

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, August 19, 2019

5:30 PM – Regular Meeting

AGENDA

Robert J. McGarvey, Mayor

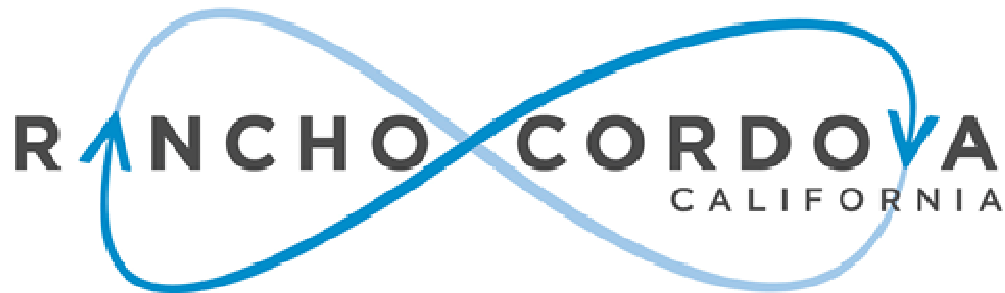
David Sander, Vice Mayor

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, August 19, 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

Rev. Michael Dack, retired United Church of Christ pastor, will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamation to U.S. Army Veteran Billy Kok by Assemblyman Ken Cooley, honoring an act of heroism.
- 5.2 Presentation of Proclamation Recognizing Bob Burns for his service to Veterans and their families.

- 5.3 Introduction of Dr. Fozia Ferozali, President, Sacramento Campus of Chamberlain College of Nursing.
- 5.4 Presentation of Proclamation to Tony Peterson, Principal of Riverview Stem on his Retirement.
- 5.5 Presentation of Proclamation to Building a Literacy Movement in Sacramento County.
- 5.6 Introduction of New Employee Persephonie Riley, Assistant City Clerk by Stacy Leitner, City Clerk.

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 Special and Regular City Council Meeting of August 5, 2019.
Recommendation: Adopt Minutes.
- 9.2 **Subject:** An Ordinance Adding Chapter 9.84, "Personal Property Storage on Public Property" to Title 9 of the Rancho Cordova Municipal Code (Public Peace, Morals, and Safety).
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Adoption of the Ordinance would amend Title 9 (Public Peace, Morals, and Safety), adding Chapter 9.84 titled "Personal Property Storage on Public Property".
Staff Report: Russell Ducharme, Neighborhood Services Manager.
Advances Goals: 1, 2 and 5.
- 9.3 **Subject:** A Resolution Designating Voting Delegate and Alternates for the 2019 League of California Cities Annual Conference to be held October 16-18, 2019, in Long Beach, California.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will designate Vice Mayor David Sander as Voting Delegate and Council Member Garrett Gatewood and Council Member Donald Terry as Voting Alternates for the 2019 League of California Cities Annual Conference Business Meeting.

Staff Report: Stacy Leitner, City Clerk.

Advances Goals: 1.

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

Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Stonecreek Industrial Center Project.

Result of Recommended Action: Adoption of the Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Stonecreek Industrial Center project and sets a public hearing for September 3, 2019 on the matter.

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

Advances Goals: 5.

- 9.5 **Subject:** Approval of the Annexation Boundary Map for the Stonecreek Industrial Center Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution approves Annexation Boundary Map. No. 28 for the Stonecreek Industrial Center project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

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

Advances Goals: 5.

- 9.6 **Subject:** Treasurer's Report - June 30, 2019.

Recommendation: This report is informational only. It is recommended that the City Council receive and file the June 30, 2019 Treasurer's Report.

Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another. The scope of this report covers the second quarter of this calendar year, ending June 30, 2019, and is in compliance with the State's reporting requirements.

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

Advances Goals: 4.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** D.R. Horton for Anthology at Anatolia Subdivision Major Design Review Project No. DD9879.

Recommendation: Determine the project Exempt under Section 15182, of the CEQA Guidelines, and Adopt the Resolution for D.R. Horton, Anthology at Anatolia Major Design Review.

Result of Recommended Action: Adoption of the Resolution would approve the Major Design Review to include four new house plans within Anthology at Anatolia subdivision. 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.

11. PUBLIC HEARING ITEMS

NONE.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Economic Development Department Action Plan and Jobs and Talent Attraction Program.

Recommendation: Receive the 2019/2020 Action Plan from the Economic Development Department and consider adoption of a resolution establishing the Jobs and Talent Attraction Program.

Result of Recommended Action: If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting. Adoption of the resolution will authorize the City Manager to approve incentives which comply with the Rancho Cordova Economic Development Jobs and Talent Attraction Program.

Staff Report: Micah Runner, Deputy City Manager.

Advances Goals: 1 and 6.

- 12.2 **Subject:** Staff Presentation of Proposed Five-Year Pavement Rehabilitation Plan.

Recommendation: Receive staff presentation summarizing the proposed five-year plan and provide direction.

Result of Recommended Action: Staff will proceed with implementation of the Five-Year Pavement Rehabilitation Plan based on Council feedback.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1, 2, 5 and 6.

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, 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
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) 851-8757
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, August 19, 2019 Regular Meeting of the Rancho Cordova City Council was posted and available for review on Thursday, August 15, 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.cityofranchocordova.org.

Signed Thursday, August 15, 2019 at Rancho Cordova, California.



Stacy Leitner, City Clerk



CITY COUNCIL MEETING

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, August 05, 2019

**4:00 PM – Special Meeting
American River Room North**

**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 4:06 p.m.

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

Council Members Absent: Sander.

Staff Members Present: Abhar, Aldama, Behrends, Carr, Downton, Kniestedt, Leitner, Lewis, Lindgren, Mingay, Pittman, Riley, Roach, Runner, Schelldorf, Siren, Sparkman, Stricker, Ulm.

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

Input was received regarding the Rancho Cordova Police Department Update on the Crime Suppression Unit (CSU) and Crime Prevention Programs.

- 3.1 **Subject:** Rancho Cordova Police Department Update on Crime Suppression Unit (CSU) and Crime Prevention Programs.

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

Result of Recommended Action: This update is to provide Council with analysis on the impact of the Crime Suppression Unit (CSU) and other crime prevention programs currently deployed within the City of Rancho Cordova.

Staff Report: Jeff Schelldorf, Assistant Chief of Police.

Advances Goals: 1, 2 and 3.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor McGarvey adjourned to the Regular meeting in the David B. Roberts Council Chambers at 5:19 p.m.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the Regular meeting to order in the David B. Roberts Council Chambers at 5:43 p.m.

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

Council Members Absent: Sander.

Staff Members Present: Abhar, Carr, Cowles, Delaney, Ducharme, Kniestedt, Leitner, Lindgren, Naderi, Pittman, Riley, Runner, Siren, Sparkman, Sosa, Vang, Verdun, Ulm, Whitman.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

7. PLEDGE OF ALLEGIANCE

8. INVOCATION

Katherena Higashi from Oasis Christian Ministries gave the invocation.

9. PRESENTATIONS

ACTION: Mayor McGarvey stated that the proclamation recognizing Bob Burns for his service to Veterans and their families would be postponed.

- 9.1 Presentation of Proclamation Recognizing Bob Burns for his service to Veterans and their families.
- 9.2 Presentation of Proclamation declaring City of Rancho Cordova a Purple Heart City.
- 9.3 PRO Youth and Families' Youth at City Council and Summer at City Hall Programs Presentation by Windy Ly – Civic Education Programs Designed to Develop Young Leaders and Foster Civic Engagement in Rancho Cordova Youth.
- 9.4 Rebuild Day Presentation by Lorianne Ulm, Community Engagement Analyst.

- 9.5 Introduction of New Employees: Community Development Director Elizabeth Sparkman will introduce Russell Ducharme, Neighborhood Services Manager, Nicholas Sosa, Associate Planner, Kelly Whitman, Planning Technician and Erin Naderi, Building Permit Technician I.
- 9.6 Mayor McGarvey's Birthday on August 10.

10. PUBLIC COMMENT

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

- Sharon Judy
- Shelly Shelgren
- Larry Ladd
- Meada Cashatt
- Derald Langwell
- Maureen Nelson
- Greg Ball
- Terah Kolvenbach

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 by Budge second by Gatewood;
Carried by a 4:0 roll call vote. (Sander absent)

- 13.1 **Subject:** Meeting Minutes from the Special and Regular City Council Meeting of July 1, 2019.

Recommendation: Adopt Minutes.

- 13.2 **Subject:** An Ordinance Amending Sections 16.83.105 and 16.84.065 of the Rancho Cordova Municipal Code to Remove a Sunset Date from the Fee Deferral Program for Certain Development Impact Fees.

Recommendation: Waive the second reading and adopt the Ordinance.

Result of Recommended Action: Adoption of this Ordinance would amend sections of the Municipal Code to allow for the City's previously adopted development impact fee deferral program to continue without a sunset date. Approval by the City Manager, or his designee, is required for any deferrals.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goals: 5.

- 13.3 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 133-2019 with West Yost Associates, Inc. In The Not to Exceed Amount of \$450,000 to Provide Professional Services for the City's Zone 11A Drainage Impact Fee Program and Development Review.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Contract No. 133-2019 with West Yost Associates, Inc. in an amount not to exceed \$450,000. This contract is necessary to cover the ongoing work associated with technical review of drainage studies and improvement plans for development projects and assistance with the establishment of the City's Zone 11A Drainage Impact Fee Program. The contract would be for a three-year term.
Staff Report: Albert Stricker, Public Works Director and Dalia Fadl, Senior Civil Engineer.
Advances Goals: 2 and 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** Hampton Inn Façade Renovations Major Design Review; Project No. DD9874 - Located at 10755 Gold Center Drive.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution would allow the applicant to obtain the necessary construction permits to begin renovations on the exterior façade of the existing Hampton Inn.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 1, 2 and 3.

Mayor McGarvey opened the public hearing, seeing no speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve by Budge second by Terry;
Carried by a 4:0 roll call vote. (Sander absent)

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** An Ordinance Adding Chapter 9.84, "Personal Property Storage on Public Property" to Title 9 of the Rancho Cordova Municipal Code (Public Peace, Morals, and Safety).
Recommendation: Introduce and waive the first reading of the Ordinance.
Result of Recommended Action: This Ordinance would not affect or impact the storage of personal property on any private property, nor would it apply to vehicles left upon public property, as that is already governed by different sections of the Municipal Code. Adoption of this Ordinance would simply amend the Rancho Cordova Municipal Code to make it a violation of the City code to store or leave personal property on public property, after twenty-four (24) hour pre-removal written notice, and providing a mechanism for recovery and retrieval of any impounded personal property.
Staff Report: Russell Ducharme, Neighborhood Services Manager.
Advances Goals: 1, 2 and 5.

Mayor McGarvey opened the public hearing, seeing no speakers, Mayor McGarvey opened the public hearing.

ACTION: Motion to approve by Budge second by Gatewood;
Carried by a 4:0 roll call vote. (Sander absent)

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** A Resolution of the City Council of the City of Rancho Cordova approving the Second Amendment to the First Restated Agreement for Legal Services between the City and Meyers, Nave, Riback, Silver & Wilson.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will approve the Second Amendment to the First Restated Agreement for Legal Services ("Amended Agreement") with Meyers, Nave, Riback, Silver & Wilson ("Meyers Nave"). The Amended Agreement includes a 6% increase to partially account for inflation since the last rate increase, and appointing two Deputy City Attorneys. The Amended Agreement shall take effect beginning with the August 2019 billing period.
Staff Report: Cyrus Abhar, City Manager.
Advances Goals: 5.

Mayor McGarvey opened the public comment portion of the meeting, seeing no speakers, Mayor McGarvey closed the public comment portion of the meeting.

ACTION: Motion to approve by Budge second by Gatewood;
Carried by a 4:0 roll call vote. (Sander absent)

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council requested the following future Agenda items to be discussed:

1. Flavored Vaping Cigarettes
2. Smoke-Free Multi-Housing
3. Speed Limit on Roads Adjacent to Schools

18. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 7:35 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM

DATE: August 19, 2019

TO: Honorable Mayor and Council Members

FROM: Russell Ducharme, Neighborhood Services Manager

SUBJECT: **AN ORDINANCE ADDING CHAPTER 9.84, “PERSONAL PROPERTY STORAGE ON PUBLIC PROPERTY” TO TITLE 9 OF THE RANCHO CORDOVA MUNICIPAL CODE (PUBLIC PEACE, MORALS, AND SAFETY)**



RECOMMENDATION

Waive the second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Adoption of the Ordinance would amend Title 9 (Public Peace, Morals and Safety), adding Chapter 9.84 titled “Personal Property Storage on Public Property”.

BACKGROUND

On August 5, 2019, the City Council introduced and waived the first reading of the Ordinance adding Chapter 9.84 titled “Personal Property Storage on Public Property” to Title 9 (Public Peace, Morals and Safety) of the Rancho Cordova Municipal Code, and passed it to a second reading for adoption.

This Ordinance would not affect or impact the storage of personal property on any private property, nor would it apply to vehicles left upon public property, as that is already governed by different sections of the Municipal Code. Adoption of this Ordinance would simply amend the Rancho Cordova Municipal Code to make it a violation of the City code to store or leave personal property on public property, after twenty-four (24) hour pre-removal written notice, and providing a mechanism for recovery and retrieval of any impounded personal property.

ATTACHMENTS

1. Ordinance
2. Exhibit A to the Ordinance – Municipal Code Amendment

3323004.1

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 9 (PUBLIC PEACE, MORALS AND SAFETY), ADDING CHAPTER 9.84 "PERSONAL PROPERTY STORAGE ON PUBLIC PROPERTY" 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 additions to Title 9 (Public Peace, Morals and Safety), Chapter 9.84 "Personal Property Storage On Public Property" are necessary to regulate the storage of personal property on public property consistent with state law; and

WHEREAS, the unauthorized use of public areas for the storage of personal property interferes with the rights of other members of the public to use public areas for their intended purposes and can create a public health or safety hazard that adversely affects residential and commercial areas; and

WHEREAS, the unauthorized use of public areas for the storage of personal property also interferes with the rights of disabled or handicapped members of the community protected by federal and state laws designed to ensure accessibility of travel, including on public pedestrian paths and sidewalks; and

WHEREAS, the purpose of this Ordinance is to maintain public areas in clean, sanitary and accessible condition to prevent the misappropriation of public areas for personal use, to promote the public health and safety by ensuring that public areas remain readily accessible for their intended uses, and to provide a process for residents to recover impounded property; and

WHEREAS, on August 5, 2019 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: CEQA 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.) Based upon the facts and information contained in the staff report, administrative record, and written and oral testimony and comment, the City Council hereby finds that this Ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant

ATTACHMENT 1

impact on the environment. It can be seen with certainty that there is no possibility that the adoption of this Ordinance will have a significant effect on the environment because the Ordinance regulates human activity so as to provide clean, sanitary and accessible condition of public property in accordance with the goal of maintaining the health and safety of the community and will not result in a permanent alteration of property nor the construction of any new or expanded structures. Further, the Ordinance is not a “project” within the meaning of CEQA because the activities described and regulated in the Ordinance are a continuing administrative activity of the City involving general policy and procedure making and organization or administrative activities of governments that will not result in direct or indirect physical changes in the environment. (State CEQA Guidelines, Cal. Code of Regs., Title 14, § 15378.) Therefore, no environmental assessment is required or necessary.

Section 3. Addition to Title 9 Public Peace, Morals and Safety.

The City Council hereby adopts Chapter 9.84 Personal Property Storage on Public Property of Title 9 of the Rancho Cordova Municipal Code (Public Peace, Morals and Safety), 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 19th day of August, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTACHMENT 1**ATTEST:**

Stacy Leitner, CMC
City Clerk

3325166.1

Rancho Cordova

Municipal Code Amendment

Title 9 Public Peace, Morals and Safety

Chapter 9.84 Personal Property Storage on Public Property

Chapter 9.84

Personal Property Storage on Public Property

9.84.010 Purpose.

9.84.020 Definitions.

9.84.030 Prohibitions.

9.84.040 Notice.

9.84.050 Property Disposition.

9.84.060 Violation—Penalty.

9.84.010 Purpose.

Public areas should be accessible and available to residents and the public at large for their intended uses. The unauthorized use of public property for the storage of personal property interferes with the rights of other members of the public to use public areas for their intended purposes, including those with accessibility issues and can create a public health or safety hazard that adversely affects residential and commercial areas. The purpose of this section is to maintain public areas in clean, sanitary and accessible condition to prevent the misappropriation of public areas for personal use, and to promote the public health and safety by ensuring that public areas remain readily accessible for their intended uses.

9.84.020 Definitions.

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

“Person” means any natural person or individual, group, business, business trust, company, corporation, joint venture, joint stock company, partnership, entity, association, club or organization composed of two or more individuals (or manager, lessee, agent servant, officer or employee).

“Personal Property” means any and all tangible thing or property, including without limitation, goods, materials, products, and merchandise or food of any kind. For purposes of this chapter, “personal property” shall not include abandoned, wrecked, dismantled, or inoperative vehicles situated or stored upon public property within the meaning of chapter 6.56 of this code.

“Public property” shall mean that portion of any public area or public areas within the City of Rancho Cordova that are owned, managed, controlled, or maintained by the City, including,

without limitation, any parking lot, lot, street, median strip, space, ground, building, structure, sidewalk, avenue, highway, lane, alley, court, place, square, parkway, curbs, bikeway, or any right-of-way or other public way in the City, improved or unimproved.

“Store” shall mean to put aside or accumulate for use when needed, or to put for safekeeping, and/or to place or leave or lay away in a location for preservation or later use or disposal, separate and apart from being carried, kept, or stored upon one’s natural person.

9.84.030 Prohibitions.

A. It shall be unlawful for any person to store personal property on public property within the City.

B. Personal property shall be deemed to be stored personal property if it has not been removed from public property within 24 hours of service of written notice, requiring such removal.

C. All stored personal property may be impounded by the City, pursuant to this chapter.

D. The provisions of this chapter shall not be applicable to, or deemed to prohibit, personal property that is stored in a public area pursuant to statute, ordinance, permit, regulation, or other lawful authorization by the city, state, or federal government.

9.84.040 Notice.

A. Pre-Removal Notice. The enforcement officer may remove personal property unlawfully stored or found in a public area as follows:

1. The location of any personal property shall be tagged and dated with a notice including the following:

It is illegal to store personal property in a City park, street, public parking lot, or any public area, improved or unimproved. If this personal property is not removed from public property within 24 hours from the date of this posting (specify date and time deadline), THIS PERSONAL PROPERTY SHALL BE DEEMED UNLAWFULLY STORED AND SUBJECT TO REMOVAL AND POSSIBLE DESTRUCTION.

2. The notice shall also include (i) a general description of the personal property to be removed, (ii) the date and time the notice was posted, (iii) how the removed personal property may be retrieved, including a telephone number and the internet website of the city through which a person may receive information as to impounded personal property, and (iv) that the impounded personal property may be discarded or destroyed if not claimed within 90 days after impoundment.

3. The enforcement officer may remove any personal property still unlawfully stored or remaining after the posting period has expired.

B. Post-Removal Notice. Upon removal of such personal property, written notice shall be conspicuously posted in the area from which the personal property was removed. The written post-removal notice shall include (i) a general description and location of the personal property removed, (ii) the date and approximate time the personal property was removed, (iii) a statement that the personal property has been stored on public property in violation of Rancho Cordova Municipal Code chapter 9.84, (iv) how the removed personal property may be retrieved, including a telephone number and the internet website of the city through which a person may receive information as to impounded personal property, and (v) that the impounded personal property will be deemed abandoned and may be discarded or destroyed if not claimed within 90 days after impoundment.

C. Nothing in this section shall prevent, restrict, or otherwise limit the City's right to remove, without prior notice, (i) evidence of a crime or contraband from a public area, (ii) personal property placed in a public area that poses an immediate threat to the health or safety of the public, (iii) personal property placed in a public area after the closure time of such public area, (iv) abandoned personal property, and (v) any personal property otherwise authorized by law to be removed without prior notice. Post-removal notice shall be provided as set forth in subsection (B) herein.

9.84.050 Property Disposition.

A. Following removal of unlawfully stored personal property, an enforcement officer shall:

1. Maintain an inventory reasonably identifying the personal property, where the personal property was approximately located prior to removal; and
2. Place the removed personal property in containers or other appropriate storage devices or carriers labeled in a manner facilitating identification by the enforcement officer and owner and which reasonably protect such property from damage or theft; and
3. Store removed personal property in an area designated by the enforcement officer for a period of ninety (90) days.

B. If removed personal property is claimed within ninety (90) days from removal, unless the property is connected to, or evidence of, a crime or is illegal to possess, the enforcement officer shall release the stored property to the owner upon his or her identification of the property and the approximate location where the property was left by the owner.

C. All unlawfully stored personal property pursuant to this chapter remaining unclaimed at the end of ninety (90) days from removal shall be deemed intentionally abandoned and may be summarily abated or destroyed, or shall be dedicated for public use or may be given for charitable use to a local nonprofit agency, or placed for sale.

9.84.060 Violation—Penalty.

A. Every violation of this chapter is declared to be a misdemeanor and subject to the penalties

prescribed by this code. Notwithstanding the preceding sentence, a violation of this chapter may, in the discretion of the prosecuting attorney or other enforcing authority, be charged and prosecuted as an infraction.

B. Notwithstanding the foregoing, any person who violates a provision of this chapter is subject to the imposition of administrative citations pursuant to chapter 16.18.205.F. of this code.

C. The remedies and penalties provided in this chapter and this code are cumulative, alternative and nonexclusive. The use of one does not prevent the use of any others, including those in RCMC 1.01.190 and Chapter 16.18 RCMC, and none of these penalties and remedies prevent the city from using any other remedy at law or in equity which may be available to enforce this chapter or to abate a public nuisance.

3325151.1

MEMORANDUM

DATE: August 19, 2019

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk



SUBJECT: A RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES FOR THE 2019 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE TO BE HELD OCTOBER 16-18, 2019, IN LONG BEACH, CALIFORNIA

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will designate Vice Mayor David Sander as Voting Delegate and Council Member Garrett Gatewood and Council Member Donald Terry as Voting Alternates for the 2019 League of California Cities Annual Conference Business Meeting.

BACKGROUND

The 2019 Annual League of California Cities Conference is scheduled for October 16-18, 2019, in Long Beach, California. An important part of the Annual Conference is the Annual Business Meeting. At this meeting, the League membership considers and takes action on Resolutions that establish League policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate.

ATTACHMENT

1. Resolution

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DESIGNATING A VOTING DELEGATE AND VOTING
ALTERNATES FOR THE 2019 ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE
BUSINESS MEETING**

WHEREAS, the 2019 Annual League of California Cities Conference will be held October 16-18, 2019, in Long Beach, California; and

WHEREAS, in order to vote at the Annual Business Meeting, the City Council must designate its Voting Delegate and Voting Delegate Alternates.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that Vice Mayor David Sander is designated as the City's Voting Delegate and Council Member Garrett Gatewood and Council Member Donald Terry as the Alternate Voting Delegates for the 2019 Annual League of California Cities Conference.

Be it further resolved that the City Clerk will submit a certified copy of this resolution to the League of California Cities by October 4, 2019.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of August, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

MEMORANDUM

DATE: August 19, 2019

TO: Honorable Mayor and Council Members

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



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

RECOMMENDATION

Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Stonecreek Industrial Center project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Stonecreek Industrial Center project and sets a public hearing for September 3, 2019 on the matter.

BACKGROUND

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

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

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee. The Stonecreek Industrial Center project parcel is being annexed into the Stormwater Utility Fee (see [Attachment 3](#)). The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection improvements.

A “Rate Analysis Report” was adopted on September 2, 2014 by Resolution No. 103-2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics.

A sample of the Stormwater Utility Fees for Fiscal Year 2019-2020 are summarized in the following table:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$131.64
Single Family Residential (SFR2)	0.22	\$144.80
Single Family Residential (SFR3)	0.30	\$154.69
Single Family Residential (SFR4)	0.40	\$164.54
Single Family Residential (SFR5)	1.00	\$164.54
Multi-Family Residential (MFR1)	5.00	\$1,151.95
Commercial	1.00	\$1,234.24
Industrial	1.00	\$1,316.54
Schools	5.00	\$822.83
Private Recreation	1.00	\$411.40
Parks/Greenbelts	2.00	\$164.54
Public Property (with structures)	2.00	\$493.68

Attachment 1 is a Resolution which sets 5:30 p.m., or as soon thereafter as possible, on September 3, 2019 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law. Furthermore, a notice of the hearing will be mailed to each to each property owner within the proposed Stormwater Utility Fee area.

ATTACHMENTS

1. Resolution
2. Procedures for the Conduct of a Protest Hearing
3. Annexation Map

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2019****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR STONECREEK INDUSTRIAL CENTER**

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2020-2021, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

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

WHEREAS, said procedures established by the State Department of Forestry and Fire Protection require the applicant to certify by resolution the approval of application before submission of said application to the State; and

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

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

1. The foregoing recitals are true and correct and incorporated herein.
2. Notice is hereby given that the City Council designates Tuesday, September 3, 2019 at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee.

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

ATTACHMENT 1

submit the Proposed Stormwater Utility Fee to a vote of the property owners in accordance with Article XIII D of the California Constitution.

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

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

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day August 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

ATTACHMENT 2

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

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

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F. Conduct Property Owner Vote; Determination of a Majority Protest	Page 4

A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2019-2020.

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

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

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

ATTACHMENT 2

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

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

Each mailed notice shall contain all of the following:

- A reference to filing of the Written Report;
- A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;
- The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;
- The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;
- The reason for the Proposed Stormwater Utility Fee;
- A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2019-2020;
- The effect of a majority protest; and
- The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

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

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

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

C. Eligibility to File a Protest

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

ATTACHMENT 2

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

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

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

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

D. Submission of Written Protests

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

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

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

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

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

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

ATTACHMENT 2

All written protests shall be considered public records.

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

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

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

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

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

Each mailed ballot shall contain all of the following:

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

ATTACHMENT 2

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

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 1:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

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

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

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

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

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

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

ATTACHMENT 3

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 19
(STONECREEK INDUSTRIAL CENTER)



MEMORANDUM

DATE: August 19, 2019

TO: Honorable Mayor and Council Members

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



SUBJECT: APPROVAL OF THE ANNEXATION BOUNDARY MAP FOR THE STONECREEK INDUSTRIAL CENTER PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Boundary Map No. 28 for the Stonecreek Industrial Center project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

BACKGROUND

On October 6, 2008, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On November 17, 2008, the City adopted the Resolution forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"). The Resolution of Intention provided that parcels in the Future Annexation Area for the District shall be annexed into the District without the need for additional noticing and public hearings as long as the owners of the annexed parcels unanimously approved the annexation. Thus, the annexation process for projects within the Future Annexation Area consists of receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The Stonecreek Industrial Center project was conditioned to annex to CFD No. 2008-1 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. On July 9, 2019 the property owner signed a Petition (with waivers) of the annexation to CFD No. 2008-1. Adoption of the attached Resolution approves Annexation Boundary Map No. 28 for

the project, approves the annexation of the Property into the CFD, and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the Property.

FISCAL IMPACT

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

ATTACHMENT

1. Resolution
2. Boundary Map
3. Amended Notice of Special Tax Lien
4. Exhibit A to Attachment 3- Description of District Services
5. Exhibit B to Attachment 3- Rate Method of Apportionment of Special Tax
6. Exhibit C to Attachment 3-APNS

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE ANNEXATION BOUNDARY MAP FOR THE STONECREEK INDUSTRIAL CENTER PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

WHEREAS, on October 6, 2008, the City adopted Resolution No. 108-2008 declaring its intention to establish Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "District") and Future Annexation Area for maintenance of street lighting and road maintenance services. On November 17, 2008, the City adopted Resolution No. 129-2008 forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"); and

WHEREAS, the resolution of intention to form the District provided for a more efficient process for the annexation of property into the District when the property owners have provided for their unanimous consent of said annexation process by submitting a petition, consent and waiver from the property owner(s); and

WHEREAS, on July 9, 2019 the property owner of the subject property signed a Petition with Waivers form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

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

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 28 for the property known as Stonecreek Industrial Center project, Attachment 2 attached hereto, for the annexation of the property CFD No. 2008-1 (Street Lighting and Road Maintenance

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

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 28 and finds and determines that the territory shown in the Boundary Map is hereby added to and made a part of the District with full legal effect;
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 28 in the office of the County Recorder of Sacramento County no later than 15 days after the adoption of this resolution;
4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2020-

ATTACHMENT 1

2021, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Attachment 3, attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 28.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of August 2019, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

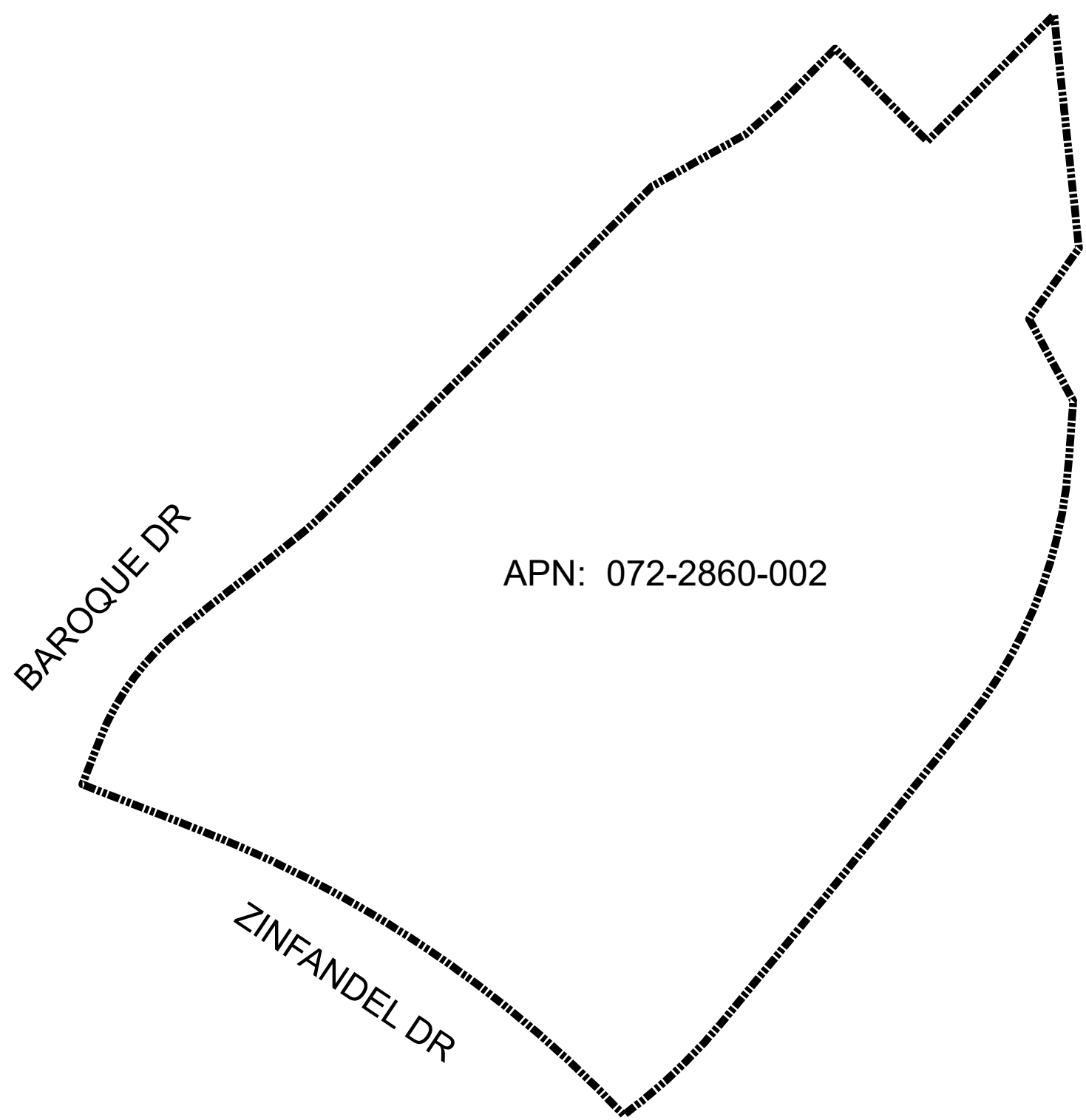
ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

ANNEXATION MAP NO. 28
STONECREEK INDUSTRIAL CENTER
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2019.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 28 TO COMMUNITY FACILITIES DISTRICT NO. 2008-1, (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2019. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

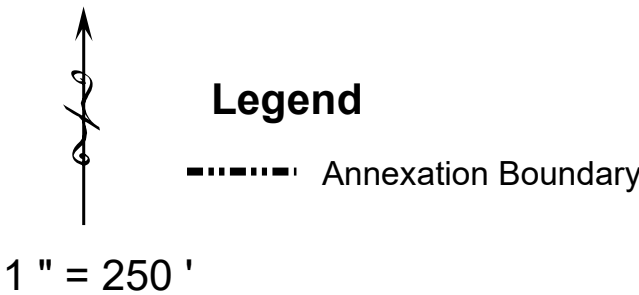
COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____ 2019. AT THE HOUR OF _____ O'CLOCK _____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

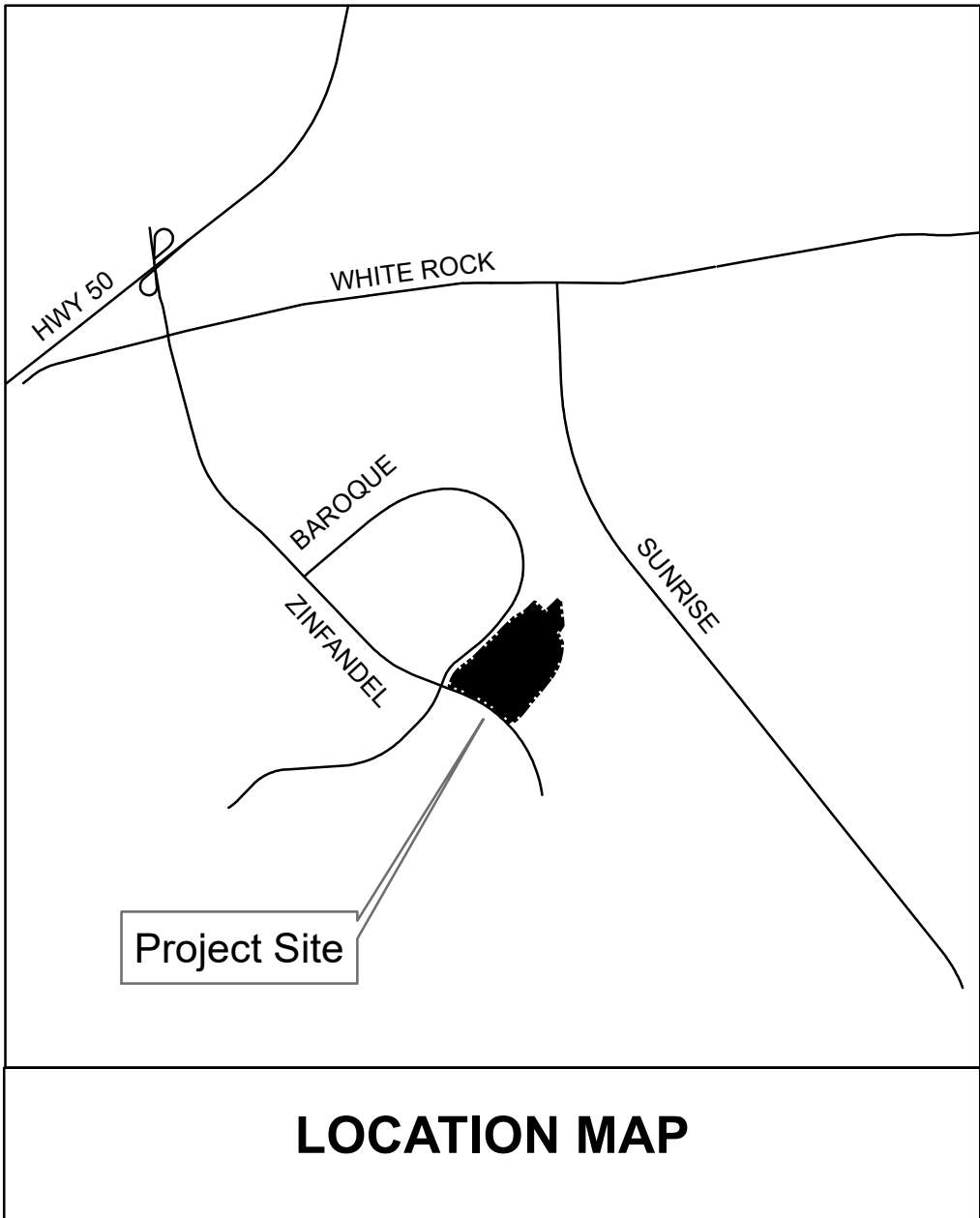
DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____



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



LOCATION MAP

REFERENCE IS MADE TO THE ORIGINAL BOUNDARY MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED BOUNDARIES OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

REFERENCE IS MADE TO THE FUTURE ANNEXATION AREA MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED FUTURE ANNEXATION AREA OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

ANNEXATION MAP

City of Rancho Cordova
Community Facilities District No. 2008-1
Annexation 28 (Stonecreek Industrial Center)
County of Sacramento, California

Sheet 1 of 1

ATTACHMENT 3

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53311 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special tax secured by this lien is authorized to be levied for the purpose providing certain public services described in **Exhibit A** attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Map No. 28 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

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

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

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

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on December 2, 2008, as Document No. 20081202, Page 0781 in the office of the County Clerk & Recorder of the County of Sacramento, California, which

ATTACHMENT 3

contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 110 of Maps of Assessment and Community Facilities Districts at Page 10 (Document No. 20081014-0822), in the office of the County Recorder for the County of Sacramento, State of California (the "Original Boundary Map"), and the map of the Annexed Territory recorded at Book 126, Page 0001, Document No. 20181203 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

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

Date: _____

By: _____

Stacy Leitner, CMC, City Clerk
City of Rancho Cordova

ATTACHMENT 4**EXHIBIT A****CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)****DESCRIPTION OF DISTRICT SERVICES**

Description of services:

Maintenance and lighting of public streets and roads

- Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the District.

Reserve Fund

- The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the District to fund future repairs to street lighting and roadway improvements and other services as determined by the District.

EXHIBIT B

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or "Acre" means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

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

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

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

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

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

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

“Authorized Services” means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2008-1”** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

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

“County” means the County of Sacramento.

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

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

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

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

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

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

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

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

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

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

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

“Public Property” means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

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

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

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

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

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

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

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

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

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

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

“Tax Zone 1” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

“Tax Zone 2” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

“Tax Zone 3” means the geographic areas that are identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

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

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

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

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

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be \$0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be \$0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$235.06 per Unit
Multi-Family Property	N/A	\$235.06 per Unit
Commercial Property	N/A	The greater of \$973.30 per Acre or \$0.0944 per Square Foot
Hotel Property	N/A	The greater of \$2,688.49 per Acre or \$56.98 per Unit
Industrial Property	N/A	The greater of \$222.20 per Acre or \$0.0351 per Square Foot
Office Property	N/A	The greater of \$851.74 per Acre or \$0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

b. Residential Alley Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$324.39 per Unit
Multi-Family Property	N/A	\$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

c. Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$252.69 per Unit
Multi-Family Property	N/A	\$252.69 per Unit
Commercial Property	N/A	The greater of \$1,046.30 per Acre or \$0.1015 per Square Foot
Hotel Property	N/A	The greater of \$2,890.13 per Acre or \$61.25 per Unit
Industrial Property	N/A	The greater of \$238.87 per Acre or \$0.0377 per Square Foot
Office Property	N/A	The greater of \$915.62 per Acre or \$0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

d. Additional Load Parcels

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,216.63 per Acre or \$0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$277.75 per Acre or \$0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

e. Additional Load and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,289.63 per Acre or \$0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$294.42 per Acre or \$0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

f. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$342.02 per Unit
Multi-Family Property	N/A	\$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

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

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

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

ATTACHMENT 1 TO EXHIBIT B

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.*

ATTACHMENT 6**EXHIBIT C****CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)****ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY
FACILITIES DISTRICT**

Assessor's
Parcel Nos.

Names of Property Owners

072-2860-002

68 Zinfandel JV, LLC

MEMORANDUM

DATE: August 19, 2019

TO: Honorable Mayor and Council Members

FROM: Kim Juran-Karageorgiou,
Administrative Services Director

SUBJECT: TREASURER'S REPORT – JUNE 30, 2019



RECOMMENDATION

This report is informational only. It is recommended that the City Council receive and file the June 30, 2019 Treasurer's Report.

RESULT OF RECOMMENDED ACTION

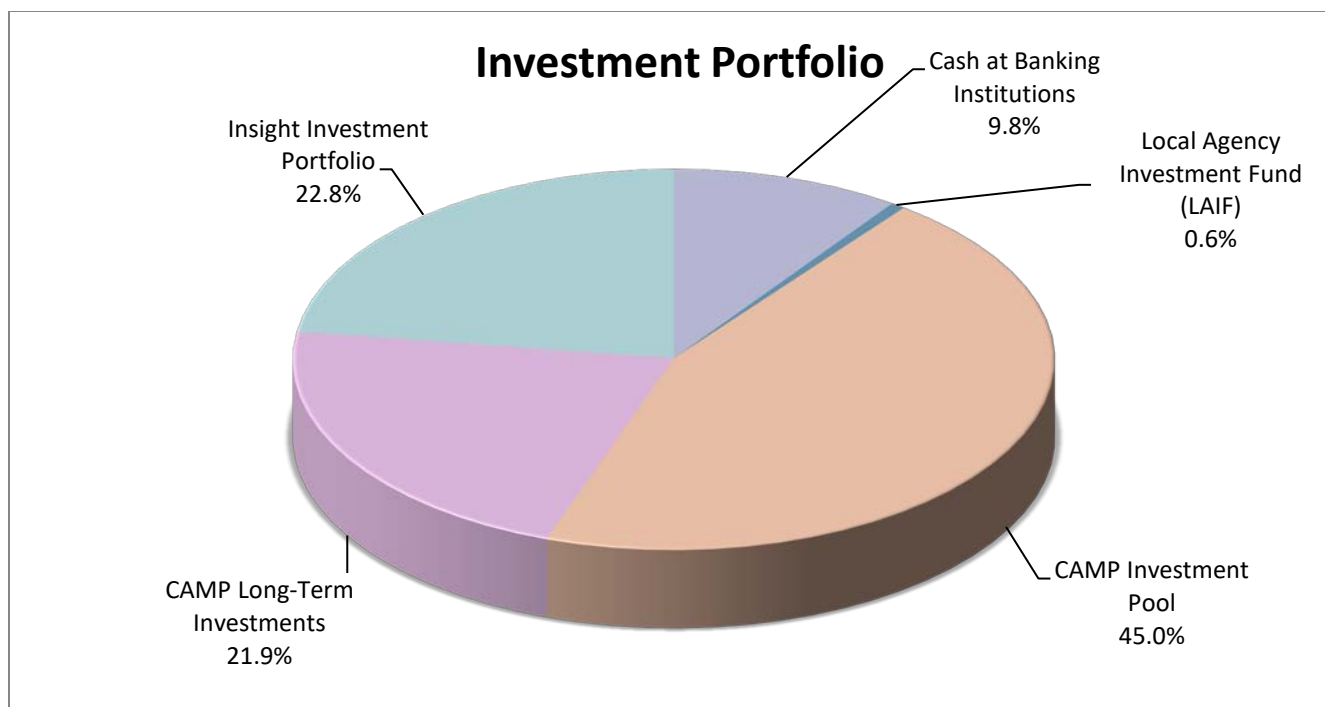
The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another. The scope of this report covers the second quarter of this calendar year, ending June 30, 2019, and is in compliance with the State's reporting requirements.

BACKGROUND

Attached is the quarterly Treasurer's report for the period ending June 30, 2019. Treasurer's reports are provided to Council on a quarterly basis.

At March 31, 2019, the value of the City's total portfolio was \$147.5 million. Since that time, the balances increased by \$26.9 million with an ending balance of \$174.4 million as of June 30, 2019. The funds are held as follows:

Investment Distribution	Par Value	Market Value
Cash at Banking Institutions	\$ 17,042,096	\$ 17,042,096
Local Agency Investment Fund (LAIF)	1,053,376	1,053,376
CAMP Investment Pool	78,483,540	78,483,540
CAMP Long-Term Investments	38,114,172	38,301,693
Insight Investment Portfolio	39,699,255	40,012,766
Total	\$ 174,392,439	\$ 174,893,471



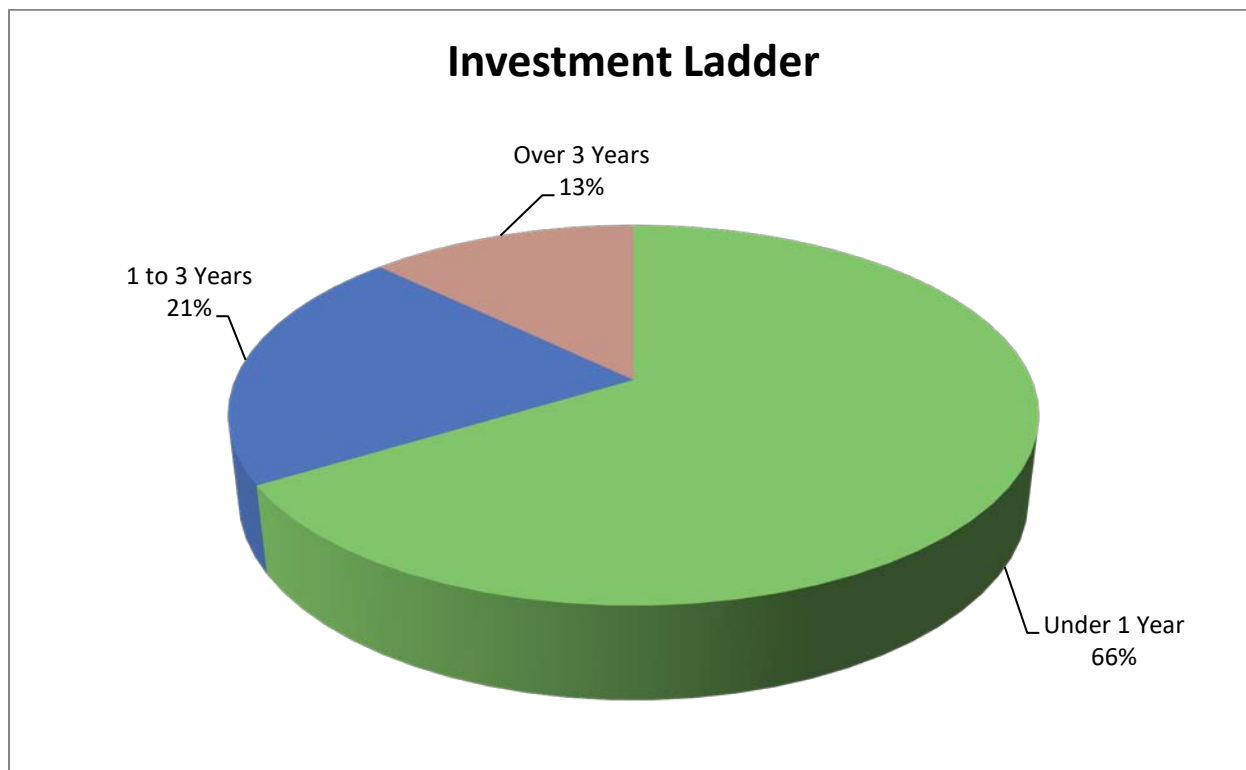
At June 30, 2019 the City's cash balance was allocated by fund type/purpose as follows:

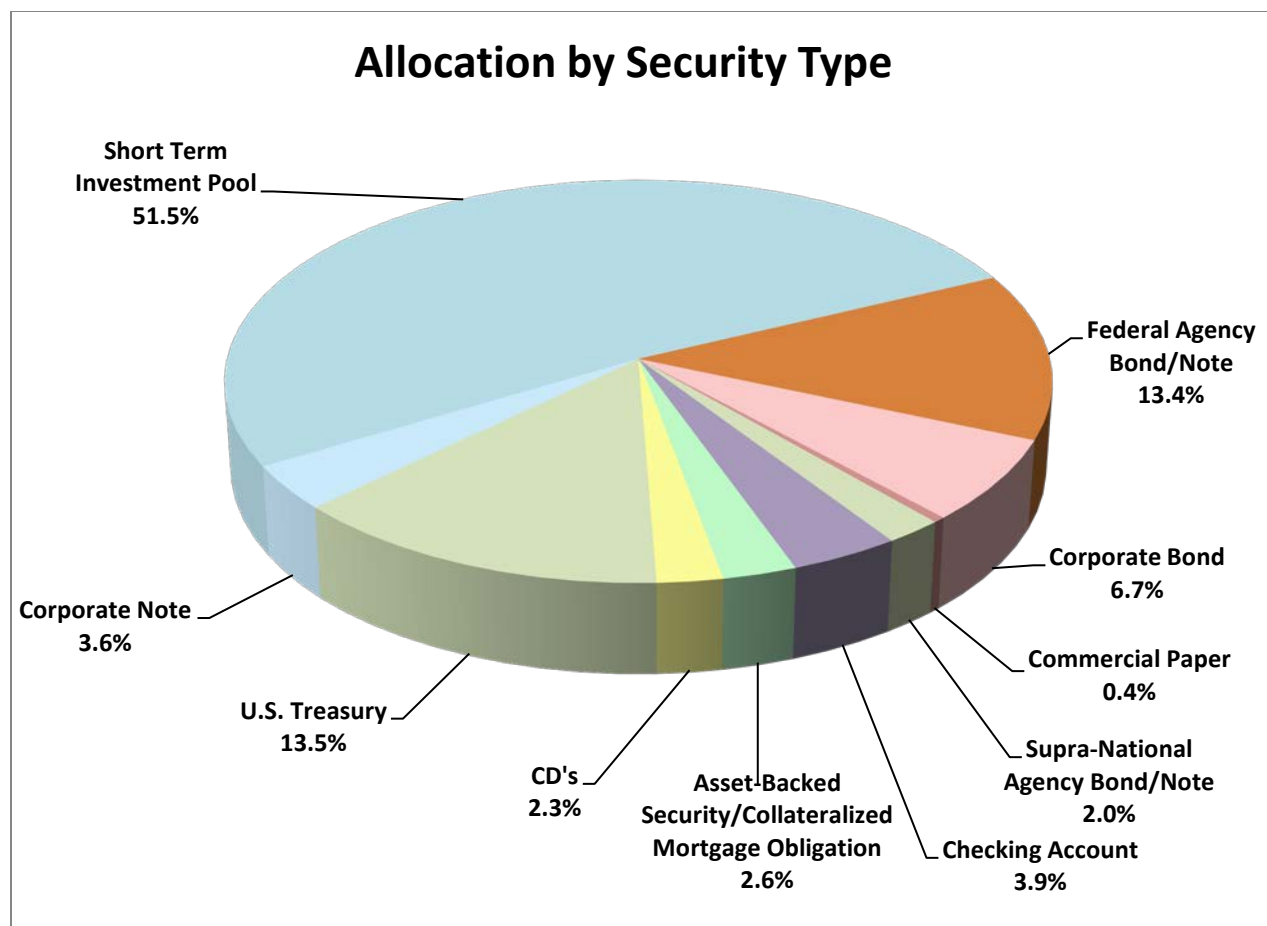
- General Fund: \$38.9 million
- Community Enhancement Fund: \$11.6 million
- Sunrise Development Impact Fees (restricted for specific improvements needed as a result of development in the area): \$26.8 million
- Transportation Funds: \$49.9 million
- Storm Drain Fund: \$13.7 million
- Capital Projects/Grant/Special Revenue Funds: \$23.3 million
- Agency Funds (monies held on behalf of other agencies): \$10.2 million

The overall portfolio is well diversified with \$77.8 million invested in marketable securities, \$79.5 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets), and another \$17.0 million is on deposit with our banks, which includes \$10.3 million on deposit with two local banks as part of the City's participation in the RISE program. Staff, in conjunction with our financial advisors, periodically reviews the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs.

Staff thoroughly reviews investment statements and makes appropriate inquiries of its investment advisors to confirm the existence and viability of the City's assets. The City invests conservatively in investment policy options in accordance with California State Government Code. The long-term assets are in securities that can be held to maturity, thus are less vulnerable to the fluctuations of the market. All securities are in compliance with the City's investment policy. There are sufficient funds to meet the City's expenditure requirements for the next six months.

The distributions of investments are displayed in the following charts:





ATTACHMENT

1. City of Rancho Cordova Treasurer's Report as of June 30, 2019

City of Rancho Cordova
Treasurer's Report March 31, 2019

ATTACHMENT 1

Security Held	Coupon	Par Value	Cost	Market Value
Wells Fargo Checking		\$ 6,775,378	6,775,378	6,775,378
Wells Fargo Adv Treasury Plus MMF		\$ 9,255	9,255	9,255
American River Bank	2.45%	\$ 5,133,039	5,133,039	5,133,039
Five Star Bank	2.48%	\$ 5,133,678	5,133,678	5,133,678
Local Agency Investment Fund (LAIF)	2.57%	\$ 1,053,376	1,053,376	1,053,376
California Asset Management Program (CAMP)		\$ 78,483,540	78,483,540	78,483,540
Insight Investment Portfolio				
Berkshire Hathaway Inc	2.1	600,000	606,588	599,786
American Express Credit	2.25	500,000	496,930	499,887
John Deere Capital Corp	2.3	400,000	400,264	399,903
Pepsi Co.	1.35	650,000	647,127	648,371
Apple Inc.	1.8	400,000	395,356	399,443
Microsoft Corp	1.85	750,000	751,725	748,531
TWDC Enterprises 18 Corp	1.95	700,000	702,198	698,157
Pfizer Inc	5.2	800,000	857,616	825,625
American Honda Finance	3.15	600,000	600,720	608,000
Cisco Systems Inc	2.2	850,000	842,019	850,769
Citibank NA	3.4	1,000,000	1,013,890	1,021,283
Caterpillar Finl Service	3.15	1,000,000	1,012,100	1,019,889
Wells Fargo Bank NA	3.625	1,000,000	1,018,780	1,028,250
Toyota Motor Credit Corp	2.6	1,000,000	1,002,090	1,010,463
JPMorgan Chase & Co	3.25	1,000,000	1,014,000	1,027,330
Chevron Corp	3.191	400,000	408,976	415,150
Fannie Mae	0.875	2,100,000	2,096,101	2,097,455
Federal Home Loan Bank	1.5	850,000	839,690	848,166
Federal Farm Credit Bank	1.95	1,000,000	991,310	999,780
Federal Farm Credit Bank	2.05	800,000	793,944	800,288
Federal Home Loan Bank	2.125	1,000,000	993,417	1,000,075
Federal Home Loan Bank	1.375	500,000	497,442	496,820
Federal Farm Credit Bank	1.5	950,000	940,196	944,775
Federal Farm Credit Bank	2.5	1,000,000	999,270	1,010,710
Federal Farm Credit Bank	2.54	1,000,000	1,000,960	1,011,390
Federal Home Loan Bank	3.625	800,000	822,176	826,966
Fannie Mae	2	1,000,000	992,380	1,005,246
Federal Home Loan Bank	2.5	1,000,000	1,004,720	1,018,165
Fannie Mae	2	1,000,000	988,920	1,006,998
Federal Farm Credit Bank	2.25	840,000	853,524	852,163
Federal Home Loan Bank	2.75	1,000,000	1,014,968	1,029,177
Federal Farm Credit Bank	2.25	1,000,000	996,160	1,012,770
Freddie Mac	2.75	1,000,000	1,015,570	1,035,395
Federal Farm Credit Bank	2.3	1,100,000	1,122,682	1,119,459
Federal Farm Credit Bank	1.42	1,000,000	998,942	999,957
Fannie Mae	1.075	1,000,000	999,500	999,660
Freddie Mac	1.5	750,000	750,600	747,345
Freddie Mac	1.5	750,000	750,278	747,435
USA Treasury	1.375	850,000	846,846	848,241
USA Treasury	1.5	1,000,000	990,000	997,930
USA Treasury	3.375	750,000	763,711	753,340
USA Treasury	2.25	1,000,000	998,988	1,009,922
USA Treasury	1.75	1,000,000	983,164	1,001,250
USA Treasury	1.625	1,000,000	977,855	996,797
USA Treasury	1.375	1,000,000	985,941	985,000
		39,690,000	39,779,631	40,003,511

CAMP Long-Term Investments

City of Rancho Cordova
Treasurer's Report March 31, 2019

ATTACHMENT 1

Security Held	Coupon	Par Value	Cost	Market Value
Toyota ABS 2017-B A3	1.76	510,461	510,422	509,020
ALLY ABS 2017-3 A3	1.74	207,101	207,079	206,428
HAROT 2017-3 A3	1.79	104,548	104,537	104,267
ALLY ABS 2017-4 A3	1.75	241,654	241,651	240,927
ALLYA 2017-5 A3	1.99	283,539	283,517	283,121
FORDO 2017-C A3	2.01	700,000	699,874	698,881
Citibank ABS 2017-A3 A3	1.92	700,000	701,869	698,527
TAOT 2018-A A3	2.35	175,000	174,998	175,321
ALLYA 2018-2 A3	2.92	250,000	249,955	251,814
ALLYA 2018-3 A3	3.0	350,000	349,976	353,293
HAROT 2018-4 A3	3.16	350,000	349,948	356,652
CCCIT 2018-A1 A1	2.49	350,000	349,952	352,392
VALET 2018-2 A3	3.25	325,000	324,986	331,056
Credit Suisse New York Cert Depos	2.67	350,000	350,000	350,955
UBS AG Stamford CT LT CD	2.9	400,000	400,000	401,770
WestPac Banking Corp NY CD	2.05	625,000	625,000	624,127
Bank of Montreal Chicago Cert Depos	3.19	630,000	630,000	634,381
Sumitomo Mitsui Bank NY Certs Depos	3.39	360,000	359,510	365,553
Swedbank (New York) Cert Depos	2.27	700,000	700,000	697,936
Royal Bank of Canada NY CD	3.24	625,000	625,000	637,352
MUFG Bank LTD/NY Cert Depos	2.98	350,000	350,000	358,662
MUFG Bank LTD/NY Comm Paper	0	750,000	735,263	740,717
American Express Credit (Callable) Corp	1.7	75,000	74,911	74,822
Microsoft Corp Notes	1.85	300,000	299,799	299,357
Toyota Motor Credit Corp	1.95	300,000	299,862	299,424
Home Depot Inc Corp Notes	1.8	175,000	174,899	174,392
American Honda Finance Corp Notes	1.95	70,000	69,929	69,772
Caterpillar Finl Service Note	1.85	275,000	274,769	274,031
Paccar Financial Corp Note	2.05	150,000	149,987	149,886
Wal-Mart Stores Inc Corp Note	1.9	350,000	349,493	349,371
Branch Banking & Trust (Callable) Notes	2.15	175,000	174,920	174,691
IBM Corp Corp Notes	2.65	350,000	349,829	351,935
American Honda Finance	2.65	75,000	74,895	75,459
National Rural Util Coop Note	2.9	150,000	149,834	151,776
National Rural Util Coop Note	2.9	200,000	199,154	202,368
Toyota Motor Credit Corp Notes	2.95	180,000	179,928	182,477
Bank of America Corp Note	2.625	35,000	35,272	35,218
Morgan Stanley Corp Notes	2.5	350,000	351,134	350,656
American Express Credit (Callable) Note:	2.25	500,000	502,735	500,148
Hershey Company Corp Notes	3.1	150,000	149,897	152,569
Charles Schwab Corp Notes	3.25	225,000	224,993	229,357
Bank of America Corp (Callable)	2.328	225,000	225,000	224,728
Citigroup Inc Corp (Callable) Note	2.9	350,000	354,165	353,630
American Honda Finance Corp Notes:	3.375	200,000	199,904	205,156
John Deere Capital Corp Notes:	2.65	250,000	248,898	252,685
Paccar Financial Corp Note	2.85	100,000	99,912	101,858
Bank of America Corp Notes	3.499	90,000	90,000	91,734
Branch Banking & Trust Corp Notes	3.05	200,000	199,994	204,293
JPMorgan Chase & Co Bonds	3.207	375,000	375,000	382,721
PNC Bank NA Corp Notes	3.5	375,000	377,670	394,920
FHLMC Notes	1.875	700,000	699,328	699,780
FHLB Global Note	1.125	700,000	695,743	691,277
FHLMC Series KP03 A2	1.78	3,504	3,539	3,498
Fannie Mae Series 2015-M13 ASQ2	1.646	453	458	452
FNA 2018-M5 A2	3.56	195,933	199,830	199,783
FHLMC Series K721 A2	3.09	200,000	201,703	205,235
FHMS KP05 A	3.203	176,979	176,978	179,959
Inter-American Devel. Bank Note	1.625	700,000	698,341	697,311
Intl Bank of Reconstruction and Dev Note	1.561	850,000	847,960	845,727
Inter-American Development Bank	2.125	700,000	706,488	701,736
International Finance Corporation Note	2.635	350,000	349,738	352,473

City of Rancho Cordova
Treasurer's Report March 31, 2019

ATTACHMENT 1

Security Held	Coupon	Par Value	Cost	Market Value
Inter-American Devel. Bank Note	2.625	215,000	214,527	217,798
Intl Bank of Reconstruction and Dev Note	2.75	750,000	748,245	763,862
U.S. Treasury Notes	1.75	150,000	154,717	149,801
U.S. Treasury Notes	2	235,000	243,491	235,707
U.S. Treasury Notes	1.375	1,250,000	1,217,529	1,240,625
U.S. Treasury Notes	2	1,000,000	1,010,898	1,005,312
U.S. Treasury Notes	2	1,150,000	1,156,963	1,156,109
U.S. Treasury Notes	2	1,200,000	1,203,609	1,206,374
U.S. Treasury Notes	1.25	600,000	588,492	593,320
U.S. Treasury Notes	1.875	350,000	337,723	351,408
U.S. Treasury Notes	1.875	450,000	435,621	451,810
U.S. Treasury Notes	1.875	700,000	692,727	702,816
U.S. Treasury Notes	1.875	900,000	888,574	903,621
U.S. Treasury Notes	1.625	425,000	407,170	423,705
U.S. Treasury Notes	2.125	500,000	482,949	506,817
U.S. Treasury Notes	2.125	850,000	824,434	861,588
U.S. Treasury Notes	2.125	850,000	828,949	861,588
U.S. Treasury Notes	2.125	1,500,000	1,478,379	1,520,450
U.S. Treasury Notes	2.125	1,900,000	1,869,867	1,925,903
U.S. Treasury N/B Notes	1.625	500,000	486,387	498,028
U.S. Treasury N/B Notes	1.625	700,000	683,156	697,239
U.S. Treasury N/B Notes	1.625	875,000	843,247	871,548
U.S. Treasury N/B Notes	1.625	900,000	892,934	896,450
		38,114,172	37,851,009	38,301,693
TOTAL		174,392,439	174,218,908	174,893,471

MEMORANDUM

DATE: August 19, 2019

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: D.R. HORTON FOR ANTHOLOGY AT ANATOLIA SUBDIVISION MAJOR DESIGN REVIEW PROJECT NO. DD9879

PROPERTY OWNER: D.R. Horton 2260 Douglas Boulevard, Suite 110 Roseville, CA 95661	APPLICANT/DEVELOPER: D.R. Horton 2260 Douglas Boulevard, Suite 110 Roseville, CA 95661
PROJECT: Applicant is requesting the following; Major Design Review for four new house plans with three architectural styles ranging from 1,678 to 2,022 square feet to be constructed on 63 of the 102 remaining lots within Anthology at Anatolia subdivision. FILE: DD9879 LOCATION: Within Anthology at Anatolia; located south of Douglas Road and east of Sunrise Boulevard ZONING: Residential RD-10 GENERAL PLAN: Medium Density Residential (MDR) APN: 067-0920-007 thru 088, 067-0920-95 thru 113, and 067-0920-118 PLANNER: June Cowles, Senior Planner	

RECOMMENDATION

Determine the project Exempt per Section 15182, of the CEQA Guidelines, and adopt the Resolution for D.R. Horton, Anthology at Anatolia Major Design Review

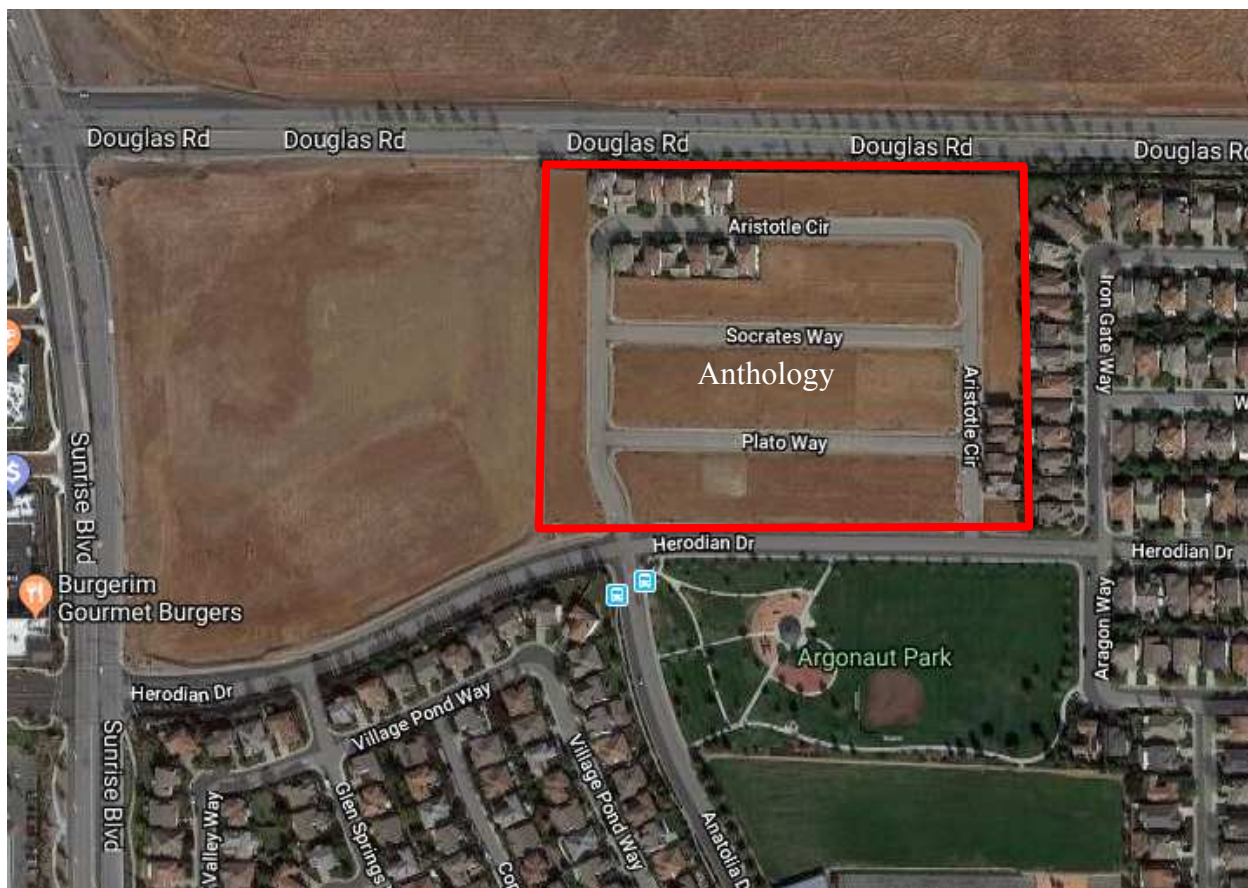
RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Major Design Review to include four new house plans within Anthology at Anatolia subdivision. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND / PROJECT HISTORY

The Anthology at Anatolia subdivision is located within the Sunridge Specific Plan which was approved in July 2002 by Sacramento County Figure 1: Anthology at Anatolia Site Location. The Specific Plan area includes residential, commercial, office and open space throughout. Below is a chronological timeline of the entitlements for the Anthology project;

Figure 1: Anthology at Anatolia Site Location



2005 Anthology at Anatolia Tentative Subdivision Map and Special Development Permit

- Created 118 single family lots in the RD-10 zone.
- Created three landscape lots.
- Allowed reduction in minimum lot size, distance between buildings, and building setbacks

2005 Anthology at Anatolia Major Design Review Cambridge Homes

- Approval of four floor plans (1,830, 2,026, 2,146, and 2,322 sqft) with three architectural styles (Santa Barbara, French Cottage, and Classic Italian)

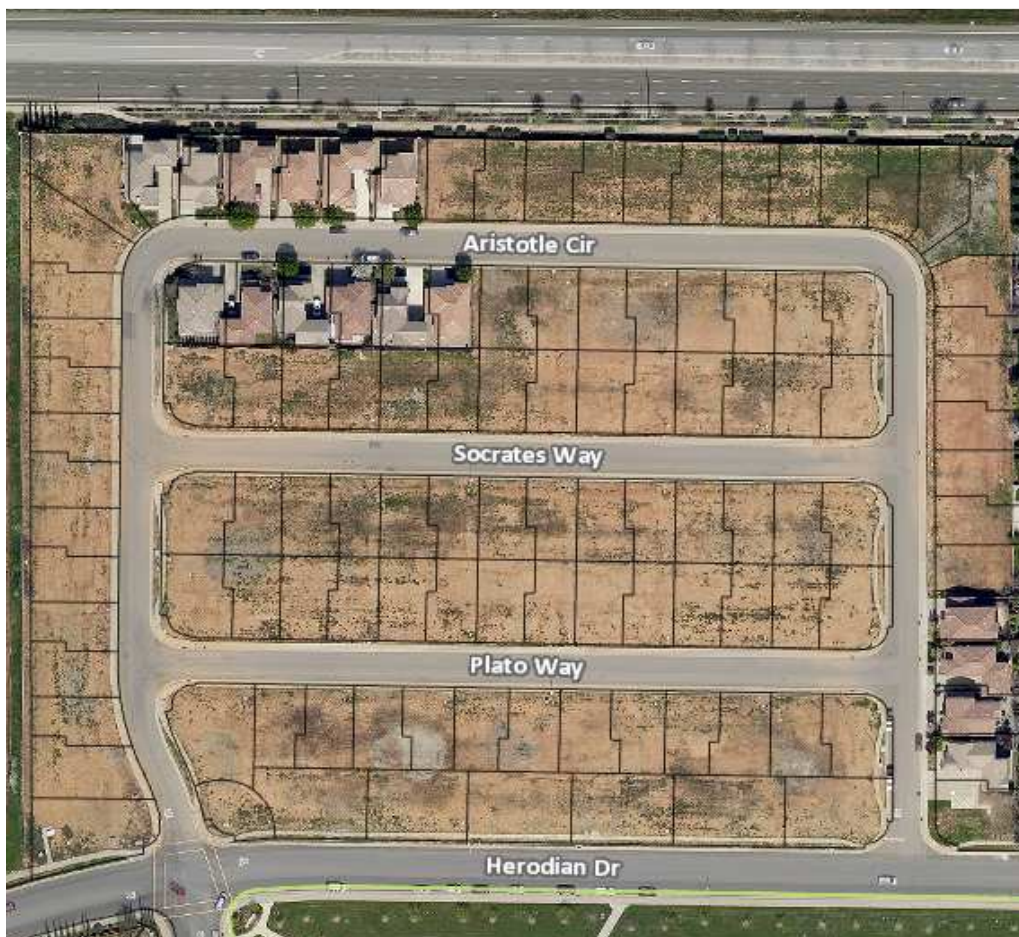
2018 Anthology at Anatolia Major Design Review Substantial Conformance D.R. Horton

- Minor revisions, staff approved to the original four floor plans

Existing Conditions:

The Anthology at Anatolia includes 118 single family lots with installed infrastructure and is part of the Anatolia Home Owners' Association. Figure 2: Anthology at Anatolia 2018 Aerial. The aerial shows 16 homes built with 102 undeveloped single family lots. To date, D.R. Horton has built an additional 39 single family homes with the original house plans.

Figure 2: Anthology at Anatolia 2018 Aerial



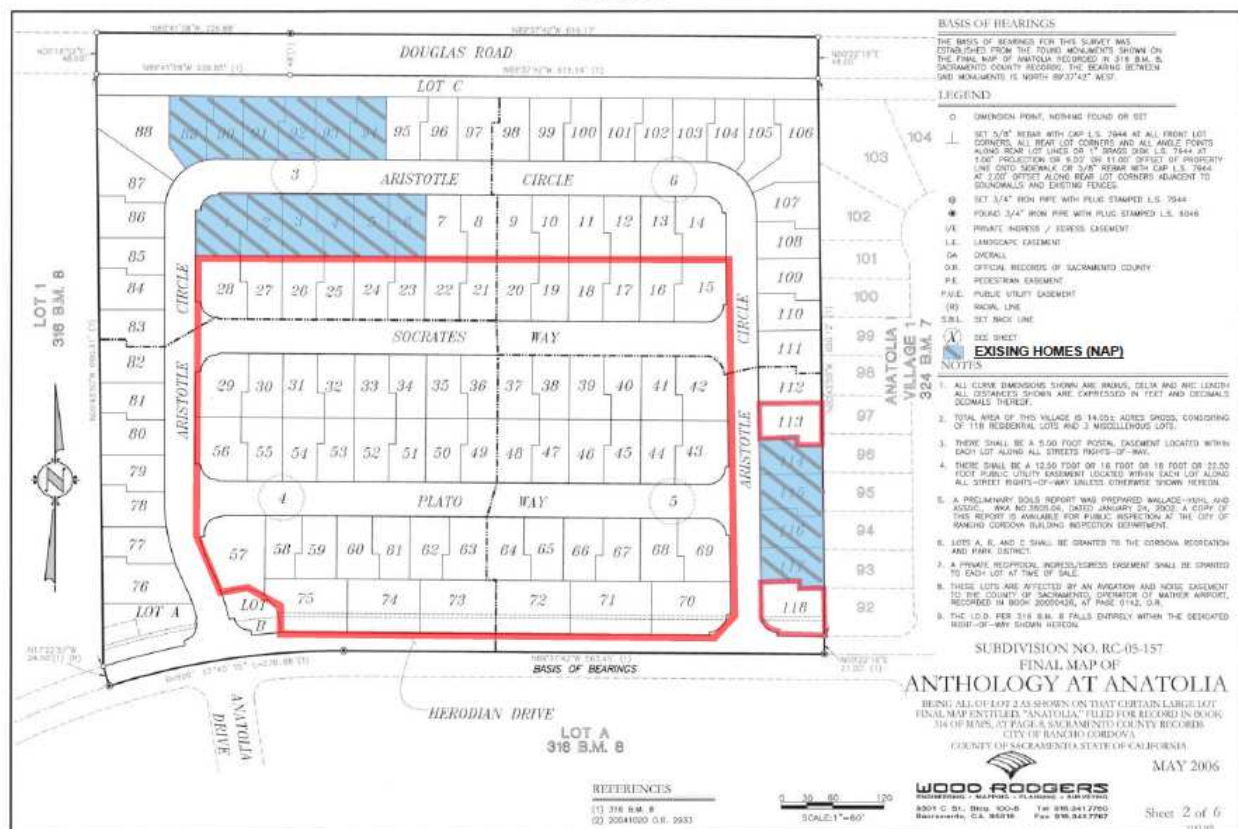
ANALYSIS

Major Design Review

The applicant, D.R. Horton is requesting a Major Design Review for four new floor plans with three architectural styles to be built on the remaining 63 undeveloped lots, shown in the outlined red area. Figure 3: Proposed Area for New House Plans. The new house plans include the following:

- 1,678 sq ft 2-story house plan
- 1,811 sq ft 2-story house plan
- 1,932 sq ft 2-story house plan
- 2,022 sq ft 2-story house plan
- Architectural Styles: French Cottage, Classic Italian, and Santa Barbara

Figure 3: Proposed Area for New House Plans



The applicant states that the new house plans will decrease the average square footage within the neighborhood, making the homes more attainable by design. The new plans feature open and flexible floor plans and more usable outdoor space. The current plans have the garages set back a significant distance from the street, which results in a 4-foot rear yard on some lots. The proposed house plans are smaller than the original house plans. Figure 4: House Plan Streetscape and Figure 5: Proposed House Elevations. However, the applicant has proposed the same architectural styles and colors in order to be consistent with the original built homes. The proposed house plans are as follows:

Figure 4: House Plan Streetscape



Figure 5: Proposed House Elevations

Plan 1,678 Elevation



FRENCH COTTAGE FRONT ELEVATION



SANTA BARBARA FRONT ELEVATION



CLASSIC ITALIAN FRONT ELEVATION

Plan 1,811 Elevation



FRENCH COTTAGE FRONT ELEVATION



SANTA BARBARA FRONT ELEVATION



CLASSIC ITALIAN FRONT ELEVATION

Plan 1,932 Elevation



FRENCH COTTAGE FRONT ELEVATION



SANTA BARBARA FRONT ELEVATION



CLASSIC ITALIAN FRONT ELEVATION

Plan 2,022 Elevation



FRENCH COTTAGE FRONT ELEVATION



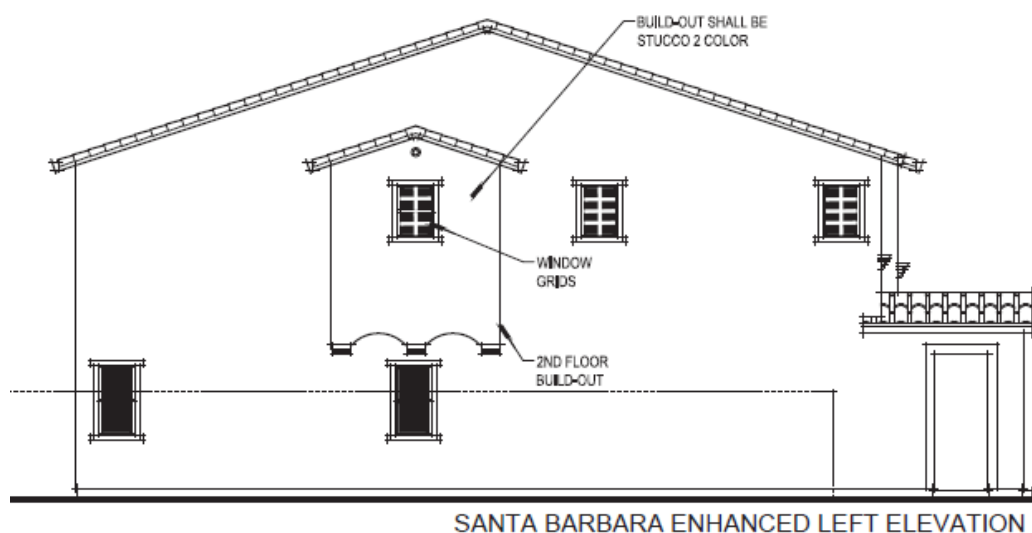
SANTA BARBARA FRONT ELEVATION



CLASSIC ITALIAN FRONT ELEVATION

Corner lots and lots along the public right of way will include enhanced elevations. Figure 6: Example of Enhanced Elevation.

Figure 6: Example of Enhanced Elevation



City Design Guidelines

The proposed house plans offer a clear architecture style consistent with the original house plans. The proposed project is consistent with the City Design Guidelines and Sunridge Specific Plan Design Guidelines as stated below;

- The design is visually interesting and establishes streetscape variety, four new house plans with three architectural styles per plan and consistent with the original house plans.
- Front loading homes include porch forward of the garage.
- The proposed color schemes include two tone body colors that provide visual interest.
- To ensure variety and interest throughout the subdivision, a condition of approval has been added to state that no two identical floor plans and building elevations shall be located adjacent to each other.
- All garage doors include glass panels as a standard.
- Enhanced elevations are provided for homes that are located on the corner lots or adjacent to street public right-of-way.

Landscape Design

The submitted typical landscape plan depicts a variation of drought tolerant trees, shrubs and a small area of drought tolerant grass and natural grasses. Figure 7: Typical Landscape Plans. The Model Water Efficient Landscape Ordinance states that new homes can only have lawns that do not exceed 25% of the total front, back and side yard square footage. The proposed landscape plans meet the efficient landscape ordinance.

Figure 7: Typical Landscape Plans



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 subdivision 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 proposed single-family project site is zoned RD-10 with lots, on average, less than 4,000 square feet consistent with the General Plan requirements. Therefore, the project is consistent with the Sunridge Specific Plan regarding density. The project follows all zoning regulations with the approved Special Development Permit for the revised setbacks as well as the applicable Rancho Cordova Design Guidelines including height regulations and architectural detail requirements.

- 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: D.R. Horton is presenting a design package which includes four different floor plans with three elevations per plan, for a total of 12 architectural configurations. Variations in colors and materials along with porch area forward of the garage will create a vibrant and welcoming streetscape. Conditions of Approval have been developed to

alternate between sizes and architectural styles throughout the neighborhood to emphasize 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 architecture and landscaping are consistent with the Sunridge Specific Plan design standards and the City Design Guidelines. The applicant has provided 4 new floor plans that are consistent with the existing homes within Anthology at Anatolia. Floor plans range between 1,678 to 2,022 square feet in size. Similar to other home sizes within other areas of RD-10 zoning districts. A clear design concept is shown for each elevation and each design provides consistent characteristics of each stated style. All elevations and architectural style palettes are included in the Design Review Package (Exhibit A).

- 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.

GENERAL PLAN CONSISTENCY

The site General Plan designation 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 approved subdivision map is consistent with the MDR General Plan designation.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR). The project is exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

RECOMMENDED ACTION

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Major Design Review for Anthology at Anatolia subject to the findings and Conditions of Approval (Exhibit B).

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval
4. Exhibit C to the Resolution – Proposed Area for New House Plans
5. 500' Radius Map with Mailing Labels

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW FOR D.R. HORTON AT ANTHOLOGY AT ANATOLIA PROJECT NO. DD9879

WHEREAS, D.R. Horton (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Major Design Review approval for four new house plans with three architectural styles located in the Anthology at Anatolia subdivision; 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) thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt under California Environmental Quality Act (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, BE IT RESOLVED, 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.

Evidence: The proposed residential project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report. 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), the Conditions of Approval (Exhibit B), and the Proposed Area for New House Plans (Exhibit C) 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.

ATTACHMENT 1

Evidence: The General Plan designation for the subdivision 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 proposed single family project site is zoned RD-10 with lots, on average, less than 4,000 square feet consistent with the General Plan requirements. Therefore, the project is consistent with the Sunridge Specific Plan regarding density. The project follows all zoning regulations with the approved Special Development Permit for the revised setbacks as well as the applicable Rancho Cordova Design Guidelines including height regulations and architectural detail requirements.

- 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: D.R. Horton is presenting a design package which includes four different floor plans with three elevations per plan, for a total of 12 architectural configurations. Variations in colors and materials along with porch area forward of the garage will create a vibrant and welcoming streetscape. Conditions of Approval have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize 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 architecture and landscaping are consistent with the Sunridge Specific Plan design standards and the City Design Guidelines. The applicant has provided 4 new floor plans that are consistent with the existing homes within Anthology at Anatolia. Floor plans range between 1,678 to 2,022 square feet in size. Similar to other home sizes within other areas of RD-10 zoning districts. A clear design concept is shown for each elevation and each design provides consistent characteristics of each stated style. All elevations and architectural style palettes are included in the Design Review Package (Exhibit A).

- 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 of circulation.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of August, 2019 by the following vote:

ATTACHMENT 1**AYES:****NOES:****ABSENT:****ABSTAIN:****ATTEST:**

Robert J. McGarvey, Mayor

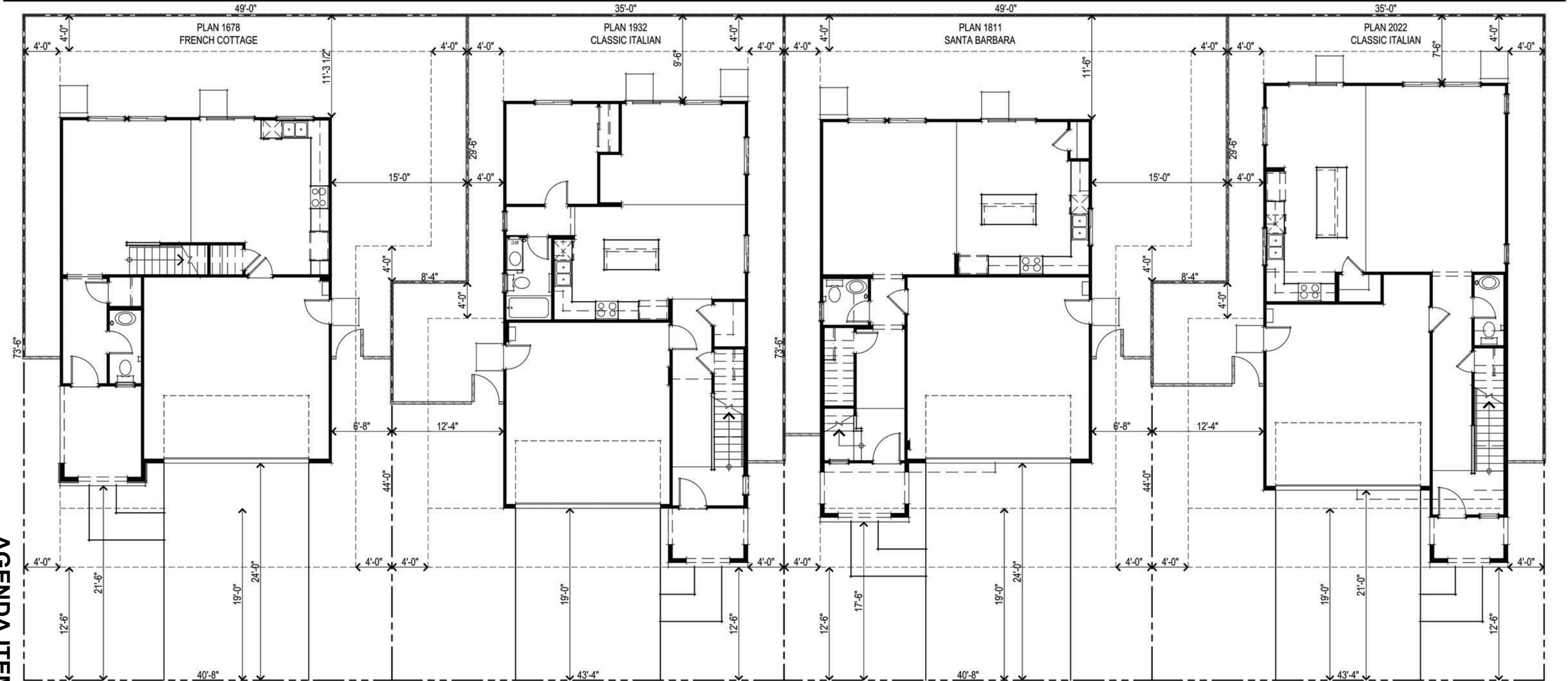
Stacy Leitner, CMC, City Clerk



ANTHOLOGY AT ANATOLIA

RANCHO CORDOVA, CA

JULY 26, 2019



AGENDA ITEM 10.1

D·R·HORTON
America's Builder

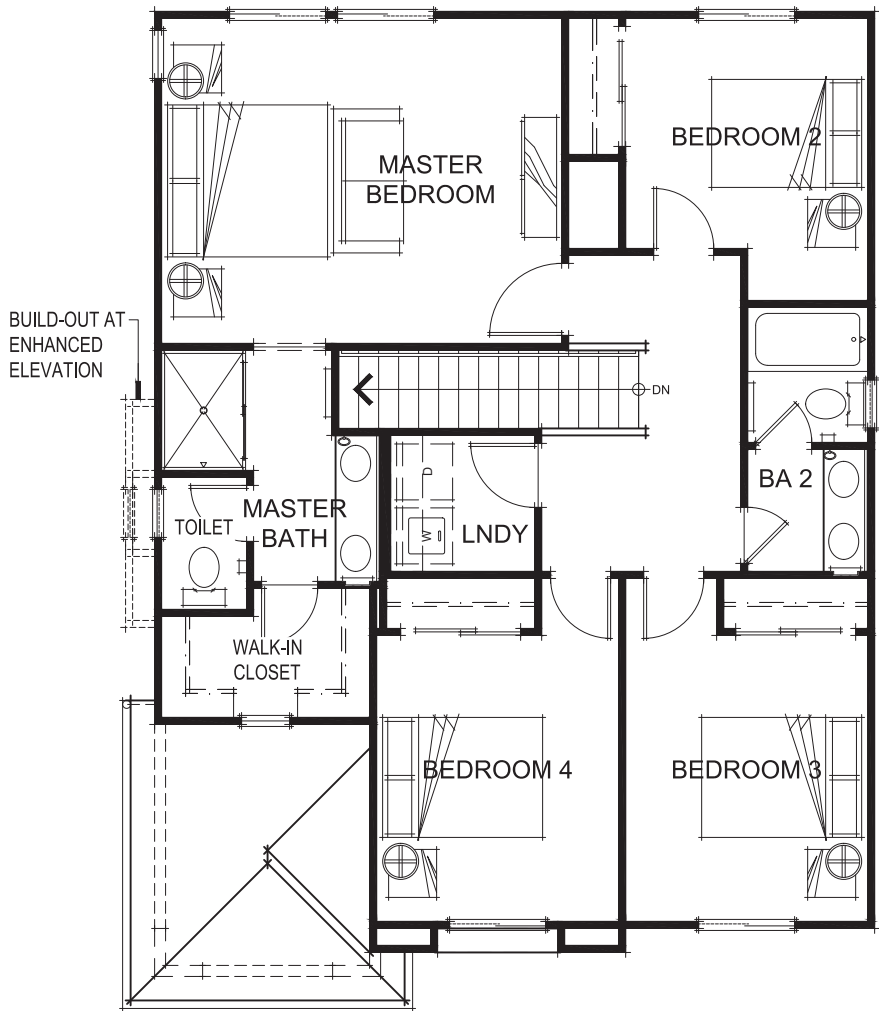
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ROSEVILLE, CA 95661
916.297.4461

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

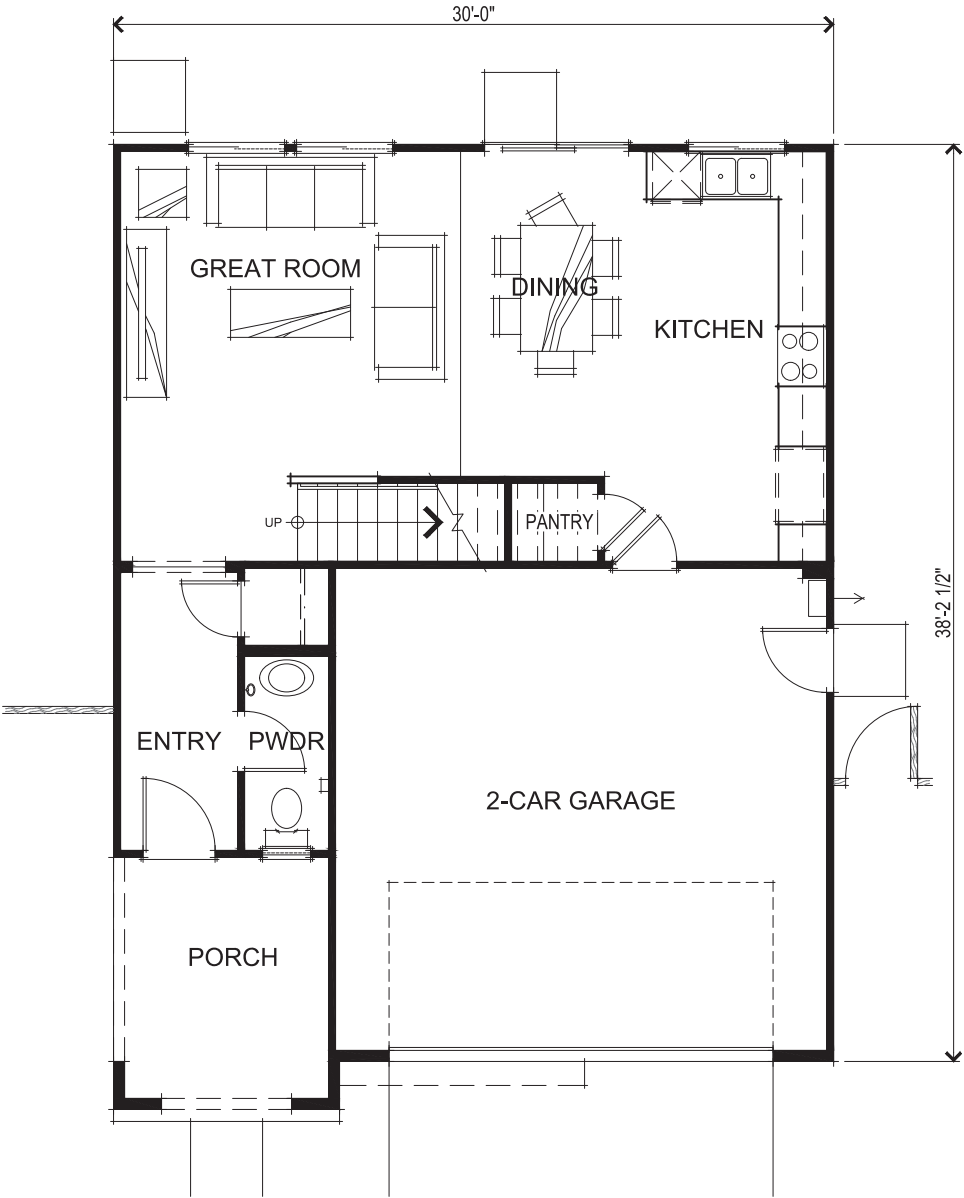


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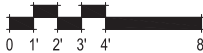


SECOND FLOOR PLAN



SANTA BARBARA
FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	641 SQ. FT.
SECOND FLOOR	1037 SQ. FT.
TOTAL LIVING	1678 SQ. FT.
2-CAR GARAGE	429 SQ. FT.



PLAN 1678 FLOOR PLANS
A001

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



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NOTE:
ALL GARAGE DOORS SHALL HAVE STANDARD
GLASS PANELS



FRENCH COTTAGE FRONT ELEVATION



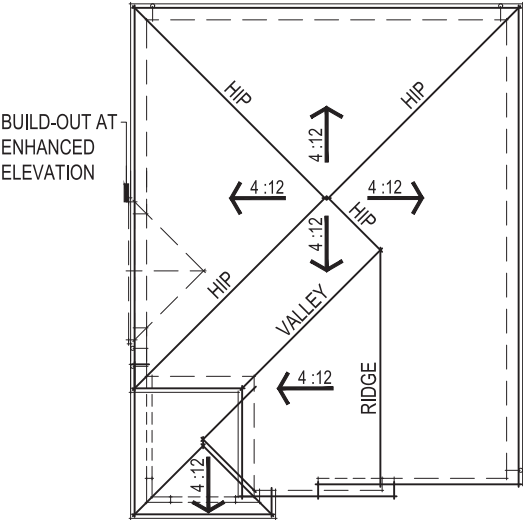
SANTA BARBARA FRONT ELEVATION



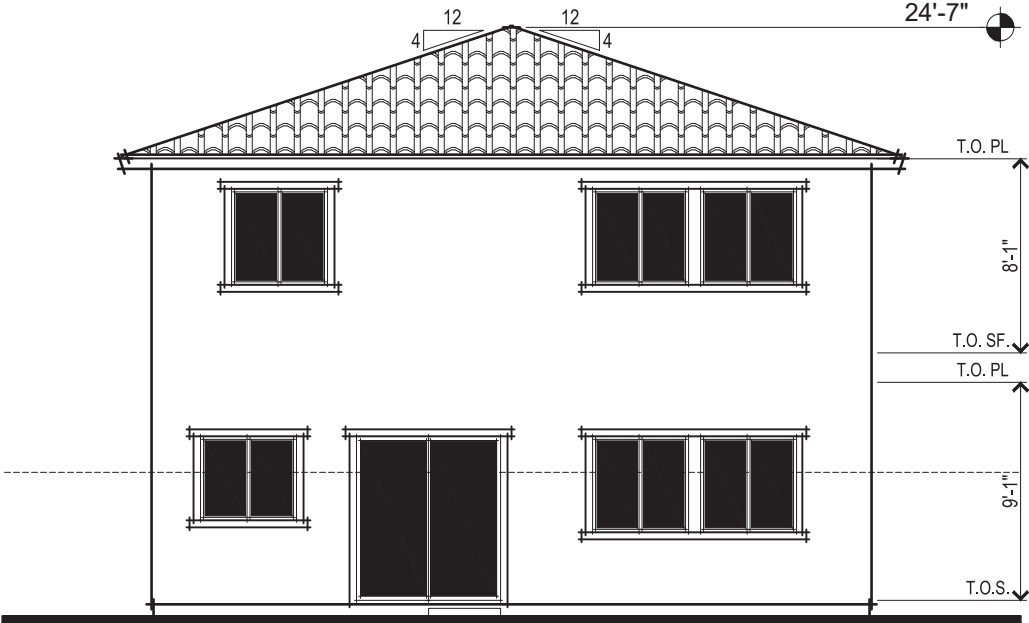
CLASSIC ITALIAN FRONT ELEVATION



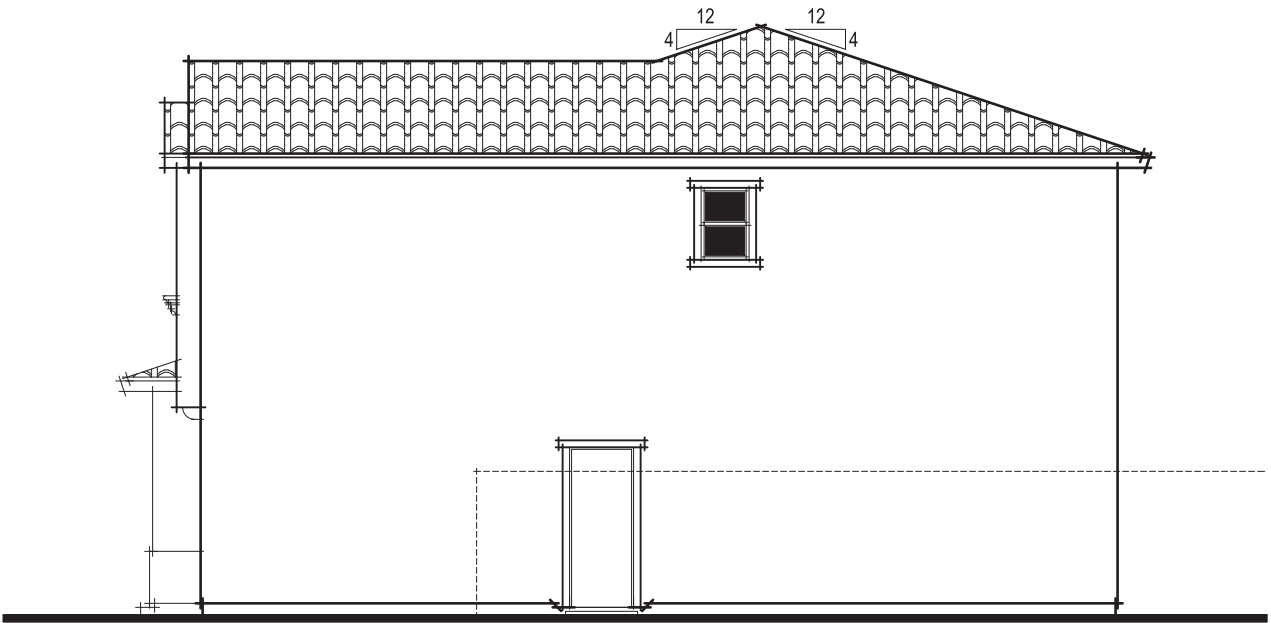
PLAN 1678 FRONT ELEVATIONS
A002



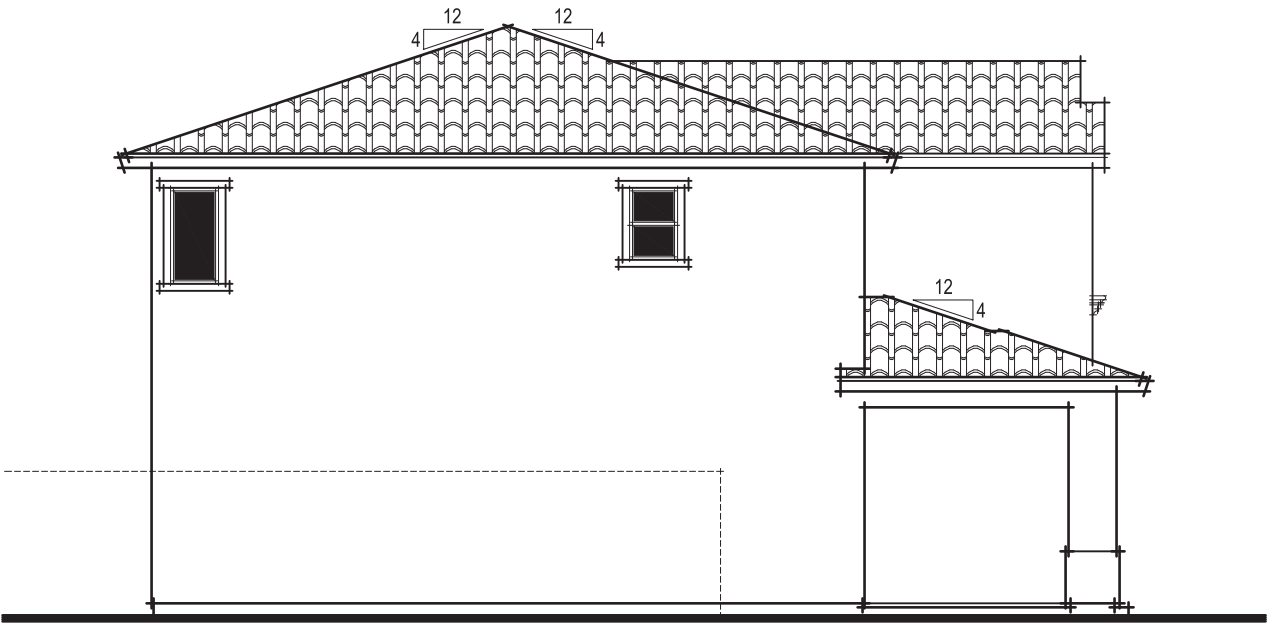
SANTA BARBARA ROOF PLAN



SANTA BARBARA REAR ELEVATION



SANTA BARBARA RIGHT ELEVATION



SANTA BARBARA LEFT ELEVATION

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



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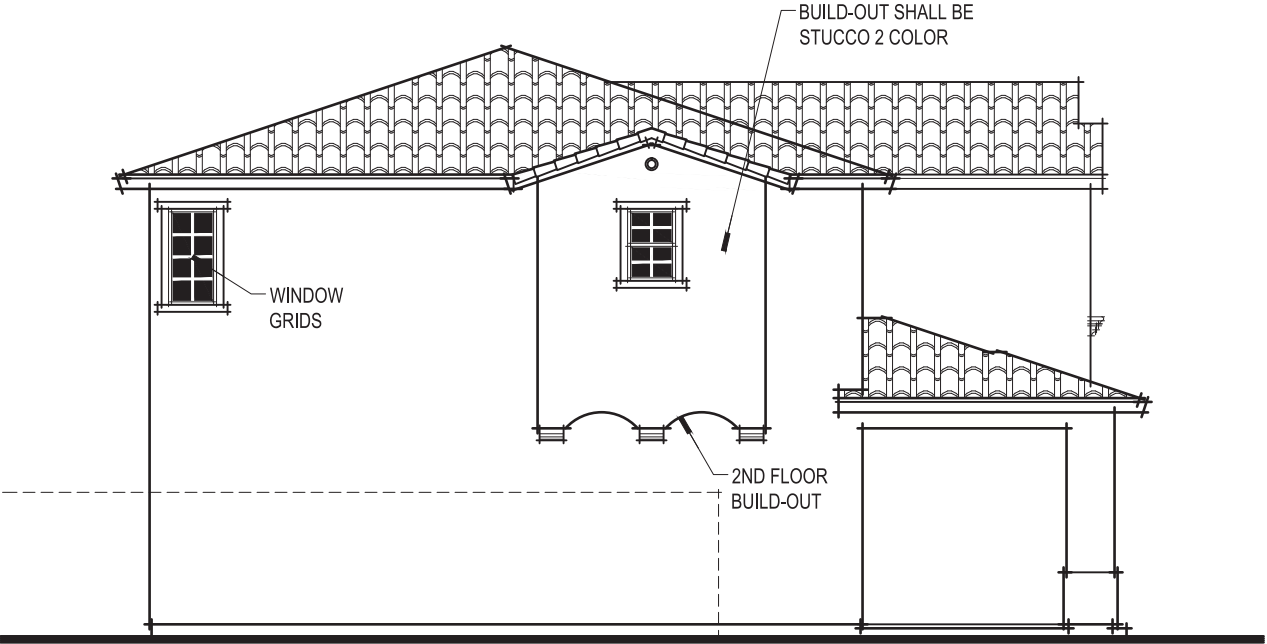
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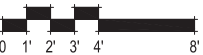
PLAN 1678 SANTA BARBARA ELEVATIONS
A003

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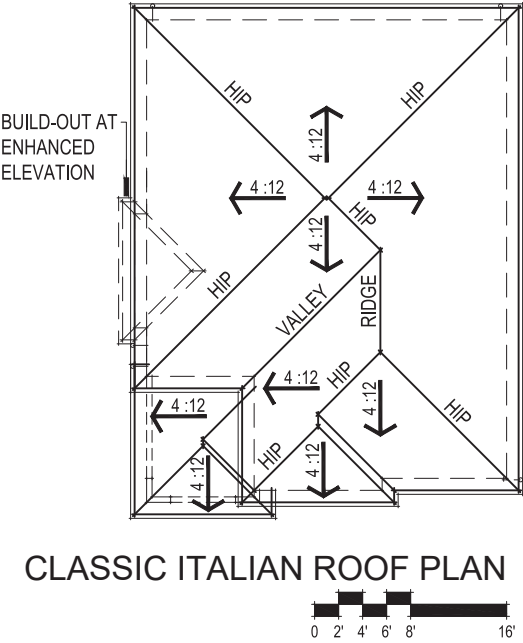




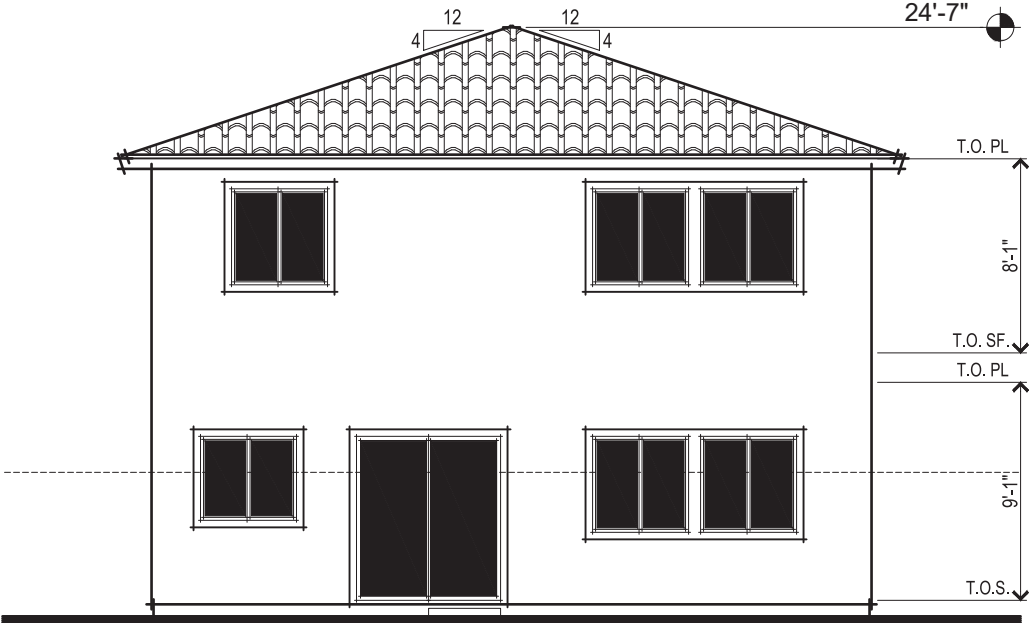
SANTA BARBARA ENHANCED LEFT ELEVATION



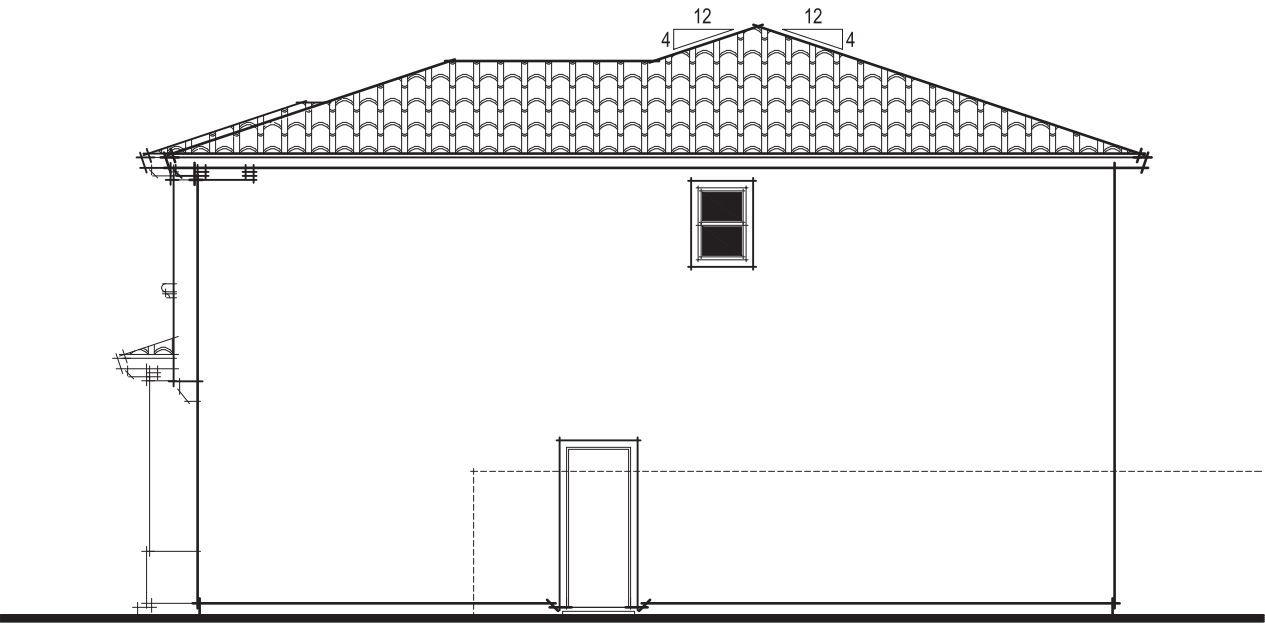
PLAN 1678 SANTA BARBARA ENHANCED ELEVATIONS
A003.1



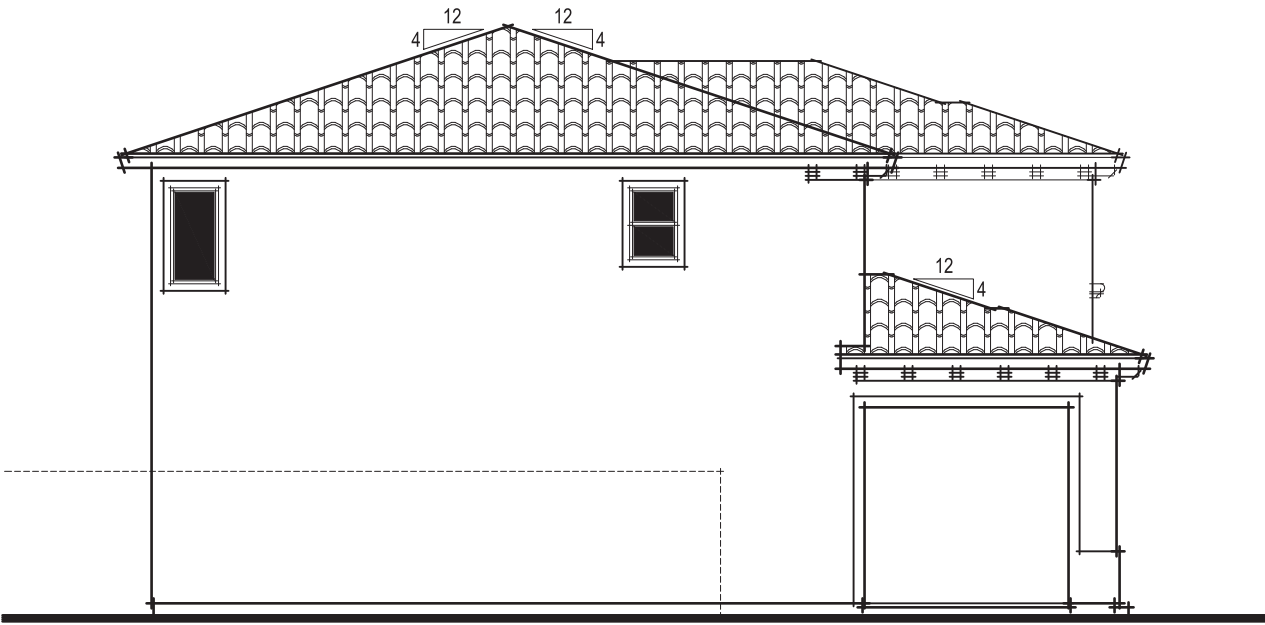
CLASSIC ITALIAN ROOF PLAN



CLASSIC ITALIAN REAR ELEVATION



CLASSIC ITALIAN RIGHT ELEVATION



CLASSIC ITALIAN LEFT ELEVATION

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



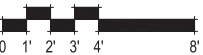
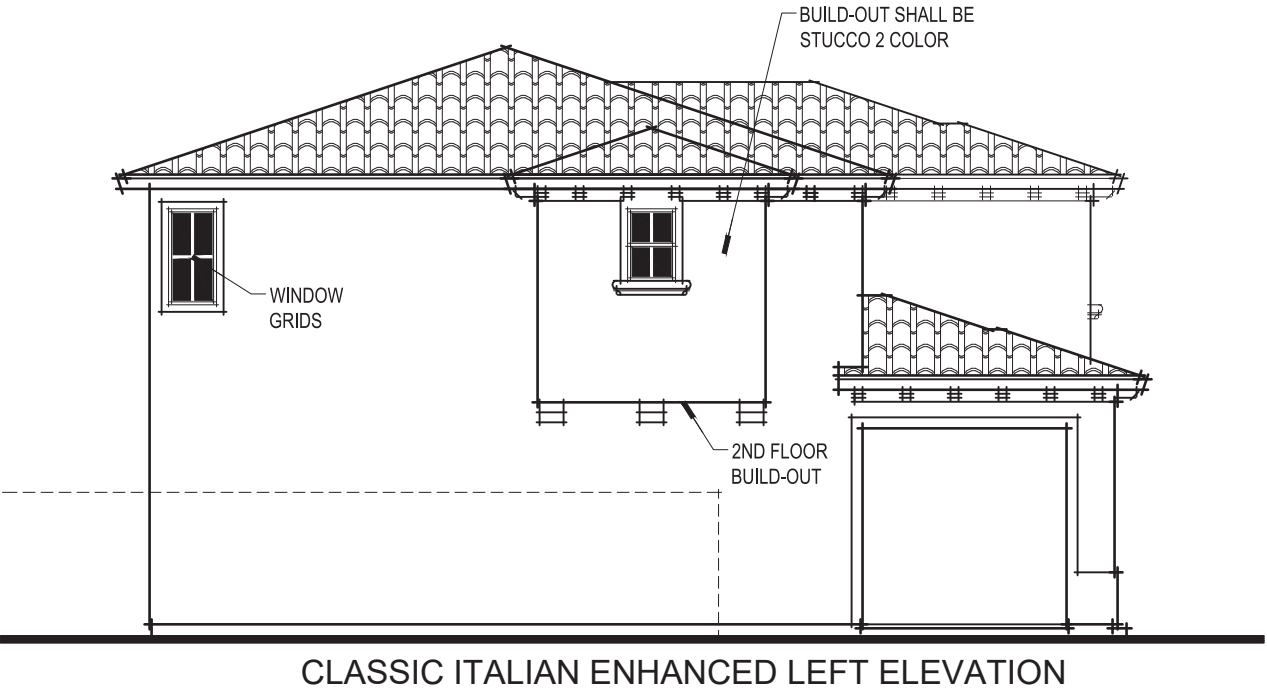
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PLAN 1678 CLASSIC ITALIAN ELEVATIONS
A004

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PLAN 1678 CLASSIC ITALIAN ENHANCED ELEVATIONS
A004.1

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

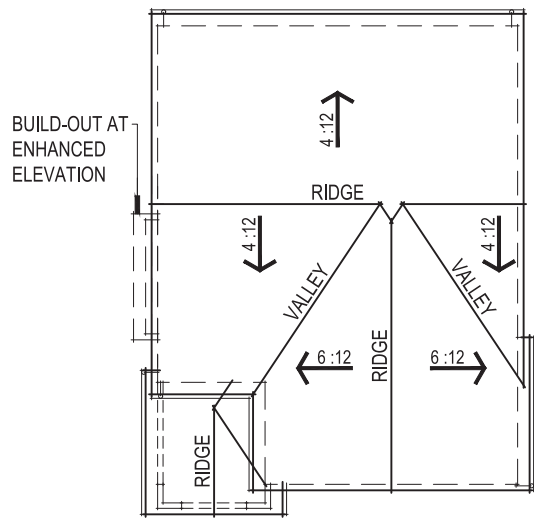


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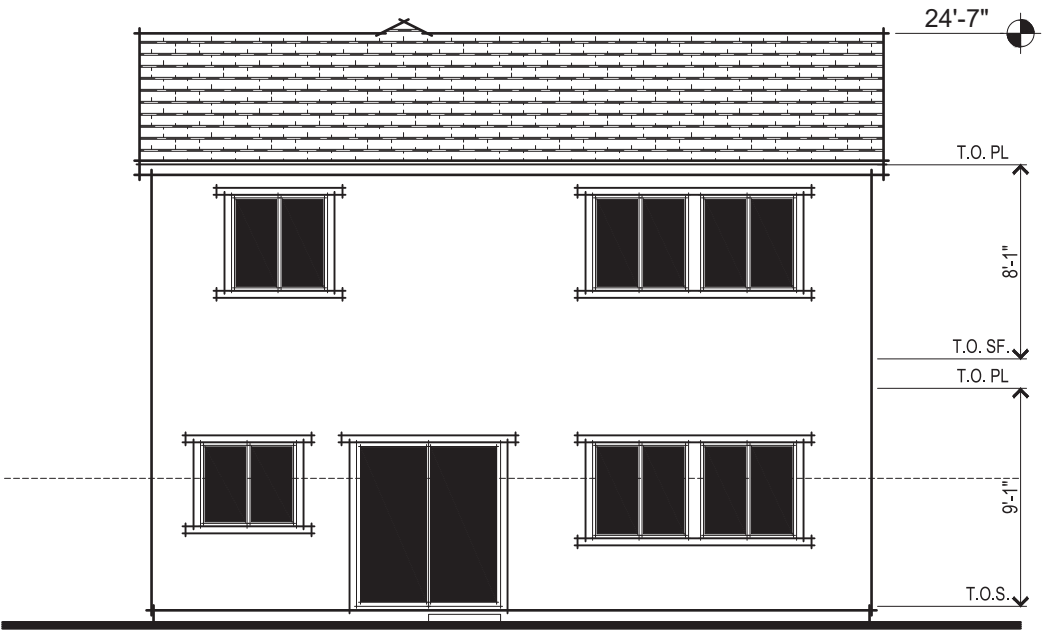
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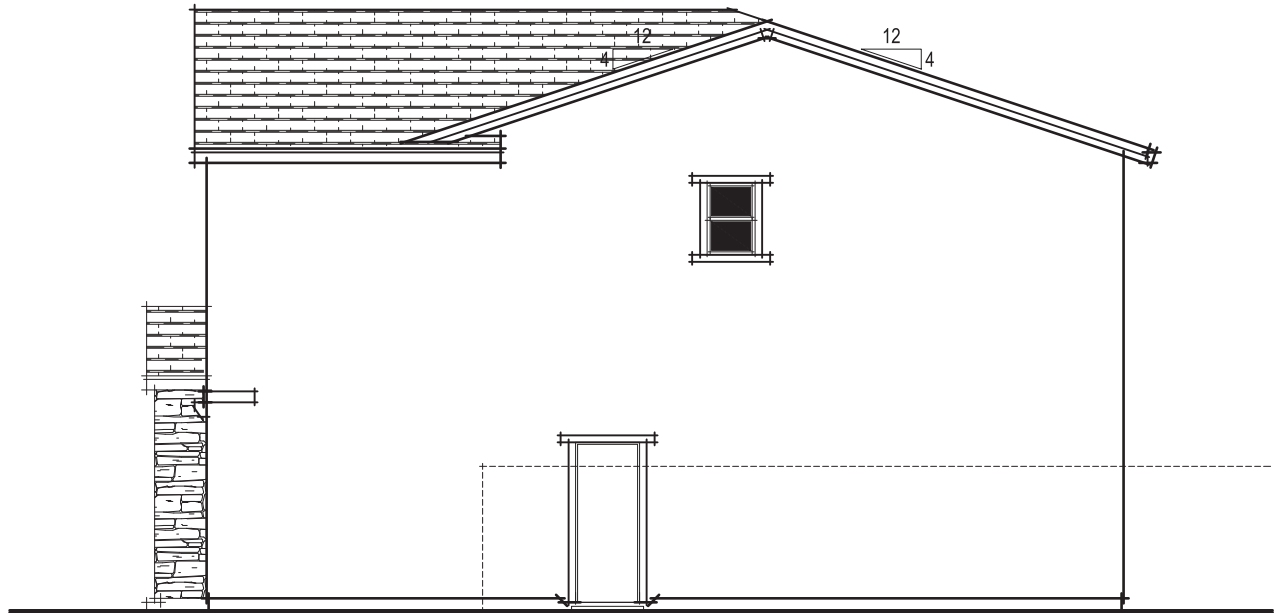




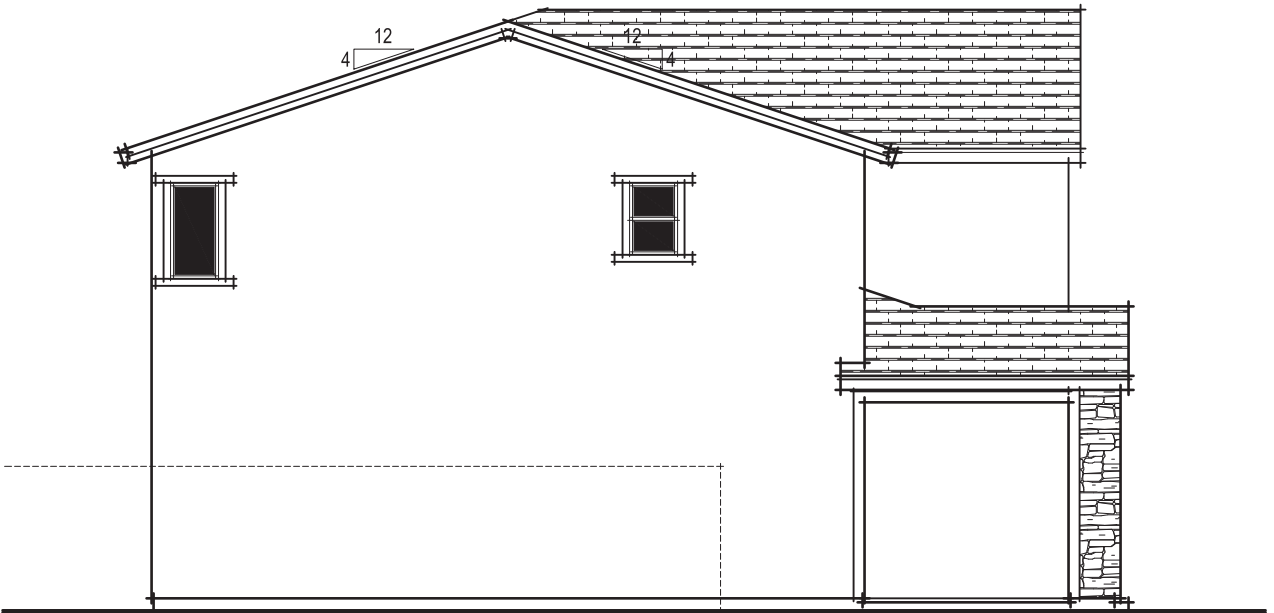
FRENCH COTTAGE ROOF PLAN

A scale bar showing increments of 2 feet from 0 to 16 feet.

FRENCH COTTAGE REAR ELEVATION



FRENCH COTTAGE RIGHT ELEVATION



FRENCH COTTAGE LEFT ELEVATION

PLAN 1678 FRENCH COTTAGE ELEVATIONS
A005

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

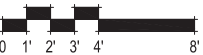
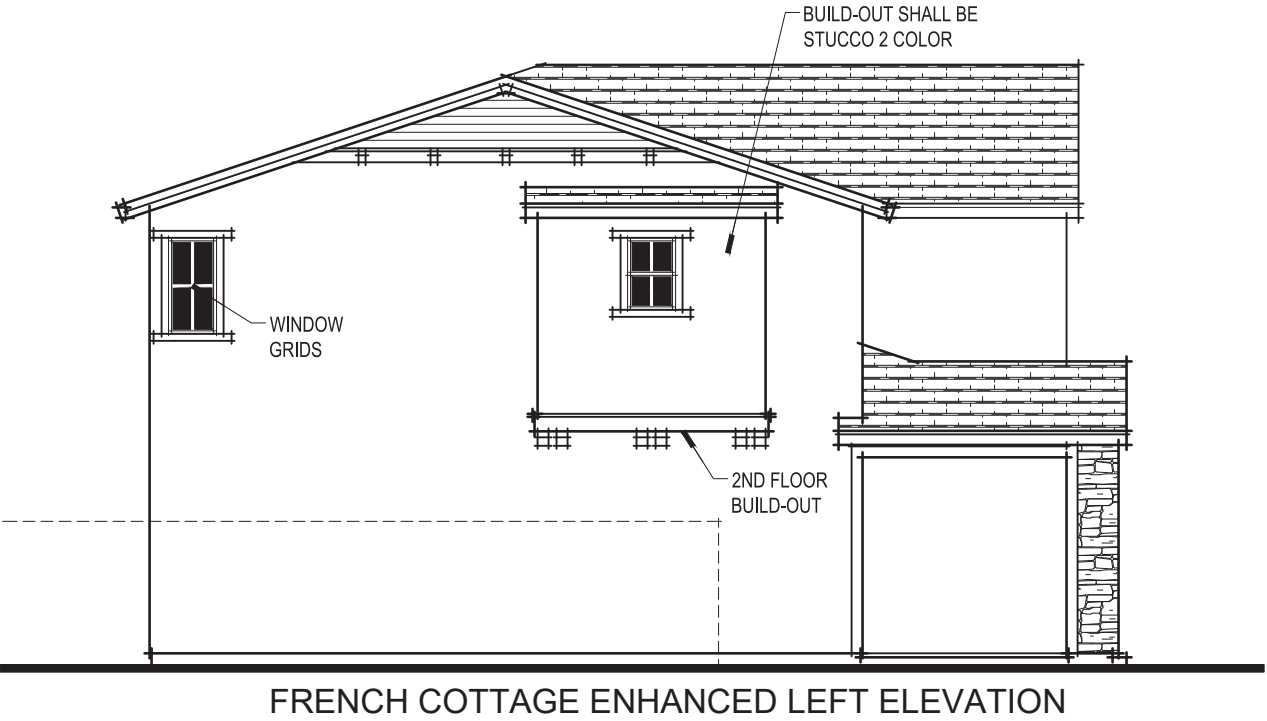


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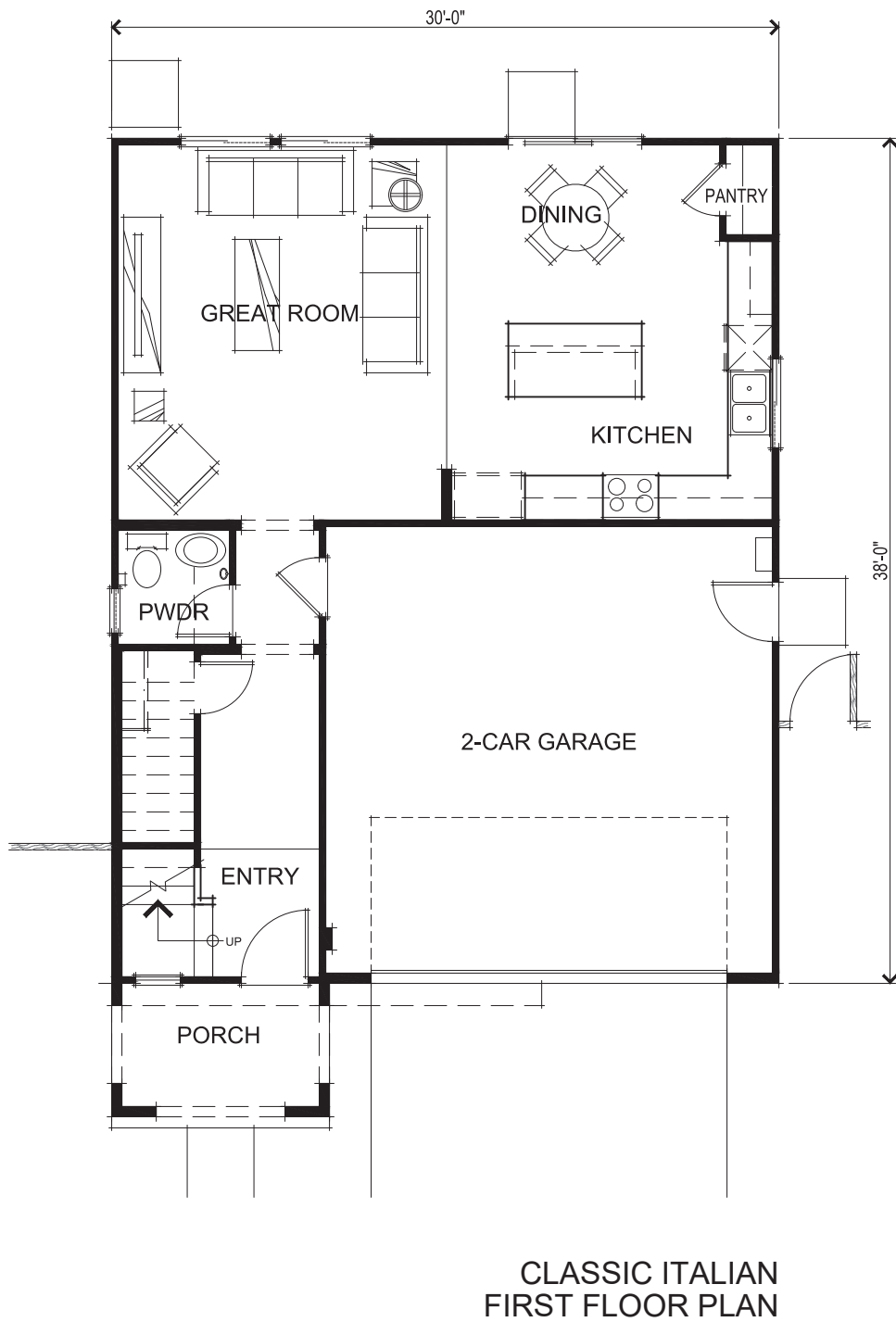
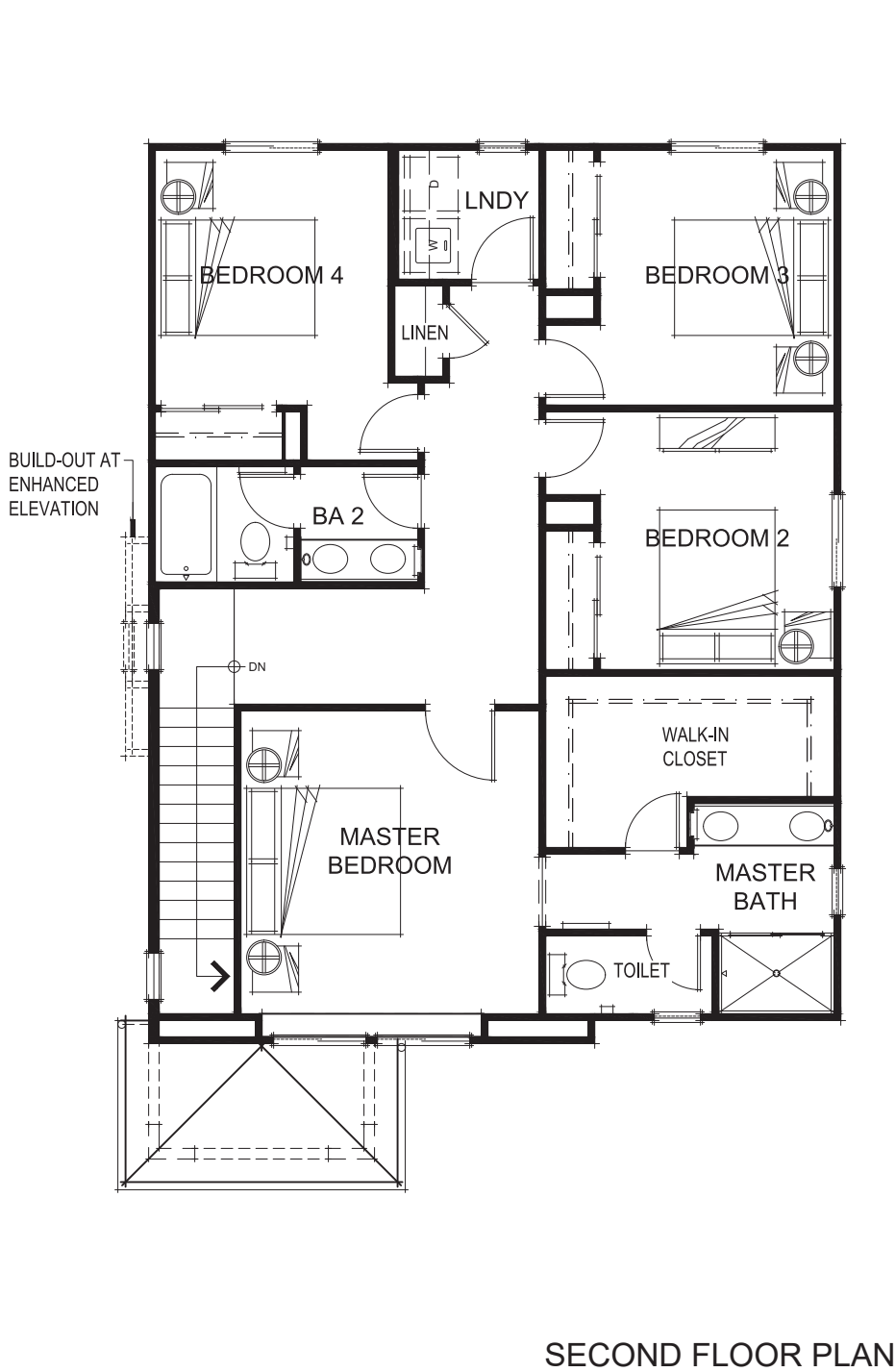
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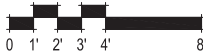




PLAN 1678 FRENCH COTTAGE ENHANCED ELEVATIONS
A005.1



SQUARE FOOTAGES	
FIRST FLOOR	721 SQ. FT.
SECOND FLOOR	1090 SQ. FT.
TOTAL LIVING	1811 SQ. FT.
2-CAR GARAGE	419 SQ. FT.



PLAN 1811 FLOOR PLANS
A006

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



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FRENCH COTTAGE FRONT ELEVATION



SANTA BARBARA FRONT ELEVATION

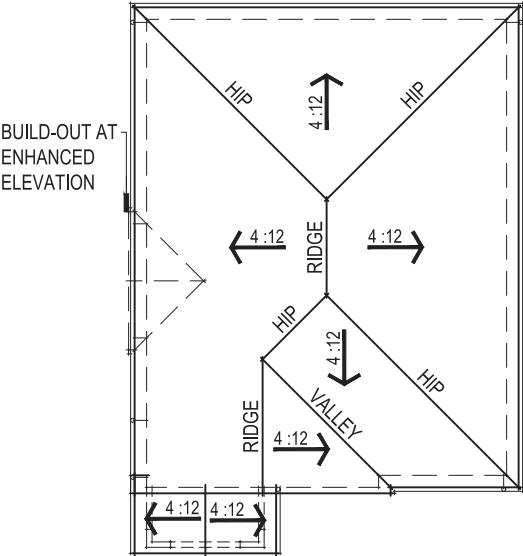
NOTE:
ALL GARAGE DOORS SHALL HAVE STANDARD
GLASS PANELS



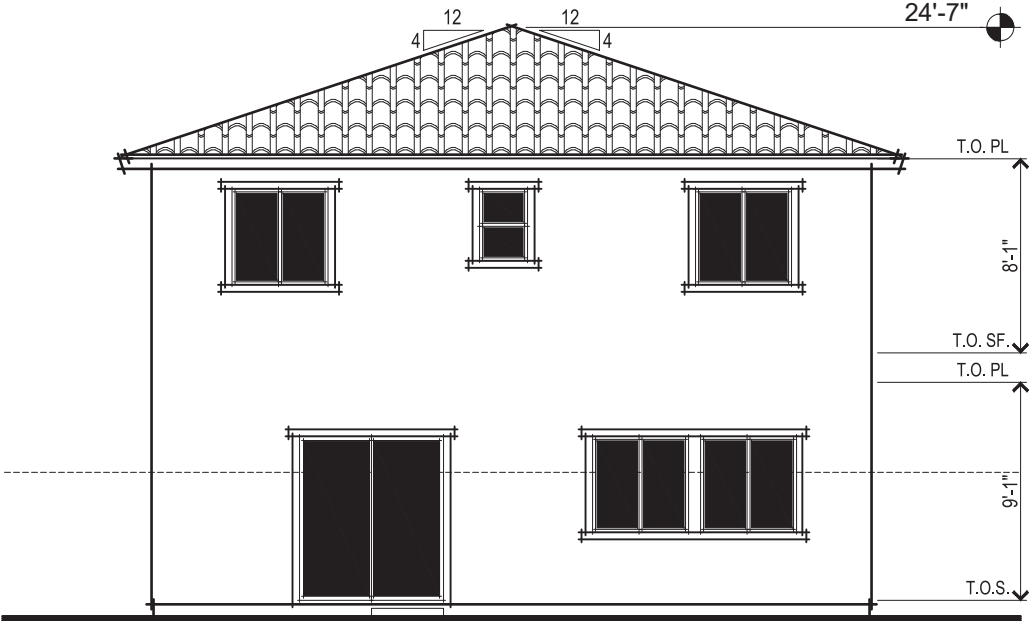
CLASSIC ITALIAN FRONT ELEVATION



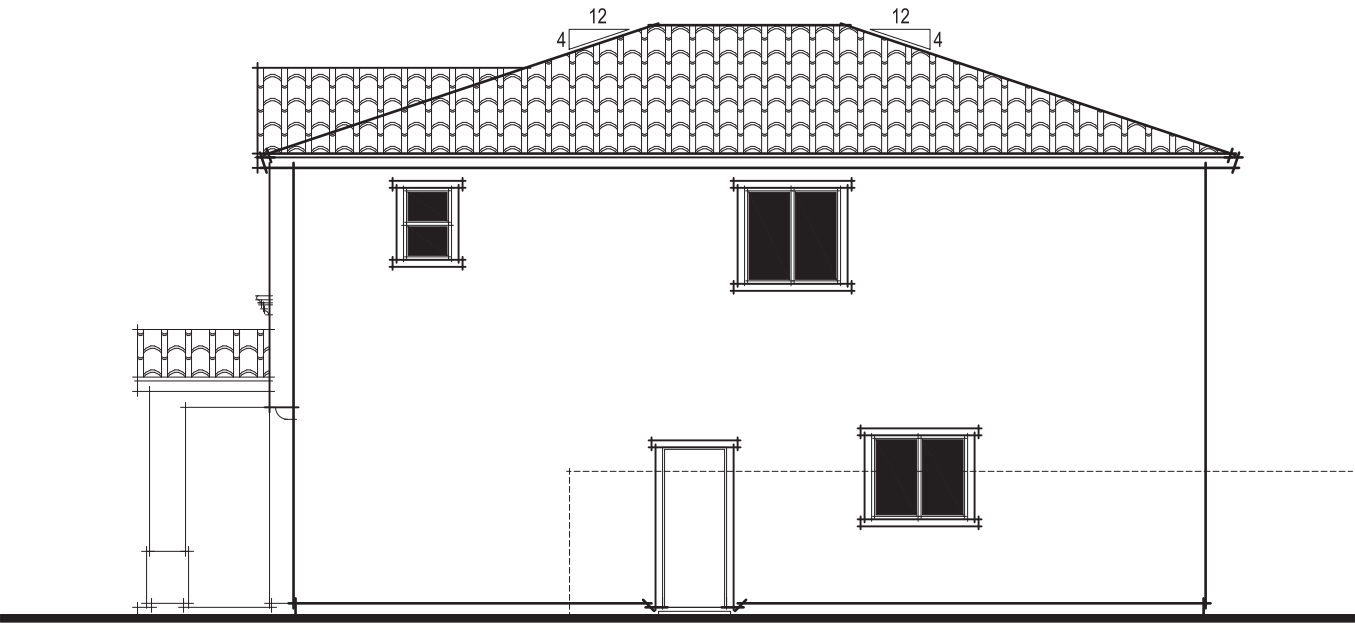
PLAN 1811 FRONT ELEVATIONS
A007



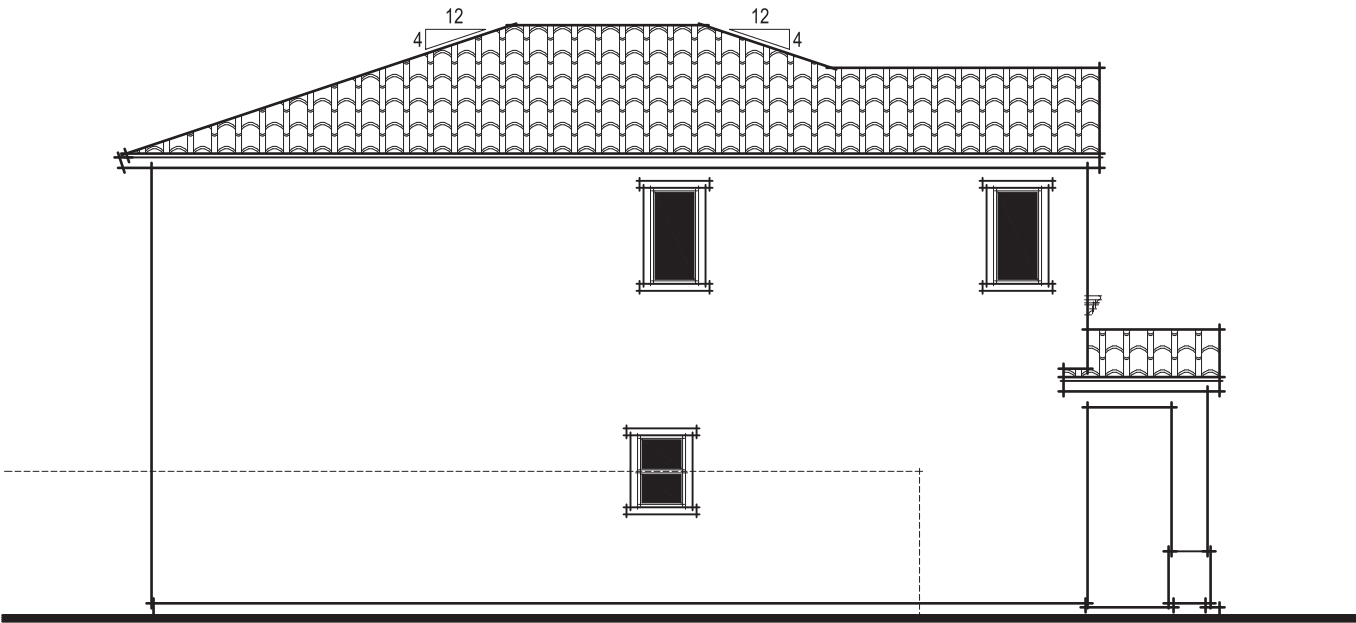
SANTA BARBARA ROOF PLAN



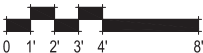
SANTA BARBARA REAR ELEVATION



SANTA BARBARA RIGHT ELEVATION



SANTA BARBARA LEFT ELEVATION



PLAN 1811 SANTA BARBARA ELEVATIONS
A008

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

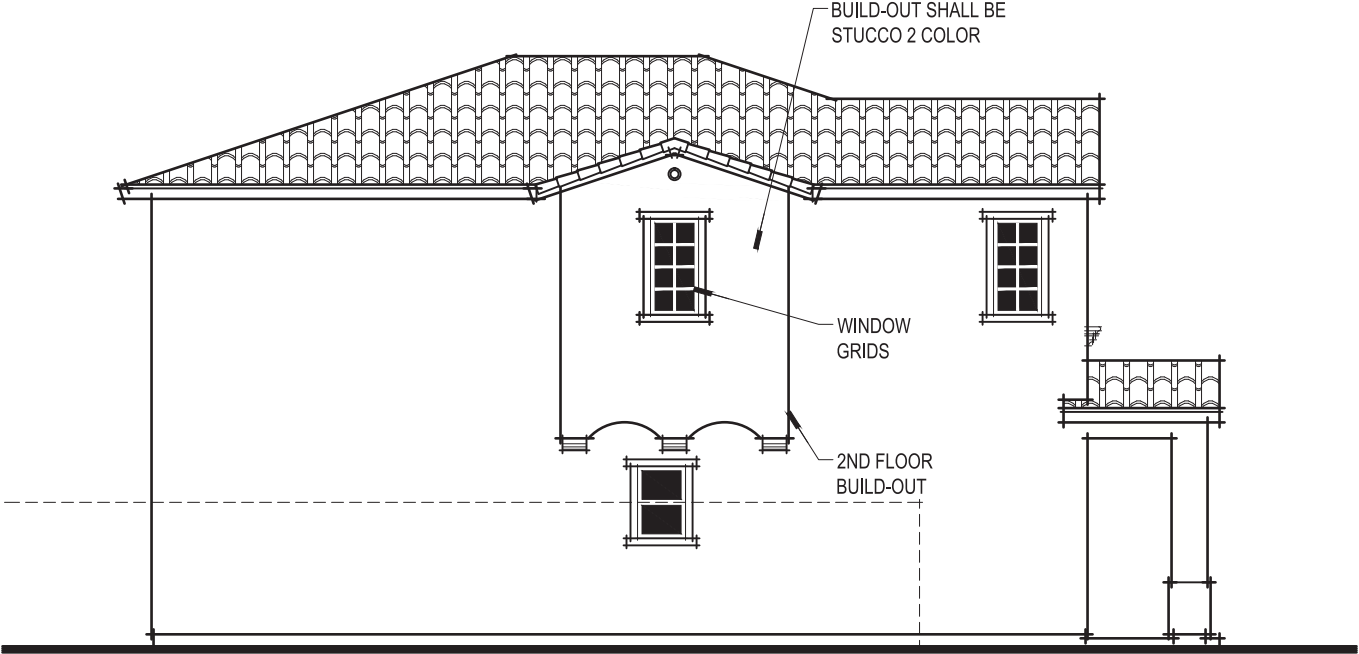


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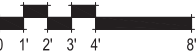
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SANTA BARBARA ENHANCED LEFT ELEVATION



PLAN 1811 SANTA BARBARA ENHANCED ELEVATIONS
A008.1

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

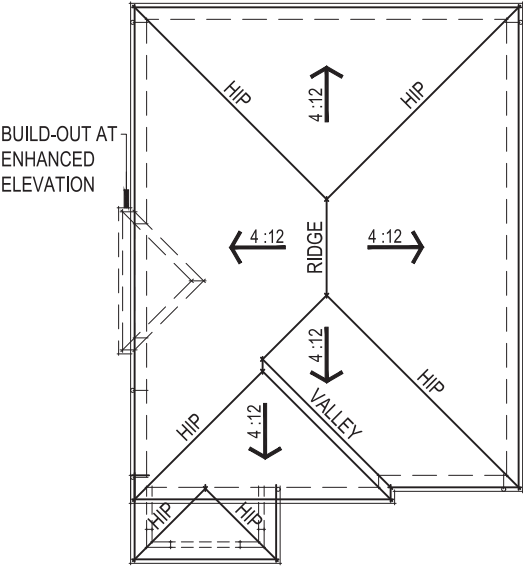


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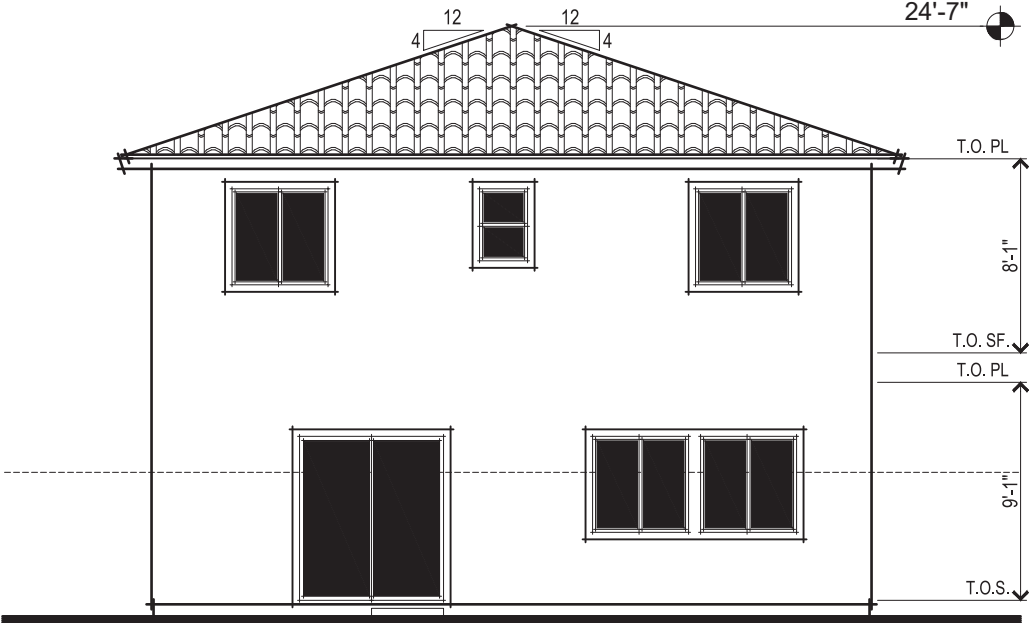
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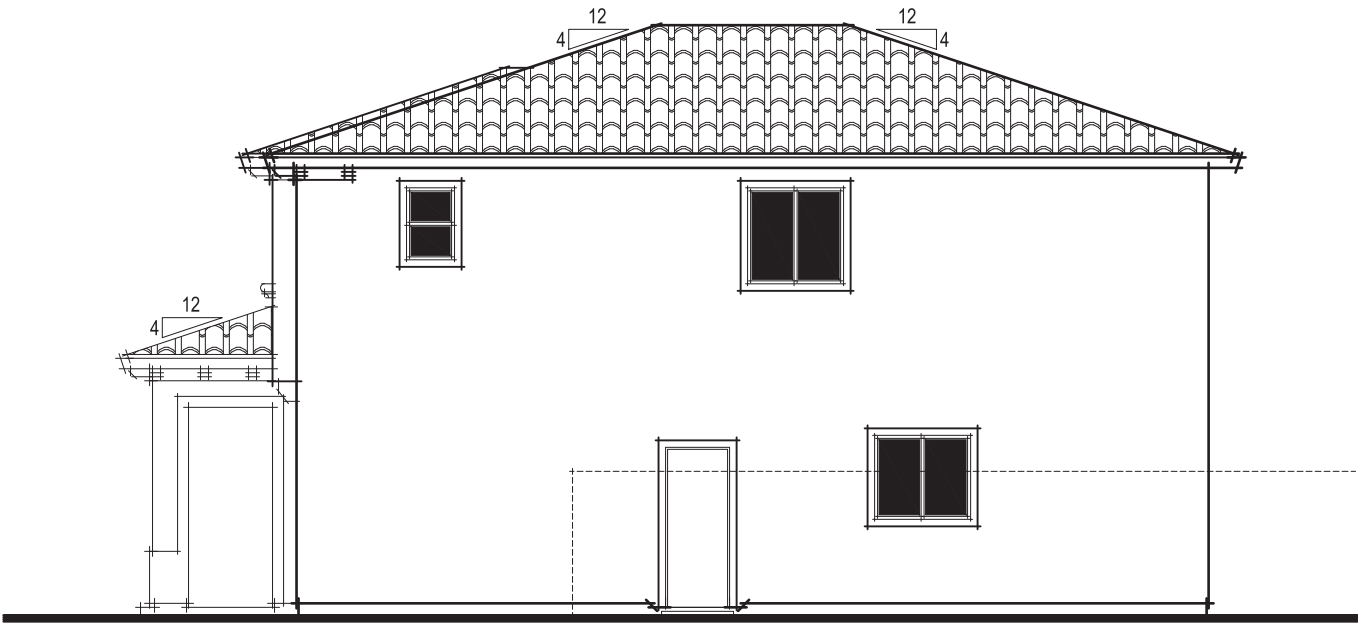




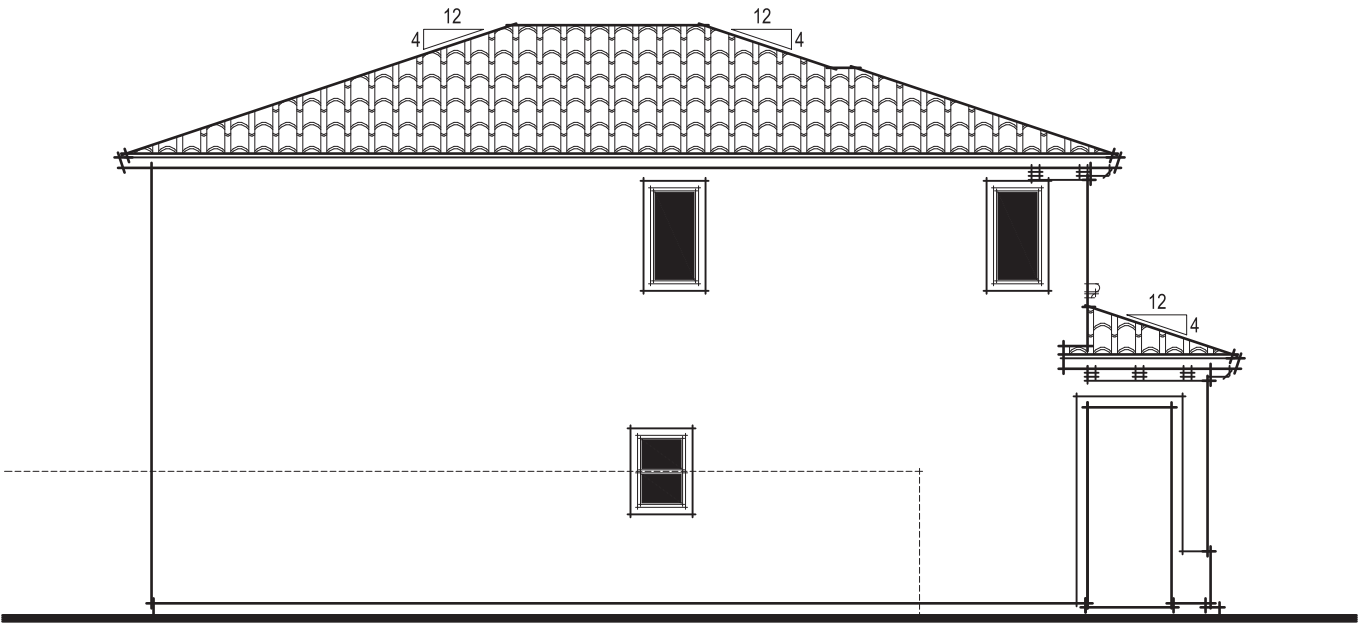
CLASSIC ITALIAN ROOF PLAN



CLASSIC ITALIAN REAR ELEVATION



CLASSIC ITALIAN RIGHT ELEVATION



CLASSIC ITALIAN LEFT ELEVATION

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



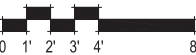
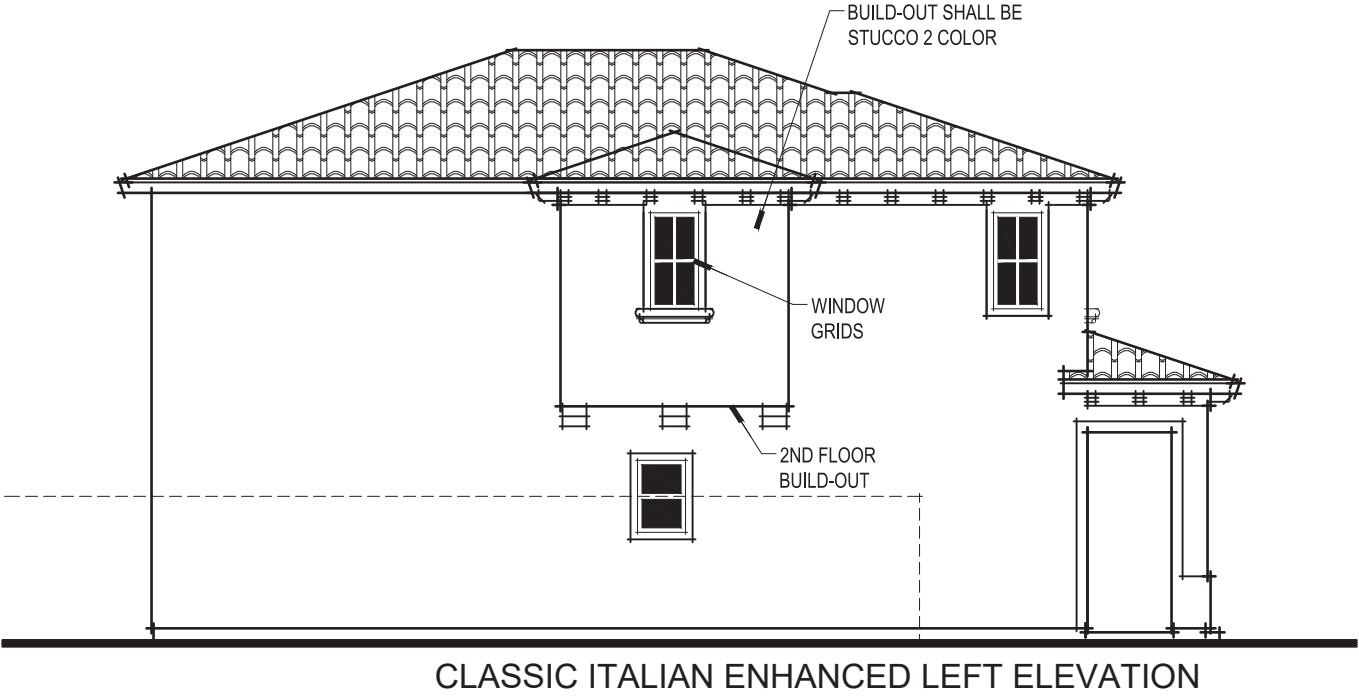
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PLAN 1811 CLASSIC ITALIAN ELEVATIONS
A009

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PLAN 1811 CLASSIC ITALIAN ENHANCED ELEVATIONS
A009.1

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

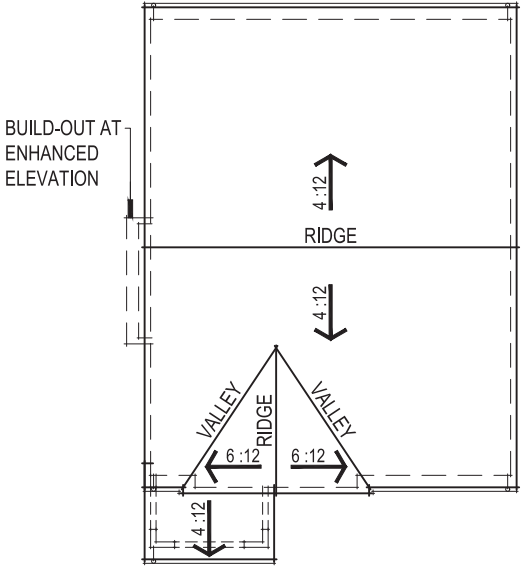


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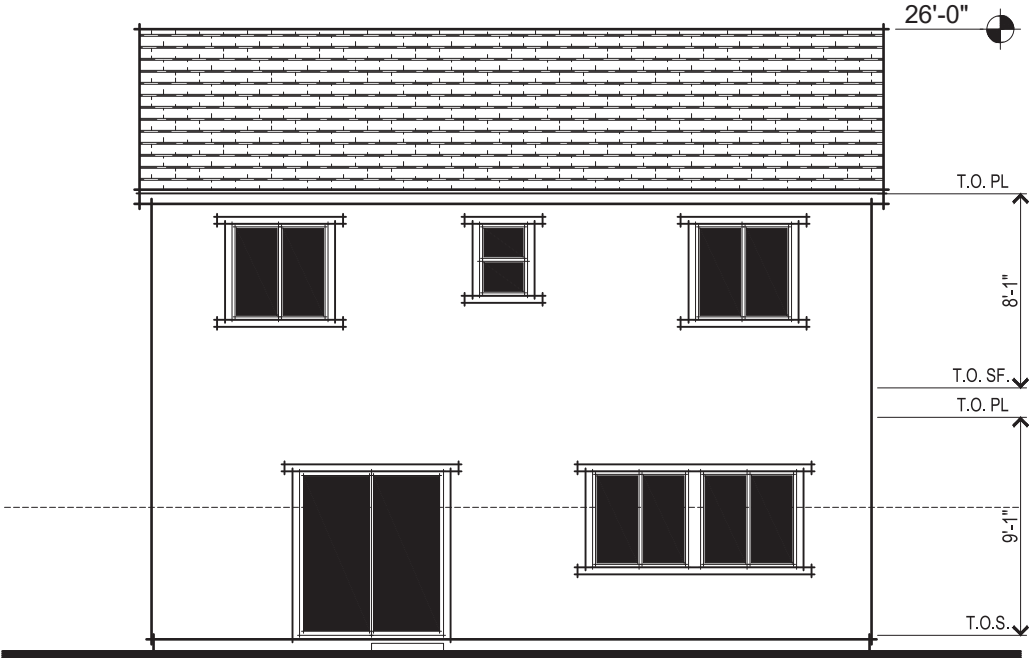
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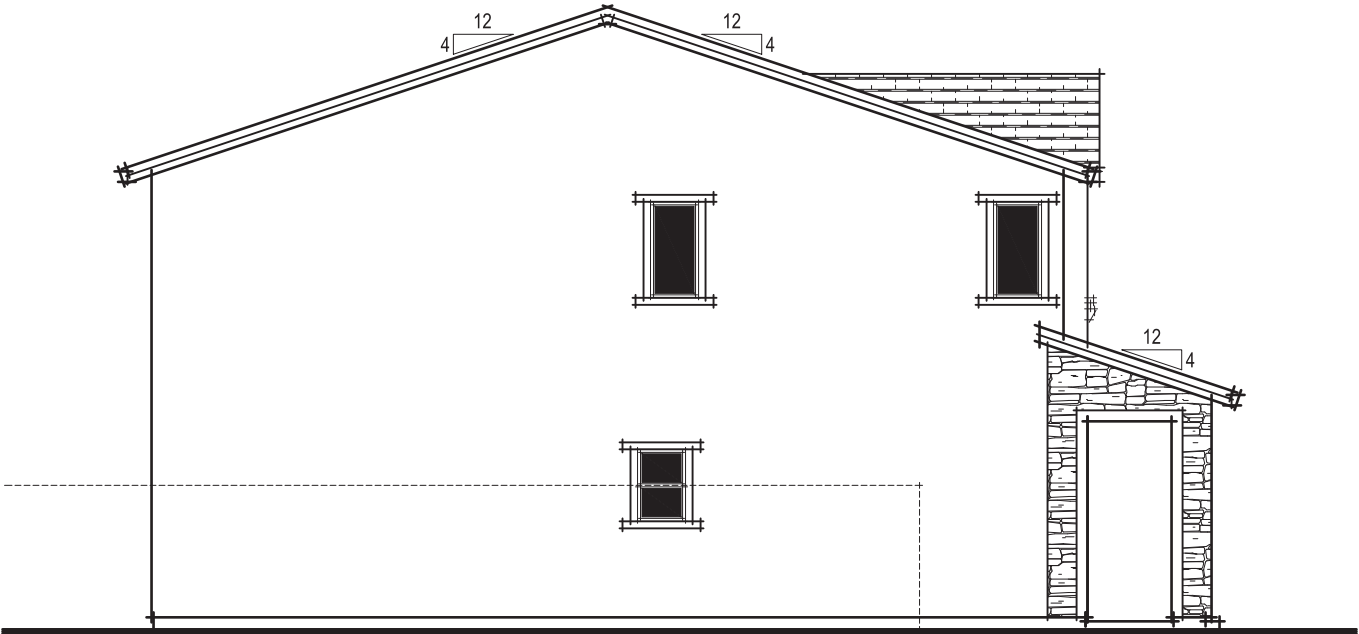
FRENCH COTTAGE ROOF PLAN



FRENCH COTTAGE REAR ELEVATION



FRENCH COTTAGE RIGHT ELEVATION



FRENCH COTTAGE LEFT ELEVATION

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



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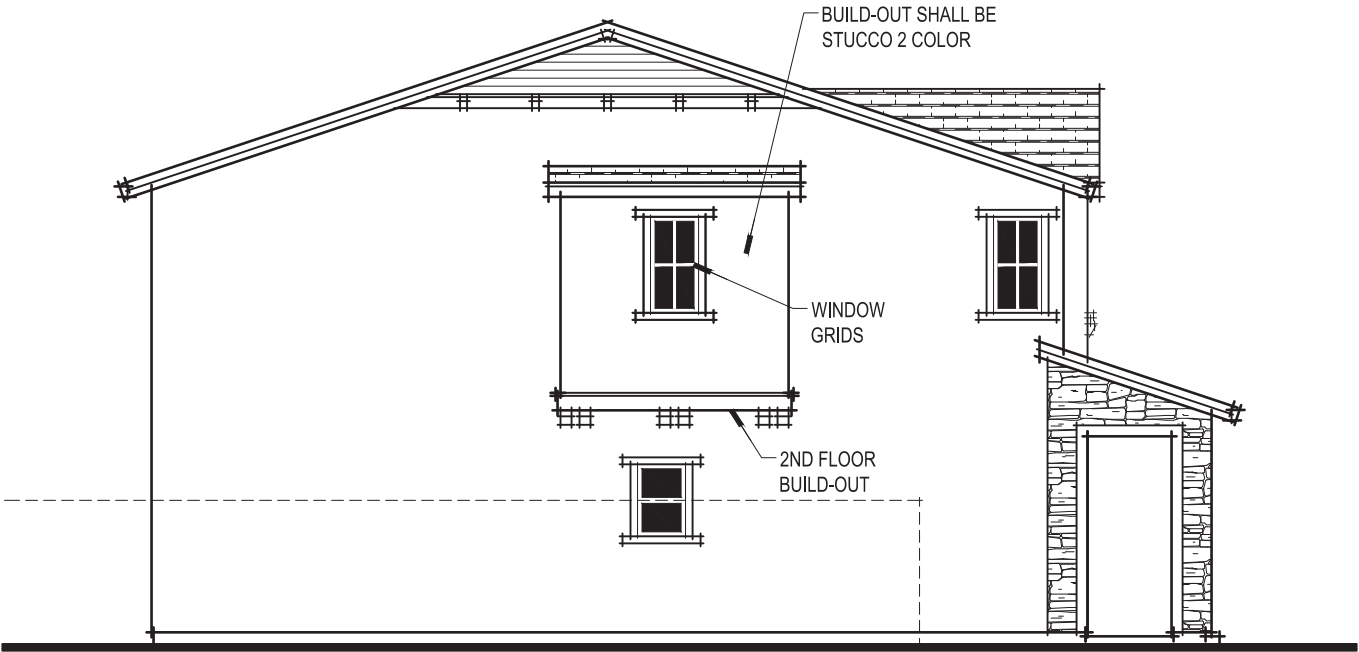
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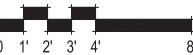
PLAN 1811 FRENCH COTTAGE ELEVATIONS
A010

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FRENCH COTTAGE ENHANCED LEFT ELEVATION



PLAN 1811 FRENCH COTTAGE ENHANCED ELEVATIONS
A010.1

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

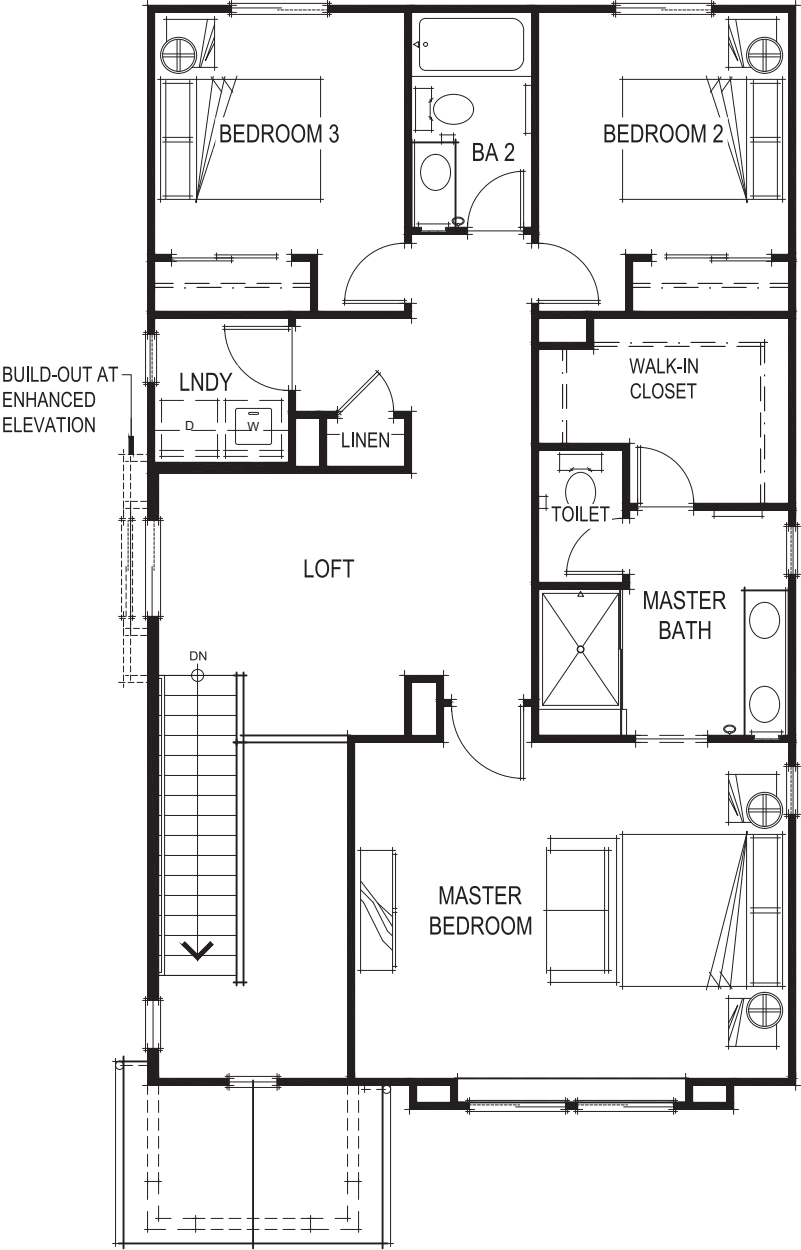


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916.297.4461

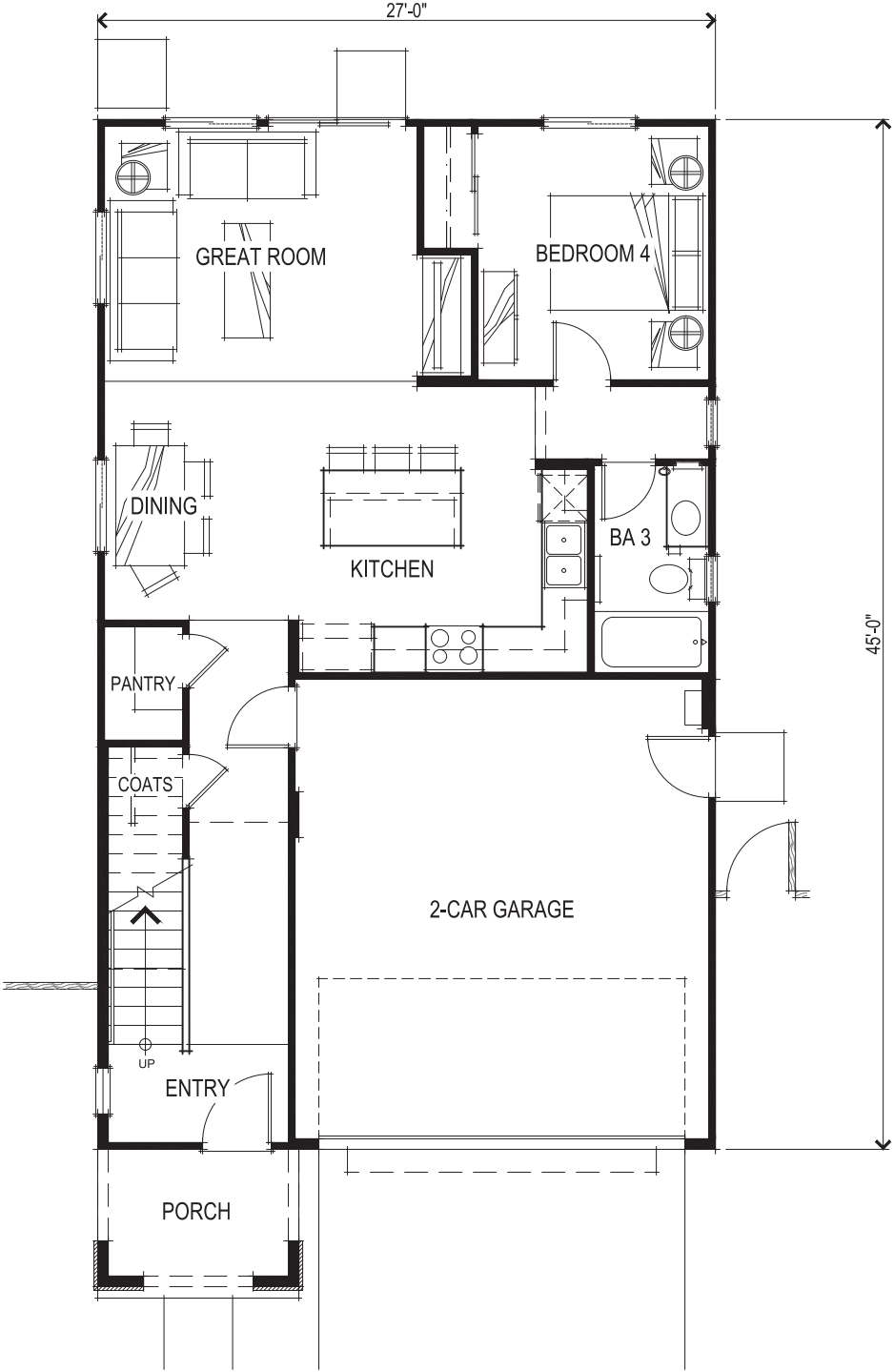
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SECOND FLOOR PLAN



FRENCH COTTAGE
FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	838 SQ. FT.
SECOND FLOOR	1094 SQ. FT.
TOTAL LIVING	1932 SQ. FT.
2-CAR GARAGE	377 SQ. FT.



PLAN 1932 FLOOR PLANS
A011

NOTE:
ALL GARAGE DOORS SHALL HAVE STANDARD
GLASS PANELS



FRENCH COTTAGE FRONT ELEVATION



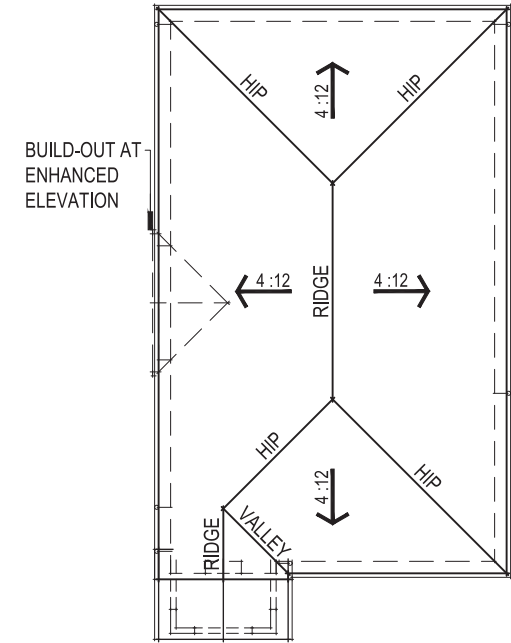
SANTA BARBARA FRONT ELEVATION



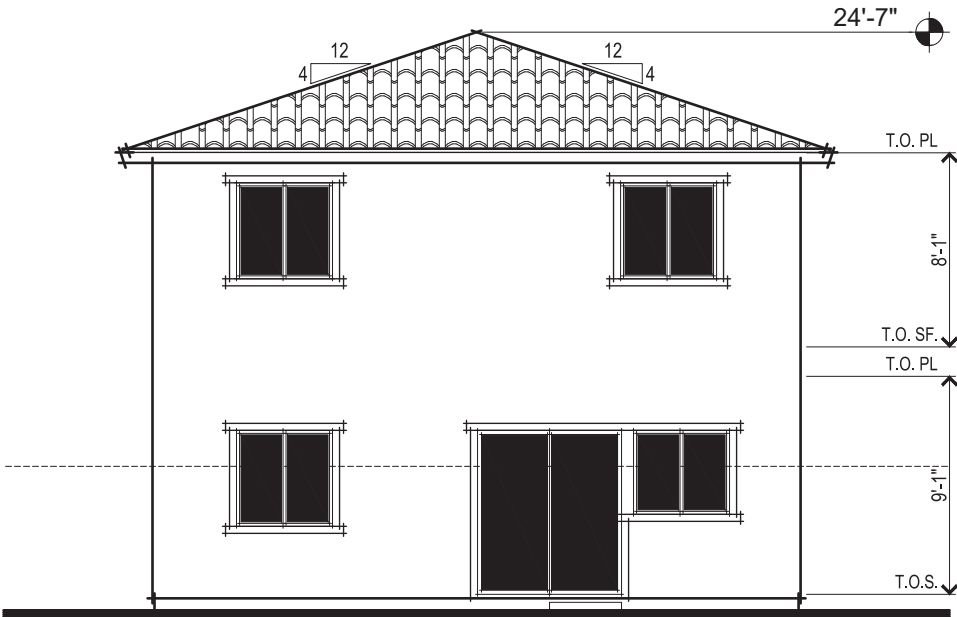
CLASSIC ITALIAN FRONT ELEVATION



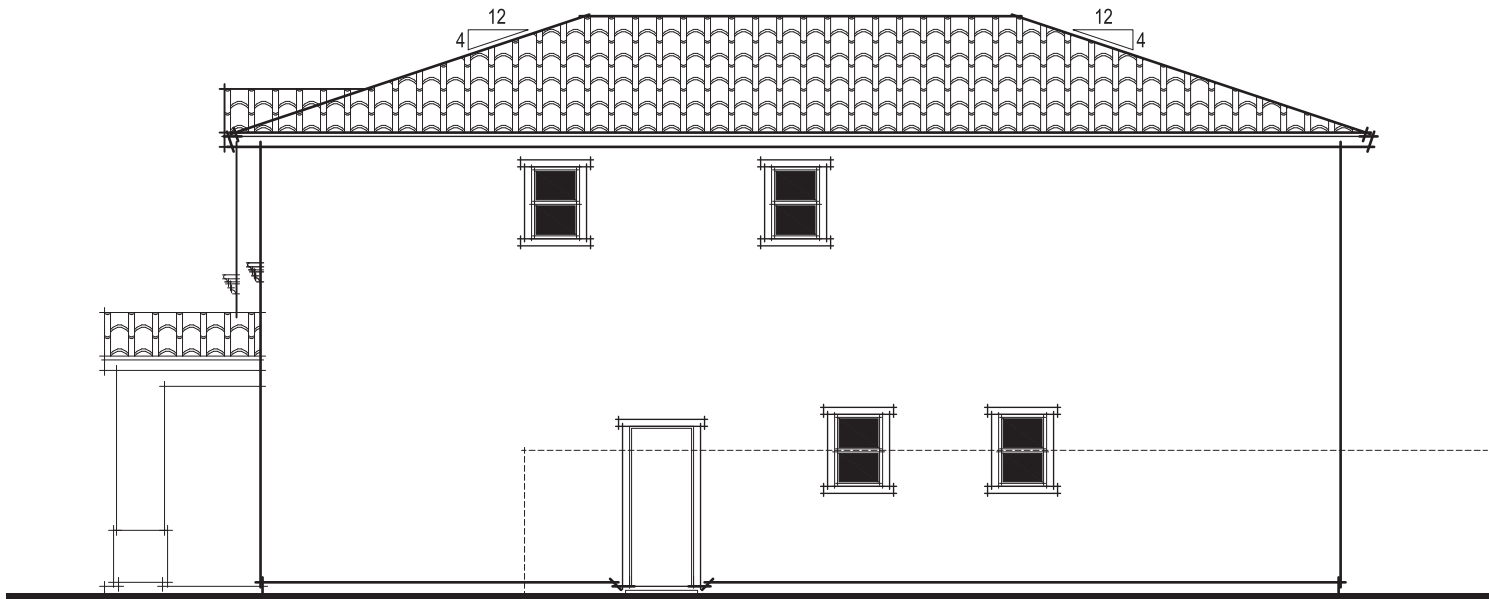
PLAN 1932 FRONT ELEVATIONS
A012



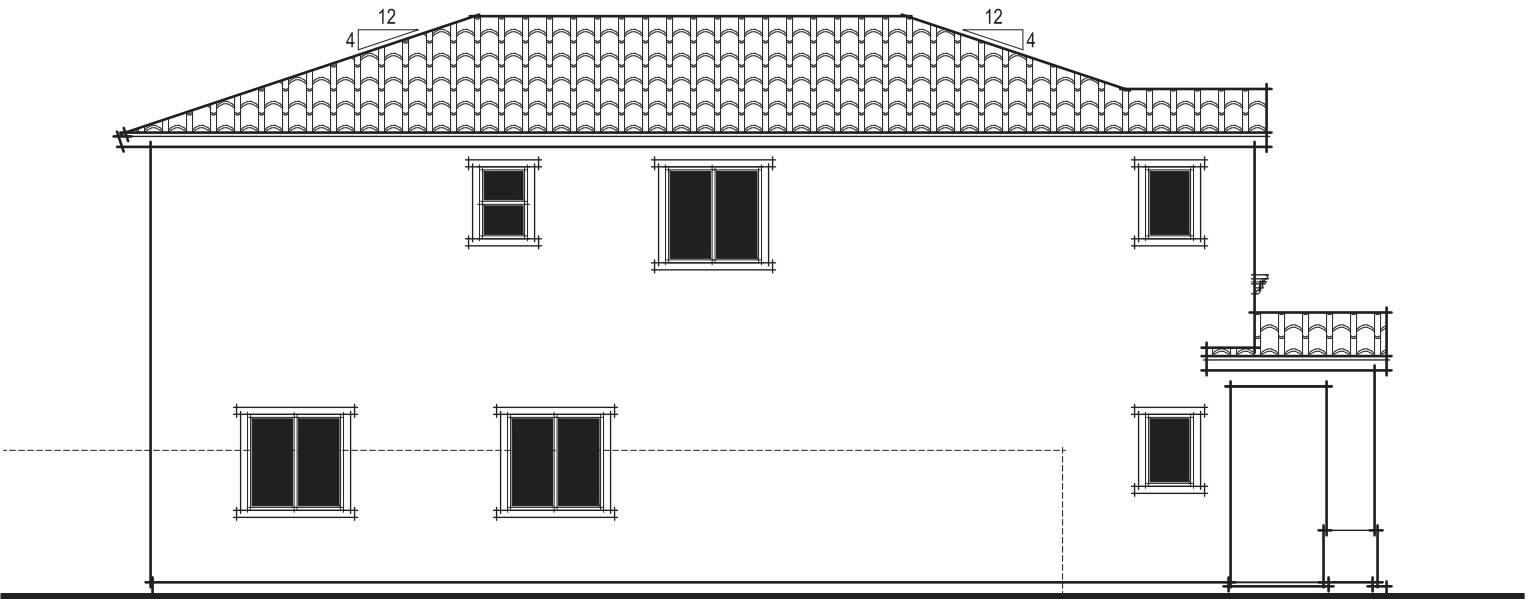
SANTA BARBARA ROOF PLAN



SANTA BARBARA REAR ELEVATION



SANTA BARBARA RIGHT ELEVATION



SANTA BARBARA LEFT ELEVATION

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



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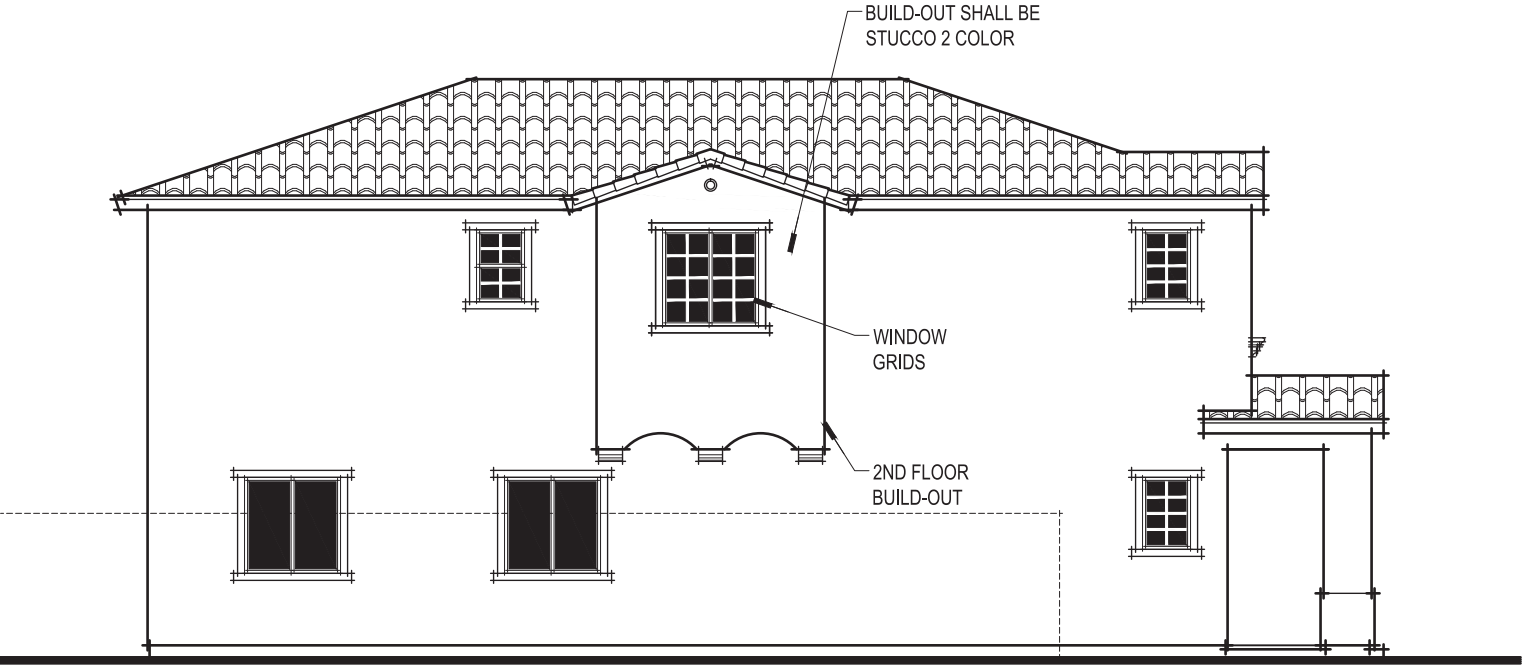
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PLAN 1932 SANTA BARBARA ELEVATIONS
A013

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SANTA BARBARA ENHANCED LEFT ELEVATION



PLAN 1932 SANTA BARBARA ENHANCED ELEVATIONS
A013.1

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

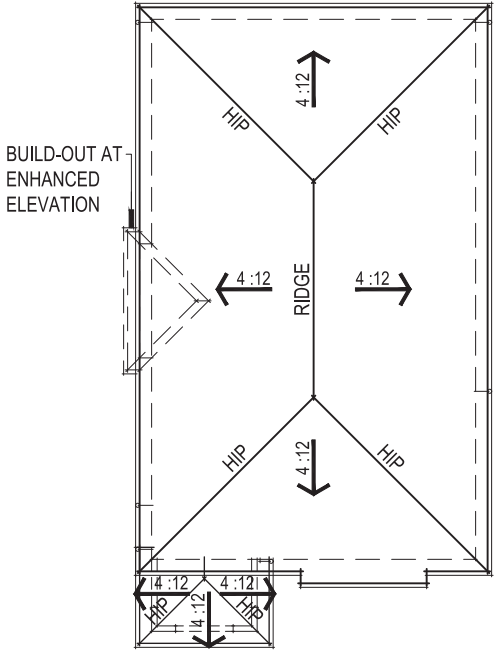


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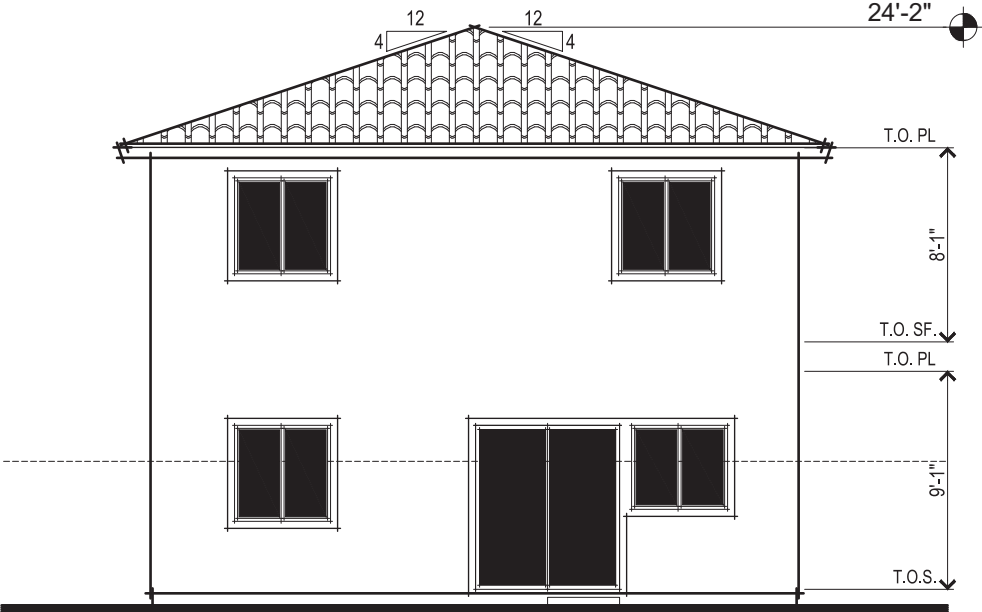
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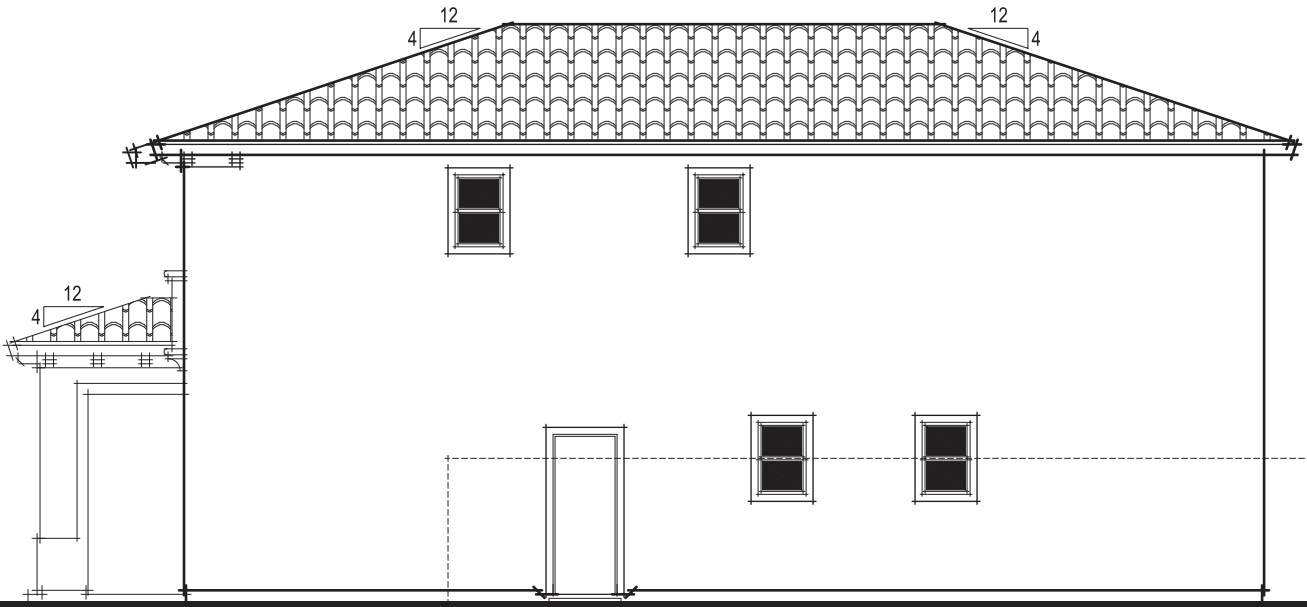




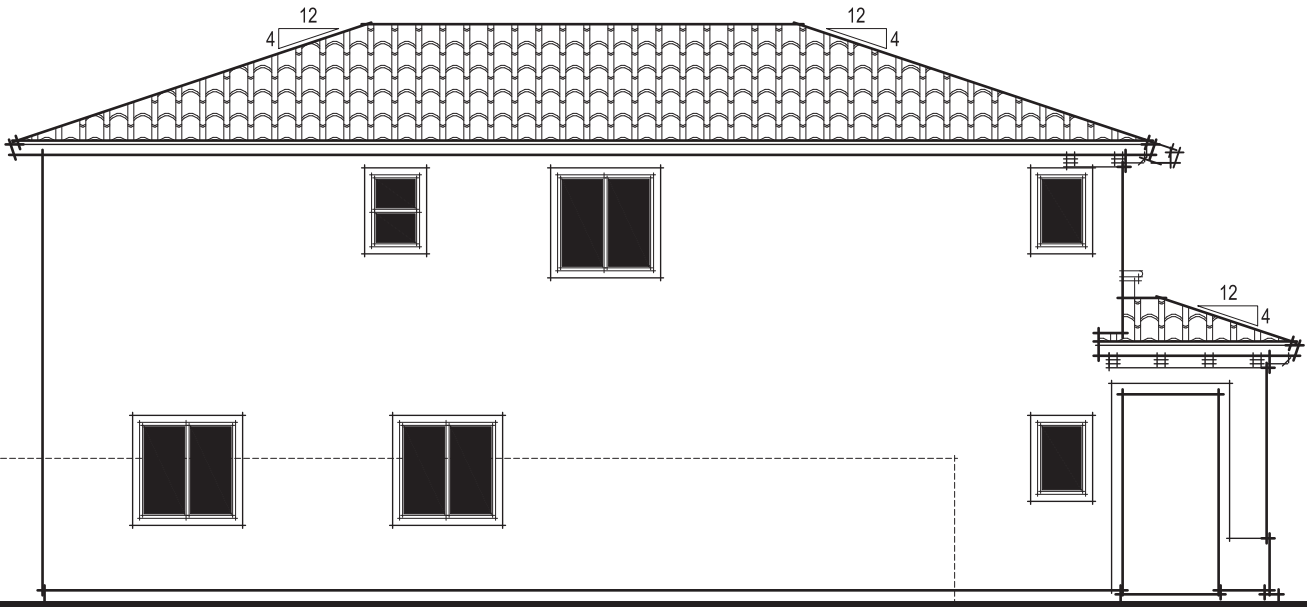
CLASSIC ITALIAN ROOF PLAN



CLASSIC ITALIAN REAR ELEVATION



CLASSIC ITALIAN RIGHT ELEVATION



CLASSIC ITALIAN LEFT ELEVATION

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



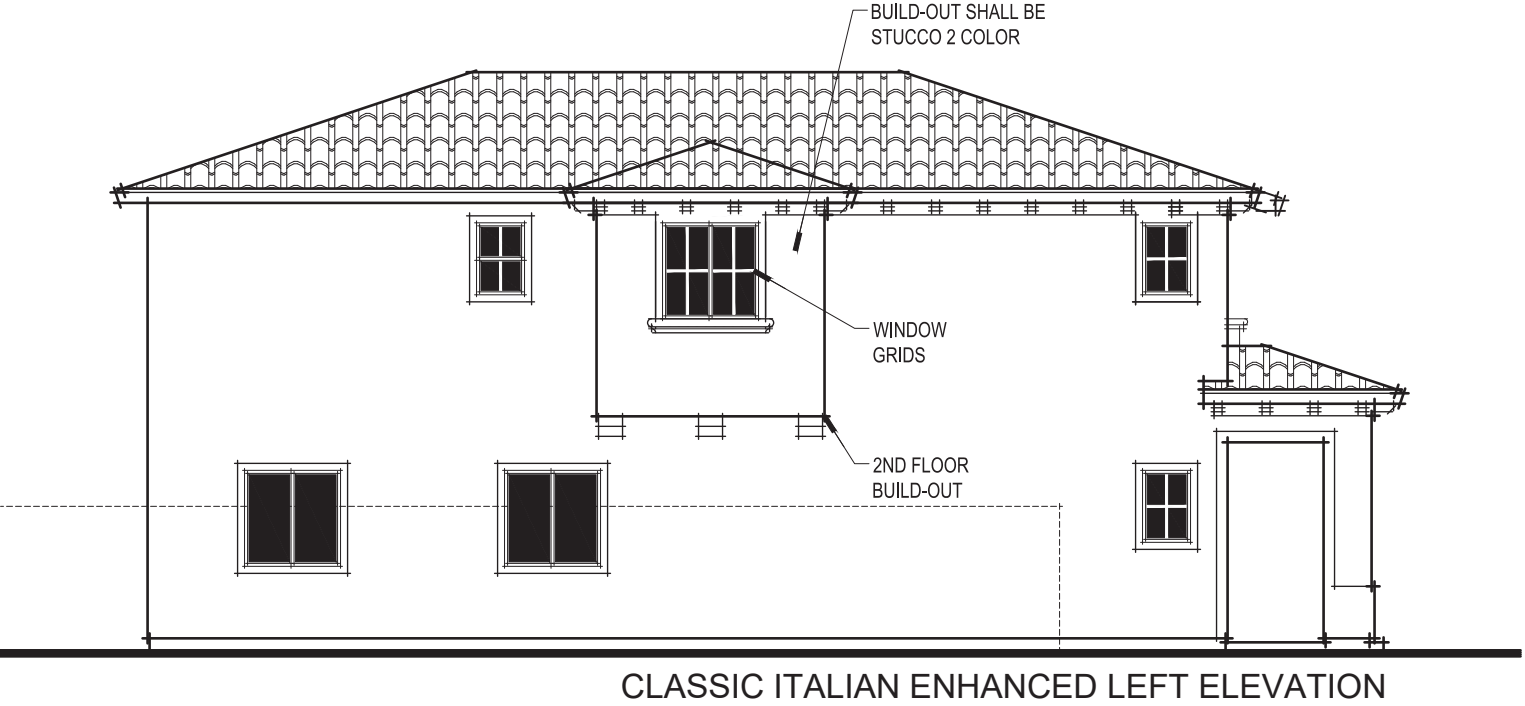
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PLAN 1932 CLASSIC ITALIAN ELEVATIONS
A014

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PLAN 1932 CLASSIC ITALIAN ENHANCED ELEVATIONS
A014.1

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

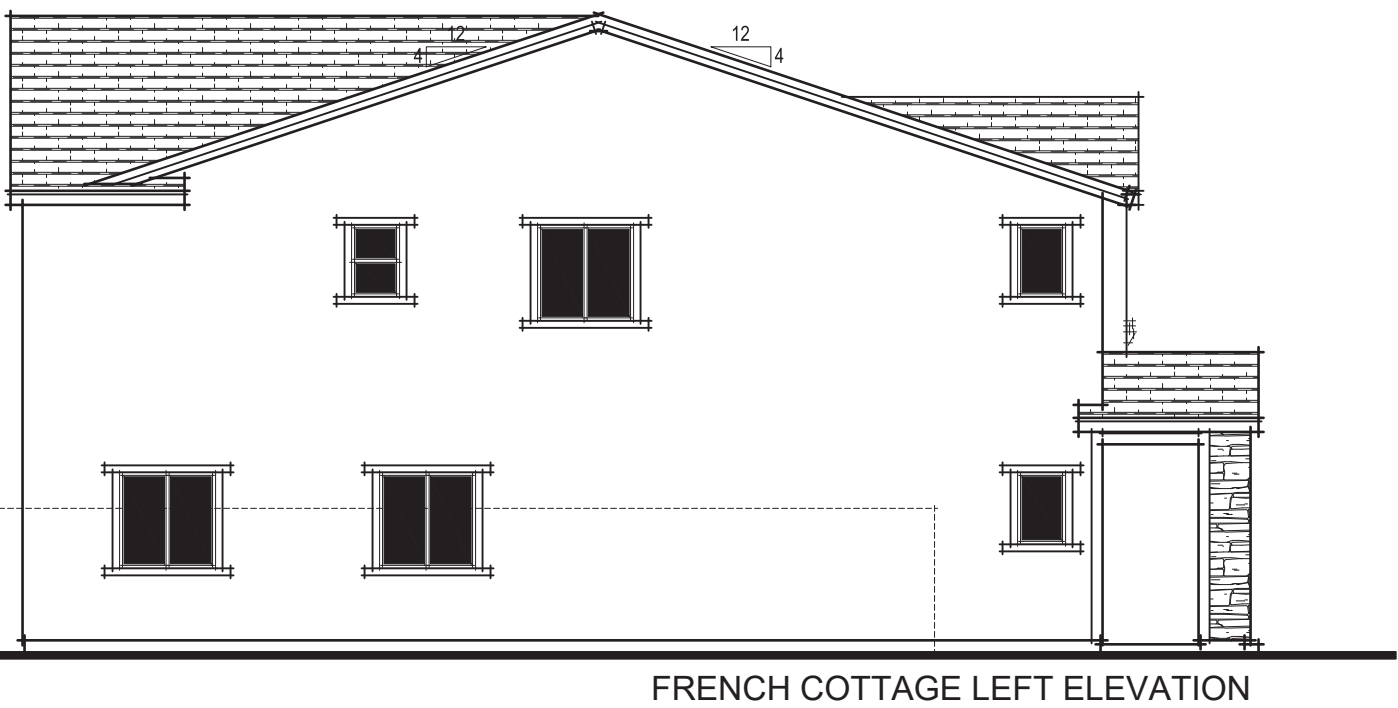
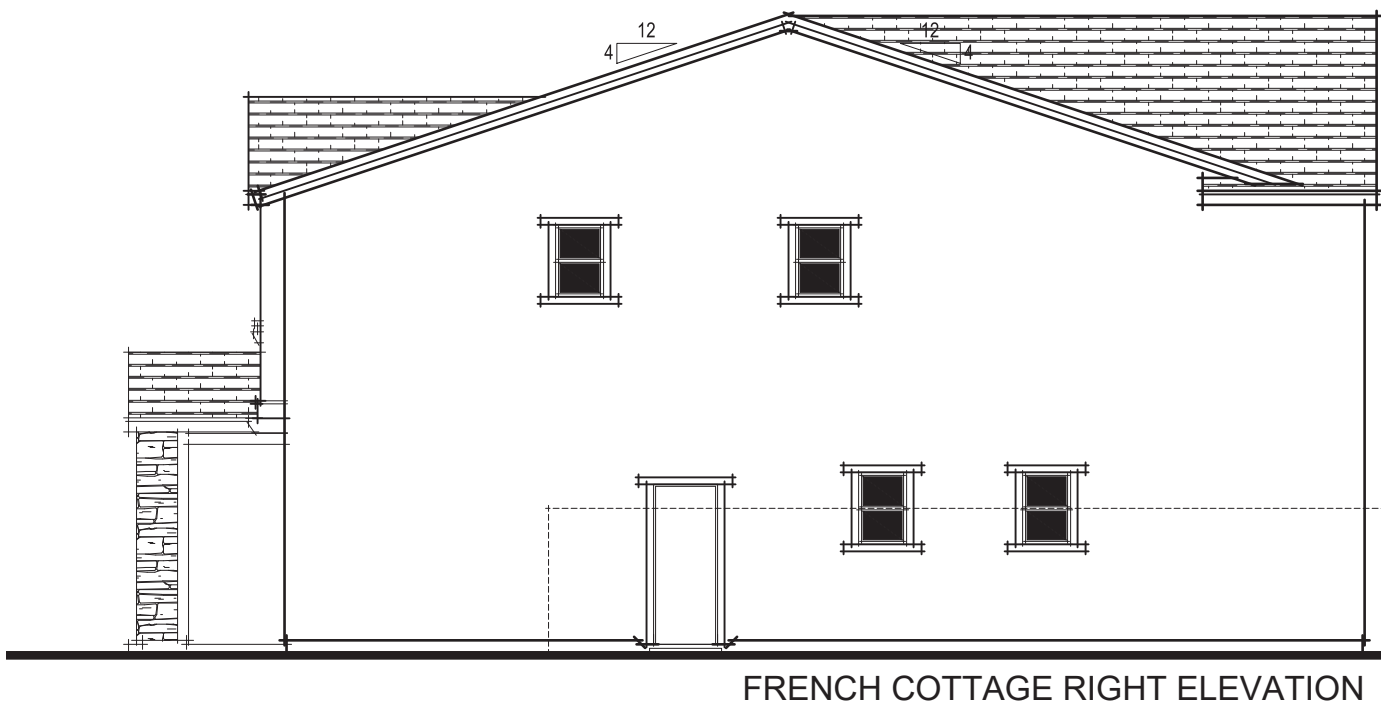
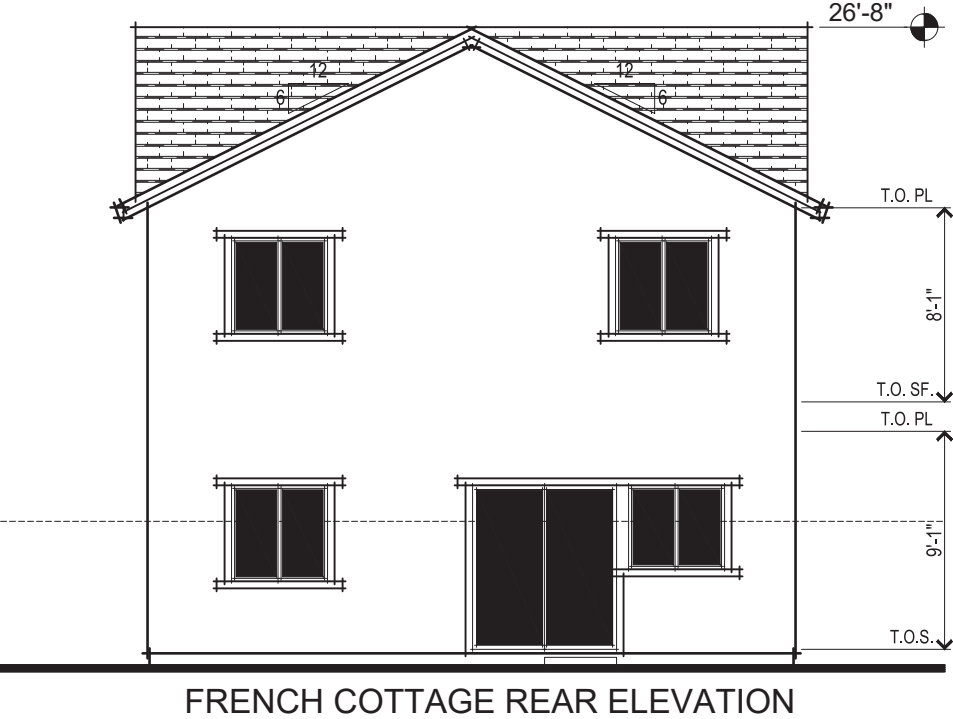
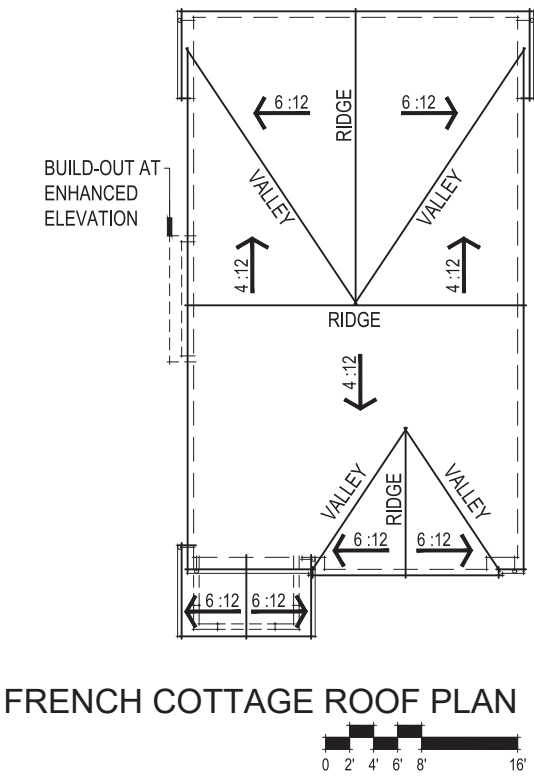


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AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

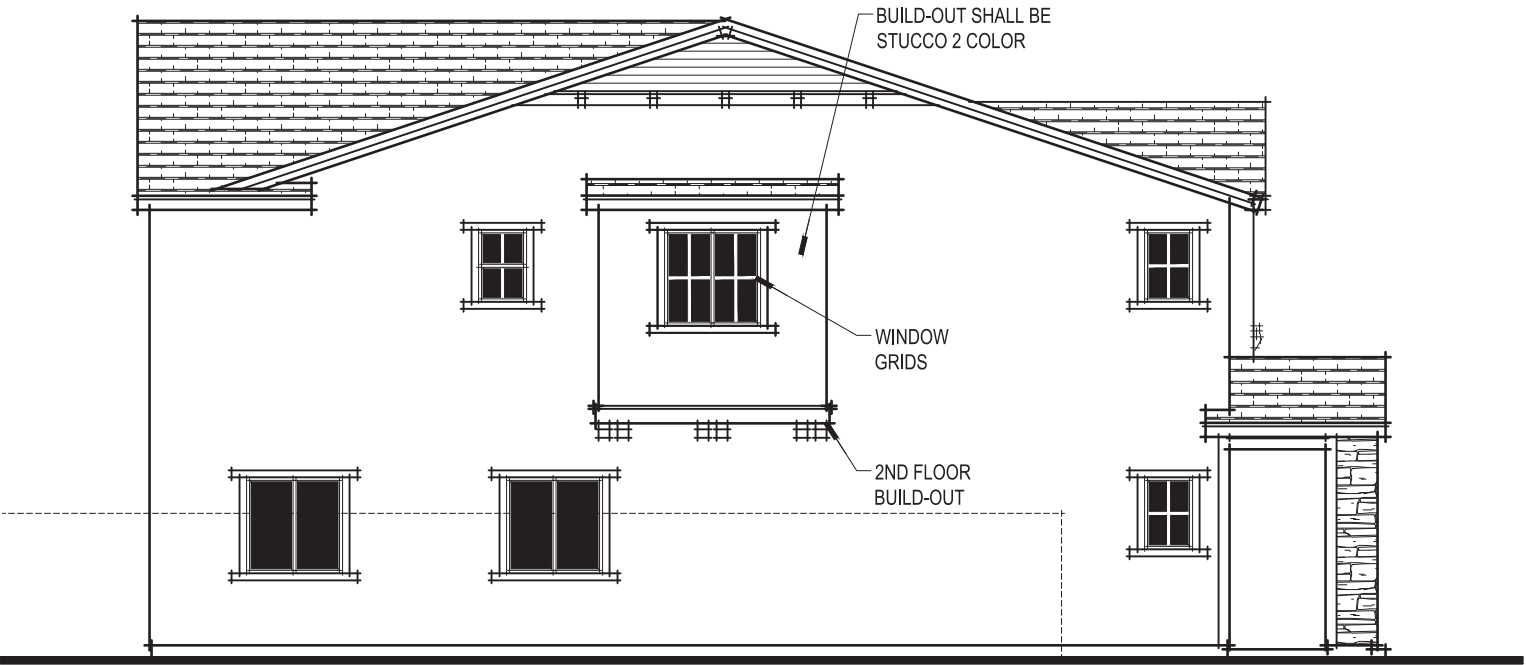
D.R. HORTON
America's Builder
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ROSEVILLE, CA 95661
916.297.4461

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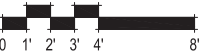
PLAN 1932 FRENCH COTTAGE ELEVATIONS
A015

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FRENCH COTTAGE ENHANCED LEFT ELEVATION



PLAN 1932 FRENCH COTTAGE ENHANCED ELEVATIONS
A015.1

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

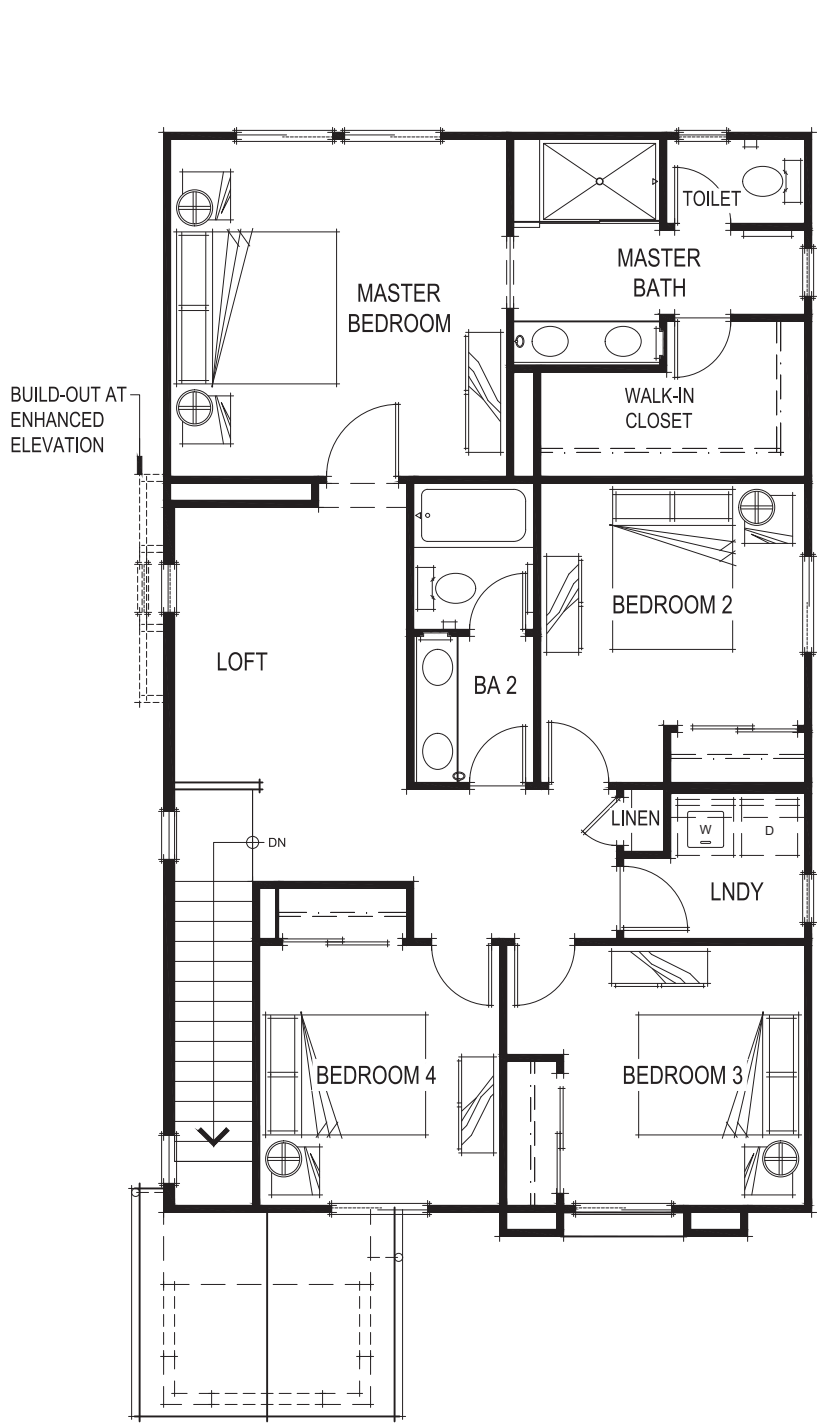


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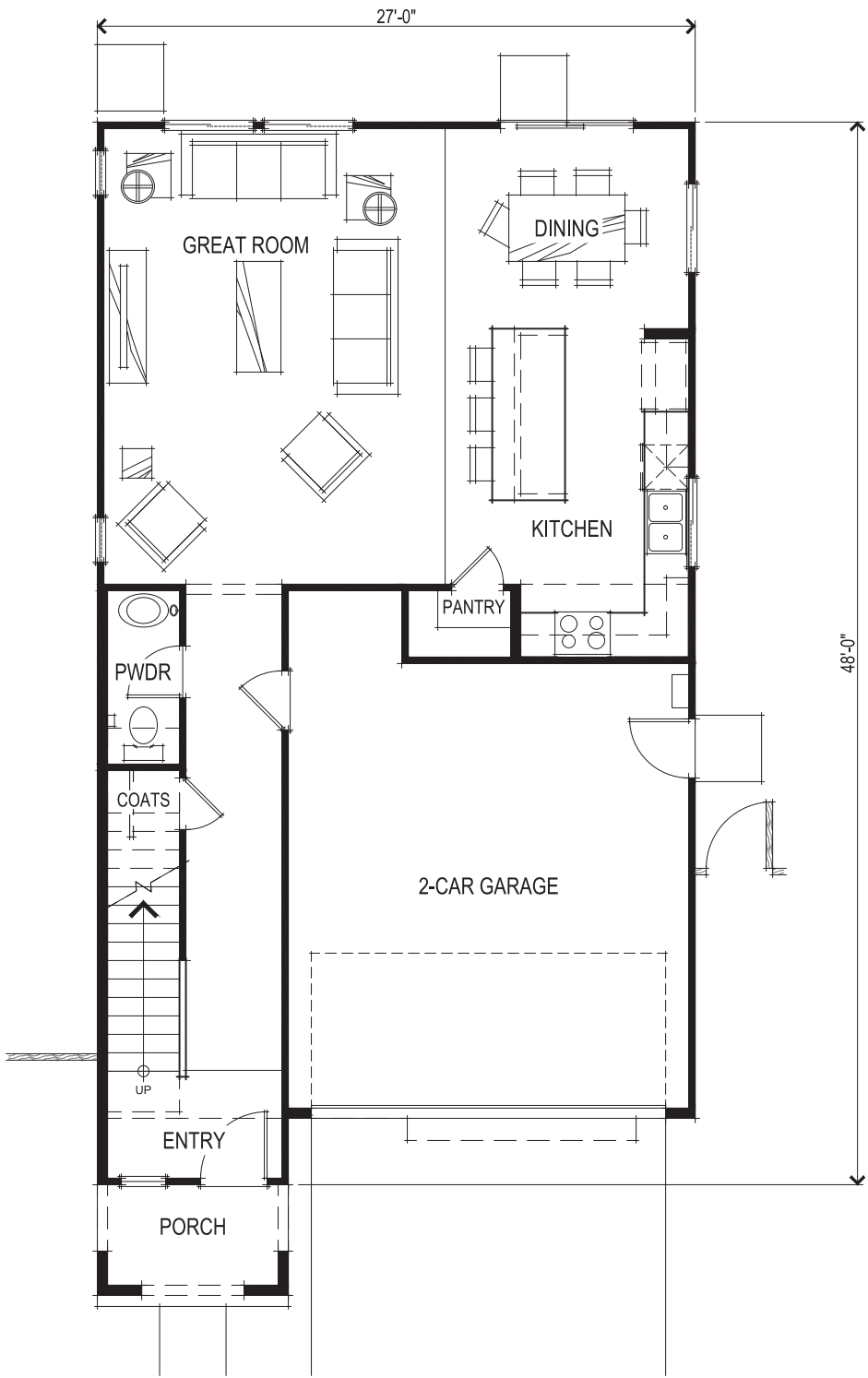
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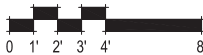


SECOND FLOOR PLAN



SANTA BARBARA
FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	847 SQ. FT.
SECOND FLOOR	1175 SQ. FT.
TOTAL LIVING	2022 SQ. FT.
2-CAR GARAGE	394 SQ. FT.



PLAN 2022 FLOOR PLANS
A016

NOTE:
ALL GARAGE DOORS SHALL HAVE STANDARD
GLASS PANELS



FRENCH COTTAGE FRONT ELEVATION



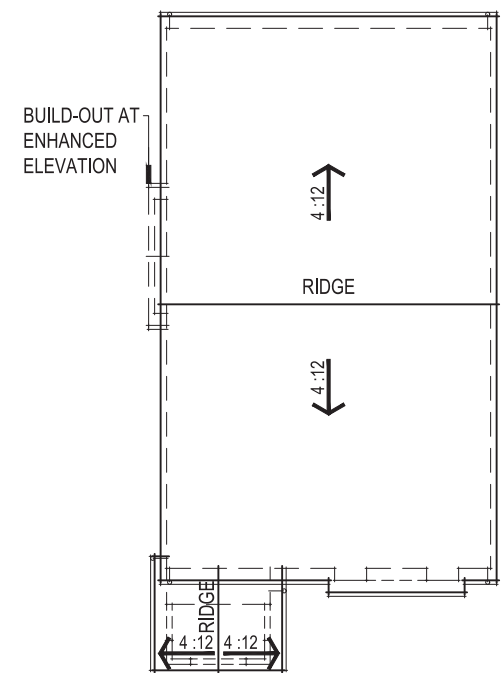
SANTA BARBARA FRONT ELEVATION



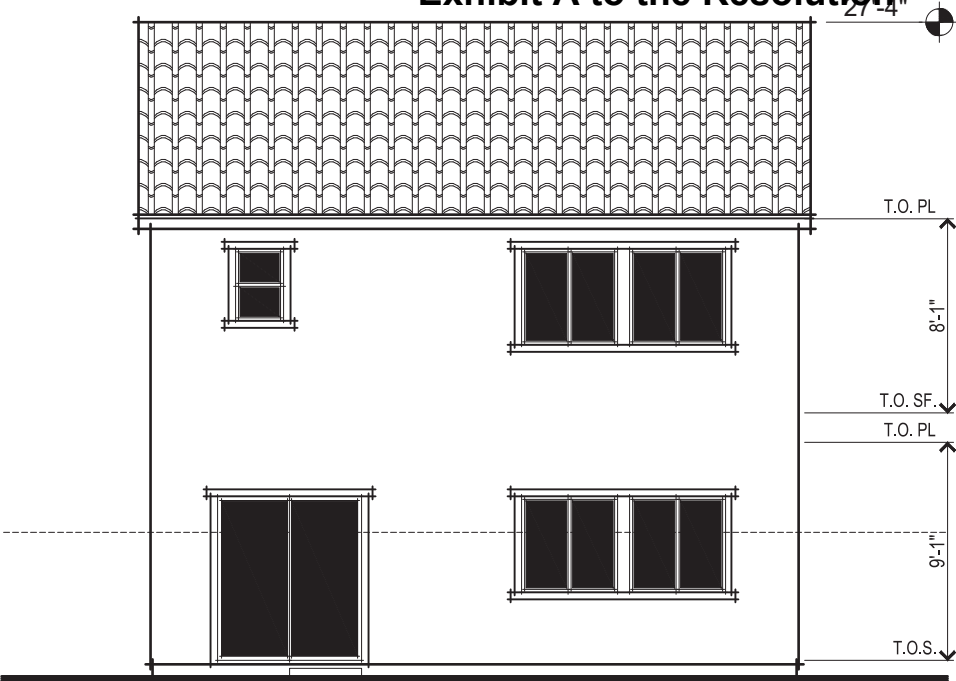
CLASSIC ITALIAN FRONT ELEVATION



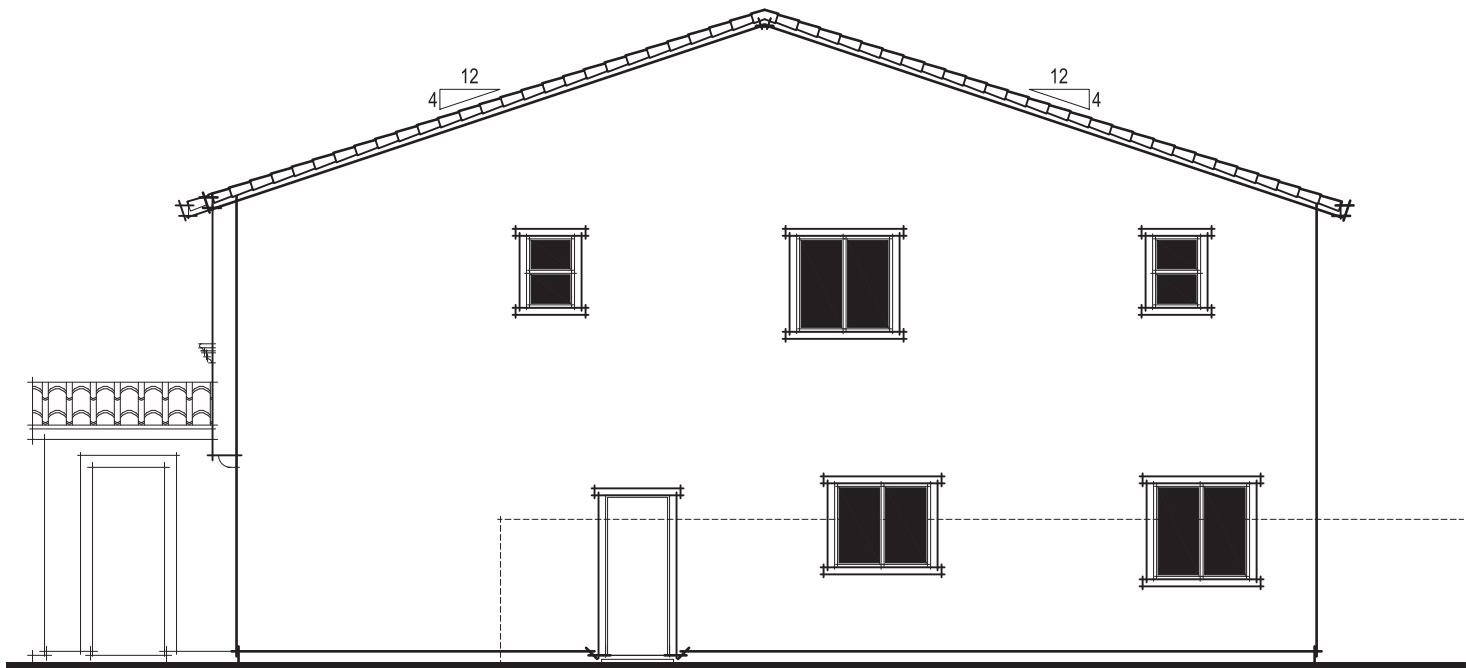
PLAN 2022 FRONT ELEVATIONS
A017



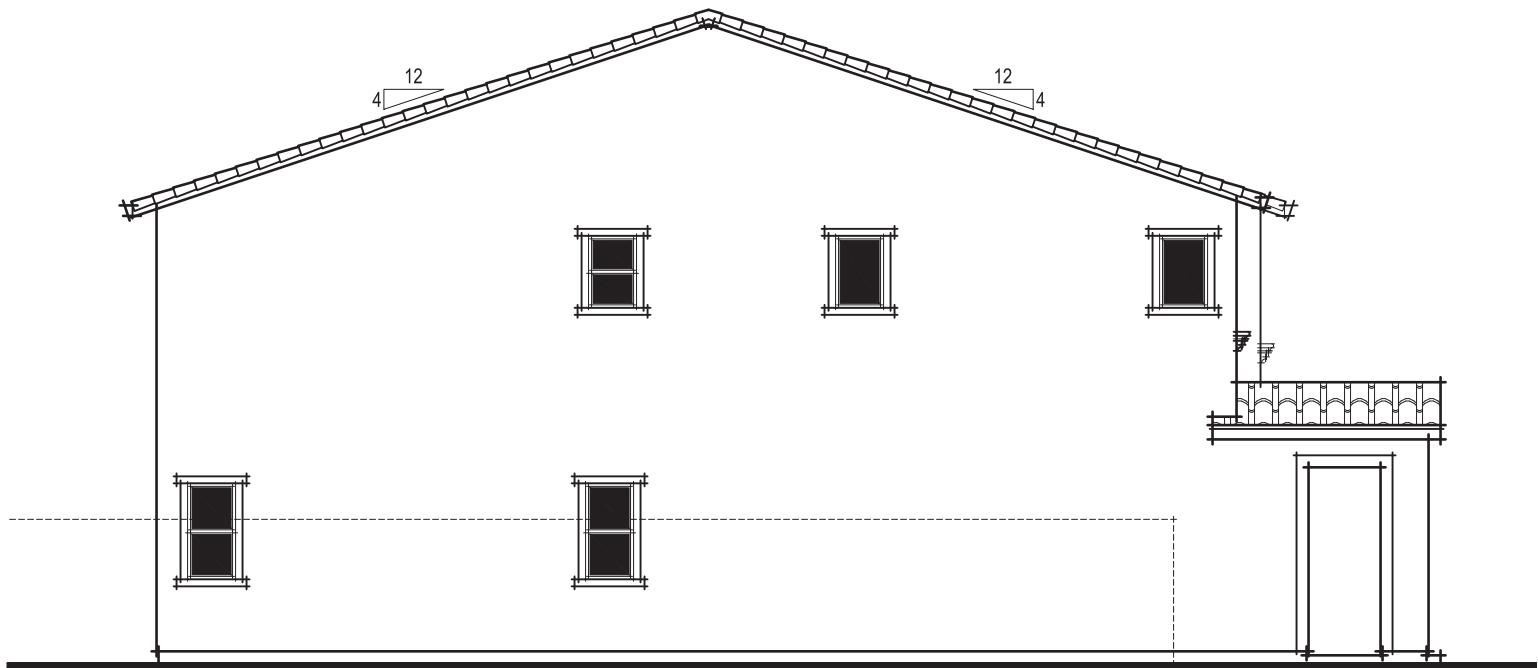
SANTA BARBARA ROOF PLAN



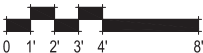
SANTA BARBARA REAR ELEVATION



SANTA BARBARA RIGHT ELEVATION



SANTA BARBARA LEFT ELEVATION



PLAN 2022 SANTA BARBARA ELEVATIONS
A018

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

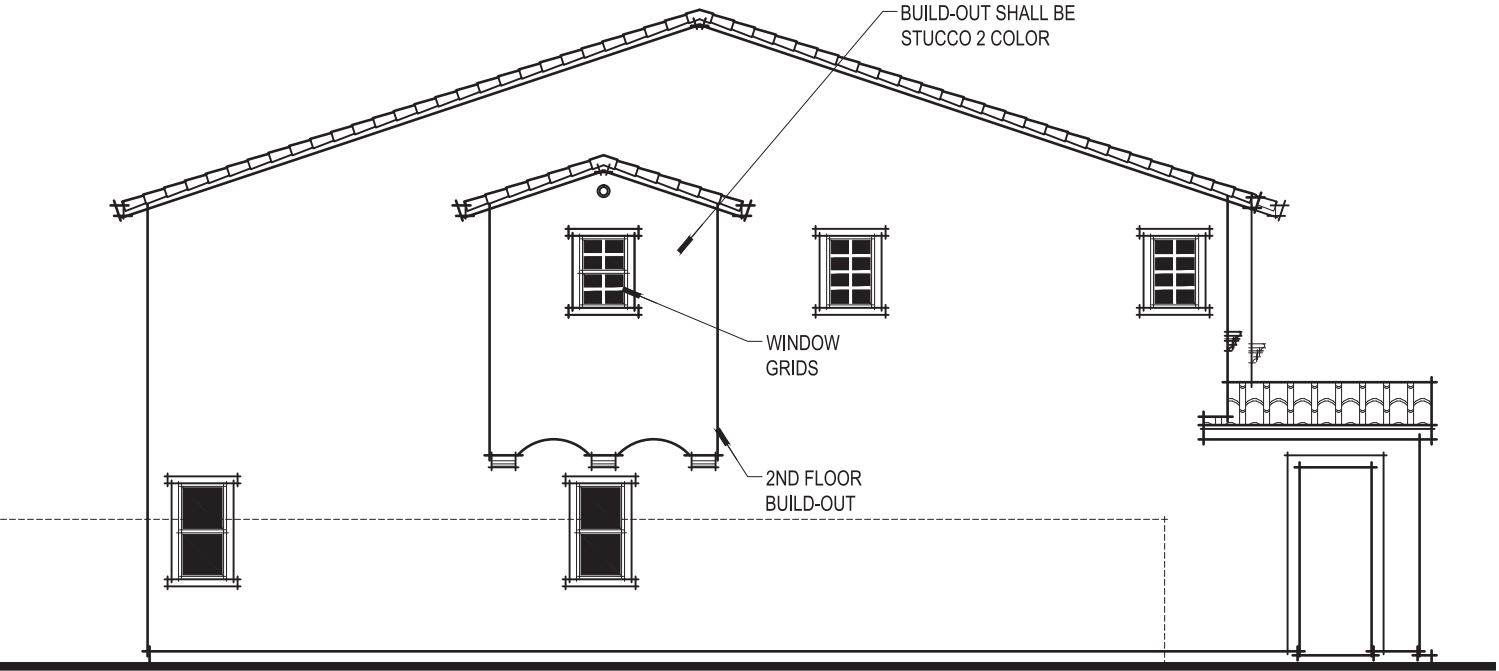


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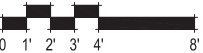
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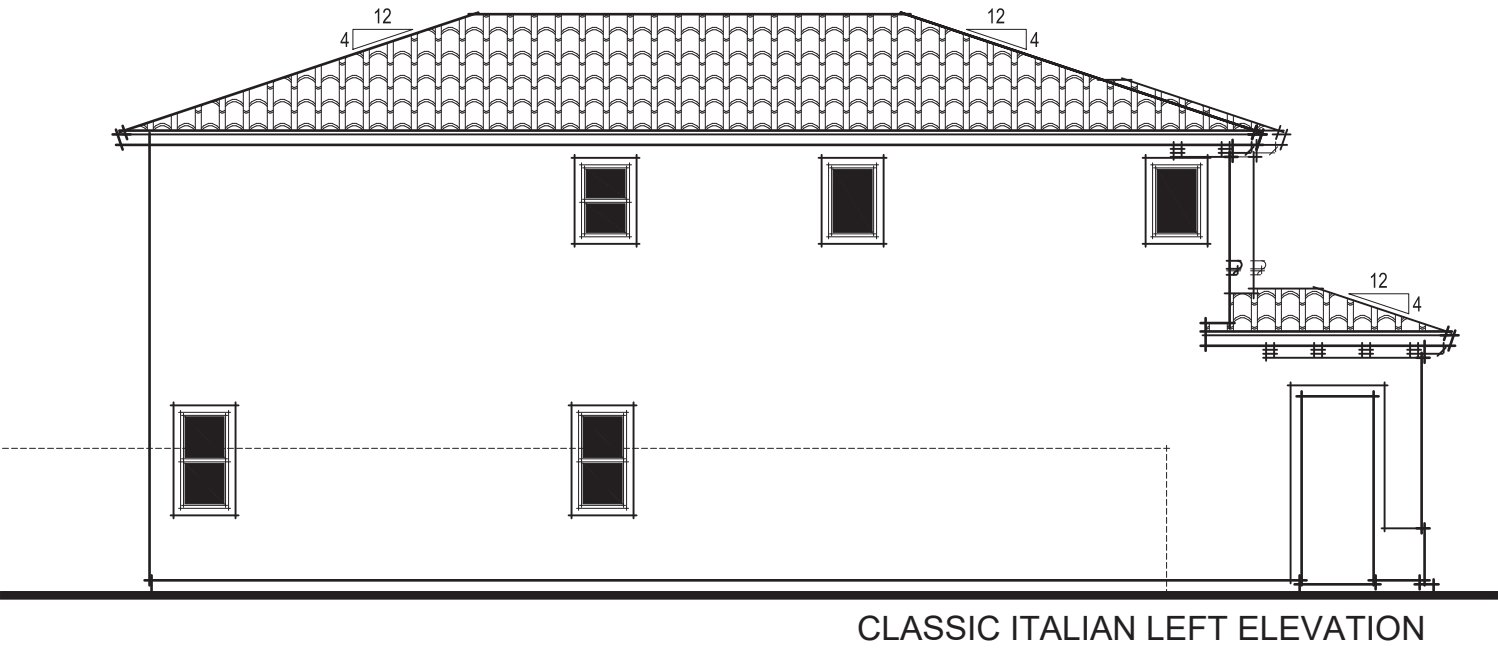
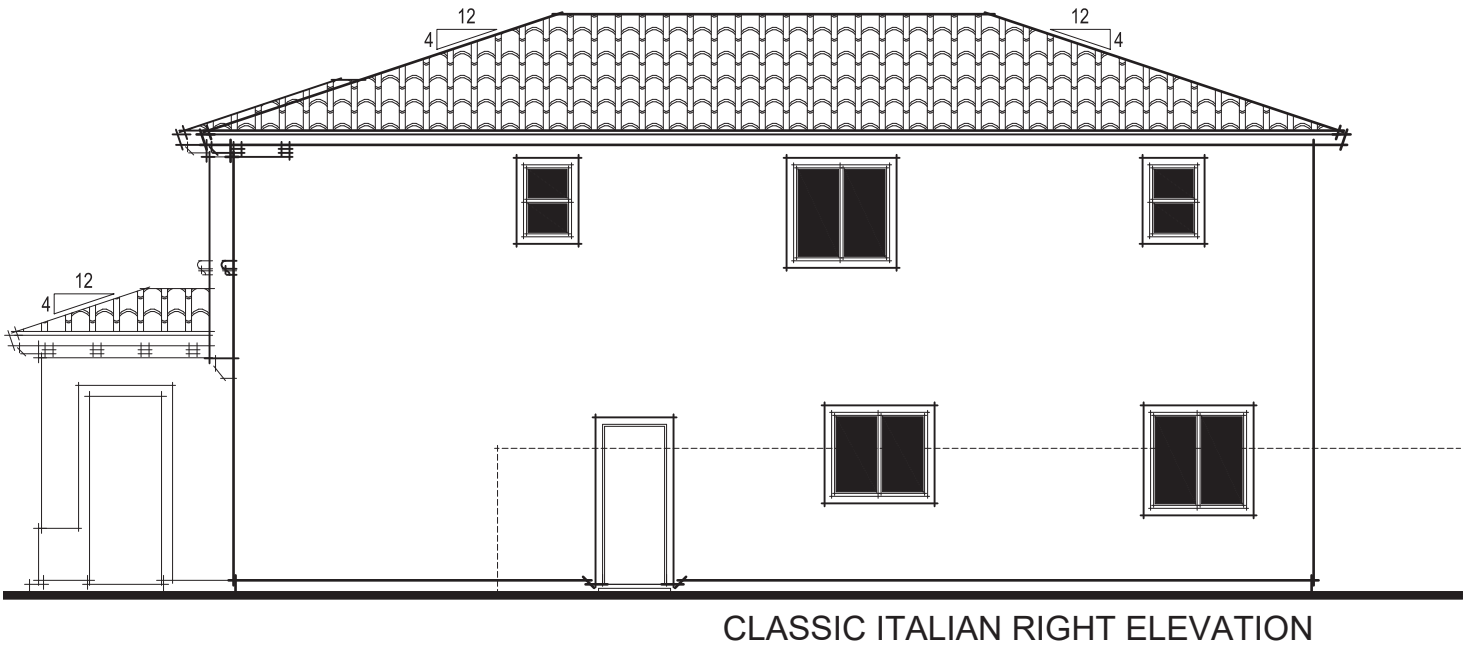
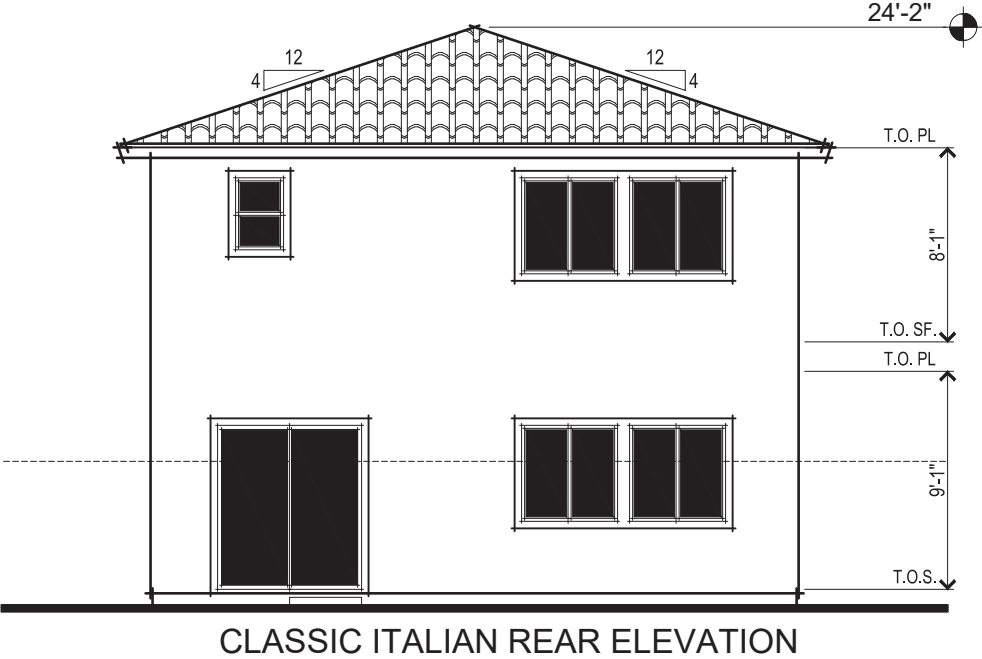
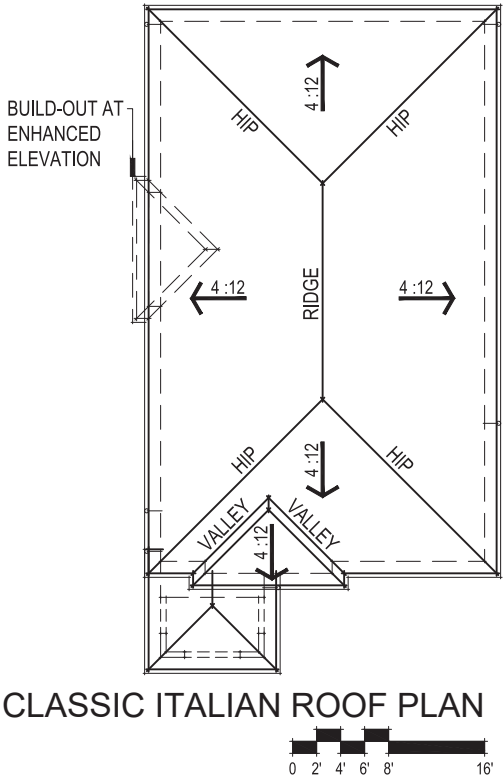




SANTA BARBARA ENHANCED LEFT ELEVATION



PLAN 2022 SANTA BARBARA ENHANCED ELEVATIONS
A018.1



AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



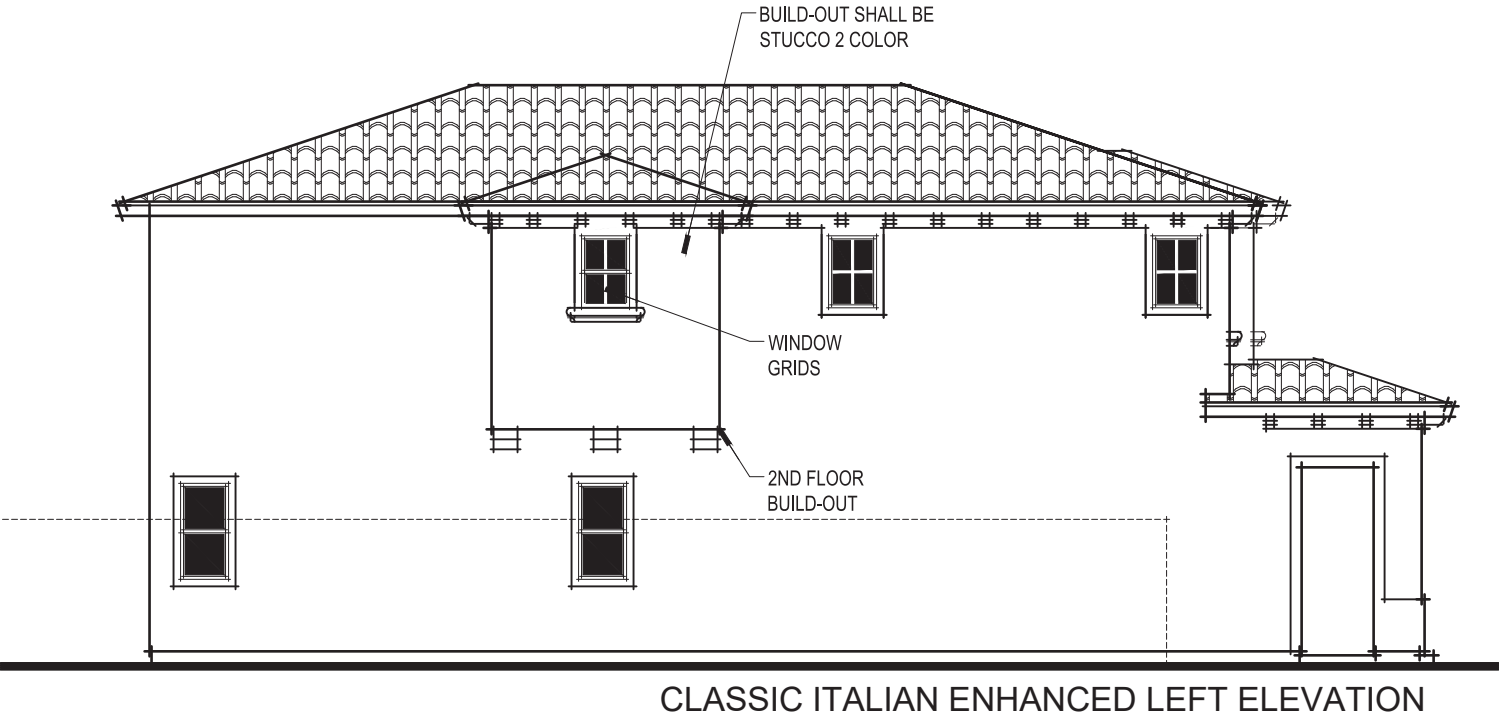
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PLAN 2022 CLASSIC ITALIAN ELEVATIONS
A019

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AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

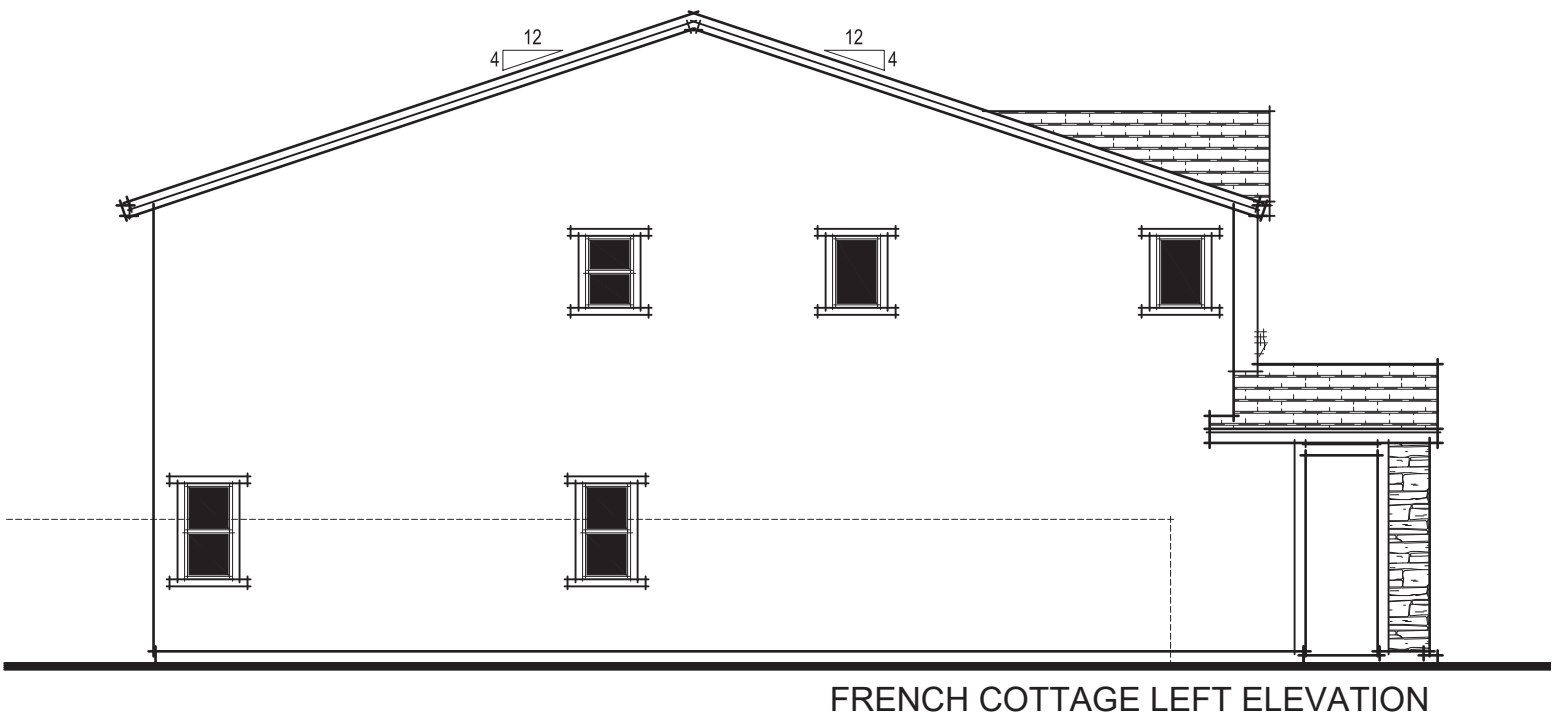
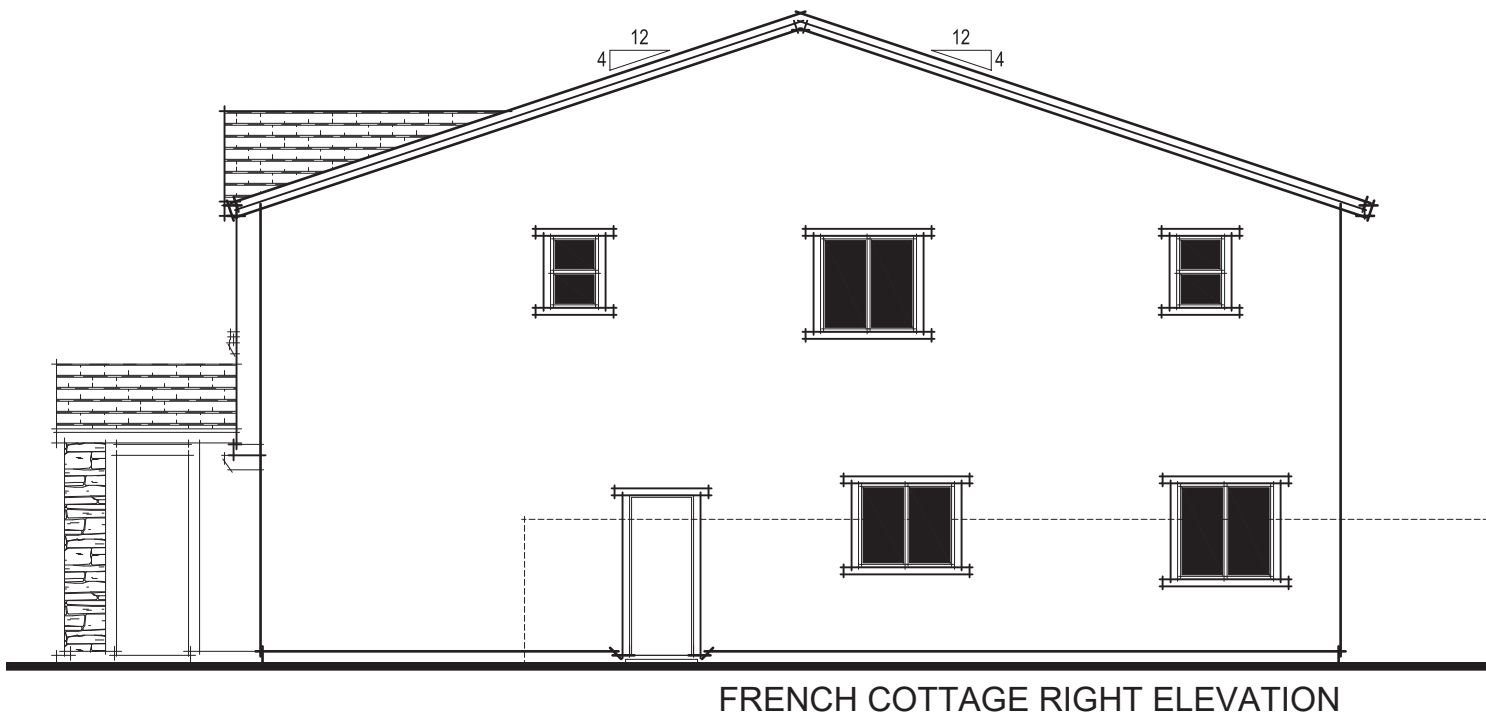
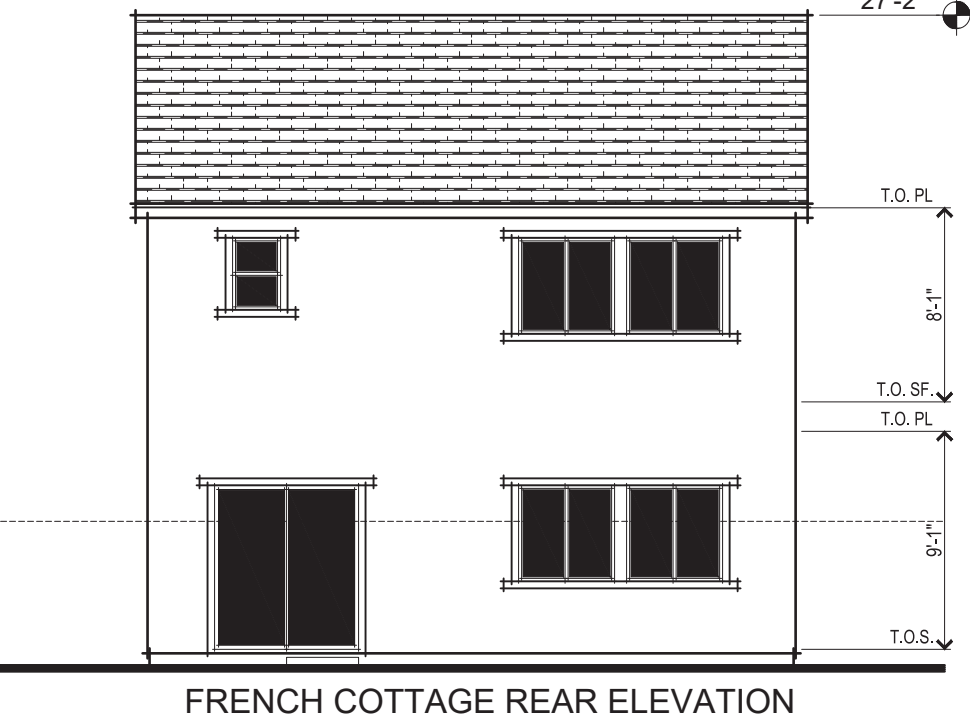
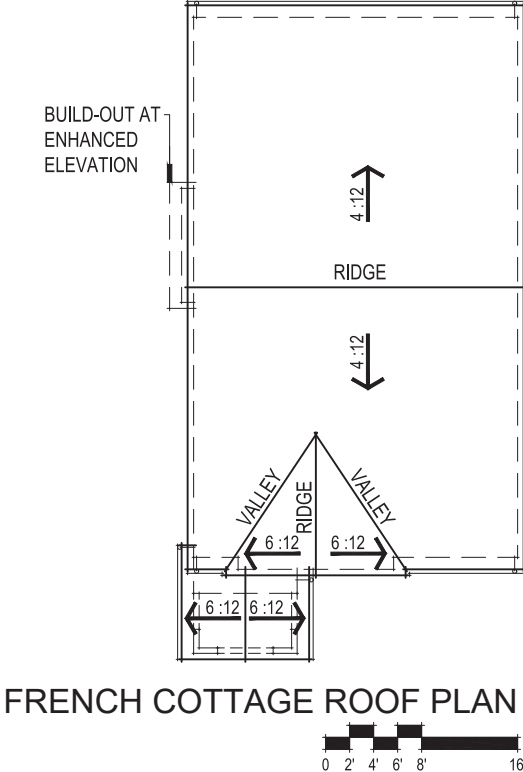


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AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019

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America's Builder
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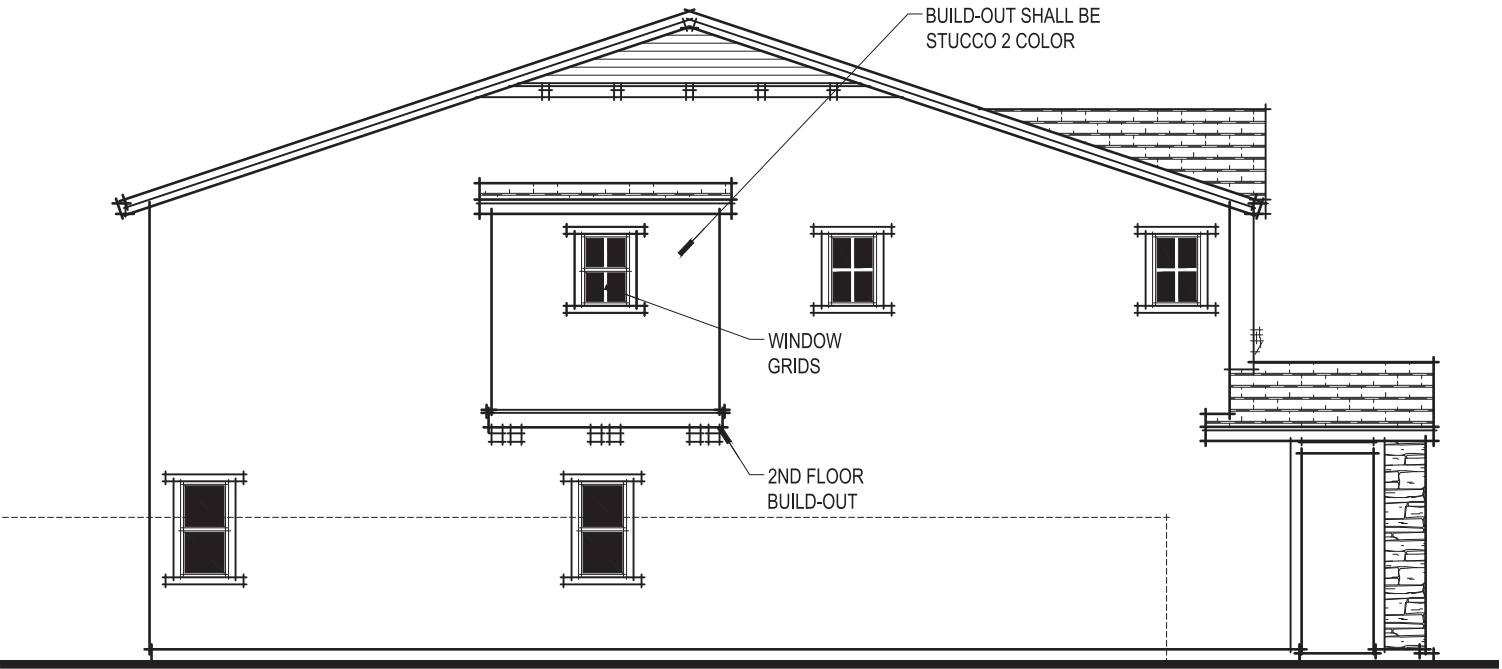
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0 1' 2' 3' 4' 8'

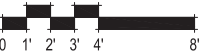
PLAN 2022 FRENCH COTTAGE ELEVATIONS
A020

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FRENCH COTTAGE ENHANCED LEFT ELEVATION



PLAN 2022 FRENCH COTTAGE ENHANCED ELEVATIONS
A020.1

AGENDA ITEM 10.1

Anthology at Anatolia
Rancho Cordova, CA
July 26, 2019



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SCHEME 1 - SANTA BARBARA



Roofing
Eagle - 3645 Sunrise Blend



Stucco 1
SW7012 Creamy



Stucco 2
SW7547 Sandbar



Trim
SW6041 Otter



Garage Door / Fascia
SW6041 Otter



**Accent
Shutters / Entry Door**
SW6186 Dried Thyme

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

SCHEME 2 - SANTA BARBARA



Roofing
Eagle - 3680 Los Padres Blend



Stucco 1
SW2833 Roycroft Vellum



Stucco 2
SW6157 Favorite Tan



Trim
SW6173 Cocoon



Garage Door / Fascia
SW6173 Cocoon



**Accent
Shutters / Entry Door**
SW6215 Rocky River

SCHEME 3 - SANTA BARBARA



Roofing
Eagle - 3646 Sunset Blend



Stucco 1
SW6127 Ivoire



Stucco 2
SW6122 Camelback



Trim
SW6146 Umber



Garage Door / Fascia
SW6146 Umber



**Accent
Shutters / Entry Door**
SW6090 Java

SCHEME 4 - SANTA BARBARA



Roofing
Eagle - 3636 Piedmont Blend



Stucco 1
SW7518 Beach House



Stucco 2
SW7519 Mexican Sand



Trim
SW6068 Brevity Borwn



Garage Door / Fascia
SW6068 Brevity Borwn



**Accent
Shutters / Entry Door**
SW6251 Outer Space

SCHEME 5 - CLASSIC ITALIAN



Roofing
Eagle - 3817 La Salle Blend



Stucco 1
SW7692 Cupolla Yellow



Stucco 2
SW7695 Mesa Tan



Trim / Fascia
SW2833 Roycroft Vellum



Garage Door
SW6110 Steady Brown



Accent / Entry Door
SW6179 Artichoke

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

SCHEME 6 - CLASSIC ITALIAN



Roofing
Eagle - 3773 Walnut Creek Blend



Stucco 1
SW6136 Harmonic Tan



Stucco 2
SW7549 Studio Taupe



Trim / Fascia
SW2833 Roycroft Vellum



Garage Door
SW6145 Thatch Brown



Accent / Entry Door
SW6229 Temple Star

SCHEME 7 - CLASSIC ITALIAN



Roofing
Eagle - SCC 8830 Albuquerque Blend



Stucco 1
SW7680 Lanyard



Stucco 2
SW9102 Quinoa



Trim / Fascia
SW6127 Ivoire



Garage Door
SW6090 Java



Accent / Entry Door
SW2816 Rookwood Dark Green

SCHEME 8 - CLASSIC ITALIAN



Roofing
Eagle - 3814 San Pablo Blend



Stucco 1
SW6122 Camel Back



Stucco 2
SW9108 Double Latte



Trim / Fascia
SW2193 Eaglet Beige

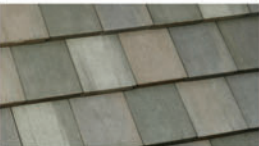


Garage Door
SW6111 Coconut Husk



Accent / Entry Door
SW2856 Fairfax

SCHEME 9 - FRENCH COTTAGE



Roofing
Eagle - SCB 8805 Seattle Blend



Stucco 1
SW7543 Avenue Tan



Stucco 2
SW9117 Urban Jungle



Trim
SW2848 Roycroft Pewter



Garage Door / Fascia
SW2848 Roycroft Pewter



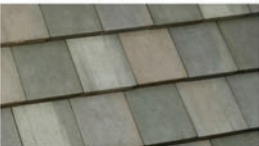
Accent / Entry Door
SW2837 Aurora Brown



Stone
Boral - Cultured Stone
Ashfall Country LedgeStone

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

SCHEME 10 - FRENCH COTTAGE



Roofing
Eagle - SCB 8802 Nantucket Blend



Stucco 1
SW6079 Diverse Beige



Stucco 2
SW9084 Cocoa Whip



Trim
SW6069 French Roast



Garage Door / Fascia
SW6069 French Roast



Accent / Entry Door
SW2819 Downing Slate



Stone
Boral - Cultured Stone
Chianti Ancient Villa LedgeStone

SCHEME 11 - FRENCH COTTAGE



Roofing
Eagle - SCB 8825 Corona Del Mar Blend



Stucco 1
SW0011 Crewel Tan



Stucco 2
SW7546 Prairie Grass



Trim
SW6159 High Tea



Garage Door / Fascia
SW6159 High Tea



Accent / Entry Door
SW6187 Rosemary



Stone
Boral - Cultured Stone
Siena Anciet Villa LedgeStone

SCHEME 12 - FRENCH COTTAGE



Roofing
Eagle - 4671 Village Blend



Stucco 1
SW2835 Craftsman Brown



Stucco 2
SW6081 Down Home



Trim
SW6104 Kaffee



Garage Door / Fascia
SW6104 Kaffee



Accent / Entry Door
SW6223 Still Water



Stone
Boral - Cultured Stone
Grand Mesa Country LedgeStone

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 4 floor plans, elevations, color and materials sample to be built by D.R. Horton at Anthology at Anatolia. 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.	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	
3.	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	
4.	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	
5.	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	

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
6.	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 Issuance of Building Permits			
7.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department.	Prior to Building Permit Issuance	Planning	
8.	Final landscape plan shall include the addition of weed barrier installed in the front yard, side yard, and to include the area between the detached sidewalk and curb prior to installation of ground cover for the lots along Herodian Drive.	Prior to Building Permit Issuance	Planning/ Public Works	
9.	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: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services .	Prior to Building Permit Issuance	SMUD	
10.	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 Building Permit Issuance	Sac Metro Fire	
11.	Each phase of the development may 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 identical floor plans and building elevations shall be located next to each other. - Homes that are adjacent to the public right-of-way (corner lots and homes along Herodian Drive) shall include the enhancement design	Prior to Building Permit Issuance	Planning	

CONDITIONS OF APPROVAL

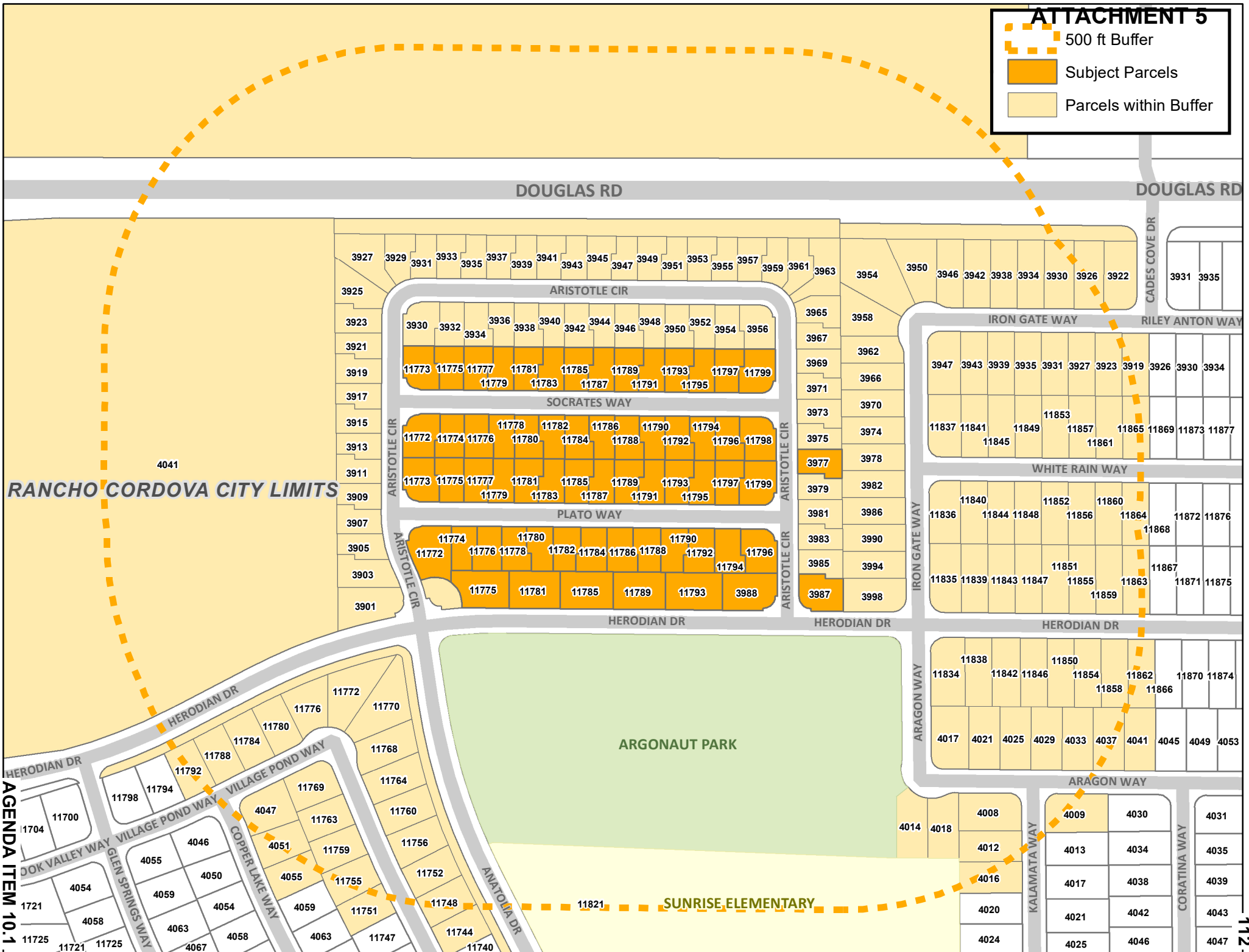
ATTACHMENT 3 Exhibit B to the Resolution

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	elements as shown on the design elevations. • Lots 113 and Lot 118 can be built with either the original plans or the new proposed floor plans. • The garage doors shall include windows.			
12.	Prior to issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Prior to Building Permit Issuance	Sac Area Water	
	Prior to Final Inspection			
13.	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	
14.	Concrete paths must 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	
15.	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	
16.	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	



ATTACHMENT 5

-  500 ft Buffer
-  Subject Parcels
-  Parcels within Buffer



ANATOLIA LLC
7700 COLLEGE TOWN DR STE 101
SACRAMENTO CA 95826

CURRENT RESIDENT
4041 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CORDOVA RECREATION/PARK DISTRICT
2729 PROSPECT PARK DR STE 230
RANCHO CORDOVA CA 95670

FRANCO CESAR
11858 HERODIAN DR
RANCHO CORDOVA CA 95742

RAJPUT PRATIK P/KETA R SHAH
11854 HERODIAN DR
RANCHO CORDOVA CA 95742

CARIAGA MA LOURDES
C/CONSTANTINO T
11850 HERODIAN DR
RANCHO CORDOVA CA 95742

SUMPO FELOMINO
11846 HERODIAN DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11842 HERODIAN DR
RANCHO CORDOVA CA 95742

MANDADI SRIRAM/BUMIREDDY
KANISHKA
2099 CARROLL DR
FOLSOM CA 95630

DO THI
11838 HERODIAN DR
RANCHO CORDOVA CA 95742

SAELEE SARAH
11834 HERODIAN DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11835 HERODIAN DR
RANCHO CORDOVA CA 95742

DUONG THANH
3112 YELLOWSTAR ST
GARDEN CITY KS 67846

TIDWELL KEVIN R
11839 HERODIAN DR
RANCHO CORDOVA CA 95742

SUTJIPTO SUGANTO/LUCIA W
11843 HERODIAN DR
RANCHO CORDOVA CA 95742

LEWIS MARTY D J
11847 HERODIAN DR
RANCHO CORDOVA CA 95742

YUN BRIAN B/JANET
11851 HERODIAN DR
RANCHO CORDOVA CA 95742

AQUINO JOSEFINA A
11855 HERODIAN DR
RANCHO CORDOVA CA 95742

LEE NANCY
11859 HERODIAN DR
RANCHO CORDOVA CA 95742

KUO MEIYIN MARISA
11863 HERODIAN DR
RANCHO CORDOVA CA 95742

HASH WILLIAM L/SHIN S
11864 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

MARIBEL AGATON EVANGELISTA
REVOCABLE TRUST
11860 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11856 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

JEON MIAE
187 SAINT VINCENT
IRVINE CA 92618

SUBBARAO SHASHIDAR
11852 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11848 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

VILLURI SRINIVASA/MADHU MOORTHY
VEERNI
PO BOX 1413
RANCHO CORDOVA CA 95741

PHAM CATHY/JEFF
11844 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

JOHNSON ANGELAMARIE
CELESTIAL/ALVIN RYAN
11840 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

SANTOS ROWENA E
11836 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

SETH LIVING TRUST
11837 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

KING GLORIA
11841 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

DEAN JESSICA/JOANNE/FRANK I HICKS
11845 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

DELOS ANGELES ALMARIO
11849 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

LENEHAN KYLE A/KRISLA L
11853 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

CASTRO DONNA/DELMAR M JR
11857 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

ROBERT H/MARIA HERLINDA SCHULZ
REVOCABLE TRUST
11861 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

SORIA JAVIER A/VICTORIA M
11865 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3923 IRON GATE WAY
RANCHO CORDOVA CA 95742

MUKKARA SIVA RAMA KRISHNA R/ETAL
5 THOMPSON LN
CANANDAIGUA NY 14424

SINGH SONAL
3927 IRON GATE WAY
RANCHO CORDOVA CA 95742

ASTORGA EDWARD E/HUI WEN
3931 IRON GATE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3935 IRON GATE WAY
RANCHO CORDOVA CA 95742

KIM KWANG/SOON
1013 PINTAIL CIR
FOLSOM CA 95630

ARCINEDA VICTOR/DELIA
3939 IRON GATE WAY
RANCHO CORDOVA CA 95742

WONG SO YON/YOUNG II WON/HYE RI
NA WONCHA
3943 IRON GATE WAY
RANCHO CORDOVA CA 95742

JENNINGS MARKUS/JENNINGS BRENDA
RAMIREZ
3947 IRON GATE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3998 IRON GATE WAY
RANCHO CORDOVA CA 95742

ENTRUST GROUP INC
12559 AVISTON WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3994 IRON GATE WAY
RANCHO CORDOVA CA 95742

HU KUN/JIANYING QIN
11950 RISING SUN WAY
GOLD RIVER CA 95670

LI YING
3990 IRON GATE WAY
RANCHO CORDOVA CA 95742

ALAVILLI ANIL K/ALEKHYA
3986 IRON GATE WAY
RANCHO CORDOVA CA 95742

PALMER DAYNA
3982 IRON GATE WAY
RANCHO CORDOVA CA 95742

ROSS FREDERICK D III/RAM SIENG
3978 IRON GATE WAY
RANCHO CORDOVA CA 95742

BRUSUELAS SELENA N/MICHAEL E
3974 IRON GATE WAY
RANCHO CORDOVA CA 95742

PLATON MARIO F/CARMELA L
3970 IRON GATE WAY
RANCHO CORDOVA CA 95742

BAUGH FAMILY TRUST
4000 PINEOAKYO RD
RESCUE CA 95672

CURRENT RESIDENT
3966 IRON GATE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3962 IRON GATE WAY
RANCHO CORDOVA CA 95742

MAU CONG NGUYEN/HONG THI MINH
LE REVOCABLE TRUST
1607 CAPE COD CT
DAVIS CA 95616

MORELLI AMBER M
3958 IRON GATE WAY
RANCHO CORDOVA CA 95742

AKIN BRANDAN/KAELA
3954 IRON GATE WAY
RANCHO CORDOVA CA 95742

IVERSON KELLY/ERIC
3950 IRON GATE WAY
RANCHO CORDOVA CA 95742

BOGDAN FLAVIA S/CRISTIAN JABELEAN
3946 IRON GATE WAY
RANCHO CORDOVA CA 95742

PAL MINTU/HARPREET KAUR
3942 IRON GATE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3938 IRON GATE WAY
RANCHO CORDOVA CA 95742

SMITH JEFFREY AARON/KERRI
ELIZABETH
2319 PLAYA WAY
GOLD RIVER CA 95670

CURRENT RESIDENT
3934 IRON GATE WAY
RANCHO CORDOVA CA 95742

WILSON BRITTNY/CHRISTOPHER
8728 MORNING GLORY WAY
ELK GROVE CA 95624

HUYNH VIVIAN T
3930 IRON GATE WAY
RANCHO CORDOVA CA 95742

CORDOVA PARK AND RECREATION
DISTRICT
2729 PROSPECT PARK DR STE 230
RANCHO CORDOVA CA 95670

TERRY DONALD/ANGELA MARIE
4047 COPPER LAKE WAY
RANCHO CORDOVA CA 95742

HURN JODIE J/DOUGLAS R
4051 COPPER LAKE WAY
RANCHO CORDOVA CA 95742

MCLEAN JOHN E/NYKOLE K
WOODWARD
11755 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

MACK SEAN L/NATALIE A
11759 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11763 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

LIU FEI/JILLY HAO
12020 MANDOLIA WAY
RANCHO CORDOVA CA 95742

MORRIS JOHN W/TRAN T
11769 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

BOLMAN DEBORAH A/EDWARD J
11792 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

MECHKOV ILIAN/BORISLAVA
11788 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11784 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

SHI GARY/YINGHONG
PO BOX 4824
EL DORADO HILL CA 95762

COMBS AARON/CRYSTALINE PERKINS
11780 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

BUCK COLYNN MCCONNELL
11776 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

SAUL EUGENE S
11772 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

RAMOS JAVIER/ANA ELIZABETH F DE
RAMOS
11770 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

FEIT JOHN H/RACHANA G
11768 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

MEISEL MATTHEW J
11764 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

YAU VENESE LIN
11760 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

MORENO TRAVIS/STACI
11756 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

NARAYAN SATISH/NITESHNI D
11752 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

FOURNIER CHRISTOPHER J/ANDREA M
11748 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4017 ARAGON WAY
RANCHO CORDOVA CA 95742

LIAO SHIUE FAMILY TRUST
PO BOX 50653
PALO ALTO CA 94303

LONG MICHAEL P
4021 ARAGON WAY
RANCHO CORDOVA CA 95742

MURILLO VICTOR M JR
4025 ARAGON WAY
RANCHO CORDOVA CA 95742

DEBOCH YARED/SENAYIT DENEKE
4029 ARAGON WAY
RANCHO CORDOVA CA 95742

LEUNG DAVID/SOPHIA
4033 ARAGON WAY
RANCHO CORDOVA CA 95742

BARI MD Z/NAZNIN AKTER
4037 ARAGON WAY
RANCHO CORDOVA CA 95742

YANG FONG/CHI X
4012 KALAMATA WAY
RANCHO CORDOVA CA 95742

LOCKHART DEBRA S/DWIGHT L
4008 KALAMATA WAY
RANCHO CORDOVA CA 95742

KALLAM VENKATA R/SIRISHA R
4018 ARAGON WAY
RANCHO CORDOVA CA 95742

GOCHANGCO MARGARET
4014 ARAGON WAY
RANCHO CORDOVA CA 95742

MIRAMONTES QUINONES DAVID
M/RANDY D SCOTT
3930 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

KUMAR SANIL/RASHMI
3932 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

GANESH RAJKUMAR/KIRTANA
VASUDEVAN
3934 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

FIRMIN MICHAEL C/KATRINA D
3936 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

BROWN CHRISTOPHER G/DAWN A
3938 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3940 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

LI KUANGZHENG
221 COLLEGE AVE
PALO ALTO CA 94306

GEORGE BEENA/MICHAEL RAPHAEL
3942 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

MORRIS CARSON W/VERONICA VALYN
3944 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3946 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

CURRENT RESIDENT
3948 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

CURRENT RESIDENT
3950 ARISTOTLE CIR
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CURRENT RESIDENT
3952 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
3954 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
3956 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

CURRENT RESIDENT
11799 SOCRATES WAY
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

CURRENT RESIDENT
11797 SOCRATES WAY
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11795 SOCRATES WAY
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CURRENT RESIDENT
11781 SOCRATES WAY
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CURRENT RESIDENT
11775 SOCRATES WAY
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11773 SOCRATES WAY
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11774 SOCRATES WAY
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CURRENT RESIDENT
11786 SOCRATES WAY
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CURRENT RESIDENT
11794 SOCRATES WAY
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CURRENT RESIDENT
11796 SOCRATES WAY
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CURRENT RESIDENT
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11776 PLATO WAY
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

CURRENT RESIDENT
11778 PLATO WAY
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

CURRENT RESIDENT
11780 PLATO WAY
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
11782 PLATO WAY
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
11784 PLATO WAY
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CURRENT RESIDENT
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ROSEVILLE CA 95661

CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
3988 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

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ROSEVILLE CA 95661

CURRENT RESIDENT
11793 HERODIAN DR
RANCHO CORDOVA CA 95742

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ROSEVILLE CA 95661

CURRENT RESIDENT
11789 HERODIAN DR
RANCHO CORDOVA CA 95742

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ROSEVILLE CA 95661

CURRENT RESIDENT
11785 HERODIAN DR
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CURRENT RESIDENT
11781 HERODIAN DR
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CURRENT RESIDENT
11775 HERODIAN DR
RANCHO CORDOVA CA 95742

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ROSEVILLE CA 95661

CURRENT RESIDENT
3903 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
3905 ARISTOTLE CIR
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CURRENT RESIDENT
3907 ARISTOTLE CIR
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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ROSEVILLE CA 95661

KOEHLER MICHELE
3929 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

ATTIEH TOHOTMOSS
3931 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

SERVA TIMOTHY B/JENNIFER L
3933 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

LU CHU B/CHRISTINA SWEDBERG
3935 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

FULLERTON BRIAN A/LAN NGUYEN
3937 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

GARY MATTHEW
3939 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3941 ARISTOTLE CIR
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CURRENT RESIDENT
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CURRENT RESIDENT
3945 ARISTOTLE CIR
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D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

BROWN JOSEPH III
3947 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3949 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
3973 ARISTOTLE CIR
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ROSEVILLE CA 95661

CURRENT RESIDENT
3975 ARISTOTLE CIR
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ROSEVILLE CA 95661

CURRENT RESIDENT
3977 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

KINGSTON JUSTIN CHANCE
3979 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

WHALEN BENJAMIN G/MESSINA
3981 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

GROCE KEVIN/LUCINDA
3983 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

ESCARCHA JOSE
3985 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3987 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

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

CURRENT RESIDENT
3901 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

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

CORDOVA RECREATION AND PARK
DISTRICT
2197 CHASE 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

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

ANATOLIA HOMEOWNERS ASSC
C/O FIRSTSERVICE RESIDENTIAL
12009 FOUNTAIN PLACE, SUITE 310
GOLD RIVER CA 95670

MEMORANDUM

DATE: August 19, 2019

TO: Honorable Mayor and Council Members

FROM: Micah Runner, Deputy City Manager

SUBJECT: **ECONOMIC DEVELOPMENT DEPARTMENT ACTION PLAN AND JOBS AND TALENT ATTRACTION PROGRAM**



RECOMMENDATION

Receive the 2019/2020 Action Plan from the Economic Development Department and consider adoption of a resolution establishing the Jobs and Talent Attraction Program.

RESULT OF RECOMMENDED ACTION

If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting. Adoption of the resolution will authorize the City Manager to approve incentives which comply with the Rancho Cordova Economic Development Jobs and Talent Attraction Program.

BACKGROUND

In the fall 2016, City staff presented Council with a five-year Strategy Plan. The Plan was crafted around a year of data collection in the form of one-on-one interviews, focus groups, and industry data collection. The goal was to have a deep understanding of existing industry and develop a strategy from the data. We found that the City's strongest industries coincide with the attraction targets of the Greater Sacramento Economic Council and with the Next Economy's key industries.

The Strategy is designed to be broad enough to capture a changing business market and capture reportable benchmarks. The Strategy is laid out by the primary functions of the Department. There are four main functions: business attraction, business retention and expansion, network-building, marketing and visibility, and areas of collaborations.

The 2019/2020 Action Plan continues the work from the Strategy and is clustered beneath the four functions: business attraction, business retention and expansion, network-building, marketing and visibility, and areas of collaborations. The Action Plan is included as an attachment.

Jobs and Talent Attraction Program

With costs and competition for talent on the rise, many early-stage companies seek to expand their operational footprint and increase staffing outside of big high cost technology hubs. These companies need a location that best fits their business strategy for talent, cost and place.

Rancho Cordova is ideally suited to attract scaleup companies due to existing Class A and B office inventory and proximity of companies in similar industries. The Jobs and Talent Attraction Program is designed to result in the attraction of new business expansions or headquarters operations with a focus on fast-growing scaleup businesses and new outside capital investment. The Program is designed to enhance the City's competitiveness in attracting businesses that will further boost the quality of life within the City by providing high quality services, products, and jobs to its residents.

The citizens of Rancho Cordova approved the Community Enhancement Fund (CEF) on November 4, 2014. The Economic Development Department was awarded funding for the program as part of the 2019/2020 budget.

Attached to this staff report are the proposed guidelines for the Rancho Cordova Jobs and Talent Attraction Program. The program is designed so that funds will be utilized to incentivize a project that meets the City's goal of attracting high quality employment opportunities.

All incentives under \$100,000 will need to comply with the guidelines and criteria as presented in the Program and will be approved by the City Manager. All incentives over \$100,000 will be on a case-by-case basis and will require the review and approval of the City Council.

FISCAL IMPACT

If approved, all incentives would be funded from the Economic Development/Investment portion of the CEF (also known as Measure H) and/or potential General Fund savings.

ATTACHMENTS

1. Resolution
2. 2019/2020 Strategic Economic Development Action Plan
3. Jobs and Talent Attraction Program

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2019****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, ESTABLISHING THE ECONOMIC DEVELOPMENT JOBS AND
TALENT ATTRACTION PROGRAM**

WHEREAS, the City Council of the City of Rancho Cordova desires to drive diverse economic opportunities; and

WHEREAS, the Rancho Cordova Citizens approved the Community Enhancement Fund (Measure H) on November 4, 2014; for local priorities; and

WHEREAS, the Economic Development Department was awarded Community Enhancement Funds for business incentives; and

WHEREAS, a Jobs and Talent Attraction Program and guidelines have been developed to provide criteria for incentives for jobs within the City of Rancho Cordova; and

WHEREAS, a Jobs and Talent Attraction Program will benefit the City by diversifying the local economy and providing high-quality jobs which will further boost the quality of life within the City; and

WHEREAS, the funds for that program are an approved allocation of the Community Enhancement Fund and will be distributed out of that Fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA hereby approves the Rancho Cordova Economic Development Jobs and Talent Attraction Program.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of August, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

City of Rancho Cordova

2019 STRATEGIC ECONOMIC DEVELOPMENT ACTION PLAN

INTRODUCTION

The City of Rancho Cordova's Economic Development Action Plan is designed to outline the strategies and activities to ensure that all efforts strategically support the Citywide goals, as well as the Council's priority issues. This is a one-year plan.

The Plan Includes:

- Citywide Goals
- The Economic Development Department goals and tasks
- 2019/2020 Action Plan

This draft of the Economic Development Department's Action Plan is being presented to City Council to arrive at a clear list of priority projects that the Department will support in 2019/2020.

CITY BACKGROUND

Citywide Goals:

- Promote the positive image of Rancho Cordova
 - Ensure a safe, inviting and livable community
 - Empower responsible citizenship
 - Establish logical City boundaries that provide regional leadership and address financial challenges
 - Ensure the availability of the best public services in the region while practicing sound financial management
 - Drive diverse economic opportunities
-

Priority Issues as Identified by Council in the Strategy Plan:

- Business Attraction
 - Business Retention / Expansion
 - Network-Building, Marketing & Visibility
 - Areas of Collaboration
-

ECONOMIC DEVELOPMENT DEPARTMENT STRATEGIC GOALS

Business Attraction

- Encourage Private Business Investments
 - Growth in opportunities for increased quality of life for residents, workers and visitors
 - New employment and investment that will create positive momentum of new jobs and investment throughout the City and region
 - Increased diversity of the economy
 - Effective and successful economic development activities based on local and regional needs
 - Increased revenues to provide needed services to the City

Business Retention/Expansion

- Provide Business Retention/Expansion Services
 - Entrepreneurs grow and succeed within the City
 - Increased opportunities for wealth creation and spin-off activity
 - Increased opportunities for cutting-edge technology development
 - Business owners feel supported by the community

Network-Building, Marketing & Visibility

- Generate Pride, Promotion, and Fun
 - Create opportunities to grow the reputation of Rancho Cordova as a thriving, innovative location
 - Grow opportunities for unique entertainment and recreational offerings within the City
 - Make the City a regional and state destination

Areas of Collaboration

- Address Key Business Climate Issues
 - Create infrastructure where businesses can thrive and grow
 - Promote a positive business climate
 - Promote growth in a healthy and sustainable fashion
 - Improve the overall business climate
 - Focus energy on “catalyst” opportunities for business climate success
-

ECONOMIC DEVELOPMENT DEPARTMENT ONGOING TASKS

Business Attraction

- Recruit businesses to fill vacancies throughout City
- Provide business support throughout the selection process including site search and selection, demographic and market analysis and liaison through entitlement process
- Maintain active network of business attraction partner organizations
- Attend industry trade shows to market and recruit
- Market and administer Incentive Programs
- Maintain relationships with real estate brokers to recruit and effectively pull through opportunities
- Recruit and assist businesses in meetings with the Development Services Team (DST)

Business Retention/Expansion

- Assist small businesses locate potential funding options for a variety of business needs
- Market and administer Incentive Programs
- Conduct ongoing regular outreach to existing employers and businesses
- Administer Quarterly Business of Distinction Program
- Create and maintain a referral network for small business assistance, such as the Small Business Development Center (SBDC), Service Core of Retired Executives (SCORE), career pathways, etc.
- Develop and implement strategies from business retention visits to maintain and enhance the competitiveness and stability of small, existing businesses

Network-Building, Marketing & Visibility

- Maintain active broker network
- Maintain full inventory of local and regional business resource materials
- Utilize variety of communication channels for business outreach
- Maintain Economic Development website, and curate and send our quarterly email newsletter
- Maintain an active network with all relevant business groups, collaborators, and stakeholders. Collaborate with the Chamber, Community Council, Rancho Cordova Travel & Tourism, Cordova Recreation & Parks District, Police Department, and others also dedicated to a strong local business climate.

Areas of Collaboration

- Support existing efforts to revitalize sites along Folsom Boulevard
 - Work to streamline the City's approval and permit processes, especially for the small and medium owner-operator business segments.
 - Advocate for the development of new industrial land in designated areas.
 - Encourage property and business owners to consolidate and concentrate development in the City's employment areas, especially in the office core area.
 - Support improved transit & shuttle service within all employment areas
 - Support continued compliance with all health and safety requirements to maintain quality neighborhoods and attractive commercial centers
 - Encourage attraction and expansion of vocational and college education
-

ECONOMIC DEVELOPMENT DEPARTMENT 2019/2020 INITIATIVES

Business Attraction

- **Film Office**

- Rancho Cordova has been chosen as the home office for the regional Film Office. The owner/operators will also be establishing a local casting office. They will market Rancho Cordova and the surrounding cities to the film industry as a welcoming and competitive area to film in. The industry would generate critical TOT dollars for the city, as well as boost local catering and restaurants while a film is being shot. The Economic Development team will collaborate with the Communications Department to market this coveted win for the City.

- **Jobs and Talent Attraction Incentive Program**

- The Economic Development team will be working with the Greater Sacramento Economic Council (GSEC) to develop a competitive Jobs and Talent Attraction Program to have a streamlined, enticing recruiting tool to attract scaleup companies.

- **Attend industry trade shows and conferences to market and recruit business**

- The Economic Development Manager is Chair of the Greater Sacramento Economic Council's (GSEC) Economic Development Director Taskforce (EDDT) and will have a seat on the GSEC Board of Directors. GSEC is expanding their marketing and outreach and needs assistance from local jurisdictions to be actively involved in their outreach efforts.

- **Health care feasibility study**

- Health care needs are changing rapidly to match changing demographics. The Economic Development team will partner to explore health care needs and businesses that can fill the needs of our population.

Business Retention/Expansion

- **Office Park optimization/modernization study**

- The Economic Development team will develop a strategy to modernize our office parks to attract the next generation of companies and their employees. The strategy will include the identification and implementation of relevant amenities and will tie into the marketing for the Jobs and Talent Attraction Program.

- **Mather Air Service Project**

- The Folsom Partnership is leading the charge to bring a chartered flight service to the region out Mather Air Field to the Bay Area. The Economic Development team will be a partner in the marketing and recruitment of users for this service.

Network-Building, Marketing & Visibility

- **City incentive marketing**

- The City currently has two incentive programs and is looking to add a third to its tool box. As our programs have not been widely marketed. We will work with our Communication Team and partner organizations to highlight our incentive programs.

- **Opportunity Zone collateral**

- The City has four Opportunity Zones. This new tool could help spur additional new development. The Economic Development Team will work with our partners to create a marketing piece to help showcase our assets.

- **Exploration of grant funds for opportunity site infrastructure and development**
 - Some sites have not been developed due to infrastructure challenges. The Economic Development team will explore grant funds for the necessary infrastructure to make a site shovel ready.
- **The Barrel District**
 - The Economic Development Team will build upon the Barrel District's momentum from the previous year and will continue to support the effort.

Areas of Collaboration

- **Folsom Boulevard activation**
 - Mills Station District creation
 - The City owns almost 10 acres along Folsom Boulevard designated as a Residential Mixed-Use (RMU) zone. City staff, along with council members and community members, have been working on the vision and programming of a Civic Center for this site. The Economic Development team will help make the vision a reality by identifying similar, existing projects and working with developers to fine tune the vision that will catalyze forward movement on this exciting project
 - Entertainment concept
 - The Economic Development team has been working diligently to recruit entertainment businesses to Rancho Cordova. Work will continue on this important community request.
 - Civic Lab Implementation
 - The City participated in SACOG's Civic Lab. As recommendations come out of the collaboration, the Economic Development Team will partner to see projects to fruition.
- **Small Business support**
 - Over the Counter (OTC) Permitting Program
 - There is a demand for a more streamlined permitting process for projects less than 2,000 sf. The Economic Development team will work with the Building Department to create an OTC program and market it to existing and potential businesses. The Chamber will also be a partner in the marketing of this program.
 - Rancho Cordova Chamber of Commerce collaboration/partnership
 - Exploration of commercial kitchens, kitchen incubators
There is a regionwide demand for commercial kitchen space that would service startup restaurateurs and caterers. The Economic Development team will work with the Chamber of Commerce explore the feasibility of the concept, site potential locations and identify potential operators.
 - Economic gardening
 - Business Walks
 - Business Watch
- **City Kilgore Site and surrounding sites, highest best use**
 - The Economic Development team will research potential uses for the 12.5 acres of City-owned property on Kilgore Rd. The team will also collaborate with the owners of the adjacent vacant parcels to discover their plans, if any, and develop a strategy for executing the future development.

ATTACHMENT 3

CITY OF RANCHO CORDOVA ECONOMIC DEVELOPMENT JOBS AND TALENT ATTRACTION PROGRAM

PURPOSE

The City of Rancho Cordova ("City") Economic Development Jobs and Talent Attraction Program ("Program") is designed to result in the attraction of new business expansions or headquarters operations with a focus on fast-growing scaleup businesses and new outside capital investment. The Program is designed to enhance the City's competitiveness in attracting businesses that will further boost the quality of life within the City by providing high quality services, products, and jobs to its residents.

With costs and competition for talent on the rise, many early-stage companies seek to expand their operational footprint and increase staffing outside of big high-cost tech hubs. These companies need a location that best fits their business strategy and criteria for talent, cost and place. Rancho Cordova is ideally suited to attract scaleup companies due to existing Class A and B office inventory and proximity of companies in similar industries.

PROGRAM CRITERIA

The Program's goals focus on levels of economic impact to the community, job creation and new capital investment by infusing \$2.5 million in economic development grant incentives into new firms over the next 24 months. Awards will be given on a first-come, first serve basis for firms that meet the criteria outlined below:

- Must create at least 20 net new full-time equivalent jobs to receive \$5,000 per job in incentives with a maximum of award of up to \$100,000 per company.
 - To receive incentives per job, average wage criteria must be 125% of average wage in the City of Rancho Cordova. Currently, the City's average wage is \$56,400. 125% of the average wage would be at least \$70,500. Industries in the City with wages above \$70,500 include advanced manufacturing, management and professional services and government.
- Companies should be post-revenue or have recently secured a Series A or successive round of funding that is sufficient to sustain capital and operating expenses.

PROGRAM GOALS

The Program is designed to offer incentives to 25 or more firms and if each were to create at least 20 new jobs in the community, the result would be 500 total net new jobs and \$35 million in payroll generated. The impact of these jobs is estimated to be:

ATTACHMENT 3

- Direct and induced impact will ultimately produce 940 total new jobs.
- \$60 million in total payroll from the Program.
- \$442,000 per year in new tax revenues, including:
 - \$26,000 in annual new sales tax revenue.
- \$216 million in total economic impact to the City of Rancho Cordova. (Source: Applied Economics Regional Project Assessment System, 2019)

PROGRAM GRANT OVERVIEW

- Economic development grant awards are up to but below \$100,000 per company. Special requests will be considered on a case-by-case basis.
- The final grant amount awarded is at the sole discretion of the City Manager and will be based upon the distinct contributions of each individual business to the community.
- The City reserves the right to cancel or modify this Program at any time without notice. Continuation of the Program is subject to sufficient funding as appropriated by the Rancho Cordova City Council.
- Upon the approval of any economic development grant, the applicant will enter into an economic development grant agreement, and funds will be dispersed as provided in the agreement.
- Jobs that are relocated or consolidated from within the surrounding six county region (El Dorado, Placer, Sacramento, Sutter, Yuba, and Yolo Counties) are not eligible for the Program. Government jobs are also not eligible for the Program.
- Companies need to be compatible with City values.

Additional criteria include:

- Applicants must plan to operate the business within the City limits for not less than five (5) years and maintain 20 jobs which are 125% of average wage in Rancho Cordova. If less than five years or fewer than 20 jobs, incentives over \$5,000 will need to be repaid based on a prorated amount or paid in full per the terms defined in the agreement established between the City and the program's beneficiary.

APPLICATION AND APPROVAL PROCESS

Any business seeking Jobs and Talent Attraction Program assistance and meeting the above criteria should contact the City's Economic Development Department to obtain an Application packet. Upon receipt of the Application, a representative will review the request and verify that the general qualifying criteria have been met. The materials provided could be reviewed as needed by an independent consultant retained by the City to evaluate the soundness of the project, determine compliance with program criteria and make a funding recommendation.

ATTACHMENT 3

For special requests involving Incentive packages exceeding \$100,000, the City Manager will prepare the required reports and will make a recommendation and present it to Council for approval at a noticed public hearing.

REPORTING AND PAYMENT

- Applicants will be asked to report annually for five years from award date on the following items:
 - a) Number of FTE jobs created and relocated into the community with wage ranges
 - b) Capital investment
 - c) Total payroll
 - d) sales tax generated, if any
- Companies must retain the positions for two years following the receipt of an incentive payment otherwise the City can offset or recapture the funds from the business.
- Employment incentives will be made in two payments, half of the allotment at date of the office opening and the second half within 30 days from submission of the annual reporting form.

All applicants should also understand the following:

- All special requests exceeding \$100,000 will require the City to review, hold hearings and report the incentive assistance. Information regarding the incentive recipients will include: name, address, purpose of incentive, projected tax revenue resulting from incentive assistance, and number of new jobs created. This information will be posted publicly on the City's website.

3331952.1

MEMORANDUM



DATE: August 19, 2019

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director

SUBJECT: STAFF PRESENTATION OF PROPOSED FIVE-YEAR PAVEMENT REHABILITATION PLAN

RECOMMENDATION

Receive staff presentation summarizing the proposed five-year plan and provide direction.

RESULT OF RECOMMENDED ACTION

Staff will proceed with implementation of the Five-Year Pavement Rehabilitation Plan based on Council feedback.

BACKGROUND

In 2018 the City completed an assessment of the pavement condition of all City streets. Based on that information, staff propose that roadway rehabilitation for the next five years be prioritized as follows:

- 2020 Sunrise between Folsom Boulevard and White Rock Road
- 2021 Mather Field between Folsom Boulevard and International
- 2021 - 2023 Cordova Vineyards Neighborhood
- 2024 Mills Ranch Neighborhood

Pavement rehabilitation performed by the City results in safer, smoother roads. The work also adds to the aesthetic appeal of neighborhoods. Staff will provide a presentation summarizing the proposed plan and receive input from Council.

FISCAL IMPACT

Funding for the rehabilitation work includes Community Enhancement Fund, Measure A, Gas Tax, SB-1 and grant funding.

ATTACHMENT

1. Presentation

City of Rancho Cordova

Five Year Pavement Plan



Presentation Goal

ATTACHMENT 1

- Provide an update on current condition of Rancho Cordova pavement
- Present proposed five-year pavement plan
- Receive Council input

Location

ATTACHMENT 1



- 240 centerline miles

Pavement Condition Index Definition

ATTACHMENT 1

- The pavement condition index represents the state of the road, 0 to 100

I	Good/Very Good		100
II/III	Fair (non-load)	Fair (load-related)	70
IV	Poor		50
V	Very Poor/Failed		25
			0
Condition Category	Pavement Condition		PCI

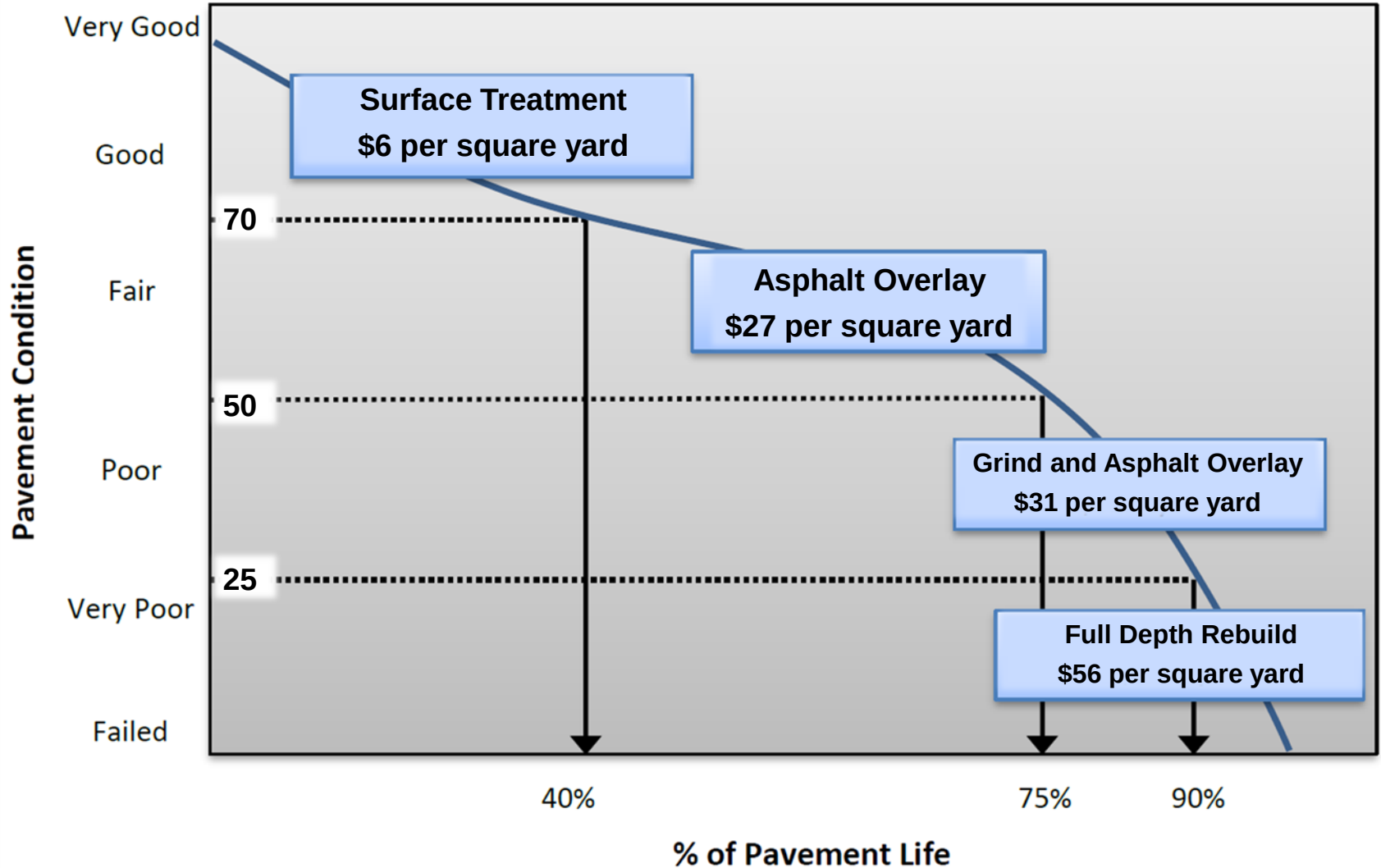
Pavement Condition Index Identification

ATTACHMENT 1



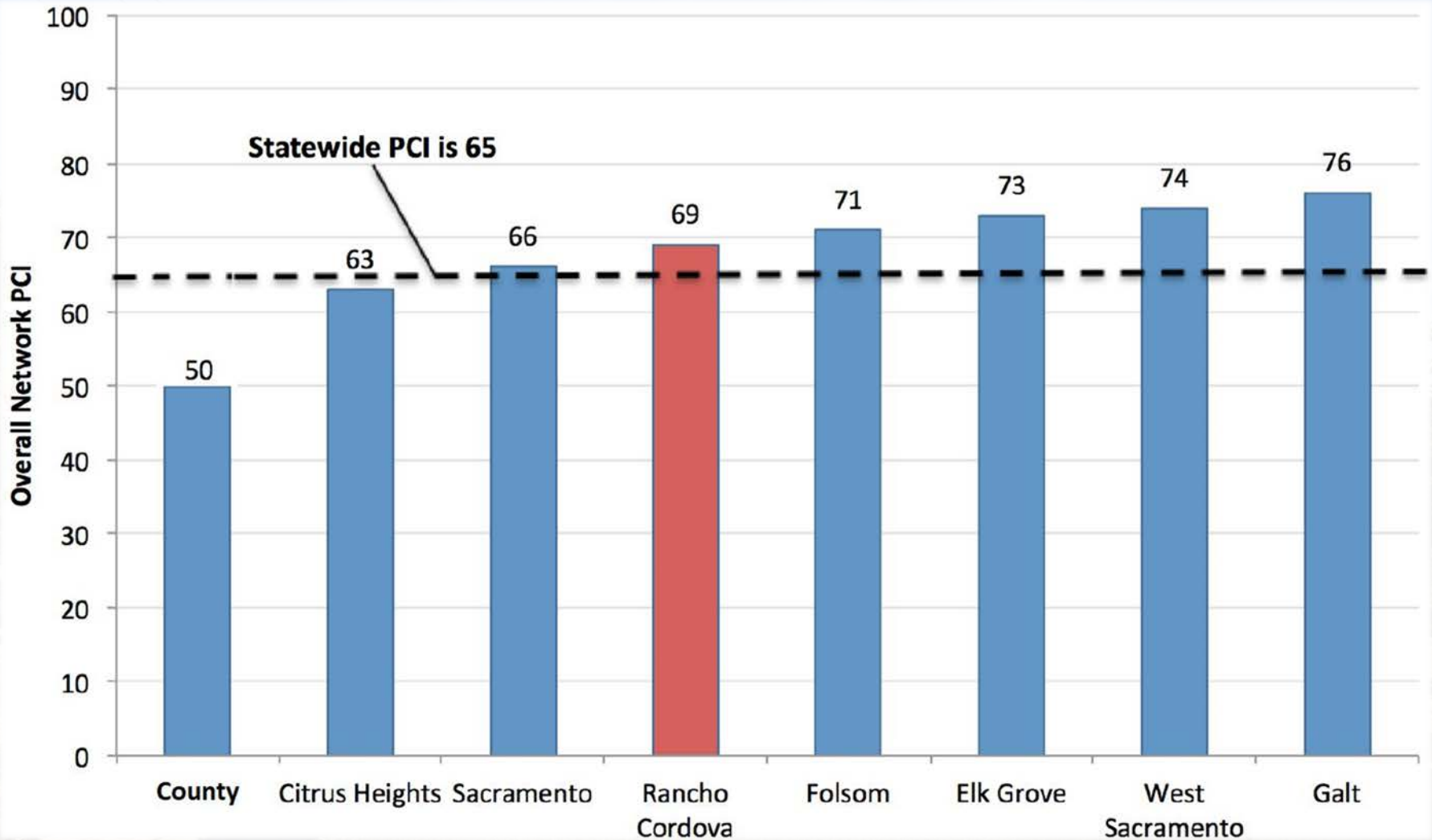
Pavement Condition Index Treatment

ATTACHMENT 1



Pavement Condition Index Regional Comparison

ATTACHMENT 1



Pavement Condition Index Rancho Cordova Distribution

ATTACHMENT 1

Failed, 1.4%

More Expensive
to Maintain

Poor, 18.0%

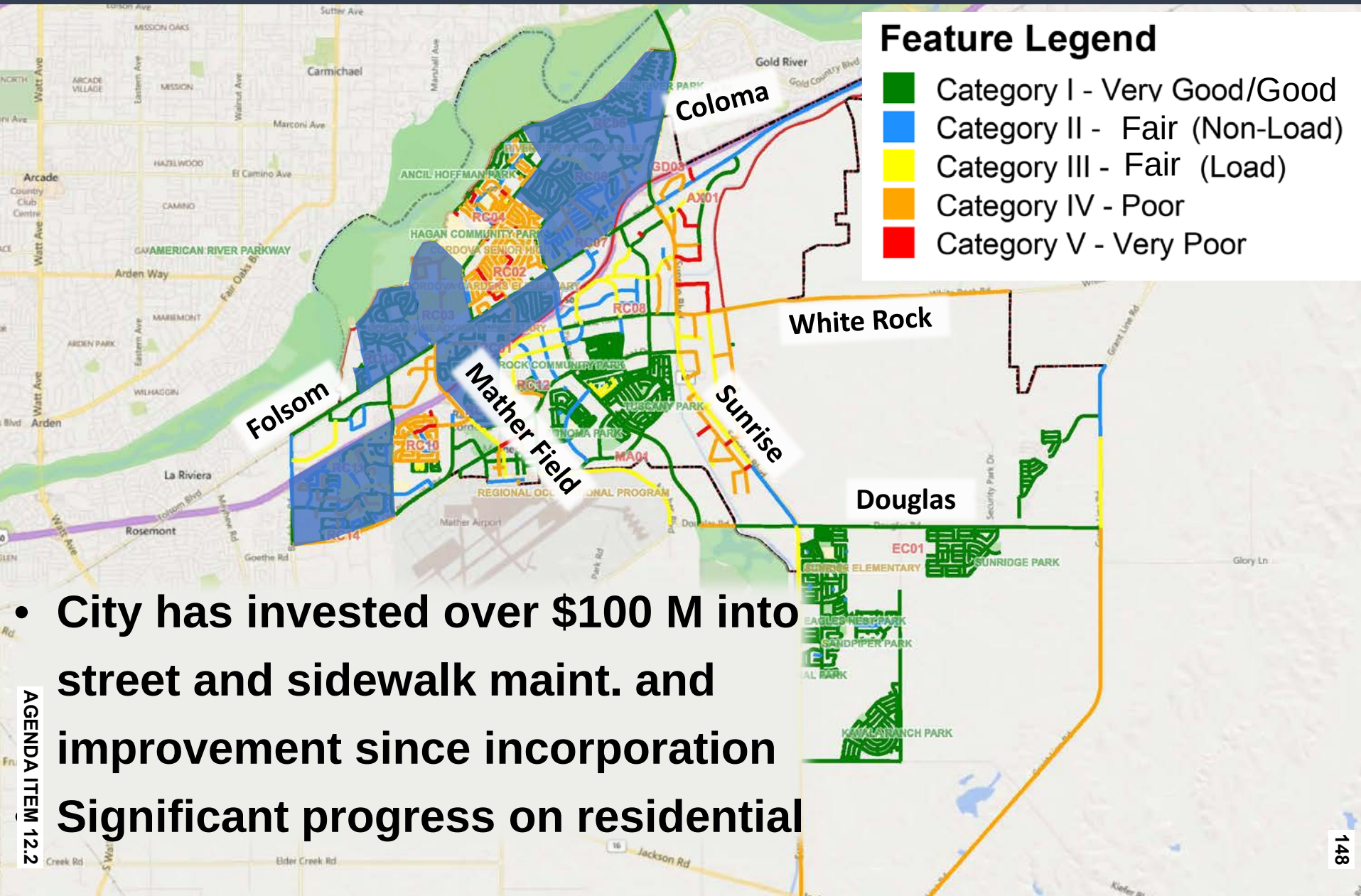
Fair, 23.1%

Good/Very Good,
57.5%

Less expensive
to Maintain

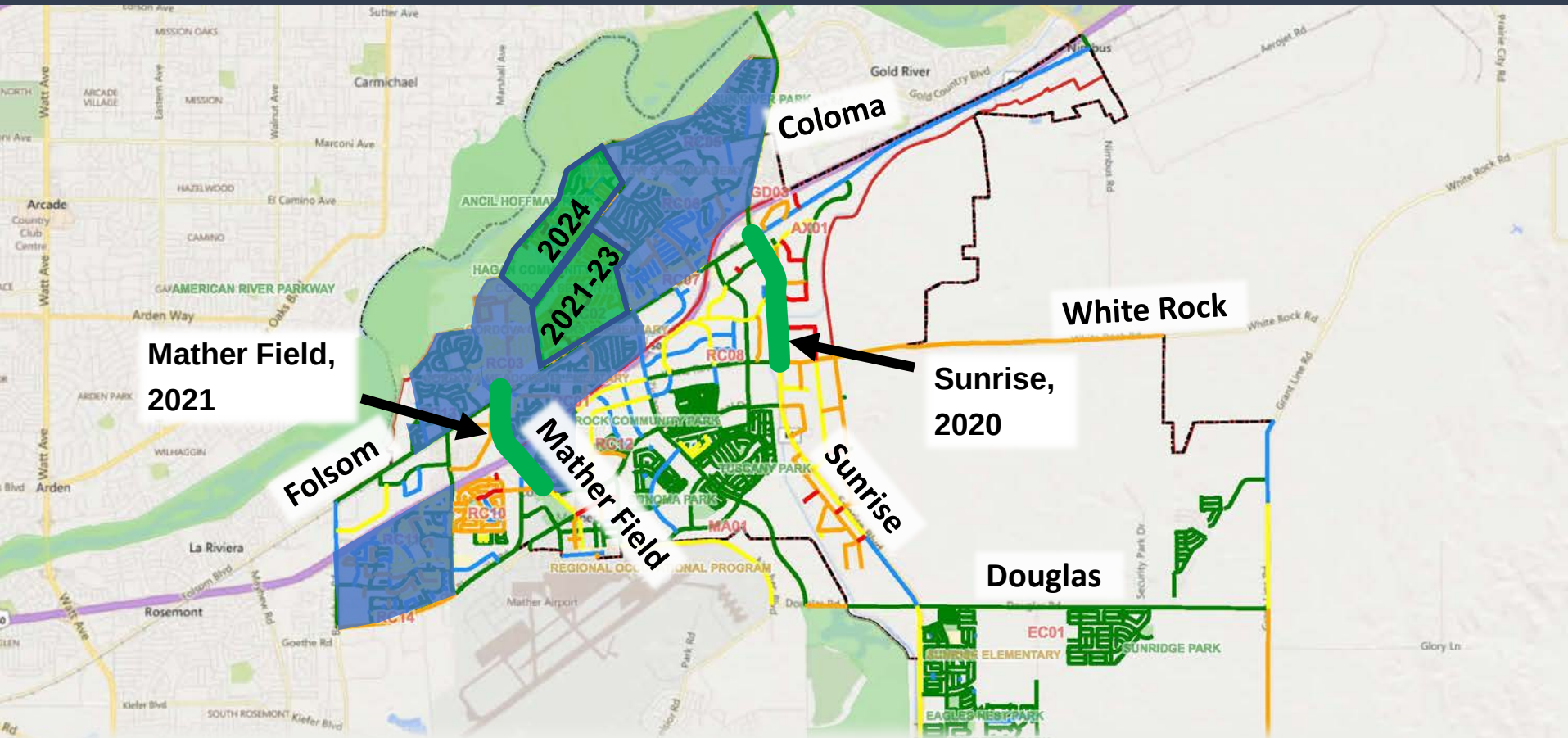


Current Conditions



- City has invested over \$100 M into street and sidewalk maint. and improvement since incorporation
- Significant progress on residential

ATTACHMENT 1



- **2020 Sunrise, \$10.6 M**
- **2021 Mather Field, \$4 M**
- **2021 - 23 Local Roads - Cordova Vineyards, \$10.5 M**
- **2024 Local Roads - Mills Ranch, \$3.5 M**

Recommendation

ATTACHMENT 1

- **Staff recommends that City Council provide feedback and direct staff to proceed with implementation of the proposed 5-year rehabilitation plan:**
- **2020 Sunrise, Folsom to White Rock, \$10.6 M**
- **2021 Mather Field, Folsom to Intn'l, \$4 M**
- **2021 - 23 Local Roads - Cordova Vineyards, \$10.5 M**
- **2024 Local Roads - Mills Ranch, \$3.5 M**

ATTACHMENT 1



- ## AGENDA ITEM 12.2

