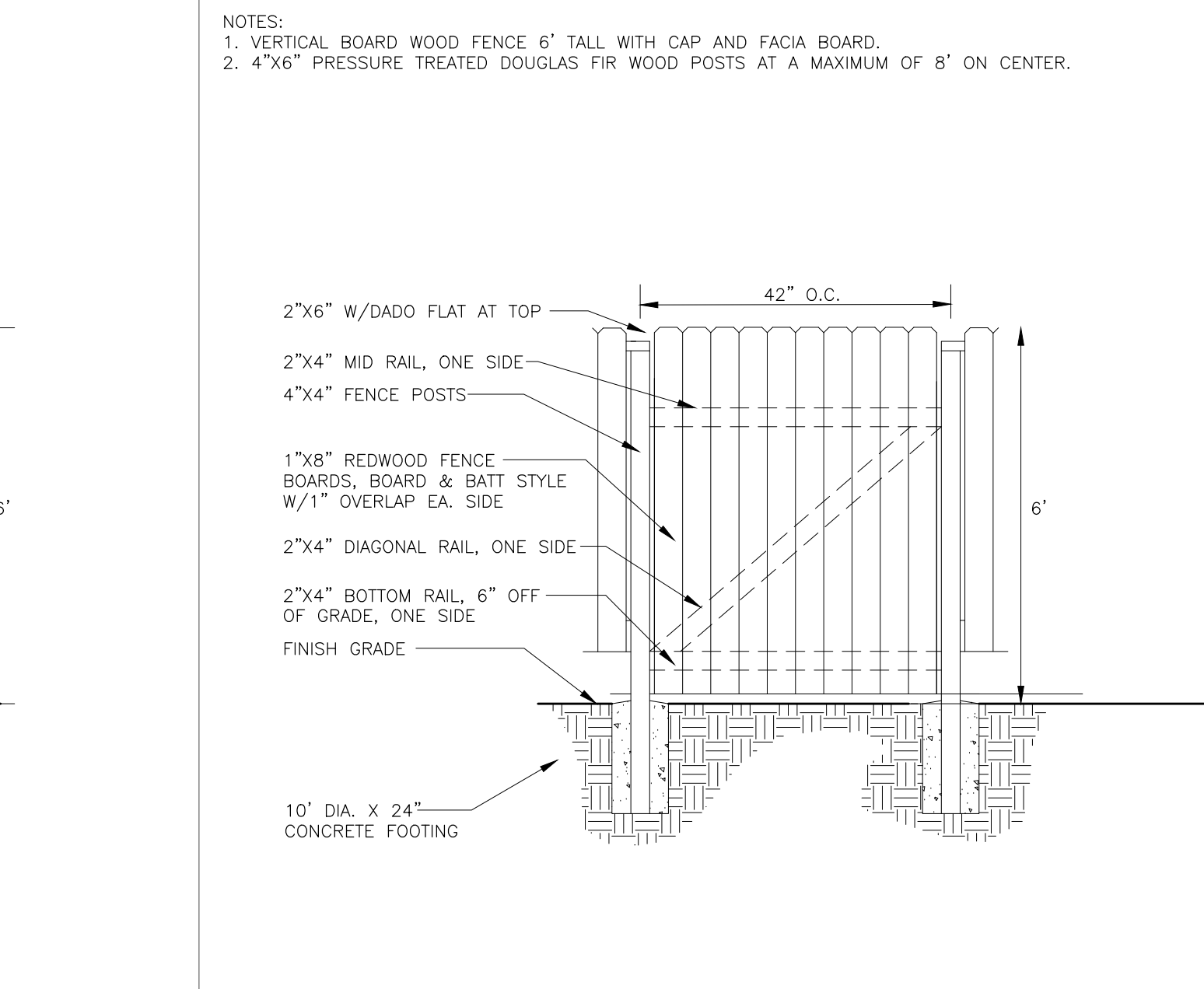
CITY APPROVAL



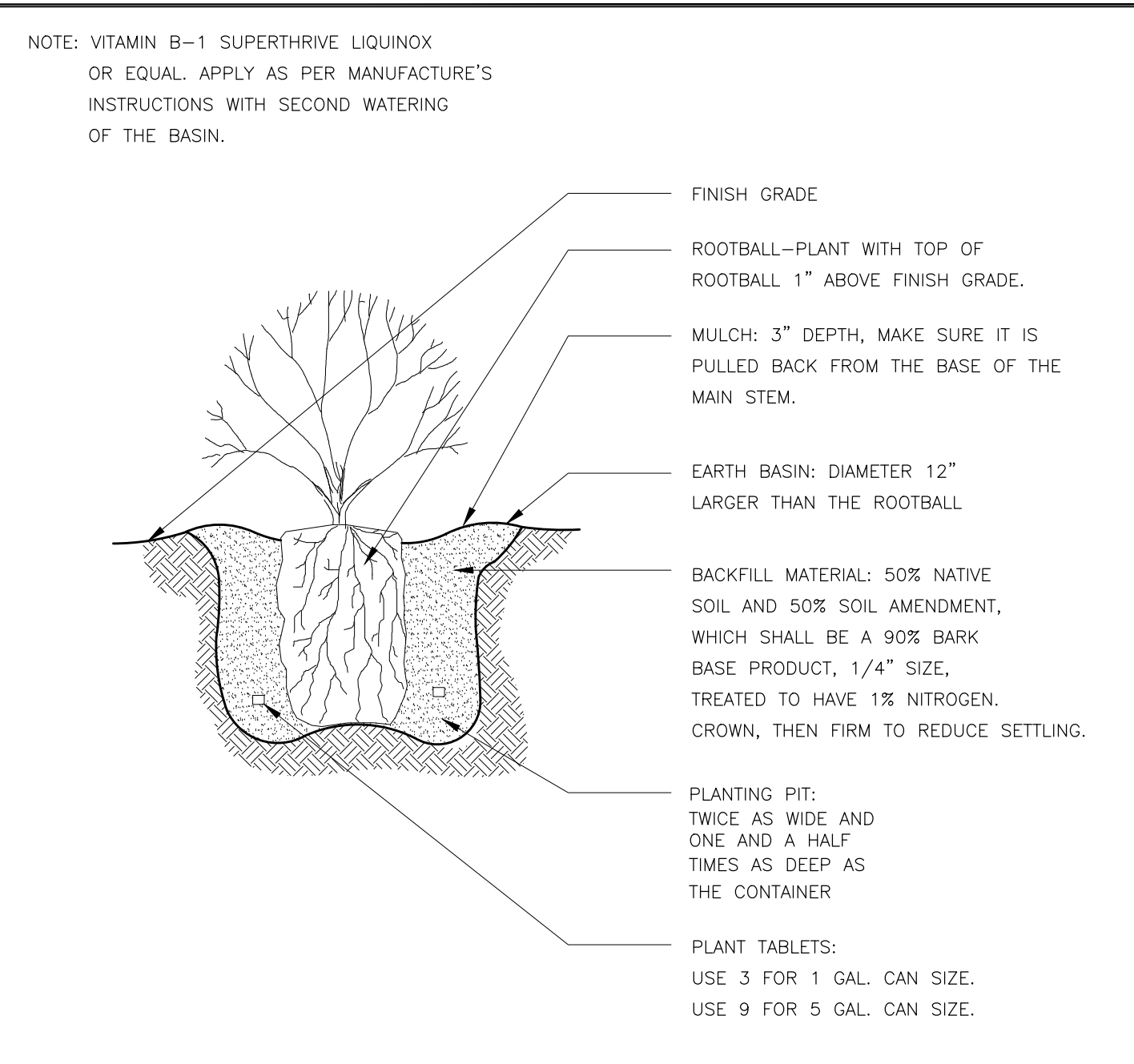
1 TREE PLANTING AND STAKING DETAIL



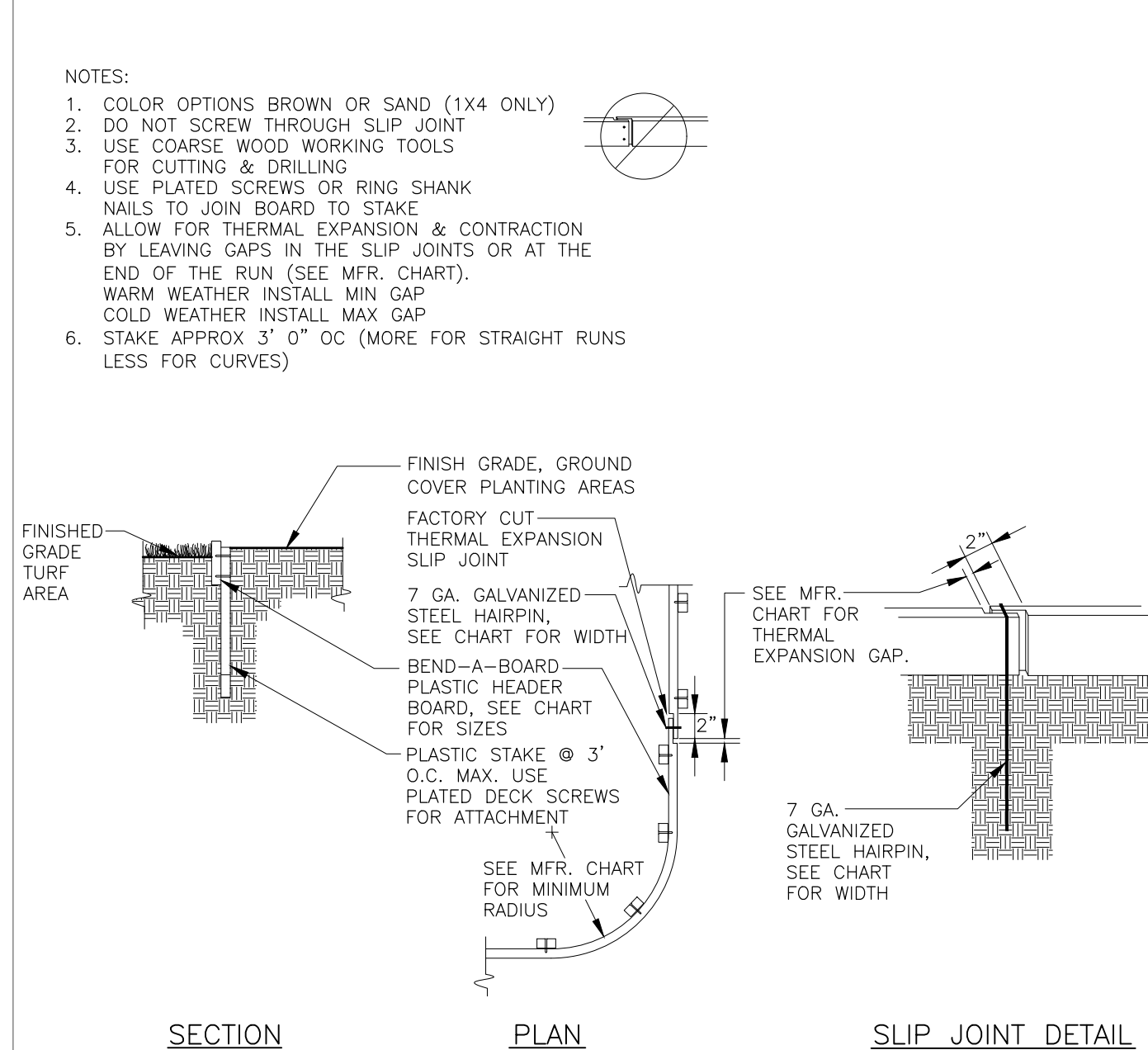
ROOT BARRIER CONTROL DETAIL



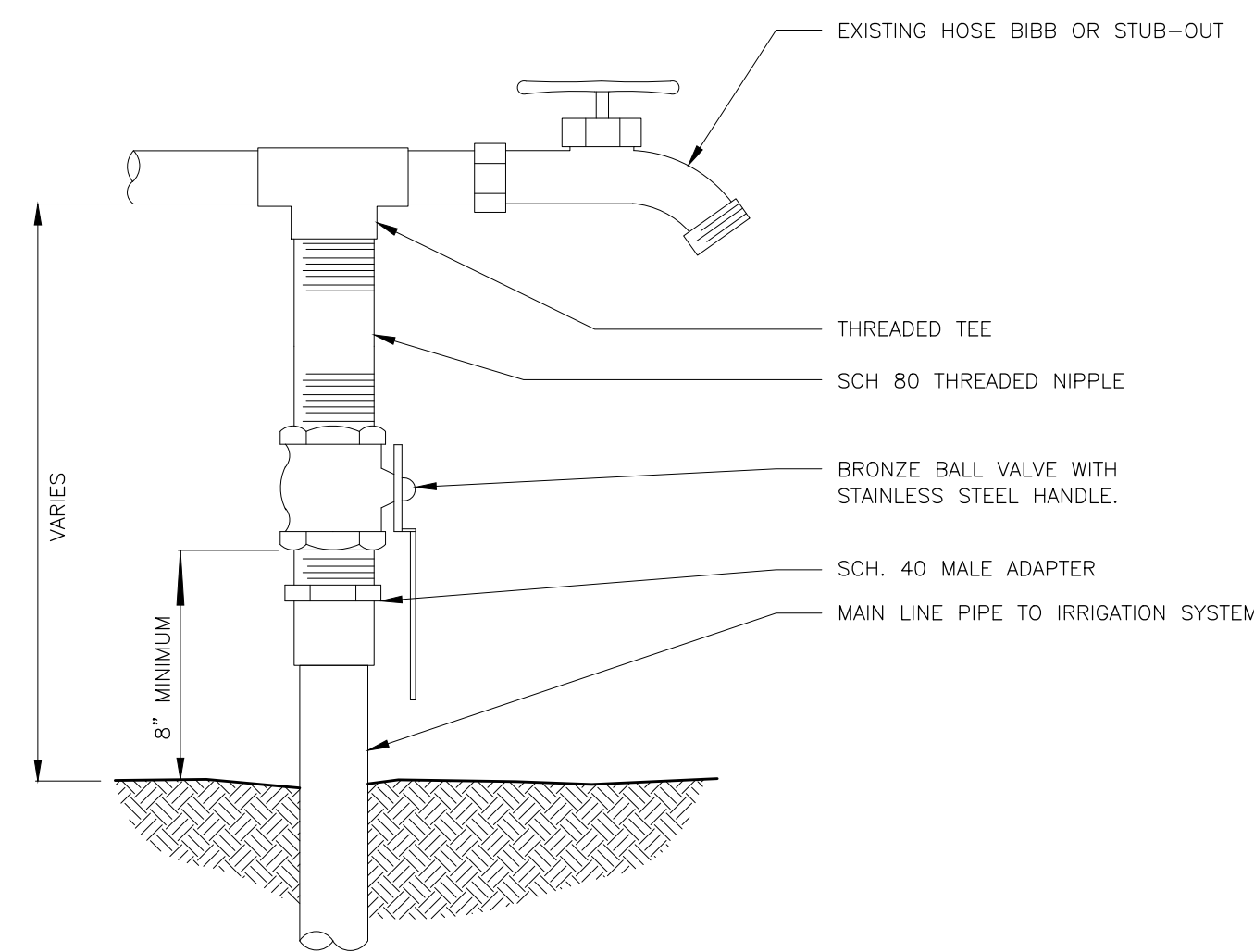
WOOD FENCE GATE DETAIL



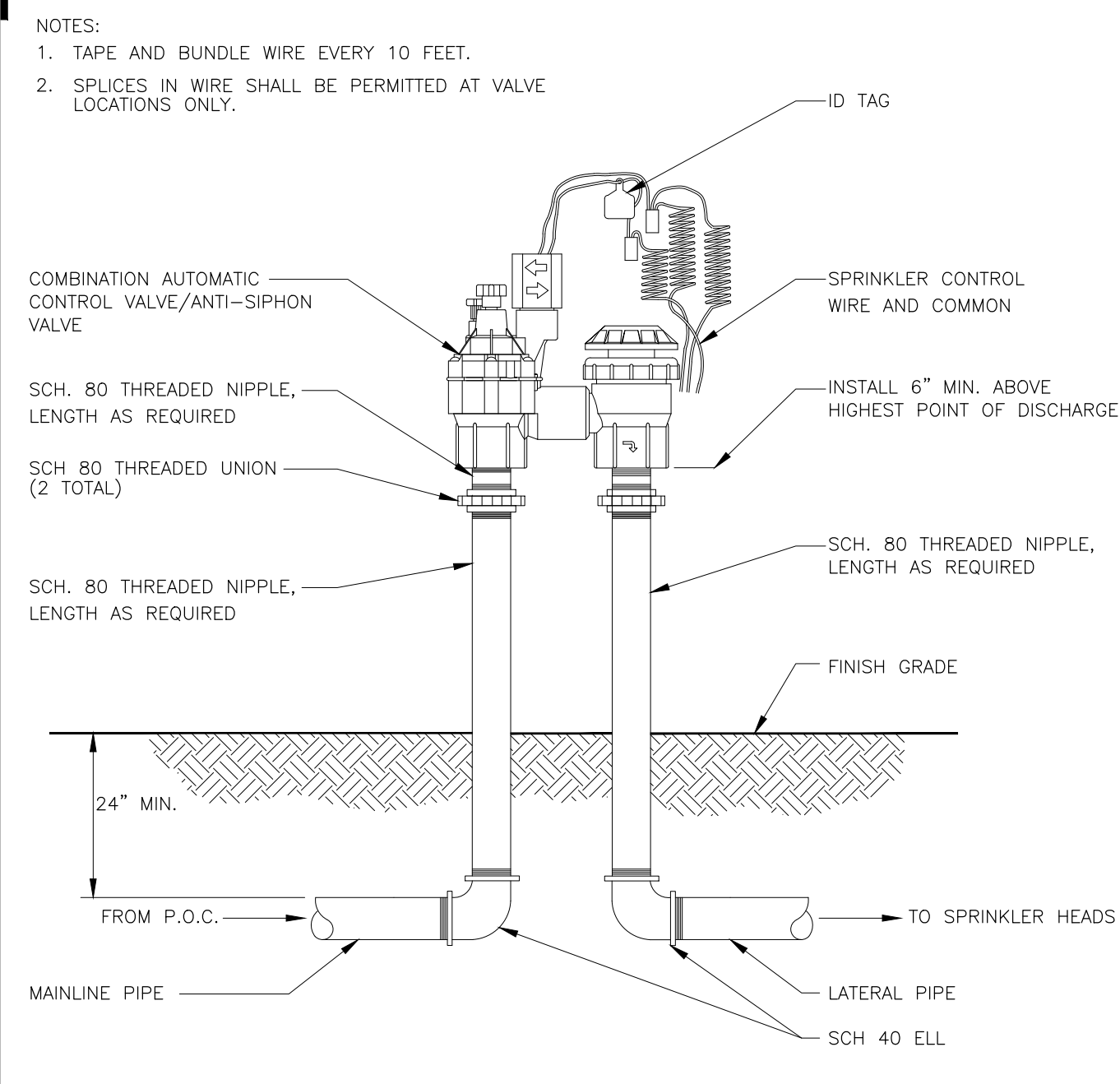
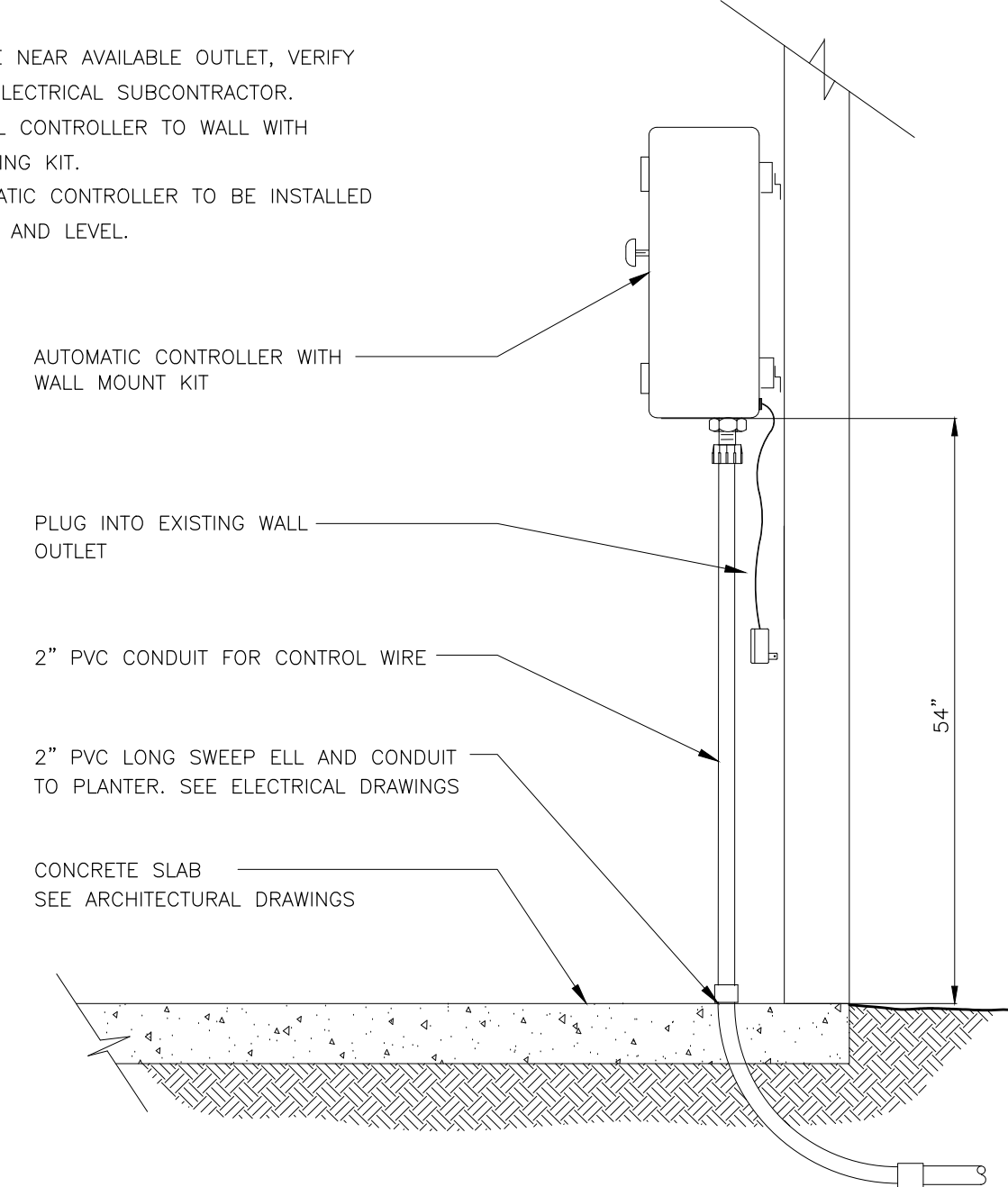
SHRUB PLANTING DETAIL



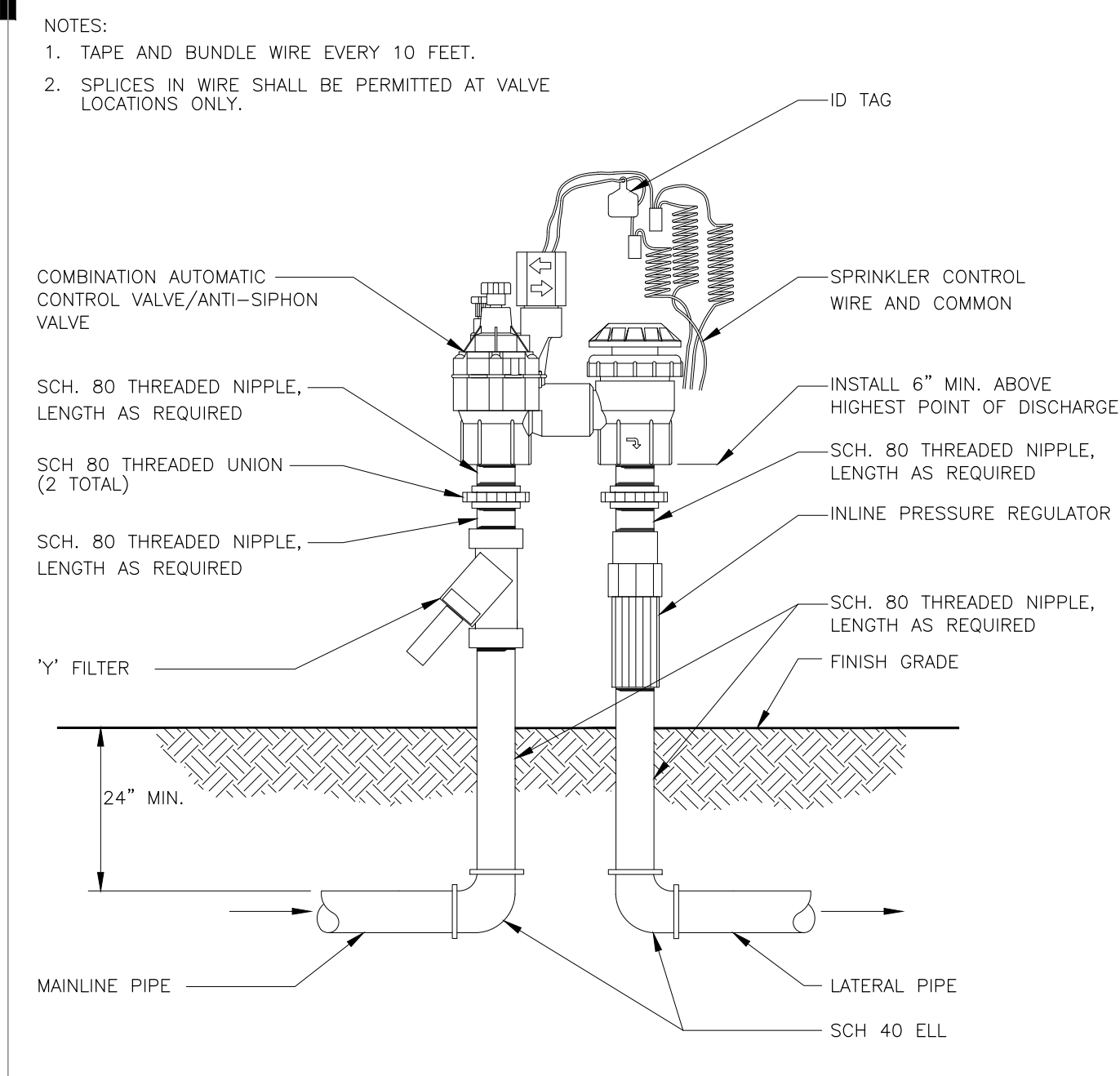
BEND-A-BOARD PLASTIC HEADERBOARD DETAIL



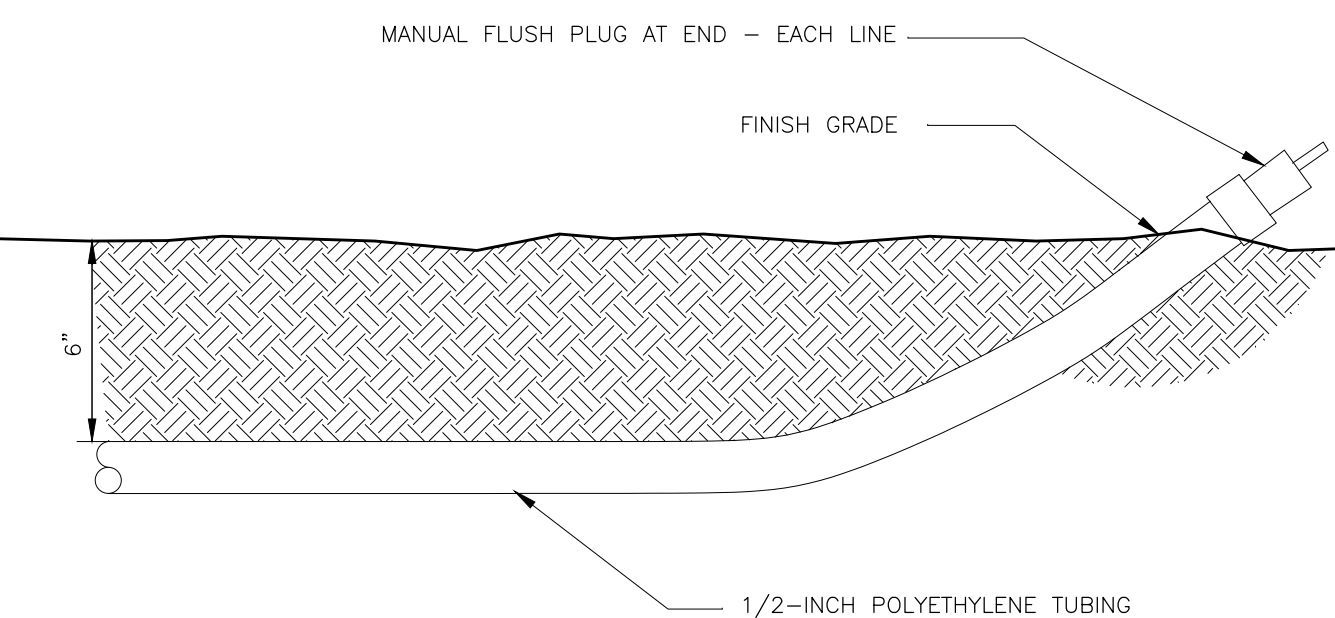
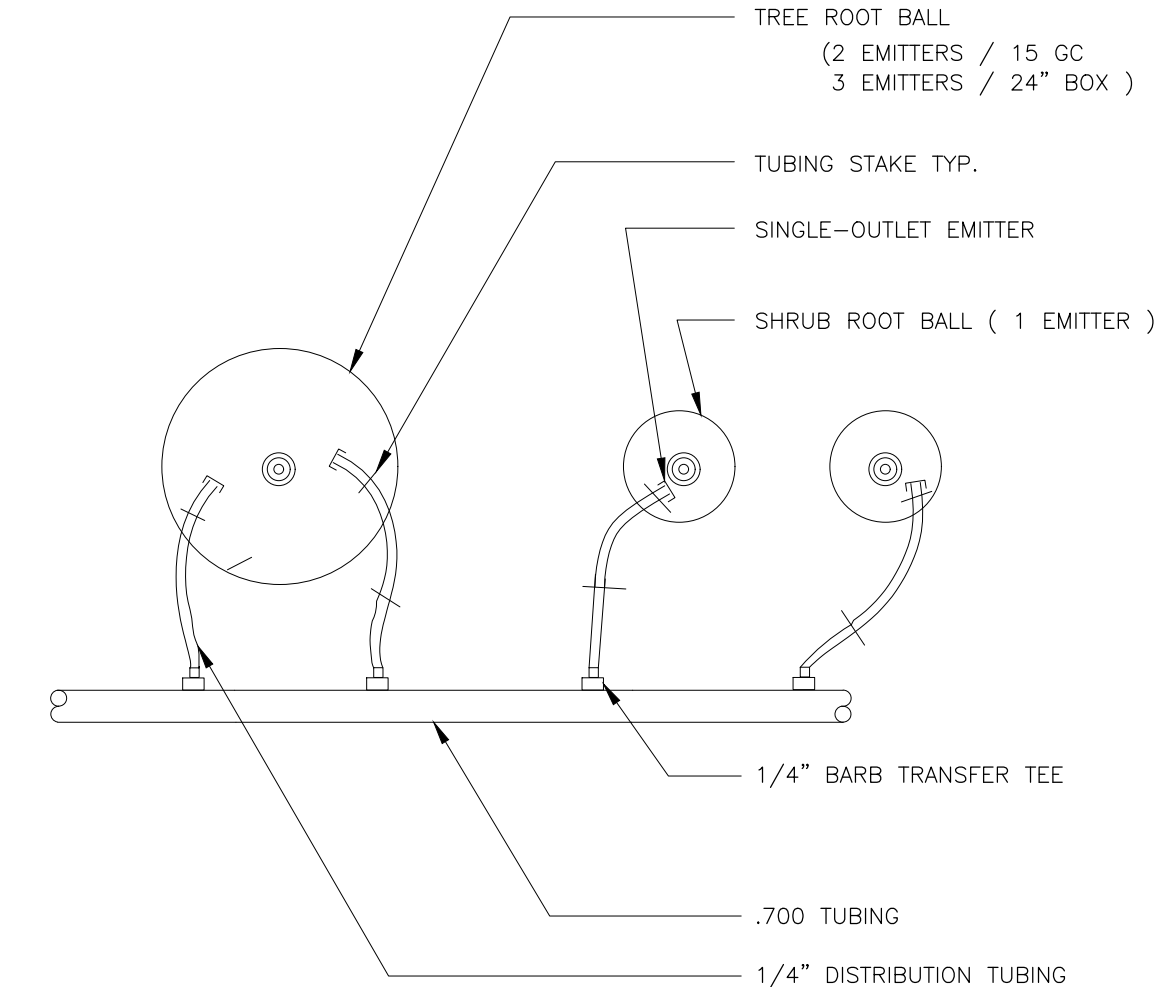
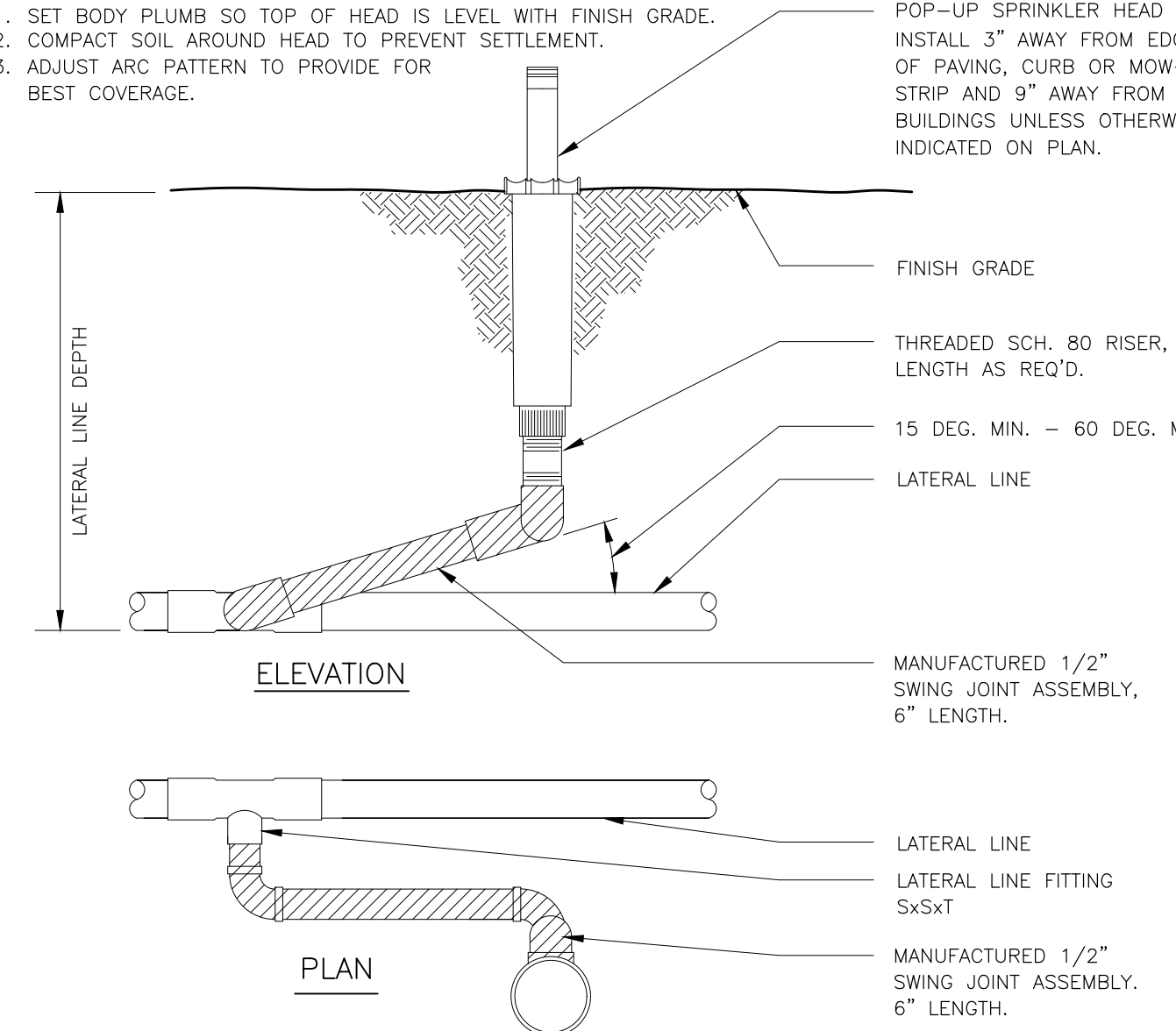
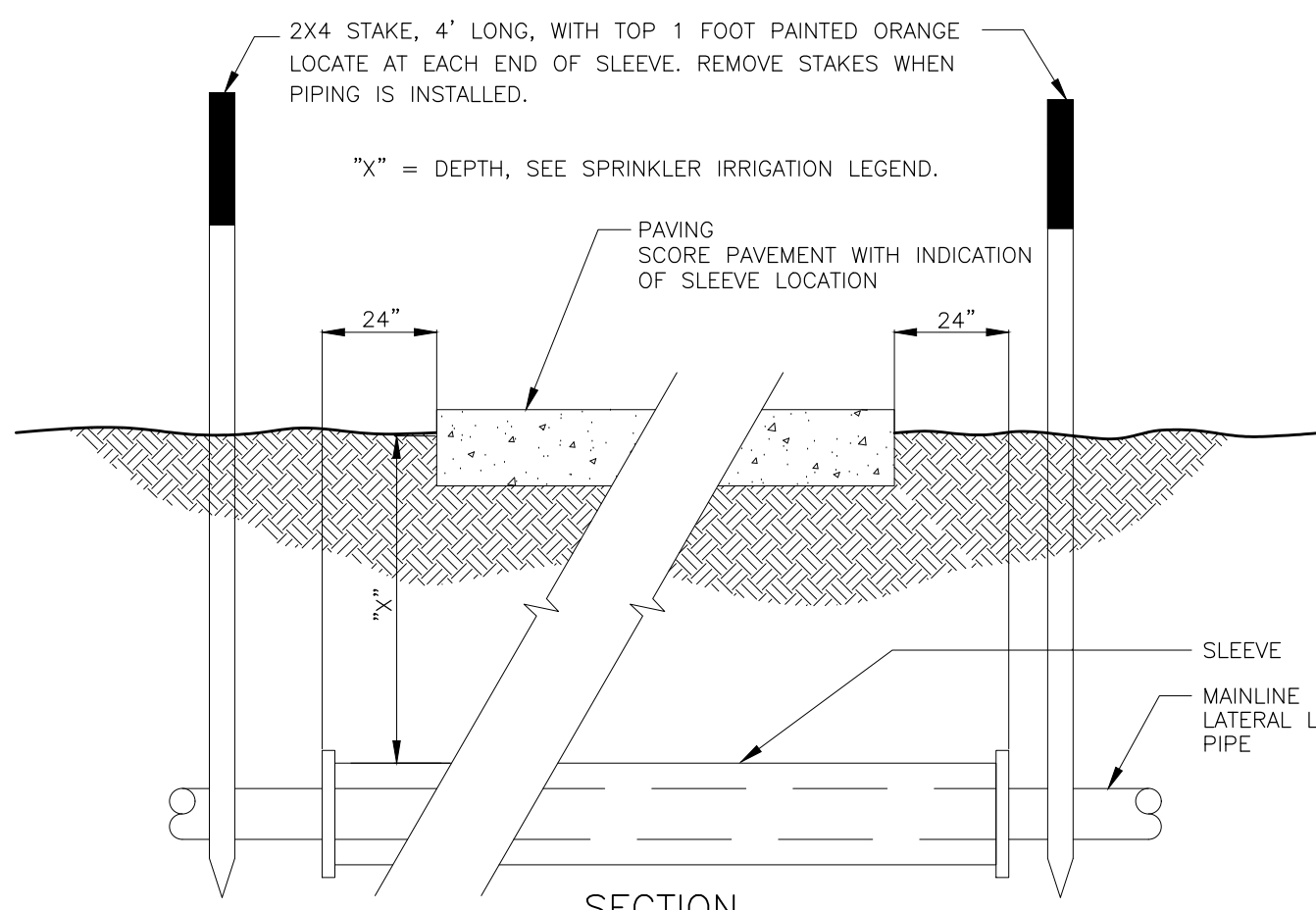
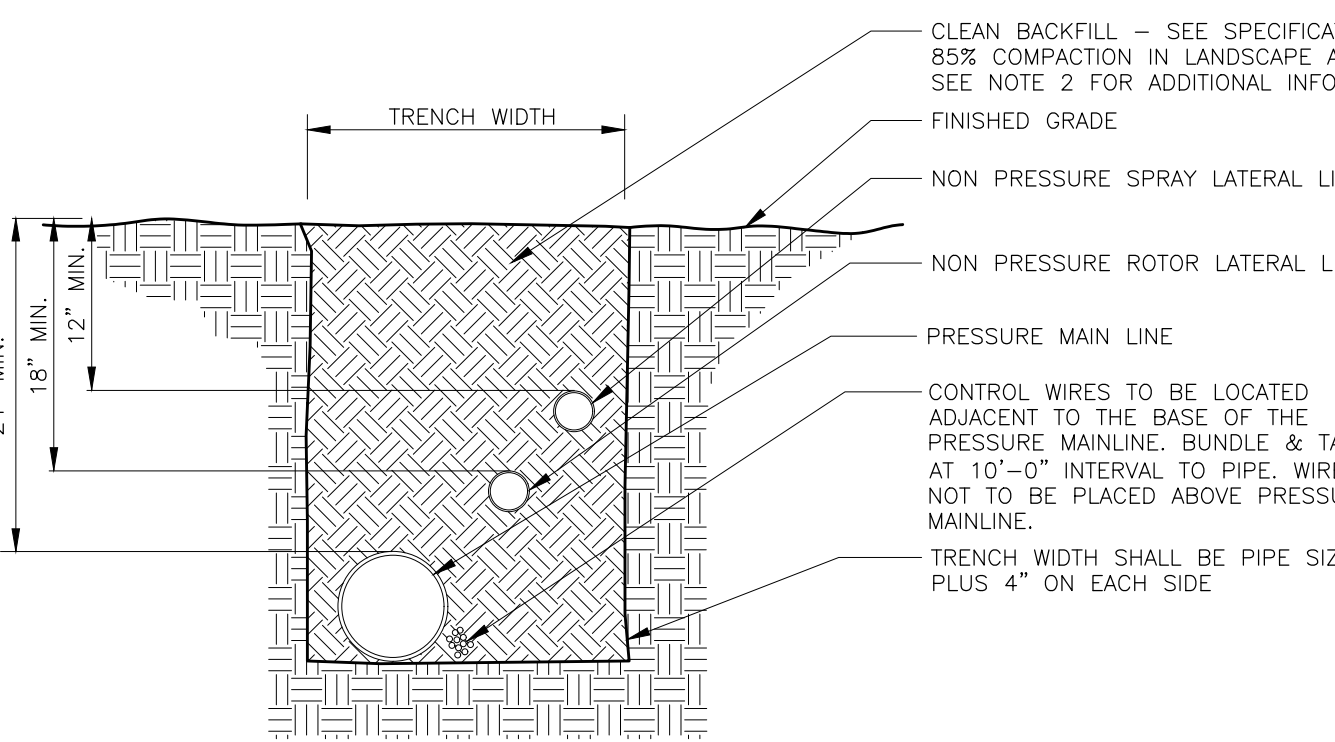
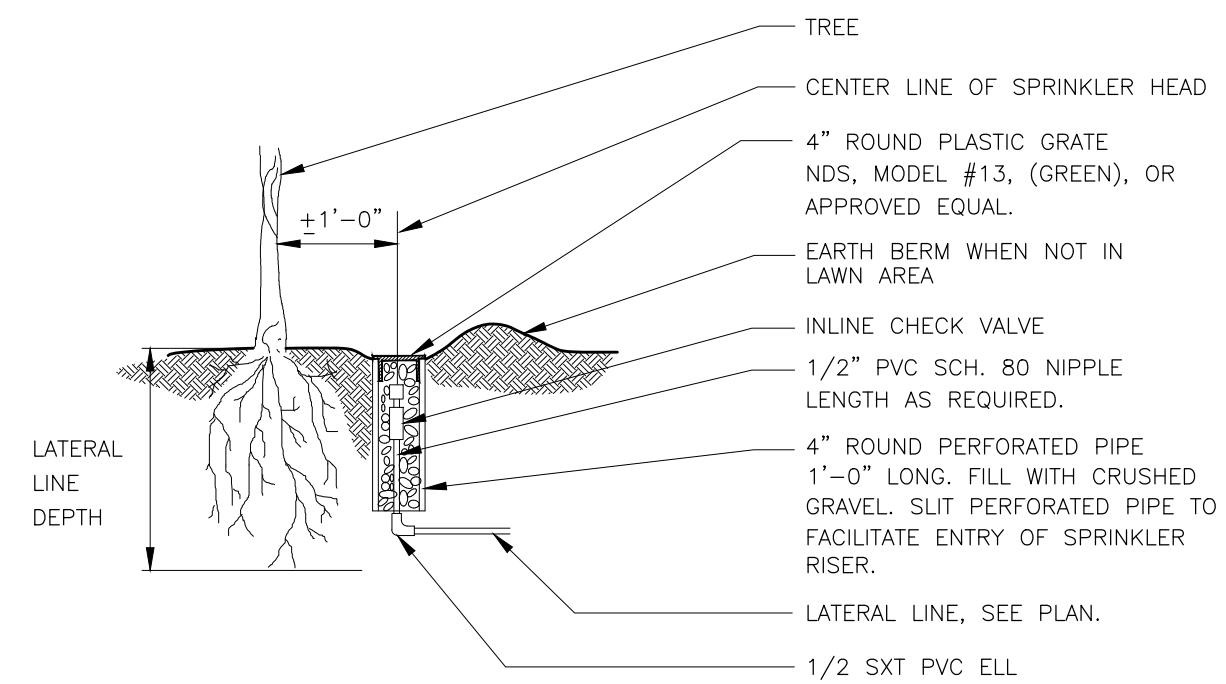
- NOTES:
1. LOCATE NEAR AVAILABLE OUTLET, VERIFY WITH ELECTRICAL SUBCONTRACTOR.
 2. INSTALL CONTROLLER TO WALL WITH MOUNTING KIT.
 3. AUTOMATIC CONTROLLER TO BE INSTALLED PLUMB AND LEVEL.



- NOTES:
1. TAPE AND BUNDLE WIRE EVERY 10 FEET.
 2. SPLICES IN WIRE SHALL BE PERMITTED AT VALVE LOCATIONS ONLY.



- NOTES:
1. TAPE AND BUNDLE WIRE EVERY 10 FEET.
 2. SPLICES IN WIRE SHALL BE PERMITTED AT VALVE LOCATIONS ONLY.

1	BALL VALVE FOR HOMES DETAIL	2	AUTOMATIC CONTROLLER DETAIL	3	AUTOMATIC CONTROL/ASV VALVE DETAIL	4	DRIP CONTROL/AVB VALVE DETAIL
		NOTES: 1. ON SLOPE AREAS, LOCATE END OF DISTRIBUTION TUBING ON HIGH SIDE. 2. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 10'. 		NOTES: 1. SET BODY PLUMB SO TOP OF HEAD IS LEVEL WITH FINISH GRADE. 2. COMPACT SOIL AROUND HEAD TO PREVENT SETTLEMENT. 3. ADJUST ARC PATTERN TO PROVIDE FOR BEST COVERAGE. 		NOTES: 1. ALL PIPE AND FITTINGS TO BE SCHEDULE 40, P.V.C. SEE PLAN FOR LOCATION. 2. SLEEVES TO BE LARGE ENOUGH TO ACCEPT THE PIPE AND FITTINGS TO BE ENCASED. 3. PROVIDE A SEPARATE SLEEVE FOR EACH LATERAL OR MAIN CROSSING. 4. PROVIDE A SEPARATE SLEEVE FOR CONTROL WIRE 5. TAPE ALL ENDS WITH DUCT TAPE TO PREVENT ENTRY OF SOIL. 	
5	FLUSH PLUG DETAIL	6	DRIP EMITTER LAYOUT DETAIL	7	POP-UP SPRINKLER HEAD DETAIL	8	SLEEVE DETAIL
NOTES: 1. REFER TO SPECIFICATIONS AND PLAN SHEETS FOR MORE INFORMATION. 2. WHEN TRENCHES ARE LOCATED UNDER PAVEMENT, COMPACTION RATE FOR THE BACKFILL SHALL COMPLY WITH THE COMPACTION RATES REQUIRED FOR THOSE PAVING SECTIONS. 3. PIPES TO HAVE A MINIMUM OF 6" HORIZONTAL SEPARATION WHEN PLACED IN THE SAME TRENCH ALONG WITH A MINIMUM OF 6" VERTICAL SEPARATION BETWEEN PIPES. 		NOTES: 1. A SWING JOINT ASSEMBLY IS NOT REQUIRED FOR THIS INSTALLATION. 2. SEE TREE PLANTING DETAIL FOR ADDITIONAL INFORMATION. 		POP-UP SPRINKLER HEAD DETAIL		SLEEVE DETAIL	
9	PIPE TRENCH DETAIL	10	TREE BUBBLER HEAD DETAIL				

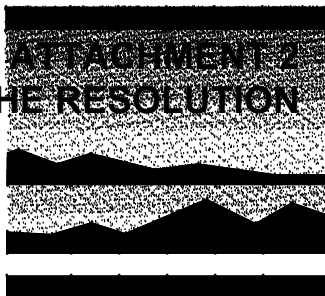


EXHIBIT A TO THE RESOLUTION

MTW *g r o u p*

LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim responsibility for these plans and specifications if they are used in whole or in part at any other site.

[illegible]

DOUGLAS 98 AT SUNRIDGE TYPICAL PRODUCTION HOMES

RANCHO CORDOVA, CALIFORNIA

DATE	11/14/18
JOB NO.	18-44.P
SHEET TITLE	

LANDSCAPE IRRIGATION DETAILS

SHEET NO.

LD.2

SHEET 4 OF 4

CITY APPROVAL

CONDITIONS OF APPROVAL

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review Package (Attachment 2) for the three new floor plans, elevations, color and materials sample and preliminary landscape plans to be built in the Alderwood Community (A Portion of Douglas 98). Minor modifications may be approved by the Community Development Director at their discretion, and any major changes shall be reported to the City Council.	On-Going	Planning	
2.	This permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	On-Going	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4.	Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	On-Going	Finance	
5.	SMUD has existing overhead 12kV facilities along Grant Line Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant	On-Going	SMUD	

CONDITIONS OF APPROVAL

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	shall be responsible for the cost of relocation.			
6.	SMUD has existing underground 12kV facilities along Douglas Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
7.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	On-Going	SMUD	
8.	In the event the applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	On-Going	SMUD	
9.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	
	Prior to Approval of Improvement Plans			
10.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of	Prior to Approval of Improvement Plans	Sac Metro Fire	

CONDITIONS OF APPROVAL

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	residential developments within an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Existing “wharf” type fire hydrants do not satisfy hydrant requirements for new construction.			
	Prior to Building Permit Issuance			
11.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Prior to Issuance of Final Building Permit	Sac Metro Fire	
12.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.)	Prior to Building Permit Issuance	SMUD	
13.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5 foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City’s (IOD).	Prior to Building Permit Issuance	SMUD	
14.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, and service conductors). Information regarding SMUD siting requirements can be found at: http://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	Prior to Building Permit Issuance	SMUD	

CONDITIONS OF APPROVAL

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
15.	The Applicant shall dedicate a 12.5 foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Prior to Building Permit Issuance	SMUD	
16.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from drivable surface.	Prior to Building Permit Issuance	SMUD	
17.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department.	Prior to Building Permit Issuance	Planning	
18.	Final landscape plan shall include the addition of weed barrier installed in Front yard prior to installation of ground cover for each production home.	Prior to Building Permit Issuance	Planning	
19.	Final Landscape plan shall include Concrete paths that connect man doors to driveways and an additional 4'x10' concrete pad shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Prior to Final Occupancy	Planning	
20.	The Applicant shall meet the following: Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permits being issued. If applicable: Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District <u>does not</u> allow deferred submittals for Fire Sprinkler and/or Fire Alarm Plans.	Prior to Building Permit Issuance	Sac Metro Fire	
21.	Each phase of the development shall be pre-plotted and approved before the issuance of the permit for that phase. The following criteria will be used to ensure the project meets the adopted design guidelines: - No two of the same floor plans may be placed next to each other, unless they have different elevations. - Any two story house on a corner shall provide all the window trims and casing, shutters and other enhancements found on the front elevation	Prior to Building Permit Issuance	Planning	

CONDITIONS OF APPROVAL

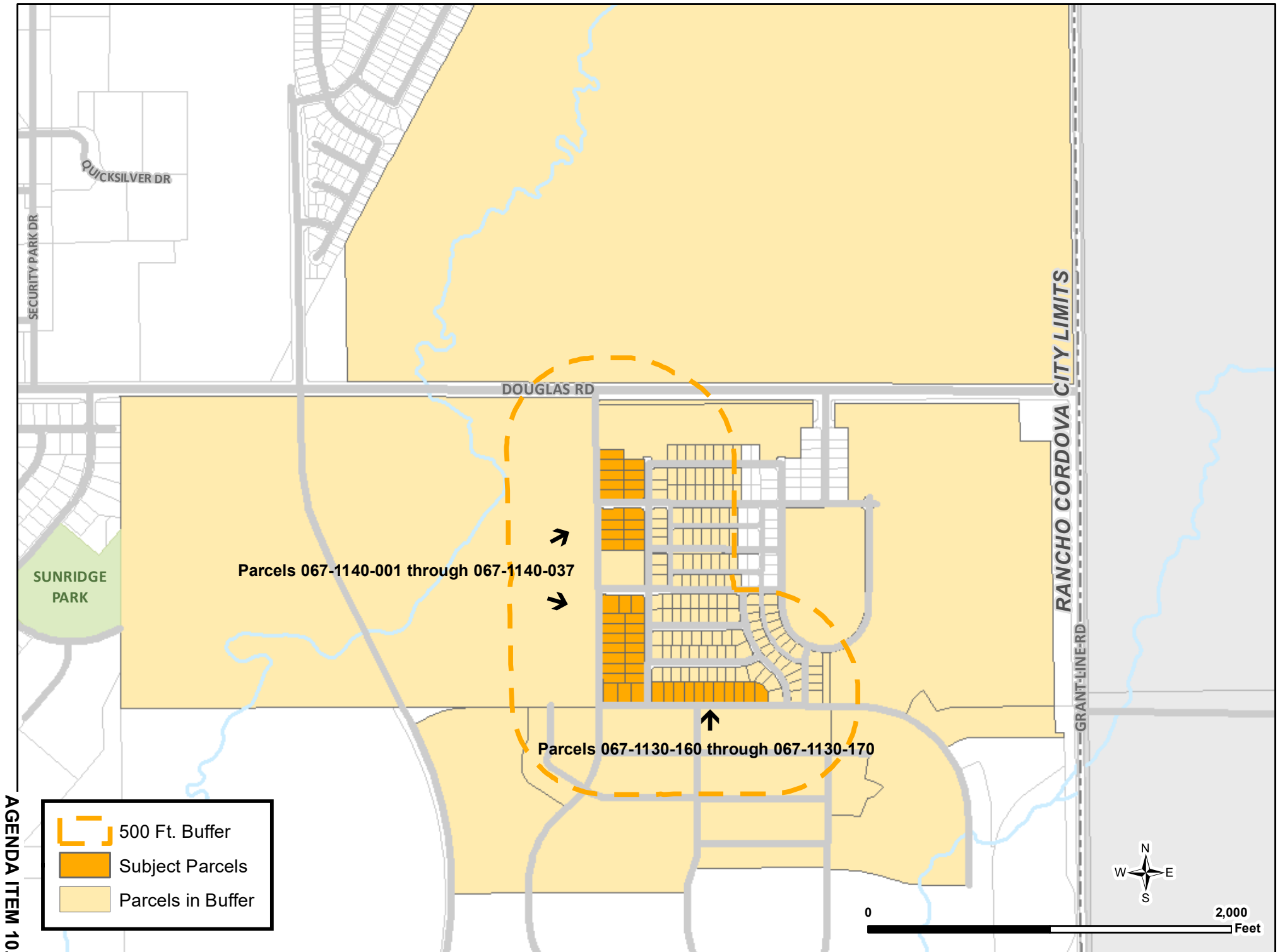
ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	on all sides, as shown on the design elevations. - Any two story structure placed on a corner lot will be required to have the setbacks for corner lots, as shown within the Design Review Package. - The front yard setbacks for any two adjacent lots shall not be the same distance. A two foot offset shall be the minimum setback required to meet this condition with the exception of Lots 3 & 4 and 41 & 42. - Man doors are required in the garage to exit into the sideyard. - Garage doors with windows shall be standard for all elevations and shall not be considered an option/upgrade.			
	Prior to Final Inspection			
22.	The final building finishes and the front and street side yard landscaping shall be inspected for consistency with approved Design Review plans. Inspection request will be required of the Planning Department, prior to final inspection by the Building Department.	Prior to Final Occupancy	Planning	
23.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Prior to Final Occupancy	Planning	
24.	All side and rear elevations on corner lots and lots must contain additional architectural enhancements as shown in the Design Review Package for Plans 1 and 3. The Pre-Plot Plan does not show any Plan 2 floor plans on corner lots at this time. If a Plan 2 floor plan is proposed on a corner lot in the future then Applicant shall ensure it contains an enhanced side and rear elevation.	Prior to Final Occupancy	Planning	

CONDITIONS OF APPROVAL

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
25.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Prior to Final Occupancy	Sac Metro Fire	
26.	Residential roof coverings shall consist of materials having a minimum Class C rating	Prior to Final Occupancy	Sac Metro Fire	
27.	The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.	On-Going	SMUD	



067-0040-026-0000
LAL BROTHERS LLC
353 BONNEVILLE AVE 807
LAS VEGAS NV 89101

067-1080-001-0000
LENNAR HOMES OF CALIFORNIA INC
1420 ROCKY RIDGE DR 320
ROSEVILLE CA 95661

067-0040-003-0000
MIZOGUCHI FAMILY REVOCABLE
TRUST/ETAL
PO BOX 221274
SACRAMENTO CA 95822

067-1100-003-0000
WOODSIDE 05N LP
111 WOODMERE RD STE 190
FOLSOM CA 95630

WATT COMMUNITIES
2408 PROFESSIONAL DR STE 200
ROSEVILLE CA 95661

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD
ELK GROVE CA 95624

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

MEMORANDUM

DATE: March 18, 2019

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Reinvestment Analyst
Patrice Clemons, CDBG Housing Consultant

SUBJECT: PRESENTATION OF THE DRAFT 2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN



RECOMMENDATION

Receive presentation of the draft 2019-2020 Community Development Block Grant (CDBG) Annual Action Plan (AAP) and invite public comment on the draft AAP.

RESULT OF RECOMMENDED ACTION

Provides the public an opportunity to review and comment on the draft plan. Additionally, this provides the City Council an opportunity to discuss the draft 2019-2020 CDBG AAP in consideration of public comment and direct City Staff to make edits before coming back to the City Council for final approval. The final approval public hearing is currently scheduled for April 15, 2019.

BACKGROUND

The City of Rancho Cordova has been a CDBG entitlement jurisdiction since 2006. As an entitlement jurisdiction, the City receives an annual allocation of funds from the U.S. Department of Housing and Urban Development (HUD). Each year, the City is required to complete an AAP that describes how the City will use the CDBG funds for the coming program year. The City must complete the public participation process, present the AAP for public comment for at least 30 days, conduct a public hearing, and submit the approved AAP and program Certifications to receive its entitlement allocation of CDBG funding from HUD. The City's CDBG entitlement funding has averaged about \$550,000 over the last couple of years, and the City's conservative estimate is that the City will receive approximately \$500,000 in entitlement funds in 2019-2020 plus a minimum amount of roll-over funds.

The 2019-2020 CDBG Program Year has had some unique challenges. Delays in the federal budget process has resulted in delayed CDBG allocation announcements. Entitlement jurisdictions were encouraged to plan the 2019-2020 CDBG Program Year based on reasonable estimates, to make sure that they could complete the procurement and public participation required by federal law. HUD has allowed for a one-time extension of the CDBG deadlines, moving the AAP deadline from May 15th to either 60 days from the official allocation announcement or June 25, 2019, whichever comes first, to allow jurisdictions time to complete the public participation process and upload AAPs into IDIS after the official allocation has been announced. As of the writing of this staff report, the official CDBG allocation for the City of

Rancho Cordova has not been announced. If staff does not receive the allocation announcement before the final approval public hearing in April, then City Council would recommend that the City Manager direct staff to apply the official CDBG allocation to the draft 2019-2020 AAP in accordance with the prescribed methodology of project allocation amounts described in the draft plan, and submit it to HUD without additional public approvals, as per HUD's recommendation.

As the final allocation is still pending, the budget numbers in this staff report represent estimates. Since prior year programs have not yet been completed, the amount of 2018-2019 roll-over funding is also an estimate as final totals will not be available until the end of the 2018-2019 program year. The program budget and project allocations will be updated and finalized once the City's allocation is received and prior to submittal to HUD.

CDBG PROGRAM

The federal intent of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for low- and moderate-income persons, households, and neighborhoods. The City has a goal of using at least 80 percent of the City's CDBG funds for activities that benefit low- and moderate-income persons.

All activities must meet one of the following national objectives for the program: 1) benefit low- and moderate-income persons, 2) prevent or eliminate slums or blight, or 3) meet an urgent community development need that poses a serious and immediate threat to the health or welfare of the community. To reach these objectives CDBG funds may be used for a variety of community development activities, including acquisition of real property, rehabilitation of residential and non-residential structures, construction of public facilities and infrastructure improvements, public services, and economic development and job creation/retention activities.

CDBG is an eligible funding source for public services, capital projects, and administration and planning; however regulatory spending caps limit how much funding may be used for certain activities. For example, no more than 15 percent of the current year entitlement funding may be used to fund public services, and no more than 20 percent may be used on planning and administration activities. Also all roll-over funding must be used for capital programs and projects.

ANNUAL ACTION PLAN PROCESS

The AAP process includes several steps.

1. The City estimates the funding that will be available in the coming program year. This funding includes the entitlement for the year and any roll-over or recaptured funds from prior years.
2. The City solicits feedback from stakeholders regarding community needs and opportunities. Stakeholders consulted include groups that provide services to youth, seniors, low-income families, persons experiencing homelessness, persons with disabilities, and other government agencies and non-profits that provide public services and public programs in the City.

3. The City releases a Notice of Funding Availability (NOFA) to solicit projects for the estimated CDBG funds and encourages potential CDBG recipients to submit project applications for review. The NOFA was released on January 25, 2019.
4. The City hosts a public workshop for all potential applicants to assist in the application process, answer questions, and provide a venue for public comment. The workshop also provides an opportunity to assess changing needs in the community. The City held the public workshop for the 2019-2020 CDBG Program Year on January 31, 2019.
5. Applications are reviewed according to a set rubric to determine which projects best meet the needs and priorities established in the Consolidated Plan, which sets community priorities over five year planning periods. Applications are also scored on performance criteria, including the ability to complete the project in a timely manner and in compliance with CDBG regulations.
6. The scored project applications are presented to City management staff for consideration and recommendation. The recommended projects are included in the draft AAP with estimated budgets.
7. A draft AAP that includes an updated needs assessment, feedback collected from stakeholders, and the proposed projects identified to best meet community needs as well as City goals is prepared, publicly noticed, and released to the public for a 30 day public comment period. The 2019-2020 draft AAP was released for the public comment period starting February 28, 2019.
8. The draft AAP is presented at a publicly noticed and open meeting for the purpose of gathering feedback from the community and the City Council on the planned 2019-2020 activities, priority needs, and project award allocations, to incorporate into the final AAP.
9. At the close of the 30-day public comment period on the draft AAP, a final AAP is presented at a public hearing for any additional public comment and Council approval. After Council approval, Staff submits the final AAP to HUD for its review and approval.

Public Services

In the interest of reducing the reporting burden and better managing the administration of public service provider grants, the City provides the option of two-year grant cycles for public services funded through CDBG. During the 2018-2019 program year, the City executed two-year contracts with three of its public service providers, including: Folsom Cordova Community Partnership, Meals on Wheels, and Sacramento Self-Help Housing (SSHH). SSHH however, manages three programs, only one of which (Housing Counseling), is under a two-year contract. SSHH submitted an application to receive 2019-2020 funds for its Renter's Helpline and Fair Housing programs. After reviewing applications and past performance, staff recommends continued funding in 2019-2020 for the three public service providers that are under two –year contracts, plus funding for a one-year contract with SSHH for the Renter's Helpline and Fair Housing programs. (Note: The Fair Housing program will be covered by the Planning and Administration budget.)

Organization and Program	2017-2018 Funding	2018-2019 Funding	2019-2020 Estimate
Folsom Cordova Community Partnership –	\$24,000	\$28,000	\$24,000

Group Mentoring Initiative			
Meals on Wheels – Senior Nutrition Program	\$34,500	\$37,000	\$31,500
Sacramento Self-Help Housing – Renter's Helpline	\$14,500	\$8,412	\$7,500
Sacramento Self-Help Housing – Housing Counseling	\$12,500	\$14,500	\$12,000
The Cordova Neighborhood Church – Respite Club*	\$10,000	NA	NA
TOTAL	\$95,500	\$87,912	\$75,000

*The Cordova Neighborhood Church, which operated the Respite CLUB, a program that provided assistance to seniors with memory loss, withdrew their application in 2018-2019 due to site challenges and have not applied for 2019-2020 funds.

The 2017-2018 program awards were significantly higher because the City had additional program income funds in 2017-2018 that were not available in 2018-2019. Similarly for 2019-2020, the City will receive no program income and only limited roll-over funding is anticipated. The 2019-2020 AAP recommendation is to fund the public services listed above.

Planning and Administration

Planning and administration activity for the 2019-2020 Program Year includes managing the CDBG budget, collecting and reporting quarterly reports from the CDBG recipients, completing the required environmental, labor compliance, and financial reports, preparing and submitting the Consolidated Annual Performance Evaluation Report (CAPER), and day to day program administration. One additional task that will be included as part of the 2019-2020 program year is participation in the regional Analysis of Impediments to Fair Housing Choice (AFH), as mandated by HUD. The regional partnership includes the cities of Elk Grove, Citrus Heights, Sacramento, West Sacramento, Woodland, Davis, Roseville and Rocklin, the housing authorities of Roseville, Rocklin, Yolo County, and Sacramento Housing and Redevelopment Agency (SHRA), and Sacramento County, which will represent Galt, Isleton, and Folsom. A major benefit of the regional effort will be the cost-sharing efficiencies, and the City's proportion of the total cost has been included as part of the 2018-2019 and 2019-2020 CDBG administration budget. The AFH is expected to cost the City in total \$6,109.18, approximately \$2,000 of which will be within the 2019-2020 program year. The City expects to have about \$100,000 total available for program planning and administration. As mentioned above, the City would like to continue funding SSHH's Fair Housing program in the amount of approximately \$6,000.

Capital Programs and Projects

The City estimates that \$325,000 in 2019-2020 entitlement funding will be available for capital programs and projects. Due to HUD's delayed entitlement allocation amounts, and the rough estimates of other funding resources available, staff elected to plan conservatively for the 2019-2020 Program Year.

The City received four capital program and project applications. The applications were scored against a set rubric with a sliding scale that evaluated each project and program against criteria that included financial stability, shovel-readiness, and ability to meet CDBG requirements.

The ranked applications were provided to City management staff for review and evaluation to see how the applications rank against established City goals, and to compare with applications that had been submitted for the City's Community Enhancement Grant program, which was accepting applications during the same period. The four applications are recommended for funding. The following levels are provided for Council discussion.

Recommended Applications	Amounts For Discussion
City of Rancho Cordova - Rental Housing Inspection Program	\$80,000
Rebuilding Together Sacramento -Critical Repair Program	\$100,000
City of Rancho Cordova -General Code Enforcement Program	\$80,000
Public Facilities and Infrastructure	\$70,000
TOTAL	\$330,000

Funding recommendations are based on conservative estimates of both the projected entitlement allocation, and the amount that might be available from prior year roll-over. The City may elect to increase funding awards if additional funds become available, or additional funding may be awarded to other activities listed above in the Project Applications scoring table. The City may wish to consider a mid-year substantial amendment to the 2019-2020 CDBG AAP after funding allocations and total roll-over amounts have been confirmed.

FISCAL IMPACT

The CDBG program planning and administration covers most of the cost of administering the program. The public service grants are made to organizations who have diversified funding sources and are able to provide consistent services despite minor fluctuations in the CDBG fund. The capital programs and projects funding allows for the cost of both the actual activity, and the costs of enforcing Davis Bacon labor standards and NEPA clearances. The table below shows the estimated funding to be received in 2019-2020 and how that funding fits into the CDBG funding categories.

There is no expected impact on the City's General Fund. The following budget table is estimates pending final allocation announcements from HUD.

CDBG Category	CDBG Budget
Planning and Administration	\$100,000
Public Services	\$75,000
Capital Programs and Projects	\$330,000
TOTAL	\$505,000 including \$5,000 in roll-over funds

ATTACHMENTS

1. Draft 2019-2020 CDBG Annual Action Plan
2. 2019-2020 CDBG Public Hearing Presentation

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City of Rancho Cordova

2019-20 CDBG Annual Action Plan

Community Development Block Grant Planning and Budget

PUBLIC REVIEW DRAFT
2-28-2019

ATTACHMENT 1**Executive Summary****AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)****1. Introduction**

The 2019-20 Annual Action Plan is a one-year plan for the City of Rancho Cordova's (City) Community Development Block Grant (CDBG) program to help address community development and low- and moderate-income community needs in Rancho Cordova. It is the fourth Action Plan in the implementation of the City's five-year Consolidated Plan for the 2016–20 period. The City's Community Development Department is responsible for implementing both the Consolidated Plan and the Annual Action Plan. The City plans to use a variety of funding sources to meet its housing and community development needs: CalHome housing rehabilitation funds, Community Enhancement Fund grants, and other resources as they become available.

The City estimates that it will receive **\$500,000** for its 2019-20 allocation of CDBG funding from HUD.

In the 2018–19 program year, the City executed two-year contracts with its subrecipients providing CDBG-funded public services. The organizations funded in year one of the two-year contracts include Folsom Cordova Community Partnership, Meals on Wheels, and Sacramento Self-Help Housing – Housing Counseling. The City has contracted with these organizations in the past for CDBG services and is confident in their capacity to report regularly on activities performed.

The two-year contract process allows both the service providers and City staff to reduce the administrative burden inherent in the grant application process. All subrecipients will report achievements on a quarterly basis, which will be reported through the Integrated Disbursement and Information System (IDIS) and the Consolidated Annual Performance Evaluation Report (CAPER).

2. Summarize the objectives and outcomes identified in the Plan

(This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.)

Objectives

The City's key objectives for the 2019-20 funding period are based on the public outreach completed for the 2016–20 Consolidated Plan and include the following:

- Improve housing opportunities, accessibility, affordability, and sustainability.

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- Continue to arrest decline in deteriorated areas of the city by requiring rental property owners to correct code violations and improve their properties, and by continuing code enforcement efforts.
- Continue assisting community-based organizations with funding that allows them to provide new or expanded services to target low-income residents, especially seniors and youth.
- Improve accessibility to public facilities for youth, seniors, and persons with disabilities.
- Improve accessibility and Americans with Disabilities Act (ADA) compliance improvements to public infrastructure, such as sidewalks, crosswalks, and other public facilities, that increase public safety and improve the city's living environment.

Outcomes

The City's CDBG program outcomes for this planning period (July 1, 2019–June 30, 2020) are primarily directed at providing needed services for youth, individuals and families experiencing homelessness or who are at risk for such, and seniors in the community; improving accessibility to community facilities; enhancing conditions for existing housing through code enforcement; and supplying funding to Rebuilding Together Sacramento to give more low-income residents a chance to make health and safety repairs to their homes.

The City intends to fund three public services providers with five programs, which are expected to benefit approximately 1,000 residents in the 2019-20 program year:

- (1) Folsom Cordova Community Partnership Group Mentoring Initiative, which supports youth and improves community involvement through intensive youth mentoring.
- (2) Meals on Wheels Senior Nutrition Services, which takes hot meals or frozen heat-and-serve meals to homebound seniors and provides lunch to seniors at the Cordova Senior Center.
- (3) – (5) Sacramento Self-Help Housing, which provides services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing. This organization will provide three different programs for the 2019-20 Action Plan year:
 - (3) Housing counseling services that provide mediation between tenants and landlords to assist low-income and very low-income renters who have a conflict with their landlord or property manager.
 - (4) Renter's helpline which provides housing counseling services, as well as helping to settle tenant/landlord disputes and housing discrimination cases.

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- (5) Renter's helpline-fair housing services to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities.

A collaborative team has been developed between Sacramento Self-Help Housing, Rental Housing Association, and Project Sentinel to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities. This team will provide a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. Sacramento Self-Help Housing will deal directly with concerns about tenant/landlord disputes, while fair housing issues will be identified and referred to Project Sentinel.

The City also plans to continue to fund various capital improvement projects and programs to benefit the community:

- The City will continue to fund its Rental Housing Inspection Program, in which the City Neighborhood Services Department inspects rental units in CDBG target areas to find and correct code violations in order to preserve available quality housing for the community.
- The City will continue funding its Code Enforcement Program, in which City Code Enforcement officials enforce the City's code in CDBG target areas regarding issues such as blight removal and nuisance abatement.
- The City plans on funding Rebuilding Together Sacramento's Critical Repair Program, which provides urgently needed repairs to homes within the CDBG target area.
- The City funds an annual sidewalk program that removes and replaces damaged curbs, gutters, and sidewalks to meet current ADA standards in CDBG target areas.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2018–19 CAPER is still in progress, and will be available for review in September 2019. The 2017-18 CAPER demonstrates that the service providers met their projected outcomes. As a result, the City will continue to fund these organizations in this coming second year of the two-year funding cycle. The CAPER for the 2017–18 program year was accepted by HUD as adequate and is available on the City's website for viewing. The City recently conducted an on-site audit of Sacramento Self-Help Housing in collaboration with other local grantors, and plans to conduct ongoing desk monitoring on all programs. The CDBG program has successfully met expenditure deadlines in years past and is on target to meet its deadlines for the 2018–19 program year. The City is also current on quarterly and semi-annual reports due to HUD.

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4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City used the adopted Citizen Participation Plan in the creation of this Action Plan. A public workshop was held on January 31, 2019, to provide information about the Notice of Funding Availability process, and solicit applications for projects. Additionally, a public hearing to review and gather comments on the draft plan **will be** held on March 18, 2019. This Action Plan **will be** noticed and made available for public comment for 30 days, as required by the City's Citizen Participation Plan. The 2019-20 Action Plan **is scheduled to be** reviewed and approved through a public hearing at a City Council meeting on April 15, 2019.

Any public comment the City receives will be included in the appendix to this document.

5. Summary of public comments

This could be a brief narrative summary or reference to an attached document from the Citizen Participation section of the Con Plan.

Any public comment the City receives will be included in the appendix to this document.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments or views unaccepted. Public comments are being collected and will be added to this section at the completion of the plan.

7. Summary

Throughout the process of drafting this Action Plan, City staff encouraged citizen participation and feedback. The City hosted a public workshop on January 31, 2019, to provide information to the public about the Notice of Funding Availability process and technical assistance to groups that anticipate submitting an application for funding. Individuals were able to review the draft 2019-20 Action Plan, which was made available at City Hall and on the City's website beginning February 28, 2019. Additionally, staff invited residents to attend a public meeting on March 18, 2019, at City Hall to provide feedback on the proposed Action Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	RANCHO CORDOVA	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)**Consolidated Plan Public Contact Information**

City of Rancho Cordova

Community Development Department

2729 Prospect Park Drive

Rancho Cordova, CA 95670

(916) 851-8700

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AP-10 Consultation— 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Rancho Cordova (City) consulted with several local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination for the 2016–20 Consolidated Plan. The City also invited public comment through a 30-day public comment period and public hearing of the draft plan to assess community needs and perceptions.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City has been working toward providing affordable housing for seniors, large families, and veterans over the last ten years. Mather Veterans Hospital is located within city boundaries and serves most of the Sacramento Valley and Northern California region. The City is also home to the now-decommissioned Mather Air Force Base. The City has been the primary driving force behind the partially completed Mather Veterans Village project, a three-phase affordable housing project that will, at completion, include at least 100 permanent supportive housing units for veterans and their families, and as many as 60 transitional housing beds for veterans currently experiencing homelessness. The entire project will be served by the Veterans Resource Centers of America and will coordinate with Mather Veterans Hospital to serve veterans in need of housing support. Currently, the project is in its final two phases of construction and will be occupied by residents by November 2019.

The City also cooperates with the Sacramento Housing and Redevelopment Agency (SHRA) in ensuring that public and voucher-supported housing in the city is safe, habitable, and fully occupied whenever possible. Other collaborative partners include Sacramento Self-Help Housing, which works with the City, mental and general health providers, and other service agencies to help households in need find suitable housing. The City regularly looks for opportunities to improve communication and connect service providers and housing providers to help leverage services, reduce service burden due to repeat clientele, and ensure that persons with housing and service needs are directed to the correct providers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Sacramento Steps Forward is the nonprofit group that manages the regional Continuum of Care. The City cooperates with Sacramento Steps Forward whenever possible, including providing support at County Board of Supervisors meetings, promptly responding to requests for data, and through ongoing participation in the public Continuum of Care discussions. The location of the Mather Veterans Hospital, the Veterans Village housing project, and other services for veterans, such as Stand Down (which provides

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critical life services to homeless veterans) and the Veterans Resource Centers of America, all make the City of Rancho Cordova an ideal partner in addressing the problems facing homeless veterans.

The City also partners with the Child Protective Services Division and the Senior and Adult Services Division of the Sacramento County Department of Child, Family and Adult Services, including providing on-site workspace for a child welfare worker in the City Police Department offices. The Folsom Cordova Unified School District and the Child Protective Services Division assist in identifying homeless families. Sacramento Self-Help Housing, along with other services provided through the Continuum of Care, helps to identify housing resources. The City has engaged in several cross-agency and cross-skill set team-building and problem-solving efforts to improve communication and identify opportunities to connect people with the available services as efficiently as possible.

Finally, the Rancho Cordova Homeless Assistance Resource Team (HART) continues to work with Sacramento Self-Help Housing to address the problem of homelessness in Rancho Cordova, specifically. Most homeless resources and assistance groups are either located in the City of Sacramento or clustered in distant parts of Sacramento County. Homeless people in Rancho Cordova must find transportation to these resources in order to have access. HART is working to bring more resources into the Rancho Cordova community to address homelessness where it is happening.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Sacramento Steps Forward administers both the Continuum of Care and the Homeless Management Information System (HMIS); Sacramento County manages the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The City is home to the Mather Community Campus, which receives significant ESG funding support from the Continuum of Care and includes 375 transitional housing units operated by the Volunteers of America (VOA) at the now-decommissioned Mather Air Force Base. The Mather Community Campus is one of the largest transitional housing and education programs in the region. The City is vested in the successful operation and performance of the Mather Community Campus and has worked with Sacramento Steps Forward and the VOA to ensure the program remains robust and an asset to the community. The campus is located immediately adjacent to the new Mather Veterans Village project (which will provide permanent supportive housing and transitional beds), and there are plans to continue leveraging both programs to help meet the full range of needs in the community.

The City is also working with the Continuum of Care to provide some continuum funding for the Mather Veterans Village project to help maximize affordability to homeless veterans. The City has provided letters of support and some funding and is available for technical assistance in maintaining and improving the policies and procedures for managing the HMIS. For the 2019-20 plan year, the Mather Veterans Village project received \$159,508 from the Continuum of Care.

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2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Homeless Services - Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Needs - Veterans Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was called and emailed. A list of questions was sent to the VOA after initial correspondence; however, no response was received after this. The City has worked with the VOA for several years in support of the Mather Community Campus facility, and VOA participates in the City's homeless response efforts.
2	Agency/Group/Organization	SACRAMENTO STEPS FORWARD
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy HOPWA Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To be updated after public comment is received
3	Agency/Group/Organization	SACRAMENTO SELF-HELP HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization completed a written interview. The City has worked with Sacramento Self-Help Housing for several years to assist with homelessness prevention, tenant landlord mediation, and fair housing evaluations. The City will continue working with Sacramento Self-Help Housing to address these issues and will be a participant in the Assessment of Fair Housing planned for the 2019-20 program year.
4	Agency/Group/Organization	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed. The school district provided a written response. This input helps shape the priorities of this Annual Action Plan regarding housing the youth population in Rancho Cordova. The City has continued to foster a close working relationship with the school district to improve education outcomes for youth and to improve access to youth services, such as after-school programming.

5	Agency/Group/Organization	REBUILDING TOGETHER SACRAMENTO
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and a phone interview took place. This input helps shape the priorities of this Annual Action Plan regarding housing rehabilitation in Rancho Cordova. Rebuilding Together Sacramento continues to be a partner with the City in addressing housing quality issues and improving community vesting in disadvantaged neighborhoods.
6	Agency/Group/Organization	Sacramento Area Council of Governments
	Agency/Group/Organization Type	Housing Housing Needs Assessment Public Housing Needs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called, and a phone interview took place. This input helps shape the priorities of this Annual Action Plan regarding housing and affordability of housing in Rancho Cordova. SACOG continues to be a partner with the City in addressing housing quality issues and improving community vesting in disadvantaged neighborhoods.
7	Agency/Group/Organization	SACRAMENTO COUNTY DEPARTMENT OF HUMAN ASSISTANCE
	Agency/Group/Organization Type	Other Government - County

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called, and a message was left. No response was received. The City has worked with the Department of Human Assistance on initiatives intended to improve communication and cross coordination; however, staff turnover and budget challenges have put some coordination efforts on hold.
8	Agency/Group/Organization	COUNTY OF SACRAMENTO DEPARTMENT OF HEALTH SERVICES
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Services - Medical
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To be updated after public comment is received
9	Agency/Group/Organization	SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was called and emailed with questions. No response was received. The City will continue to coordinate with SHRA as the regional housing authority and public housing provider whenever possible.
10	Agency/Group/Organization	FOLSOM CORDOVA COMMUNITY PARTNERSHIP

	Agency/Group/Organization Type	Services - Children Services - Health Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was called and a phone interview took place. This information helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans regarding youth populations and social services in Rancho Cordova. The City has had a long relationship with Folsom Cordova Community Partnership, which provides services to low-income families, youth, and students.
11	Agency/Group/Organization	MEALS ON WHEELS BY ACC
	Agency/Group/Organization Type	Services - Elderly Persons Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To be updated after public comment is received.
12	Agency/Group/Organization	RANCHO CORDOVA CODE ENFORCEMENT
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To be updated after public comment is received.
13	Agency/Group/Organization	HOMELESS OUTREACH NAVIGATOR
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To be updated after public comment is received.
14	Agency/Group/Organization	SACRAMENTO HOUSING ALLIANCE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted by e-mail; however, after initial communication, a response was not received. The City will continue to consider the Sacramento Housing Alliance as a resource in addressing problems associated with affordable housing, homelessness, and regional planning for equitable public policies and practices.
15	Agency/Group/Organization	MERCY HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted by e-mail; however, after initial communication, a response was not received. The City will continue to consider Mercy Housing as a resource in addressing problems associated with affordable housing, homelessness, and regional planning for equitable public policies and practices.
16	Agency/Group/Organization	COUNTY OF SACRAMENTO DIVISION OF SENIOR AND ADULT SERVICES
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To be updated after public comment is received.
17	Agency/Group/Organization	VETERANS RESOURCE CENTERS OF AMERICA
	Agency/Group/Organization Type	Services - Veterans Services - Health Services - Education Services - Employment Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff called and e-mailed this organization; however, a response was not received. The City will continue to consider the Veterans Resource Centers of America as a resource in addressing problems suffered by veterans including employment counseling and training, supportive housing, health services, and homeless prevention.

18	Agency/Group/Organization	RESOURCES FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services - Elderly persons Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Homelessness Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted and completed a written interview. This written response provided information that helps shape the data in this Annual Action Plan regarding seniors and disabled persons in Rancho Cordova. The City will continue to consider the Resources for Independent Living as a resource in addressing the needs of persons with disabilities in Sacramento County.
19	Agency/Group/Organization	CORDOVA COMMUNITY COUNCIL
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff reached out to two members of the Cordova Community Council; however, an interview did not occur. The City has continued to foster a close working relationship with the Community Council to improve the community and increase access to services for the community.
20	Agency/Group/Organization	ONE COMMUNITY HEALTH
	Agency/Group/Organization Type	Services - Medical
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called several times; however, it was unable to provide an interview. The City will continue to consider One Community Health as a resource for health care and AIDS/HIV prevention and care in Sacramento County.
21	Agency/Group/Organization	LEGAL SERVICES OF NORTHERN CALIFORNIA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called; however, no response was received. The City will continue to consider Legal Services of Northern California as a resource for assisting the community with fair housing services and affordable housing access.
22	Agency/Group/Organization	WEAVE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was emailed with questions. A written response was received. This information helps shape the data and priorities in this Annual Action Plan regarding youth population, social services, and domestic violence information in Rancho Cordova. The City will continue to coordinate with WEAVE on efforts to improve crisis intervention efforts, domestic violence prevention, and the provision of victim counseling services.
23	Agency/Group/Organization	Rancho Cordova Homeless Assistance Resource Team (HART)
	Agency/Group/Organization Type	Services - Homeless

What section of the Plan was addressed by Consultation?	Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was emailed with questions. Staff received written responses from two representatives of the organization. This information helps shape the data and priorities in the Annual Action Plan regarding homeless populations in Rancho Cordova. The City will continue to coordinate with Rancho Cordova HART on efforts to improve services and facilities offered to better assist persons without a home.

Identify any Agency Types not consulted and provide rationale for not consulting

All local agency types were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Both plans work to address issues leading to homelessness and to assist persons and families experiencing homelessness in the region.
Housing Element	City of Rancho Cordova	The Housing Element is a document intended to help identify and plan for housing needs in the city, including very low- and low-income housing.
Analysis of Impediments to Fair Housing Choice (AI)	City of Rancho Cordova	The Sacramento Regional AI is scheduled to be completed by fall of 2019. An AI identifies the nature and extent of fair housing concerns, and the impediments to fair housing choice that residents may encounter. Actions are then formulated to address these possible impediments.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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AP-12 Participation – 91.105, 91.200(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City completed the public meetings, outreach, and noticing as required by the City's Citizen Participation Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Stakeholders, service providers	Representatives of three groups attended the workshop.	Emphasis on application scoring, beneficiary questions, and selection process	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Seniors, minority groups, disabled groups	Public noticing of the draft Action Plan available for public comment.	Pending	Pending	http://www.cityofranchocordova.org/government/community-development/neighborhood-planning-projects/community-development-block-grant

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Stakeholders, service providers, seniors, minority groups, disabled persons	On April 15, 2019, City Council will review and is expected to approve the plan.	Pending	Pending	http://www.cityofranchocordova.org/government/city-clerk

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Seniors, minority groups, disabled persons	All public meetings, hearings, and noticing, as well as the draft Action Plan, were made available for public comment on the City's website, and promoted through social media.	Pending	Pending	www.cityoffranchocordova.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Consultation with Local Organizations and Governing Bodies	Stakeholders, service providers	Consultations were conducted with XX (pending, waiting to hear some responses) service providers in the service areas of housing, homeless services, youth services, persons with disabilities, AIDs services, and senior services.	See Table 2 consultations for draft responses	Pending	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the 2011–16 Consolidated Plan cycle, the City’s CDBG funding was significantly reduced while the impacts from the economic recession and the collapse of the housing bubble amplified need throughout the region. The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

The City expects a similar amount of CDBG resources as the last two-years of CDBG funding for the 2019-20 program year. The City will continue to explore other funding options as they become available and as capacity allows.

The City does not currently receive any HOME, ESG, or other HUD funds directly from the federal government or from the state of California.

The City anticipates receiving approximately \$500,000 for the 2019-20 plan year. This draft Annual Action Plan contains estimates of award amounts for each project. Once HUD announces final award amounts, the final allocation amounts will be calculated based on the directions provided in section AP-35.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$0	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Admin and Planning Housing Preservation Public Improvements Public Services	\$500,000	\$0	\$0	\$500,000	\$500,000	The City anticipates receiving approximately \$500,000 in funding from HUD for its 2019-20 program year.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. Unless the available funding is sufficient to offset the additional cost and labor burden inherent in federal funds, it can actually be damaging to a project budget to include CDBG or HOME as funding sources. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project's bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with the available CDBG funding. The City's CDBG program does not have any matching requirements.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns two properties that remained with the City through the dissolution of redevelopment in 2011 and 2012; however, only one of these properties is programmed for affordable housing. The City also has a 99-year lease on 3.69 acres of land adjacent to the VOA-run Mather Community Campus on the now-decommissioned Mather Air Force Base. The land has been dedicated to the Mather Veterans Village project, which at completion will offer about 100 affordable units for homeless and disabled veterans and their families, and up to 60 transitional housing beds for homeless veterans, including those with drug addictions or mental illnesses. The Mather Veterans Village project is set to be fully completed by the end of 2019.

Discussion

The City intends to use CDBG funds to support programs and projects that can best benefit from the additional funding. Because the City's CDBG allocation is very limited, the City plans to complete the costlier housing improvements and production through partnerships and the use of alternative funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Youth Services	2016	2020	Non-Homeless Special Needs	CDBG Target Area	Youth Services and Programming	CDBG: \$24,000	Public service activities other than Low/Moderate Income Housing Benefit: Folsom Cordova Community Partnership will benefit 120 individuals through youth mentoring services
2	Senior Services	2016	2020	Non-Homeless Special Needs	CDBG Target Area	Senior Services	CDBG:\$ 31,500	Public service activities other than Low/Moderate Income Housing Benefit: Meals on Wheels will benefit 150 individuals by providing food to seniors

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Preservation and Code Enforcement	2016	2020	Affordable Housing Non-Housing Community Development	CDBG Target Area	Acquisition & Rehabilitation	CDBG: \$260,000	Homeowner Housing Rehabilitated: Rebuilding Together Sacramento will repair 15-20 housing units with its critical repair program Housing Code Benefit: The City's Code Enforcement Program will benefit 1,300 households through code enforcement; and 1,100 households will benefit from the Rental Housing Inspection Program
4	Homelessness Prevention	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Target Area	Homeless Shelter/Housing Homelessness Prevention	CDBG: \$25,500	Public service activities for Low/Moderate Income Housing Benefit: Sacramento Self-Help Housing will benefit 450 households between its 3 programs
5	Public Infrastructure	2016	2020	Non-Housing Community Development	CDBG Target Area	Public Infrastructure Improvements	CDBG: \$70,000	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: Public Works Sidewalk ADA Improvements will benefit approximately 20-30 low-income areas

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Approximately 450 persons will be assisted through homeless housing and prevention services; an additional 15-20 housing units will be rehabilitated in the 2019-20 plan year. Additionally, 2,400 more households will receive habitability/maintenance assistance from code enforcement.

Goal Descriptions

1	Goal Name	Housing Preservation and Code Enforcement
	Goal Description	Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance Rental housing inspections and code enforcement in CDBG target areas
2	Goal Name	Senior Services
	Goal Description	Congregate and home-deliver meals for homebound seniors, other senior services
3	Goal Name	Youth Services
	Goal Description	After-school programming, youth mentoring, other services to assist at-risk youth
4	Goal Name	Homelessness Prevention
	Goal Description	Housing counseling, tenant-landlord mediation, housing placement services
5	Goal Name	Public Infrastructure
	Goal Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements

Annual Action Plan

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ATTACHMENT 1**Projects****AP-35 Projects – 91.220(d)****Introduction**

The City anticipates receiving approximately \$500,000 in 2019-20 CDBG program funds. Project applications were entered and reviewed by an independent group. Each application was scored according to criteria that the City established as part of the Consolidated Plan process. Criteria included the organization's capacity to successfully complete projects and programs, past project management performance, CDBG funding eligibility, how closely the project matched with the National Objectives laid out by HUD, and how thoroughly the projects addressed the community needs identified in the 2016–20 Consolidated Plan. Funding was allocated to the top three scoring projects as available.

The City plans to continue funding for health and safety improvements to residents' homes, and continue funding public services activities with its CDBG funding, as there are relatively few other funding sources available to finance these activities. Within public services, the City prioritized activities serving seniors and youth, fair housing support, and homelessness prevention efforts in the community.

Funding amounts provided in the table below are only estimates. Once the City receives final HUD awards, it will finalize project allocation amounts. For public service projects, the budgets for all proposed activities will be proportionally increased or decreased from estimated funding levels to match actual allocation amounts. For housing preservation projects and public infrastructure projects, if the City receives additional funding, then the City's three projects—Rental Housing Inspection, General Code Enforcement, and ADA Sidewalk Repair—will receive full funding at the draft amounts listed below; any overage will go to Rebuilding Together Sacramento's Critical Systems Repair Program. If the City receives less than the anticipated amount of funding, the Rental Housing Inspection and General Code Enforcement projects will receive priority funding at the draft amounts listed below, and ADA Sidewalk Repair and Rebuilding Together Sacramento will split the difference in the amount of reduced funds, and subtract that from these draft allocations. For example, \$175,000 is this draft allocation for Rebuilding Together and ADA Sidewalk projects combined, and if \$50,000 less is available, then half of that reduced amount (\$25,000) will be subtracted from Rebuilding Together's draft allocation, making it \$75,000, and \$25,000 will be subtracted from ADA Sidewalk, making the final allocation \$50,000. However, the minimum allocation amount for ADA Sidewalk shall be \$50,000 and any further reduction shall be reduced from Rebuilding

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Together's allocation.

Projects

#	Project Name
1	Housing Preservation Program
2	Public Services
3	Public Infrastructure
4	Planning and Administration

Table 6 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities are allocated first by need, second by the availability of sufficient resources to support a successful program or project, and third by the availability of local service providers to respond to the needs. The primary obstacle to addressing underserved needs is a shortage of resources, primarily funding.

The following projects are selected for funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	HP-19 Housing Preservation Program
	Target Area	CDBG Target Area
	Goals Supported	Housing Preservation and Code Enforcement
	Needs Addressed	Acquisition & Rehabilitation
	Funding	CDBG: \$260,000
	Description	Rental housing inspections and code enforcement in CDBG target areas to find and correct code violations, and rehabilitation of low-income owner-occupied housing to prolong housing habitability.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,400 households in the low-income CDBG target area will receive code/rental housing inspections; 15-20 units will receive roof and critical systems repair assistance.
	Location Description	Rental housing inspection and code enforcement activities will be conducted in the CDBG target area. Roof repairs will be provided to low-income homeowners citywide.
	Planned Activities	Rental Housing Inspection Program – Inspect rental units for health and safety violations. Code Enforcement Program – General code enforcement to support the health and safety of the community. Rebuilding Together Sacramento – Roof and critical repairs to low-income households.
2	Project Name	PS-19 Public Services
	Target Area	CDBG Target Area

Goals Supported	Homelessness Prevention Senior Services Youth Services
Needs Addressed	Homeless Shelter/Housing Homelessness Prevention Youth Services and Programming Senior Services
Funding	CDBG: \$75,000
Description	Public services for youth, seniors, and persons and households at risk of homelessness
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Approximately 270 low-income persons will benefit from youth and senior targeted public services and 450 households will benefit from rental housing-oriented public services.
Location Description	Citywide

	Planned Activities	Folsom Cordova Community Partnership: Group Mentoring Initiative – Provide youth support and improve community involvement through intensive one-on-one youth mentoring. Meals on Wheels: Senior Nutrition Program – Take hot meals or frozen heat-and-serve meals to homebound seniors, and provide lunch to seniors at the Cordova Senior Center. Sacramento Self-Help Housing: Housing Counseling – Provide housing counseling and support services to residents who are at risk of homelessness, or who are already homeless, to aid them in securing stable housing. Sacramento Self-Help Housing: Renters Helpline – Respond to requests from Rancho Cordova residents who are in danger of becoming homeless due to conflicts with their landlord or property manager and are seeking assistance. Provide fair housing referrals for households potentially experiencing discrimination.
3	Project Name	PI-19 Public Infrastructure
	Target Area	CDBG Target Area
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$70,000
	Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 28,000 individuals will benefit from improved ADA access in the City.
	Location Description	Citywide

	Planned Activities	ADA Sidewalk Repair Program: Remove and replace damaged curbs, gutters, and sidewalks, and replace sidewalk ramps to meet current ADA standards throughout the city
4	Project Name	Planning and Administration
	Target Area	CDBG Target Area
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$100,000
	Description	General administration of the CDBG program, including all planning and reporting activities. Some fair housing services will also be provided.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Provide administration and support for all CDBG programs, including all planning and reporting activities.
	Location Description	Citywide
	Planned Activities	Provide general administration of the CDBG program, including all planning and reporting activities. Participate in Sacramento Regional Analysis of Impediments to Fair Housing Choice. Complete 2018–19 CAPER. Monitor all programs and projects. Fair Housing Services: Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic distribution of activities is widely varied, but most take place in or near low- and moderate-income areas. As seen on the attached CDBG Target Area map, the CDBG target area is dispersed throughout the city, allowing for a spread of eligible activities. The specific location of an activity largely depends on the type of activity. Some of the City's 2019-20 activities, such as the public services, are offered to residents throughout the entire city.

The Public Infrastructure Program, the Rental Housing Inspection Program, and the Code Enforcement activities funded by CDBG will take place in the city's designated CDBG target areas as indicated in the attached map. CDBG target areas are based on the percentage of low-income residents in any given U.S. Census block group. Block groups that are more than 50 percent low-income qualify as CDBG target areas. The green-shaded areas in the map are all more than 50 percent low-income, and many are more than 70 percent low-income. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	40

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Three activities are prioritized in the CDBG target area: the ADA Sidewalk Improvement Project, Rental Housing Inspection Program, and the Code Enforcement Program. These activities use a geographic boundary to identify which areas are eligible for infrastructure repair and tracks the number of units inspected, new cases opened, violations cleared, and staff hours spent in addressing housing problems in the CDBG target area.

Discussion

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of gender, race, national origin, age, source of income, familial/marital status, religious affiliation, or disability. As a result, all public service programs, including senior services, youth services, and housing counseling, will be available to residents citywide. Significant additional funding will also be used in the low- and moderate-income areas, as needed, for capital projects and programs. Because much of the existing city is in the CDBG target area, providing capital infrastructure improvements and housing preservation services in the CDBG target area allows a significant portion of the city to receive improvements. Similar services are provided to neighborhoods outside the target area

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and are funded via other funding sources.

ATTACHMENT 1**Affordable Housing****AP-55 Affordable Housing – 91.220(g)****Introduction**

The City plans to use alternative funds for all of the affordable housing development projects currently in process. The City does not receive sufficient CDBG funds to validate using CDBG on the larger affordable housing development projects. The goals below reflect the annual capital improvement type assistance for the 2019-20 program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 9 - One Year Goals for Affordable Housing by Support Type**Discussion**

While the City does not operate any transitional housing facilities, it does cooperate with the County of Sacramento's Continuum of Care. The City is also home to one of the larger transitional housing facilities in the area, located at the Mather Community Campus. The City's plan for the 2019-20 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness.

In addition, Rebuilding Together Sacramento will be carrying out 15-20 rehabilitation projects for low-income residents in Rancho Cordova with urgent housing repair needs. The City also contracts with Sacramento Self-Help Housing to provide housing counseling and homelessness prevention to Rancho Cordova residents. Sacramento Self-Help Housing is accessible to Rancho Cordova residents via the internet, by telephone, and by walk-in appointment.

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AP-60 Public Housing – 91.220(h)

Introduction

While some residents in the city may live in Section 8 properties or use Housing Choice Vouchers (formerly Section 8), these programs are managed by the local public housing authority, Sacramento Housing and Redevelopment Agency (SHRA).

Actions planned during the next year to address the needs to public housing

SHRA operates independently of the City of Rancho Cordova and is a CDBG, HOME, and ESG entitlement, and will address its plans to meet the needs for public housing in its next Consolidated Plan.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While the City of Rancho Cordova is dedicated to increasing community outreach and involving neighborhoods in the decision-making process, the City does not plan to participate in any activities to increase resident involvement in SHRA-owned and -operated public housing unless specifically asked to by SHRA. SHRA does have resident involvement goals and does outreach to improve resident involvement.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

SHRA has a Satisfactory Participation Score with HUD.

Discussion

While the City does not operate any public housing, staff works with SHRA to help address regional housing issues, including working on a regional Analysis of Impediments to Fair Housing Choice, which is scheduled to be completed in fall of 2019.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's strategy related to the needs of homeless people, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered to Rancho Cordova residents. Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for formerly homeless individuals, but all of the City's resources have very limited capacity. As identified in the 2016–20 Consolidated Plan, the City's goal is to encourage a system of collaborative supportive services, located in Rancho Cordova for better accessibility by residents. The City has sought additional funding for programs and services aimed directly at assisting its homeless and special needs populations, as levels of CDBG funding appear to be in decline.

In December 2018, the City declared a sheltering crisis in an attempt to secure funding from Sacramento County's Homeless Emergency Aid Program (HEAP) state funds. Approximately \$13 million was allocated from the state to Sacramento County. The County will be providing services to homeless regionally, including Rancho Cordova homeless, through a flexible housing program. This program will be accessed by Rancho Cordova homeless residents through referrals provided by the City's Homeless Outreach Navigator.

In addition to these funds, the City has assembled the Homeless Outreach Team (HOT), whose main priorities are to assist homeless individuals by locating needed services. One team member, the Homeless Navigator, specifically assists individuals with locating services related to housing resources, mental and physical health programs, and drug and alcohol abuse counseling. HOT also addresses panhandlers and trespassers, performs abandoned shopping cart retrieval, and continues homeless camp cleanups at a rate of approximately 3-5 camps per week. The team consists of two police officers, one code enforcement officer, the Homeless Navigator, and two cleanup personnel.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's strategy related to the needs of homeless people, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered locally or regionally to Rancho Cordova residents. The City is currently participating in a Homeless Navigator program intended to help link homeless persons with services and shelter. Homeless outreach navigators work directly with individuals experiencing homelessness. In addition, outreach teams collaborate and share expertise and information to ensure that each client is receiving the services they need and being assisted toward

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housing.

Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for formerly homeless individuals, but all of the City's resources have very limited capacity. As identified in the 2016–20 Consolidated Plan, the City's goal is to encourage a system of collaborative supportive services, located in Rancho Cordova for better accessibility by residents. The City is seeking additional funding for programs and services aimed directly at assisting its homeless and special needs populations, as levels of CDBG funding appear to be in decline. For the 2019-20 program year, programs aimed at homeless and other special needs populations include:

- Homeless and family assistance to locate temporary or permanent housing, provided by Sacramento Self-Help Housing.
- Sacramento Self-Help Housing also provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue operating at the Rancho Cordova Neighborhood Center, the city's primary low-income service center. In addition to providing counseling services, the organization will continue to offer tenant-landlord counseling, case management, and fair housing referrals.
- Senior services, provided by Meals on Wheels.
- Youth services, provided by the Folsom Cordova Community Partnership.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the City does not operate any transitional housing facilities, it does cooperate with the County of Sacramento's Continuum of Care. The City's plan for the 2019-20 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness. The City of Rancho Cordova also contracts with Sacramento Self-Help Housing to provide housing counseling and homelessness prevention to Rancho Cordova residents. Sacramento Self-Help Housing is accessible to Rancho Cordova residents via the internet, by telephone, and by walk-in appointment.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City, in collaboration with Mather Veterans Hospital, Veterans Resource Centers of America,

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Sacramento County, and Mercy Housing California, is actively pursuing the development of the Mather Veterans Village project, which has been partially completed. Also, the City's adopted Housing Element identifies a specific policy to remove potential constraints to housing for persons with disabilities:

- H.3.3 – Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, homeless individuals, and single-parent households.

These programs have been used to help low- and moderate-income disabled homeowners address health and safety issues and to improve accessibility in their homes.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the city's boundaries. Many services are located in the City of Sacramento or Sacramento County unincorporated areas, which are not convenient for the residents of Rancho Cordova. Additionally, local services often do not have sufficient capacity to meet current needs, and the City does not have sufficient resources to help the local service providers build that capacity.

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2019-20 program year, several organizations (including Sacramento Self-Help Housing, Cordova Neighborhood Church, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Additionally, Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue operating at the Rancho Cordova Neighborhood Center, the city's primary low-income service center. In addition to providing counseling services, the organization will continue to offer tenant-landlord counseling, case management, and fair housing referrals.

Discussion

The City works closely with partners to address as many housing and homeless needs as possible with existing resources, and staff works to develop new partnerships and opportunities for additional funding

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whenever possible.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the city's boundaries. Many services are located in the City of Sacramento or Sacramento County unincorporated areas, which are not convenient for the residents of Rancho Cordova. Additionally, local services often do not have sufficient capacity to meet current needs, and the City does not have sufficient resources to help the local service providers build that capacity.

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2019-20 program year, several organizations (including Sacramento Self-Help Housing, Meal on Wheels, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These also include the actions and policies, which can be found in detail in the City's 2013–2021 Housing Element.

Discussion:

The City's 2013–2021 Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated or eliminated almost all regulatory barriers as effectively as possible.

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AP-85 Other Actions – 91.220(k)

Introduction:

The Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City departments, such as Public Works, as well as partner districts, such as the Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these departments and districts. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the city's boundaries.

Actions planned to address obstacles to meeting underserved needs

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as the SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The goal in this effort is to reduce the burden of providing services within each jurisdiction with CDBG funding. The City intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2019-20 program year, several organizations (including Sacramento Self-Help Housing, Meals on Wheels, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Actions planned to foster and maintain affordable housing

There are ten public housing single-family homes or apartment complexes that include some of the 747 affordable housing units in Rancho Cordova. Most of these units are administered by the SHRA, which serves as the public housing authority for Sacramento County. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by SHRA. The remainder of the affordable housing units are operated by various non-profits. The most prominent of these is Volunteers of America, which operates the Mather Community Campus transitional housing program, and Mercy Housing, which will operate the 100 units of permanent supportive housing at the Mather Veterans

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Village.

Actions planned to reduce lead-based paint hazards

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies:

Housing Rehabilitation: All housing rehabilitation activities funded under this plan will assess lead hazard risk before proceeding, including the planned Emergency Repair Grant Program. This applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100.

All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described in 24 CFR 35.110.

At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described in 24 CFR 35.110.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is based on revitalizing Rancho Cordova's existing housing stock to provide safe and decent places to live, and on supporting the services of social services agencies that promote income and housing stability. In addition, the City's strategy includes supportive services for target-income residents, including senior and youth services.

In the 2019-20 program year, the City plans the following anti-poverty programs:

- Senior nutrition programs, such as offered by Meals on Wheels.
- Housing crisis intervention services, provided by Sacramento Self-Help Housing.
- Homeless prevention services, provided by Sacramento Self-Help Housing and the processes set out in Sacramento County's Continuum of Care program.
- Youth services aimed at fostering community involvement and increasing post-secondary education opportunities for low- and moderate-income youth.

Actions planned to develop institutional structure

The City of Rancho Cordova has developed a monitoring system to ensure that the activities carried out in furtherance of the Action Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501 and 2 CFR 200 and all other applicable laws, regulations, policies, and

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sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

The City's Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works, as well as partner districts, such as Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Actions planned to enhance coordination between public and private housing and social service agencies

In August 2017, HUD placed the Assessment of Fair Housing (AFH) process on a temporary hold and advised agencies to complete an Analysis of Impediments to Fair Housing Choice (AI) in the interim. The Sacramento Valley Fair Housing Collaborative team, which includes the cities of Rancho Cordova, Citrus Heights, Elk Grove, Sacramento, Davis, Galt, Roseville, Rocklin, Isleton, West Sacramento, Woodland, Folsom, and the Housing Authorities of Sacramento and Yolo Counties, agreed to continue to pursue a regional AI. To date, the regional surveying portion of the AI has been completed, and the City and consortia are currently conducting targeted community outreach.

The AI will be utilized by each Participating Agency for their respective Consolidated and Annual Action Plans, and for the SHRA's Public Housing Authority and Capital Fund Plans. The City entered into a Memorandum of Understanding with the SHRA, the City of Citrus Heights, and the City of Elk Grove for cost-sharing the fees to conduct an AFH.

Discussion:

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as the SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The goal in this effort is to reduce the burden of providing services within each jurisdiction with CDBG funding. The City also intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

ATTACHMENT 1**Program Specific Requirements****AP-90 Program Specific Requirements – 91.220(l)(1,2,4)****Introduction:**

The City does not expect to receive any program income in the 2019-20 program year, nor does the City have any plans to participate in the section 108 program. The City does not have any outstanding section 108 loans, and plans to fully obligate all of its CDBG funding available in the 2019-20 year.

Community Development Block Grant Program (CDBG)**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 60% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

The City will continue to work to make the most efficient and effective use of CDBG funds to ensure that the benefit to the community, and particularly to low- and moderate-income households, is realized.

City of Rancho Cordova Community Development Block Grant Program

2019-2020 Draft Annual Action Plan

CDBG Overview

Timeline

- March 18 – Council Discussion on draft Annual Action Plan
- March 29 – End of the 30-day Public Comment Period
- April 15 – Council adopts Final Annual Action Plan
- May 15 – Submit Annual Action plan to HUD

Funding Limits

- Up to 20% Program Administration
- Up to 15% Public Services
- No limit on Capital Programs

CDBG Budget Estimate

Staff estimates a conservative \$500,000 for Program Year 2019-2020 with a minimal amount in roll-over funds.

Whatever is not spent in Admin rolls over into Capital Programs the following year.

	2016-2017	2017-2018	2018-2019	2019-2020 (Estimate)
Funding Amounts	\$559,369	\$537,840	\$586,085	\$500,000
CDBG Program Administration Estimate (includes funding for fair housing activities)				\$100,000

Public Services

If the final CDBG allocation is greater than \$500,000, public services awards will increase proportionally.

Organization and Program	2018-2019 Funding	2019-2020 Estimate
Folsom Cordova Community Partnership – Group Mentoring Initiative*	\$28,000	\$24,000
Meals on Wheels – Senior Nutrition Program*	\$37,000	\$31,500
Sacramento Self-Help Housing – Fair Housing and Renter's Helpline	\$8,412	\$7,500
Sacramento Self-Help Housing – Housing Counseling and Referrals*	\$14,500	\$12,000
TOTAL	\$87,912	\$75,000

*Program Year 2019-2020 will be Year 2 for these programs

Capital Programs and Projects

	Amounts For Discussion	
Recommended Applications	\$500,000 Allocation	\$550,000 Allocation
City of Rancho Cordova - Rental Housing Inspection Program	\$80,000	\$80,000
City of Rancho Cordova -General Code Enforcement Program	\$80,000	\$80,000
Rebuilding Together Sacramento - Critical Repair Program	\$100,000	\$120,000
Public Facilities – ADA Sidewalks	\$70,000	\$100,000
TOTAL	\$330,000	\$380,000

THANK YOU

Any Questions for Staff?

MEMORANDUM

DATE: March 18, 2019

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Edgar Medina, Senior Civil Engineer and Quoc Nham, Associate Engineer

SUBJECT: PRESENTATION OF CORDOVA PARK SAFE ROUTE TO SCHOOL PROJECT AND CHASE/COLOMA PLAZA IMPROVEMENT PROJECT.



RECOMMENDATION

Receive staff presentation and provide Council input.

RESULT OF RECOMMENDED ACTION

Staff will incorporate Council input into the plans and return at a future date for Council consideration of awarding a construction contract.

BACKGROUND

In 2017 the City of Rancho Cordova (City) began participating in the Safe Routes to School Launch Program, a joint project to the Safe Routes to School National Partnership (National Partnership) and UC Berkeley Safe Transportation Research and Education Center, designed to start and strengthen sustainable Safe Routes to School (SRTS) programs in California communities. As part of the Safe Routes to School Launch Program, the National Partnership gathered and analyzed data and local policies and interviewed key stakeholders in the City, including recommended improvements identified in the Pedestrian Master Plan (adopted 2011) and the Bicycle Master Plan (adopted 2016). A workshop brought together representatives from the City, County, School Districts, the 50 Corridor TMA, schools, community organizations, and community members to learn about SRTS, discuss strategies for developing a robust and comprehensive program, along with an SRTS Action Plan identifying recommended strategies to guide implementation in the City.

As a result of the extensive outreach and planning, the City acquired a \$1,899,000.00 State Active Transportation Program (ATP) grant for the Cordova Park SRTS Project. The total project value is \$2,509,000 and will construct curbs, gutters, and sidewalks to close gaps in the existing pedestrian network, and install curb ramps and crosswalks to improve pedestrian access, connectivity, and safety. The project is located on Coloma Road, Dolecetto Drive, Ellenbrook Drive, and Malaga Way in the Cordova Park neighborhood (Attachment 1).

In addition, information provided in the Pedestrian Master Plan and the Bicycle Master Plan allowed the City to successfully acquire a \$277,290 Highway Safety Improvement Program (HSIP) Grant and Community Enhancement Funds for the Chase Drive/Coloma Road Plaza Improvement Project. The total project value is \$1,136,727 and will construct a new plaza, concrete and signal improvements that better separate pedestrians and cyclists from traffic and facilitate crossing the intersection.

Improvements include new sidewalks, signage, traffic striping, bollards, fencing and landscaping at the intersection of Chase Drive and Coloma Road (Attachment 2).

These two projects will function in concert to provide improved connectivity between schools, communities and transit. The projects will also encourage students to live an active lifestyle that include walking and biking.

The bid opening for Cordova Parks SRTS Project is anticipated summer 2019 and the bid opening for the Chase Drive/Coloma Road Plaza Improvement Project is scheduled for spring 2019. The City anticipates construction for the Chase/Coloma to be underway during the summer school break.

FISCAL IMPACT

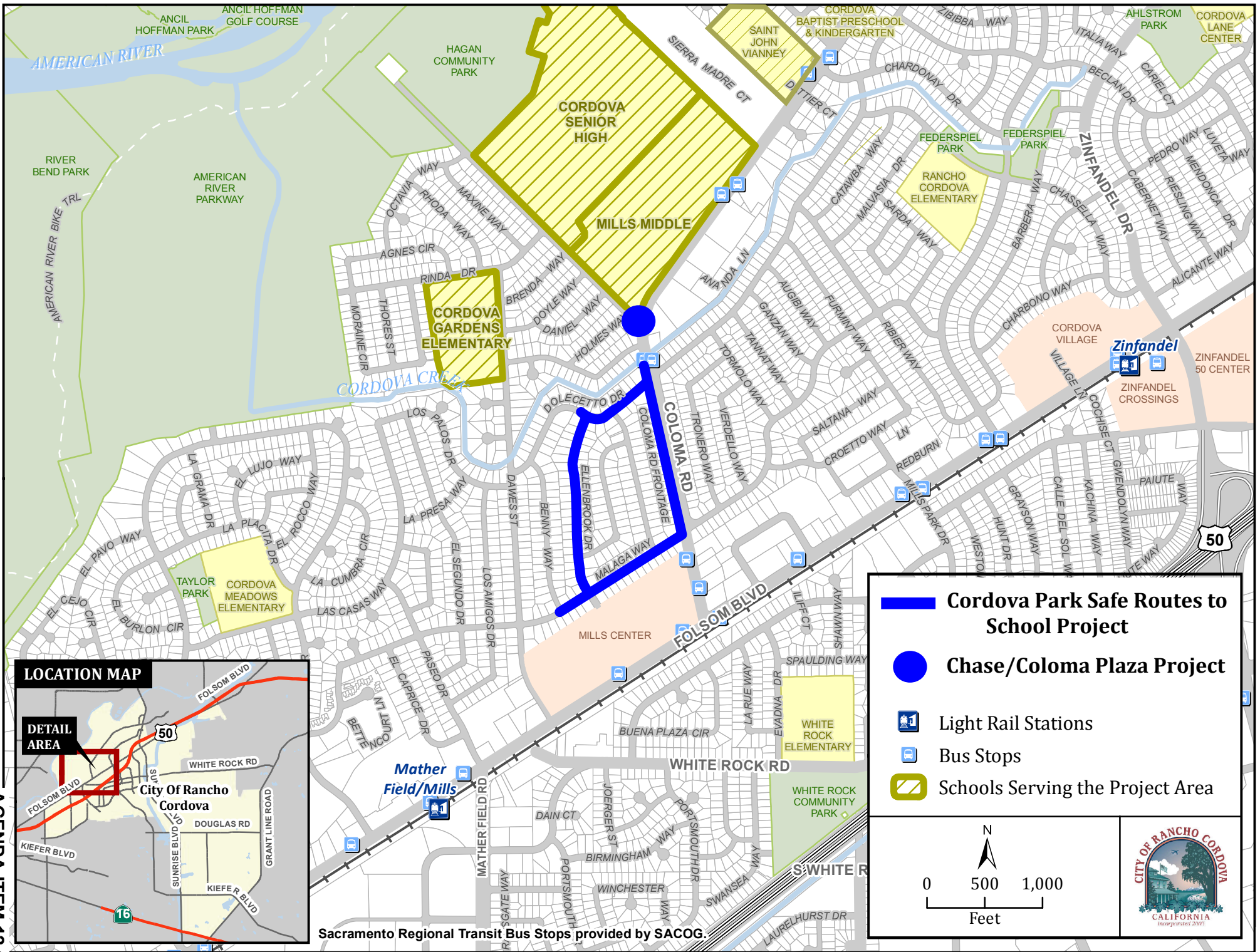
The total project value for the Cordova Park SRTS Project is \$2,509,000. Funding consists of \$90,000 in Capital Infrastructure Fund, \$520,000 in Gas Tax Fund and \$1,899,000 ATP funds.

The total project value for the Chase/Coloma Plaza Improvement Project is \$1,136,727. Funding consists \$535,000 in Community Enhancement Funds and \$277,290 in Federal HSIP funds. There is currently a funding gap in the amount of \$324,437. Staff are identifying potential local funding sources available for funding the gap.

Both projects are included in the City's current approved Capital Improvement Plan and in the 2018/19 Budget.

ATTACHMENTS

1. Project Location Map
2. PowerPoint Presentation



Chase Drive/Coloma Road Plaza Project & Cordova Park Safe Routes to School Project

March 18, 2019



- **Receive staff presentation and provide Council input.**
- **Staff will incorporate Council input into the plans and return at a future date for Council consideration of awarding a construction contract.**

 Chase/Coloma Plaza Project

 Cordova Park Safe Route to School Project

ATTACHMENT 2 Project Area

Local
Schools

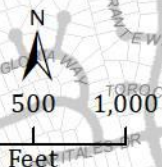
RT Train
Stations

Local
Businesses

White Rock
Neighborhood
Connection

City Hall

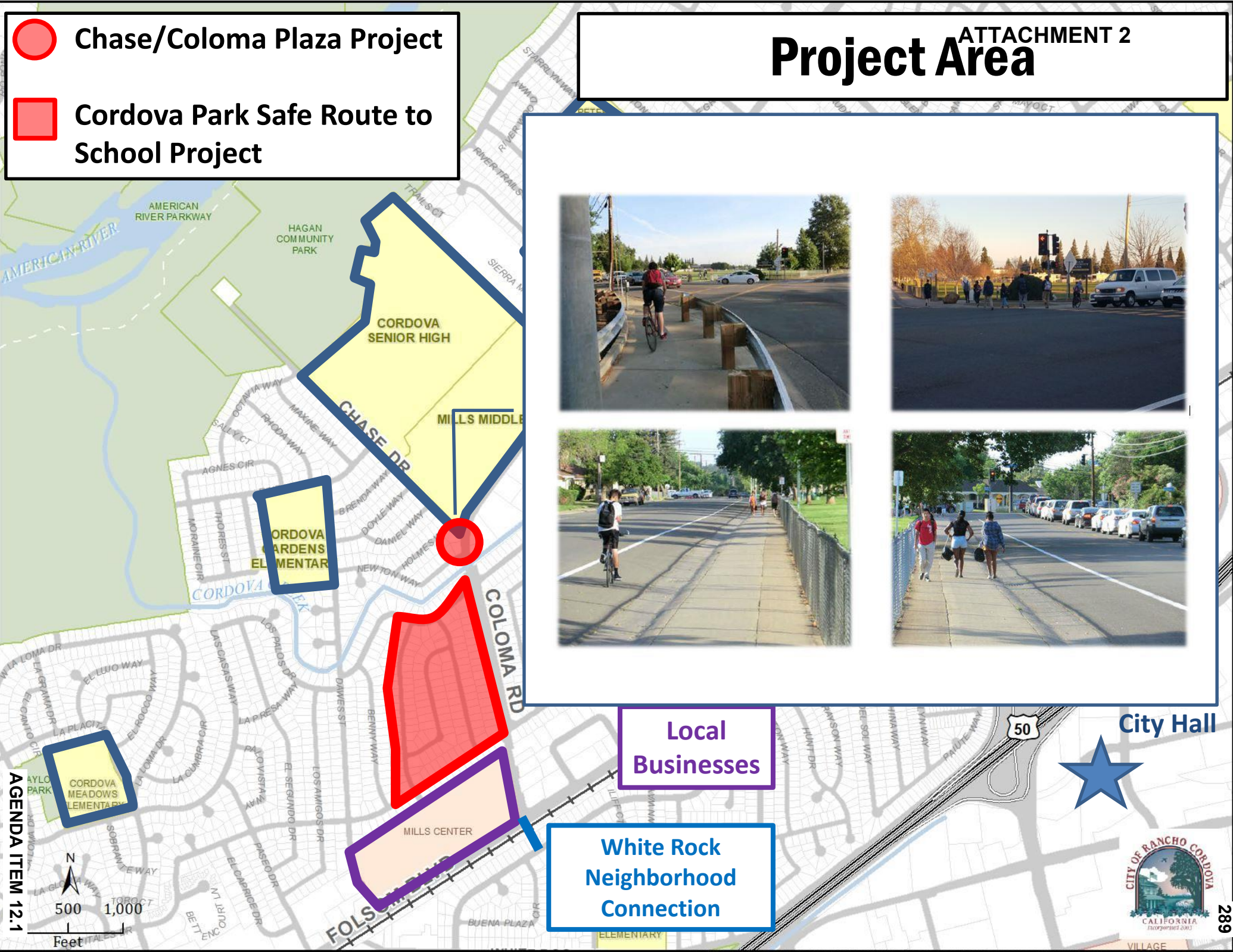
AGENDA ITEM 12.1



 Chase/Coloma Plaza Project

 Cordova Park Safe Route to School Project

ATTACHMENT 2 Project Area



AGENDA ITEM 12.1

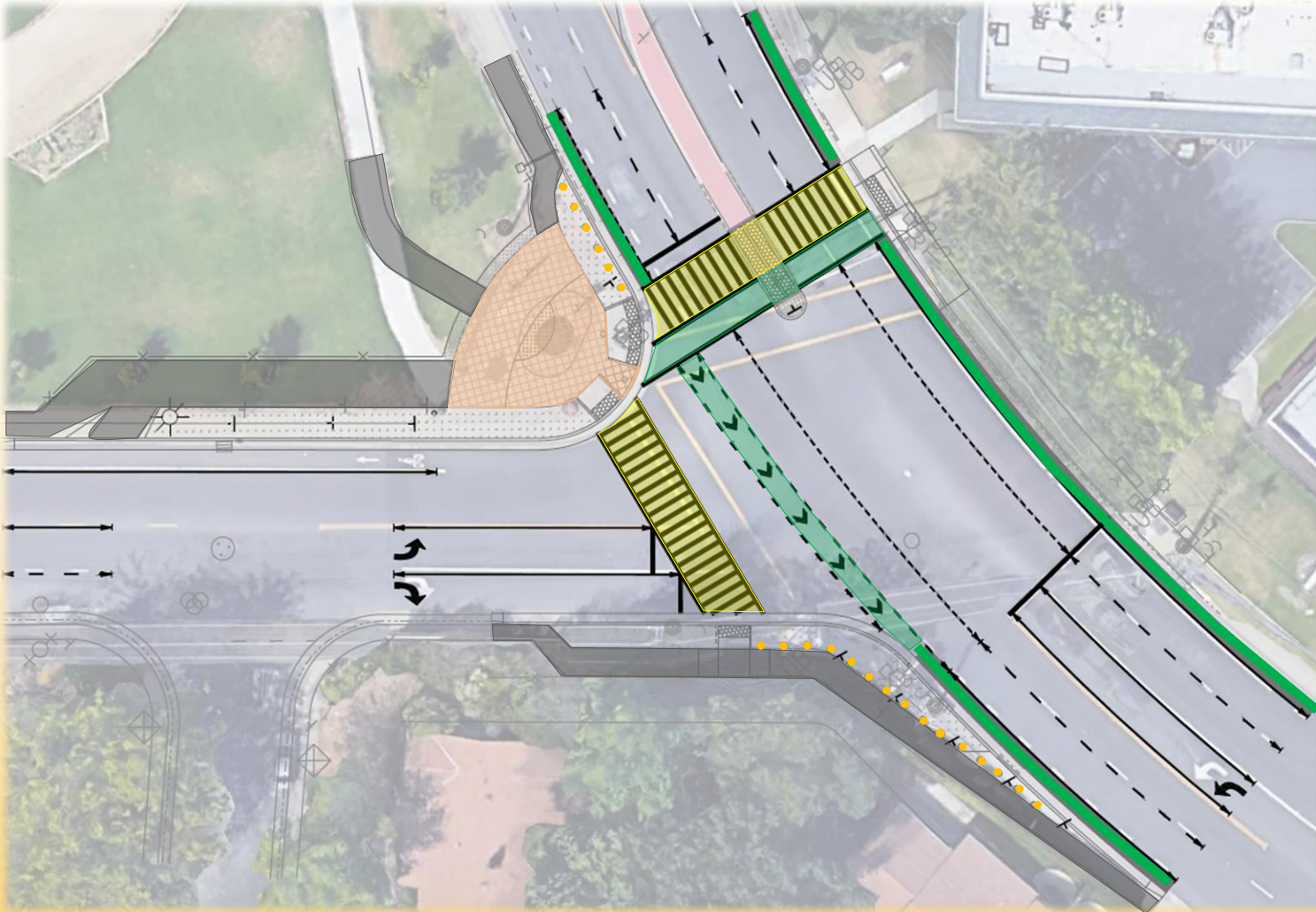
Local
Businesses

White Rock
Neighborhood
Connection

City Hall



Proposed Improvements ATTACHMENT 2



**Painted (Green)
Bike Lane and Crossing
Facilities**

**Enhanced Crosswalk
Facilities**

**Separated Pedestrian
Sidewalks**

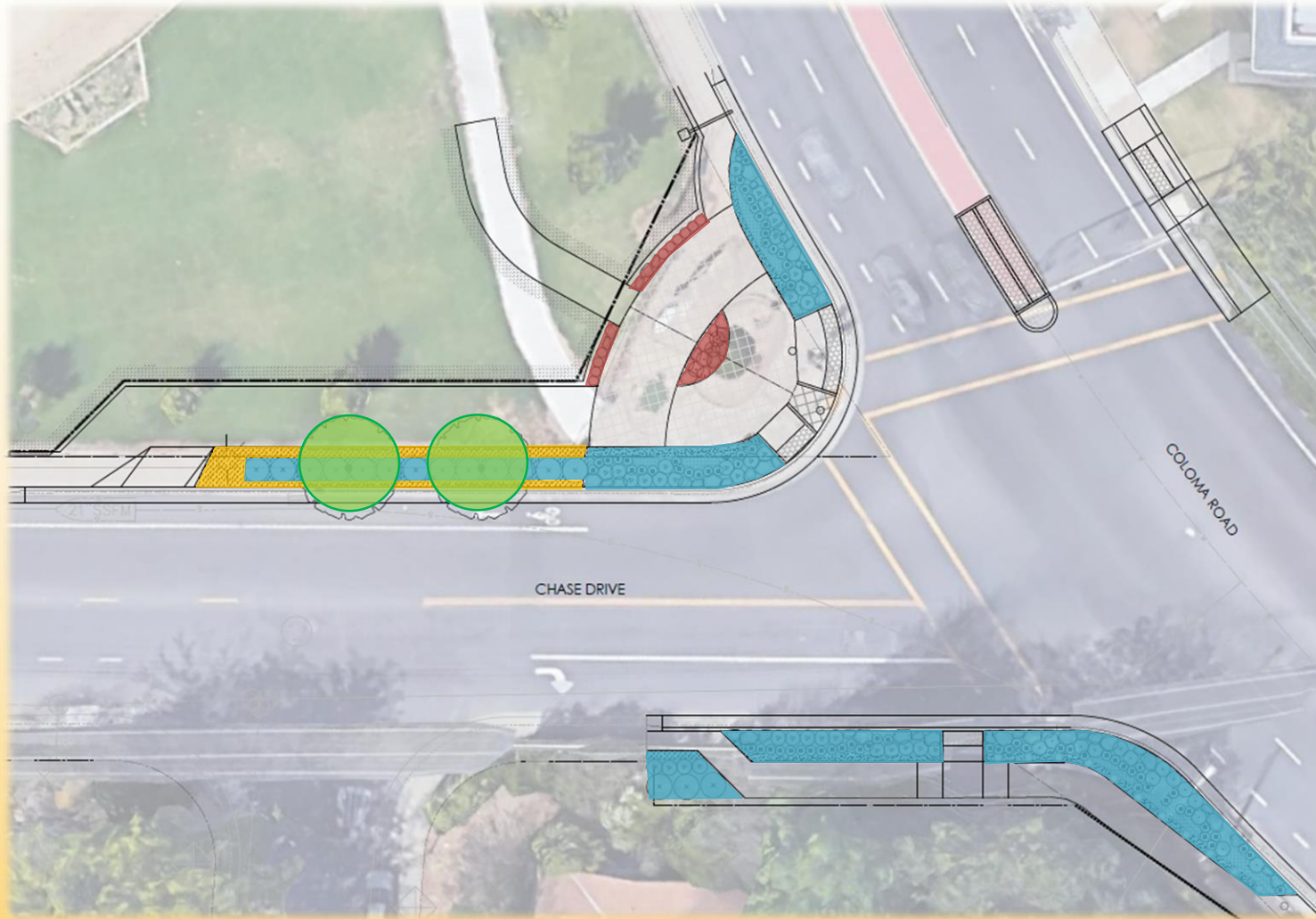
Enhanced Plaza Area

Concrete Bollards

Chase Drive/Coloma Road

CityOfRanchoCordova.org 290

Proposed Improvements ATTACHMENT 2



**Shrubs and Ornamental
Grasses**

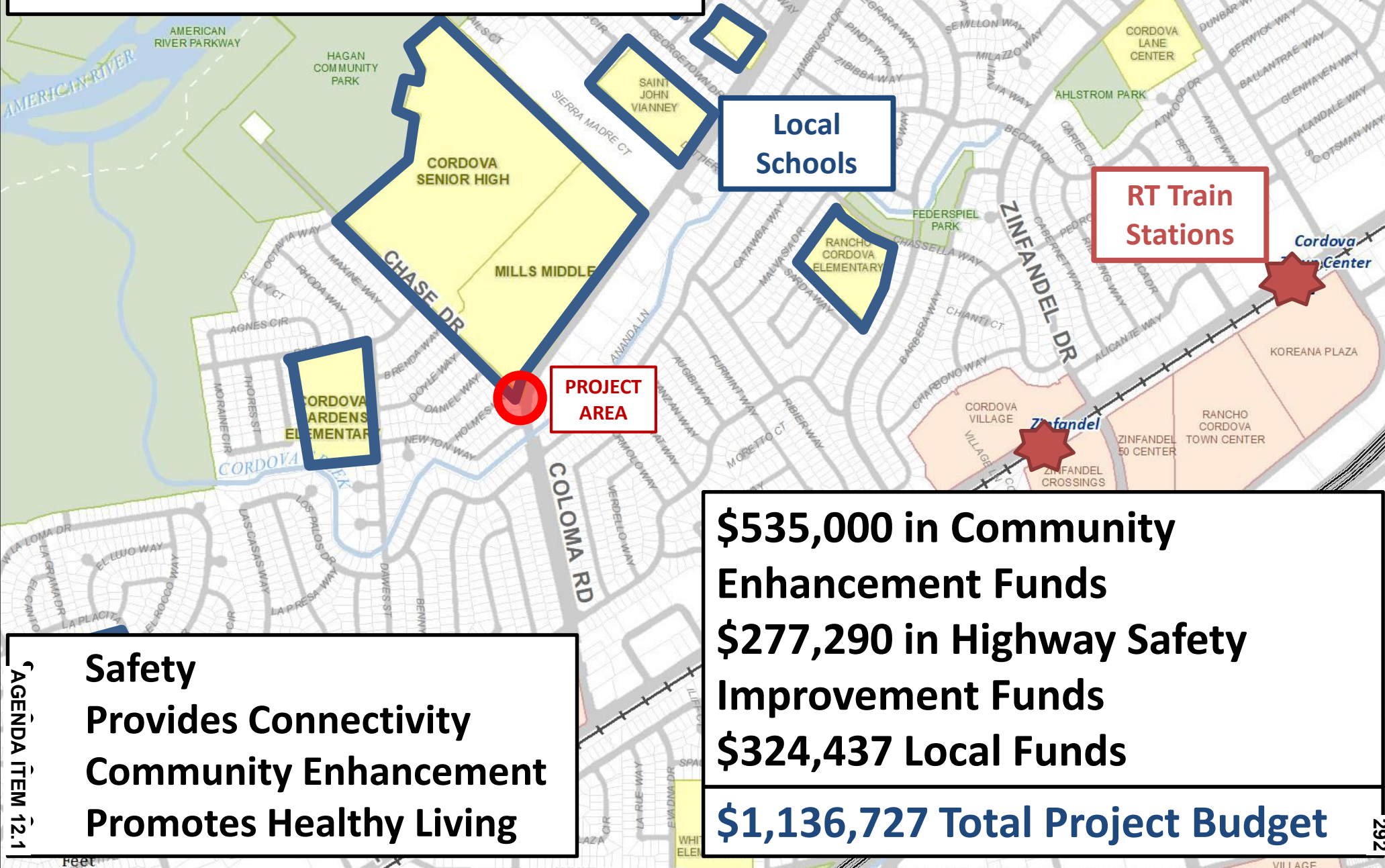
Trees – Trident Maples

Landscaping Groundcover

Landscaping Boulders

Chase Drive/Coloma Road

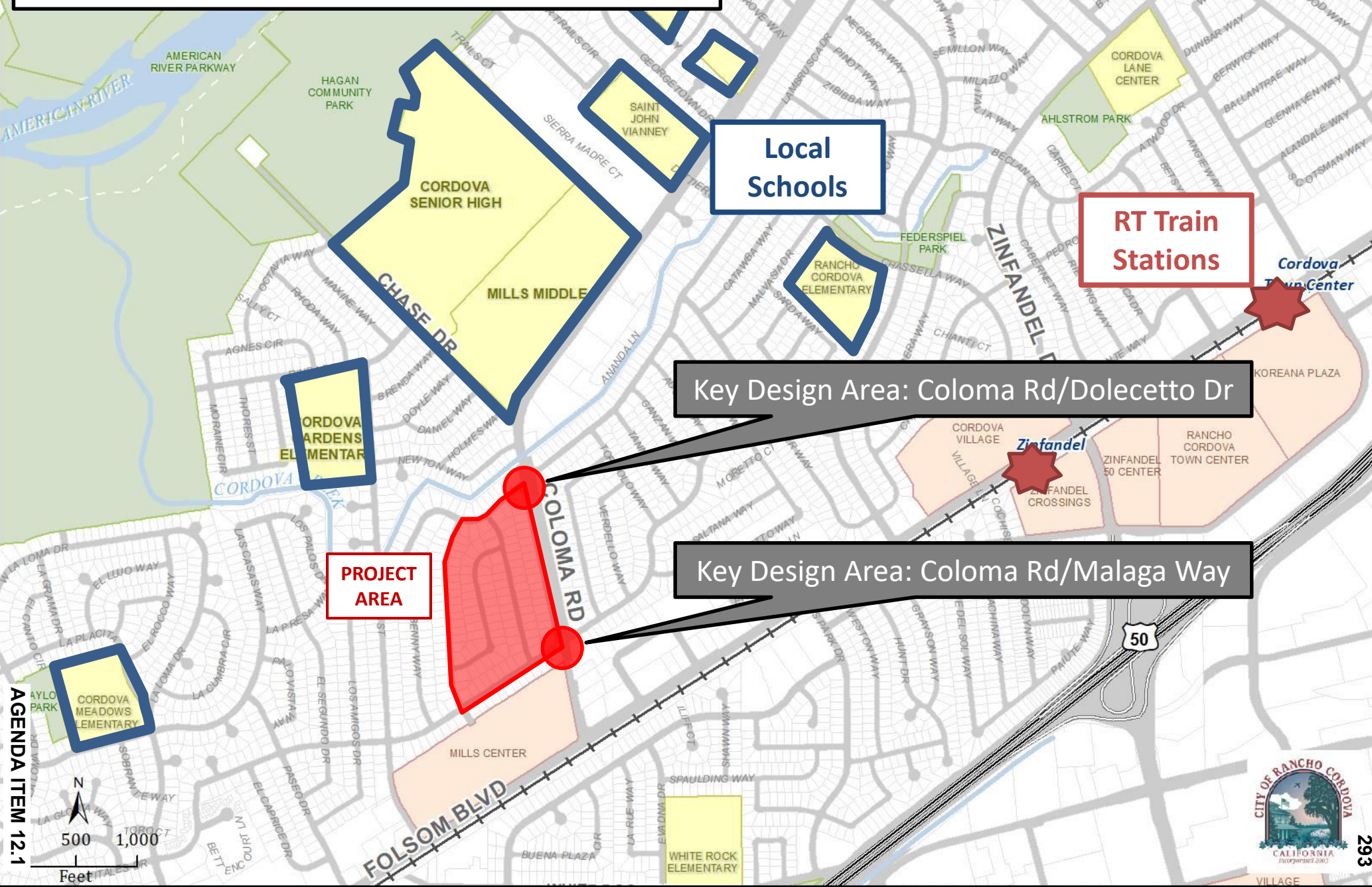
Chase Drive/Coloma Road Plaza Project



Safety
Provides Connectivity
Community Enhancement
Promotes Healthy Living

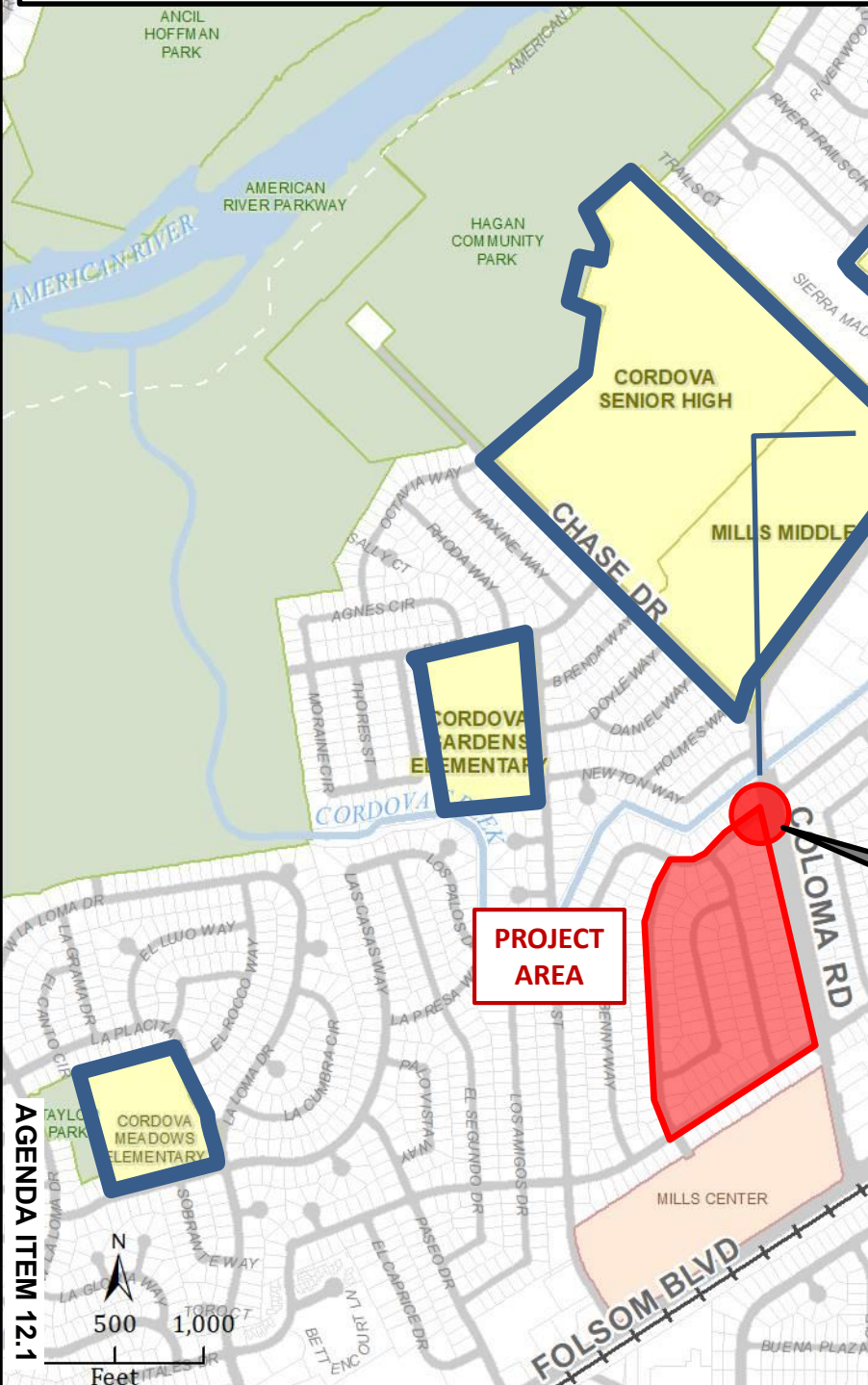
**\$535,000 in Community
Enhancement Funds**
**\$277,290 in Highway Safety
Improvement Funds**
\$324,437 Local Funds
\$1,136,727 Total Project Budget

Cordova Park Sidewalk Project



Cordova Park Sidewalk Project

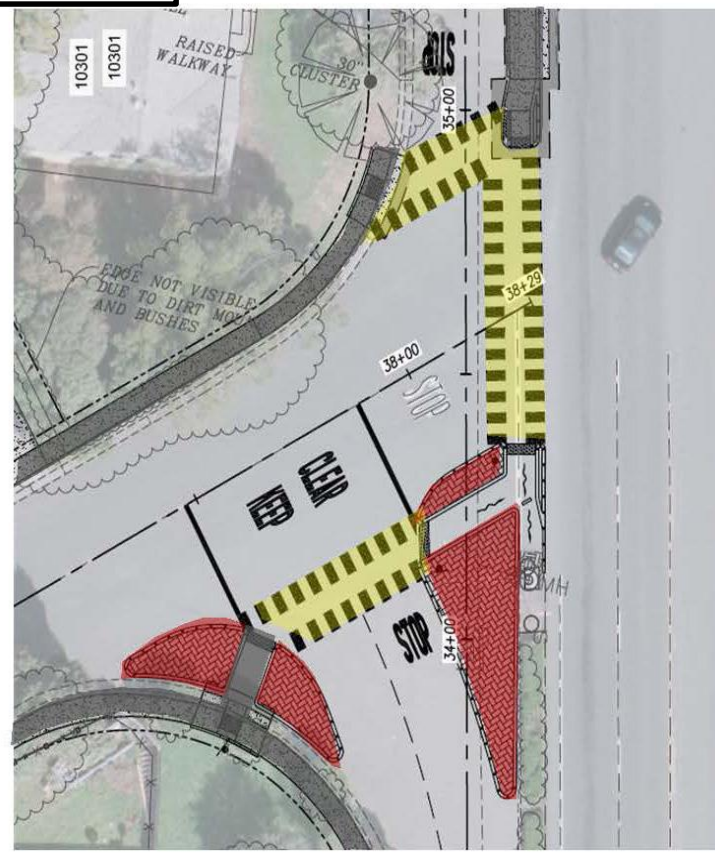
ATTACHMENT 2



Key Design Area: Coloma Rd/Dolecetto Dr

Cordova Park Sidewalk Project

ATTACHMENT 2

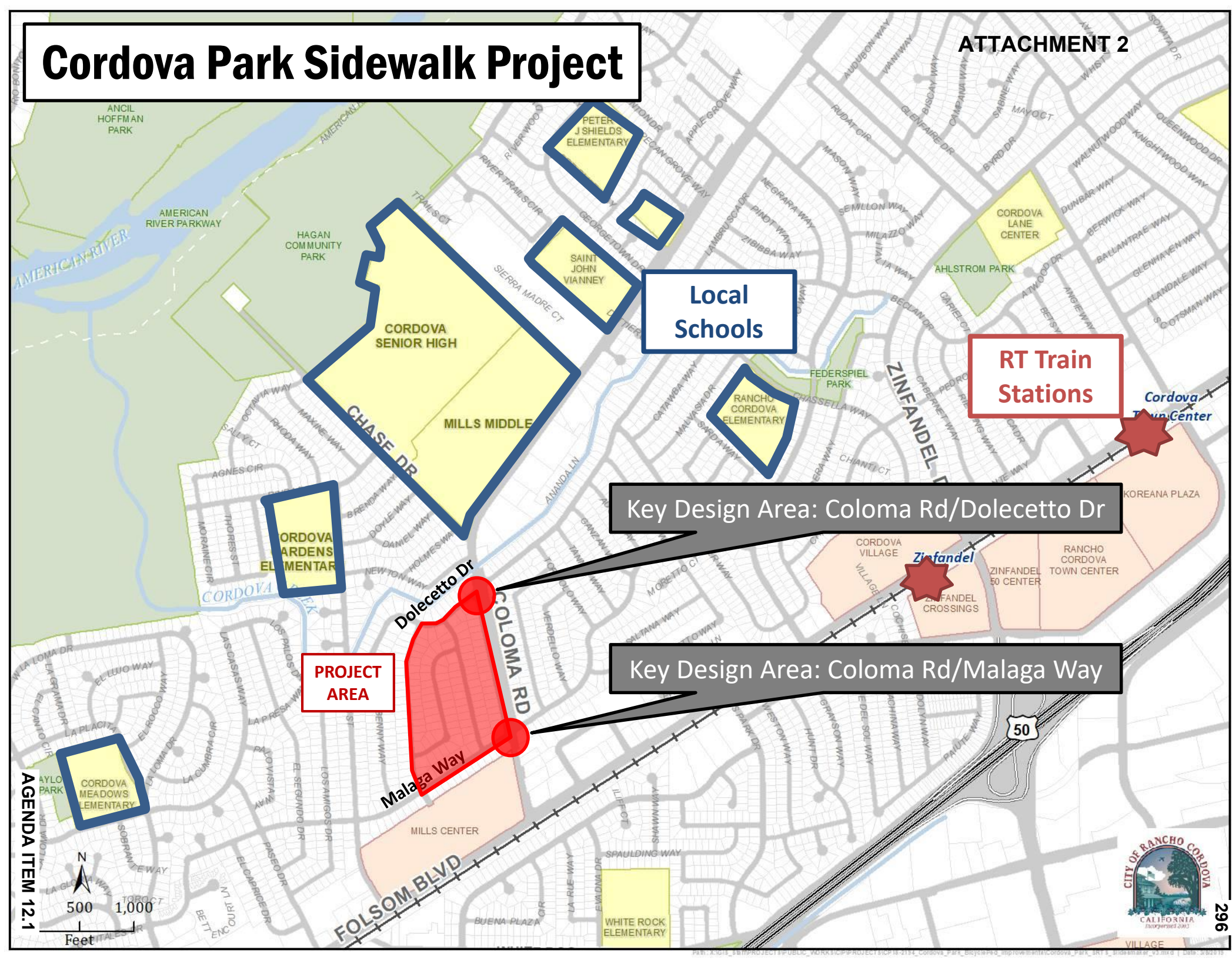


- Stamped Raised Bulb Outs
- Enhance Crosswalk Facilities
- Pedestrian Sidewalks

Key Design Area: Coloma Rd/Dolecetto Dr

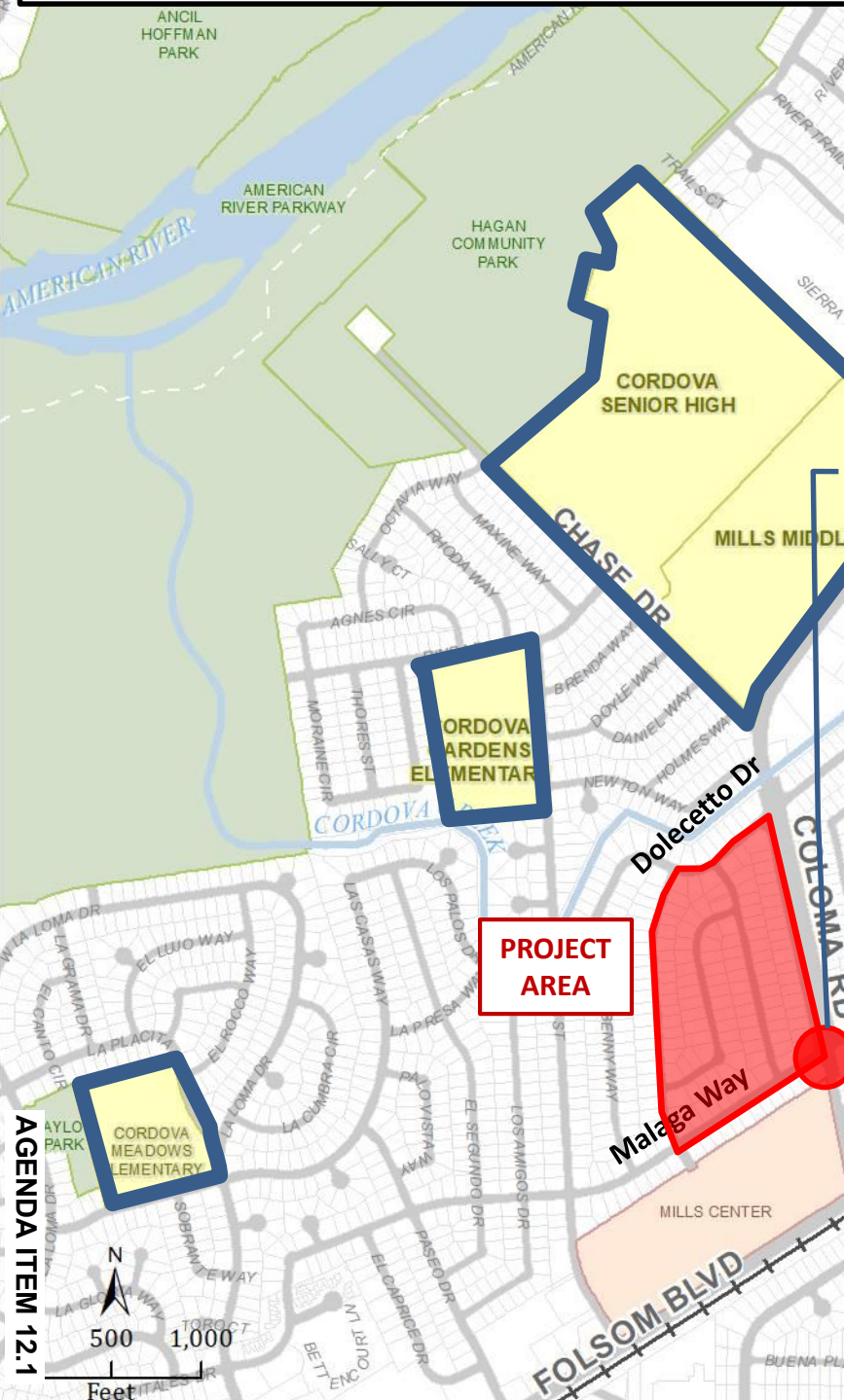
Cordova Park Sidewalk Project

ATTACHMENT 2

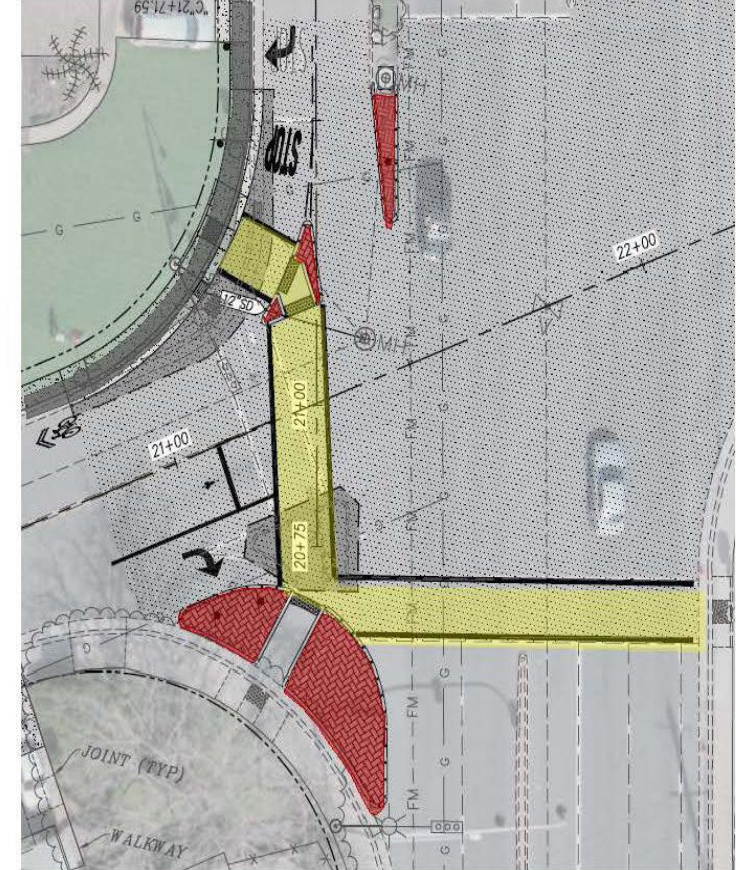


Cordova Park Sidewalk Project

ATTACHMENT 2



- Stamped Raised Bulb Outs
- Enhance Crosswalk Facilities
- Pedestrian Sidewalks



Key Design Area: Coloma Rd/Malaga Way



Cordova Park Sidewalk Project

ATTACHMENT 2

- Safety
- Provides Connectivity
- Community Enhancement
- Promotes Healthy Living

Local
Schools

RT Train
Stations

PROJECT
AREA

\$1,899,000 in State ATP Funds

\$610,000 in Local Funds

\$2,509,000 Total Project Budget

Chase Drive/Coloma Road Plaza Project

- Bid Opening – Spring 2019
- Council Award of Contract – Spring 2019
- Begin Construction – Early Summer 2019

Cordova Park Safe Route To School Project

- Complete Design – April 2019
- Open Bids – Summer 2019
- Council Award of Contract – Summer 2019
- Begin Construction – Late Summer 2019

Thank You

MEMORANDUM

DATE: March 18, 2019
TO: Honorable Mayor and Council Members
FROM: Kim Juran-Karageorgiou, Administrative Services Director
SUBJECT: FISCAL YEAR 2018-19 MID-YEAR FINANCIAL REPORT



RECOMMENDATION

Receive the 2018-19 Mid-Year Financial Report.

RESULT OF RECOMMENDED ACTION

The Fiscal Year 2018-19 Mid-Year Financial Report provides the City Council with the City's financial performance as of the mid-year point for the current fiscal year

BACKGROUND

The City Council-approved Operating Budget serves as the annual plan and resource allocation that guides and ensures implementation of City Council policies and priorities. The budget implements the vision and direction for the range of services that meet the needs of the community.

The financial review as of December 31, 2018 provides the mid-year budget update to the City Council for the current fiscal year. Analysis of the revenues collected and all expenditures through December 31, 2018 measures the budget's adherence to the established resource allocation plan.

City finances are trending positively at the mid-year point. Overall, City revenues continue to show solid growth in many areas with the local economy remaining strong. City expenditures demonstrate prudent fiscal management as departments are operating within their allocated budget amounts. The attached 2018-19 Mid-Year Financial Report as of December 31, 2018 provides the revenue and expenditure summary for the General Fund, the City's main operating fund.

General Fund

The 2018-19 General Fund revenue budget was increased \$622,000 over the prior year to \$51.6 million. Total General Fund revenues are at 24% of budget as of December 31, 2018, compared to 29% the prior year, which demonstrates revenue collection is trending slightly lower at the mid-year point than one year ago. It should be noted that revenues are expected to trend below the 50% mark at mid-year due to timing delays in the receipt of major revenues. As of December 31, 2018, revenues are down \$1.6 million over the same time last year, which is

largely attributable to timing differences in the payment of revenues shared with the County. At this time, revenues are expected to achieve the 2018-19 General Fund budget at year-end.

The 2018-19 General Fund expenditure budget was increased \$567,000 over the prior year to \$51.4 million. As of December 31, 2018, expenditures were at 33% of budget, below the expected 50% level, primarily the result of timing delays from when services are rendered and then paid. A more detailed review of key revenues and expenditures is presented below:

General Fund Revenues

- **Property Tax**

The 2018/19 budget for property tax is \$500,000 higher than the prior year to reflect increasing property values in the City. While the City does not receive the first installment of property tax until after the mid-year point in January, all indications show that property tax should reach the budget at year-end.

- **Sales Tax**

Sales tax revenues are trending above the same time last year, though this increase is mainly attributable to sales tax generated in the annexation area, which is shared with the County at a rate of 75%. Sales tax revenues are expected to meet the current year budget levels if the current pace continues during the next two quarters.

- **Utility Users Tax**

Utility User Tax (UUT) revenues are down from the same time last year as a result of timing differences in the receipt of revenues. Continuing changes in the utility industry including Over the top TV (e.g., Hulu, Netflix), renewable energy, and prepaid wireless continue to impact UUT revenues. UUT revenues are expected to be close to budget at year-end.

- **Transient Occupancy Tax**

Transient Occupancy Tax revenues are running at the same pace as last year. TOT revenues as of the mid-year mark represent only five months of receipts due to the timing delays in the receipt of revenues. TOT collected outside of the annexation area is down 8%, while TOT collected in the annexation area is up 17%. The current year budget anticipated the opening of a new hotel during the second half of the fiscal year, which has now been delayed until September 2019. Given the current pace of revenues, it is expected that revenues will end the year at or near the budget amount.

- **Building Permit Fees**

Building permit fees are tracking about 10% below this same time last year. Overall, building permit fees are trending below last year but are expected to meet the budget projection at year-end.

General Fund Expenditures

- **Salaries and Benefits**

Salaries and benefits encompass the cost for all regular city staff positions. Expenditures in this category are tracking approximately \$150,000 above this same time last year and represent costs for 12 out of 26 pay periods for the year. However, it is anticipated that this category will be under budget at year-end due to position vacancies.

- **Professional & Contractual Services**

Expenditures in this category are up \$2.4 million from this same time last year as the result of a timing differences in the payment of services for the month of December for the Sacramento County Sheriff's contract. It is anticipated that expenditures in this category will be close to the budget at year-end due to higher costs for contract staffing to backfill for vacant positions.

- **Operating Services**

Expenditures in this category are being incurred at the higher pace than last fiscal year and are at 50% of budget as of the mid-year point. Expenditures are expected to remain within budget at year-end.

- **Capital Investment**

There was an unanticipated expenditure in this category as a result of the City's decision to purchase the former Redevelopment Agency property located at 10545 Folsom Blvd. for \$165,000. At this time, it is anticipated that sufficient funds will be available in the budget for this purchase.

Community Enhancement Fund Program

The City began receiving funds associated with the Measure H ½ cent sales tax measure in April 2015. The 2015/16 fiscal year marked the first year of programming Community Enhancement Funds (CEF) and several projects awarded during that first year will continue into subsequent fiscal years.

As of December 31, 2018 the City had received \$3 million in CEF revenues, trending the same as last year. Current projections anticipate that the City will receive approximately \$8.3 million in Community Enhancement Funds this fiscal year.

On the expenditure side, \$2 million in CEF programs and projects had been expended as of December 31, 2018. During the 2018-19 fiscal year, the City continues to expend funds allocated during prior fiscal years for projects and programs with a multi-year spectrum. While staff is anticipating sufficient CEF revenues this fiscal year to cover CEF appropriations, the cumulative effect of multi-year projects and programs will continue to increase annual expenditures from the Community Enhancement Fund.

FISCAL IMPACT

The mid-year financial update report as of December 31, 2018 is for informational purposes only and does not have a fiscal impact.

ATTACHMENT

1. PowerPoint.

FY 2018-19 Mid-Year Financial Report

March 18, 2019

FY 2018-19 Budget Trends

- Strong Local Economy Continues but Signs of Slowing Emerging
- City Revenues Starting to Plateau
- Construction Costs Remain High
- Competing Demands for Resources

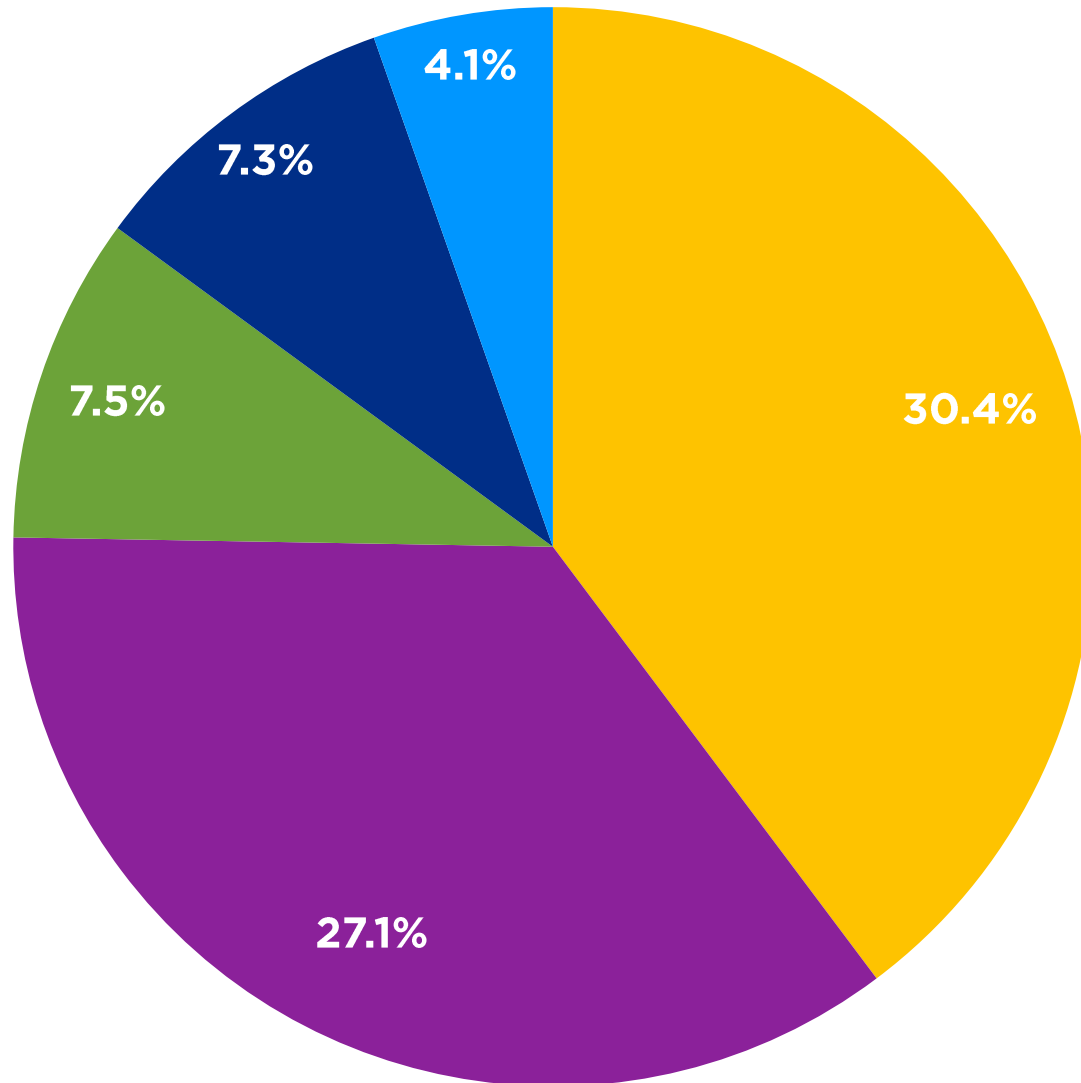
Revenues by Source

CATEGORY	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 as of 12/31/17	FY 2017/18 Actual	FY 2018/19 Budget	FY 2018/19 as of 12/31/18
REVENUES						
Taxes	38,852,540	38,380,111	9,809,703	41,404,171	40,000,600	8,072,507
Franchise Fees	1,907,022	2,013,873	429,632	2,116,694	1,821,000	492,433
Licenses, Permits and Fees	3,530,248	3,547,414	1,554,796	3,177,989	2,523,900	1,360,810
Fines and Forfeitures	1,548,701	1,656,527	560,572	1,549,953	1,548,400	557,373
Use of Money and Property	796,672	904,166	258,041	501,253	710,000	245,753
Intergovernmental	1,303,666	1,148,853	54,121	483,437	543,900	48,948
Charges for Services	3,682,203	3,593,878	1,588,269	3,307,487	4,127,000	1,798,764
Other Revenues	217,550	17,548	15,511	96,354	37,600	34,142
Transfers In	100,000	100,032	-	100,000	282,000	-
TOTAL GENERAL FUND REVENUE	\$ 51,938,602	\$ 51,362,402	\$ 14,270,645	\$ 52,737,338	\$ 51,594,400	\$ 12,610,731

AGENDA ITEM 12.2

Tax Revenues by Source

FY 2018-19 Top Tax Revenue Sources



30.4%
Property Tax



27.1%
Sales Tax



7.5%
Transient Occupancy Tax



7.3%
Utility Users Tax



4.1%
Other Taxes

Expenditures by Category

CATEGORY	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 as of 12/31/17	FY 2017/18 Actual	FY 2018/19 Budget	FY 2018/19 as of 12/31/18
EXPENDITURES						
Personnel Costs	7,220,464	\$ 7,380,545	3,674,681	6,743,728	9,120,300	3,830,819
Operating Costs	27,656,816	\$ 29,131,119	11,407,611	28,613,146	30,690,500	12,872,655
Debt Service/Revenue Neutrality	8,082,766	\$ 8,489,190		8,632,032	9,060,000	-
Capital Investment	207,506	\$ 309,752	178,157	2,788,834	1,143,000	201,485
Transfers Out	1,996,520	\$ 1,205,270	142,501	5,640,552	1,394,100	150,080
Extraordinary (Gain)/Loss		4,725,310			-	-
TOTAL GENERAL FUND EXPENDITURES	\$ 45,266,654	\$ 51,241,186	\$ 15,402,950	\$ 52,418,293	\$ 51,407,900	\$ 17,055,041
TOTAL EXCESS	\$ 6,671,948	\$ 121,216	\$ (1,132,305)	\$ 319,045	\$ 186,500	\$ (4,444,309)

Community Enhancement Fund

CATEGORY	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 as of 12/31/17	FY 2017/18 Actual	FY 2018/19 Budget	FY 2018/19 as of 12/31/18
COMMUNITY ENHANCEMENT FUND						
CEF Sales Tax Revenues	6,192,800	7,769,962	2,978,959	8,346,826	8,125,205	3,029,771
Expenditures	3,331,514	6,868,413	2,062,369	4,576,518	8,125,205	2,050,471
Revenues Over Expenditures	2,861,286	901,549	916,590	3,770,308	-	979,300
Legacy Fund Balance		3,493,973		8,500,000	11,168,000	
<i>Girls Softball</i>					(3,000,000)	
<i>Hagan Pool Project</i>					(3,000,000)	
<i>Civic Center</i>					(1,000,000)	
<i>Agencia Cordova Little League Upgrades</i>					(3,000,000)	
<i>Sacramento Children's Museum Enhancements</i>					(200,000)	
Remaining Balance					\$ 968,000	

2019-20 CEF Timeline

- **February 15 to March 15** - FY 2019-2020 CEF Grant Application Window
- **March 20 to April 3**- Internal review of grant applications received
- **April 1 City Council Meeting** - Share summary of external applications received and departments' recommended project list
- **April 15 City Council Meeting** – First discussion with staffs' recommendation on applications received
- **April** - Education Subcommittee review and recommendations
- **May 14 Work Session** – CEF discussion and Council to provide their CEF requests
- **May 20 City Council Meeting** – Finalize project selection and funding amounts
- **May 28 Work Session** – 2019-21 City Budget Discussion
- **June 3 City Council Meeting** – Adopt 2019-20 CEF Budget