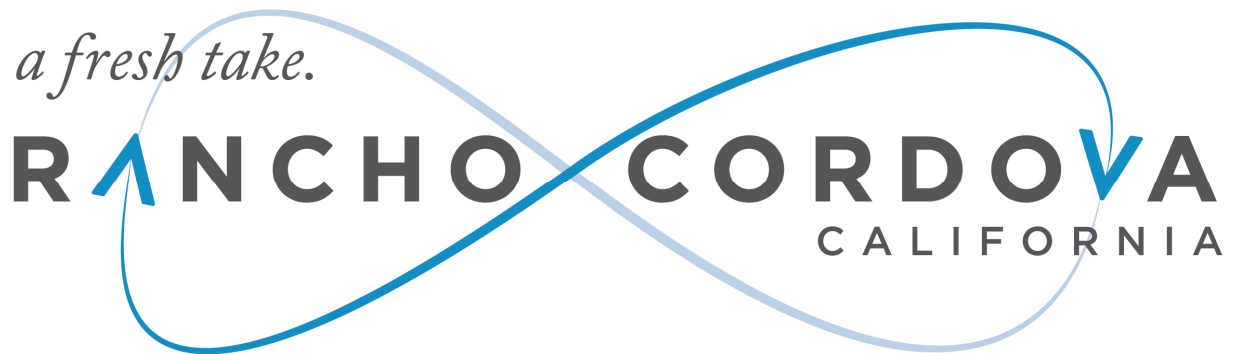


CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, September 17, 2018

5:30 PM – Regular Meeting

AGENDA

Linda Budge, Mayor

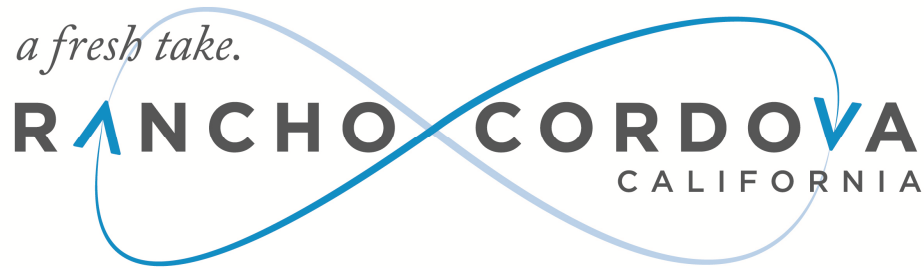
Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Garrett Gatewood, Council Member

Donald Terry, Council Member

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, September 17, 2018

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

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

Chaplain Michael Garren from Veterans Administration Medical Center Mather will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Certificates Recognizing Bob and Meada Cashatt for Exemplary Service in the Community.
- 5.2 Information Presented on Sacramento Area Council of Governments (SACOG) Civic Lab, by SACOG Chief Executive Officer, James Corless.

- 5.3 Follow up informational Presentation Regarding Resident Concerns at Vintage Faire Apartments, by Neighborhood Services Manager, Kerry Simpson.
- 5.4 Introduction of New Employee Quoc Nham, Associate Civil Engineer, by the Director of Public Works, Albert Stricker.

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:** An Ordinance Repealing Chapter 4.28 Bingo Parlors of the Rancho Cordova Municipal Code and Amending Sections of the Rancho Cordova Municipal Code Related to Title 4 Business Regulation; Bingo Games; Title 23 Zoning Code; and the Folsom Boulevard Specific Plan.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Approval of the Ordinance would amend Title 4 (Business Regulation), Chapter 4.26 Bingo Games; Title 23 (Zoning Code), Article 3 Zoning District, Allowable Uses, and General Development Standards; and the Folsom Boulevard Specific Plan, Chapter 2 Land Use Plan and Allowed Uses. The Ordinance would also repeal Chapter 4.28 Bingo Parlors and incorporate bingo parlor standards into Chapter 4.26 Bingo Games.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5, and 6.
- 9.2 **Subject:** An Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 6 Health and Sanitation Title 23 Zoning Code.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Approval of the Ordinance would amend Title 6 (Health and Sanitation), Chapter 6.56 Abandoned Vehicles; Title 23 (Zoning Code), Article 1 Administration, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, and Article 11 Definitions of the Rancho Cordova Municipal Code.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5, and 6.
- 9.3 **Subject:** A Resolution Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Grantline 208 Project in the City

of Rancho Cordova.

Recommendation: Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee for the Grantline 208 Project.

Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Grantline 208 Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Grantline 208 Project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.

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

Advances Goal: 5.

- 9.4 **Subject:** A Resolution Approving the Annexation of the Douglas 98 Subdivision to the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution approves Annexation Map No. 3 for the Douglas 98 Subdivision to Community Facilities District No. 2013-2 (Police Services) (hereinafter "CFD No. 2013-2), and approves the recording of the annexation map and Notice of Special Tax Lien.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 2 and 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** A Resolution Approving the 2017-18 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for submittal to U.S. Department of Housing and Urban Development (HUD).

Recommendation: Approve a Resolution of the City Council of the City of Rancho Cordova to submit the 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER) to U.S. Department of Housing and Urban Development (HUD).

Result of Recommended Action: The 2017-18 CDBG CAPER will be submitted for HUD review according requirements and timelines.

Staff Report: Jessica Hayes, Grants Management Consultant and Elizabeth Sparkman, Community Development Director.

Advances Goals: 2 and 5.

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Towne Place Suites by Marriott Conditional Use Permit Amendment, Major Design Review and Exception; Project No. DD9806 – Located at 11212 Point East Drive.

Recommendation: That the Council: a) Find the project Categorically Exempt under Section 15332 (Infill) of the California Environmental Quality Act Guidelines; and b) Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution would approve a Conditional Use Permit Amendment, Major Design Review, and Exception to construct a 69,510 square foot, 4-story extended stay hotel with 118 rooms.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2, and 6.

- 11.2 **Subject:** Premier Homes, LLC Montelena Village 9 & 10 Major Design Review and Adjustment; Project No. DD9812 – Located South of Chrysanthy Boulevard and East of Jade River Drive.
Recommendation: That Council: a) Determine the project Exempt per Section 15182 of the California Environmental Quality Act Guidelines; and b) Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution would approve the design for 6 single-family home plans ranging from 1,510 square feet to 3,341 square feet, each with 3 elevations to be located within Montelena Villages 9 & 10. 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.
- 11.3 **Subject:** Action Items Related to the Formation of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).
Recommendation: Staff recommends Council adopt the following Resolutions:
1. A Resolution forming Community Facilities District (CFD) No. 2018-2 (Community Places and Neighborhood Greens), and levying a special tax within the District.
2. A Resolution calling for a special election in CFD No. 2018-2 (Community Places and Neighborhood Greens).
3. A Resolution declaring election results of CFD No. 2018-2 (Community Places and Neighborhood Greens).
4. Waive the first reading and introduce an Ordinance levying a special tax within CFD No. 2018-2 (Community Places and Neighborhood Greens).
Result of Recommended Action: Action on these items will complete the formation of the CFD and authorize a landowner vote on the levying of the special tax. If the vote supports the tax, it would authorize the levying of a special tax on the Sunridge Lot J, Grantline 208 and Douglas 98 projects included in the CFD. The special tax proceeds help support the operation and maintenance of community plazas, neighborhood greens and regional trails. The actions also result in the establishment of a future annexation area which allows the processing of future annexations into the CFD in an efficient manner. There is no financial impact to existing residents, as this CFD only includes new development areas.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goal: 2 and 5.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 169-2018 with Mark Thomas Company Inc. in an Amount Not to Exceed \$304,774 for Construction Engineering Support for the Zinfandel Complex Project.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution would authorize the City Manager to execute an engineering services contract with Mark Thomas Company Inc. in an amount not to exceed \$304,774 for design and engineering support during construction for the Zinfandel Complex Project.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, and 5.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

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

UPCOMING MEETINGS	
Tuesday, September 25	CANCEL WORK SESSION
Monday, October 1	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, October 9	5:30 PM Special Meeting/Closed Session for City Manager Evaluation
Monday, October 15	5:30 PM Regular Meeting
Tuesday, October 23	5:30 PM Special Meeting/Closed Session for City Manager Evaluation – CANCELLED
Tuesday, October 30	CANCEL WORK SESSION
Monday, November 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 19	5:30 PM Regular Meeting
Tuesday, November 27	5:30 PM Special Meeting/Work Session
Monday, December 3	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 11	5:30 PM Special Meeting/Work Session
Monday, December 17	5:30 PM Regular Meeting

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

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

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

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

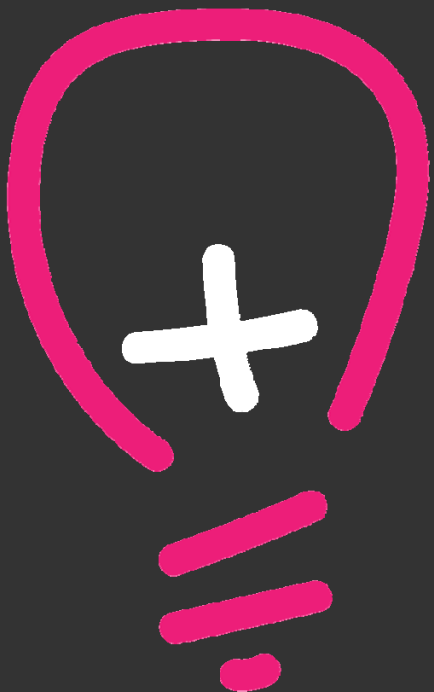
CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, September 17, 2018 Regular Meeting of the Rancho Cordova City Council was posted and available for review on Friday, September 14, 2018 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 Friday, September 14, 2018 at Rancho Cordova, California.



Stacy Leitner, City Clerk



CIVICLAB

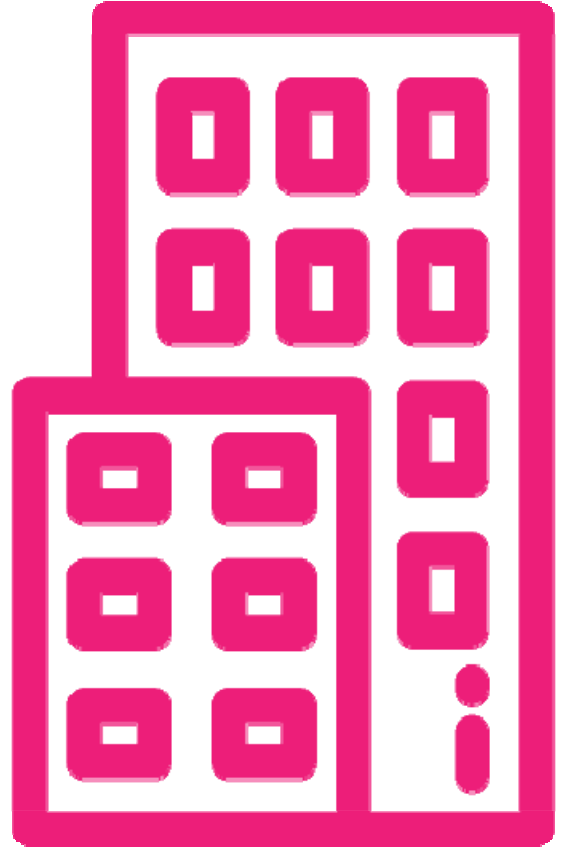


8

TEAMS

24

AGENCIES





9
MONTHS

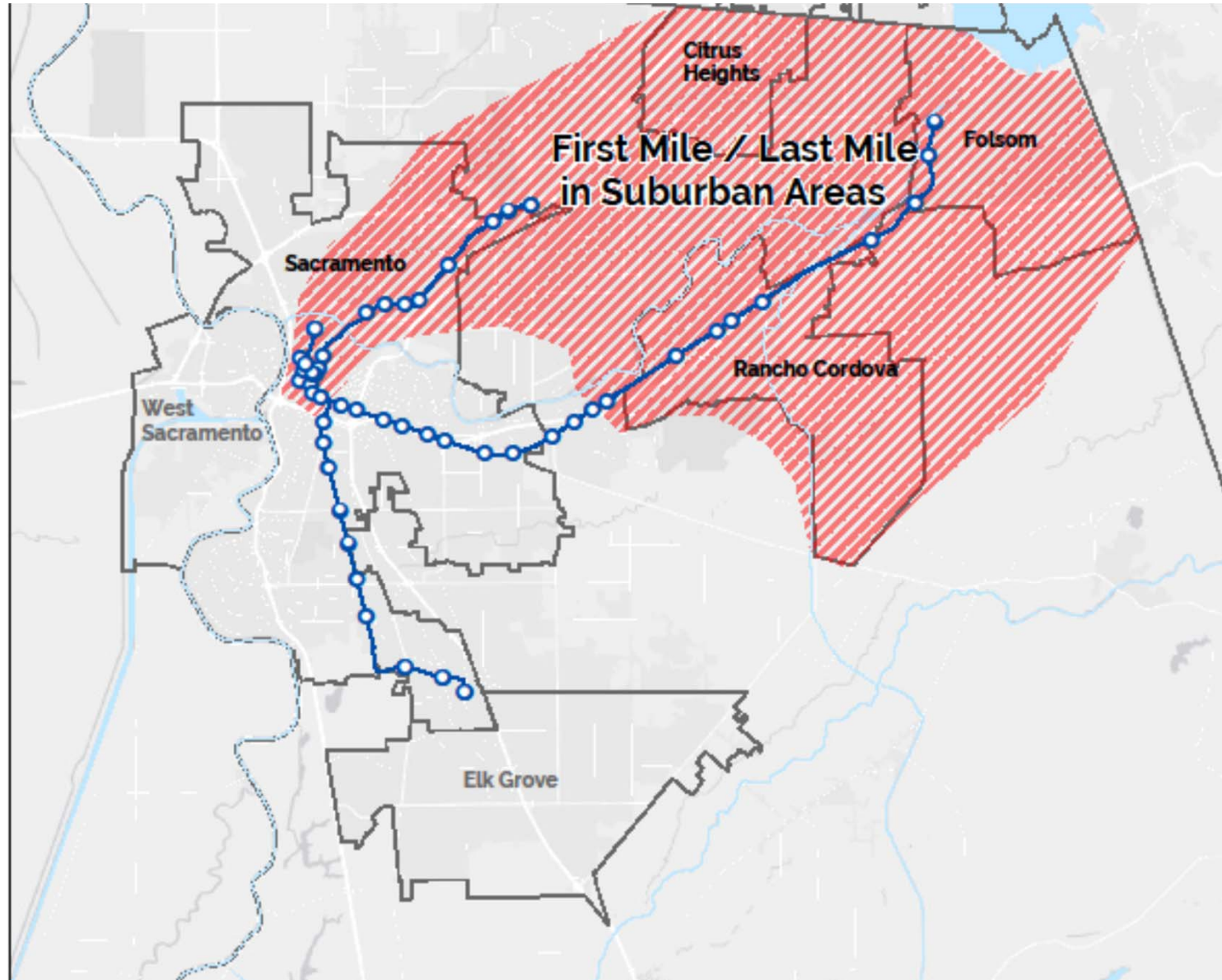
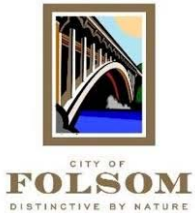


\$1M+ SACOG

\$400K STA

2 Launched
1 Fall 2018
2 Coming 2018/19
1 Coming 2019
2 In Rancho Cordova





TransLōc



1 | SETUP

DEFINE REGIONS



SCHEDULE SERVICES

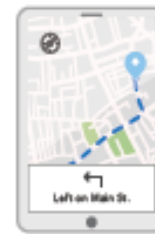


ASSIGN VEHICLES



2 | OPERATION

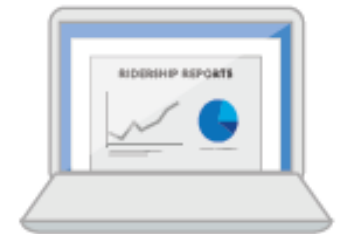
DIRECT OPERATORS



SIMPLIFY DISPATCH



OVERSEE SERVICES



3 | EXECUTION

BOOK RIDES



MANAGE TRIPS (AND YOUR BUDGET)



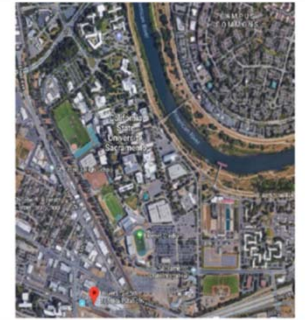
IMPROVE THE PASSENGER EXPERIENCE





Sacramento State: Students / Staff to Campus

Facilitate access to Sacramento State from the 65th Street Light Rail station.



SETTING THE STAGE

Limited access between light rail stop at 65th and the campus.

Light rail runs at 15 minute peak frequency.

Sacramento State operates a shuttle.

Parking lots on campus fill quickly.

MILESTONES

1. Vendor list / matrix
2. Draft scope of work and engineering plan
3. RFP issued
4. Select vendor / contract
5. Operational period
6. Assessment and reporting

TARGET MARKET

University community: faculty, staff, and students. General public / regional transit riders. Local government and special districts.

VISION

We want to demonstrate autonomous vehicle technology as a first / last mile solution to the campus. We envision this as a complement to transit.

Civic Lab - www.sacog.org/civic-lab





CIVICLAB



Vintage Faire Update

City Council Workshop
September 17, 2018

a fresh take.
RANCHO CORDOVA
CALIFORNIA

CityOfRanchoCordova.org

1

Overview

- ☐ The Accident
- ☐ Immediate follow up
- ☐ Current condition of the property
- ☐ Recent inspections
- ☐ Next steps



The Accident August 4, 2018



Metro Fire of Sacramento @metrofirepio

Aug 4, 2018

Replying to @metrofirepio

#MetroFire is transporting an additional two patients and evaluating another patient for possible transport. Total 5 patients associated with #VintageFairApartments structure fire/vehicle accident



Metro Fire of Sacramento @metrofirepio



#VintageFairApartments images pic.twitter.com/xWWiiP0tUC

11:40 AM - Aug 4, 2018



4 4 6

Follow Up & Resources

- ☐ City staff on site to ensure immediate structural hazard mitigation
- ☐ Red Cross on scene
- ☐ Collaborated with tenants and manager
- ☐ Managed resident calls and provided resources, including Navigator, Sacramento Self Help Housing, Legal Services of N. California, and Elica Health



Support For The Children

RCPD and Neighborhood Services staff facilitated the following donations:

- ❑ New rabbit, cage and accessories from the SPCA
- ❑ \$500 gift card to the SPCA thrift store
- ❑ New bicycles and toys
- ❑ Walmart gift card



Recent Updates

- ☐ All affected tenants have been relocated
- ☐ All non-damaged personal items have been retrieved for residents
- ☐ Owner is working with structural engineer, contractor, and Building & Safety to rehabilitate the structure



Recent Updates

- ❑ Water pressure concerns were caused by lack of education on water conservation fixtures
- ❑ Collaboration with Supervisor Nottoli's Office & Assembly Member Cooley's staff
- ❑ Planning additional Tenant Landlord Rights and Responsibilities training

Renters Helpline

Free help with
discrimination and
tenant education

(916) 389-7877

Call Our
Renters Helpline
Today!

www.rentershelpline.org

Current Condition of Property

During 2016/2017 Vintage Faire underwent a complete rehabilitation at a cost of over 1.2 million dollars. All upgrades were performed with Building and Safety permits and inspections. Additional upgrades are being planned.



Vintage Faire Today



Rental Housing Inspections

- ❑ Multifamily/Single Family inspected every three years
- ❑ All complaints addressed between inspections
- ❑ Full complex inspections performed off schedule if warranted



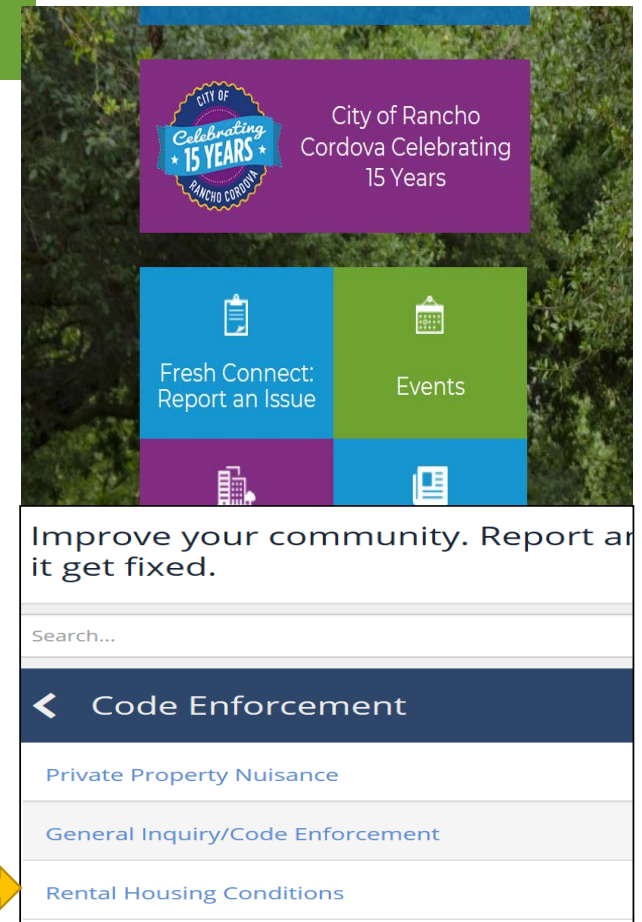
Contact Your Rental Housing Team

<http://www.cityofranchocordova.org/>

Fresh Connect

Phone (916) 851-8770

Please call us with **ANY** questions or concerns...we are here to serve you



11

Questions



MEMORANDUM

DATE: September 17, 2018
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager



SUBJECT: AN ORDINANCE REPEALING CHAPTER 4.28 BINGO PARLORS OF THE RANCHO CORDOVA MUNICIPAL CODE AND AMENDING SECTIONS OF THE RANCHO CORDOVA MUNICIPAL CODE RELATED TO TITLE 4 BUSINESS REGULATION; BINGO GAMES; TITLE 23 ZONING CODE; AND THE FOLSOM BOULEVARD SPECIFIC PLAN

RECOMMENDATION

Waive the second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Approval of the Ordinance would amend Title 4 (Business Regulation), Chapter 4.26 Bingo Games; Title 23 (Zoning Code), Article 3 Zoning District, Allowable Uses, and General Development Standards; and the Folsom Boulevard Specific Plan, Chapter 2 Land Use Plan and Allowed Uses. The Ordinance would also repeal Chapter 4.28 Bingo Parlors and incorporate bingo parlor standards into Chapter 4.26 Bingo Games.

BACKGROUND

On September 4, 2018 the City Council waived the first reading and passed to a second reading of an Ordinance amending sections of the Rancho Cordova Municipal Code related to Bingo Games and Bingo Parlors.

ATTACHMENTS

1. Ordinance
2. Exhibit A to Ordinance

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2018

AN ORDINANCE OF THE CITY COUNCIL OF RANCHO CORDOVA, STATE OF CALIFORNIA, REPEALING CHAPTER 4.28 BINGO PARLORS AND AMENDING TITLE 4 (BUSINESS REGULATION), CHAPTER 4.26 BINGO GAMES; TITLE 23 (ZONING CODE), ARTICLE 3 ZONING DISTRICT, ALLOWABLE USES, AND GENERAL DEVELOPMENT STANDARDS OF THE RANCHO CORDOVA MUNICIPAL CODE; AND THE FOLSOM BOULEVARD SPECIFIC PLAN, CHAPTER 2 LAND USE PLAN AND ALLOWED USES

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, repealing Chapter 4.28 Bingo Parlors of Title 4 (Business Regulation), is necessary as the bingo parlor requirements are being incorporated into Chapter 4.26 and therefore Chapter 4.28 is no longer needed; and

WHEREAS, certain amendments to the Title 4 (Business Regulation), Chapter 4.26 Bingo are necessary to update the code to reflect current standards outlined in State law; and

WHEREAS, certain amendments to the Title 23 (Zoning), Article 3 are necessary to include Bingo Parlors as a listed use in the land use table; and

WHEREAS, certain amendments to the Folsom Boulevard Specific Plan are necessary to include Bingo Parlor as a listed use in the land use table of Chapter 2; and

WHEREAS, on September 4, 2018 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

A. CEQA Compliance. CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) The proposed project includes discretionary amendments to the City's Municipal Code and is a project under CEQA; but it is exempt from CEQA review as set forth below.

CEQA Guidelines section 15060(c)(2) states that a project is not subject to CEQA review where the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment. CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The approval of the code amendments set forth in the proposed ordinance does not approve any physical development project, and it would not

ATTACHMENT 1

result in a direct or indirect physical changes in the environment. The proposed changes to Title 4, Business Regulations, and Title 23, Zoning are to clean up inconsistencies, update regulations for consistency with State law and clarify when specific uses are permitted. Any specific development projects that may result from these changes will be subject to environmental review. Amendments to the Folsom Boulevard Specific Plan are proposed to list Bingo Parlors as a permitted use in the OIMU zone within the boundaries of the specific plan. The proposed amendments are consistent with the City's General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

B. The proposed amendment is consistent with the General Plan. The attached Municipal Code Amendments ("Amendment") are consistent with the General Plan. The amendments would clean up inconsistencies, delete reference to old County Code sections, and clarify when specific uses are permitted or require additional discretionary review. The amendments would not have any conflicts with existing General Plan goals and policies.

C. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The attached amendment is focused on reflecting best practices and new market conditions while ensuring land use compatibility. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City as they implement state law, reflect best practices, streamline procedures, clear up ambiguities, and incorporate select new uses in a manner to ensure land use compatibility.

D. The proposed amendments are internally consistent with other applicable provisions of this zoning code. The Amendments have been reviewed for consistency with the entirety of the Municipal Code and is consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to Title 4 Business Regulations

The City Council hereby adopts the amendments to Chapter 4.26 Bingo Games and repeals Chapter 4.28 Bingo Parlors of Title 4 of the Rancho Cordova Municipal Code (Business Regulations), as shown and incorporated in **Exhibit A** to this ordinance.

Section 4. Amendments to Title 23 Zoning

The City Council hereby adopts the amendments to Article 3 of Title 23 of the Rancho Cordova Municipal Code (Zoning), as shown and incorporated in **Exhibit A** to this ordinance.

Section 5. Amendments to the Folsom Boulevard Specific Plan

The City Council hereby adopts the amendments to the Folsom Boulevard Specific Plan, Chapter 2 Land Use Plan and Allowed Uses, as shown and incorporated in **Exhibit A** of this ordinance.

Section 6. 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

ATTACHMENT 1

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 7. 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 17th day of September, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

**ATTACHMENT 2
EXHIBIT A TO THE ORDINANCE**

Rancho Cordova

Municipal Code Amendments

September 4, 2018

**ATTACHMENT 2
EXHIBIT A TO THE ORDINANCE**

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

Title 4 Business Regulation

Chapter 4.26 Bingo

ATTACHMENT 2

EXHIBIT A TO THE ORDINANCE

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

Chapter 4.26

BINGO

Sections:

- 4.26.000 Authority.
- 4.26.005 License Required.
- 4.26.010 Definitions.
- 4.26.015 Limitation of Bingo Game Prizes.
- 4.26.020 Membership Requirement.
- 4.26.025 Prohibition of member participation in staffing bingo games.
- 4.26.030 Chief of Police.
- 4.26.035 Organizations eligible for license.
- 4.26.040 Special Business License application.
- 4.26.042 Additional Application Requirements for Bingo Parlors.
- 4.26.045 Bingo manager.
- 4.26.050 License fee.
- 4.26.055 Issuance of license.
- 4.26.060 Posting of license.
- 4.26.062 Employee Permits.
- 4.26.065 Profits – 23701d organizations.
- 4.26.070 Proceeds – Other organizations.
- 4.26.075 Facility and Records – Compliance examination and inspection.
- 4.26.080 Retention of records.
- 4.26.083 Limitation of involvement in bingo.
- 4.26.085 Prohibition of financial interest in bingo.
- 4.26.090 Exclusive operation by licensee.
- 4.26.095 Staff member identification.
- 4.26.100 Attendance limited to occupancy capacity.
- 4.26.105 Licensing of premises.
- 4.26.110 Operating rules.
- 4.26.115 Location of games.
- 4.26.120 Limitation of bingo hours and sessions.
- 4.26.125 Location restriction.
- 4.26.130 Temporary suspension of license pending opportunity for hearing.
- 4.26.135 Notice of temporary suspension and appeal – Appeal of underlying suspension or revocation.
- 4.26.140 Conducting bingo games after temporary suspension or suspension.
- 4.26.150 Receiving bingo proceeds during suspension or revocation.
- 4.26.155 Purchases from bingo suppliers.
- 4.26.160 Injunction.
- 4.26.165 Regulation of games and equipment.
- 4.26.167 Card Minder Equipment.
- 4.26.168 Conduct of Bingo Games.
- 4.26.170 False or misleading advertising.
- 4.26.175 Receipt of profit by a person and penalty for violation of this chapter.
- 4.26.180 Discontinuance of bingo games.

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4.26.000 Authority.

Pursuant to the authority provided in Section 7, Article XI and Section 19(c), of Article IV of the California State Constitution and Section 326.5 of the California Penal code, the city establishes the following requirements for the conduct of bingo games by organizations of the type described in said Section 4.26.035 of this Chapter.

4.26.005 License Required.

A. No organization, individual, or other entity shall conduct a bingo game in the city of Rancho Cordova without possessing a valid, unrevoked and unexpired special business license issued pursuant to the provisions of this chapter and Rancho Cordova administrative regulations adopted pursuant to this chapter, and except in conformance with Section 326.5 of the California Penal Code, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as they may be amended from time to time. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part) 1983].

B. No more than two (2) bingo parlors shall be permitted to operate within the limits of the City of Rancho Cordova at any given time. The RCMC, Chapter, 23.313, Section 23.313, Table 23.313-1 designates the zoning districts where a bingo parlor may operate once a license is obtained.

C. No organization, individual, or other entity shall, unless by authority of a valid, unrevoked and unexpired special business license issued pursuant to the provisions of this chapter, operate a bingo parlor in the city of Rancho Cordova, whether singularly or in connection with another type of enterprise. A person shall be deemed to operate or conduct a bingo parlor and violate this section if the person, without a special business license, supervises, directs, organizes, controls or is in any way responsible for or in charge of a bingo parlor for which a special business license is required.

4.26.010 Definitions.

“Bingo,” as used in this chapter, means a game of chance in which prizes are awarded on the basis of designated numbers or symbols that are marked or covered on a tangible card in a player’s possession that conform to numbers or symbols selected at random and announced by a live caller.

“Bingo” parlor means a building, facility, or other improvement upon which space is leased, rented or otherwise allocated for monetary consideration to an organizations possessing a special business license pursuant to this Chapter, within or upon which bingo games sponsored by the licensed organizations are conducted.

“Cards” refers to a cardboard or paper card. It is permissible for a “card” to be a sheet of paper with multiple card faces pre-printed on it. All cards, including pulltabs, shall be preprinted prior to the point of sale and bear the legend as follows: “for sale or use only in a bingo game authorized under California law and pursuant to local ordinance.”

“Card Minders.” The game of bingo includes the use of a bingo card minder in conjunction with bingo cards to assist a bingo player participating in bingo games to identify a winning card, when used under the conditions set forth in California Penal Code Section 326.5(p) and Section 4.26.167(B) of this chapter.

“Pulltabs”. The game of bingo shall include cards having numbers or symbols that are concealed and preprinted in a manner providing for the distribution of prizes. The winning cards shall not be known prior to the game by any person participating in the playing or operation of the bingo game.

“Session.” A bingo session shall not exceed six hours in duration. A session may consist of only live called games and the sale of pull tabs. A session begins when the first game starts by drawing the first random number and ends when the winning card or cards are identified for the final scheduled game of the session.

“Security” means the person(s) who protects bingo players, bingo licensees, and volunteers from exposure to danger. The security person(s) shall be prohibited from the sale or the distribution of bingo materials or otherwise participating in non-security activities before, during, and after the bingo session. However, this provision does not preclude security from accompanying the licensee with the session’s net proceeds to a night depository immediately after the session.

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4.26.015 **Limitation of Bingo Game Prizes.**

The total value of prizes awarded during the conduct of any bingo game shall not exceed five hundred dollars (\$500.00) in cash or kind, or both, for each separate game which is held. A bingo game begins when the first number is drawn and ends when the winning card or cards is identified and verified.

4.26.020 **Membership Requirement.**

A. Each licensee shall have written policies incorporated in its constitution, articles, bylaws, or other regulations setting forth the manner in which a person may become a bona fide member of the organization. Absent any such written policies, it shall be presumed that the organization has no members who may operate a bingo parlor or staff bingo games within the meaning of Section 326.5 of the California Penal Code.

B. The licensee shall keep a full and accurate list of its members. The Chief of Police or any other authorized representative of the City is entitled to examine and investigate such list at any reasonable time, and the licensee shall cooperate in making such records available upon demand of the Chief of Police. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part), 1983].

4.26.025 **Prohibition of member participation in staffing bingo games.**

A volunteer or member shall not participate in the staffing of bingo games if the Chief of Police makes a finding that such volunteer or member:

A. Has violated any applicable prohibition or requirement of this chapter or title or applicable administrative regulations adopted pursuant to this chapter or title, or has been convicted of a crime, and the time for appeal has elapsed, or when an order granting probation is made suspending the imposition of sentence, irrespective of the entry of a subsequent order under Section 1203.4 of the California Penal Code; or

B. Has done any act involving dishonesty, fraud or deceit with intent to substantially benefit him or herself, or another, or substantially injure another; and

C. That by reason of the violation, crime, or act, the member may perform his or her duties of staffing the bingo game in an unlawful manner or in a manner which subjects patrons of the bingo game to risk of harm or criminal, deceitful or otherwise unethical practices.

D. Is an agent, employee, servant, contractor, subcontractor or consultant of any bingo supplier or bingo parlor operator or has received or accepted any sort of salary, compensation, gratuity, consulting fee or any other thing of value in any form, in any amount, from a bingo supplier or bingo parlor operator in the prior three years. This prohibition extends to all volunteers or members whose immediate family members, including spouses, parents, children or siblings, by blood or affinity, have received employment or compensation from any bingo supplier or bingo parlor operator.

Notwithstanding the foregoing, a member shall not be prohibited from staffing a bingo game solely on the basis that a person has been convicted of a felony if the person has obtained a certificate of rehabilitation under Section 4852.01 et seq. of the California Penal Code, or that the person has been convicted of a misdemeanor if the person has met all applicable requirements of the criteria of rehabilitation developed to evaluate the rehabilitation of a person under Section 4852.05 of the California Penal Code. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995].

4.26.030 **Chief of Police.**

The city Chief of Police is charged with the responsibility of administering the regulations imposed by this chapter and exercising the authority conferred thereby. Such authority shall include the power and duty to issue special business licenses authorizing bingo games or to operate a bingo parlor, promulgate and enforce administrative regulations, and otherwise perform the duties and exercise the authorities conferred herein. The Chief of Police may designate the Assistant Chief of Police or other qualified employee to carry out the duties of this chapter. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part), 1983].

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4.26.035 Organizations eligible for license.

Pursuant to Section 19(c) of Article IV of the California Constitution, California Penal Code Section 326.5 and the provisions of this Chapter, no individual, corporation, partnership or legal entity shall be permitted to conduct a bingo game or operate a bingo parlor except organizations exempt from the payment of the Bank and Corporation Tax by Sections 23701a, 23701b, 23701d, 23701e, 23701f, 23701g, and 23701l of the Revenue and Taxation Code, mobile home park associations and senior citizens organizations; provided that the receipts of such games are used for charitable purposes. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part), 1983].

4.26.040 Contents of the application.

In addition to the matters prescribed by RCMC 4.10.030, an application for a special business license to conduct bingo games shall contain the following:

A. The names and signatures of at least two officers, including the presiding officer of the organization who will be primarily responsible for conducting bingo games. In the event of any change in persons holding such offices, the licensee shall within ten (10) days of change notify the Chief of Police, in writing, of such change, specifying the name, address, date of birth, and telephone number of such officer(s);

B. A description of the property on which bingo games will be conducted, including the street number, whether owned or leased, applicant's current use of the premises, and the occupancy capacity of the property;

C. A copy of the deed, lease or other written instrument by which the applicant will acquire entitlement to occupy the premises where the bingo games will be conducted, and a description of all uses which the applicant will make of the premises;

D. A statement of the specific charitable purpose(s) for which the applicant is organized;

E. Proposed day(s) of the week and hours for conduct of bingo games;

F. Such proof as may be required by the Chief of Police that the applicant is eligible and qualified to receive a special business license under RCMC 4.26.035. If eligibility is based on an exemption from payment of the bank and corporation tax, the application shall be accompanied by a certificate of determination of exemption under the applicable section of the Revenue and Taxation Code, or a letter of good standing from the Exemption Division of the Franchise Tax Board showing such exemption;

G. A statement that the applicant agrees to conduct bingo games in strict accordance with the provisions of Section 326.5 of the California Penal Code, this chapter, Rancho Cordova administrative regulations adopted pursuant to this chapter, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as may be amended from time to time, and agrees that the license may be revoked by the Chief of Police upon violation of any such provisions; and

H. A detailed summary, showing all sources and amounts of income and expenditures of the organization including the amounts, recipients and the purpose for which the expended funds were used, for a period of not less than one year prior to the dates of the application; and

I. A detailed statement, describing the accommodations and auxiliary aids and services, which comply with this chapter and Section 326.5 of the Penal Code, that will be provided by the applicant during its bingo sessions to enable the play of bingo by those individuals with disabilities;

J. Said application shall be signed by the applicant under penalty of perjury. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part), 1983].

4.26.042 Additional Application Requirements for Bingo Parlors.

In addition to the matters prescribed by RCMC 4.10.030 and Section 4.26.040, an application for a special business license to operate a bingo parlor shall contain the following:

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A. A copy of all leases, contracts or other agreements regarding the use or occupancy of the bingo parlor by and between the licensee and any organization licensed to conduct bingo games pursuant to this Chapter;

B. A description of all uses which any organization licensed pursuant to this Chapter shall make of the bingo parlor premises; and

C. A detailed description of the facility, services, resources and security personnel which the licensee shall provide to each organization licensed pursuant to this Chapter which shall operate or conduct a bingo game at the bingo parlor.

4.26.045 Bingo manager.

Concurrently with the filing of an application, each applicant shall file a statement specifying the name, address, telephone number and birth date of one or more persons who shall manage, supervise and be responsible for the conduct of all bingo games by said applicant. Said person(s) shall be known as the bingo manager(s), shall sign said statement accepting such responsibility and shall be present on the premises at all times during which bingo games are conducted. In the event any other person is designated as the bingo manager by any licensee, such licensee shall within ten (10) days of such designation file a new statement containing all of the data specified in this section.

No person meeting the definition under Section 4.26.025(D) of this chapter may serve as bingo manager. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part), 1983].

4.26.050 License fee.

Each holder of a Special Business License to conduct bingo games shall, pursuant to the authority conferred by Section 326.5 of the California Penal Code, pay to the Chief of Police a fee of \$50.00 paid upon application for a special business license or the application for renewal thereof. An additional fee, prescribed by a resolution of the city council, for law enforcement and public safety costs incurred by the city that are directly related to bingo activities may be imposed and shall be collected monthly by the city and such additional fee shall not exceed the actual costs incurred in providing the service. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part), 1983].

4.26.055 Issuance of license.

The Chief of Police shall issue a Special Business License to conduct bingo games or operate a bingo parlor unless one or more of the findings prescribed by Section 4.10.040 of Chapter 4.10 are made, or the Chief of Police makes one or more of the following findings in writing:

A. The bingo games will be a fraud on the public;

B. Bingo games or the bingo parlor will be conducted at a location, managed in a manner or the proceeds thereof will be accounted for or expended in a manner which violates, or the applicant has violated, Section 326.5 of the California Penal Code, this chapter, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as they may be amended from time to time;

C. The identity of the applicant or proposed method or methods of conducting bingo games are contrary to the provisions of Section 326.5 of the California Penal Code, this chapter, Rancho Cordova administrative regulations adopted under this chapter, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation as they may be amended from time to time;

D. The applicant will be maintaining an inadequate system of recordkeeping and accounting relating to the conduct of the games and disposition of the proceeds therefrom;

E. The applicant intentionally provided false information on the application, or the application does not conform to the requirements, terms, and conditions of this chapter, Section 326.5 of the California Penal Code, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as they may be amended from time to time; or

F. The applicant or one of its officers, managers or board members holds a current license under RCMC Chapter 4.29 or an officer, manager or member of the governing board of the applicant or an immediate family member of a

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manager, officer or member of the governing board is an employee, agent, contractor, subcontractor or consultant for a bingo supplier or bingo parlor operator or has received a salary, compensation, gratuity or anything of value in any amount from a bingo supplier or bingo parlor operator or any agent thereof within the prior three years. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part), 1983].

4.26.060 Posting of license.

The special business license shall be conspicuously posted at the location of the bingo games. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 § 12 (part), 1983].

4.26.062 Employee permits.

A. No person shall work in a bingo parlor as a bingo parlor manager and no person who holds a special business license authorizing operation of a bingo parlor shall employ any person as a bingo parlor manager unless such person possesses a valid employee permit or a special business license issued pursuant to the provisions of Chapter 4.10 RCMC and this chapter.

B. In addition to the matters prescribed by RCMC 4.10.080, an application for an employee permit to serve as a bingo parlor manager shall contain a list of each arrest resulting in either a conviction, a plea of guilty or a plea of nolo contendere. This list shall, for each such conviction, plea of guilty or plea of nolo contendere, set forth the date of arrest, the offense charged and the offense for which the applicant was convicted, or entered a plea of guilty or plea of nolo contendere.

C. Upon receipt of an application for an employee permit to serve as a bingo parlor manager, the Chief of Police shall conduct such investigation pursuant to RCMC 4.10.085 as is deemed necessary. The Chief of Police shall issue the permit pursuant to RCMC 4.10.090 unless he or she finds any of the following:

1. That the application fails to contain information required by the Chief of Police, this Chapter or is otherwise incomplete;
2. That information contained in the application is false or otherwise inaccurate;
3. That the applicant has been convicted of a crime and the time for appeal has elapsed, or when an order granting probation is made suspending the imposition of sentence, irrespective of the entry of a subsequent order under Section 1203.4 of the California Penal Code, or has done any act involving dishonesty, fraud or deceit with intent to substantially benefit him or herself or another, or substantially injure another, and the Chief of Police concludes that by reason of the crime or act the applicant may not perform his or her duties as a bingo parlor manager in a law-abiding manner or in a manner which does not subject patrons of the bingo parlor to risk of harm or criminal, deceitful or otherwise unethical practices. Notwithstanding the foregoing, an application shall not be denied solely on the basis that a person has been convicted of a felony if the person has obtained a certificate of rehabilitation under Section 4852.01 et seq. of the California Penal Code, or that the person has been convicted of a misdemeanor if the person has met all applicable requirements of the criteria of rehabilitation developed to evaluate the rehabilitation of a person when considering the denial of a license under Section 4852.05 of the California Penal Code; or
4. That the applicant has violated or is in noncompliance with any of the provisions of this chapter, Section 326.5 of the California Penal Code, Rancho Cordova administrative regulations adopted pursuant to this chapter, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, and as they may be amended from time to time.
5. That the applicant or any member of the applicant's immediate family defined as parent, child, spouse, or sibling by blood or affinity is affiliated with any person or entity which holds a current license under RCMC Chapter 4.29 or is presently, or in the prior five years has served as a manager, officer, member of a governing Board or volunteer for any bingo licensee or bingo supplier or received any salary, compensation, gratuity, gift or anything of value in any amount from any bingo licensee or bingo supplier.

D. An employee permit may be revoked or suspended pursuant to RCMC 4.10.140 upon any of the following grounds:

1. Violation of any of the duties, terms, conditions, requirements or prohibitions contained in this chapter, in the Rancho Cordova administrative regulations adopted pursuant to this chapter, Section 326.5 of the California

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Penal Code, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as they may be amended from time to time;

2. Violation of any duties, terms, conditions, requirements or prohibitions imposed by Chapter 4.02 or 4.10 RCMC;

3. Misrepresentation of a material fact contained in the application for the permit; or

4. The Chief of Police has acquired information supporting a finding as described by this subsection in relation to the holder of the permit.

4.26.065 Profits – 23701d organizations.

With respect to organizations exempt from payment of the bank and corporation tax by Section 23701d of the Revenue and Taxation Code, all profits derived from a bingo game shall be kept in a special fund or account, and shall not be commingled with any other fund or account. Such profits shall be expended only for the charitable purposes stated in the application for bingo license or in the articles of incorporation of such organization. These profits shall not be used for the private gain of any individual. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 12 (part), 1983].

4.26.070 Proceeds – Other organizations.

A. With respect to organizations licensed under this chapter which are not exempt from payment of the bank and corporation tax by Section 23701d of the Revenue and Taxation Code, all proceeds derived from a bingo game shall be kept in a special fund or account and shall not be commingled with any other fund or account. These proceeds shall not be used for the private gain of any individual. The proceeds shall be expended only for the charitable purposes stated in the application for bingo license or in the articles of incorporation of such organization, except as follows:

1. Such proceeds may be used for prizes;
2. A portion of such proceeds, not to exceed twenty (20) percent of the proceeds before the deduction for prizes, or two thousand dollars (\$2,000) per month, whichever is less, may be used for rental of property, overhead, the purchase of bingo equipment, administrative expenses, security equipment and security personnel; and
3. Such proceeds may be used to pay license fees.

B. A licensee shall be deemed to violate Subdivision (k)(2) of Section 326.5 of the California Penal Code and this subsection if expenses during any particular month exceed \$2,000. If expenses do not exceed two thousand dollars (\$2,000) per month, the Twenty (20) percent limitation shall be applied annually at the conclusion of each twelve (12) months of operation. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 0711 § 1, 1988; SCC 578 § 12 (part), 1983].

4.26.075 Facility and Records – Compliance examination and inspection.

A. The licensee shall keep full and accurate records of the income received and expenses disbursed in connection with its operation, conduct, promotion, supervision, and any other phase of bingo games or a bingo parlor. Such records are to include but are not limited to ledgers and accounts relating to inventory, proceeds, expenditures, and the distribution of all profits derived from bingo games, and any other records as are necessary to determine or establish compliance with the provisions of this chapter, Rancho Cordova administrative regulations adopted pursuant to this chapter, Section 326.5 of the California Penal Code, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as they may be amended from time to time. The records shall be of such types and maintained in such manner as may be prescribed by the Chief of Police; and when not so prescribed, shall be of such types and maintained according to the requirements of generally accepted principles of accounting.

B. The Chief of Police or any other authorized representative of the city shall have the right to inspect the bingo parlor, conduct a compliance examination, review, audit, or photocopy bingo licensee records as described in subsection (A) of this section at any reasonable time, without having to obtain a search warrant and the license holder shall fully cooperate by making such records and photocopies thereof available to the Chief of Police upon demand. The licensee shall deliver the records for the purpose of a compliance examination, review, audit, inspection, or for photocopying to the office of the Chief of Police during reasonable hours upon demand of the Chief of Police.

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C. Compliance examinations may be conducted by the Chief of Police of bingo licensee records described in subsection (A) of this section not less frequently than annually, for each twelve (12) months of each licensee's operation.

D. If the organizational structure of the licensee is such that an umbrella organization disburses bingo proceeds to member organizations, the records described in subsection (A) of this section which are subject to examination, review, audit, inspection, or photocopying shall include both the bingo records of the umbrella organization and its member organizations. For purposes of this section, an "umbrella organization" is defined as a nonprofit, income tax exempt, charitable organization which is organized for the purpose of providing financial support to other nonprofit, income tax exempt, charitable organizations.

E. Records described in subsection (A) of this section shall be subject to disclosure only pursuant to:

1. Any suspension, revocation or other proceeding conducted under this chapter or the Rancho Cordova administrative regulations adopted pursuant to this chapter; or
2. Any civil or criminal investigation conducted by the Chief of Police, the District Attorney, the Grand Jury or the City Attorney. For all other purposes, the records shall be kept confidential by the Chief of Police, as custodian of those records.

[Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 0711 § 3, 1988; SCC 578 § 12 (part), 1983].

4.26.080 Retention of records.

The licensee shall keep and preserve the records described in subsection (A) of Section 4.26.075 for the following period of time, whichever occurs later:

A. Three years;

B. Until completion of a compliance examination; or

C. Until the administrative or judicial appeal process, whichever is applicable, is final, if the license has been suspended, revoked, or a renewal denied. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 0711 § 3, 1988; SCC 578 § 12 (part), 1983].

4.26.083 Limitation of involvement in bingo.

The bingo licensee shall not allow another person, sole proprietorship, partnership, corporation, unincorporated association, cooperative, joint venture or other individual or entity to organize, manage, supervise, conduct, control or otherwise participate in or influence either the operation of its bingo game or the promotion thereof. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995].

4.26.085 Prohibition of financial interest in bingo.

A. No individual, corporation, partnership, or other entity except the bingo licensee shall hold a financial interest in the conduct of any bingo game. A financial interest includes, but is not limited to, situations in which a bingo licensee maintains accounts payable to a parlor licensee for parlor rents and other costs beyond the next day of bingo operation, or maintains accounts payable to a bingo supplier beyond thirty (30) days of the invoice date or ten (10) days of the statement date, whichever occurs later. For purposes of this subsection, "invoice date" is defined as the date of delivery of such supplies and "statement date" is defined as the date within thirty (30) days of the delivery of supplies.

B. A licensee that has not paid its supplier account(s) or parlor account(s) within the period provided in subsection (A) of this section shall not purchase additional supplies from any supplier or rent or incur other costs from any parlor until all accounts are brought into compliance with the required payment periods provided in subsection (A) of this section.

C. Financial interest includes any salary, compensation, gratuity; or any payment or gift of any value from any bingo supplier or bingo parlor operator; or any agents thereof to any licensee officer, manager, governing board member; or any member of the licensee organization or its volunteers during the prior three years [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989; SCC 578 (part), 1983].

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4.26.090 Exclusive operation by licensee.

Only the bingo licensee shall operate bingo games or participate in the promotion, supervision, or any other phase of the games. Bingo games shall be operated and staffed solely by members of the licensee; except that the licensee may retain or employ security personnel at such bingo games. Such members shall not receive a profit, wage, salary, or compensation from bingo proceeds or bingo profits for services rendered from any bingo game. The term "compensation" as used in this section includes, but is not limited to, cash, bingo paper, pull tabs, coupons, redeemable vouchers, discounts, or payment in kind. Neither the provisions of Subdivisions (b) or (h) of Section 326.5 of the California Penal Code nor those of this section shall be deemed violated if a bingo licensee reimburses members staffing the games for the actual and necessary costs which they incur in providing services associated with the conduct of the games. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.095 Staff member identification.

Any person participating in the operation, conduct or staffing of any bingo game shall wear on his or her outside clothing, in plain view, an identification insignia or badge measuring not less than two and one-half inches (2-1/2) by three and one-half (3-1/2) inches in size and specifying the name and title of such person and the name of the licensee organization. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.100 Attendance limited to occupancy capacity.

A. Notwithstanding that bingo games are open to the public, attendance at any bingo game shall be limited to the occupancy capacity of the room in which the game is conducted as determined by the fire department or district having jurisdiction in accordance with applicable laws and regulations; and to any occupancy conditions included on any applicable use permit or county issued license authorizing the activity on the property on which the activity is located.

B. It is unlawful for a licensee to knowingly authorize or permit and unlawful for any person to reserve seats or space where bingo games are conducted. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.105 Licensing of premises.

The license issued under this chapter shall authorize the holder thereof to conduct bingo games only on such property the address of which is stated in the application. In the event the described property ceases to be used for the conduct of bingo games by the licensee, the license shall have no further force or effect. The bingo licensee shall file a new application, and such application shall be processed pursuant to the provisions of this chapter, in order for the eligible organization to conduct bingo games at a new location or address. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.110 Operating rules.

Each licensee shall formulate, publish and post in a conspicuous place at the location of the bingo games written rules by which the bingo games are conducted and which recite the prohibitions described below. It is unlawful for a licensee to knowingly authorize, permit, and unlawful for any person to do any of the following:

- A. Provide or award total prizes for each separate bingo game which exceeds five hundred dollars \$500.00 in cash or kind, or both;
- B. Limit attendance or participation in such games to members of the licensee or otherwise deny attendance or participation to any member of the general public who complies with the rules of the game and conducts himself or herself in an orderly and law-abiding manner;
- C. Participate in a bingo game, if the participant is under the age of eighteen (18);
- D. Participate in a bingo game where alcoholic beverages are consumed in the room where the bingo games are conducted or if the participant is under the influence of alcohol;
- E. Participate in bingo games, unless personally present at the location of the games at the time the games are being conducted.

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In this section “participate” is defined as including, but not limited to, the handling of bingo supplies or receipts during any bingo session. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.115 Location of games.

A licensee shall conduct bingo games only on property owned or leased by it, or property whose use is donated to the licensee, and which property is used by such licensee for performance of the charitable purposes for which the organization is organized. Nothing in this section shall be construed to require that the property be owned or leased exclusively by or donated exclusively to such organization. The requirements of the provisions of Subdivision (f) of Section 326.5 of the California Penal Code and those of this section shall be deemed satisfied if the licensee conducts regular business meetings or other activities consistent with its charitable purposes, in addition to bingo games, upon the property which it owns, leases, or uses as a donee. A licensee need not use the property exclusively for activities which fulfill its charitable purposes or objectives. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.120 Limitation of bingo hours and sessions.

A. It shall be unlawful to conduct bingo games or operate a bingo parlor between the hours of 2:00 a.m. and 10:00 a.m. of the same day. No licensee shall conduct bingo outside of the hours of its authorized sessions.

B. Except as provided in this section, no bingo licensee shall conduct more than two (2) bingo sessions per week.

C. To conduct more than two (2) bingo session per week a licensee shall obtain a Special Business License pursuant to the provisions of this Chapter to operate a bingo parlor.

D. A bingo parlor may only be open for bingo activities during the periods of time which coincides with a scheduled session of a charitable organization licensed pursuant to this Chapter.

E. No gaming activity, other than bingo, as authorized and described in this Chapter and California [Penal Code](#) Section 326.5 may be conducted at any time in any building or structure licensed as a bingo parlor. This prohibition includes, but is not limited to sweepstakes, raffles and lotteries.

F. No computerized, electronic or mechanical gaming or bingo devices, or any device utilizing a video display screen, other than card minding devices authorized under this Chapter and [Penal Code](#) Section 326.5(p) may be stored, used in conjunction with bingo games, maintained, or displayed in any building or structure licensed as a bingo parlor or in any room or structure adjacent to the bingo parlor which is immediately accessible to the bingo parlor.

[Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 §5, 1995; SCC 0758 § 2, 1989].

4.26.125 Location restriction.

A. Notwithstanding the permission contained in a special business license pursuant to Section 4.26.105, and notwithstanding any provision of Chapter 4.10 or this chapter to the contrary, it shall be unlawful for any person who holds a special business license authorizing the operation of bingo games to conduct bingo games at a place which is or would by virtue of the conduct of such games be or become a bingo parlor, unless the bingo parlor has been authorized by a valid, unexpired, unrevoked special business license issued pursuant to the provisions of RCMC 4.28.030 and Chapter 4.28 RCMC.

B. Notwithstanding any other provision of Chapter 4.10 RCMC or this chapter to the contrary, violation of the provisions of subsection (A) of this section shall constitute grounds for revocation of a special business license authorizing the operation of bingo games issued pursuant to the provisions of Chapter 4.10 RCMC and this chapter. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 §5, 1995; SCC 0758 § 2, 1989].

4.26.130 Temporary suspension of license pending opportunity for hearing.

The Chief of Police shall have the authority to temporarily suspend the bingo or parlor license by ordering in writing that the licensee immediately cease and desist any further operations of any bingo game pending expiration of the time for appeal or exhaustion of an appeal pursuant to the provisions and notice procedure of RCMC 4.10.145 of Chapter 4.10 if the Chief of Police finds that such temporary suspension is necessary in order to protect against a

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serious and immediate threat to the health or safety of the public caused by exercise of the license, and one of the following occurs:

A. The bingo or bingo parlor licensee is conducting a bingo game in violation of any of the provisions of this chapter, Section 326.5 of the California Penal Code, the Rancho Cordova administrative regulations adopted pursuant to this chapter, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as they may be amended from time to time;

B. The bingo or bingo parlor licensee has not made available for the conduct of a compliance examination, audit, review, inspection, or for photocopying, at any reasonable time upon the demand of the Chief of Police all records necessary to determine or establish compliance with the provisions of this chapter, Rancho Cordova administrative regulations adopted pursuant to this chapter, Section 326.5 of the California Penal Code, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as they may be amended from time to time; or

C. The bingo or bingo parlor licensee has not kept records as required by the Chief of Police, this chapter, Section 326.5 of the Penal Code, Rancho Cordova administrative regulations adopted pursuant to this chapter, or any other applicable state of California, city of Rancho Cordova or federal law, administrative rule or regulation, as they may be amended from time to time, or has not kept records necessary to determine compliance with applicable laws and administrative rules and regulations pursuant to generally accepted principles of accounting when such records are not prescribed to be kept in any specific manner or type by the Chief of Police, this chapter, Rancho Cordova administrative regulations adopted pursuant to this chapter, Section 326.5 of the Penal Code, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulations, as they may be amended from time to time. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.135 Notice of temporary suspension and appeal – Appeal of underlying suspension or revocation.

A. The temporary suspension shall be effective no sooner than 24 hours following the time and date of delivery of the notice thereof as is provided in RCMC 4.10.145 and the procedures for appeal and notice of temporary suspension shall be as prescribed in RCMC 4.10.145.

B. Upon timely request by the licensee, the appeal hearing process and related procedures of a revocation or suspension of its license pursuant to RCMC 4.10.135 shall proceed pursuant to the provisions of RCMC 4.10.115 through 4.10.155. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.140 Conducting bingo games after temporary suspension or suspension.

Any person(s) who continues to conduct a bingo game or bingo parlor after temporary suspension pursuant to Section 4.26.130, or suspension pursuant to RCMC 4.10.135, is guilty of a misdemeanor. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.150 Receiving bingo proceeds during suspension or revocation.

Notwithstanding the provisions of Section 4.10.145 of Chapter 4.10, an organization whose license has been temporarily suspended, suspended, or revoked cannot receive bingo proceeds from any source during the period of temporary suspension, suspension, or revocation. A violation of this section shall result in a permanent license revocation to the organization involved. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.155 Purchases from bingo suppliers.

It is prohibited for bingo licensees to use bingo paper and pull tabs purchased from suppliers that are not licensed to conduct a bingo supply business by the city of Rancho Cordova pursuant to Chapter 4.29 RCMC. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.160 Injunction.

The city of Rancho Cordova may bring an action in a court of competent jurisdiction to enjoin a violation of Section 326.5 of the California Penal Code, of this chapter, Rancho Cordova administrative regulations adopted pursuant to this chapter, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule

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or regulation, as they may be amended from time to time. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.165 Regulation of games and equipment.

The Chief of Police may prescribe such regulations with respect to the conduct of the games and the equipment used by the licensee as deemed necessary to ensure the fairness and integrity of the games, and the accountability of the funds collected. Violation of such regulations shall constitute grounds for revocation of the special business license, as set forth in Chapter 4.10 RCMC and this chapter. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.167 Card Minder Equipment.

A. Except as provided in subsection (B) of this section, it shall be unlawful for organizations licensed under this chapter to:

1. Permit the use of player-operated machines, devices, or equipment that is computerized, electronic, or mechanical or which employs a video display, in a bingo game;
2. Store, maintain or display on the premises the organization uses for its bingo activities, any computerized, electronic or mechanical device or any device which utilizes or employs video display, which is used for the play of bingo or any other gaming device, including, but not limited to, those used to conduct, sweepstakes, raffles, or lotteries.

B. Card Minders.

1. Purpose. The purpose of this subsection is not to permit the use of all electronic bingo aids in bingo. The purpose is to permit the bingo licensee to use a bingo card minder on the conditions and specifications set forth in this California Penal Code Section 326.5(p), regulations established by the California Gambling Control Commission and this subsection .
2. Prohibition on Electronic Devices. Electronic or video displays shall not be used in connection with the game of bingo, including card minders, except in connection with the caller's drawing of numbers or symbols and the public display of that drawing, and except as provided in Penal Code Section 326.5(p), the provisions of this chapter, City of Rancho Cordova administrative regulations adopted pursuant to this chapter, State of California, Federal law or administrative rule or regulation, as they may be added or amended from time to time.
3. Players utilizing card minders must be physically present at a live called bingo game.
4. Description. Card minders are hand held portable devices used to assist players in monitoring the numbers or symbols announced by a live caller as those numbers are called in a live game.
5. Requirements. A card minder shall do all of the following:
 - a. Be capable of storing in the memory of the device bingo faces from tangible cards purchased by a player;
 - b. Provide a means for bingo players to input manually each individual number or symbol announced by a live caller;
 - c. Compare the numbers or symbols entered by the player to the bingo faces previously stored in memory for the device;
 - d. Identify winning bingo patterns that exist on the stored bingo faces.
6. Prohibitions. A card minder shall neither perform a function involving the play of the game other than those described in subsection (B)(5) of this section, nor do any of the following:
 - a. Be capable of accepting or dispensing any coins, currency or other representative of value or on which value has been encoded;

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- b. Be capable of monitoring any bingo card face other than the faces of the tangible card or cards purchased by the player for that game;
 - c. Display or represent the game result through any means including, but not limited to, video or mechanical reels or other slot machine or casino game themes, other than highlighting the winning numbers or symbols marked or covered on the tangible bingo cards or giving an audio alert that the player's card has a prize winning pattern;
 - d. Determine the outcome of any game or be physically or electronically connected to any other bingo equipment, including, but not limited to, the ball call station, or to any card other card minding device. No other player-operated or player-activated electronic or electromechanical device or equipment is permitted to be used in connection with a bingo game.
7. Requirements for Chief of Police's Approval. No card minder device may be used or operated by any bingo licensee without prior approval from the Chief of Police. The Chief of Police shall determine the maximum number of bingo cards that may be loaded into a player operated unit or component of a bingo card minder during a bingo game, but such number shall in no event exceed one hundred forty-four (144) bingo card faces.
8. Notwithstanding any other provisions of this chapter, no card minder device may be approved by Chief of Police, or operated by any licensee or player unless said card minding device has received prior approval from the California Gambling Control Commission, as described in [Penal Code](#) Section 326.5(p)(3)(A). Any proposed material change to the device, including change to the software used by the device, must be approved by the commission prior to its implementation.
9. All card minders must be operated and played in compliance with any and all regulations adopted for the use of the devices by the Commission on Gambling Control as described in [Business and Professions Code](#) Section 19850.6 and any other applicable provisions of law.
10. The costs for any testing, certification, license or determination shall be borne by the person or entity seeking it.
11. The bingo card minder is not to alter the bingo cards.
12. The player shall have in their possession the pre-printed bingo cards with configurations that were sold to the player by the bingo licensee for use with the bingo card minder that correspond exactly to such bingo card configurations loaded into the bingo card minder.
13. Players shall manually input or daub numbers called by the bingo licensee into the individual player operated units or components of the bingo card minder; automatic daubing shall not be permitted.
14. Verification by the bingo licensee of a winning combination shall not be made solely on the bingo card minder, but may be verified by using the paper or cardboard card. Players shall notify the game operator or caller of a winning pattern of bingo.
15. The bingo card minder, including the individual player operated units or components of the bingo card minder, shall be enabled for play solely by the bingo licensee; and, only on the premises where the games are conducted. The bingo card minder shall be loaded by the bingo licensee. All individual player operated units or components of the bingo card minder shall be rented or otherwise provided to a player solely by the bingo licensee.
16. Prior to giving physical possession of the individual player operated unit or component of the electronic bingo card minder to the player, the bingo licensee shall receive payment from the player for the number of games requested by the player that are loaded into the bingo card minder.

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17. The bingo licensee shall at the time of payment issue to the player: an individual player operated unit or component of the bingo card minder and a receipt indicating, the amount paid, the number of cards and games sold to the player and activated in the bingo card minder.

18. Only one player operated unit or component of an electronic bingo card minder may be used by a bingo player during a bingo game.

19. Each player electing to use the bingo card minder shall have an equal opportunity to do so. The bingo licensee shall distribute each player operated unit or component of the electronic bingo card minder for play on a random basis; first come, first served. No particular player operated unit or component of the bingo card minder shall be reserved for any player.

20. Only a bingo supplier licensed by Chapter 4.29 of this title may remove the bingo card minder from the premises where the games are conducted. Removal may be for repair or for use by another organization licensed by Chapter 4.26 to conduct bingo. A record shall be maintained by the bingo licensee of: all bingo card minders removed from such premises; the name of the person, and business if any, who has taken the device from such premises; the site address where taken; the return date if any; and, disposition of the bingo card minder.

21. Accounting records pertaining to bingo card minders, including the internal accounting system of the bingo card minder shall be retained as prescribed by Section 4.26.080 of this chapter.

22. The bingo licensee shall not conduct bingo games where a player is required to use a bingo card minder. During all games, the use of a bingo card minder shall be at the option of the bingo player. The bingo licensee shall permit all players to play in all bingo games without the use of a bingo card minder.

23. The bingo licensee shall require a player electing to use a bingo card minder to purchase no less than the licensee's minimum number buy-in of bingo cards for use without a bingo card minder.

24. The player operated units or components of the bingo card minder in possession of the players shall not have the capability to print and shall not print configurations of the bingo cards.

25. The bingo card minder including related circuitry shall be sealed and secured in order to prevent unauthorized removal, additions, changes, or other alterations to the data within such bingo card minder.

26. The Chief of Police may, upon demand, examine and inspect the bingo card minder, or any player operated unit or component of the bingo card minder, during the conduct of the games if the Chief of Police detects or discovers any problem with such equipment that affects the integrity of the bingo game or such equipment. The bingo licensee shall immediately cooperate and comply upon the Chief of Police's demand for such examination and inspection. Such examination and inspection shall include immediate access to the bingo card minder, player operated units or components of the bingo card minder, and inspection of all associated parts and systems, as applicable; and, may involve the immediate removal of the bingo card minder, player operated units or components of the bingo card minder, or related system or parts, as applicable, from the game premises for further testing.

27. If, at any time, the Chief of Police detects or discovers any malfunction with a bingo card minder, or any player operated unit or component of the electronic bingo card minder, that affects the integrity of such equipment or the bingo game, the Chief of Police may order the bingo licensee to cease the use of the bingo card minder or a player operated unit or component of the bingo card minder, as applicable, immediately. The bingo licensee shall comply immediately with such order.

28. If the bingo licensee detects or discovers any malfunction or any problem or occurrence with the bingo card minder, or the player operated unit or component of the bingo card minder, that affects the security or the integrity of the bingo game or such equipment, the bingo licensee shall cease immediately the use of the bingo card minder or affected player operated unit or component of the bingo card minder, as applicable.

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[Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1155 § 2, 1999; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995].\

4.26.168 Conduct of Bingo Games.

- A. With the exception of the sale of individual pull-tabs, only live called bingo games may be played during a session.
- B. A minimum of two players per game is required.
- C. The winning pattern or arrangement must be known and announced before the game begins.
- D. Players must obtain a card before numbers for an individual game are drawn.
- E. A game begins when the first number is drawn. A game ends when a winning card or cards is identified and verified.
- F. The numbers used in the game must be randomly drawn or determined from a nonreplaceable pool of seventy-five (75) numbers. Numbers drawn must be random as to the entire pool.
- G. The numbers randomly drawn must be used in real time and not stored for later use.
- H. Selected numbers are used in the sequence in which they are drawn.
- I. Players must cover or daub after each release in order to achieve any winning pattern, except that a player may later cover or daub numbers or symbols slept (as defined in subsection (M) of this section) following a previous release (“catch up”) for use in obtaining the game-ending pattern. The game winning pattern cannot be achieved in a single ball release, thus requiring that players participate in the contest to be the first to cover the winning pattern.
- J. All players must have the same opportunity to cover or daub to reflect their participation in a common game. To cover or daub a player in a game must take overt action after numbers are released. Bingo card minders may not include a feature whereby covering or daubing after a release occurs automatically or without overt action taken by the player following the release.
- K. The random number draw for each game must continue until a winner is determined. Each game must have a winning player and a game-winning prize must be awarded in every game. All prizes in a game must be awarded based on the outcome of the game of bingo and may not be based on events outside the selection and covering of numbers or symbols used to determine the winner in the game and the action of the competing players to cover the pre-designated winning patterns.
- L. The game must be won by the first player or group of players who obtain a pre-designated winning pattern and who covers or daubs the numbers yielding that winning pattern.
- M. If a player sleeps the game-ending pattern, the game must continue until a player subsequently obtains and covers or daubs and claims the game-ending prize. To “sleep” or to “sleep a bingo” means that a player fails, within a certain time allowed by the game: (1) to cover or daub the previously released numbers or other symbols on that player’s card(s) constituting a game-winning or game-ending pattern or other pre-designated winning pattern, or (2) to claim the prize to which the player is entitled; having covered or daubed a previously designated winning pattern thereby resulting in the forfeiture of the prize to which the player would otherwise be entitled.

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- N. Consolation, secondary or interim prizes are permissible if the award of the prize is made on the basis of designated numbers or symbols on a tangible card that conforms to numbers or symbols selected at random and the award of these prizes is based on the play of bingo in the same manner as for the game ending pattern. For purposes of this provision, a consolation, secondary, interim prize pattern shall constitute a separate game as that term is used in California [Penal Code](#) Section 326.5(n). Interim prizes cannot exceed the statutory maximum for a single prize.
- O. Regardless of the buy-in level, all players must play for the same game ending patterns.
- P. Prizes for any game cannot exceed a total of five hundred dollars (\$500.00).
- Q. Players utilizing card minders must have in their possession paper cards that have been loaded into the card minder.
- R. Bingo card minders may not receive or disperse cash or coin. Player buy-ins and prize amounts must be received and dispersed at a common point of sale(s).
- S. A hardcopy of bingo patterns and prize amounts must be available to all players.
- T. At the conclusion of each game, the numbers drawn must be returned to the pool for re-use in the next game. Drawn numbers cannot be stored for use in a later game.
- U. There is to be no co-mingling of bingo with other forms of gaming or with any activity which involves the award of prizes or payouts, such as lotteries, sweepstakes or raffles. The only activities which may take place during a bingo session are live called games, and the sale of pulltabs, which may start one half hour prior to the first draw of the first number of the first live called game. Pulltab sales must cease upon the determination of the winning player(s) in the final scheduled game of a session.
- V. No bingo manager, security employee or volunteer for that session shall participate as a player in the play of any bingo game, except that a licensee manager or volunteer may assist a player in the play of that player's cards, or in the use of a card minder, as described in Section [4.26.167\(b\)](#) of this chapter, as part of an accommodation or auxiliary aid, provided that assistance does not involve or require the use of a computerized, mechanical or electronic device other than a card minder as authorized by Section [4.26.167\(B\)](#).
- W. Prior to providing the prize or payout for any winning bingo card or pulltab, valued at fifty dollars (\$50.00) or more, the licensee shall document the identity of the winning player and verify that player's identity with a photographic identification. No payout of fifty dollars (\$50.00) is to be provided unless that player provides the required identification and the payout is documented. The licensee is to record the identification of the winning player, the amount(s) paid out and the session date and time of the payout. All records of payouts are to be maintained and submitted at the time of any and all audits or examinations as required or authorized by this chapter or any Sacramento County Bingo Regulations. (SCC 1622 § 8, 2018; SCC 1403 § 21, 2008.)

4.26.170 False or misleading advertising.

It shall be unlawful for any licensee to make or disseminate or cause to be made or disseminated before the public in this city, in any newspaper or other publication, or any advertising device, or any other manner or means whatsoever, any statement concerning any such bingo game including, but not limited to, the amount of prizes to be awarded or distributed in any game, which is untrue or misleading, and which is known or which, by the exercise of

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reasonable care, should be known to be untrue or misleading. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 §5, 1995; SCC 0758 § 2, 1989].

4.26.175 Receipt of profit by a person and penalty for violation of this chapter.

A. It is a misdemeanor under Section 326.5, Subdivision (b), of the Penal Code of the state of California for any person to receive or pay a profit, wage, or salary from any bingo game authorized under this chapter for activities related to bingo or the bingo operation. The expenditure of any revenues or proceeds derived from bingo to pay employees, members, or contractors of licensed organizations for services associated with the planning, organization, management, operation or staffing of bingo games, or related to bookkeeping, accounting, auditing or technical advice concerning the handling or disposition of such revenues or proceeds is prohibited. A violation of this prohibition is punishable by a fine not to exceed \$10,000, which fine shall be deposited in the general fund of the city of Rancho Cordova.

B. In addition to other applicable provisions of this title, a violation of any of the provisions of this chapter, Rancho Cordova administrative regulations adopted pursuant to this chapter, Section 326.5 of the California Penal Code, or any other applicable state of California, city of Rancho Cordova, federal law, or administrative rule or regulation, as they may be amended from time to time, shall be grounds for the Chief of Police to suspend, revoke, or deny the renewal of a special business license to conduct bingo games issued pursuant to the provisions of Chapter 4.10 RCMC and this chapter. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1155 § 3, 1999; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995; SCC 0758 § 2, 1989].

4.26.180 Discontinuance of bingo games.

Bingo licensees who discontinue conducting bingo games shall follow the accounting requirements prescribed by the Chief of Police in the Rancho Cordova administrative regulations adopted pursuant to this chapter. Their failure to do so shall result in denial of a subsequent license to conduct bingo games for two years from the last day a bingo game was conducted. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1061 § 1, 1996; SCC 0992 § 5, 1995].

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

Article 3 Zoning District, Allowable Uses, and General Development Standards

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Chapter 23.313

MIXED-USE ZONING DISTRICTS

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Special Regulated Uses									
Bingo Parlors	N	P ³⁰	P ³⁰	P ³⁰	N	N	N	N	RCMC 4.26
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	P ²⁸	N	N	N	N	N	N	Chapter 4.33 RCMC
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	RCMC 23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	N	P	N	AUP	AUP	N	N	N	RCMC 23.919.090

Notes:

30. Bingo Games and Parlors are regulated by RCMC Chapter 4.26. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.

[Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

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Folsom Boulevard Specific Plan

Chapter 2 Land Use Plan and Allowed Uses

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Chapter 2

Land Use Plan and Allowed Uses

Table 2-2 Use Table for Mixed Use Classifications

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Special Regulated Uses			
Bingo Parlor	N	N	p ¹¹
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store	N	N	N

Notes:

11. Bingo Games and Parlors are regulated by RCMC Chapter 4.26. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.

MEMORANDUM

DATE: September 17, 2018

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **AN ORDINANCE AMENDING SECTIONS OF THE RANCHO CORDOVA MUNICIPAL CODE RELATED TO TITLE 6 HEALTH AND SANITATION AND TITLE 23 ZONING CODE**



RECOMMENDATION

Waive the second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Approval of the Ordinance would amend Title 6 (Health and Sanitation), Chapter 6.56 Abandoned Vehicles; Title 23 (Zoning Code), Article 1 Administration, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, and Article 11 Definitions of the Rancho Cordova Municipal Code.

BACKGROUND

On July 2, 2018 the City Council waived the first reading and passed to a second reading for an Ordinance amending Title 6 (Health and Sanitation), Chapter 6.56 Abandoned Vehicles and Title 23 (Zoning Code), Article 1 Administration, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, and Article 11 Definitions of the Rancho Cordova Municipal Code.

ATTACHMENTS

1. Ordinance 15-2018
2. Exhibit A to Ordinance

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2018

AN ORDINANCE OF THE CITY COUNCIL OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING TITLE 6 (HEALTH AND SANITATION), CHAPTER 6.56 ABANDONED VEHICLES; AND TITLE 23 (ZONING CODE), ARTICLE 1 ADMINISTRATION, ARTICLE 3 ZONING DISTRICT, ALLOWABLE USES, AND GENERAL DEVELOPMENT STANDARDS, ARTICLE 7 SITE PLANNING AND DEVELOPMENT STANDARDS, AND ARTICLE 11 DEFINITIONS OF THE RANCHO CORDOVA MUNICIPAL CODE

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

Section 1. Purpose and Declarations.

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

WHEREAS, certain amendments to the Title 6 (Health and Sanitation), Chapter 6.56 Abandoned Vehicles are necessary to delete outdated references to Sacramento County Codes; and

WHEREAS, certain amendments to the Title 23 (Zoning), Articles 1, 3, 7 and 11 are necessary to reflect best management practices and eliminate ambiguities in the code; and

WHEREAS, on September 4, 2018 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) The proposed project includes discretionary amendments to the City's Municipal Code and is a project under CEQA; but it is exempt from CEQA review as set forth below.

CEQA Guidelines section 15060(c)(2) states that a project is not subject to CEQA review where the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment. CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The approval of the code amendments set forth in the proposed ordinance does not approve any physical development project, and it would not result in a direct or indirect physical changes in the environment. The proposed changes to Title 6, Health and Sanitation and Title 23, Zoning are to clean up inconsistencies, delete reference to old County Code sections, and clarify when specific uses are permitted or require additional discretionary review. The proposed amendments are consistent with the City's General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code

ATTACHMENT 1

amendments are exempt from review under CEQA and no further environmental review is necessary.

B. The proposed amendment is consistent with the General Plan. The attached Municipal Code Amendments (“Amendment”) are consistent with the General Plan. The amendments would clean up inconsistencies, delete reference to old County Code sections, and clarify when specific uses are permitted or require additional discretionary review. The amendments would not have any conflicts with existing General Plan goals and policies.

C. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The attached amendment is focused on reflecting best practices and new market conditions while ensuring land use compatibility. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City as they implement state law, reflect best practices, streamline procedures, clear up ambiguities, and incorporate select new uses in a manner to ensure land use compatibility.

D. The proposed amendments are internally consistent with other applicable provisions of this zoning code. The Amendments have been reviewed for consistency with the entirety of the Municipal Code and is consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to Title 6 Health and Sanitation

The City Council hereby adopts the amendments to Chapter 6.56 Abandoned Vehicles of Title 6 of the Rancho Cordova Municipal Code (Health and Sanitation), as shown and incorporated in **Exhibit A** to this ordinance.

Section 4. Amendments to Title 23 Zoning

The City Council hereby adopts the amendments to Article 1, Article 3, Article 7 and Article 11 of Title 23 of the Rancho Cordova Municipal Code (Zoning), as shown and incorporated in **Exhibit A** to this Ordinance.

Section 5. Severability

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

Section 6. Effective Date

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

ATTACHMENT 1

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 17th day of September, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

Rancho Cordova

Municipal Code Amendments

**ATTACHMENT 2
EXHIBIT A TO ORDINANCE**

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

Title 6 Health and Sanitation

Chapter 6.56

Abandoned Vehicles

ATTACHMENT 2 EXHIBIT A TO ORDINANCE

Chapter 6.56

ABANDONED VEHICLES

6.56.130 Definitions – Inoperative.

“Inoperative” shall mean the condition of a vehicle which is physically incapable of working, functioning, or otherwise operating to produce its designed effect or vehicles that are Certified as Non-Operation or Planned Non-Operation Certified with the California Department of Motor Vehicles. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988; SCC 1 § 11 (part) 1970; SCC 1061 § 13, 1969].

6.56.160 Application of chapter – Exceptions.

A. This chapter shall not apply to any vehicle or part thereof which is either:

1. Completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property; or
2. Stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler, licensed vehicle dealer, or a junk yard; or

B. The exceptions provided by this section shall not be construed to authorize the maintenance of a public or private nuisance, as such nuisance may be defined under any provisions of law other than Chapter 10 (commencing with Section 22650) of Division 11 of the Vehicle Code. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 730 § 2, 1988].

**ATTACHMENT 2
EXHIBIT A TO ORDINANCE**

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

Title 23 Zoning Code

Article 1 Administration

ATTACHMENT 2 EXHIBIT A TO ORDINANCE

Chapter 23.140

MINOR DESIGN REVIEW

23.140.020 Applicability.

B. Exemptions. The following structures and improvements are exempt from minor design review. However, such structures may require additional permits, such as a use permit or building permit, to ensure compliance with adopted building code standards and applicable zoning code provisions.

1. A single-family custom home on a lot that is consistent with existing zoning.
2. An addition to a single-family residential home that is consistent with existing zoning.
3. Parcel map for a single-family residence.
4. Expansions of existing nonresidential buildings or structures less than 1,000 square feet in size.
5. Accessory structures consistent with provisions of Chapter 23.734 RCMC (Accessory Structures).
6. Repairs and maintenance of site improvements or structures that do not add to, enlarge, or expand the area occupied by the land use or the floor area of the structure and do not significantly alter the appearance of site improvements or structures.
7. Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure.
8. Accessory dwelling units subject to California Government Code Section 65583.1.
9. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric, or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, water tanks, and similar facilities and equipment). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A)].

C. The following Exemptions require a Zoning Certification (Chapter 23.113) prior to any changes.

1. Changes to site plan elements that are not specifically required by this code (e.g., decorative elements and landscaping that are not specifically required by the code).
2. Public art programs, projects, and improvements to existing sites, structures, utilities, and infrastructure authorized by council or designee.
3. Change to site plan elements that are specifically required by this code but do not significantly alter the design or function of the site plan.

**ATTACHMENT 2
EXHIBIT A TO ORDINANCE**

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

Article 3 Zoning District, Allowable Uses, and General Development Standards

ATTACHMENT 2 EXHIBIT A TO ORDINANCE

Chapter 23.313

MIXED-USE ZONING DISTRICTS

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C ²⁷	p ²⁷	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	p ¹⁴	p ¹⁴	N	N	N	
Wholesaling and Distribution	N	N	N	p ¹⁴	p ¹⁴	N	N	N	

Notes:

29. Over 20,000 square feet requires an Administrative Use Permit.

[Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

ATTACHMENT 2 EXHIBIT A TO ORDINANCE

Chapter 23.316

GENERAL COMMERCIAL AND INDUSTRIAL ZONES

**Table 23.316-1: Allowed Use and Permit Requirements for
General Commercial and Industrial Zoning Districts**

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Industrial, Manufacturing, and Processing Uses				
Agricultural Products Processing	N	C	P	
Artisanal and Specialty Manufacture, Display and Sales	P	AUP	AUP	
Brewery, Winery, Distillery	N	p ¹⁵	p ¹⁵	
Junk Tire Facility	N	N	P	RCMC 23.916.020
Manufacturing, Major	N	AUP ²	P	
Manufacturing, Minor	N	P ²	P	
Manufacturing, Small Scale	P	P ²	P	
Printing and Publishing	N	P	P	
Recycling Facility, Processing	N	AUP	P	
Recycling Facility, Scrap and Dismantling Facility	N	N	C	
Research and Development	N	P	P	
Storage, Personal Storage Facility	N	p ^{2, 13}	p ¹³	Chapter 23.915 RCMC
Storage, Warehouse	AUP	P ²	P	
Storage, Yards	N	N	P ²	
Wholesaling and Distribution	P	P ²	P	

Notes:

15. Over 20,000 square feet requires an Administrative Use Permit [Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 3; Ord. 15-2015 §§ 4, 5; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 20-2010 § 3 (Exh. B); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.030)].

**ATTACHMENT 2
EXHIBIT A TO ORDINANCE**

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

Article 7 Site Planning and Development Standards

ATTACHMENT 2 EXHIBIT A TO ORDINANCE

Chapter 23.719

PARKING AND LOADING

23.719.130 Standards for off-street parking for private residences.

Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

A. Any vehicle, trailer, or vessel which is inoperable or vehicles that are Certified as Non-Operation or Planned Non-Operation Certified with the Department of Motor Vehicles, shall be stored entirely within an enclosed structure, where it is not visible from the street or other public or private property and shall not be parked or stored in any yard within a residential zoning district or neighborhood.

**ATTACHMENT 2
EXHIBIT A TO ORDINANCE**

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

Article 11 Definitions

ATTACHMENT 2 EXHIBIT A TO ORDINANCE

Chapter 23.1104

GENERAL DEFINITIONS

23.1104.040 Land use definitions.

“Artisanal and specialty manufacture, display and sales” means the manufacture, display, and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful, or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

“Brewery, winery, distillery” means a facility where specific alcoholic beverages are manufactured. Incidental to the manufacturing process, a tasting area not to exceed 50 percent of the floor area is allowed. Tasting rooms must comply with retail hours of operation from 10:00 a.m. to 11:00 p.m. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control. All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with regulations of ABC licensure. Prior to occupancy, all breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits. See also “Tasting room, off-site.”

“Tasting room, off-site” means a facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be operated as a standalone retail use. Food preparation is not permitted. Pre-packaged foods may be sold on premises. Patrons may carry food on site for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 a.m. to 11:00 p.m. On-site tasting rooms are included as an accessory use in “Brewery, winery, distillery.” Any facilities not operating with these standards are considered “Bars and nightclubs.”

MEMORANDUM

DATE: September 17, 2018

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION DECLARING THE RESULTS OF THE MAIL BALLOT ELECTION RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE ON THE GRANTLINE 208 PROJECT IN THE CITY OF RANCHO CORDOVA**



RECOMMENDATION

Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee on the Grantline 208 Project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Grantline 208 Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Grantline 208 Project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.

BACKGROUND

The City Council previously adopted Resolution No. 83-2018 on August 6, 2018 declaring its intention to impose the annual Stormwater Utility Fee ("Fee") pursuant to Ordinance No. 7-2014 on the Grantline 208 Project. A protest hearing was conducted on August 20, 2018 at which time no written protest was received from the property owner representing a majority of the parcel subject to the Fee. Council then adopted a Resolution authorizing the mailing of a property owner ballot for the purpose of submitting the Fee to a vote of the owners subject to the Fee. Only one parcel is subject to the fee.

The Clerk has tabulated the ballot returned by the property owner for the Grantline 208 Project. If majority approval exists, Council may impose the annual Fee on the Grantline 208 Project pursuant to the Ordinance. If a majority approval does not exist, the Stormwater Utility Fee shall not be imposed for the project. Council action is to adopt the Resolution declaring the results of the mail ballot election.

ATTACHMENTS

1. Resolution.
2. Exhibit A - Ballot Measure.

3. Exhibit B - Certificate.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DECLARING THE RESULTS OF A MAIL BALLOT ELECTION RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE ON GRANTLINE 208 PROJECT IN THE CITY OF RANCHO CORDOVA**

WHEREAS, on August 6, 2018 City Council adopted a Resolution declaring its intention to impose the Annual Stormwater Utility Fee ("Fee") for Grantline 208 Project; and

WHEREAS, Article XIII D of the California Constitution (Proposition 218) requires the City to follow certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Proposition 218); and

WHEREAS, the City has determined that the Fee is a property related fee, subject to the provisions of Proposition 218; and

WHEREAS, before imposing the Fee, the City Council is required to hold a noticed public hearing on a written report (the "Written Report") containing a description of each parcel of real property within the City to which the Fee is applicable and the amount of the Fee for each such parcel for Fiscal Year 2018-2019 and to consider protests to the Fee and, if a majority protest is not received at the public hearing, the Council must submit the question of the imposition of the Fee to a vote of the owners of the property subject to the proposed Fee for approval before the proposed Fee may be levied; and

WHEREAS, in accordance with Proposition 218 the City Council held a duly noticed public hearing on the matter of the Written Report and the proposed Fee on August 20, 2018 and took testimony, both written and oral; and

WHEREAS, having determined a written protest was not received from property owner representing a majority of the parcels subject to the Fee, the City Council adopted a Resolution authorizing the mailing of a property owner ballot (the "Ballot Measure") for the purpose of submitting the Fee to a vote of the owner of parcel subject to the Fee, and subject to approval by a majority vote of the owner of parcel subject to the Fee; and

WHEREAS, pursuant to the terms of Ordinance No. 7-2014 and the unanimous consent of the property owner, the Property Owner Balloting was conducted and completed and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Ballot Return in Connection with the Proposed Stormwater Utility Fee (the "Certificate"), a copy of which is attached hereto as Exhibit B and by this reference incorporated herein.

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

1. The above recitals are true and correct and incorporated herein.
2. The Certificate is hereby accepted into the records of the City.
3. The Ballot Measure is authorized as set forth in Exhibit A attached hereto and by this reference incorporated herein.

ATTACHMENT 1

4. The results of the Ballot Measure are as set forth in the Certificate on file with the City Clerk and attached to this Resolution as Exhibit B ("Certificate").
5. The City Clerk is authorized to declare the results of the mail ballot election relating to the imposition of the Stormwater Utility fee on the Grantline 208 Project.
6. Pursuant to said Certificate, if the Ballot Measure submitted was approved by a majority vote of the owner of parcel subject to the Fee, the Fee is hereby imposed pursuant to Ordinance No. 7-2014 on the Grantline 208 Project, otherwise, if the Ballot Measure submitted was not approved by a majority vote of the owner of parcel subject to the Fee, the imposition of the Fee is hereby abandoned for the Grantline 208 Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 17th day of September, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

Rancho Cordova Stormwater Utility Fee – Official Property Owner Ballot

The person completing and submitting this Property Owner Ballot must be the owner of the property identified above or the representative of the owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the owner. The enclosed "Summary of Property Owner Ballot Procedures" has been provided to assist you in filling out the ballot. If there are two or more property owners, only one needs to sign and return the ballot. One ballot will be counted per property.

Assessor's Parcel Numbers: 067-0040-034
Property Address: WS Grantline Road, South of Douglas Road
Designation: Vacant Land
Total Parcel(s) Area (acres): 207.8 Acres
DMUs: 0
Proposed Max. FY 2018-2019 Annual Fee Amount: \$125.98 / DMU

Assessor's Parcel Numbers: 0067-0040-034
Owner Name: Lennar Homes of California, Inc,
Proposed Maximum FY 2018-2019 Annual Fee Amount: \$125.98 per DMU

In order to provide the City of Rancho Cordova with a dedicated funding source to repair, reconstruct and maintain the storm drain system and to protect water quality, shall the City impose an annual Stormwater Utility Fee as shown in the Rate Analysis Report, dated 8/7/2014?

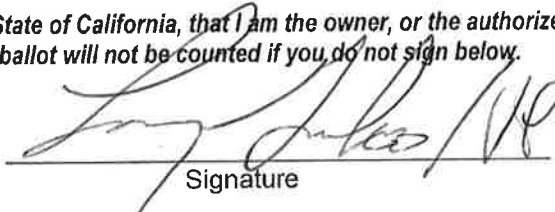
☒ **YES** I support the proposed annual Stormwater Utility Fee

☐ **NO** I oppose the proposed annual Stormwater Utility Fee

I hereby declare, under penalty of perjury under the laws of the State of California, that I am the owner, or the authorized representative of the owner, of the parcel identified above. Your ballot will not be counted if you do not sign below.

8/27/18
Date

Lenny Guahio
Printed Name


Signature

Vote Here

If approved by a majority of the returned ballots, the proposed maximum annual Storm Drain User Fee rate for FY 2018-2019 will be \$125.98 per Drainage Measurement Unit (DMU). The maximum rate per DMU will increase annually by the amount of the increase of the CPI. However, each year the City Council will hold a public hearing and determine the actual rate per DMU that will be charged. At the annual public hearing, the City Council will set the actual rate for the next year, which would be equal to or less than the annual maximum rate. The Council may decide to reduce the rate or set the rate to \$0 per DMU in any fiscal year.

Please mark your ballot in ink and return the entire page.

Upon completion, fold the ballot, place it in the addressed, return envelope and seal the envelope. Pursuant to the enclosed instructions, mail the ballot to the address shown on the return envelope, or deliver to the City Clerk at City Hall located at 2729 Prospect Park Drive, Rancho Cordova, CA 95670. Mailed or hand delivered ballots must be received by 1:30 p.m. Wednesday, September 5, 2018.

Please see the "Summary of Property Owner Ballot Procedures" on the enclosed sheet.

return to:

1420 Rocky Ridge, Suite #320
Roseville, CA 95661

**City of Rancho Cordova
City Clerk
2729 Prospect Park Drive
Rancho Cordova, CA 95670**

ATTACHMENT 3
Exhibit B to the Resolution

Exhibit B

CERTIFICATE OF THE CITY CLERK AS TO
THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS
IN CONNECTION WITH THE PROPOSED STORMWATER UTILITY FEE
IN THE CITY OF RANCHO CORDOVA

I, Stacy Leitner, City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election in connection with the imposition of an annual stormwater utility fee that the day for the return of mailed ballot, scheduled for September 5, 2018. The election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received: /

Total "Yes" Ballots: /

Total "No" Ballots: 0



Stacy Leitner, City Clerk

MEMORANDUM

DATE: September 17, 2018

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Sr. Finance Analyst

SUBJECT: **A RESOLUTION APPROVING THE ANNEXATION OF THE DOUGLAS 98 SUBDIVISION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES)**



RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTIONS

Adoption of the Resolution approves Annexation Map No. 3 for the Douglas 98 Subdivision to Community Facilities District No. 2013-2 (Police Services) (hereinafter "CFD No. 2013-2"), and approves the recording of the annexation map and the Notice of Special Tax Lien.

BACKGROUND

On December 17, 2012, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide police services. On January 22, 2013, the City adopted the resolution forming CFD No. 2013-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent. Defining the Future Annexation Area and the process for noticing, though a public hearing with the first action, means that these steps do not need to be repeated for each annexation.

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

DISCUSSION

The project included in this action was conditioned to annex into CFD No. 2013-2 to provide funding for police services. In September 2018, the property owner signed a unanimous approval of the annexation into CFD No. 2013-2. Adoption of the attached Resolution approves Annexation Map No. 3 for the subdivision and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the project.

ATTACHMENTS

1. Resolution
2. Exhibit A – Boundary Map
3. Exhibit B – Amendment to the Notice of Special Tax Lien

ATTACHMENT 1**RESOLUTION NO. XX-2018**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE BOUNDARY MAP FOR THE DOUGLAS 98 SUBDIVISION ANNEXATION
INTO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2
(POLICE SERVICES)**

WHEREAS, the Conditions of Approval for the Douglas 98 Subdivision requires the property owner/applicant to provide funding for police services; and

WHEREAS, on December 17, 2012, the City adopted Resolution No. 122-2012 declaring its intention to establish Community Facilities District No. 2013-2 (Police Services) (the "District") and Future Annexation Area. On January 22, 2013, the City adopted Resolution No. 10-2013 forming CFD No. 2013-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

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

WHEREAS, in September of 2018, the property owner executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

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

WHEREAS, City staff has caused to be prepared Annexation Map No. 3 for the property known as the Douglas 98 Subdivision, **EXHIBIT A** attached hereto, for the annexation of the property to CFD No. 2013-2 (Police Services).

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

1. The City Council so finds and determines the above recitals are true and correct and incorporates them herein.
2. The City Council approves Annexation Map No. 3 and finds and determines that the territory shown in the Annexation Map is hereby added to and made a part of the District with full legal effect.
3. The City Clerk is directed to execute and record Annexation Map No. 3 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution.
4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence as outlined in the

ATTACHMENT 1

rate and method of apportionment of said tax and 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 **EXHIBIT B** attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 3.
6. The City Council finds and determines that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of September 2018, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

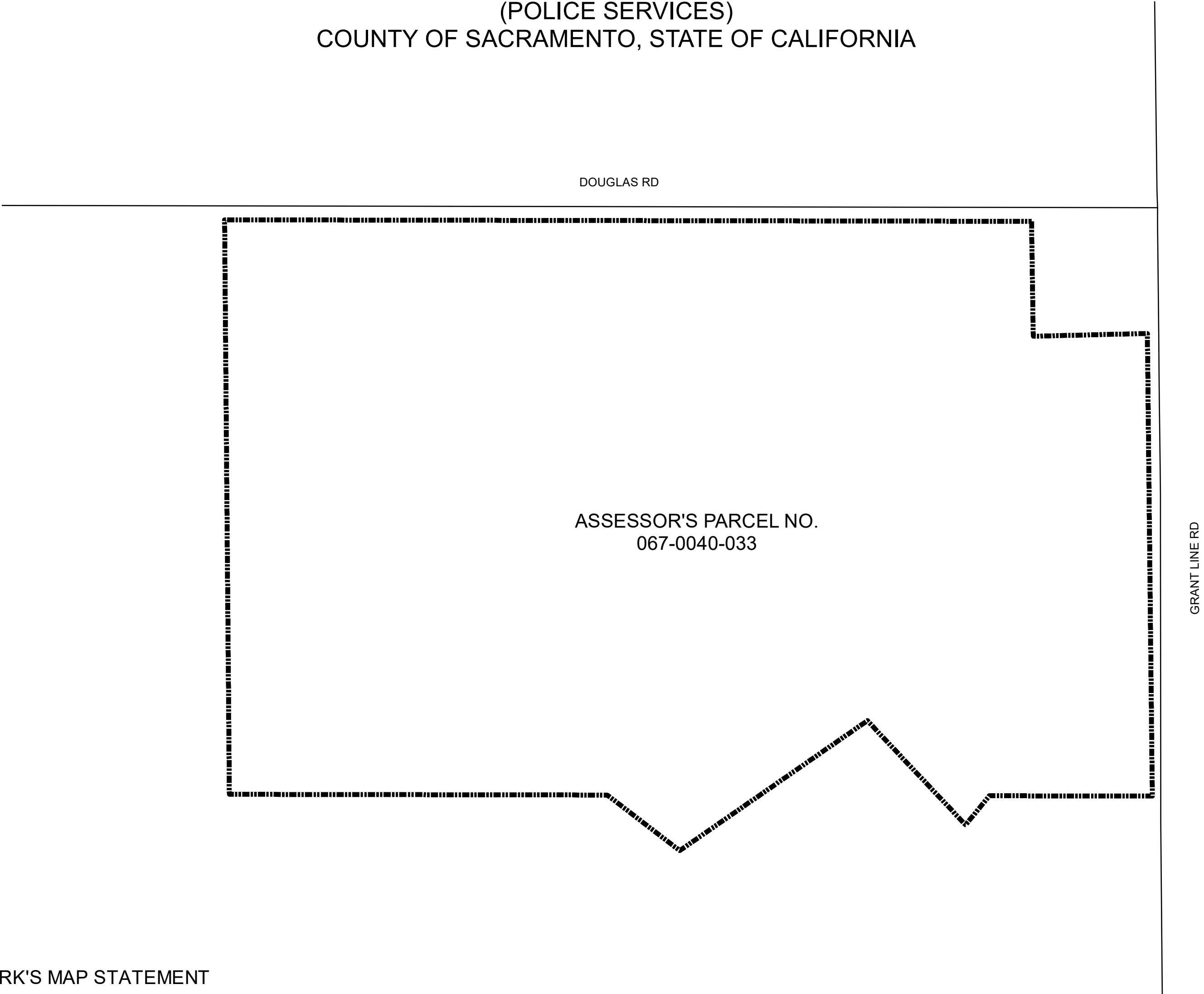
Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

PROPOSED BOUNDARY OF
ANNEXATION 3

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2013-2
(POLICE SERVICES)
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 _____ 2018.

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 3 TO COMMUNITY FACILITIES DISTRICT NO. 2013-2, (POLICE SERVICES), 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 _____ 2018. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF _____ 2018. 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: _____

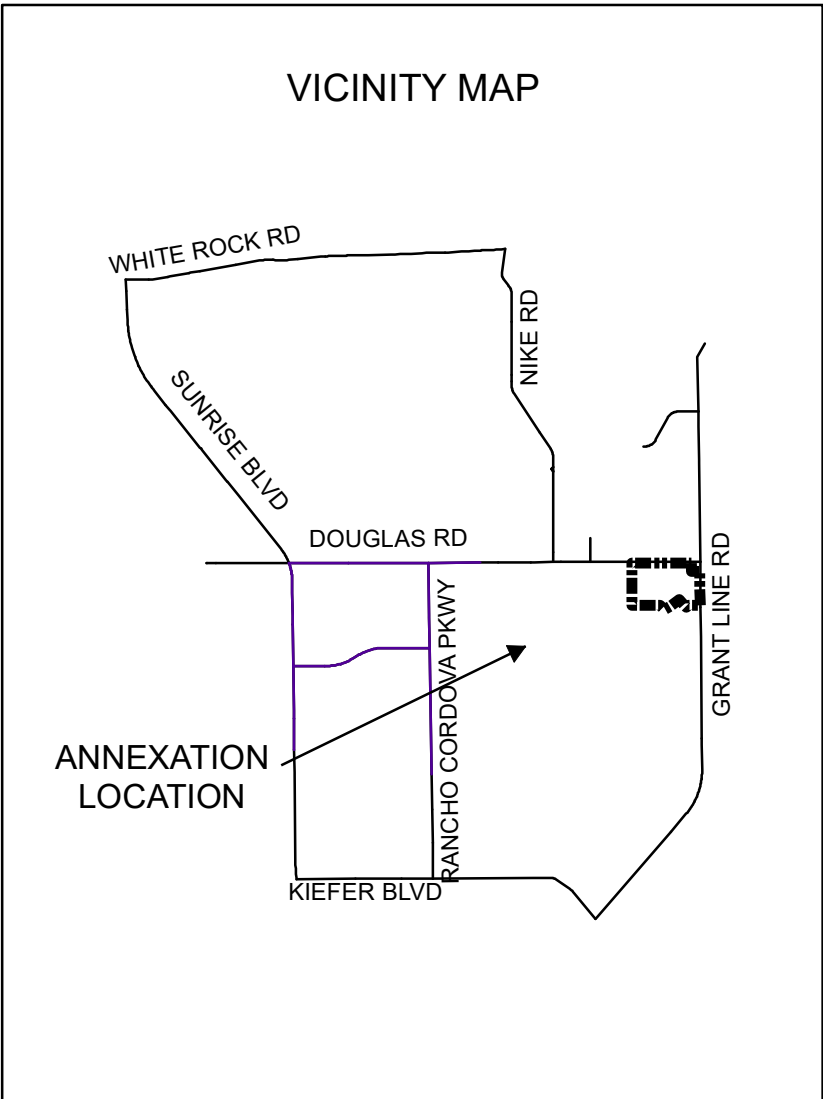


1 " = 250 '

Legend
 Annexation Boundary



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



PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2013-2
Annexation 3 (Police Services)
County of Sacramento, California

Sheet 1 of 1

ATTACHMENT 3
Exhibit B to the Resolution

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

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

**AMENDMENT NO. 3 TO
NOTICE OF SPECIAL TAX LIEN**

**CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)**

Annexation No. 3

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Rancho Cordova (the "City"), County of Sacramento, State of California, hereby gives notice that a lien to secure payment of a special tax, which the City is authorized to levy, is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying for certain municipal services set forth in that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on March 12, 2013 as Document No. 20130312 page 0318 to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated by this reference.

This Amendment No. 3 to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory of the CFD. The territory and future annexation area included in the original CFD is set forth in the map of the CFD heretofore recorded in the Sacramento County Recorder's Office at Book 114 of Maps of Assessment and Community Facilities Districts at Page 18 as Document No. 20130102PG1208, (the "Original Boundary Map") to which map reference is hereby made. The territory to be added from the future annexation area is that certain real property identified in the map of the Annexed Territory recorded in the Sacramento County Recorder's Office at Book ____, at Page ____ as Document No. _____, which map together with the Original Boundary Map are now the final boundary maps of the CFD including the Annexed Territory.

This annexed property is placed in Tax Zone 1 for purposes of computation of the Special Tax.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 3 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto, and by such reference hereby made a part hereof. The levy is hereby imposed on the property described herein.

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 Finance Officer of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA 95670 (telephone number: 916-851-8700).

Dated: As of _____, 2018

By: _____
 Stacy Leitner, City Clerk
 City of Rancho Cordova

ATTACHMENT 3
Exhibit B to the Resolution

EXHIBIT A

CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)

Annexation No. 3

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

<u>Assessor's Parcel No(s).</u>	<u>Name(s) of Property Owners</u>
067-0040-033	Woodside 05N, LP

MEMORANDUM

DATE: September 17, 2018

TO: Honorable Mayor and Council Members

FROM: Jessica Hayes, Grants Management Consultant and Elizabeth Sparkman, Community Development Director

SUBJECT: A Resolution Approving the 2017-18 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for submittal to U.S. Department of Housing and Urban Development (HUD)



RECOMMENDATION

Approve a Resolution of the City Council of the City of Rancho Cordova to submit the 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER) to U.S. Department of Housing and Urban Development (HUD).

RESULT OF RECOMMENDED ACTION

The 2017-18 CDBG CAPER will be submitted for HUD review according requirements and timelines.

BACKGROUND

The City receives an annual entitlement allocation of the Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). The City received \$537,840 of CDBG funding in Program Year 2017-18 (PY 2017). CDBG allows the City to carry out housing and community development projects and programs, such as housing rehabilitation, neighborhood infrastructure improvements, and public services, for low- and moderate-income, individuals, households, and neighborhoods.

HUD requires an annual evaluation of its grant programs, also known as the "Consolidated Annual Performance and Evaluation Report," or CAPER. The PY 2017 CAPER describes the City's accomplishments in the implementation of programs and activities under the CDBG program. It also reports the progress of the City in meeting overall five-year goals and priorities identified as part of the 2016-2020 Consolidated Plan.

CDBG regulations require that the public be given a 15-day period in which to review the CAPER and provide comments prior to approval by the City Council. A public notice announcing the availability of the CAPER was published in the Grapevine Independent on August 31, 2018 and copies of the CAPER were made available for public review at City Hall and on the City's website. The public comment period will close on September 17, 2018, and any comments received will be acknowledged and incorporated in the final draft of the CAPER and submitted to HUD.

PY 2017 was the City's 12th year as an entitlement jurisdiction for CDBG funds, and the second year of the 2016-2020 Consolidated Plan cycle. The City's program is in good standing with HUD, and, program administrators have continued to work on refining guidelines and procedures, assisting service providers to provide technical assistance in administering CDBG funds, and partnering with regional neighbors to improve efficiencies and identify best practices for program administration.

The City made significant progress toward the five-year goals identified in the 2016-2020 Consolidated Plan. These include:

- Helping 440 low-income households, including families at risk of homelessness remain in their housing,
- Submitted 2,565 code violations on general properties in the CDBG target area,
- Submitted 1,209 code violations in rental units in the CDBG target area,
- Provided social services and meals for 199 seniors in the community,
- Replaced severely damaged roofs on 11 homes occupied by low-income households, including 3 family households, 5 senior households, and 3 disabled households,
- Provided youth mentoring services to 289 at-risk youth, and
- Completed one public facility and infrastructure project that provided improved ADA accessibility to members of the community, and focused on improving access in low-income neighborhoods.

The City had both challenges and successes during PY 2017. A major challenge is the loss of the long-running RESPITE Club program that provided day care services to between 25 and 30 persons with memory care needs. The program allowed family members respite from caregiving to complete other necessary tasks and provided activities and support for persons suffering from debilitating memory loss. The program was operated with support from the Cordova Neighborhood Church, which hosted the program and provided access to a kitchen, meeting space, and outdoor garden. The program was discontinued because the Church facility did not meet fire code requirements set for facilities that provide care to severely disabled persons. The City's CDBG staff were informed of the closure after-the-fact and had no opportunity to intervene or try to remediate the issues before the program was shut down.

Successes during PY 2017 include better leveraging between the City's CDBG program and service providers receiving Community Enhancement funding, which has allowed some service providers to substantially increase their client outreach and expand services. All of the PY 2017 programs had received CDBG funding in prior years, and have been able to develop consistent program models through year over year funding commitments. PY 2017 was the second year of the two year contracting cycle, which has helped the City's service provider partners stabilize funding and better promote their programs.

The City was able to meet all of HUD's required reporting and spending deadlines and has recently completed a thorough monitoring of all of the CDBG funded programs and projects, with no serious findings or concerns.

FISCAL IMPACT

The CAPER has no direct fiscal impact on the City. CDBG includes funds for the ongoing planning and administration of the program. CDBG funds were used to partially support two full-time-employee positions in the Neighborhood Services department as part of the Code

Enforcement and Rental Housing Inspection programs. At the end of PY 2017, the City had approximately \$40,000 of roll-over funds from prior year programs. Those funds have been budgeted as part of the 2018-19 Annual Action Plan.

ATTACHMENTS

1. Resolution.
2. City of Rancho Cordova 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER).

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2018**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE FY 2017-18 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT (CAPER) FOR SUBMITTAL TO HUD**

WHEREAS, the City of Rancho Cordova has applied for and received Community Development Block Grant (CDBG) funds as an entitlement jurisdiction from the Government of the United States under Title I of the Housing and Community Development Act of 1974; and

WHEREAS, the Department of Housing and Urban Development (HUD) is the federal agency that promulgates regulations and oversees the administration of the CDBG program; and

WHEREAS, HUD requires that entitlement jurisdictions complete an annual evaluation of their grants programs through a report known as the Consolidated Annual Performance and Evaluation Report (CAPER); and

WHEREAS, City staff has completed the 2017-18 CAPER; and

WHEREAS, a public notice announcing the availability of the CAPER and a 15-day public comment period for the report was published in the Grapevine Independent on August 31, 2018; and

WHEREAS, the 15-day public comment period did open August 31, 2018, and closed September 17, 2018, and the CAPER has been considered by the Rancho Cordova City Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council:

Approves the 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER); Authorizes the City Manager, or his designee, to submit the CAPER to the Department of Housing and Urban Development; and Authorizes staff to make technical modifications to the CAPER as required by HUD, and pending any public comment received prior to September 17, 2018.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of September, 2018 by the following vote:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 2

Public Review Draft 8/31/2018

City of Rancho Cordova

2017-18 CDBG CAPER

Consolidated Annual Performance Evaluation Report

Community Development Block Grant
8/31/2018

ATTACHMENT 2**CR-05 - Goals and Outcomes****Progress the jurisdiction has made in carrying out its strategic plan and its action plan.****91.520(a)**

The City received \$537,840 from the federal Community Development Block Grant (CDBG) program for the Program Year 2017-18 (PY 2017). PY 2017 was the second program year of the 2016-2020 Five-Year Consolidated Plan. A list of the key programs supported by the CDBG program and their original PY 2017 budgets are included below.

- During the PY 2017, the City used \$172,400 of CDBG funding for the code enforcement and rental housing inspection programs, which provide health and safety code inspections for owner and renter occupied properties as well as businesses in the CDBG target area.
- An additional \$38,167 in CDBG funding was used to fund programs that aid our senior population, including home-bound seniors, with access to nutritious meals through the Meals on Wheels program, and seniors with severe memory loss, through the provision of senior respite day care services through the Respite CLUB hosted by Cordova Neighborhood Church.
- The City assisted the Folsom Cordova Community Partnership with \$20,000 of CDBG funds to help support the Group Mentoring Initiative program that provides youth support and improves community involvement through intensive one-on-one and group youth mentoring.
- The City spent \$89,35 for housing counseling services with Sacramento Self Help Housing that help prevent at-risk households from becoming homeless.
- The City spent \$150,000 on housing repair through the Roof Rehab & Repair Program and the new Critical Systems Home Repair program operated by Rebuilding Together Sacramento and \$174,258 on a capital improvement project supporting the City's annual sidewalk program to remove and replace damaged curbs, gutters, and sidewalks.
- The City spent \$80,449 in staff time for planning and administration of the CDBG program.
- The City also used \$13,917 to intensify its role in fair housing efforts, including staff time, marketing and educational materials, and fair housing enforcement and mediation referrals through Sacramento Self Help Housing and Project Sentinel.

Table 1, below, provides a detailed evaluation of the City's individual programs and projects and compares them to the goals identified in the 2017-2018 Action Plan and the 2016-2020 Consolidated Plan strategic plan. Most of the City's programs performed very close to or even above goal.

ATTACHMENT 2

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Project/Activity	Agency/Operator	Goal	Funding	Expenses	Indicator	Unit of Measure	Goal 5 yr Plan	Act. 5 yr Plan	% Comp.	Goal 2016	Act. 2016	% Comp.
Planning and Administrations	City Staff	Efficient Adminsitration and Oversight	\$85,000	\$80,449	Successfully Administered the CDBG program according to HUD regulations	Efficient Administration				NA	NA	100%
Homelessness Prevention - Households and Housign Units							1000	873	87%	520	440	85%
Fair Housing	SSHH Renter's Helpline	Homelessness Prevention	\$17,000	\$13,917	Public Services Low/Mod Housing Benefit	Household Housing Unit				370	326	88%
Housing Counseling	Sacramento Self Help Housing	Homelessness Prevention	\$10,000	\$8,935	Public Services other than Low/Mod Housing Benefit	Households Assisted				150	114	76%
Code Enforcement - Code Cases and Inspections							5000	7420	148%	1600	3774	236%
Code Enforcement	City Staff	Code Enforcement	\$86,200	\$82,600	Housing Code Enforcement/Foreclosed Property Care	Code Cases				800	2565	321%
Rental Housing Inspection	City Staff	Code Enforcement	\$86,200	\$82,600	Housing Code Enforcement/Foreclosed Property Care	Code Cases				800	1209	151%
Housing Preservation - Housing Units							30	18	60%	14	11	79%
Housing Rehabilitation	Rebuilding Together Sacramento	Housing Preservation	\$150,000	\$150,000	Homeowner Housing Rehabilitated	Household Housing Unit				14	11	79%
Senior Services - Persons Assisted							1000	382	38%	180	199	111%
Senior Services	Meals on Wheels	Senior Services	\$31,500	\$31,500	Public Services other than Low/Mod Housing Benefit	Persons Assisted				150	179	119%
Senior Services	Respite CLUB	Senior Services	\$10,000	\$6,667	Public Services other than Low/Mod Housing Benefit	Persons Assisted				30	20	67%
Youth Services - Persons Assisted							700	346	49%	60	289	482%
Youth Services	FCCP Group Mentoring	Youth Services	\$24,000	\$20,000	Public Services other than Low/Mod Housing Benefit	Persons Assisted				60	289	482%
Public Infrastructure - Persons Provided Improved Access							30000	57415	191%		28295	
Public Facilities and Infrastructure	ADA Sidewalk Program	Public Infrastructure	\$180,000	\$174,258	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Project				1	1	100%

ATTACHMENT 2

Four programs performed below goal in PY 2017 while three programs performed substantially above goal:

Below Goal

Rebuilding Together Sacramento (RTS) – 79% of goal. RTS had a slow start getting their roof program up and operating during the first portion of the program year. However, once their program was in operation, they quickly exhausted their original allocation of \$100,000, and were awarded an additional \$50,000 through a midyear amendment to the 2017-18 Annual Action Plan so that they could assist as many households as possible. The program expects a range of repairs at a range of costs. The majority of the repairs completed during PY 2017 were high cost repairs, and the increasing costs of both materials and labor drove up project costs beyond initial expectations, resulting in 3 fewer repairs than set at goal.

Respite CLUB – 67% of goal. The Respite CLUB was closed mid-year due to site issues. As they were unable to complete their program year, they did not meet goal, and did not fully draw down their allocation. The Respite CLUB provided valuable services to persons with memory care needs and their family, and the City will be considering alternatives to help support this service.

Sacramento Self Help Housing (SSHH) Renter's Helpline – 88% of goal. The goals for the Renter's Helpline are based on the prior year accomplishments. The Helpline is still a relatively new resource in the region, and SSHH is still working on accurately predicting goals for the program. The program participation in PY 2017 was up from PY 2016, and the program is expected to have solid participation in PY 2018, particularly as the region works on completing the first regional Analysis of Impediments to Fair Housing Choice.

Sacramento Self Help Housing's Housing Counseling – 76% of goal. The goals for the housing counseling program are also based on prior year accomplishments. SSHH has expanded their scope of services to include additional service lines, and while that expansion has helped the agency help more households and do more to protect and advocate for low-income tenants, it has also included some growing pains. The agency is scheduled for monitoring in PY 2018 to help identify potential issues and develop solutions.

Above Goal

Folsom Cordova Community Partnership (FCCP) – 482% of goal. FCCP was able to leverage the participation in their group mentoring program by partnering with the Folsom Cordova Unified School District and taking advantage of other grant funding to substantially increase the number of mentoring groups, total number of participants, and the number of school sites housing groups in the region. The popularity of the group mentoring program among at-risk youth has been a key to the successful leveraging of the CDBG funding.

Code Enforcement – 321% of goal. The City operated Code Enforcement program continues to help proactively address health and safety issues in both residential and commercial neighborhoods in the CDBG target area.

Rental Housing Inspection – 151% of goal. The Rental Housing Inspection program has been a pivotal program in addressing poor housing conditions in rental housing units in the CDBG target area. The City uses CDBG funding to leverage the program and support the goal of inspecting every registered rental unit in the City in two year cycles. The program allows the City to proactively address deferred maintenance and poor

ATTACHMENT 2

housing conditions that pose health and safety risks to tenants without requiring that tenants first report on the housing conditions and risk potential retaliation from property owners and landlords.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

PY 2017 is the second year of the 2016-2020 Five Year Consolidated Plan, which identified the following goals as priorities for projects funded through CDBG.

- Homelessness Prevention
- Senior Services
- Youth Services
- Public Facilities
- Public Infrastructure
- Housing Preservation
- Homeless Housing
- Code Enforcement

All of the projects in PY 2017 were aligned with at least one of these 8 priorities. Table 1, above shows the one year progress against the five year goals established in the strategic plan section of the Consolidated Plan.

The City is currently leveraging non-CDBG funds to help address homeless housing needs. Two affordable housing projects are in progress: The Mather Veterans Village will serve homeless and near-homeless veterans with transitional and permanent apartment homes, with access to medical services needed to serve this population. This project is separated in three phases, which will ultimately include about 100 units of permanent supportive housing and a full service transitional housing component. The first phase of the project is complete with 50 units of permanent supportive housing already occupied.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

ATTACHMENT 2

Race and Ethnicity	CDBG	% Total
White	453	48.2%
Black or African American	209	22.3%
Asian	35	3.7%
American Indian or American Native	13	1.4%
Native Hawaiian or Other Pacific Islander	19	2.0%
American Indian or American Native and White	8	0.9%
Asian and White	12	1.3%
Black or African American and White	20	2.1%
American Indian or American Native and Black/African American	2	0.2%
Other Muti-Racial	142	15.1%
Did not Report	26	2.8%
TOTAL	939	100.0%
Hispanic or Latino	160	17.0%
Not Hispanic or Latino	779	83.0%

Narrative

Table 2 above shows the race and ethnic distribution of persons who received assistance or services through the CDBG program during PY 2017. The 2015 American Community Survey race and ethnicity population estimates for the City of Rancho Cordova are as follows.

Race and Ethnicity	2015 ACS
White	62.8%
Black or African American	9.8%
Asian	11.4%
American Indian or American Native	0.7%
Native Hawaiian or Other Pacific Islander	1.2%
American Indian or American Native and White	0.9%
Black or African American and White	1.8%
Asian and White	1.4%
American Indian or American Native and White	0.9%
American Indian or American Native and Black/African American	0.1%
Other Muti-Racial	9.0%
TOTAL	100.0%
Hispanic or Latino	20.0%
Not Hispanic or Latino	80.0%

ATTACHMENT 2

A comparison of the CDBG table with the 2015 ACS shows that the ratio of persons served by the CDBG program generally tracks with the population distribution, with slightly more minority groups accessing services.

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. All of the CDBG funded public service programs, including senior services, youth services, and housing counseling are available to residents citywide. Projects that focus on facility or infrastructure improvements are generally limited to the CDBG target area to help make sure they benefit as many low- and moderate-income residents as possible.

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available****Table 3 - Resources Made Available**

Source of Funds	Source	Prior Year Resources	Entitlement	Amount Expended During Program Year
CDBG	CDBG	\$142,060	\$5	\$650,926

Narrative

In PY 2017, the city received CDBG funding of \$537,840, and about \$142,060 in prior year roll-over funds. The funds received through this grant were allocated to the following categories:

- Planning and Administration, including Fair Housing (\$107,568);
- Public Services (\$89,000);
- Housing Programs
 - o Rental Housing Inspection Program (\$86,200)
 - o Code Enforcement (\$86,200)
 - o Housing Repair (\$150,000);
- Public Infrastructure and Facilities (\$180,000)

These categories support the following programs with CDBG funding including:

- Rebuilding Together Sacramento
- Rental Housing Inspection Program
- Fair Housing + (Renters Help Line)
- Code Enforcement
- Accessibility Improvements – Hagan Community Park Education Barn

ATTACHMENT 2

- ADA Sidewalk Improvement Program
- Group Mentoring Initiative
- Senior Nutrition (Meals on Wheels)
- Respite C.L.U.B
- Sacramento Self-Help Housing Counseling
- CDBG Planning and Administration

All of the programs performed according to CDBG requirements. All of the public service programs made regular draws and completed quarterly reports. All of the projects were completed during the program year, and all projects were completed within their allocated budget. The City has met timeliness requirements every year since becoming an entitlement jurisdiction.

The City has spent down \$650,926 during PY 2017.

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

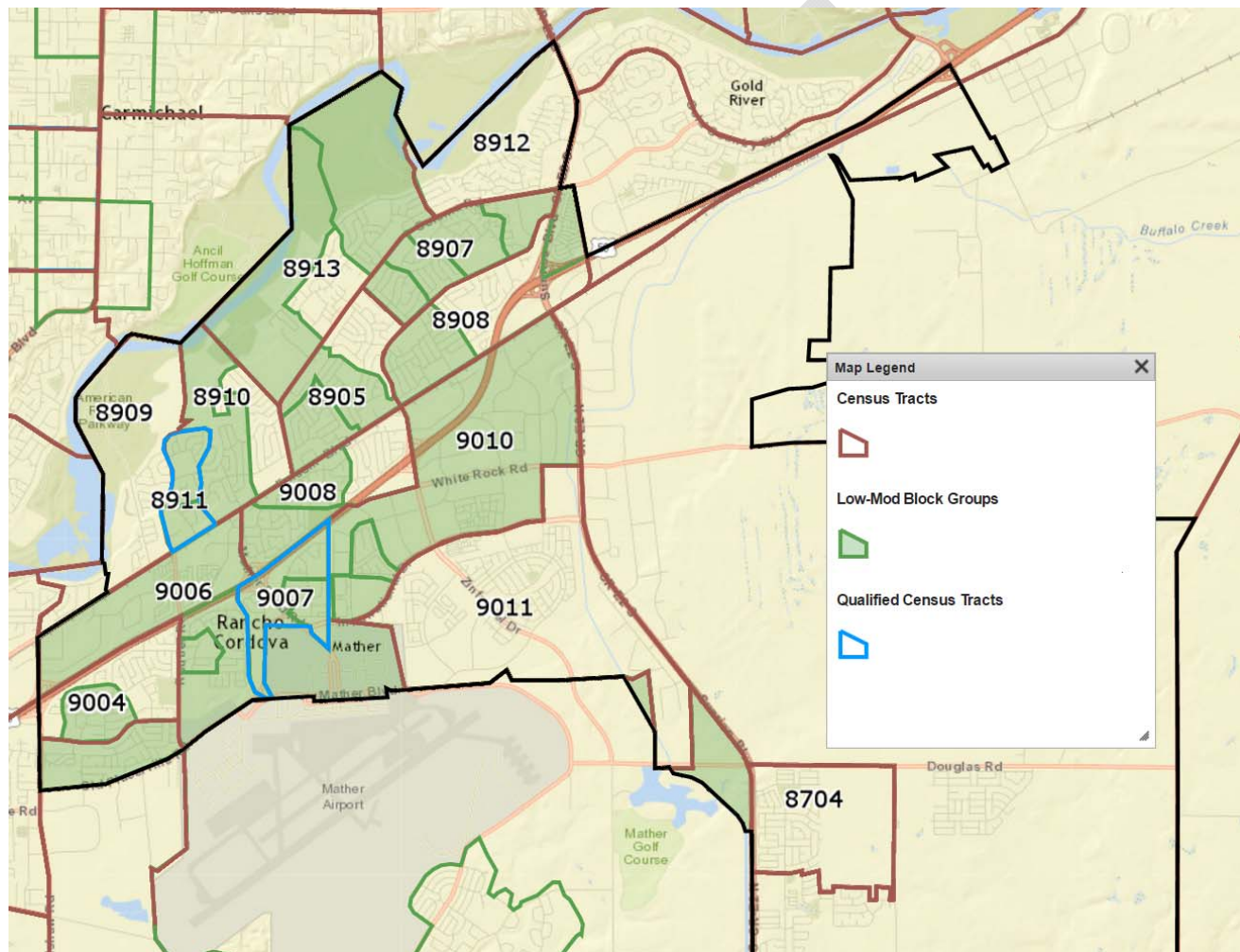
Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	80%	80%	Meals on Wheels and housing counseling were throughout the City while programs like the Rental Housing Inspection Program and Code Enforcement took place in the City's designated CDBG Target Areas

Narrative

Geographic distribution of activities is widely varied, but most take place in or near a low- and moderate-income area. The location of an activity largely depends on the type of activity. Some of the City's PY 2017 activities, such as Meals on Wheels and Housing Counseling, are able to take place across the entire City while other programs are located outside the CDBG target area, but serve clients who live in the target area, such as the group mentoring program hosted at school sites by Folsom Cordova Community Partnership.

The rental housing inspection program and code enforcement activities funded by CDBG take place in the City's designated CDBG target areas, as seen in Figure 1. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

As evidenced in Figure 1, much of the City, including many residential neighborhoods, is in the CDBG Target Area, which allows for a significant percentage of funding to be focused in that area.

ATTACHMENT 2**Figure 1****2017-2018 CDBG****Target Area**

ATTACHMENT 2

Public Review Draft – 8/31/2018

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City has limited funding to leverage federal funds; however staff look for every opportunity to leverage funds with additional funding, volunteer labor, and other community resources. With respect to public services and projects funded with CDBG funds, the City requires all subrecipients to identify other resources they will utilize during the program year to operate and implement CDBG-supported activities. It is the City's intent to ensure adequate non-federal and private funds are available, thus minimizing the dependence on federal funds and helping to ensure the viability of the proposed activity. To best leverage the City's available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 5 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

ATTACHMENT 2

Public Review Draft – 8/31/2018

Table 6 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	14	11
Number of households supported through Acquisition of Existing Units	0	0
Total	14	11

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City is working with non-profit developers to complete subsidized housing projects that will meet needs for homeless and non-homeless households that need housing support. However there were no new units added during PY 2017, and the City's limited federal resources mean that all funding provided for these projects will be from alternative sources. The City partners with Sacramento Housing and Redevelopment Agency, who is the housing authority for Sacramento County to manage public housing and the housing choice voucher system.

In PY 2017, the City continues to address its affordable housing needs in a variety of ways. For example, the City's partnership with Rebuilding Together Sacramento makes it possible for income qualified residents to receive emergency health and safety repairs to their homes. These residents might otherwise not have a habitable home. The repair program also contributes towards the continued preservation of the existing stock of affordable housing, a high priority goal identified in the 2016-2020 Consolidated Plan.

The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable. The continued success of the rental housing inspection and code enforcement programs, run by the City's Neighborhood Services Division, has been realized in large part because these efforts receive CDBG assistance.

The City also continues to actively participate in the replacement of substandard rental housing

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and the creation of additional affordable rental units. The Mather Veterans Village project, which will provide both transitional and permanent supportive housing for veterans in the region, is currently in development for Phases 2 and 3. Phase 1 of the Mather Veterans Village is comprised of 50 units of permanent supportive housing for veterans and is fully occupied. Phase 2 will offer transitional living for veterans who are returning from service and, Phase 3 is planned as a replica of Phase 1.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 7 – Number of Households Served

Number of Households Served	CDBG Actual	% Total
Extremely Low-income	446	47.5%
Very Low-income	204	21.7%
Low-income	162	17.3%
Moderate-income	127	13.5%
Total	939	100.0%
Total Low-Income Households.	812	86.5%

Narrative Information

Income categories for the CDBG program are set through the HUD Adjusted Median Family Income (HAMFI) formula. HUD adjusts this formula each year to address inflation and changes in household costs. The CDBG requirement is that a minimum of 70% of all CDBG recipients must be low- or moderate-income. The HAMFI for Sacramento County in PY 2017 was \$80,100 for a family of four. 80% of HAMFI is considered low income, and calculates to \$64,100 for a family of four. All persons assisted with CDBG funded programs are required to provide income data to identify which category they fit, extremely low income (30% or less of HAMFI), very low-income (31-50% of HAMFI), low-income (51-80% of HAMFI) or moderate income (80-120% of HAMFI). 93% of persons assisted through CDBG funds were low income with incomes less than 80% of HAMFI.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Rancho Cordova has established a set of strategies and priority actions to expand the City's services and to provide supportive housing opportunities and services to the elderly, disabled veterans, and persons with special needs. The City is seeking additional funding for programs and services aimed at assisting its homeless and special needs populations, as levels of CDBG funding have steadily declined. For example, the City continued to fund Sacramento Self-Help Housing (SSHH) in the PY 2017, as SSHH provides vital homelessness prevention services and resources to individuals and families who are at risk of homelessness. Sacramento Self-Help Housing is also providing a Renters Helpline to help with tenant/landlord disputes and housing discrimination cases. A collaborative approach between SSHH, Rental Housing Association, and Project Sentinel provides a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. The SSHH team deals directly with concerns about tenant/landlord disputes while fair housing issues are identified and referred to Project Sentinel. The collaborative team aims to reduce housing discrimination, promote public awareness of fair housing laws and rights and assist persons with disabilities to protect residents in danger of homelessness.

The City of Rancho Cordova also contracts with Sacramento Steps Forward for one full-time outreach Navigator. The Navigator seeks out the homeless to provide outreach services, gathers information through a vulnerability index survey, inputting the data into the County Homeless Management Information System, and then works to connect clients with identification documents, income sources, substance abuse and mental health services, with the ultimate goal of finding shelter and housing. This program is not funded through CDBG, but is supported through other City funds.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participates in the regional Continuum of Care through the Sacramento Steps Forward joint powers association that manages the Sacramento Area Continuum of Care process which establishes a set of strategies and priority actions to expand the City's homeless programs and services and to provide supportive housing opportunities and services. Rancho Cordova is also home to the Mather Community Campus, a transitional living facility that supports homeless individuals and families and

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includes job training as well as housing and supportive services. The City is currently working in coordination with the County, Mather Veterans Hospital and a competitively selected non-profit development team to develop a comprehensive range of housing opportunities for homeless, near homeless and disabled veterans. None of these efforts are funded through CDBG, and are all supported through other funding sources and staff time.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City contracts with Sacramento Self-Help Housing to provide counseling to low-income households who are at risk of becoming homeless. This program is intended to prevent homelessness, and the counseling helps individuals and households to maintain housing stability. The housing counseling providers keep a detailed database of housing resources that are available to homeless and near-homeless residents. Sacramento Self-Help Housing (SSHH) also provided assistance to tenants facing relocation as the result of the sale or dilapidation of their housing or other catastrophe. Residents can also call the Renters Helpline at (916) 389-7877 and get access to homeless and homelessness prevention services. Through a collaborative approach between SSHH, Rental Housing Association, and Project Sentinel provide a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City refers individuals to housing counseling providers that keep a detailed database of housing resources that are available to homeless and near-homeless residents. Rancho Cordova is home to the Mather Veterans Village, which, when complete, will provide transitional and permanent supportive housing specifically for homeless and near-homeless veterans in the region. The Mather Community Campus provides units as both a permanent and transitional living facility that includes job training and

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supportive services supports for homeless individuals and families to prevent repeated patterns of homelessness. The City does not receive enough in CDBG funds to support these projects and projects through the CDBG program and relies on coordination with other agencies and non-profits as well as alternative funding sources to support these projects.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City does not own any public housing. There are ten public housing apartment complexes or single family homes that include some of the 747 affordable housing units in Rancho Cordova. The 2016-2020 Consolidated Plan does not include plans to construct or operate public housing. The City does have several public housing developments within its boundaries. These are owned and operated by the Sacramento Housing and Redevelopment Agency (SHRA). The City works with SHRA to ensure the continued quality of public housing in the City.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

Actions taken to provide assistance to troubled PHAs

Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The need for affordable housing for lower-income households and supportive housing for persons with

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special needs continues to exceed available resources. The City has provided services, discussed previously in the Homeless and Other Special Needs narrative, and has worked to afford housing opportunities to under-served groups, including homeless individuals and veterans with disabilities. The City continues its active participation in County, Mather Hospital, and service provider efforts to locate and develop a continuum of housing opportunities for disabled veterans.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City works with a certified lead-based paint inspector to identify lead-based paint hazards when necessary. This inspector is qualified to conduct lead-based paint identification, assessment, and clearance services to reduce lead hazard. When needed, Rebuilding Together Sacramento conducts lead-based paint inspections through a contractor. The City provides free printed information regarding the potential hazards of lead-based paint at the City Hall permit counters.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to fund public services intended to help poverty-level families. The City also continues to fund Sacramento Self-Help Housing (SSHH) in PY 2017, as SSHH provides vital services and resources to families who are homeless or are at risk of homelessness. The City also uses non-federal funds to support many programs and projects, including job training, through the Community Enhancement Fund. As of PY 2017, programs may either be awarded funding from CDBG or Community Enhancement, so no programs have received both funding simultaneously.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Staff has continually strived to provide training opportunities and technical assistance to grant subrecipients and has worked to establish “best practices,” with the goal of integrating them into the day-to-day and long-term implementation of the program. In addition, the City is continuing its initiative to coordinate activities with neighboring cities, especially in regards to responding to fair housing- related efforts. Coordinated efforts include joint monitoring of common service providers, standardizing reporting requirements and forms to help encourage efficiency and consistency, and sharing information from workshops.

The City has found success in involving the community and providing opportunities for citizen participation through increased identification and use of institutional resources, but they acknowledge that coordination between groups could be improved. The City will pursue continued efforts to educate staff and to use existing communication networks which already exist in other agencies and institutions.

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Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During the PY 2017, the City implemented 2-year contracts with local service organizations that provide assistance to households at-risk of homelessness, seniors, and special needs groups. These subrecipients have all received CDBG funding in the past from the City; CDBG staff and City Council have realized the continued need for the services they provide, and have instituted the multi-year contracts to help provide continuity of services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In PY 2012 the City completed an updated Analysis of Impediments to Fair Housing. The Analysis of Impediments study included surveys of both the general public and of fair housing stakeholders in the region. Fair housing issues identified in the analysis show a lack of public knowledge of fair housing rights and lack of easily available information on the nature and basis of housing discrimination. The CDBG funds that have been allocated to Fair Housing efforts were utilized to help the City make progress addressing the specific impediments.

During the PY 2017, the City partnered with Sacramento Self Help Housing (SSHH) to provide fair housing and tenant/landlord services during the second quarter of the year. The City is also a partner in the Renters Helpline, designed to determine if calls represented a fair housing issue or a tenant/landlord or life crisis issue. Staff at SSHH is trained to answer calls and make accurate determinations. The Renters Helpline assisted 326 households, and the housing counseling program that assisted 114 households.

Led by the Sacramento Housing and Redevelopment Agency (SHRA), the City of Rancho Cordova and surrounding constituent entities are part of a 14 jurisdiction regional collaborative effort to complete the new Analysis of Impediments. The collaborative has selected a consulting group to lead the effort. The effort is scheduled to be completed during PY 2019.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs

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involved, including minority business outreach and the comprehensive planning requirements

City staff communicated with the subrecipients' staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also offered a group technical assistance training session at the beginning of the year to go over subrecipient agreement policies, data collection, and financial management. Staff provided technical assistance to subrecipients throughout the year as needed.

City staff examined the progress the subrecipients were making toward performance targets on a quarterly basis through desk monitoring. Subrecipients are required to report demographics on their service population with each billing, including additional supporting information such as general ledger and program accounting documents. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or past performance issues have not been resolved.

The City has continued to place strong emphasis on the importance for subrecipients to gather complete and accurate information on the persons and/or households they serve, and to regularly report their progress.

During PY 2017 the City worked to monitor all subrecipients prior to the close of PY 2017. All CDBG subrecipients were successfully monitored by the end of PY 2017 with the exception of the Respite CLUB which was closed in March of 2018. There were no substantial findings, and all subrecipients are compliant with federal regulation.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This report was made available for public review during a 15-day public comment period from August 31, 2018 to September 17, 2018. A public notice announcing its availability was published in the *Grapevine Independent* on August 31, 2018. Public notice included the address of City Hall, staff contact names, mailing addresses, phone numbers, the website to view the report, and information on where to direct comments and questions. Copies of this CAPER are made available for public review and comment in electronic format found online on the City of Rancho Cordova's website

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(www.cityofranchocordova.org) along with a printed copy located at City Hall. A public hearing on the report was held on September 17, 2018 at the Rancho Cordova City Council meeting held at City Hall, 2729 Prospect Park Drive, Rancho Cordova, California 95670. Any and all comments received during the public comment period are listed and addressed at the end of this document.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes in program objectives outlined in the 2016-2020 Consolidated Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

MEMORANDUM

DATE: September 17, 2018

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager



SUBJECT: TOWNE PLACE SUITES BY MARRIOTT CONDITIONAL USE PERMIT AMENDMENT, MAJOR DESIGN REVIEW AND EXCEPTION; PROJECT NO. DD9806 – LOCATED AT 11212 POINT EAST DRIVE.

PROPERTY OWNER: SSL Enterprise LLC 1725 Capitol Avenue Sacramento, CA 95811		APPLICANT: Mayse & Associates, Inc. Ronald Smith 14881 Quorum Drive, Suite 800 Dallas, TX 75254
PROJECT:	Applicant is requesting a Conditional Use Permit Amendment and Major Design Review to construct a 69,510 square foot, 4-story extended stay hotel with 118 rooms. An exception has been requested to deviate from minimum development standards related to landscaping.	
FILE:	DD9806	
LOCATION:	11212 Point East Drive	
ZONING:	General Commercial (GC) and Convention Overlay Zoning District (CO)	
APN:	058-0270-060	
PLANNER:	Darcy Goulart, Planning Manager	

RECOMMENDATION

That the Council:

- a) Find the project Categorically Exempt under Section 15332 (Infill) of the California Environmental Quality Act Guidelines; and
- b) Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve a Conditional Use Permit Amendment, Major Design Review, and Exception to construct a 69,510 square foot, 4-story extended stay hotel with 118 rooms.

BACKGROUND

The project site is the location of a previously approved 89-room extended stay hotel with a convention center. While the entitlements are still valid, the proposed project is not consistent with the previously approved design review or site layout and requires a new design review. The conditional use permit needs to be amended to increase the room count from 89 to 118. The proposed project does not include convention center space, but does have an additional 29 rooms.

ANALYSIS

General Plan Compliance:

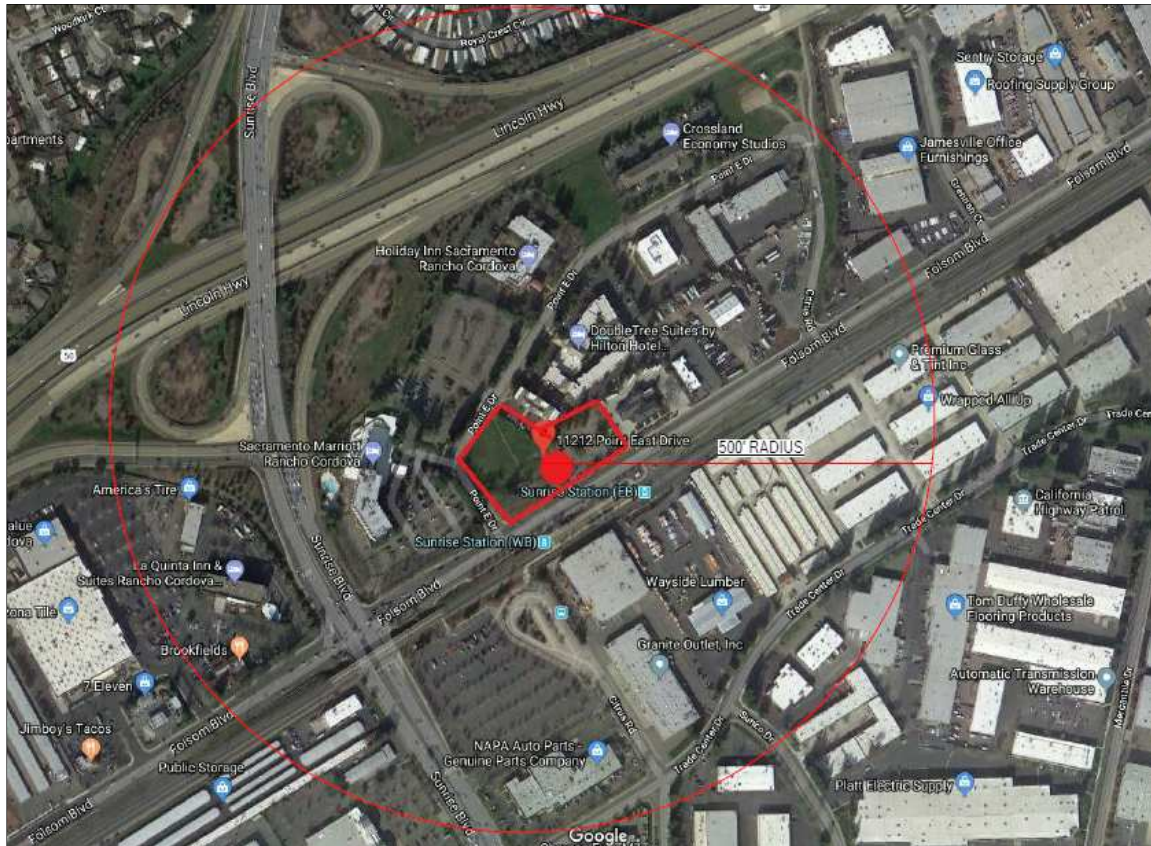
The project site is within the Folsom Boulevard Planning Area (FBPA) which serves as the high-intensity development center with Transit-Oriented and Regional Town Centers strategically located near light rail stations and freeway interchanges. This development is positioned to take advantage of the proximity and availability of Light Rail. The proposed hotel's visibility from Highway 50 creates a significant opportunity for an identifiable project that contributes to the enhanced character of the City. A new hotel is consistent with the General Plan designation, as the project will encourage new visitors to the City with new overnight accommodations. The project is in close proximity to the Sunrise Light Rail station and has been designed to accommodate pedestrian traffic from the station along Folsom Boulevard.

Zoning Compliance:

The project site is zoned GC (General Commercial) which provides for a wide variety of general commercial and heavier types of commercial uses. The site is also within the Convention Overlay District (CO) which was intended to be a special place in the city that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. This overlay district supplements the provisions of the underlying zoning districts for the special purposes identified herein. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail. An additional hotel is consistent with the GC zoning and Convention Overlay designation as the facility will be positioned to accommodate future visitors to the City.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
11212 Point East Drive	Undeveloped on the west half and unused parking area on the east half	FBPA (Folsom Boulevard Planning Area)	GC (General Commercial) and CO (Convention Overlay)
North	Surplus parking area for the Marriot hotel	FBPA	GC
East	Magnolia House	FBPA	GC, M-1 (Light Industrial), and CO
South	Existing Light Rail Station and Warehouse	FBPA	RMU (Residential Mixed Use) , M-1 , and CO
West	Marriott Hotel	FBPA	GC and CO

Figure 1 – Location Map**Conditional Use Permit Amendment**

The proposed project includes 118 extended stay rooms, which per Section 23.325-1 of the RCMC requires a Conditional Use Permit (CUP). By nature, an extended stay hotel includes kitchen facilities within the rooms and can accommodate stays for longer periods of time. A CUP for an 89-room extended stay was previously approved on the site and is still a valid permit. Therefore, the permit merely needs to be amended to increase the room count to 118. A trip generation analysis was prepared for the project and reviewed by Public Works. When compared to the existing conditions the project is anticipated to increase the number of daily trips by approximately 526 trips and peak hourly trips by up to 45. Under the City guidelines, a project that generates fewer than 1,000 trips per day or 100 peak hour trips does not require further traffic analysis. Zoning Code section 23.134.070 states that City Council must make all of the following findings to approve the CUP:

1. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The proposed hotel has been designed to follow all Zoning regulations and provisions in the Rancho Cordova Municipal Code. The project site is located on the corner of Folsom Boulevard and Point East Drive near Sunrise Station which utilizes existing public transportation, minimizing traffic impacts. The project has been conditioned to minimize any impacts from construction and/or operation of the new establishment. A trip generation was

done on the project and fell below the peak hour and daily trips thresholds and there does not create any traffic impacts that require additional roadway improvements.

2. Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The proposed project will fit within the existing adjacent land uses, which are mainly hotel uses and will improve an existing vacant lot that sits along a major roadway in the City. The hotel will offer additional extended stay opportunities within the City. The site has been designed to allow vehicle and pedestrian movement safely throughout the site.

3. Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: The proposed project will have access to all required public facilities (water, sewer, solid waste, electric, etc.), with infrastructure readily available within the immediate area for the project to tie into.

4. Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The project has been designed to meet the applicable standards of the General Plan, Municipal Code, and Design Guidelines, with the exception of the requirement to provide a landscape island for every 10 parking spaces. The project does have a significant landscape planter in the area that is providing the shading that is needed for the parking stalls that would have otherwise been provided by the island. As an extended stay hotel, the project provides a use that is supported by the Convention Overlay designation of the General Plan. To ensure compliance with all standards, the project has been conditioned to guarantee these standards are achieved before any building permit can be issued.

5. Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible.

Evidence: The project site currently has no existing structures and therefore has no elements that are nonconforming. The proposed project is a new development and has been designed to meet all applicable standards, regulations, and provisions of the Zoning Code of the City of Rancho Cordova.

Design Review

Site Layout

The 2.43 acre project site is uniquely shaped and has roadway frontage on three sides (Figure 2). As can be seen on the site plan, the building is situated in the middle of the parcel with parking on three sides and some in the front. The building itself is surrounded by various landscape planters that will incorporate a variety of shrubs and trees. The back area of the hotel offers a fenced in outdoor space with seating, a fire pit and a sport court. This outdoor area includes colored stamped concrete and provides a nice outdoor gathering space for guests to utilize during their stay and can be accessed from inside the hotel or from the outside through a locked gate. The trash enclosure is situated near the driveway at the north end of the property

Architecture

The ground floor (base) will consist of a dark ironspot stacked bond brick façade compared to the second through fourth floors which are stucco. This is consistent with the City's design guidelines to create a more layered building elevation that will seem more human scale by bringing the heavier material to ground level. The hotel roofline has varying heights and roof elements that break up what would otherwise look like a large rectangular building with little articulation. These are consistent with Zoning Code regulations for height and are intended to break up the massing of the façades by matching up with the varying façade projections that are capped with a clearly defined roofline line. A variety of cool colors have been used to further break up the façade massing while making the building aesthetically pleasing for passing motorist.

The hotel entrance will have a clearly defined canopy that will project from the main building. Additional windows and glass doors have been added to the hotel ground floor while landscaping will break up the monotony of the bare walls facing the parking areas.

Figure 3 – Hotel Rendering



3D VIEW: MAIN ENTRY



3D VIEW: MAIN ENTRY AT FOLSOM, EAST POINTE DR. INTERSECTION

Figure 4 – Hotel Rendering3D VIEW: BACK OF BUILDING AND SIDE ENTRY3D VIEW: BACK OF BUILDING AND SIDE ENTRY***Parking/Lighting***

The proposed hotel is required to provide 1 parking stall per room for a total of 118 parking stalls. The project is proposing to provide the required amount of parking stalls. The stalls have been distributed throughout the project site. While the minimum drive isle width is 25 feet, the site has been designed to provide a 26 foot fire lane, as shown on the site plan. The parking lot shade requirement is a minimum of 50% of the parking area. The project parking surface area is 17,519 sq. ft., which result in at least 8,760 sq. ft. of shading. The project proposes 12,391 sq. ft. of shaded area, which translates to 70%. A total of 12 bicycle racks are required. The applicant is providing 6 in the front of the building and 6 at the rear.

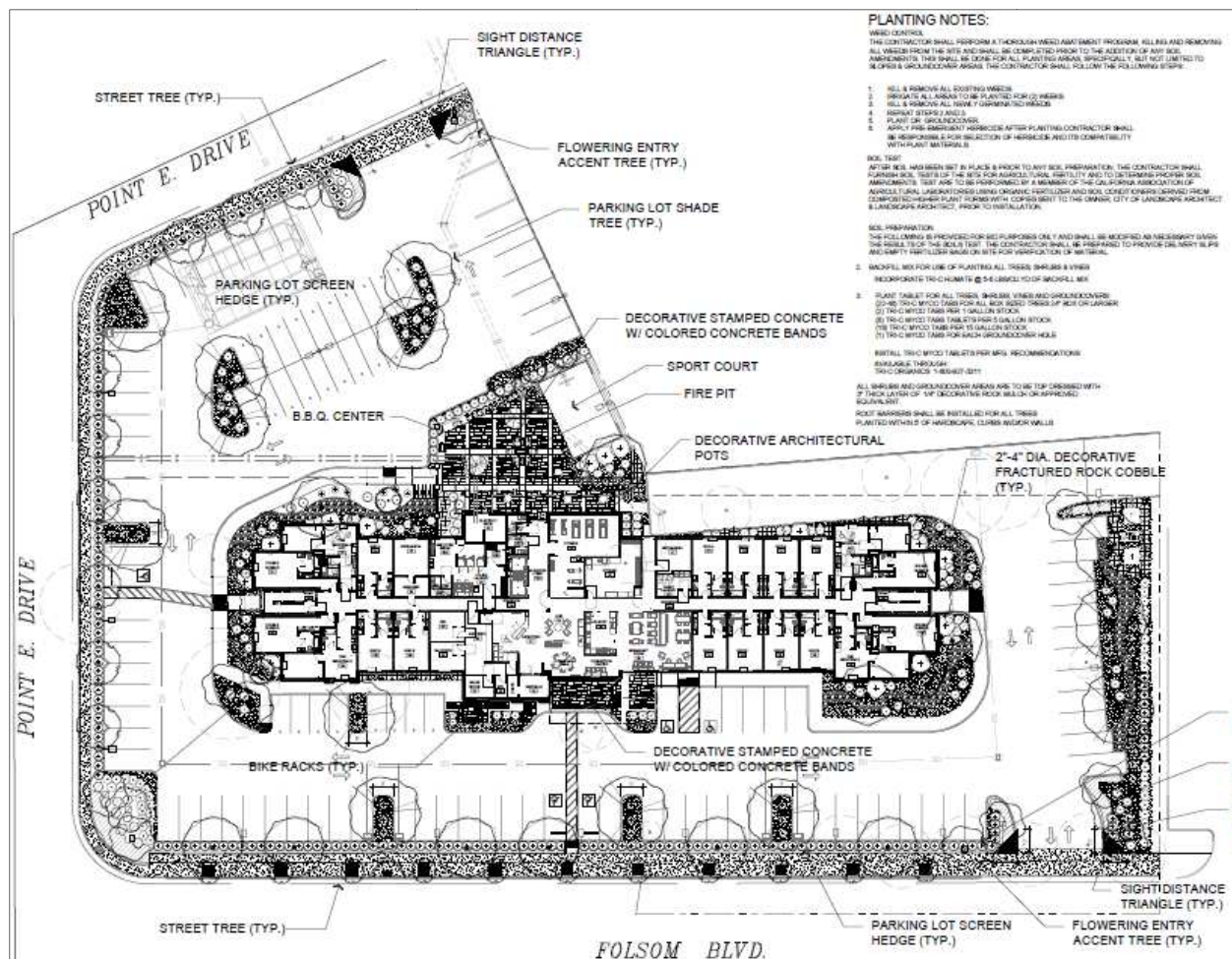
The site will include various lighting components which include parking lot lighting and building mounted lights. The photometric plan indicates that the overall distribution of lighting on the site is providing adequate lighting and not creating dark spots in hidden areas. This allows patrons to travel the property in a safe manner. The illumination levels in areas such as pedestrian

walkways and entrances meet the minimum one foot-candle of light. The maximum height for the parking lot light poles is 24 feet per the Zoning Code and a condition has been placed on the project to adhere to the lighting standards.

Landscaping

The project incorporates a significant amount of landscaping throughout the site. The minimum landscape planter along the street is 5 ft. and will be planted with a mixture of trees and shrubs. Most trees that are proposed to be planted on the site are 36" box trees which have more growth/fullness. At least 30% of the trees planted on site are required to be evergreen trees. The applicant is proposing 55% of the trees to be evergreen. Along Folsom Blvd. there are eleven tree wells that will each include a magnolia tree. The landscape planter along the eastern property line is oversized and will house various shrubs and several large trees. This area also include a transformer and electrical cabinet that will be screened by larger shrubs. A significant amount of landscaping is proposed to be planted around the building and outdoor space.

Figure 5 – Landscape Plan

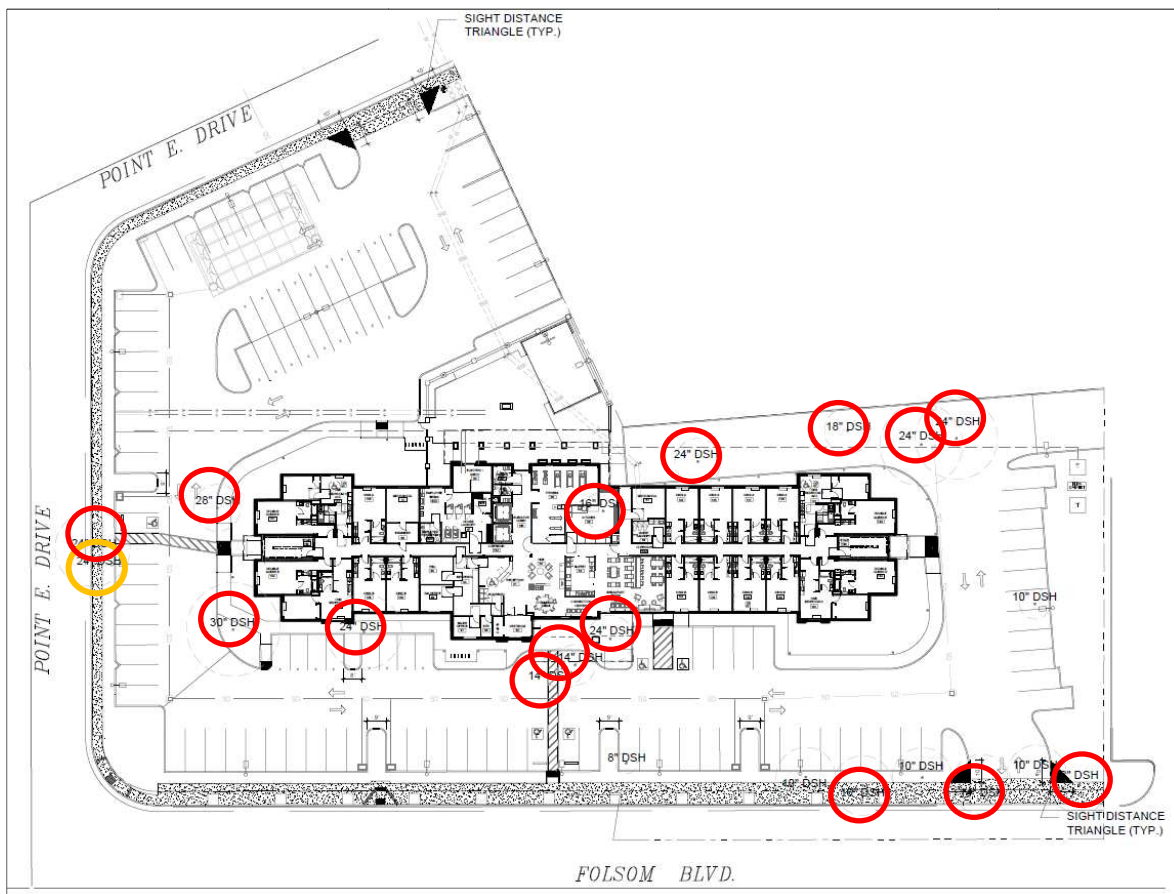


Tree Preservation

Chapter 19.12 of the RCMC discusses the preservation and protection of private trees. It is the City's policy to preserve as many trees as possible through the development review process. In some cases a healthy tree cannot be saved due to its location on the site and how the site can be designed to accommodate development that meets all the required regulations. In the case of the project, which is considered to be a nonresidential project, any tree species with a trunk diameter of at least 12 inches or greater shall be preserved or mitigated. Mitigation includes replacement at a 1:1 ration or paying the in-lieu fee of \$165 per inch. In the case of the project, there are 15 protected trees on site ranging from 12 inches to 30 inches diameter at standard height proposed for removal at a total of 312 inches. Figure 6 below indicates the trees approved for removal circled in red. The project has been conditioned to replace by replanting trees or pay the in-lieu fee. Trees that are planted on site can be counted towards replacement of lost inches.

There is a 45-foot tall, 24 inch London Plane tree located along Point East Drive that staff would like the applicant to retain and incorporate into the project design. On the figure below this tree is circled in yellow. The tree is approximately 30 years old and balances the redwood trees located on the west side of Point East Drive.

Figure 6 – Tree Preservation



Concerns have been raised about the survivability of the tree during construction. Public Works staff and the City Arborist have reviewed the tree and various construction methods that could

be used to help reduce impacts to the trees root system and believe that the tree could be incorporated into the project site by routing the sidewalk around the tree. This however would result in the loss of two parking spaces. With a requirement of a 1:1 ratio for parking and the project site meeting the minimum requirement, there are concerns with the loss of two parking stalls. Point East Drive does not allow on street parking and the code does not allow street parking to count towards required parking. Staff believes there are other opportunities to make some adjustments the locations of some of the landscape islands to relocate the two parking stalls. If Council is in agreement with retaining the tree, staff has included a condition of approval that states the following:

Applicant shall work with the City to explore the relocation of parking lot landscape islands or other measures to maintain a 1:1 parking ratio and preserve the 24 inch diameter London Plane tree that is located along Point East Drive. If after collaborating in good faith, no feasible measures are identified by staff and the applicant, the tree may be considered for removal and mitigation will apply.

It should be noted that after consideration of all the options, there may not be feasible measures to preserve the tree. At that time the tree may be considered for removal and mitigation will apply.

Zoning Code section 23.141.050 states that City Council must make all of these findings to approve the Design Review.

1. 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 proposed project is consistent with the purpose and intent of adopted policies and regulations, including the Convention Overlay, the Zoning Code and Municipal Code, and the General Plan. The Convention Overlay seeks to “establish an area in the City specifically for the development of a convention center with related and supporting uses.” The project consists of an extended stay hotel that is in keeping with the Convention Overlay and all applicable standards, and guidelines.

2. 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: The proposed overall design includes a new parking area, lighting, landscaping, and pedestrian gathering areas for undeveloped areas which flow well with the site design of the hotel. The design will also enhance the character of the community as the project site is currently a vacant lot. The building’s façade and use of color and material are consistent with the City’s Design Guidelines for commercial and community facility projects.

3. 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 design and proposed use of the project is established clearly within the submitted application for Major Design Review, Conditional Use Permit and Exception. The design and use are consistent with the existing businesses in the area which consist of hotels, restaurants, warehousing, and light rail station south of Folsom Boulevard. The design, color, and materials are compatible with the character and of existing development and have been designed to foster a more human scale façade.

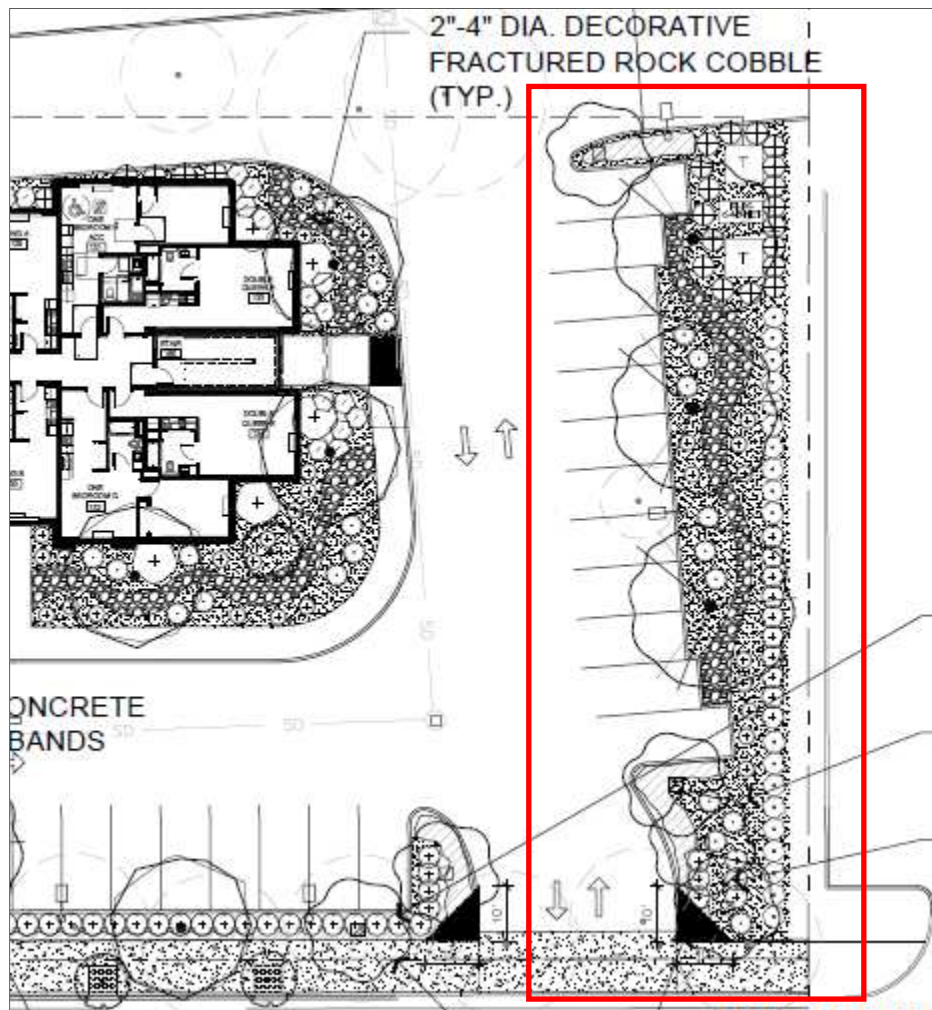
4. Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation as the main entrance will be located on Folsom Boulevard while a secondary access will be along Point East Drive at the north end of the project. Also improvements will be made to the existing sidewalks and right-of-way along the project site in accordance with all local standards.

Exception

The Zoning Code requires that for every 10 continuous parking stalls that a landscape island be provided. The eastern edge of the site plan includes 12 continuous parking stalls without a landscape island. This is due to the fact that the site itself has an irregular shape, which has a pinch point almost in the middle of the lot. In order to meet the fire lane requirements, comply with the minimum parking standards and still meet all other regulations, the applicant is unable to fit a landscape island in this area. However, they have provided a significant amount of trees within the oversized landscape planter adjacent to the parking stalls, which will provide shading for all of the parking stalls. Additionally, the ends of the landscape planter have been extended slightly to function as a landscape island and provide additional shade to the stalls on the end.

Figure 7 – Area of Exception



The Convention Overlay district allows for exceptions to development standards. In order for the City Council to consider an exception at least four of six required conditions for granting an exception must be met. The four conditions that the project is meeting are:

- *Will fulfill a compelling community need, as indicated by an existing city goal, General Plan policy, budget priority, or other council adopted policy document.* The project will be developing a new hotel within the convention overlay as shown on the General Plan land use map and included within supporting policies within the plan as it relates to establishing a convention center area.
- *Will provide unmet services to a currently underserved community.* The project will provide an additional extended stay hotel opportunity within the City. Current hotel statistics show that hotels are performing well within the region and there is a need for a new one.
- *Will create at least 15 new permanent full-time jobs (or new jobs equivalent to at least 15 full-time jobs) or a minimum of one job per 500 square feet.* The hotel will have at least 15 full-time employees.

- *Investments in the property will increase the property tax revenue for the subject parcel(s) by at least 250 percent.* It is anticipated that the construction of a new hotel on the vacant parcel will increase the property tax revenue by 250% of the current appraised value.

If the Council determines that all four conditions have been met, then the following findings must be made:

1. Finding: The proposed project qualifies for an exception by meeting at least four of the six conditions required for granting an exception.

Evidence: The project will be developing a new hotel within the convention overlay as shown on the General Plan land use map and included within supporting policies within the plan as it relates to establishing a convention center area. The project will provide an additional extended stay hotel opportunity within the City. Current hotel statistics show that hotels are performing well within the region and there is a need for a new one. The hotel will have at least 15 full-time employees. It is anticipated that the construction of a new hotel on the vacant parcel will increase the property tax revenue by 250% of the current appraised value.

2. Finding: The Council has determined that the proposed project has adhered to the development standards to the fullest extent practicable.

Evidence: Due to the fact that the site itself has an irregular shape, a pinch point is created almost in the middle of the lot. In order to meet the fire lane requirements, comply with the minimum parking standards and still meet all other regulations, the applicant is unable to fit a landscape island for 10 continuous parking stalls in the eastern portion of the site. However, the Applicant has provided a significant amount of trees within the landscape planter adjacent to the parking stalls which will provide shading for all of the parking stalls. Additionally, the ends of the landscape planter have been extended slightly to function as a landscape island and provide additional shade to the stalls on the end.

3. Finding: The applicant has provided substantial evidence that the conditions for the exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval guaranteeing these requirements will be met or exceeded throughout the life of the project.

Evidence: The project will be built per the approved plans, which show an increased landscape area and sufficient shading for the parking stalls. The project has been conditioned to comply with the approved landscape plan and landscaping must be maintained for the life of the project.

4. Finding: Granting the exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedent for other project requests.

Evidence: The exception is specific to the project site and will not cause an adverse effect on adjacent landowners. The site has been designed to meet all other minimum requirements and is providing the required landscape islands in all other instances on the site that show 10 continuous parking stalls.

5. Finding: Granting the exception will not endanger the public health and safety.

Evidence: Granting the exception will not endanger the public health and safety. The removal of a landscape island in the parking has not impact on access into the site or the ability to for emergency personal to respond to an incident.

FISCAL IMPACT

The City anticipates that the proposed project will provide additional revenues from an increase in transit oriented taxes and an increase in general sale of goods and services purchased by the hotel guests and staff.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15332 (Infill). The proposed project will be constructed at 11212 Point East (APN: 058-0270-060-0000) located on the corner of Folsom Boulevard and Point East Drive which is well within Rancho Cordova city limits. At 2.438 acres the project site does not exceed the maximum 5 acres and is surrounded by other “urban” uses such as restaurants and hotels. The proposed project will not displace any endangered or threatened species as the site has no value as a habitat or community for this class. Any changes in environment will be minor to none. The project has been conditioned to conduct a pre-construction survey to ensure that the on-site trees are not housing any nesting special status species. The proposed project location has adequate forms of transportation that will minimize the effects of any increased traffic in the area. There are existing roadways (Folsom Boulevard and Point East Drive) as well as proposed onsite bike parking and sidewalks for individual transportation. The Sunrise Light Rail Station is also available directly across Folsom Boulevard for those wishing to take public transportation. The project will not have any effects on noise, air quality, or water quality in the surrounding area as the area was already reviewed as per the General Plan Environmental Impact Report that assumed build out consistent with the proposed plan.

RECOMMENDED ACTION

That the Council:

- a) Find the project Categorically Exempt under Section 15332 (Infill) of the California Environmental Quality Act; and
- b) Adopt the Resolution.

ATTACHMENT(S)

1. Resolution.
2. Project Plans – Exhibit A to the Resolution.
3. Conditions of Approval – Exhibit B to the Resolution.
4. Presentation.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2018

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING TOWNE PLACE SUITES BY MARRIOTT, CONDITIONAL USE PERMIT
AMENDMENT, MAJOR DESIGN REVIEW AND EXCEPTION
PROJECT NO. DD 9806**

WHEREAS, On July 5, 2018 the Applicant filed a formal submittal to construct a new four-story 69,510 square foot 118 room extended stay hotel located at 11212 Point East Drive at the northeast corner of Point East Drive and Folsom Boulevard. (Assessor's Parcel Number: 058-0270-060-0000); and

WHEREAS, this project was reviewed by all applicable City departments and agencies for comments and conditions; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; 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 HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council approves the Towne Place Suites by Marriott Extended Stay Hotel Conditional Use Permit Amendment, Design Review Permit, and an Exception (**Exhibit A**), subject to the following findings and attached Conditions of Approval (**Exhibit B**):

A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is a Class 32 Categorical Exemption (15332) for infill projects, as supported by the following:

1. Finding: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Evidence: Towne Place Suites hotel follows the applicable policies and designation provided in the General Plan Folsom Boulevard Planning Area for the City of Rancho Cordova. The location is also zoned General Commercial (GC) in the Convention Overlay which permits an extended stay hotel with the approval of a conditional use permit. These uses are intended to attract new visitors to the City consistent with the General Plan vision and Zoning requirements.

2. Finding: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Evidence: The proposed project will be constructed at 11212 Point East (APN: 058-0270-060-0000) located on the corner of Folsom Boulevard and Point East Drive which is well within Rancho Cordova city limits. At 2.438 acres the project site does not

ATTACHMENT 1

exceed the maximum 5 acres and is surrounded by other “urban” uses such as restaurants and hotels.

3. Finding: The project site has no value as habitat for endangered, rare or threatened species.

Evidence: The proposed project will not displace any endangered or threatened species as the site has no value as a habitat or community for this class. Any changes in environment will be minor to none. The project has been conditioned to conduct a pre-construction survey to ensure that the on-site trees are not housing any nesting special status species.

4. Finding: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Evidence: The proposed project location has adequate forms of transportation that will minimize the effects of any increased traffic in the area. There are existing roadways of both Folsom Boulevard and Point East Drive as well as proposed onsite bike parking and sidewalks for individual transportation. Sunrise Light Rail Station is also available directly across Folsom Boulevard for those wishing to take public transportation. The project will not have any effects on noise, air quality, or water quality in the surrounding area as the area was already reviewed as per the General Plan Environmental Impact Report that assumed build out consistent with the proposed plan.

5. Finding: The site can be adequately served by all required utilities and public services

Evidence: The proposed location does have adequate access to all required utilities including water, sewer, refuse, electricity, and telephone services.

- B. Approve the Conditional Use Permit Amendment subject to the Conditions of Approval herein, and subject to the findings as defined by Zoning Code sections 23.134.030 and evidence as follows:

1. Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The proposed hotel has been designed to follow all Zoning regulations and provisions in the Rancho Cordova Municipal Code. The project site is located on the corner of Folsom Boulevard and Point East Drive near Sunrise Station which utilizes existing public transportation, minimizing traffic impacts. The project has been conditioned to minimize any impacts from construction and/or operation of the new establishment. A trip generation was done on the project and fell below the peak hour and daily trips thresholds and there does not create any traffic impacts that require additional roadway improvements.

2. Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

ATTACHMENT 1

Evidence: The proposed project will fit within the existing adjacent land uses, which are mainly hotel uses and will improve an existing vacant lot that sits along a major roadway in the City. The hotel will offer additional extended stay opportunities within the City. The site has been designed to allow vehicle and pedestrian movement safely throughout the site.

3. Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: The proposed project will have access to all required public facilities (water, sewer, solid waste, electric, etc.), with infrastructure readily available within the immediate area for the project to tie into.

4. Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The project has been designed to meet the applicable standards of the General Plan, Municipal Code, and Design Guidelines, with exception of the requirement to provide a landscape island for every 10 parking spaces. The project does have a significant landscape planter in the area that is providing the shading that is needed for the parking stalls that would have otherwise been provided by the island. As an extended stay hotel, the project provides a use that is supported by the Convention Overlay designation of the General Plan. To ensure compliance with all standards, the project has been conditioned to guarantee these standards are achieved before any building permit can be issued.

5. Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible.

Evidence: The project site currently has no existing structures and therefore has no elements that are nonconforming. The proposed project is a new development and has been designed to meet all applicable standards, regulations, and provisions of the Zoning Code of the City of Rancho Cordova.

- C. Approve the Major Design Review subject to the Conditions of Approval herein, and subject to the findings as defined by Zoning Code Section 23.141.050 and evidence as follows:

1. 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 proposed project is consistent with the purpose and intent of adopted policies and regulations, including the Convention Overlay, the Zoning Code and Municipal Code, and the General Plan. The Convention Overlay seeks to “establish an area in the City specifically for the development of a convention center with related and supporting uses.” The project consists of an extended stay hotel that is in keeping with the Convention Overlay and all applicable standards, and guidelines.

ATTACHMENT 1

2. 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: The proposed overall design includes a new parking area, lighting, landscaping, and pedestrian gathering areas for undeveloped areas which flow well with the site design of the hotel. The design will also enhance the character of the community as the project site is currently a vacant lot. The building's façade and use of color and material are consistent with the City's Design Guidelines for commercial and community facility projects.

3. 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 design and proposed use of the project is established clearly within the submitted application for Major Design Review, Conditional Use Permit and Exception. The design and use are consistent with the existing businesses in the area which consist of hotels, restaurants, warehousing, and light rail station south of Folsom Boulevard. The design, color, and materials are compatible with the character and of existing development and have been designed to foster a more human scale façade.

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

Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation as the main entrance will be located on Folsom Boulevard while a secondary access will be along Point East Drive at the north end of the project. Also improvements will be made to the existing sidewalks and right-of-way along the project site in accordance with all local standards.

D. Approve the Exception subject to the findings as defined by Zoning Code Section 23.325.020 F.

1. Finding: The proposed project qualifies for an exception by meeting at least four of the six conditions required for granting an exception.

Evidence: The project will be developing a new hotel within the convention overlay as shown on the General Plan land use map and included within supporting policies within the plan as it relates to establishing a convention center area. The project will provide an additional extended stay hotel opportunity within the City. Current hotel statistics show that hotels are performing well within the region and there is a need for a new one. The hotel will have at least 15 full-time employees. It is anticipated that the construction of a new hotel on the vacant parcel will increase the property tax revenue by 250% of the current appraised value.

2. Finding: The Council has determined that the proposed project has adhered to the development standards to the fullest extent practicable.

ATTACHMENT 1

Evidence: Due to the fact that the site itself has an irregular shape, a pinch point is created almost in the middle of the lot. In order to meet the fire lane requirements, comply with the minimum parking standards and still meet all other regulations, the applicant is unable to fit a landscape island for 10 continuous parking stalls in the eastern portion of the site. However, they have provided a significant amount of trees within the landscape planter adjacent to the parking stalls which will provide shading for all of the parking stalls. Additionally, the ends of the landscape planter have been extended slightly to function as a landscape island and provide additional shade to the stalls on the end.

3. Finding: The applicant has provided substantial evidence that the conditions for the exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval guaranteeing these requirements will be met or exceeded throughout the life of the project.

Evidence: The project will be built per the approved plans, which show an increased landscape area and sufficient shading for the parking stalls. The project has been conditioned to comply with the approved landscape plan and landscaping must be maintained for the life of the project.

4. Finding: Granting the exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedence for other project requests.

Evidence: The exception is specific to the project site and will not cause an adverse effect on adjacent landowners. The site has been designed to meet all other minimum requirements and is providing the required landscape islands in all other instances on the site that show 10 continuous parking stalls.

5. Finding: Granting the exception will not endanger the public health and safety.

Evidence: Granting the exception will not endanger the public health and safety. The removal of a landscape island in the parking has not impact on access into the site or the ability to for emergency personal to respond to an incident.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of September, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

HOTEL APPLICATION



TOWNEPLACE SUITES BY MARRIOTT RANCHO CORDOVA, CA

OWNER

INSIGNIA HOSPITALITY GROUP
DARPAN BHAKTA
401 TRADEWINDS
MIDLAND, TX 79707
PHONE: 432-699-0989
EMAIL: DARPAN@INISIGNIAMGMT.COM

CIVIL ENGINEER

DCI ENGINEERS
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IRVINE, CA 92612
PHONE: 949-892-4950
EMAIL: MNUNO@DCI-ENGINEERS.COM

LANDSCAPE ARCHITECT

WILSON ASSOCIATES
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RIVERSIDE, CA 92503
PHONE: 951-353-2436
EMAIL: TIM@WILSONASSOCS.COM

ARCHITECT

MAYSE & ASSOCIATES INC.
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RONALD K. SMITH AIA, P.E.
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STRUCTURAL ENGINEER

DCI ENGINEERS
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MEP ENGINEER

BRINJAC
JAMES MEYER
1240 COIT RD.
DALLAS, TEXAS 75251
PHONE: 972-644-8830
EMAIL: JMEYER@BRINJAC.COM

SITE LOCATION



11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742

SEAL:

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NOT FOR CONSTRUCTION
MICHAEL R. MAYSE, ARCHITECT
CALL: #C-28745

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TOWNEPLACE SUITES BY MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

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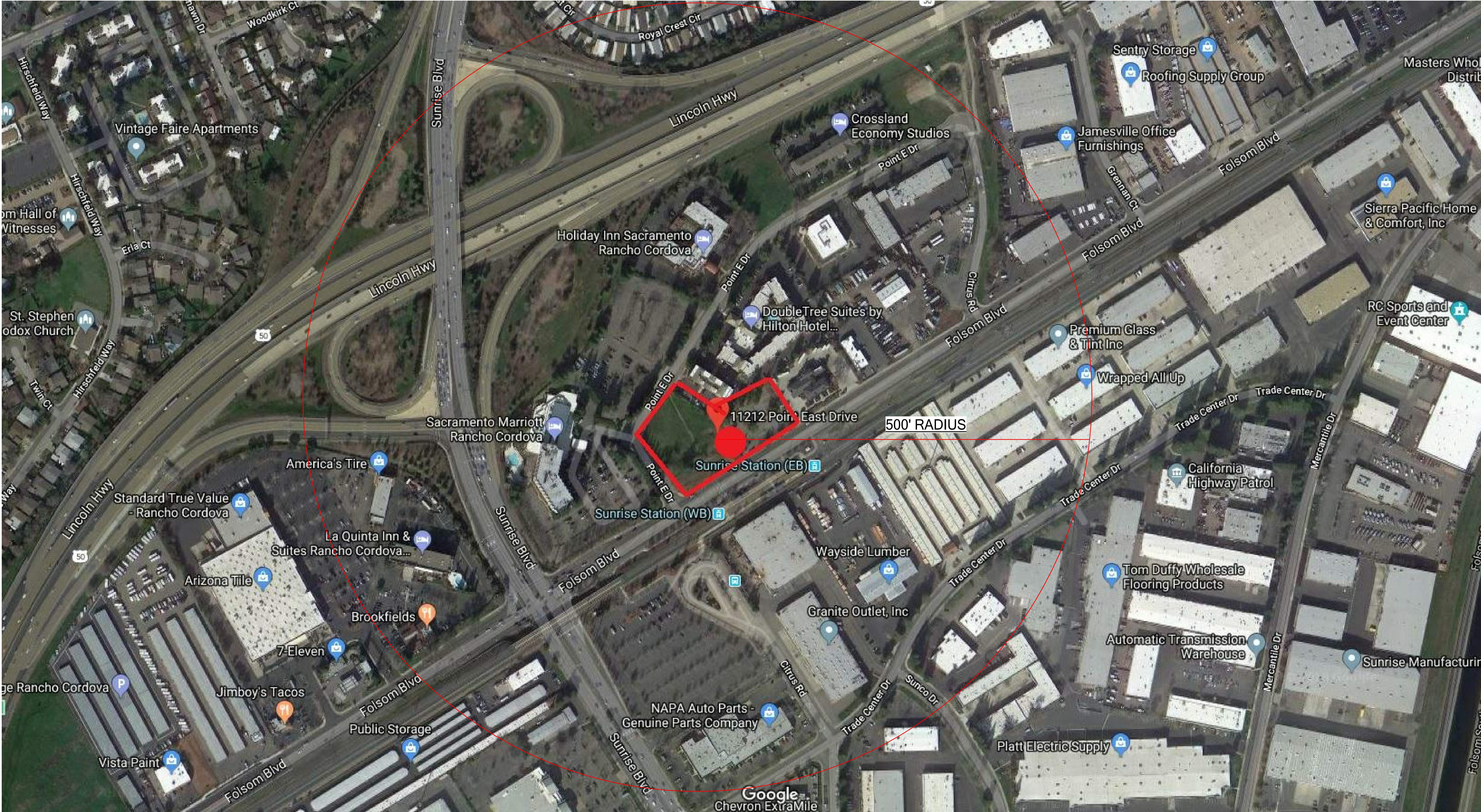
HOTEL APPLICATION #DD9806

date
09/07/2018
job no. 17154

sheet title
COVER SHEET
sheet no.

A0.0

125



500' RADIUS MAP

ATTACHMENT 2
EXHIBIT A TO THE RESOLUTION
MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management

14891 Quorum Dr. Suite 800
Dallas, Texas 75254
Phone (972) 386-0138 Fax (972) 386-0576
www.MayseAssociates.com

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TOWNEPLACE
SUITES BY
MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

		No
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2		

HOTEL
APPLICATION
#DD9806

date
09/07/2018

job no.
17154

sheet title
500' RADIUS MAP

sheet no.

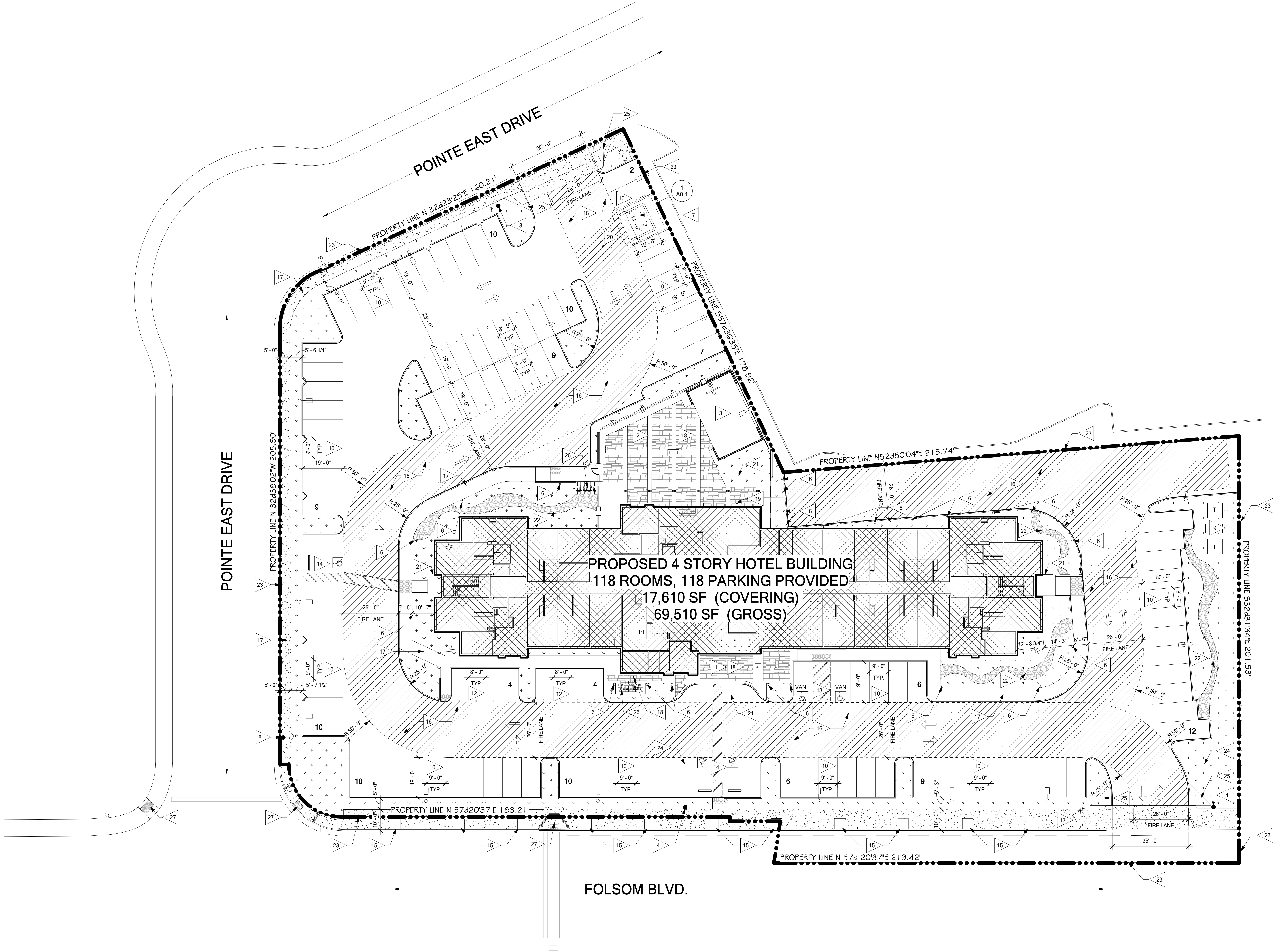
AGENDA ITEM 11.1

PARCEL 12
POINT EAST COMMERCE
CENTER MAP,
PM 66/19
A.P.N. 058-0270-062-0000
OWNER: PR RANCHO HOTEL LLC

T.B.M. NO. 2:
NORTHING: 1983776.83'
EASTING: 6771002.37'
ELEVATION: 114.78'
DESC.: SET-600N-BASE

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N23°47'06"W	20.24'
L2	N57°20'37"E	24.00'
L3	N23°47'06"W	2.02'
L4	S57°21'38"W	4.00'

1 SITE PLAN
A0.3 1" = 20'-0"



PARKING TABULATION

PARKING SPACES REQUIRED:	
118 SPACES - 118 GUESTROOMS (1 PER ROOM)	
TOTAL = 118 SPACES REQUIRED	
PARKING SPACES PROVIDED:	
REGULAR CARS - 9'X19'	86
COMPACT CARS - 8'X19'	19
COMPACT CARS - 8'X16'	8
HANDICAP CAR PARKING - 9'X18' W/5' ACCESS AISLE	3
HANDICAP VAN PARKING - 9'X18' W/8' ACCESS AISLE	2
TOTAL PARKING PROVIDED	118

SITE PLAN GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATION
2. REFER CIVIL PLANS FOR SITE DIMENSIONAL CONTROL
3. REFER STRUCTURAL FOR FOUNDATIONAL DIMENSIONAL CONTROL
4. PROVIDE MARKING OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT
5. REF. TO PHOTOMETRIC LIGHTING PLANS FOR SITE LIGHTING DETAILS AND INFORMATION
6. REF. TO LANDSCAPE PLANS FOR FRONT ENTRY AND BACK PATIO FLOOR FINISHES
7. REF. TO LANDSCAPE PLANS FOR TREE AND VEGETATION LEGEND AND DETAILS
8. *FIRE ACCESS ROADWAYS SHALL BE BUILT TO BEAR A MINIMUM OF 80,000 POUNDS AND MEET THE SACRAMENTO COUNTY PUBLIC WORKS STANDARDS FOR ROADWAYS. A REPORT, PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THE ABILITY OF THE ROAD TO BEAR THE REQUIRED MINIMUM WEIGHT, SHALL BE SUBMITTED WITH ANY PLAN INDICATING CONSTRUCTION OF ROADWAY. VERIFICATION OF CONSTRUCTED ROADWAY SHALL BE PROVIDED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO FINAL OF THE PROJECT.*

SITE PLAN KEYNOTES

1. GUEST DROP OFF COVERED ENTRY W/DRY SYSTEM SPRINKLER
2. OUTDOOR PATIO W/BBQ AND FIRE PIT
3. OUTDOOR BASKETBALL COURT
4. EXISTING FIRE HYDRANT TO REMAIN
5. MECHANICAL ROOM
6. LIT BOLLARDS, REF. TO PHOTOMETRIC
7. DUMPSTER ENCLOSURE
8. NEW FIRE HYDRANT
9. PROPOSED TRANSFORMER LOCATION
10. TYPICAL REGULAR PARKING AISLE 9' X 19'
11. TYPICAL COMPACT PARKING AISLE 8'X19'
12. TYPICAL COMPACT PARKING AISLE 8'X16'
13. TYPICAL HANDICAP VAN PARKING 9'X18' W/ 8' ACCESS AISLES
14. TYPICAL HANDICAP PARKING 9'X18' W/ 5' ACCESS AISLES
15. 5' X 5' LANDSCAPE TREE WELL @ 30' O.C. REF. TO LANDSCAPE PLANS
16. 26" FIRE LANE, PROVIDE CONCRETE RATED FOR 80,000 PSI
17. NEW CONCRETE SIDEWALK REF. TO CIVIL AND LANDSCAPE PLANS
18. NEW STAMPED CONCRETE PAD AND BIKE RACKS REF. TO LANDSCAPE PLANS
19. PLANTER BOX, REFER TO LANDSCAPE
20. PROVIDE HIGH STRENGTH CONCRETE IN FRONT OF DUMPSTER ENCLOSURE
21. LINE OF ROOF ABOVE, METAL CANOPIES BY OTHERS
22. NEW DECORATIVE FRACTURED ROCK COBBLE, REF. TO LANDSCAPE PLANS
23. PROPERTY LINE REF. TO CIVIL PLANS AND ALTA SURVEY
24. 25' EASMENT LINE REF. TO CIVIL PLANS
25. VISIBILITY TRIANGLE, REF. TO LANDSCAPE PLANS
26. BIKE RACKS, REF. TO LANDSCAPE AND CIVIL PLANS
27. EXISTING STREET CROSSING TO REMAIN

SITE LEGEND

- LANDSCAPE
- STAMPED CONCRETE
- FIRE LANE
- BUILDING
- INDICATES TRAFFIC DIRECTION
- PROPERTY LINE
- EASEMENT LINE AS INDICATED

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MICHAEL R. MAYSE, ARCHITECT
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TOWNEPLACE
SUITES BY
MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

1 No
2

HOTEL
APPLICATION
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date
09/07/2018

job no.
17154

sheet title
SITE PLAN

sheet no.

A0.3

128

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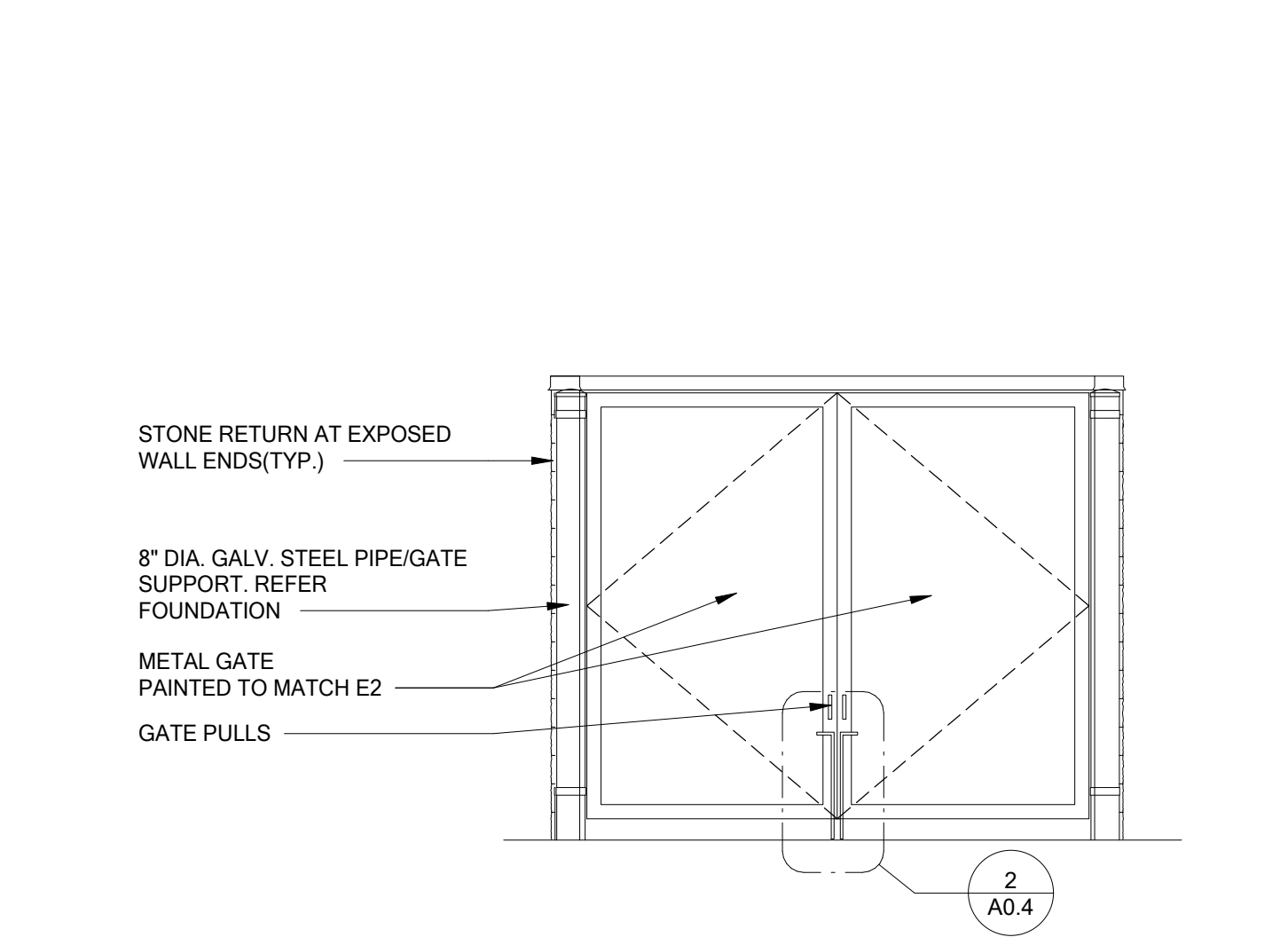
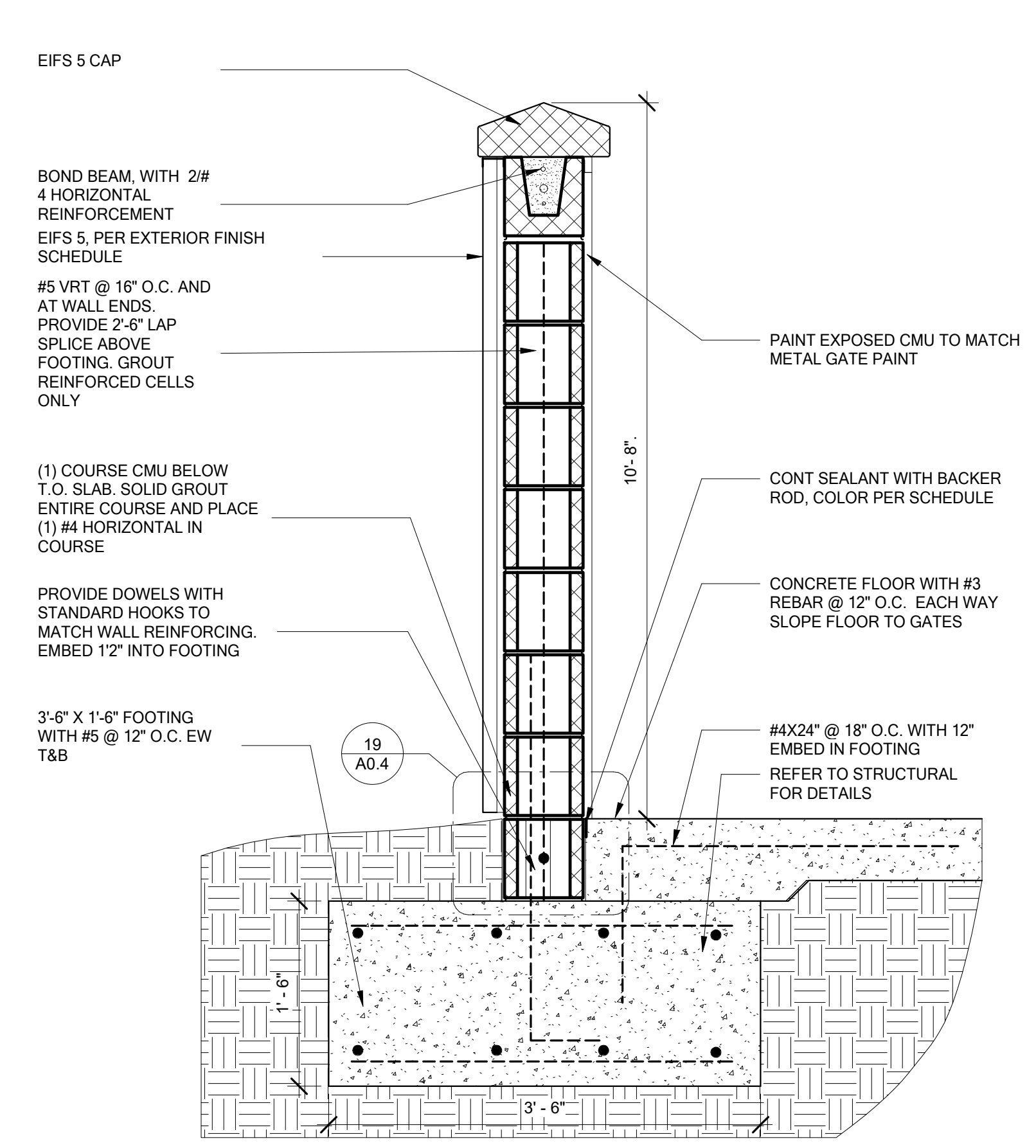
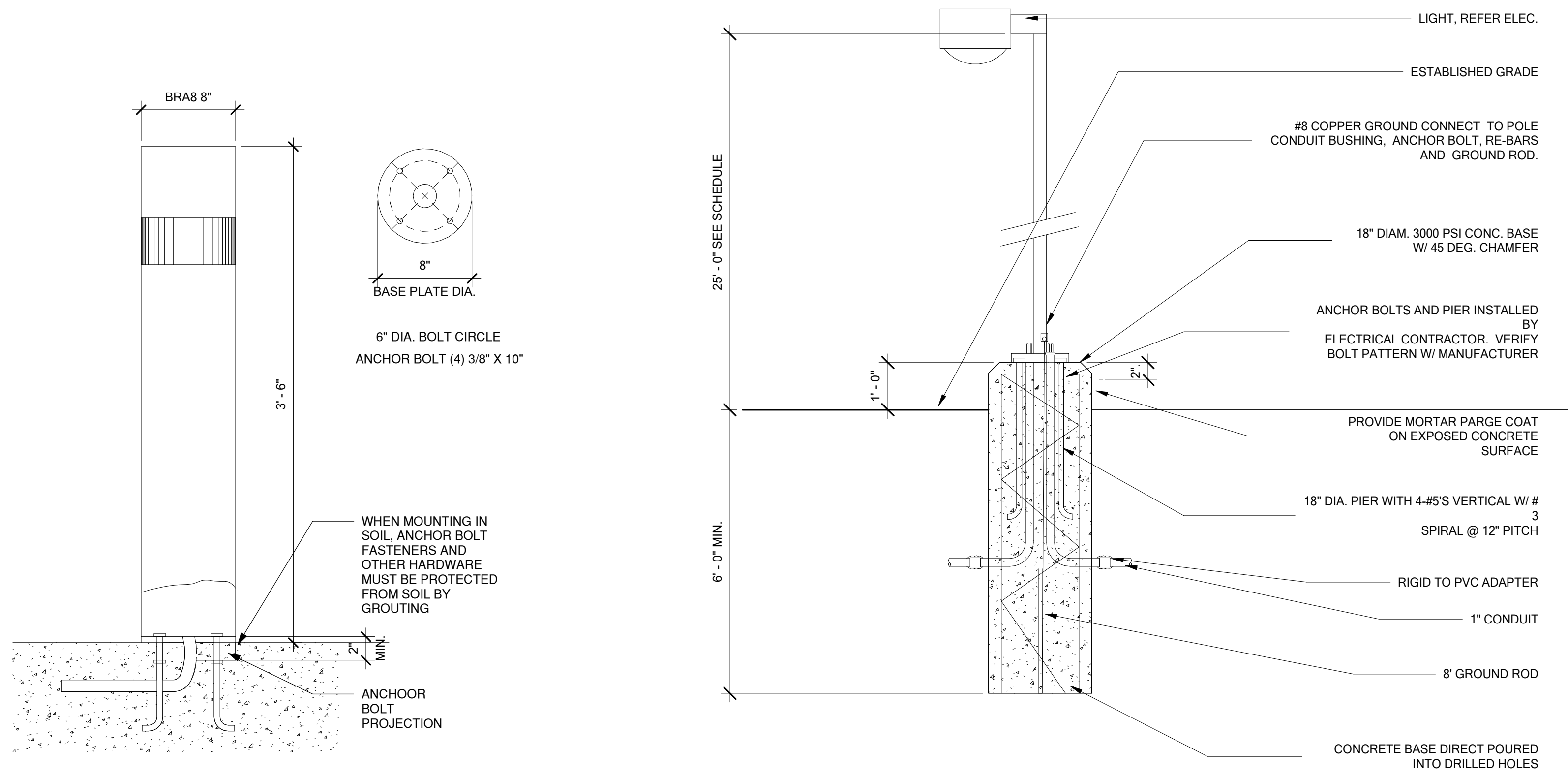
Revisions:

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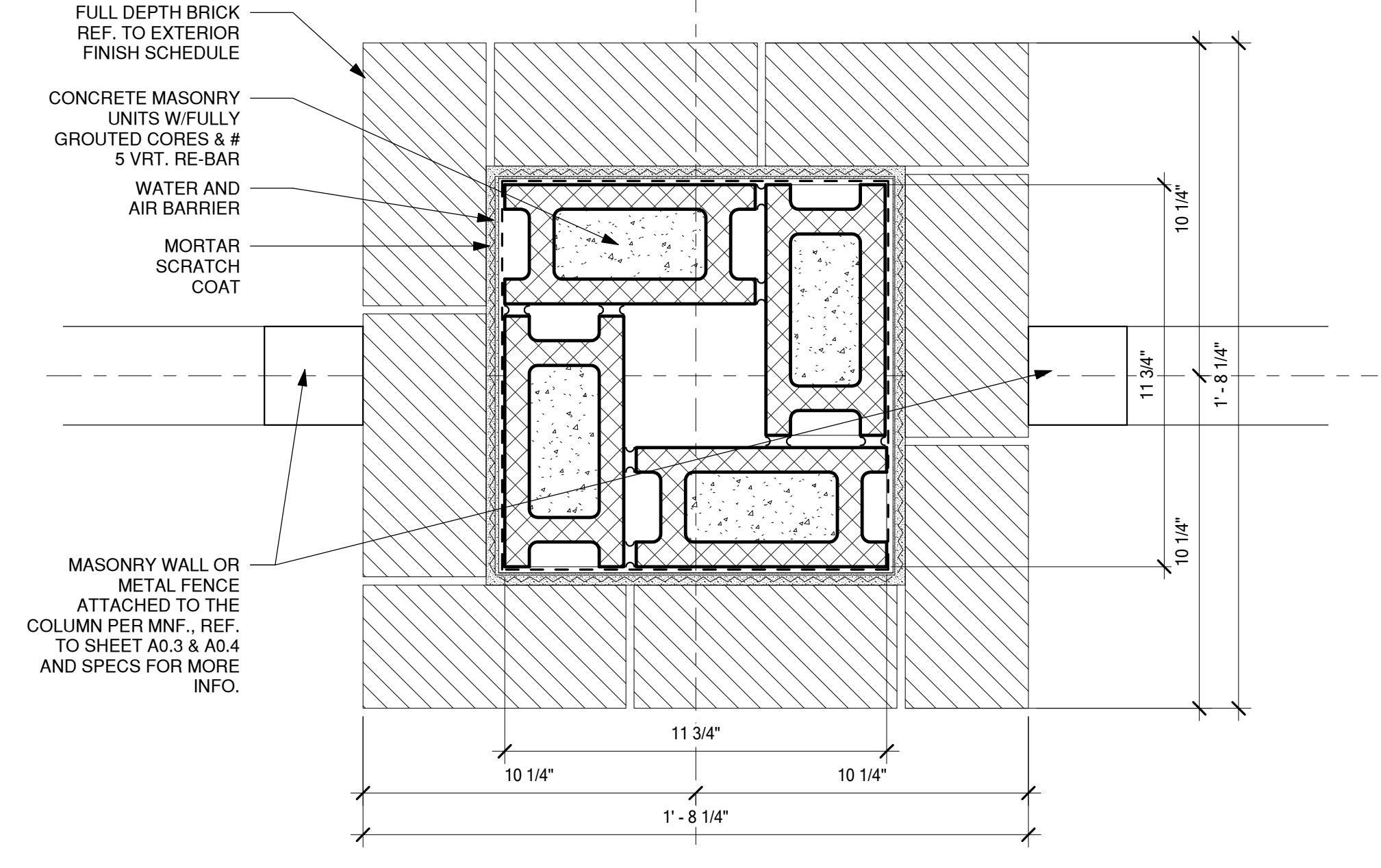
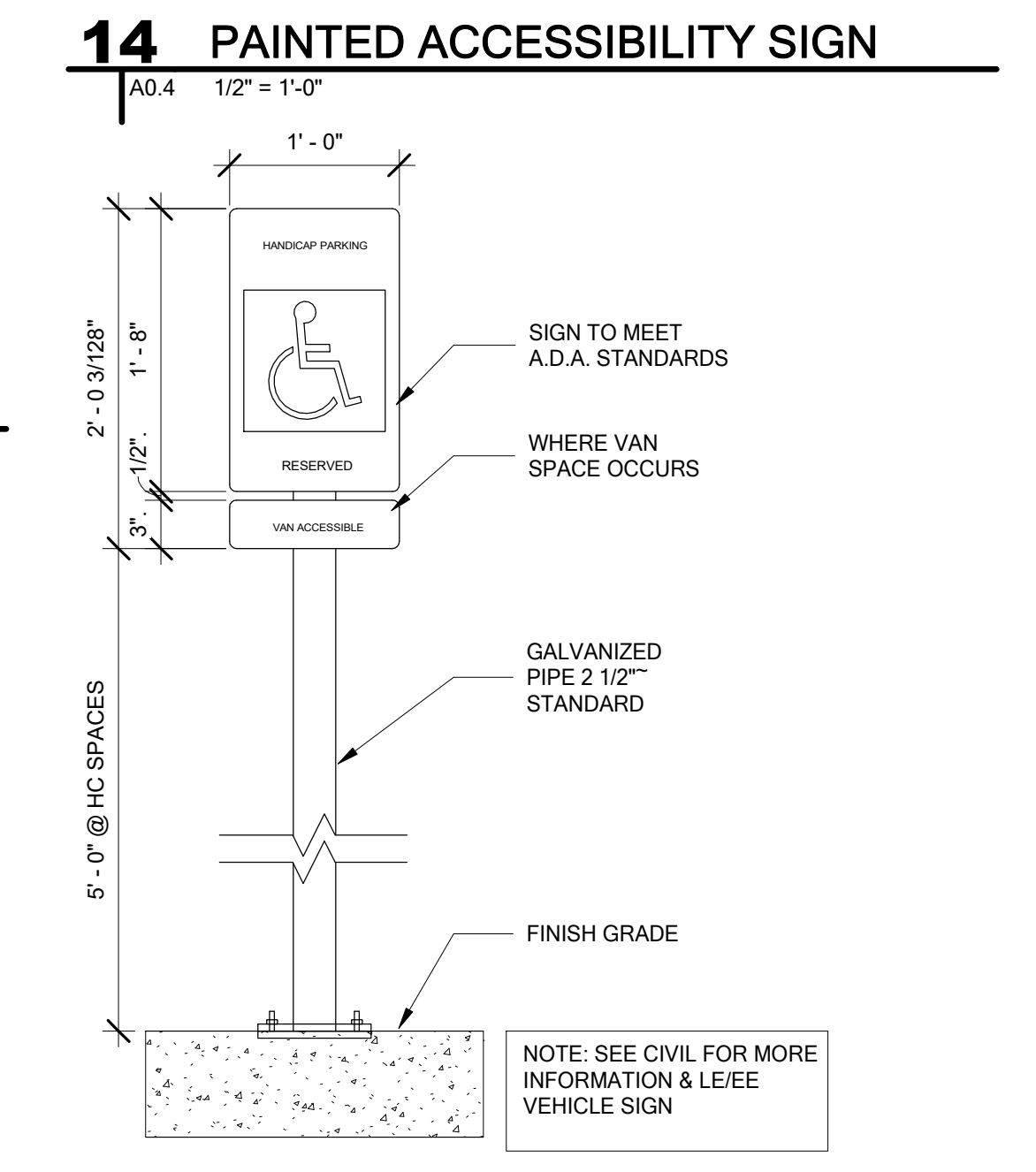
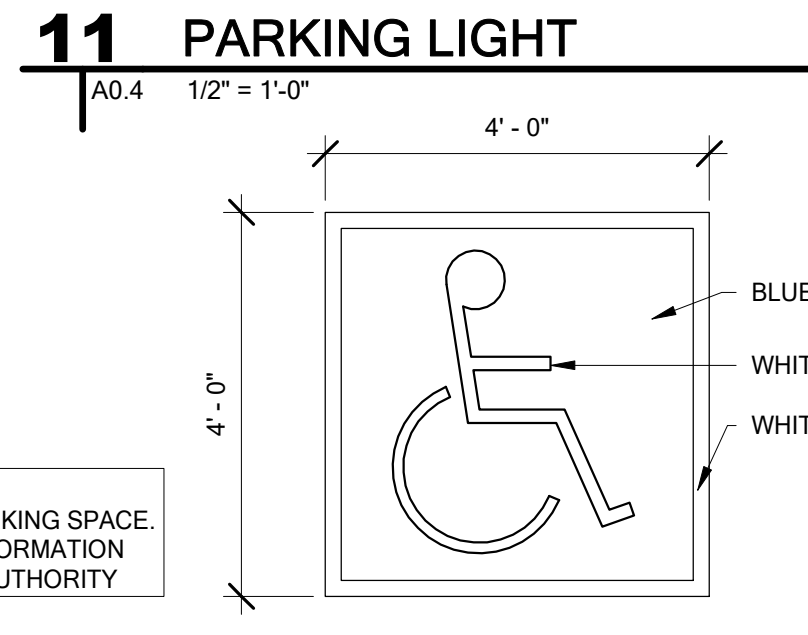
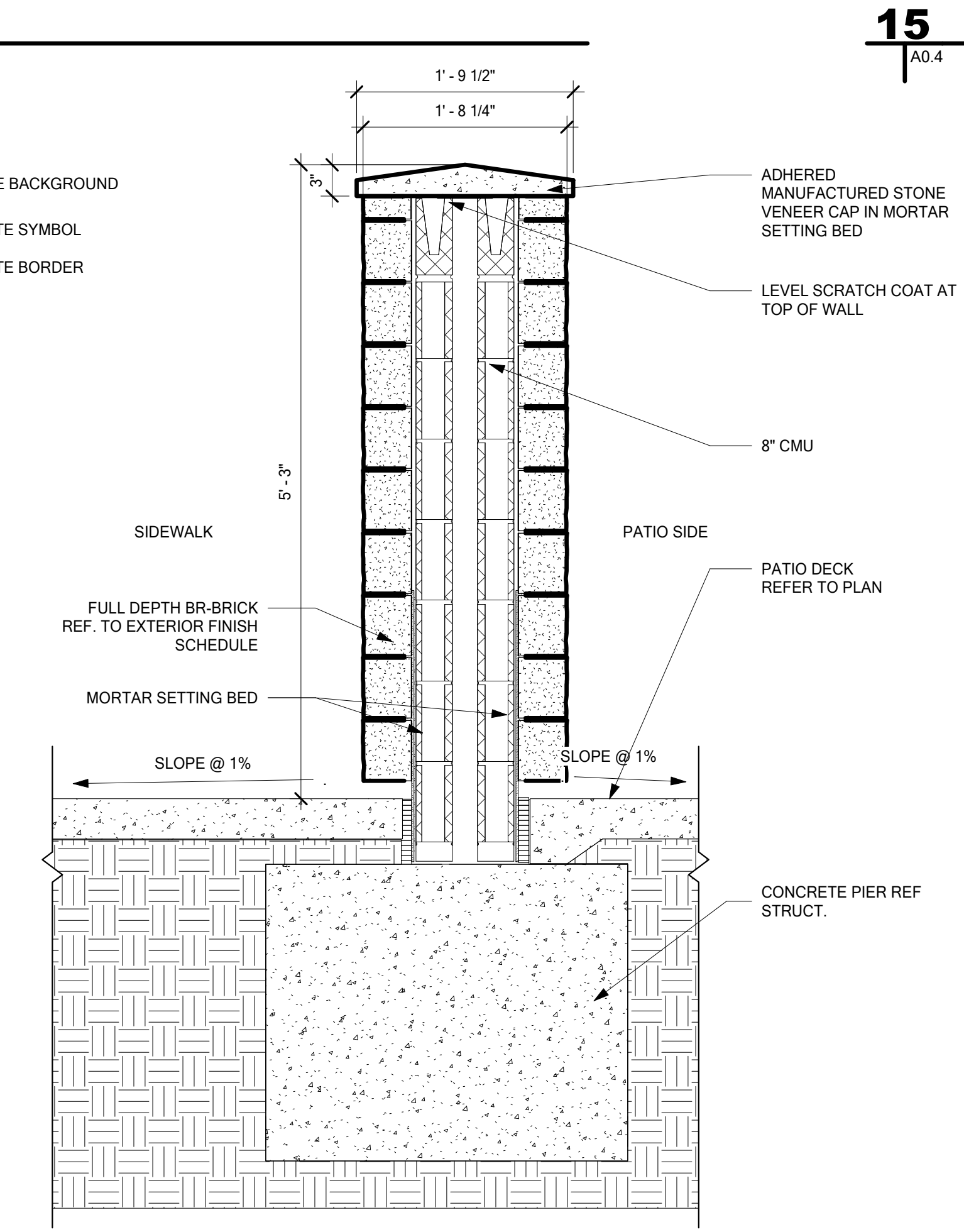
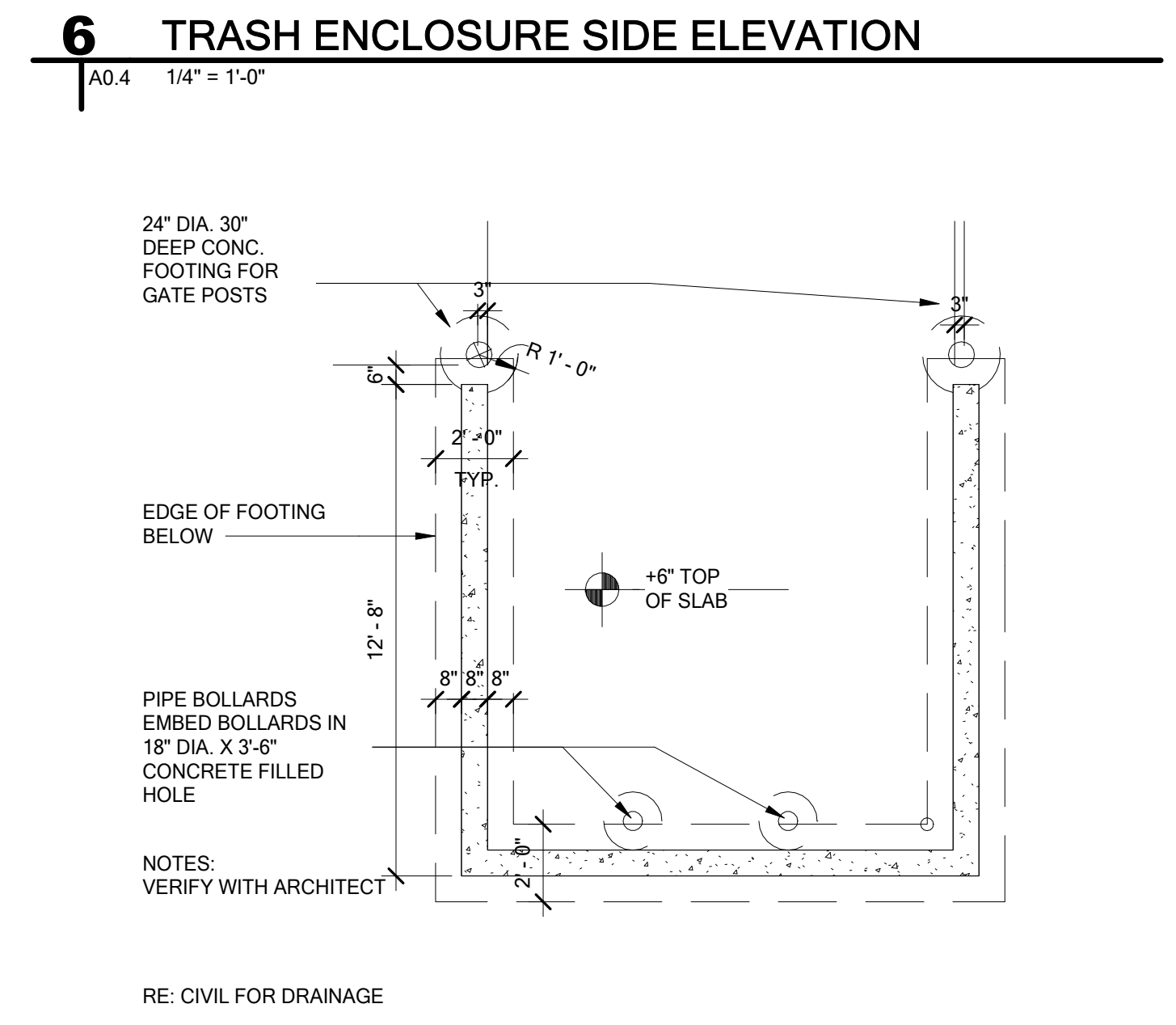
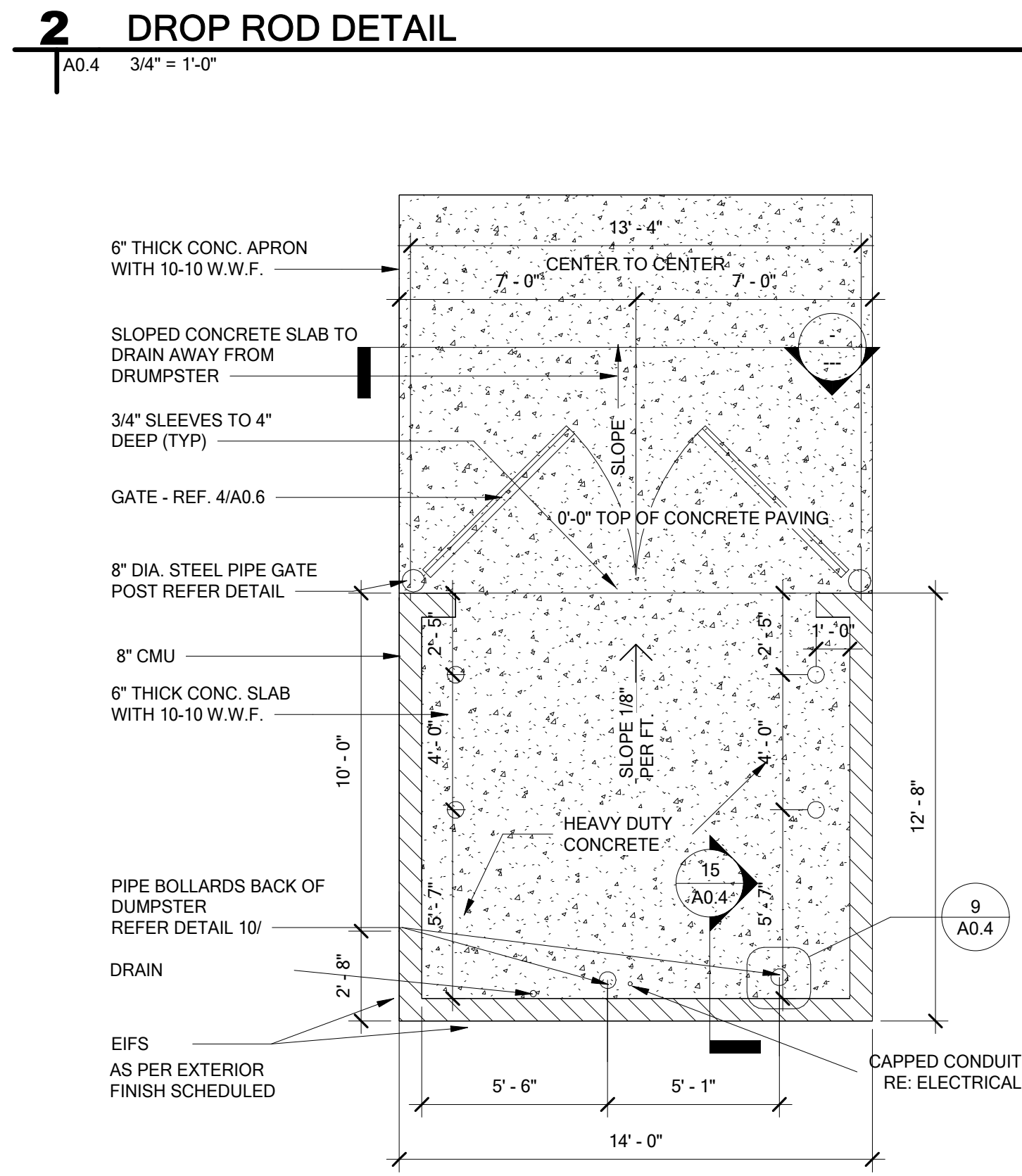
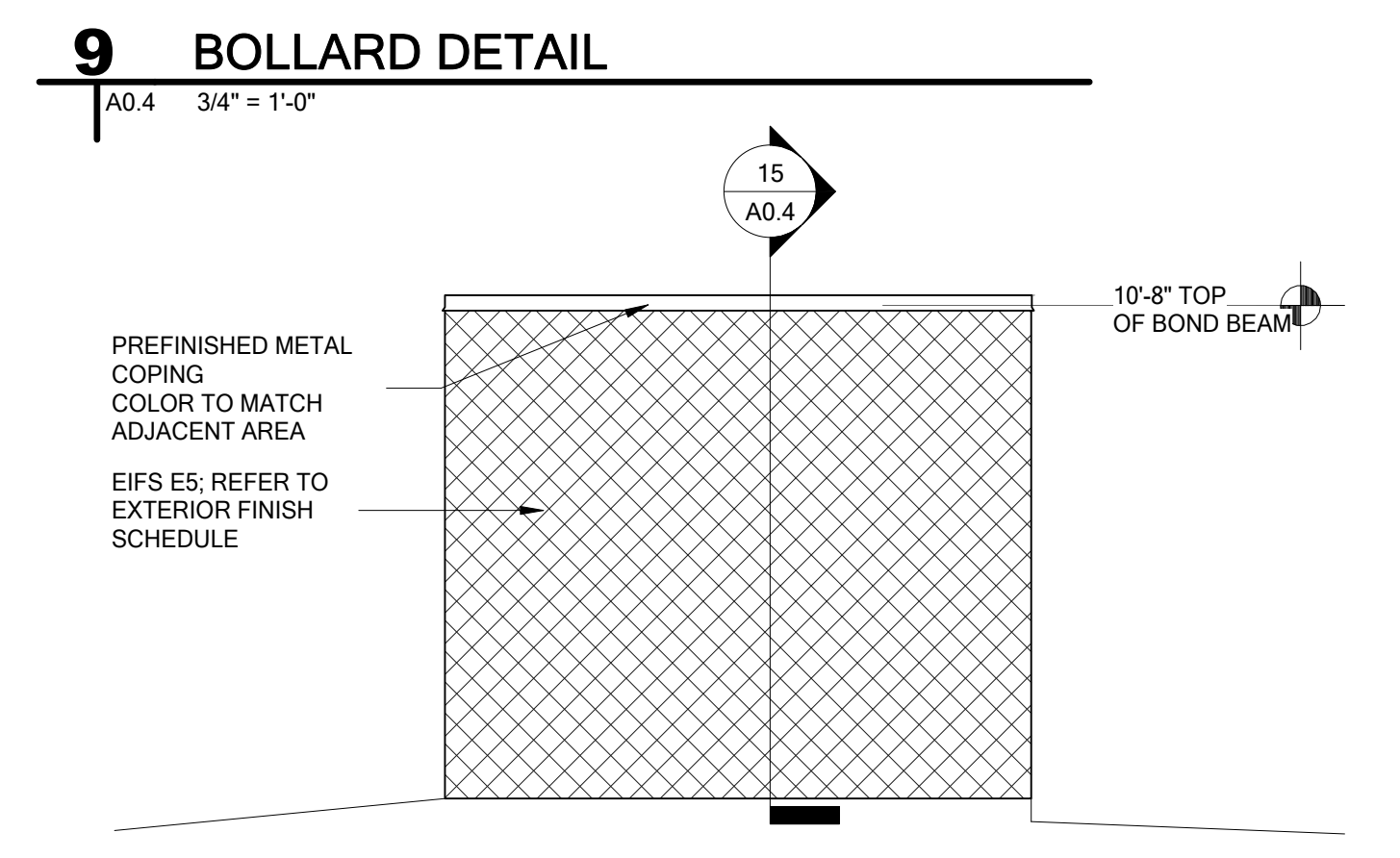
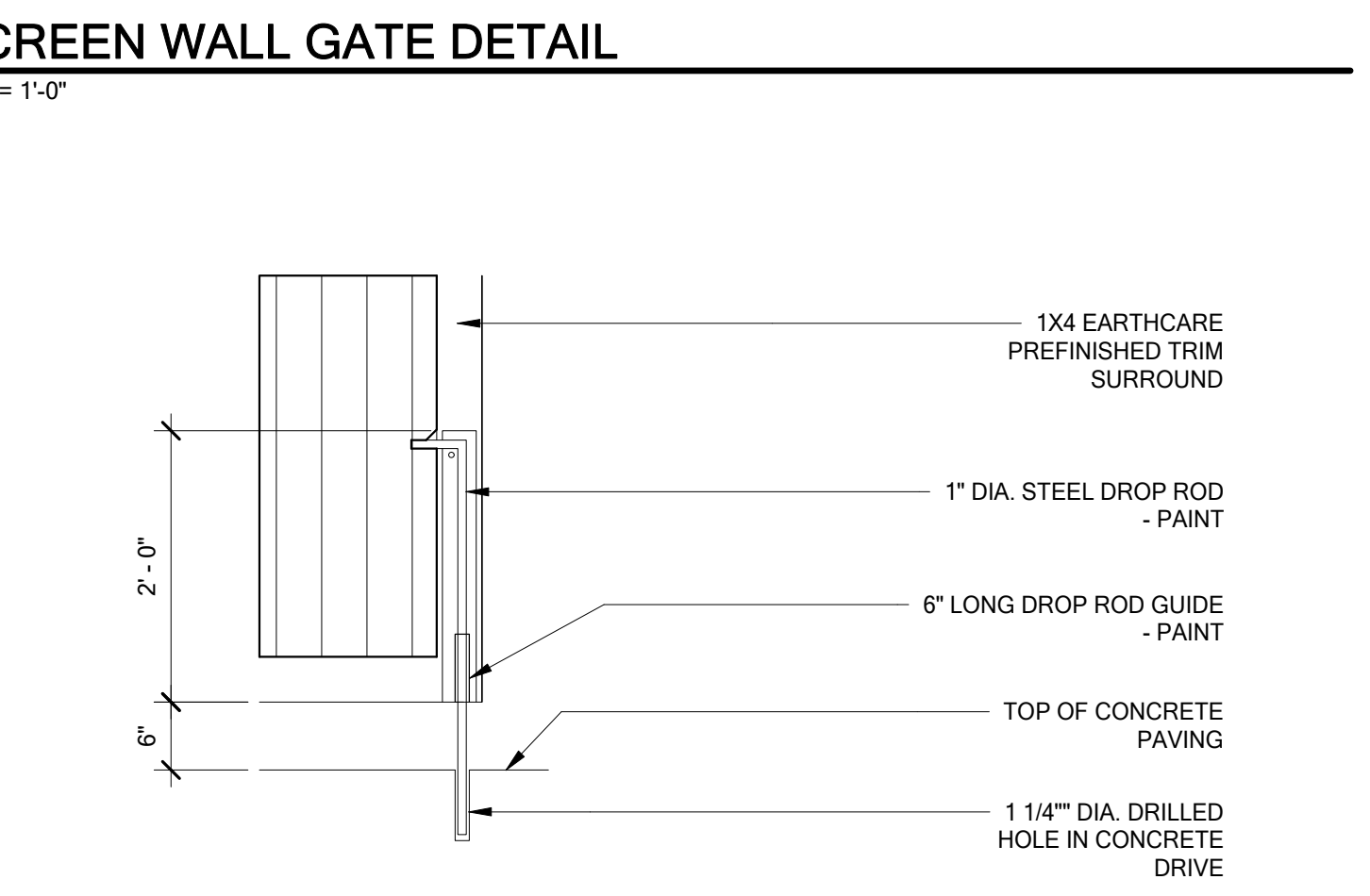
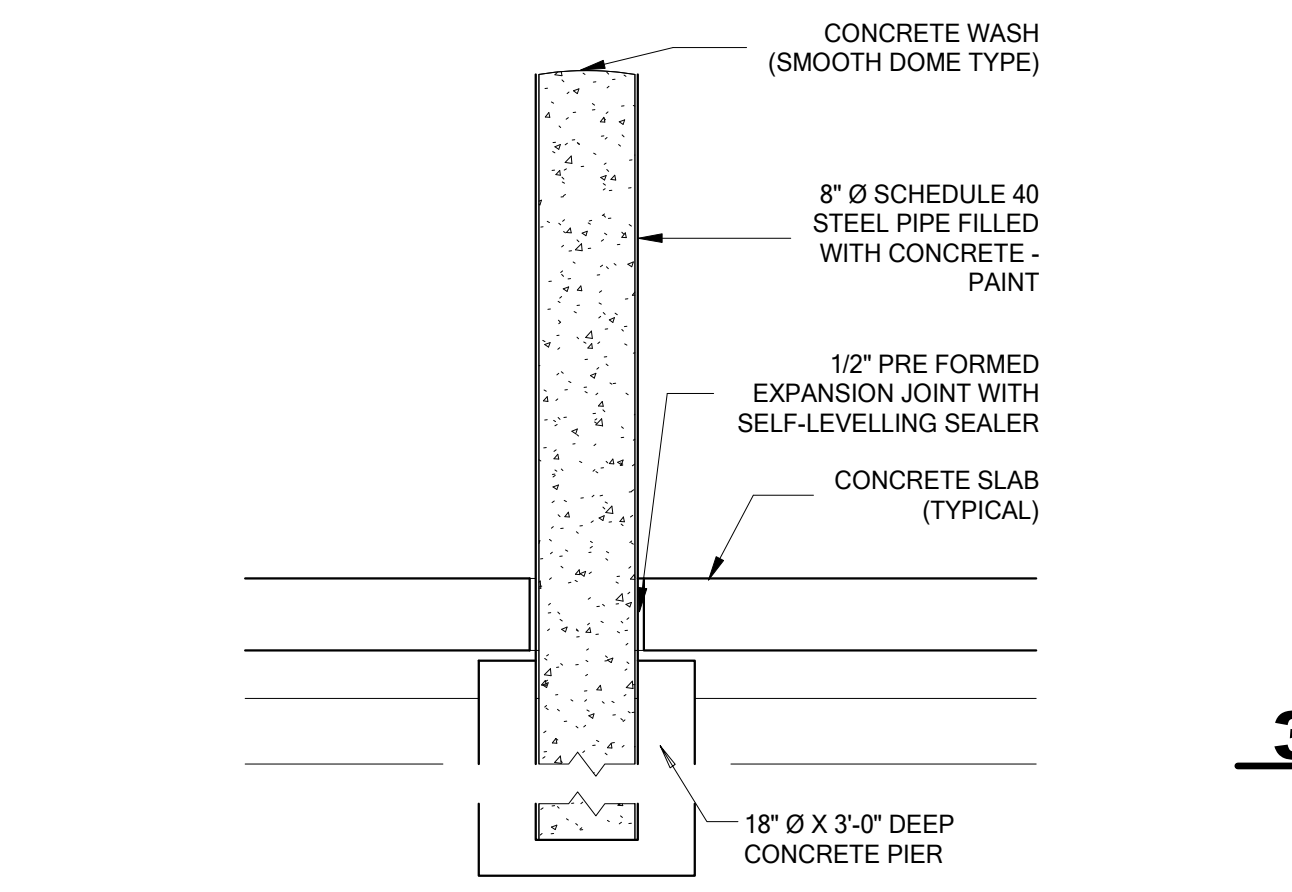
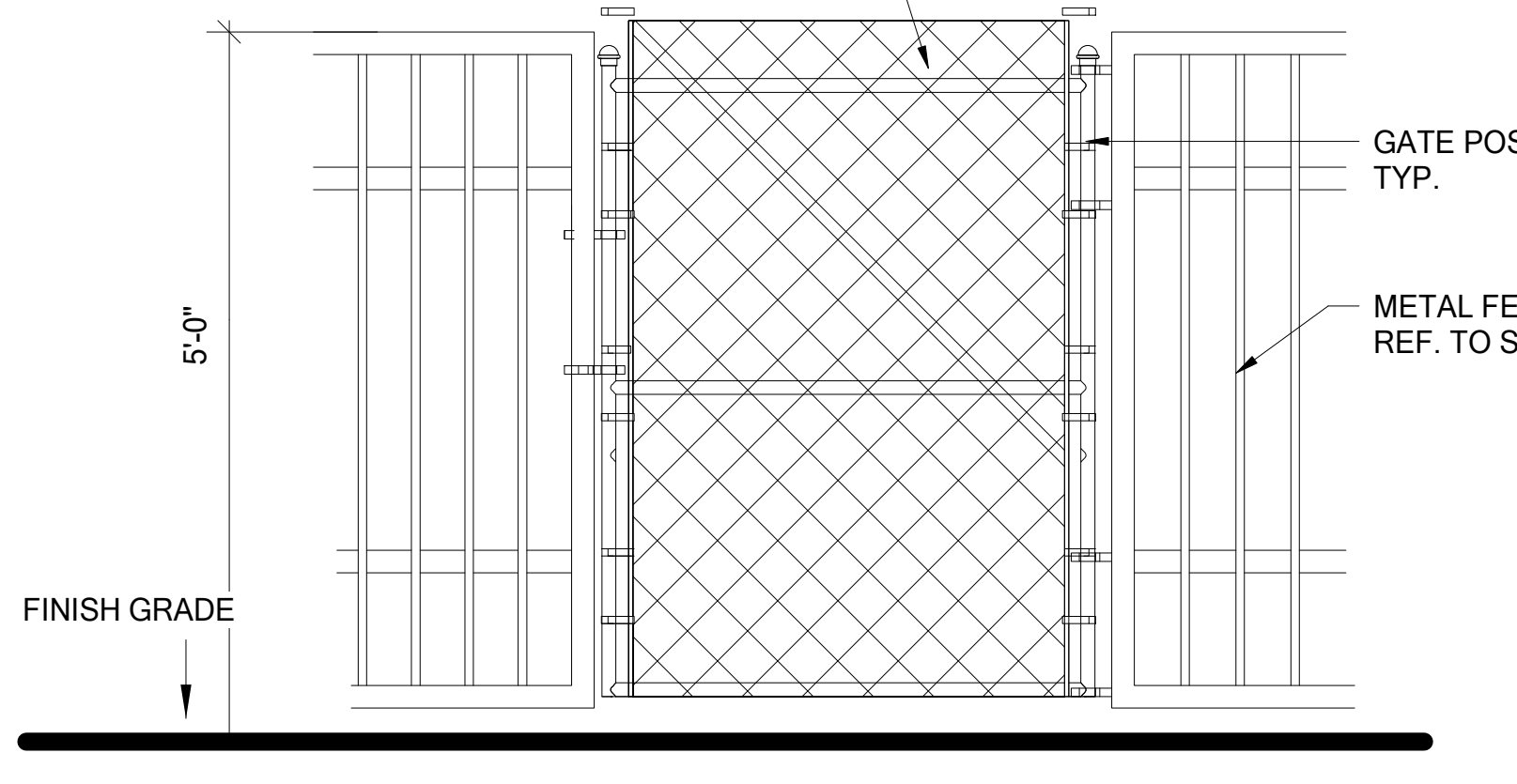
HOTEL APPLICATION #DD9806

date
09/07/2018
job no.
17154
sheet title
SITE DETAILS
sheet no.

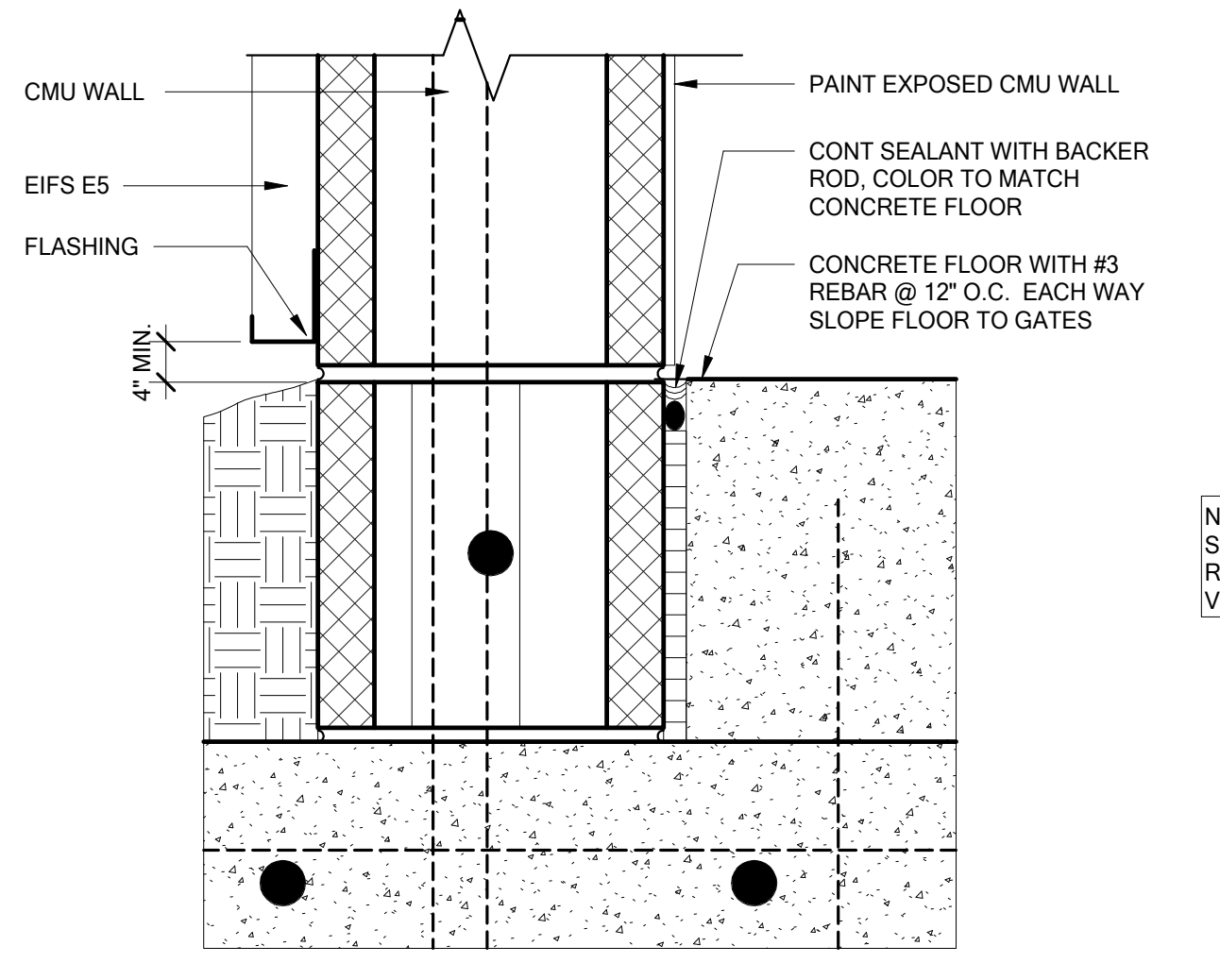
A0.4 **129**



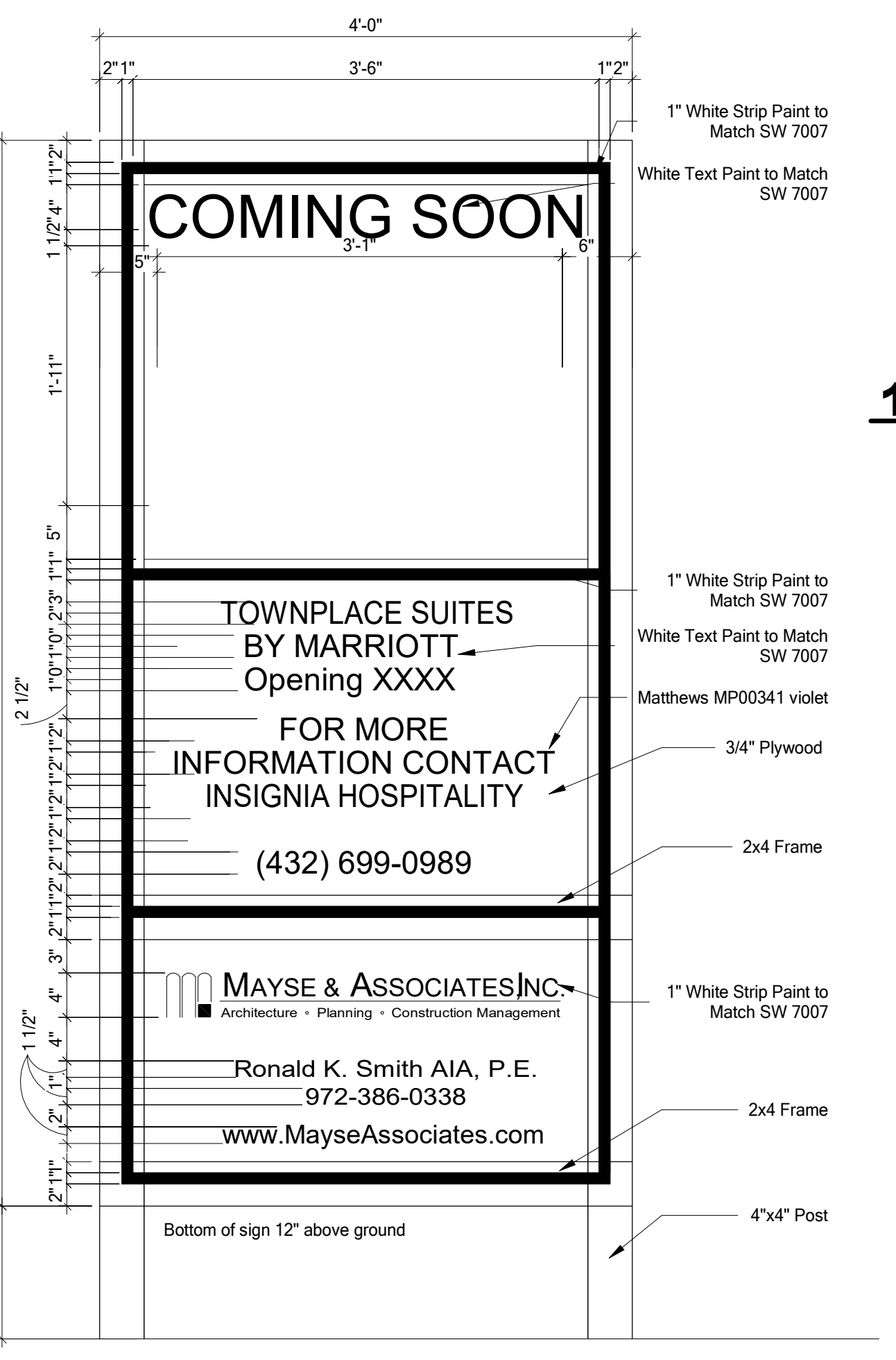
GATE: ALL GATES SHALL BE SELF CLOSING W/ GATE LOCK TO BE APPROVED BY OWNER. ALL POOL GATES SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS. SPRING HINGES, LEVER HANDLE LOCK SET WITH PUSH BUTTON KEYED ENTRY ON PULL SIDE.



7 LIGHT BOLLARD - SECTION
A0.4 1 1/2" = 1'-0"

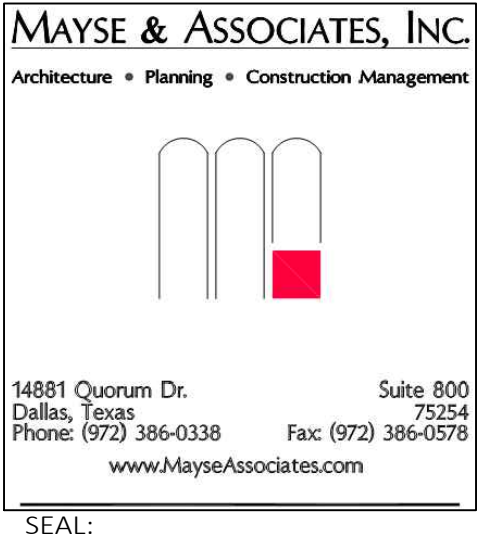


19 SECTION DETAIL - CMU WALL @ DUMPSTER
A0.4 3" = 1'-0"



17 ELEVATION DETAIL CONSTRUCTION SIGN
A0.4 1" = 1'-0"

AGENDA ITEM 11.1



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11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

1. No
2.

HOTEL APPLICATION #DD9806

date

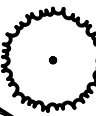
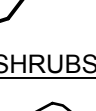
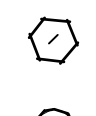
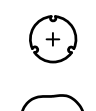
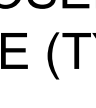
job no. 17154

sheet title

PRELIMINARY LANDSCAPE PLAN
sheet no.

L1.0 130

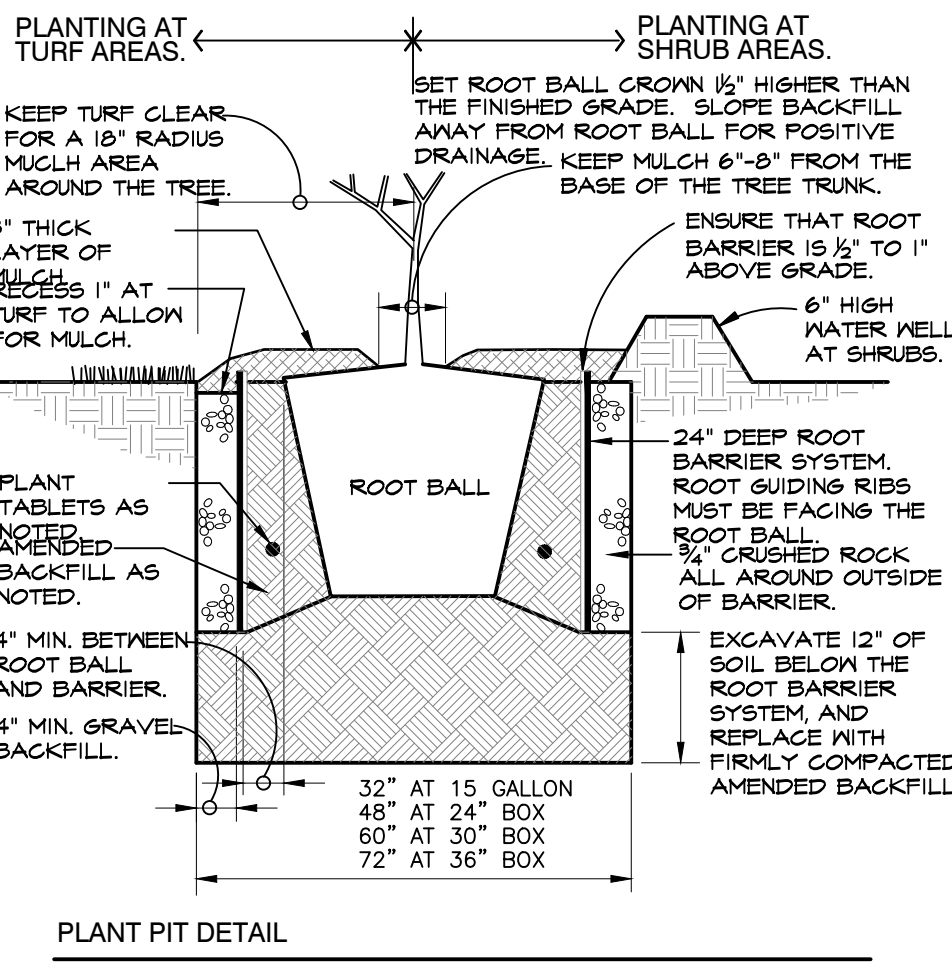
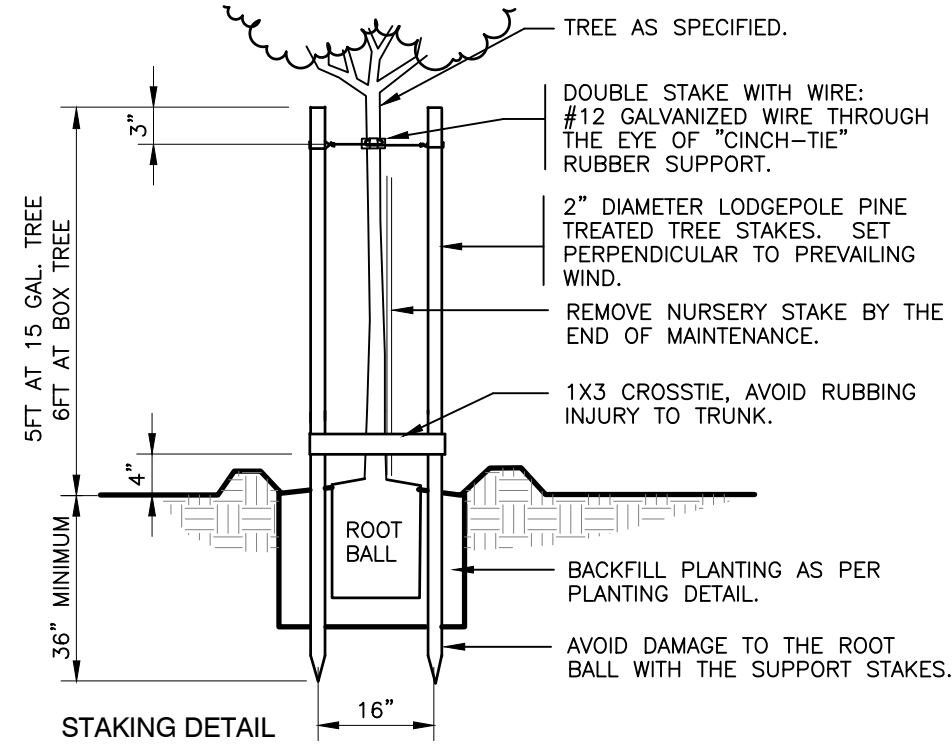
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	PF	QTY	REMARKS
	Calocedrus decurrens / Incense Cedar	36"box		M	10	
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	36"box		M	11	
	Lagerstroemia fauriei 'Tuscarora' / Red Crape Myrtle	24" Box		M	13	
	Magnolia grandiflora 'St. Mary's' / St. Mary Magnolia	36"box		M	11	
	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	36"box		L	13	
	Ulmus propinqua 'Emerald Sunshine' / Elm	36"box		M	9	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	PF	QTY	REMARKS	
	Anigozanthos x 'Bush Red' / Kangaroo Paw	5 Gal.	L	8		
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	M	52		
	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 Gal.	L	79		
	Elaeagnus pungens 'Marginata' / Silver-Edge Elaeagnus	5 gal	L	195		
	Grevillea x 'Long John' / Long John Grevillea	15 Gal.	L	14		
	Lantana camara 'Gold Rush' TM / Gold Rush Bush Lantana	1 Gal.	L	67		
	Leptospermum scoparium 'Gaiety Girl' / Gaiety Girl Tea Tree	5 Gal.	M	41		
	Muhlenbergia capillaris / Pink Muhly	5 Gal.	L	74		
	Podocarpus x 'Icee Blue' / Icee Blue Podocarpus	15 Gal.	M	42	COLUMNAR	
	Rosa floribunda 'Iceberg' / Iceberg Rose	5 Gal.	M	8		
	Xylosma congestum / Shiny Xylosma	5 Gal.	L	26		
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	CONT	PF	QTY	REMARKS	
	Hardenbergia violacea 'Happy Wanderer' / Lilac Vine	15 gal	M	3		
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	PF	SPACING	QTY	REMARKS
	Rosa x 'Flower Carpet Red' / Rose	5 Gal.	M	24" o.c.	266	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	PF	SPACING	QTY	REMARKS
	Festuca glauca 'Elijah Blue' / Blue Fescue	1 Gal	L	24" o.c.	58	

TOTAL TREES PROVIDED: 54
REQUIRED EVERGREEN TREES: 16
@ 30%
EVERGREEN TREES PROVIDED: 30
55% PROVIDED

PROPOSED IRRIGATION BACKFLOW
DEVICE (TYP.)

ALL PLANTING AREAS TO RECEIVE
DECORATIVE 1/4" GRAVEL MULCH
UNLESS OTHERWISE NOTED (TYP.)
PROPOSED FIRE DETECTOR CHECK
& BUILDING BACKFLOW DEVICE
(TYP.)



PLANTING NOTES:

WEED CONTROL
THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUND COVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL & REMOVE ALL EXISTING WEEDS.
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
3. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
4. REPEAT STEPS 2 AND 3.
5. PLANT OR GROUND COVER.
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX

3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUND COVERS:
(22-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER
(2) TRI-C MYCO TABS PER 1 GALLON STOCK
(8) TRI-C MYCO TABS TABLETS PER 5 GALLON STOCK
(16) TRI-C MYCO TABS PER 15 GALLON STOCK
(1) TRI-C MYCO TABS FOR EACH GROUND COVER HOLE

INSTALL TRI-C MYCO TABLETS PER MFG. RECOMMENDATIONS
AVAILABLE THROUGH:
TRI-C ORGANICS 1-800-927-3311

ALL SHRUBS AND GROUND COVER AREAS ARE TO BE TOP DRESSED WITH
3" THICK LAYER OF 1/4" DECORATIVE ROCK MULCH OR APPROVED
EQUIVALENT.

ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES
PLANTED WITHIN 5' OF HARDSCAPE, CURBS AND/OR WALLS

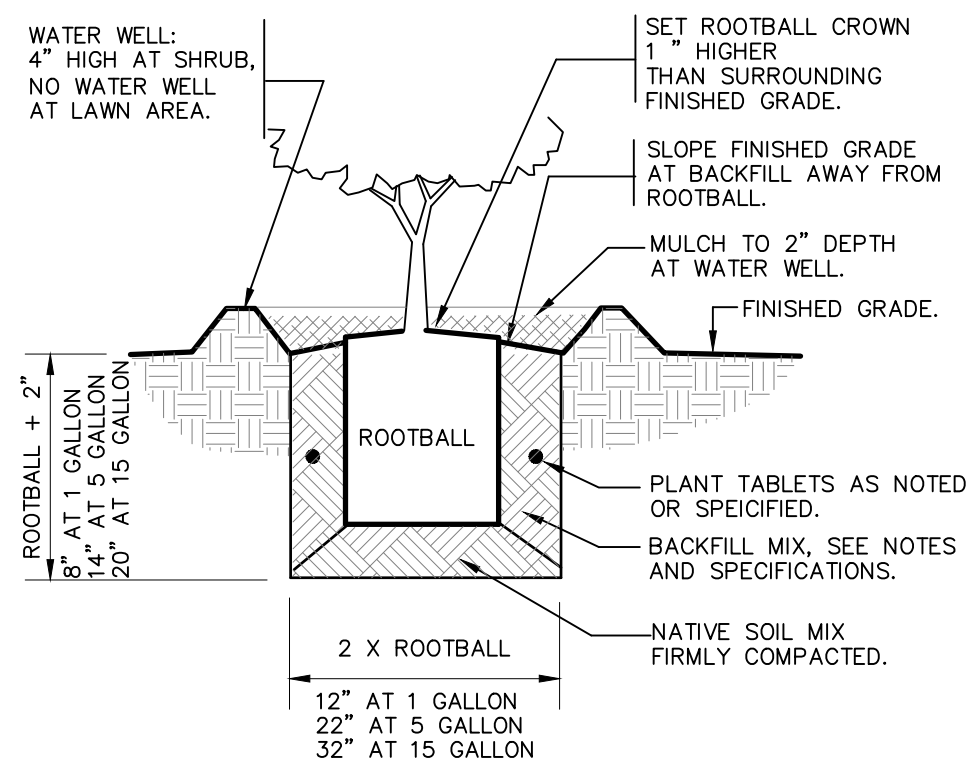
2"-4" DIA. DECORATIVE
FRACTURED ROCK COBBLE
(TYP.)

DECORATIVE STAMPED CONCRETE
W/ COLORED CONCRETE BANDS

PARKING LOT SCREEN
HEDGE (TYP.)

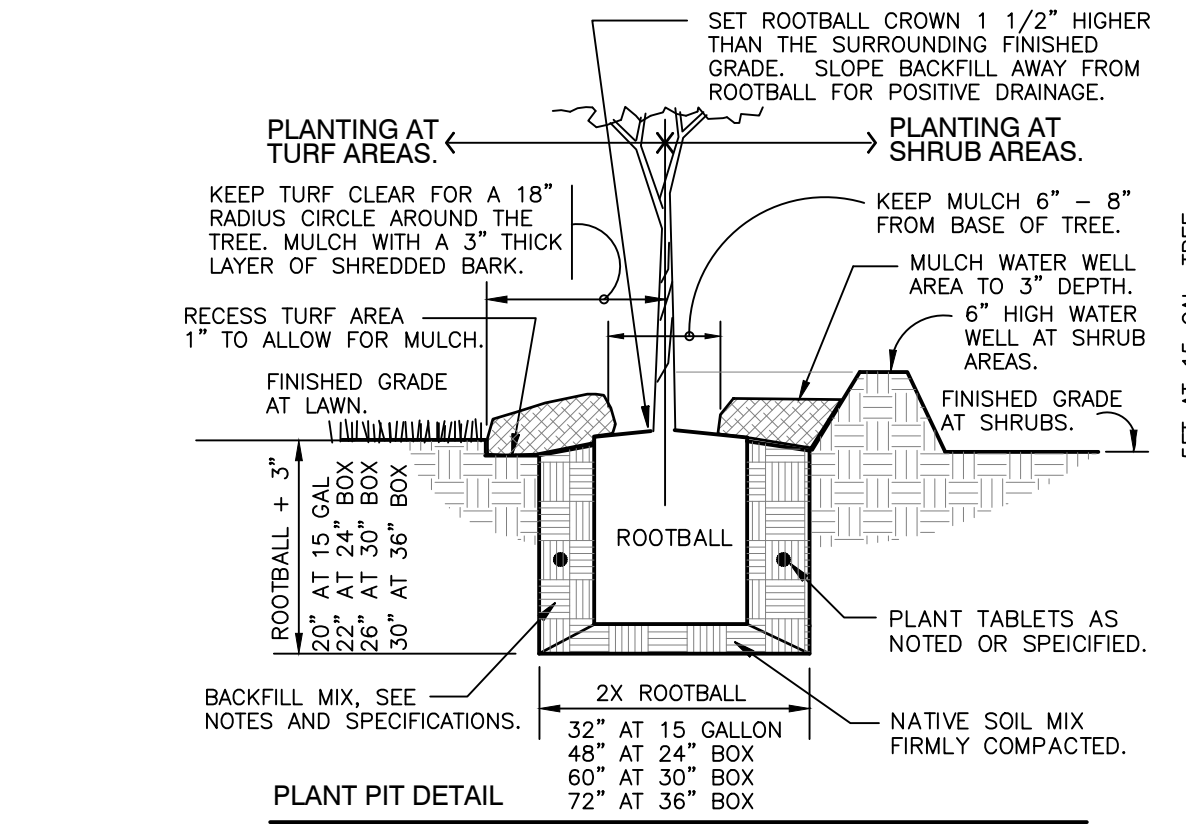
FLOWERING ENTRY
ACCENT TREE (TYP.)

0 20 40 60 80 feet
1" = 20'

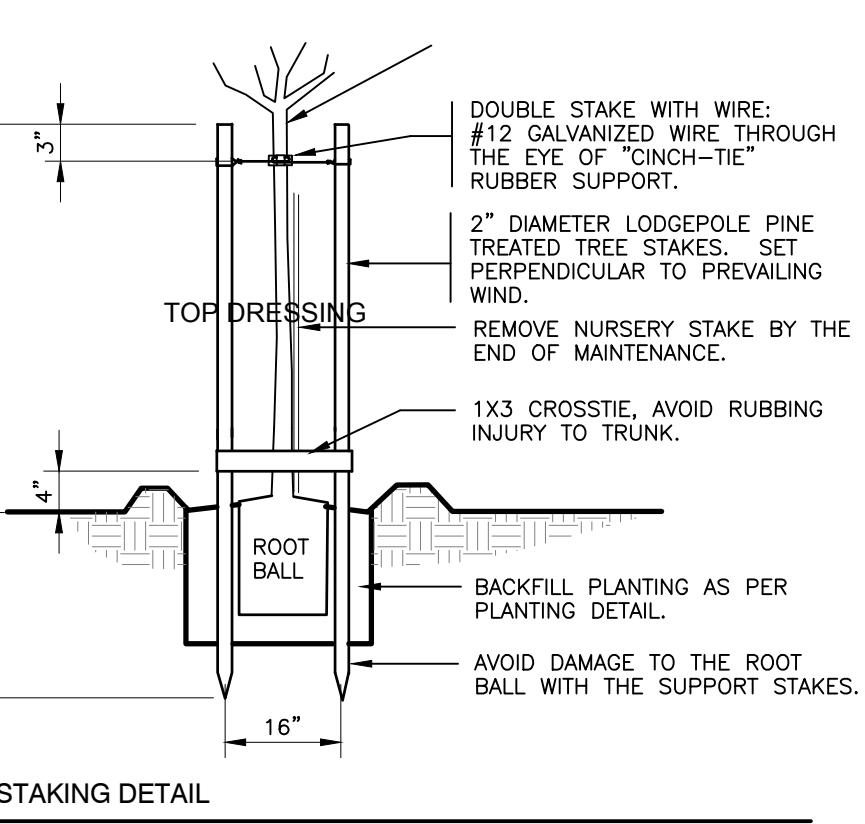


1 SHRUB PLANTING
1" = 1'-0"

FX-PL-FX-SHRB-01



2 TREE DOUBLE STAKE PLANTING
1" = 1'-0"



3 ROOT BARRIER TREE PLANTING
1" = 1'-0"

FX-PL-FX-TREE-11

FX-PL-FX-TREE-12

Wa! Job No. 18021 9/6/18

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REGISTERED LANDSCAPE ARCHITECT
No. 11212
6-30-19
Renewed Date

Engineer

TOWNEPLACE SUITES BY MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742

Insignia Hospitality Group
Committed to Service Excellence

DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

1	△	No
2		

HOTEL APPLICATION #DD9806

date
job no. **17154**
sheet title
CONCEPT IRRIGATION PLAN
sheet no.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	PSI
	BUBBLERS EACH TREE TO RECEIVE (1) RAINBIRD 1300AF ADJ. FLOOD BUBBLER FOR SURFACE APPLICATION AND (1) RAINBIRD ROOT WATERING SYSTEM BUBBLER FOR DEEP ROOT WATERING.	30
	POINT TO POINT DRIP AREA EACH PLANT TO RECEIVE 1-3 SALCO DRIP EMITTER BASED ON PLANT SIZE. (1) 2.0 GPH EMITTER PER 1 GALLON PLANT, (2) 2.0 GPH EMITTER PER 5 GALLON PLANT AND (3) 2.0 GPH EMITTER PER 15 GALLON PLANT.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZF-100-PRF Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at 40psi, and MDCF Fitting. 3gpm-15gpm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.

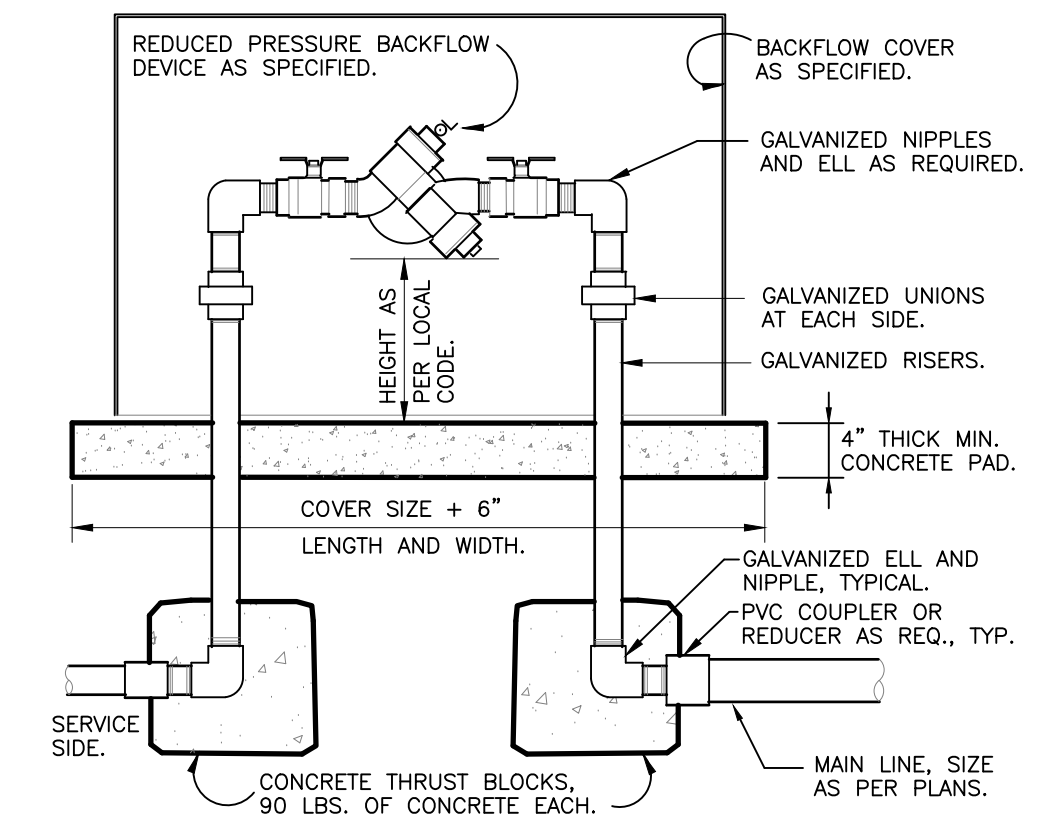
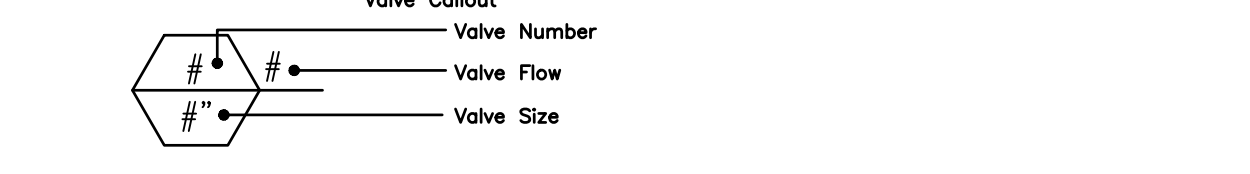
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Nibco T-580-S6-R-66-LL Stainless steel ball valve shut off valve

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Zurn 975XL 1" Reduced Pressure Backflow device

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird ESP8LXME with (01) ESPLXMSM12 20 Station Commercial Controller. Mounted on a Plastic Wall Mount. Without flow sensing.

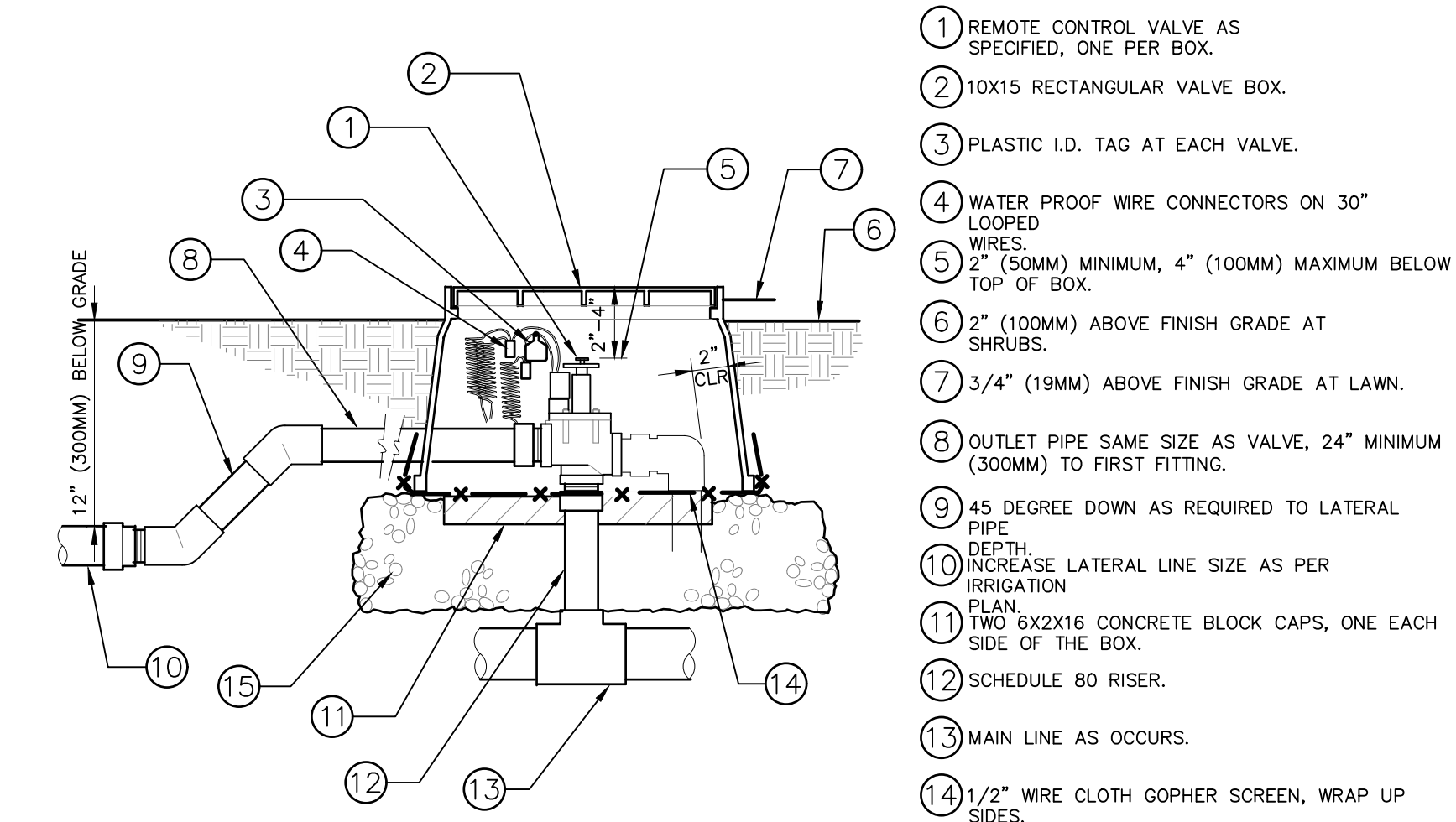
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EZ-FLO Fertilizing Systems EZ005-FX One system feeds all zones, drip or sprinkler. Used for smaller commercial landscapes, residential, HOA's, model homes, and grower applications. Install directly in the irrigation system main line after the back flow preventer. Tank Capacity: 5 Gallon



1 RP BACKFLOW W/ENCLOSURE
1" = 1'-0"

FX-IR-FX-BACK-06



5 REMOTE CONTROL VALVE
1 1/2" = 1'-0"

FX-IR-FX-RCV-01

POINT OF CONNECTION #1

PROJECT SITE: TOTAL LANDSCAPE AREA: 15,222 SF
TOTAL NON-IRRIGATED LANDSCAPE AREA: 1,281 SF
TOTAL IRRIGATED LANDSCAPE AREA: 13,941 SF (51.9" Annual ETo)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

TOTAL MAWA = [(ETo) x (0.70) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.70) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA

where:

MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration Appendix C (inches per year)
0.7 = Evapotranspiration Adjustment Factor (ETAF)
1.0 = ETAF for Special Landscaped Area
LA = Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
SLA = Special Landscaped Area (square feet)

MAWA Calculation:

ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	51.9	x 0.45	x 15,222	x 0.62 = 220,416
MAWA for SLA =	51.9	x 1.0	x 0	x 0.62 = 0
Total MAWA =				220,416 Gallons per year for LA+SLA

Estimated Applied Water Use

EAUW = ETo x Ki x LA x 0.62 / IE = Gallons per year

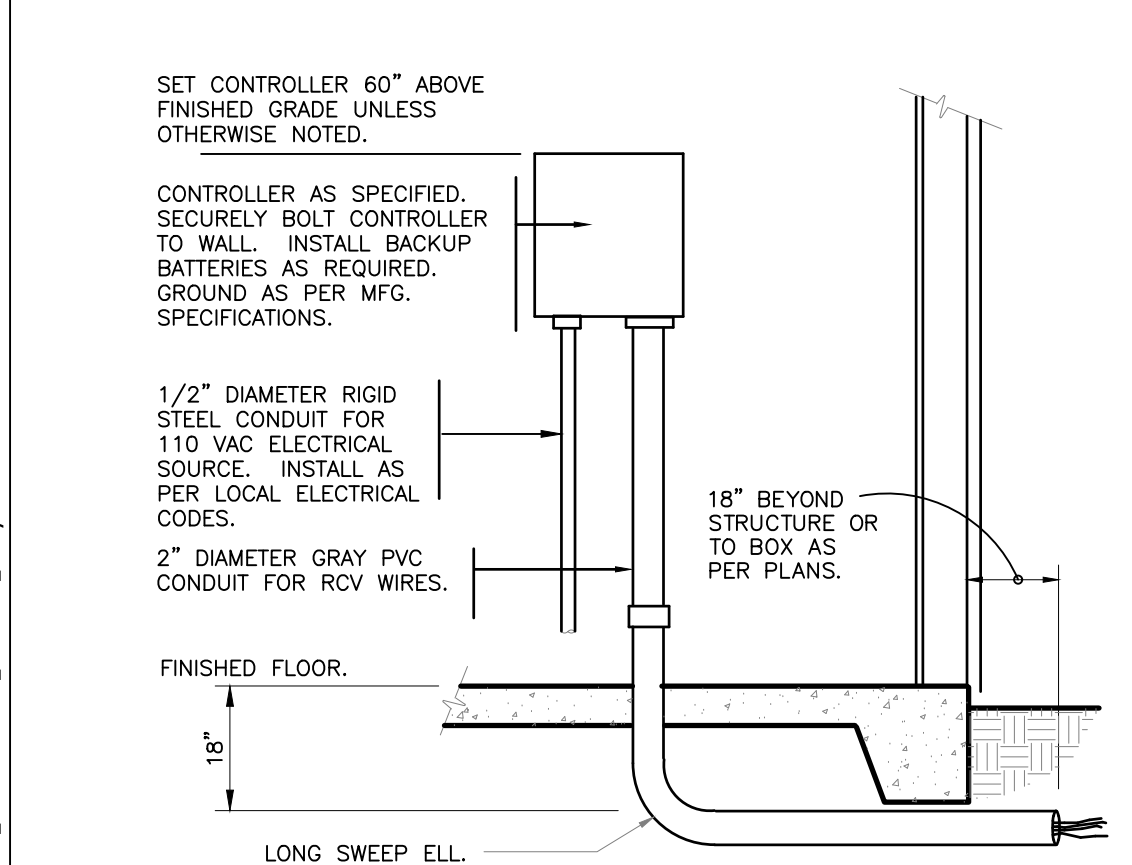
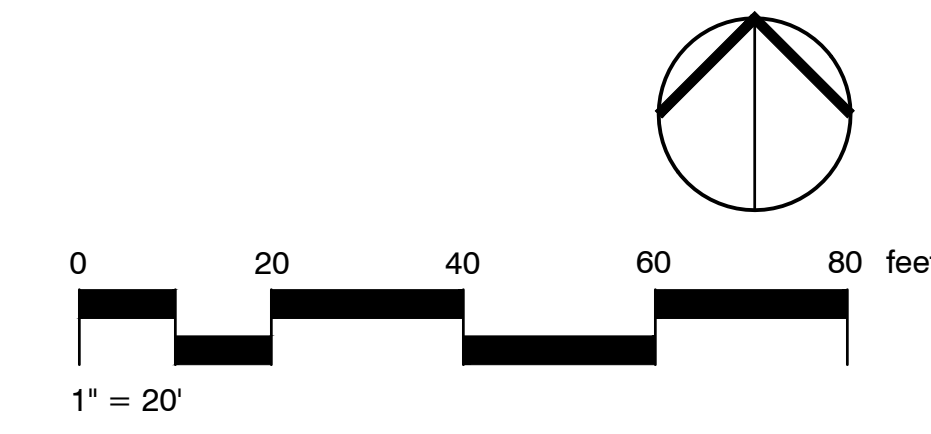
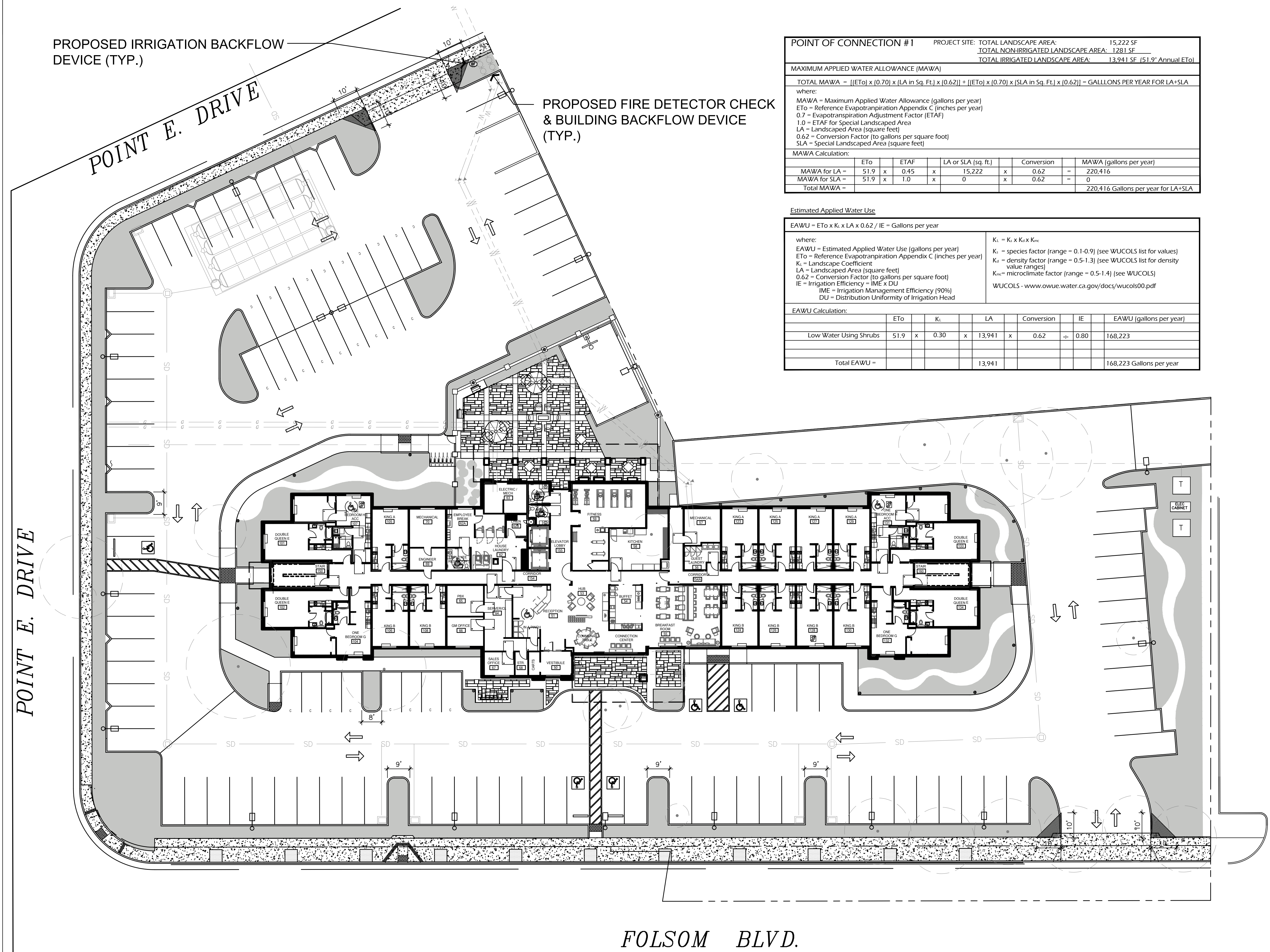
where:

EAUW = Estimated Applied Water Use (gallons per year)
ETo = Reference Evapotranspiration Appendix C (inches per year)
Ki = Landscape Coefficient
LA = Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = Irrigation Efficiency = IME x DU
IME = Irrigation Management Efficiency (90%)
DU = Distribution Uniformity of Irrigation Head

Ki = Ki1 x Ki2 x Ki3
Ki1 = species factor (range = 0.1-0.9) [see WUCOLS list for values]
Ki2 = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges]
Ki3 = microclimate factor (range = 0.5-1.4) [see WUCOLS]
WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf

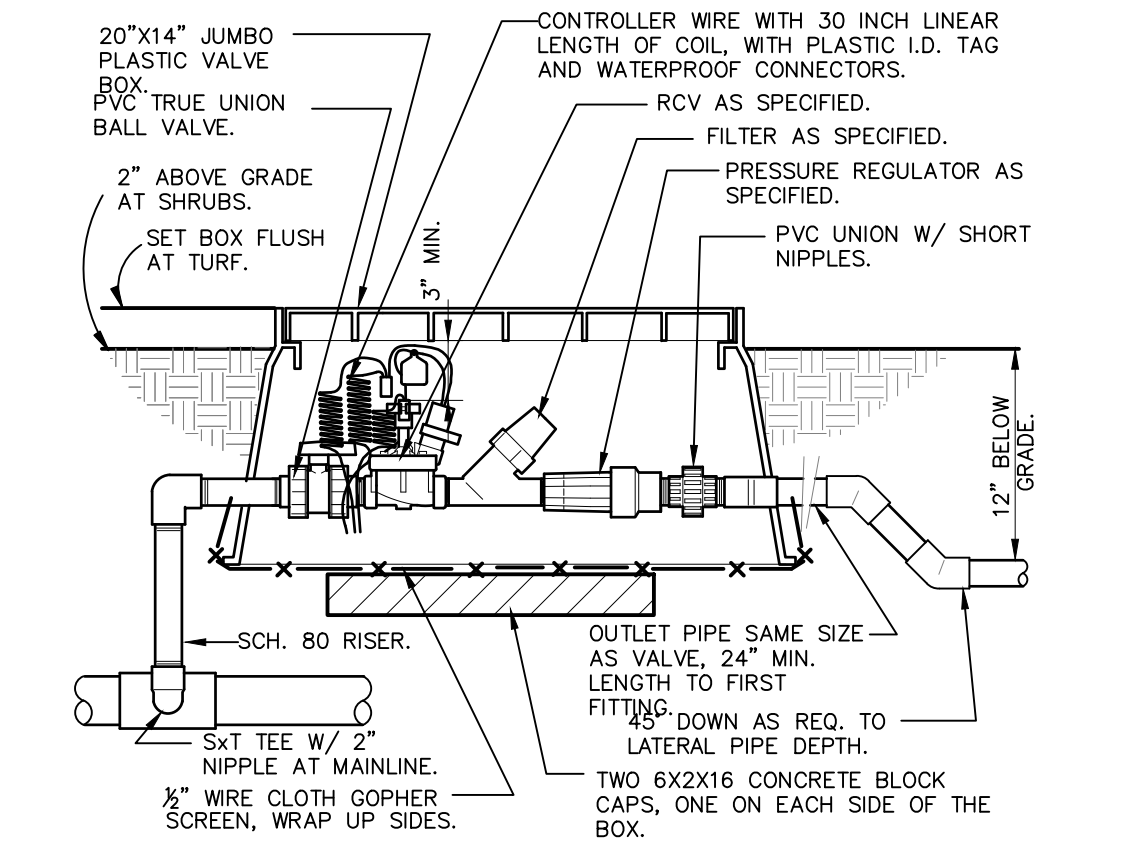
EAUW Calculation:

ETo	Ki	LA	Conversion	IE	EAUW (gallons per year)
Low Water Using Shrubs	51.9	x 0.30	x 13,941	x 0.62 = 0.80	168,223
Total EAUW =			13,941		168,223 Gallons per year



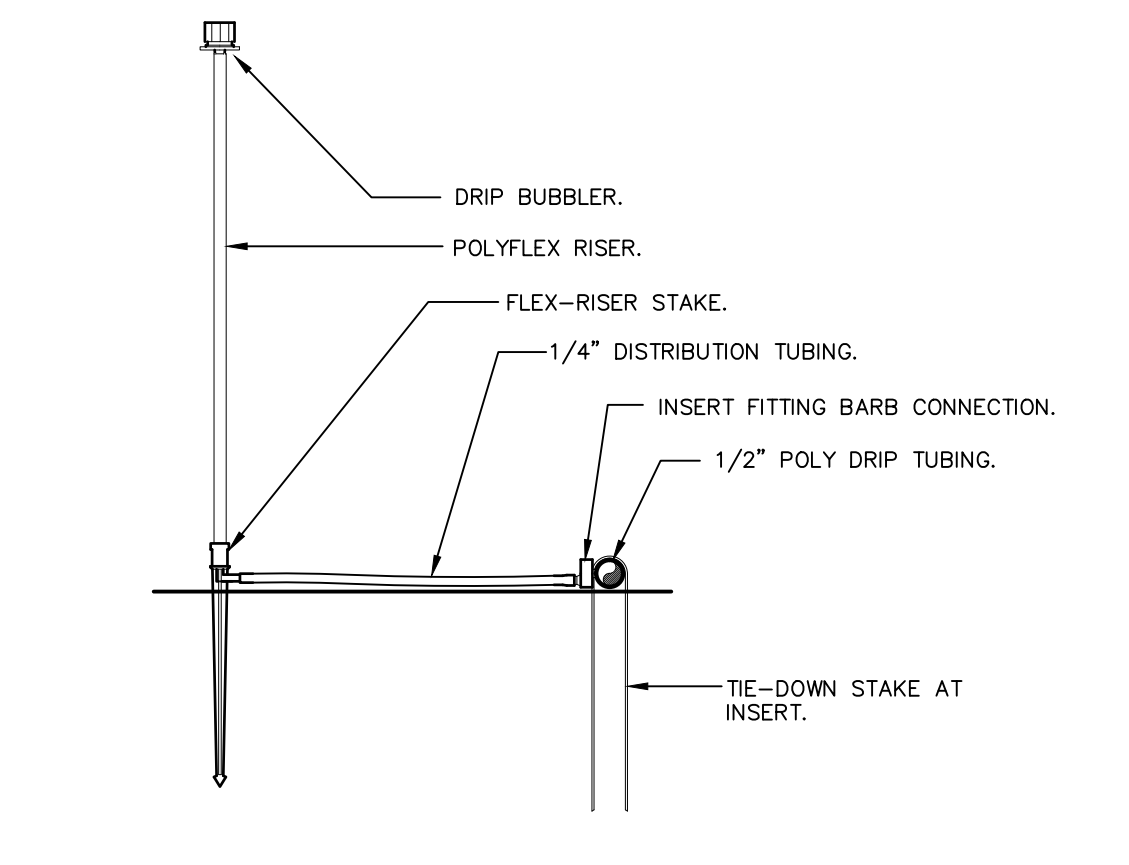
2 INTERIOR WALL MOUNT CONTROLLER
1" = 1'-0"

FX-IR-FX-CONT-14



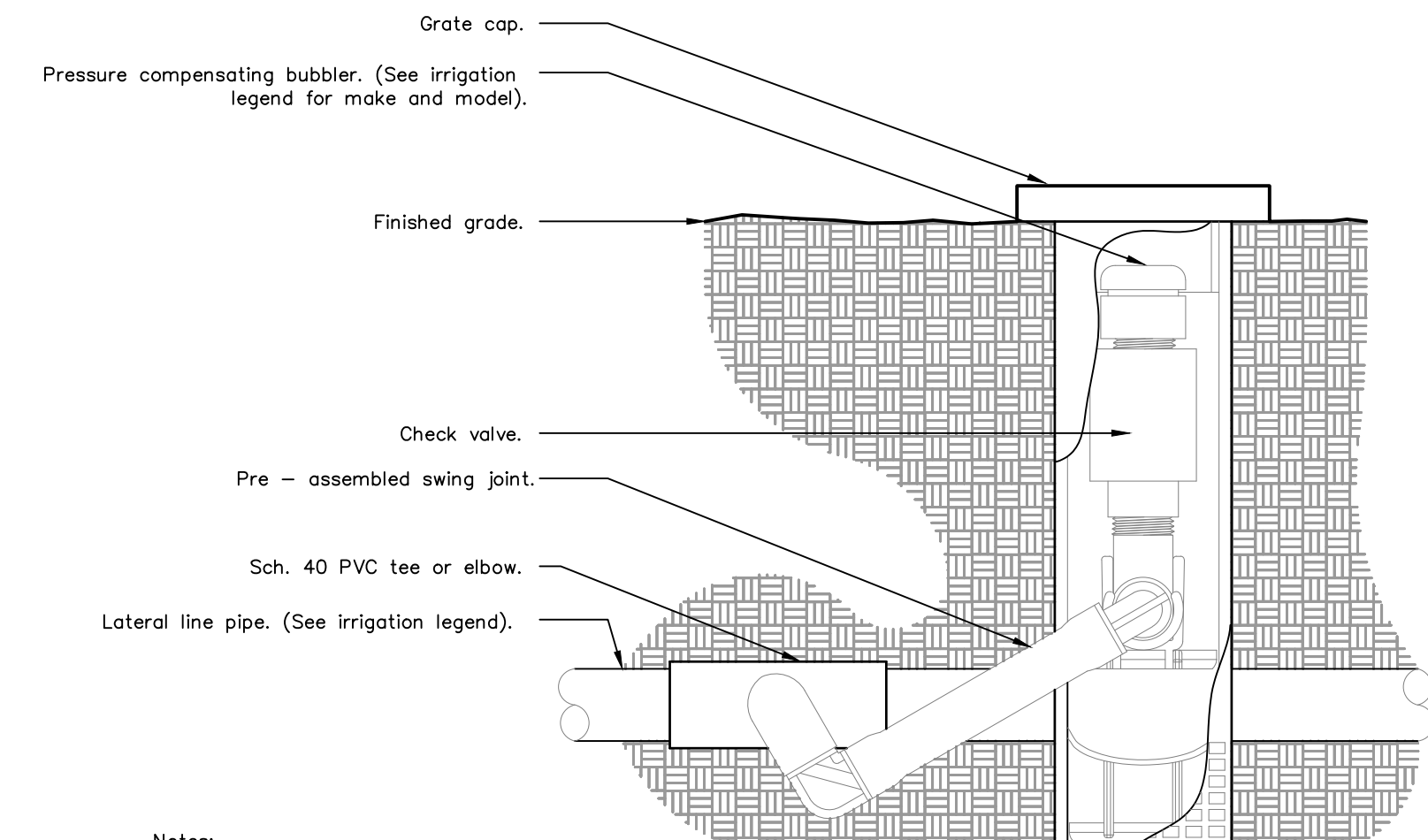
3 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"

FX-IR-FX-DRIP-12



4 DRIP BUBBLER ON FLEX RISER
3" = 1'-0"

FX-IR-FX-EMIT-17



Notes:

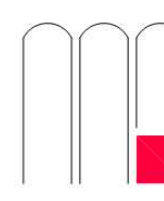
1- Install per manufacturer's specifications and recommendations.

2- Contractor shall settle soil around the root watering system with water so air pockets are eliminated.

1-X ROOT WATERING SYSTEM
6" = 1'-0"

FX-IR-FX-HEAD-03

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951 353-2428 Ph.
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REGISTERED LANDSCAPE ARCHITECT
SCOTT WILSON
NO. 212
6-30-19
Expiring Date
State of California
Engineer

TOWNEPLACE SUITES BY MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



Insignia Hospitality Group
Committed to Service Excellence

DARPAN BHAKTA
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401 TRADEWINDS
MIDLAND, TX 79707

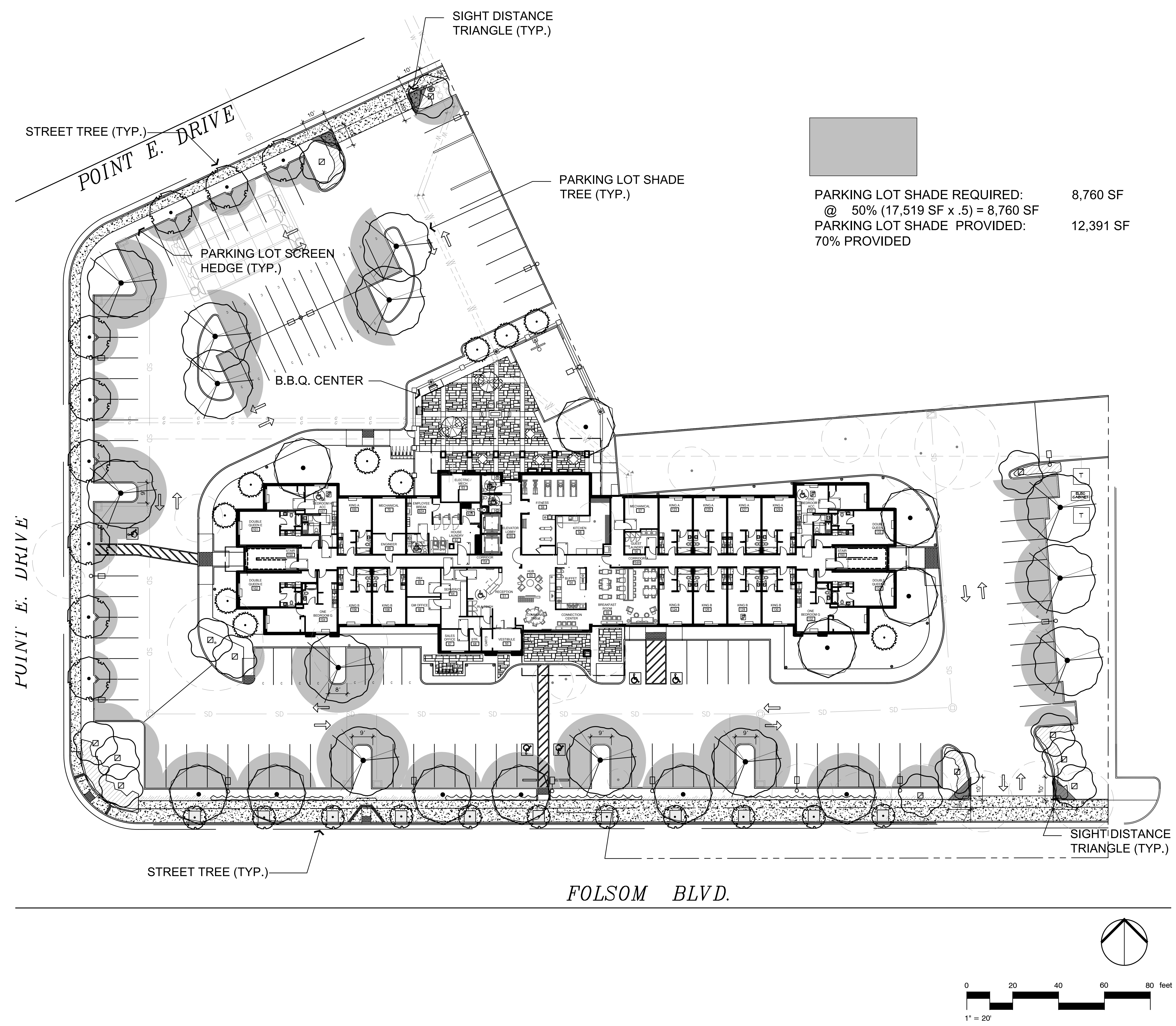
Revisions:

1	▲	No
2		

HOTEL APPLICATION #DD9806

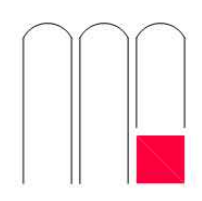
date _____
job no. **17154**
sheet title **SHADING PLAN**
sheet no. _____

L1.2 **132**



PARKING LOT SHADE REQUIRED: 8,760 SF
@ 50% (17,519 SF x .5) = 8,760 SF
PARKING LOT SHADE PROVIDED: 12,391 SF
70% PROVIDED

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REGISTERED LANDSCAPE ARCHITECT
SCOTT WILSON
No. 2122
6-30-19
Expiring Date
State of California
Engineer



TOWNEPLACE SUITES BY MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



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INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

1	△	No
2		

HOTEL APPLICATION #DD9806

date

job no.

17154

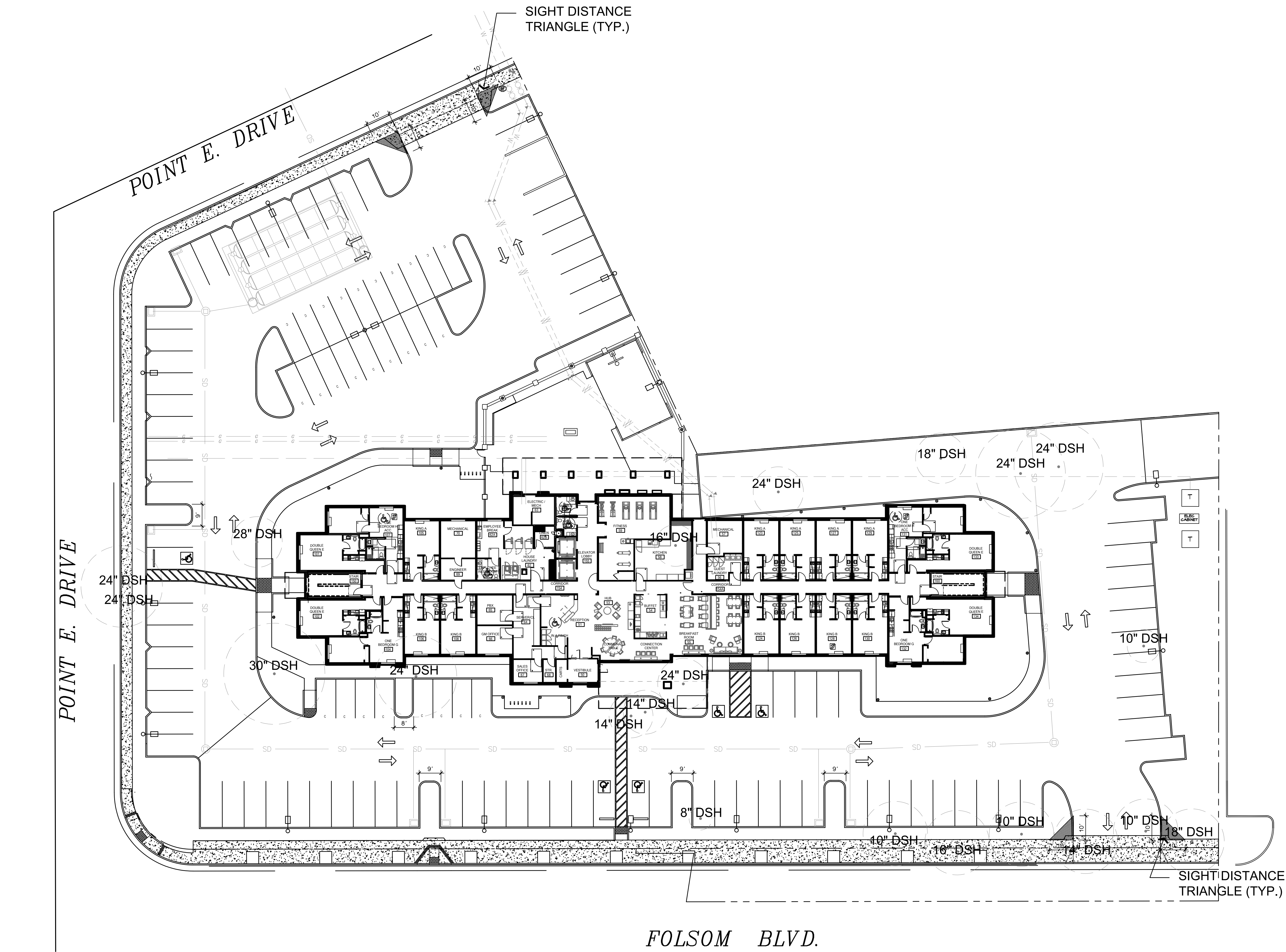
sheet title

TREE REMOVAL PLAN

sheet no.

L1.3

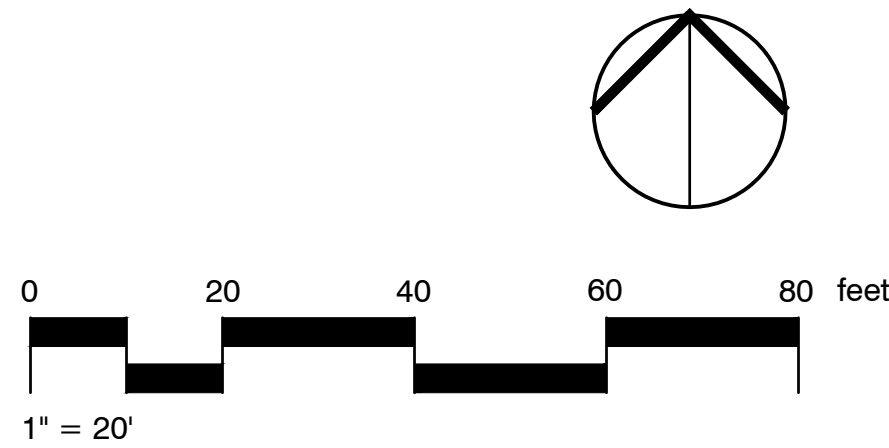
133

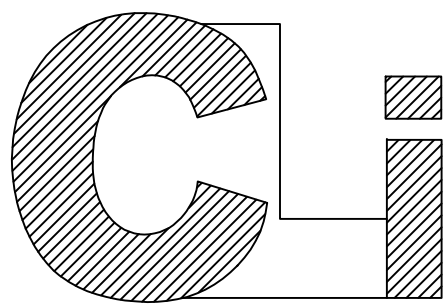


16 - TREES GREATER THAN 12" DSH TO BE REMOVED.

336" - TOTAL CALIPER INCHES TREES GREATER THAN 12" DSH TO BE REMOVED.

185" - TOTAL CALIPER INCHES TREES PROPOSED TO BE PLANTED AS PART OF THE PROJECT.



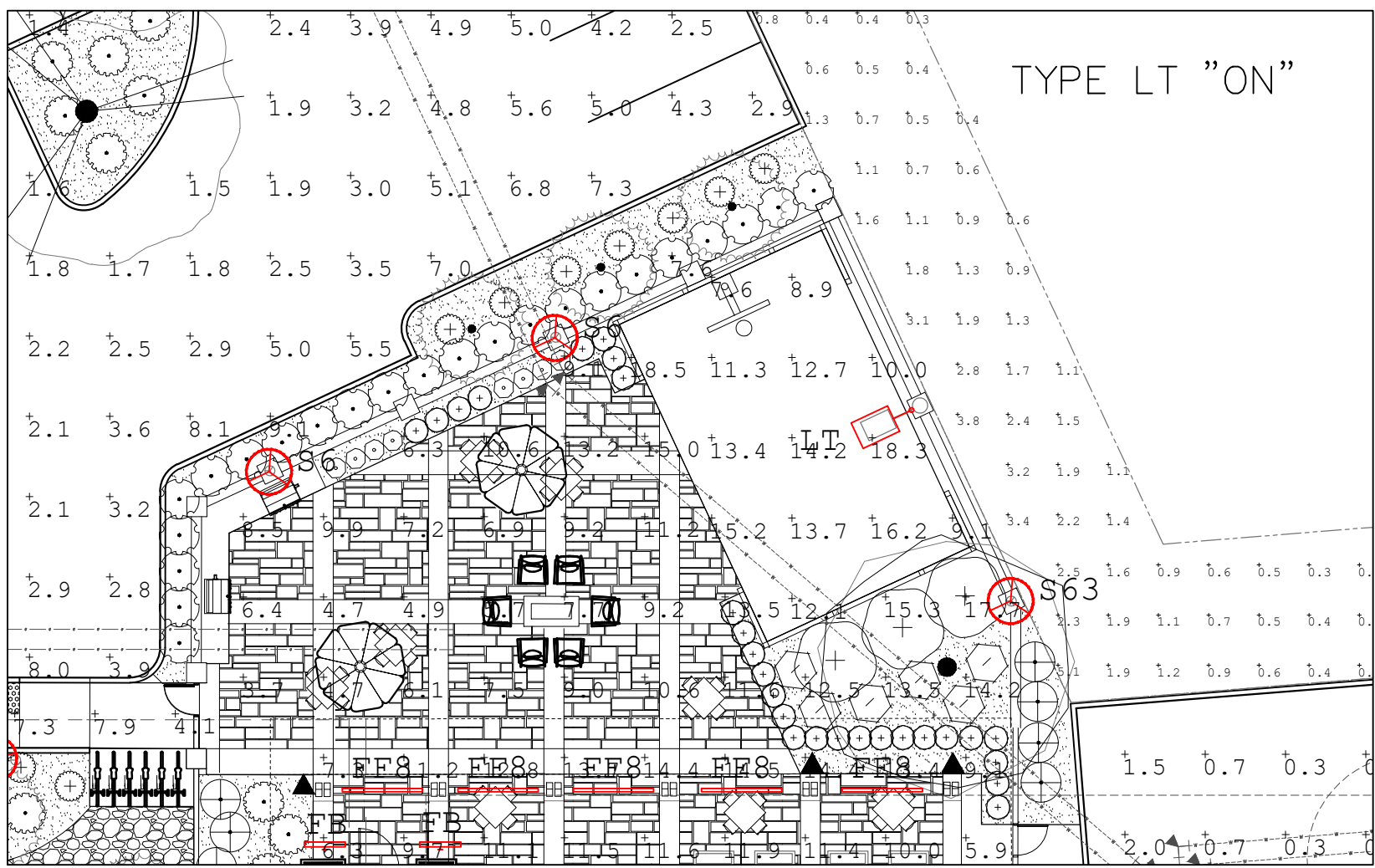


Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
1.	DRAWING ISSUE	06.11.18
2.	REVISION ISSUE	06.28.18
3.	REVISION ISSUE	06.28.18
4.	REVISION ISSUE	07.18.18
5.	REVISION ISSUE	08.22.18

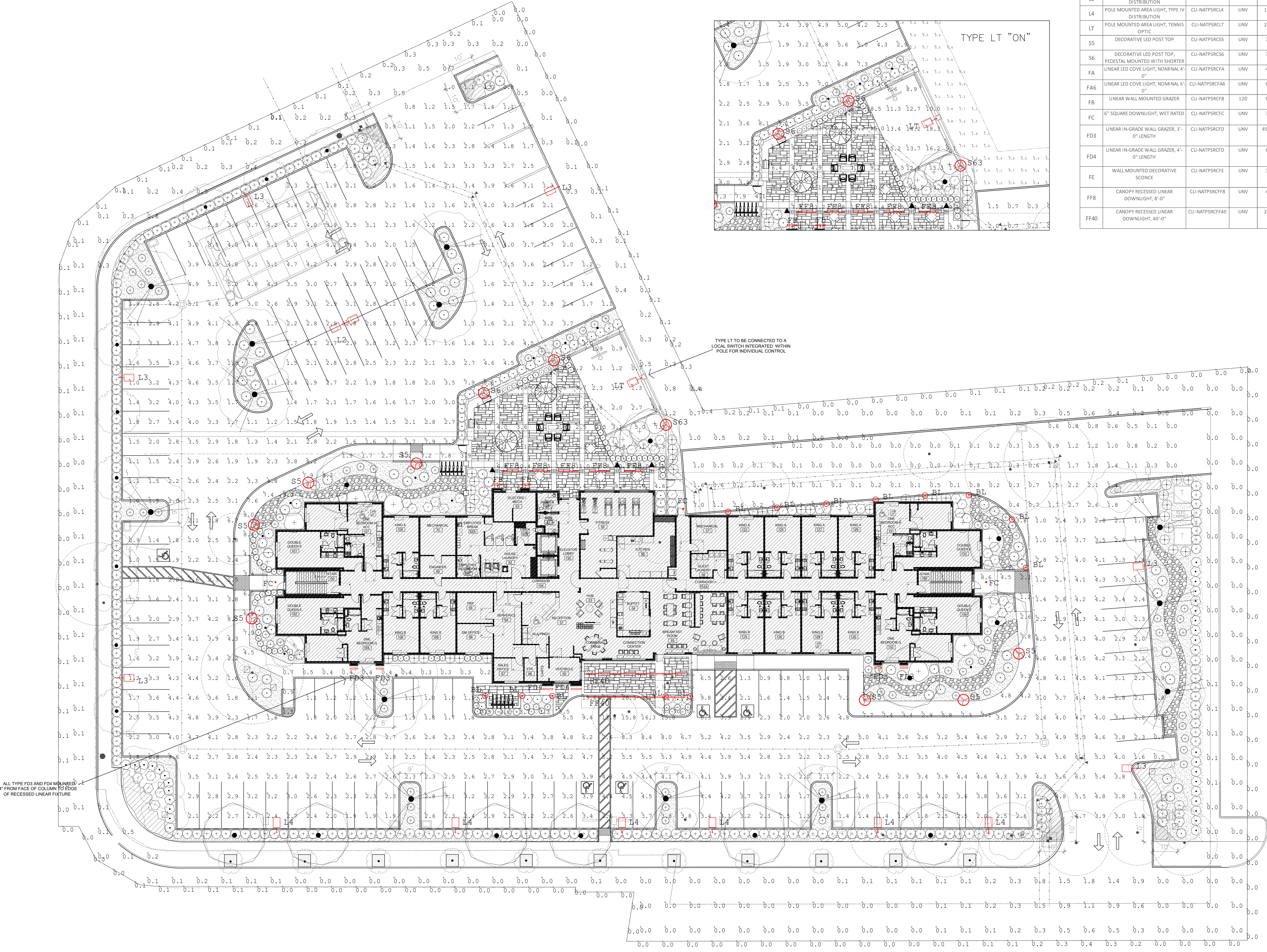
LIGHTING FIXTURE LEGEND				
Fixture Type	Fixture Description	Product Registration ID	Input Voltage	Fixture Wattage
BL	7 INCH X 42" HIGH LED BOLLARD	CU-NATPSRCBL	UNV	17
L2	POLE MOUNTED AREA LIGHT, (2) HEADS @ 180°, TYPE V	CU-NATPSRC12	UNV	188
L3	POLE MOUNTED AREA LIGHT, TYPE III DISTRIBUTION	CU-NATPSRC13	UNV	150
L4	POLE MOUNTED AREA LIGHT, TYPE IV DISTRIBUTION	CU-NATPSRC14	UNV	150
LT	POLE MOUNTED AREA LIGHT, TENNIS OPTIC	CU-NATPSRCLT	UNV	263
S5	DECORATIVE LED POST TOP	CU-NATPSRC55	UNV	71
S6	DECORATIVE LED POST TOP, PEDESTAL MOUNTED WITH SHORTER	CU-NATPSRC56	UNV	71
FA	LINEAR LED COVE LIGHT, NOMINAL 4'-0"	CU-NATPSRCFA	UNV	44
FA6	LINEAR LED COVE LIGHT, NOMINAL 6'-0"	CU-NATPSRCFA6	UNV	66
FB	LINEAR WALL MOUNTED GRAZER	CU-NATPSRCFB	120	61
FC	6" SQUARE DOWNLIGHT, WET RATED	CU-NATPSRCFC	UNV	32
FD3	LINEAR IN-GRADE WALL GRAZER, 3'-0" LENGTH	CU-NATPSRCFD	UNV	45.75
FD4	LINEAR IN-GRADE WALL GRAZER, 4'-0" LENGTH	CU-NATPSRCFD	UNV	61
FE	WALL MOUNTED DECORATIVE SCONCE	CU-NATPSRCFE	UNV	34
FF8	CANOPY RECESSED LINEAR DOWNLIGHT, 8'-0"	CU-NATPSRCFF8	UNV	44
FF40	CANOPY RECESSED LINEAR DOWNLIGHT, 40'-0"	CU-NATPSRCFF40	UNV	220

Calculation Summary						
Label	CalcType	Unite	Avg	Max	Min	Avg/Min
BB Court	Illuminance	Fc	2.47	9.2	0.7	3.33
Courtyard	Illuminance	Fc	6.44	11.5	2.0	3.22
Fire Lane	Illuminance	Fc	0.82	8.6	0.0	N.A.
Light Trespass Zone	Illuminance	Fc	0.16	1.9	0.0	N.A.
Parking-Drive Aisle	Illuminance	Fc	3.08	26.7	0.5	6.16
Pedestrian Walkway 1	Illuminance	Fc	3.82	9.0	0.2	19.10
Pedestrian Walkway 2	Illuminance	Fc	5.34	9.3	1.2	4.45
Porte Cochere	Illuminance	Fc	20.38	28.2	9.4	2.17
Property Line	Illuminance	Fc	0.06	0.4	0.0	N.A.



TYPE LT "ON"

TYPE LT TO BE CONNECTED TO A LOCAL SWITCH INTEGRATED WITHIN POLE FOR INDIVIDUAL CONTROL



TOWN PLACE SUITES
RANCHO CORDOVA, CA

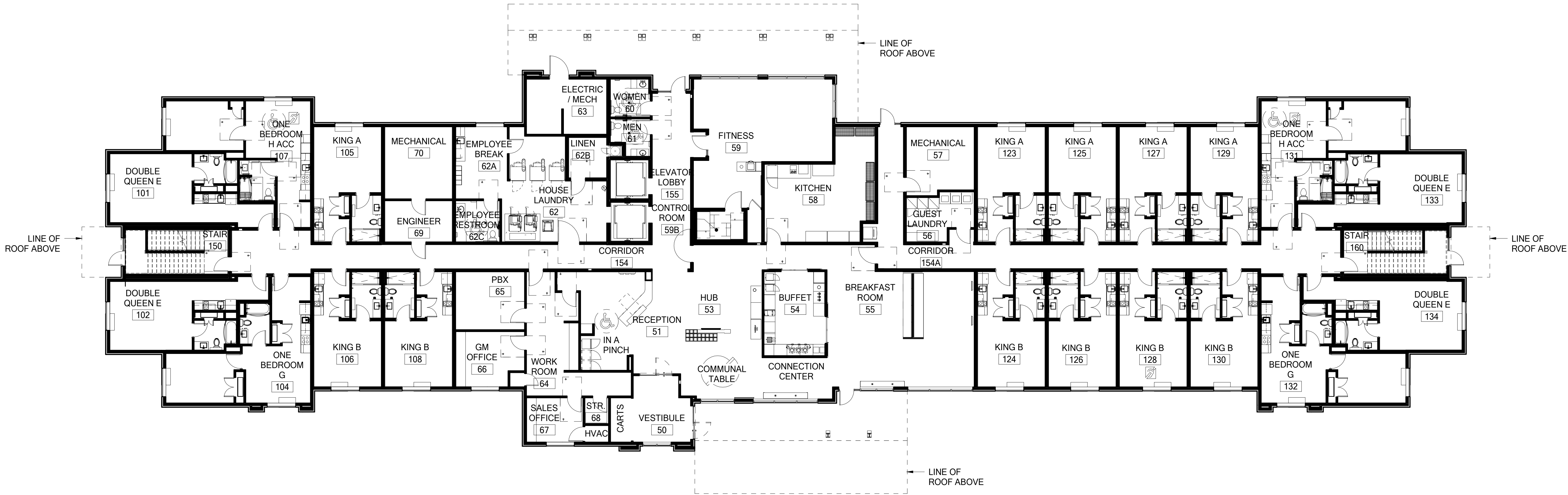
ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING INDUSTRIES. NO PARTS OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COMMERCIAL LIGHTING INDUSTRIES.

Title
PHOTOMETRIC
DRAWING
SITE LIGHTING

Scale
1/16"=1'-0"
Date
08.22.18
Drawn By
J.H.
Checked By
I.D.
Job No.

Sheet No.
LDE-1

1 LEVEL 1
A1.1 3/32" = 1'-0"



BUILDING SQUARE FOOTAGE	
FLOOR	AREA PER FLOOR SF
1ST FLOOR	17,610 SF
2ND FLOOR	17,300 SF
3RD FLOOR	17,300 SF
4TH FLOOR	17,300 SF
TOTAL	69,510 SF

SPECIFIC GUEST ROOM TYPE MATRIX											
	1	2	3	4	5	6	7	8	9	10	TOTAL
1ST FLOOR	0	0	0	0	0	0	0	0	0	0	0
2ND FLOOR	20	0	2	2	2	4	1	4	0	0	33
3RD FLOOR	20	0	2	2	2	4	1	4	0	0	33
4TH FLOOR	20	0	2	2	2	4	1	4	0	0	33
TOTAL	60	0	6	6	6	16	3	14	0	0	118

ACC # COMM. ROOM MATRIX			
ROOM #	ROOM TYPE	ACC	COMM.
102	DBL QN E		•
107	1 BED H ACC	•	•
128	KING B		•
131	1 BED H ACC	•	•
211	DBL QN F ACC	•	•
212	KING C ACC	•	•
214	KING C ACC	•	•
225	KING A		•
232	1 BED G		•
305	KING A		•
311	DBL QN F ACC	•	•
312	KING C ACC	•	•
314	KING C ACC	•	•
326	KING A		•
404	1 BED G		•
411	DBL QN F ACC	•	•
412	KING C ACC	•	•
414	KING C ACC	•	•
418	DBL QN D		•
433	DBL QN E		•

- FLOOR PLAN GENERAL NOTES
1. ALL MATERIALS END ON INSIDE CORNER UNLESS NOTED OTHERWISE
 2. EIFS CONTROL JOINTS & REVEAL PATTERNS SHALL BE RETURNED TO INSIDE CORNERS AT FACES NOT SHOWN. VERIFY WITH ARCHITECT
 3. REFER TO ELECTRICAL FOR EXTERIOR FIXTURES
 4. ALL BRICK VENEER WALLS TO HAVE CONTROL JOINTS AT ALL INSIDE CORNERS AND AT MINIMUM OF 75 FT.
 5. ALIGN GUEST ROOM WINDOWS AT HEAD ACROSS BUILDING (TYP.)

PLAN SYMBOLS	
165	DOOR TAG
50	WINDOW TAG
X-000	PARTITION/WALL TYPE TAG
X-000	FURNISHING REFERENCE
165	TOILET ACCESSORY
378	FINISH TAG

ATTACHMENT 2
EXHIBIT A TO THE RESOLUTION
MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management

14881 Quorum Dr. Suite 800
Dallas, Texas 75254
Phone: (972) 386-0038 Fax: (972) 386-0576
www.MayseAssociates.com

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MICHAEL R. MAYSE, ARCHITECT
CALL: #C-28745

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TOWNEPLACE
SUITES BY
MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742


DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:		
1	Δ	No
2		

HOTEL
APPLICATION
#DD9806

date
09/07/2018

job no.
17154

sheet title
1ST FLOOR PLAN OVERALL

sheet no.

A1.1 135

1 LEVEL 3
A1.3 3/32" = 1'-0"



BUILDING SQUARE FOOTAGE	
FLOOR	AREA PER FLOOR SF
1ST FLOOR	17,610 SF
2ND FLOOR	17,300 SF
3RD FLOOR	17,300 SF
4TH FLOOR	17,300 SF
TOTAL	69,510 SF

SPECIFIC GUEST ROOM TYPE MATRIX											
	KING A	KING B	KING C ACC	DOUBLE QUEEN D	DOUBLE QUEEN E	DOUBLE QUEEN F ACC	ONE BEDROOM G	ONE BEDROOM H ACC	ONE BEDROOM I ACC	ONE BEDROOM J ACC	TOTAL
1ST FLOOR	5	6	0	0	4	1	4	2	2	0	19
2ND FLOOR	20	0	2	2	4	1	4	4	0	0	33
3RD FLOOR	20	0	2	2	4	1	4	0	0	0	33
4TH FLOOR	20	0	2	2	4	1	4	0	0	0	33
TOTAL	65	6	6	6	16	3	14	2	2	0	118

ACC & COMM. ROOM MATRIX			
ROOM #	ROOM TYPE	ACC	COMM.
102	DBL QN E		•
107	1 BED H ACC	•	•
128	KING B		•
131	1 BED H ACC	•	•
211	DBL QN F ACC	•	•
212	KING C ACC	•	•
214	KING C ACC	•	•
225	KING A		•
232	1 BED G		•
305	KING A		•
311	DBL QN F ACC	•	•
312	KING C ACC	•	•
314	KING C ACC	•	•
326	KING A		•
404	1 BED G		•
411	DBL QN F ACC	•	•
412	KING C ACC	•	•
414	KING C ACC	•	•
418	DBL QN D		•
433	DBL QN E		•

FLOOR PLAN GENERAL NOTES

1. ALL MATERIALS END ON INSIDE CORNER UNLESS NOTED OTHERWISE
2. EIFS CONTROL JOINTS & REVEAL PATTERNS SHALL BE RETURNED TO INSIDE CORNERS AT FACES NOT SHOWN. VERIFY WITH ARCHITECT
3. REFER TO ELECTRICAL FOR EXTERIOR FIXTURES
4. ALL BRICK VENEER WALLS TO HAVE CONTROL JOINTS AT ALL INSIDE CORNERS AND AT MINIMUM OF 75 FT.
5. ALIGN GUEST ROOM WINDOWS AT HEAD ACROSS BUILDING (TYP.)

PLAN SYMBOLS	
	DOOR TAG
	WINDOW TAG
	PARTITION/WALL TYPE TAG
	FURNISHING REFERENCE
	TOILET ACCESSORY
	FINISH TAG

ATTACHMENT 2
EXHIBIT A TO THE RESOLUTION
MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management

14881 Quorum Dr. Suite 800
Dallas, Texas 75254
Phone: (972) 386-0038 Fax: (972) 386-0576
www.MayseAssociates.com

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CALL: #C-28745

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TOWNEPLACE
SUITES BY
MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

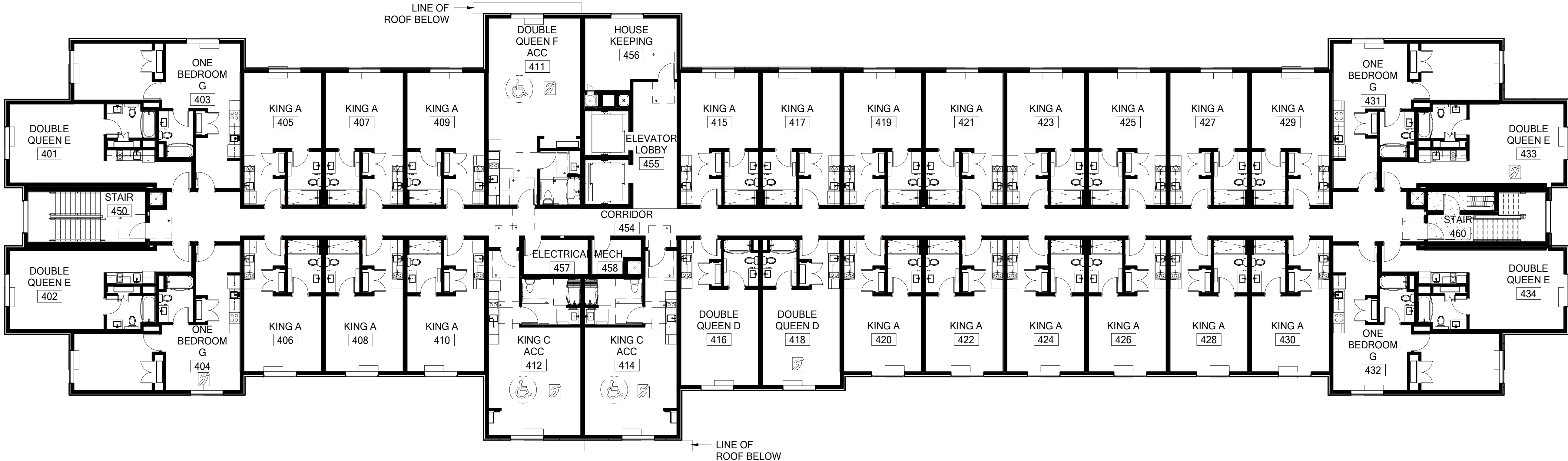
Revisions:		
1	Δ	No
2		

HOTEL
APPLICATION
#DD9806

date
09/07/2018
job no.
17154
sheet title
3RD FLOOR PLAN OVERALL
sheet no.

A1.3 137

1 LEVEL 4
A1.4 3/32" = 1'-0"



BUILDING SQUARE FOOTAGE	
FLOOR	AREA PER FLOOR SF
1ST FLOOR	17,610 SF
2ND FLOOR	17,300 SF
3RD FLOOR	17,300 SF
4TH FLOOR	17,300 SF
TOTAL	69,510 SF

SPECIFIC GUEST ROOM TYPE MATRIX										
	1 KING A	1 KING B	1 KING C ACC	1 DOUBLE QUEEN D	1 DOUBLE QUEEN E	1 DOUBLE QUEEN F ACC	1 DOUBLE QUEEN G	1 ONE BEDROOM H ACC	TOTAL	
1ST FLOOR	0	0	0	0	0	0	2	2	13	
2ND FLOOR	20	0	2	2	4	1	1	4	0	33
3RD FLOOR	20	0	2	2	4	1	1	4	0	33
4TH FLOOR	20	0	2	2	4	1	1	4	0	33
TOTAL	60	0	4	4	16	3	3	14	2	118

ACC & COMM. ROOM MATRIX			
ROOM #	ROOM TYPE	ACC	COMM.
102	DBL QN E		•
107	1 BED H ACC	•	•
128	KING B		•
131	1 BED H ACC	•	•
211	DBL QN F ACC	•	•
212	KING C ACC	•	•
214	KING C ACC	•	•
225	KING A		•
232	1 BED G		•
305	KING A		•
311	DBL QN F ACC	•	•
312	KING C ACC	•	•
314	KING C ACC	•	•
326	KING A		•
404	1 BED G		•
411	DBL QN F ACC	•	•
412	KING C ACC	•	•
414	KING C ACC	•	•
418	DBL QN D		•
433	DBL QN E		•

FLOOR PLAN GENERAL NOTES

1. ALL MATERIALS END ON INSIDE CORNER UNLESS NOTED OTHERWISE
2. EIFS CONTROL JOINTS & REVEAL PATTERNS SHALL BE RETURNED TO INSIDE CORNERS AT FACES NOT SHOWN. VERIFY WITH ARCHITECT
3. REFER TO ELECTRICAL FOR EXTERIOR FIXTURES
4. ALL BRICK VENEER WALLS TO HAVE CONTROL JOINTS AT ALL INSIDE CORNERS AND AT MINIMUM OF 75 FT.
5. ALIGN GUEST ROOM WINDOWS AT HEAD ACROSS BUILDING (TYP.)

PLAN SYMBOLS	
165	DOOR TAG
SD	WINDOW TAG
◇	PARTITION/WALL TYPE TAG
X-000	FURNISHING REFERENCE
165	TOILET ACCESSORY
378	FINISH TAG

ATTACHMENT 2
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MARRIOTT

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RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

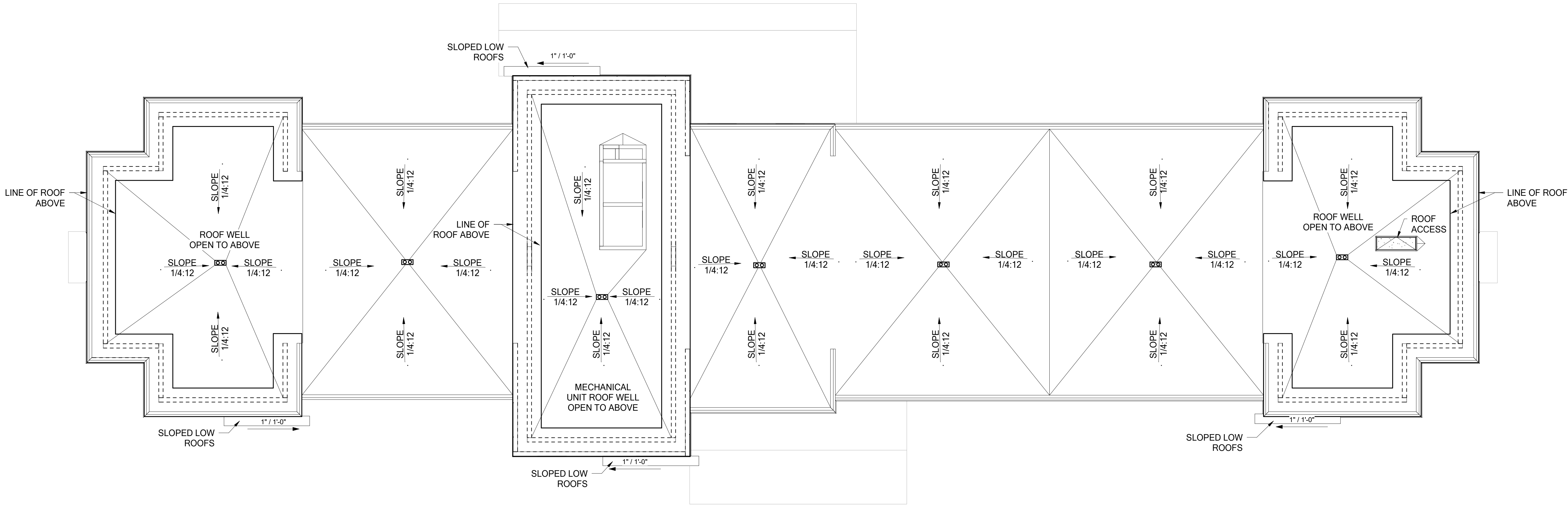
Revisions:

I	#	No
2		

HOTEL
APPLICATION
#DD9806
date
09/07/2018
job no.
17154
sheet title
4TH FLOOR PLAN OVERALL
sheet no.

A1.4 138

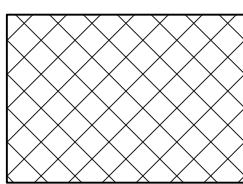
1 ROOF PLAN
A2.0 3/32" = 1'-0"



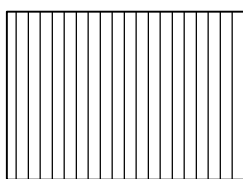
ROOF PLAN NOTES

1. PROVIDE WALK PADS FROM ROOF ACCESS TO ALL ROOF MOUNTED EQUIPMENT. EXTEND PADS 6 FEET AROUND ALL SIDES OF LARGE RTUS AND 3 FEET AROUND ALL OTHER EQUIPMENT.
2. REFER MEP DRAWINGS AND SPECS FOR EQUIPMENT AND PIPING SUPPORTS. DO NOT USE WOOD SUPPORTS.
3. R-36, RIGID INSULATION PER COMCHECK AT ALL LOW ROOFS AT 1ST FLOOR.
4. PROVIDE ICE DAM FLASHING.
5. PROVIDE FLASHING UNDERLAYMENT PER ROOF MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
6. FLAT ROOF AREAS SHALL BE SLOPED AT 1/4" PER FOOT U.N.O.
7. REFER TO MEP DRAWINGS FOR MECHANICAL (RTU) ROOF TOP UNITS, ROOF DRAIN AND OVERFLOW DRAIN CONNECTION.
8. ALL ROOF PENETRATIONS SHALL BE PROPERLY SEALED BY ROOFING SUBCONTRACTOR WITH BOOTS, FLASHINGS ETC. PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
9. ROOF SHALL COMPLY WITH IBC 1505 CLASS B ROOF.
10. ALL OVERHANGS GREATER THAN 4' MUST HAVE A DRY SPRINKLER HEAD.
11. CONFIRM INTAKE EQUIPMENT IS 15' AWAY OR GREATER FROM EXHAUST EQUIPMENT.
12. TPO ROOFS THAT COMPLY WITH IBC 1507 SHALL COMPLY WITH CBC 016 FOR WIND LOAD PRESSURES.
13. EDGE SECUREMENT FOR LOW-SLOPED ROOFS SHALL COMPLY WITH IBC CHAPTER 16 AND TEST OR RESISTANCE IN ACCORDANCE WITH NSIS/PRI ES-1.
14. TPO ROOFS THAT COMPLY WITH IBC 1507 SHALL COMPLY WITH IBC 1504.7 FOR RESISTANCE TO FOOT TRAFFIC TEST AND RESIST IMPACT DAMAGE.
15. REFER TO A8-1 - AS 18 FOR LOW ROOF ENLARGED PLANS AND DETAILS.

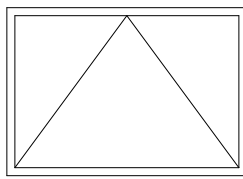
ROOF FINISH LEGEND



3'-0" MIN WALK PAD



KICKER



WOOD CEILING

CARUSLE TPO CLASS B ROOF ASSEMBLY - 60MIL OR THICKER WHITE TPO ROOFING MEMBRANE OVER 1/2" DENSDECK, ISO BOARD (AT CRICKER ONLY), OVER 23/32" PLYWOOD DECK, OVER SLOPED TOP CHORD PREFAB WOOD ROOF TRUSS PER STRUCTURAL CLASS B ROOF SHALL HAVE A DESIGN SLOPE OF A MINIMUM ODF 1/4" PER FOOT PER IBC 2012 1507.10.1

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MICHAEL R. MAYSE, ARCHITECT
CALL: #C-28745

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Engineer
..

TOWNEPLACE
SUITES BY
MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

1 No
2

HOTEL
APPLICATION
#DD9806

date
09/07/2018

job no. 17154

sheet title
ROOF PLAN

sheet no.

A2.0

139



1 NORTH EXTERIOR BUILDING ELEVATION



2 SOUTH EXTERIOR BUILDING ELEVATION

FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- PAINT PTACS TO MATCH ADJACENT SURFACE

EXTERIOR FINISH LEGEND

EIFS COLOR E1 SW 6270 SOULMATE	MTL COLOR M1 ALCOA CLEAR ANODIZED
EIFS COLOR E2 SW 6248 JUBILEE	MTL COLOR M2 PAINT TO MATCH E2
EIFS COLOR E4 SW 7516 KESTREL WHITE	BRICK BR ENDICOTT
EIFS COLOR E5 SW 6249 STORM CLOUD	FULL DEPTH BRICK STACKED BOND VELOUR FINISH DARK IRONSPOT

NOTE: ALL EIFS STO THERM 01,
TEXTURED FINISH: STOLIT 1.0

MATERIALS CALCULATIONS TABLE - NORTH ELEVATION

MATERIAL	AREA	PERCENTAGE
E1	484 S.F.	3.08 %
E2	1330 S.F.	8.47 %
E4	3413 S.F.	21.74 %
E5	3886 S.F.	24.75 %

M1	195 S.F.	1.24 %
M2	326 S.F.	2.08 %
BR	3590 S.F.	22.87 %
DOOR	30 S.F.	0.19 %
GLAZING	2446 S.F.	15.58%

MATERIALS CALCULATIONS TABLE - SOUTH ELEVATION

MATERIAL	AREA	PERCENTAGE
E1	484 S.F.	3.08 %
E2	1463 S.F.	9.32 %
E4	3469 S.F.	22.10 %
E5	3443 S.F.	21.93 %

M1	94 S.F.	0.60 %
M2	372 S.F.	2.37 %
BR	3495 S.F.	22.26 %
METAL DOOR	0 S.F.	0 %
GLAZING	2880 S.F.	18.34 %

TOTAL	15,700 S.F.	100 %
-------	-------------	-------

DISCRETIONARY ENTITLEMENT APPLICATION
TOWNE PLACE SUITES BY MARRIOTT
CITY OF RANCHO CORDOVA,
SACRAMENTO COUNTY, CALIFORNIA

2.438 ACRES (106,213 SQ.FT.)
OUT OF SURVEY #18775
CALVADA SURVEYING
11212 POINTE EAST DRIVE
RANCHO CORDOVA, CA 95742
PARCEL NO: 058-0270-060-0000

OWNER: INSIGNIA HOSPITALITY DARPAN BHAKTA 401 TRADEWINDS MIDLAND, TX 79707 (432)699-0989	MEP ENGINEER: BRINJAC JAMES MEYER 1240 COIT RD. DALLAS, TEXAS 75251 (972)644-8830
CIVIL ENGINEER: DCI ENGINEERS MANUEL NUNO 1331 17TH STREET SUITE 605 DENVER, CO 80202 (720)439-4700	LANDSCAPE: WILSON ASSOCIATES TIM DAVIS 11262 WARMINGTON ST. RIVERSIDE, CA 92503 (951)353-2436

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MICHAEL R. MAYSE, ARCHITECT
CALL: #C-28745

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Engineer
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TOWNEPLACE
SUITES BY
MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

1	2	No

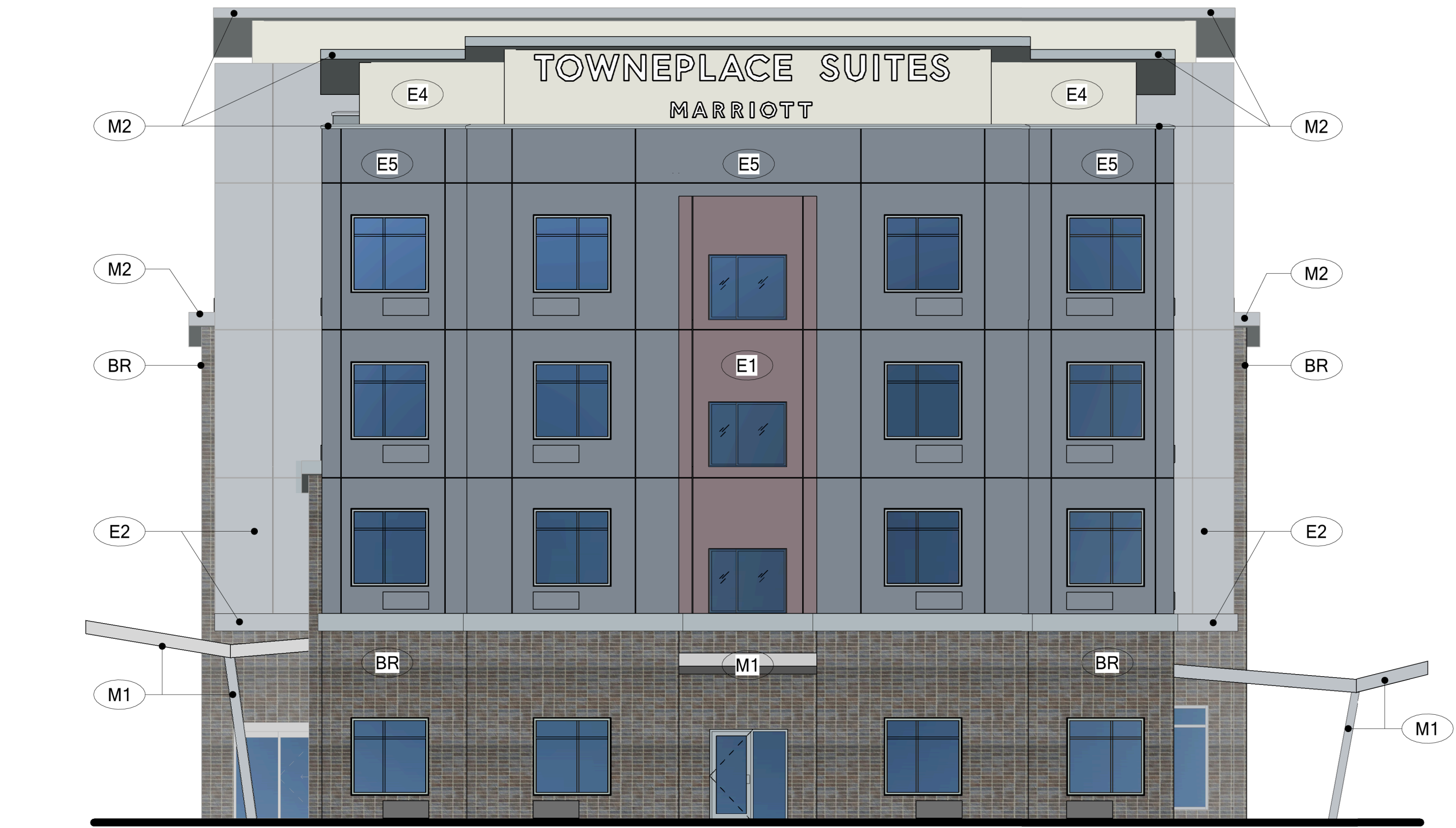
HOTEL
APPLICATION
#DD9806

date
09/07/2018
job no.

17154

sheet title
EXTERIOR ELEVATIONS
sheet no.

A3.0 140



1 EAST EXTERIOR BUILDING ELEVATION

A3.1 1/8" = 1'-0"



2 WEST EXTERIOR BUILDING ELEVATION

A3.1 1/8" = 1'-0"

FACADE PLAN NOTES

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- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- PAINT PTACS TO MATCH ADJACENT SURFACE

EXTERIOR FINISH LEGEND

E1 EIFS COLOR E1 SW 6270 SOULMATE	M1 MTL COLOR M1 ALCOA CLEAR ANODIZED
E2 EIFS COLOR E2 SW 6248 JUBILEE	M2 MTL COLOR M2 PAINT TO MATCH E2
E4 EIFS COLOR E4 SW 7516 KESTREL WHITE	BRICK BR ENDICOTT
E5 EIFS COLOR E5 SW 6249 STORM CLOUD	FULL DEPTH BRICK STACKED BOND VELOUR FINISH DARK IRONSPOT

NOTE: ALL EIFS STO THERM 01,
TEXTURED FINISH: STOLIT 1.0

MATERIALS CALCULATIONS TABLE - EAST ELEVATION

MATERIAL	AREA	PERCENTAGE
E1	533 S.F.	9.89 %
E2	498 S.F.	9.24 %
E4	713 S.F.	13.22 %
E5	0 S.F.	0 %
M1	148 S.F.	2.74 %
M2	533 S.F.	9.89 %
BR	1017 S.F.	18.85 %
METAL DOOR	0 S.F.	0 %
GLAZING	880 S.F.	16.32 %
TOTAL	5,392 S.F.	100 %

MATERIALS CALCULATIONS TABLE - WEST ELEVATION

MATERIAL	AREA	PERCENTAGE
E1	489 S.F.	9.07 %
E2	498 S.F.	9.24 %
E4	713 S.F.	13.22 %
E5	0 S.F.	0 %
M1	148 S.F.	2.74 %
M2	533 S.F.	9.89 %
ST	1144 S.F.	21.21 %
METAL DOOR	0 S.F.	0 %
GLAZING	817 S.F.	15.15 %
TOTAL	5,392 S.F.	100 %

DISCRETIONARY ENTITLEMENT APPLICATION
TOWNE PLACE SUITES BY MARRIOTT
CITY OF RANCHO CORDOVA,
SACRAMENTO COUNTY, CALIFORNIA

2.438 ACRES (106,213 SQ.FT.)
OUT OF SURVEY #18775
CALVADA SURVEYING
11212 POINTE EAST DRIVE
RANCHO CORDOVA, CA 95742
PARCEL NO: 058-0270-060-0000

OWNER: INISGNIA HOSPITALITY DARPAN BHAKTA 401 TRADEWINDS MIDLAND, TX 79707 (432)699-0989	MEP ENGINEER: BRINJAC JAMES MEYER 1240 COIT RD. DALLAS, TEXAS 75251 (972)644-8830
CIVIL ENGINEER: DCI ENGINEERS MANUEL NUNO 1331 17TH STREET SUITE 605 DENVER, CO 80202 (720)439-4700	LANDSCAPE: WILSON ASSOCIATES TIM DAVIS 11262 WARMINGTON ST. RIVERSIDE, CA 92503 (951)353-2436

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION
MICHAEL R. MAYSE, ARCHITECT
#C-28745

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Engineer
..

TOWNEPLACE
SUITES BY
MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

I	R	No
1		2

HOTEL
APPLICATION
#DD9806

date
09/07/2018
job no.

17154
sheet title
EXTERIOR ELEVATIONS
sheet no.

A3.1 141



3D VIEW: MAIN ENTRY



3D VIEW: MAIN ENTRY AT FOLSOM, EAST POINTE DR. INTERSECTION

SEAL:
CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION
MICHAEL R. MAYSE, ARCHITECT
CALL# C-28745

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Engineer
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TOWNEPLACE
SUITES BY
MARRIOTT

11212 POINT EAST DR.
RANCHO CORDOVA, CA 95742



DARPAN BHAKTA
INSIGNIA HOSPITALITY
401 TRADEWINDS
MIDLAND, TX 79707

Revisions:

I	#	No
2		

HOTEL
APPLICATION
#DD9806
date
09/07/2018
job no.
17154
sheet title
PERSPECTIVES
sheet no.



3D VIEW: BACK OF BUILDING AND SIDE ENTRY



3D VIEW: BACK OF BUILDING AND SIDE ENTRY

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is for a Conditional Use Permit Amendment, Design Review, and an Exception to construct a new four-story 69,510, square foot 118-room extended stay hotel, as described in the City Council staff report dated September 17, 2018 and Approved Project Plans (Exhibit A) with the conditions herein, for project number DD9806. These conditions of approval replace the previously approved conditions of approval associated with DD8533 for the project site.	Project Description	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.	General	On-Going	Planning	
3.	The 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.	General	On-Going	Planning	
4.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	
5.	Applicant/Developer 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	General	On-Going	Finance	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	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.				
6.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
7.	Temporary signs may require the issuance of a Temporary Use Permit (TUP). Please contact the Planning Department for more details prior placement of any signage.	Signage	On-Going	Planning	
8.	Signage is not approved with this permit. New monument or building façade signs require approval of a sign permit.	Signage	On-Going	Planning	
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	On-Going	On-Going	Public Works	
At Improvement Plans/Grading Permit Issuance					
10.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	General	Prior to approval of improvement plans	Public Works	
11.	Number, size, and location of driveways are subject to approval by	General	Prior to	Public Works	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	the Public Works Department		approval of improvement plans		
12.	The developer shall install decorative lighting fixtures along Folsom Boulevard to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works	
13.	There are 15 protected onsite trees ranging from 12 inches to 30 inches diameter at standard height proposed for removal totaling 312 inches. Trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch.	Tree Preservation	Prior to approval of improvement plans	Public Works	
14.	Applicant shall work with the City to explore the relocation of parking lot landscape islands or other measures to maintain a 1:1 parking ratio and preserve the 24 inch diameter London Plane tree that is located along Point East Drive. If after collaborating in good faith, no feasible measures are identified by staff and the applicant, the tree may be considered for removal and mitigation will apply.	Tree Preservation	Prior to approval of improvement plans	Public Works	
15.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works	
16.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations	Landscaping	Prior to Improvement Plans/ Grading permit issuance	Planning/ Public Works	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Irrigation Schedule				
17.	Applicant shall submit a pre-construction nest survey to the Planning Department for review and acceptance prior to removal of trees and/or site disturbance.	Species	Prior to approval of improvements plans or grading or Issuance of a Tree Permit	Planning	
18.	A final lighting plan shall be submitted to Planning that complies with the Chapter 23.725 Outdoor Lighting prior to approval of improvement plans. The maximum height for parking lot lighting poles is 24 feet from finished grade and is inclusive of the pedestal.	Lighting	Prior to approval of improvement plans	Planning	
19.	The improvement plans shall Incorporate permanent storm water quality treatment, low impact development, hydromodification, and full capture trash control measures into the site improvement plans in conformance with applicable City and County codes & standards, and state and federal law.	Water Quality	Prior to approval of improvement plans	Public Works	
20.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers.	Landscaping	Prior to approval of improvement plans	Public Works	
21.	Any alteration to the existing utilities within the existing 12.5-foot PUE shall reviewed and approved by Sacramento Municipal Utility District (SMUD) prior to construction of improvements.	Utilities	Prior to Improvement Plans/ Grading permit issuance	SMUD	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
22.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Safety	Prior to approval of improvement plans	Metro Fire	
23.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart that is no less than ½ the diagonal measurement of the overall project site.	Safety	Prior to approval of improvement plans	Metro Fire	
24.	Show the design for aerial apparatus access. Aerial apparatus access shall be a minimum 26-feet in width, located 15-30-feet from the building, and located on no less than 2 sides of the building (as determined by the Fire Code official).	Safety	Prior to approval of improvement plans	Metro Fire	
25.	Show the design for an approved fire apparatus turnaround. Fire apparatus turnaround shall conform to Sacramento Metro Fire Districts Fire Prevention Standard #3. Fire access turn-around shall be located within 50 feet of the end of the access roadway.	Safety	Prior to approval of improvement plans	Metro Fire	
26.	Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths	Safety	Prior to approval of improvement plans	Metro Fire	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.				
27.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Safety	Prior to approval of improvement plans	Metro Fire	
28.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Safety	Prior to approval of improvement plans	Metro Fire	
29.	All sanitation improvements shall be reviewed and approved by the Sacramento Area Sewer District (SASD) prior to installation.	Utilities	Prior to Improvement Plans/ Grading permit issuance	SASD	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
30.	The project shall connect to the 6-inch lower lateral or construct a new 6-inch lower lateral.	Utilities	Prior to Improvement Plans/ Grading permit issuance	SASD	
Prior to Issuance of Building Permits					
31.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Maintenance	Prior to Issuance of Building Permits	Public Works	
32.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Elizabeth Sparkman	Maintenance	Prior to Issuance of Building Permits	Public Works	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	at (916) 851-8714 with regard to the process to satisfy this condition of approval.				
33.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Civil plan shall include an ADA access plan • Sidewalk, curb and gutter on entire Folsom Boulevard property frontage does not conform to ADA guidelines. Remove and replace all sidewalk, curb and gutter with new vertical curb and gutter, minimum 5-foot landscape planter and 10-foot wide sidewalk with tree wells. Tree wells shall be spaced approximately 30 feet apart. Any obstructions to the sidewalk shall be relocated behind back of walk. • Install new minimum 5-foot wide attached sidewalk on the entire property frontage of Point East Drive. The large existing tree on Point East Drive just north of Folsom Boulevard shall be protected in place. Sidewalk shall be routed around tree. Remove and replace any damaged curb and gutter. • The improvement plans shall provide pedestrian crossings at two locations: one at the west property line with Point East Drive crossing to the front entrance of the Marriott Hotel and one crossing from the north property line on Point East Drive to the Marriott overflow parking lot. Pedestrian crossing treatments shall include a combination of rectangular flashing beacons, speed tables, bulb-outs, or other similar treatments to the satisfaction of the Public Works Department. Sidewalk ramps shall be installed on both sides of the street to accommodate crossings. • Install a landscaped median feature on Point East Drive to the satisfaction of the City. The dimensions of the median shall be approximately 12-feet by 60-feet. The median shall be fully	Maintenance	Prior to Issuance of Building Permits	Public Works	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	landscaped and irrigated to the satisfaction of the City. • The developer shall install decorative lighting fixtures along Folsom Boulevard to the satisfaction of the Public Works Department. • Relocate or remove any obstructions to the proposed improvements. • Show all utility laterals on the plan. • All overhead utilities shall be undergrounded. • Public improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed to the satisfaction of the Public Works Department.				
34.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. The design and location of the bicycle parking shall be reviewed and approved by the Planning Director.	Bicycle Parking	Prior to Issuance of Building Permits	Planning	
35.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division	Architectural	Prior to Issuance of Building Permits	Planning	
36.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to Issuance of Building Permits	Planning	
37.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure.	Architectural	Prior to Issuance of Building Permits	Planning	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Division, prior to the issuance of Building Permits and installed prior to occupancy approval.				
38.	All lighting shall be installed in accordance with an approved Photometric Plan, showing the location of all light sources, streetlight spacing, intensity of luminance, and uniformity ratio, in accordance with the City's specifications, with the Improvement, Utility, or Building Plans, whichever comes first. The photometric analysis shall be reviewed by Engineering Services for the determination of streetlight spacing.	Architectural	Prior to Issuance of Building Permits	Planning/ Building	
39.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/Build ing/Public Works	
40.	Trash Enclosures shall comply with zoning code and Republic Services, Inc. standards regarding enclosure design, access requirements, and the number of required individual refuse receptacles based upon waste pickup schedules. Trash enclosures should incorporate the same architectural treatments, materials and colors as the main building in order to properly integrate within the project.	Architectural	Prior to Issuance of Building Permits	Planning/ Building	
41.	A final landscape and irrigation plan shall be submitted in conjunction with site improvement plans and reviewed and approved by the Planning Director prior to issuance of building permits and/or any installation of landscape materials for projects as identified in RCMC 23.716.020 (Applicability). The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect. Final plans would show exact locations and irrigation for trees, shrubs, and ground cover consistent with plants listed in RCMC 22.180.080.	Landscaping	Prior to Issuance of Building Permits	Planning/ Public Works	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
42.	Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
43.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans	Safety	Prior to Issuance of Building Permits	Metro Fire	
44.	Applicant shall pay any required sewer impact fees in accordance with the District's ordinance. The applicant should contact Permit Services Unit at 916-876-6100 for fee information.	Fees	Prior to Issuance of Building Permits	SASD	
Prior to Certificate of Occupancy					
45.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Infrastructure	Prior to final building inspection	Public Works	
46.	Install improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Infrastructure	Prior to final building inspection of the first unit	Public Works	
47.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a table containing the coordinates of public facilities shall be submitted and approved by	Infrastructure	Prior to final building inspection	Public Works	

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	the Public Works Department.				
48.	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.	Safety	Prior to Final Occupancy	Metro Fire	
49.	Gates shall be in accordance with Sacramento County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Safety	Prior to Final Occupancy	Metro Fire	

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

1. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
2. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Metro Fire)
3. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.
4. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience. (Post Office)
5. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources).

6. Project proponents and/or future successors of interests shall comply with all 'Water Supply' provisions established in Ordinance No. SZC 2002-0014, Control No. 93-0243.
7. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.
8. Glass doors should be secured with a deadbolt lock with minimum throw of 1 inch. The outside ring should be free moving. (Police Department)
9. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both vertical distance of 3 inches and a horizontal distance of 1 inch each side of the strike, so as to prevent violation of the strike. (Police Department)
10. Overhead roll-up doors should be so secured on the inside that the lock cannot be defeated from the outside and should also be secured with a cylinder lock or padlock from the inside. (Police Department)
11. Doors with glass panel and door with glass panels adjacent to the door frame should be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed. (Police Department)
12. Windows that are capable of being opened should be secured on the inside with a locking device capable of withstanding a force of three hundred 300 lbs. applied in any direction. (Police Department)
13. Parking lots, driveways, circulations areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting should be equipped with vandal resistant covers. A lighting level of .5 to 1 foot candle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be use. (Police Department)
14. All exterior doors should be provided with a light source and should be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building. (Police Department)
15. Each premises, while closed for business after dark, should be sufficiently lighted by use of interior night lights.
16. An alarm system should be installed. The type of alarm is dependent upon the nature of the individual business. (Police Department)
17. SMUD has existing underground _12_kV facilities at the southwest corner of the parcel near the intersection of Point East Dr and Folsom Blvd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. (SMUD)

Conditions of Approval

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

18. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. (SMUD)
19. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. (SMUD)
20. 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. (SMUD)
21. 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. The existing SMUD Easement along Folsom Blvd (Book 553 Page 249) shall remain. (SMUD)
22. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). (SMUD)
23. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. (SMUD)
24. 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>. (SMUD)
25. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. (SMUD)
26. The 12.5 PUE along Folsom Blvd and Point E Drive shall remain. (SMUD)
27. Applicant shall comply with all SMAQMD rules and regulations in effect at the time of construction. (SMAQMD)

Towne Place Suites by Marriott



a fresh take.
RANCHO CORDOVA
CALIFORNIA

Entitlements

- Conditional Use Permit Amendment and Major Design Review to construct a 69,510 square foot, 4-story extended stay hotel with 118 rooms. An exception has been requested to deviate from minimum development standards related to landscaping.

Background

- 2014 – CUP, MDR and Adjustment for:
 - 89-room extended stay hotel (4-stories)
 - Convention Center

Location – 11212 Point East

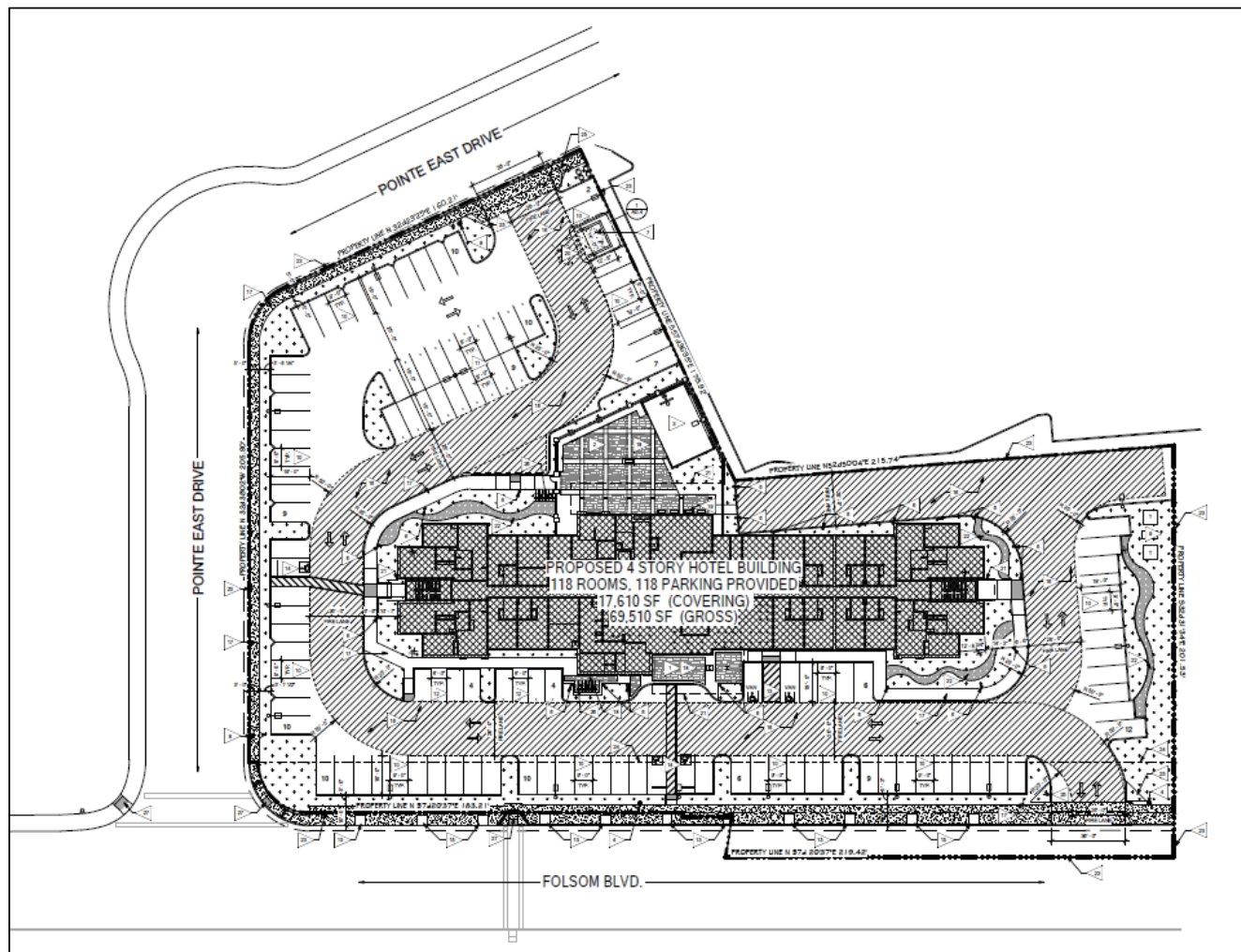


- GP - FBPA
- Zoning – GC & CO

CUP Amendment

- Previous CUP for 89-room extended stay
- Amend permit to increase to 118 rooms
- Trip generation information:
 - 526 daily trips
 - 45 peak hour trips
- Thresholds – 1,000 daily trips & 100 peak hour trips

Design Review – Site Layout



Design Review – Architecture

- Building material:
 - Dark ironspot stacked bond brick ground floor
 - Stucco on floors 2-4
- Varying roof heights and elements as well as façade projections
- Cool colors
- Canopy at entrance



3D VIEW: MAIN ENTRY



3D VIEW: BACK OF BUILDING AND SIDE ENTRY



VIEW: MAIN ENTRY AT FOLSOM, EAST POINTE DR. INTERSECTION



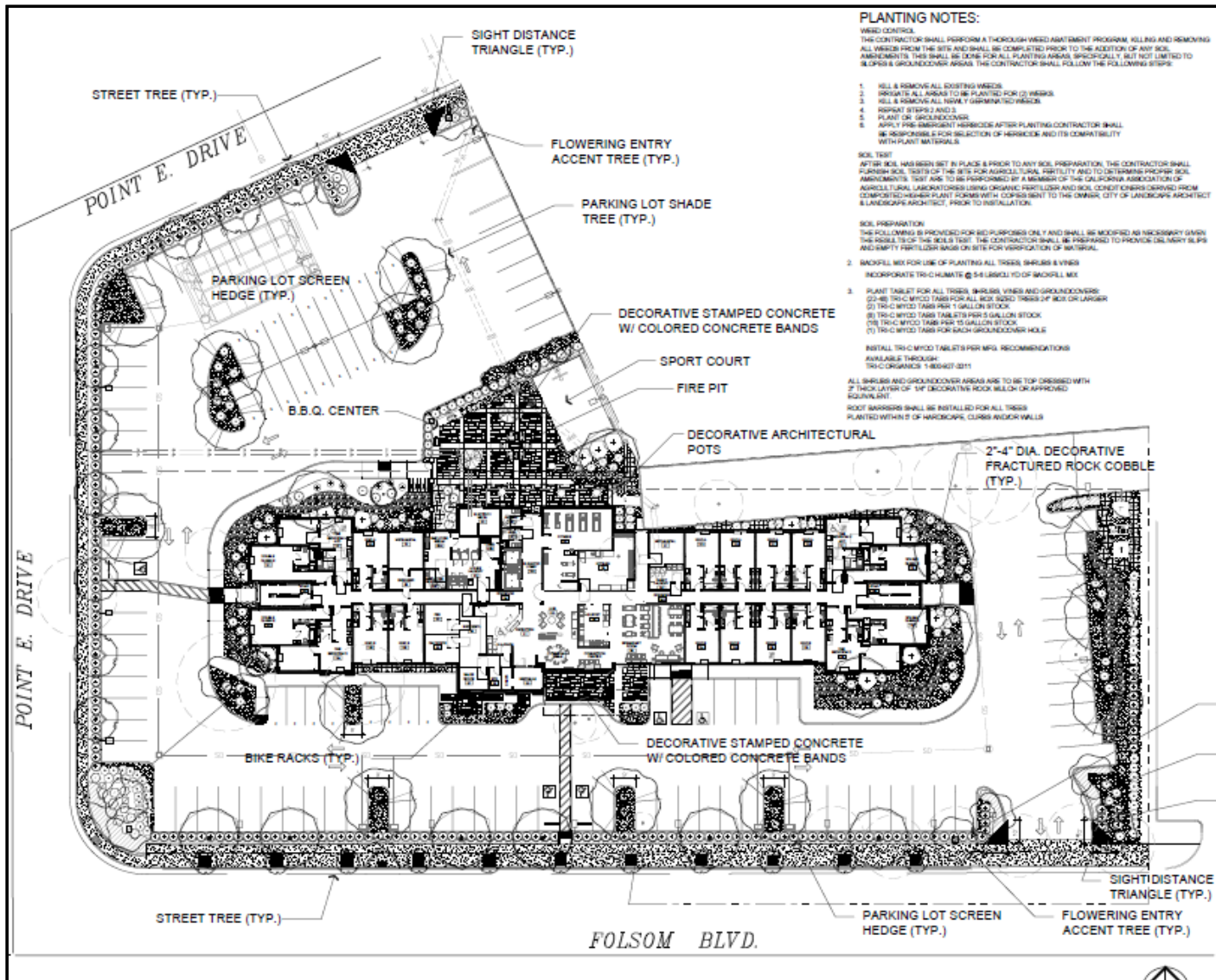
3D VIEW: BACK OF BUILDING AND SIDE ENTRY

Design Review – Parking/Lighting

- 118 stalls provided – meets minimum requirements
- 70% parking surface shade provided – 50% is minimum
- 12 bicycle racks provided – 6 in the front and 6 at the rear
- Various lighting components – parking lot and façade mounted
- Illumination levels at pedestrian walkways and entrances have been met

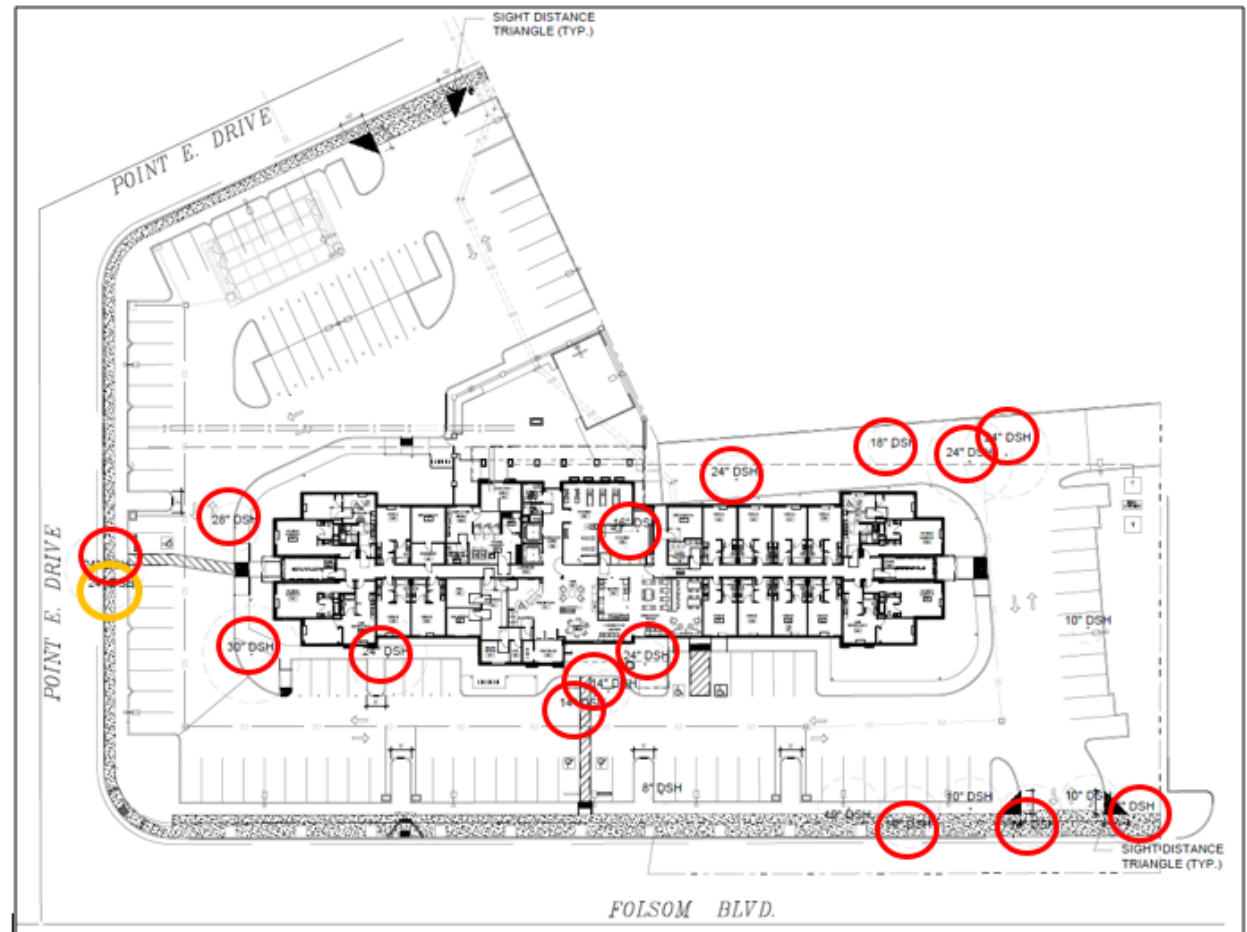
Landscaping

- 5 ft. planters along streets
- Mix of trees and shrubs
- Most trees are 36 inch box – more growth/fullness
- 55% of trees are evergreen – 30% is the minimum
- 11 tree wells along Folsom Blvd.
- Oversized planter along eastern property line



Ch. 19.12 Tree Preservation & Protection

- 312 inches proposed for removal (15 trees)
- Mitigation 1:1 ratio or pay in-lieu fee \$165/inch
- Trees planted on site can count towards replacement of lost inches



Tree Preservation

- 45-Foot Tall London Plane
- Approx . 30 years old
- No existing damage to street.
- Balances redwoods on west side
- Recommend routing sidewalk around tree
- Results in loss of two parking spaces

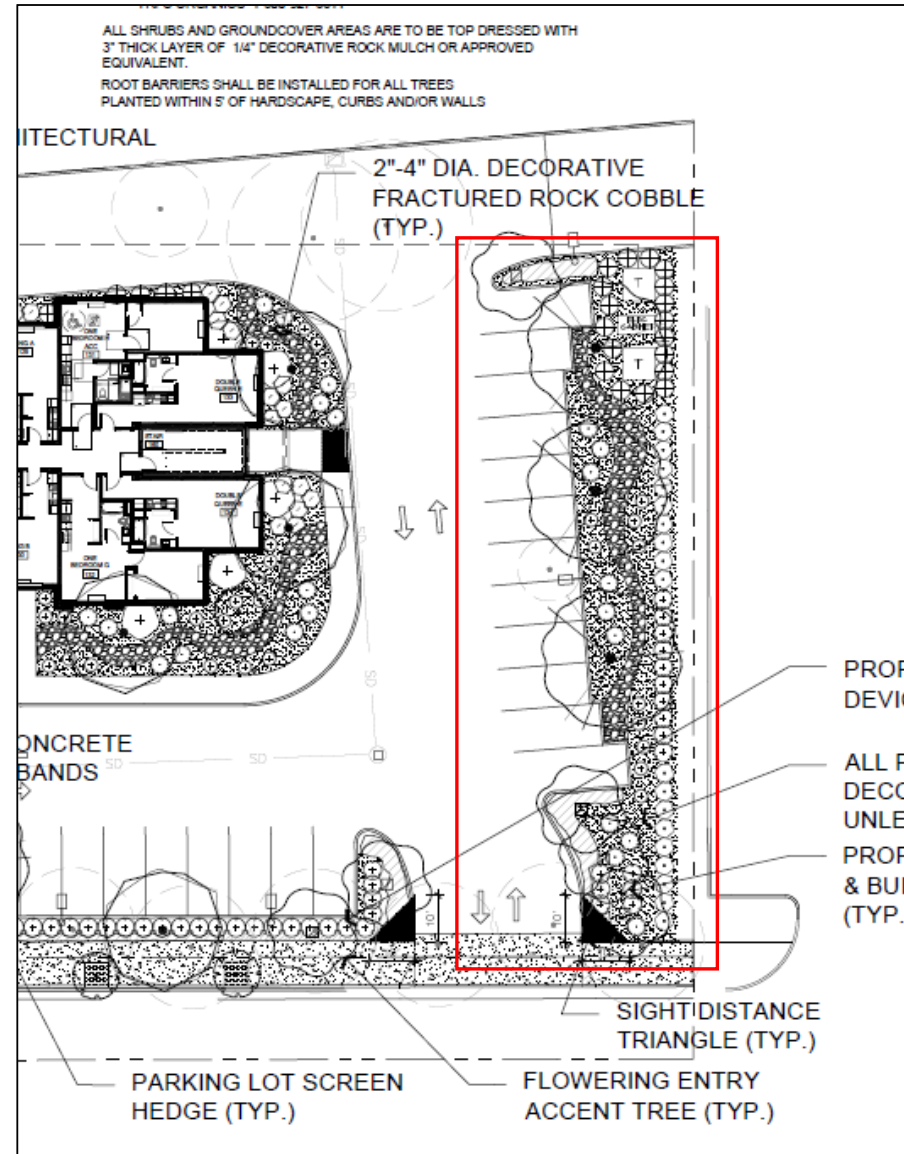


Recommended Tree Preservation



Exception

- 10 continuous parking stalls requires a landscape island
- Eastern edge has 12 stalls without an island
- Need to provide a fire lane, meet parking standards and comply with other requirements has limited the amount of space
- Exception can be granted if 4 of 6 specific conditions are met
 - Community need
 - Provide an unmet service
 - Create 15 full time jobs
 - Increase property tax by 250%



Council Recommendation

- Find the project Categorically Exempt under Section 15332 (Infill) of the California Environmental Quality Act; and
- Adopt Resolution No. XX-2018

THANK YOU

QUESTIONS & DISCUSSION

MEMORANDUM

DATE: September 17, 2018

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: PREMIER HOMES, LLC MONTELENA VILLAGE 9 & 10 MAJOR DESIGN REVIEW AND ADJUSTMENT; PROJECT NO. DD9812 – LOCATED SOUTH OF CHRYSANTHY BOULEVARD AND EAST OF JADE RIVER DRIVE

PROPERTY OWNER: Premier Chrysanthy, LLC 8483 Douglas Blvd. Suite 110 Granite Bay, CA 95746	APPLICANT/DEVELOPER: Element Built Homes, Inc. DBA: Premier Homes, LLC 8483 Douglas Blvd. Suite 110 Granite Bay, CA 95746
PROJECT: FILE: LOCATION: ZONING: APN: PLANNER:	Applicant is requesting a Major Design Review for Montelena Village 9 & 10 zoned residential (RD-7) and includes 169 homes. The Design Review is for 6 floor plans ranging from 1,510 to 3,341 square feet each with 3 proposed architectural styles: Delta, Ranch, and Modern. The Applicant is also requesting an adjustment to allow for a 5-foot reduction for one single story plan rear yard setback. DD9812 Located south of Chrysanthy Boulevard and east of Jade River Drive Residential (RD-7) Sunridge Specific Plan 067-0030-070 June Cowles, Senior Planner

RECOMMENDATION

That Council:

- a) Determine the project Exempt per Section 15182 of the California Environmental Quality Act Guidelines; and
- b) Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the design for 6 single-family home plans ranging from 1,510 square feet to 3,341 square feet, each with 3 elevations to be located within Montelena Villages 9 & 10. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

The Montelena subdivision is located within the Sunridge Specific Plan which was approved in July 2002 by Sacramento County **Figure 1: General Area**. The Specific Plan area includes residential, commercial, office and open space throughout. The Montelena subdivision as shown on the aerial was graded previously and has some infrastructure in place. **Figure 2:**

Montelena Subdivision Aerial. The proposed project is for Village 9 & 10, the first residential villages to be built within the Montelena subdivision. **Figure 3: Montelena Villages 9 & 10.**

Figure 1: General Area

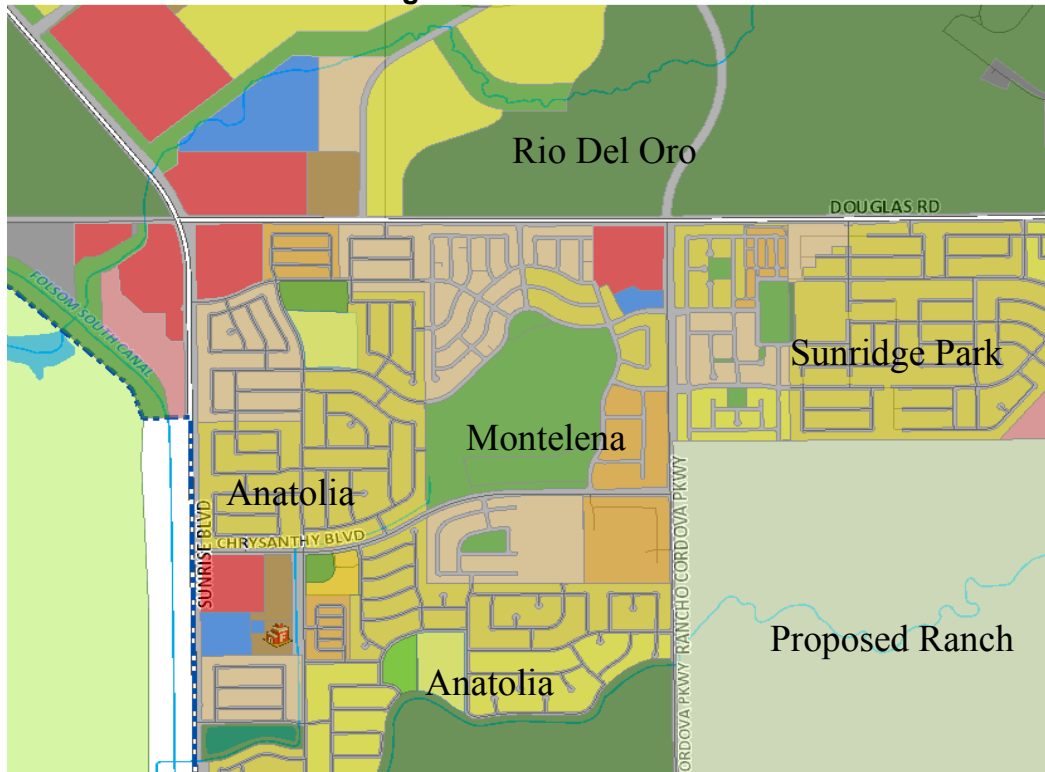


Figure 2: Montelena Subdivision Aerial



Figure 3: Montelena Villages 9 & 10

The following table provides the current use, General Plan/Community Plan designation and its zoning for the Montelena Villages 9 & 10:

Table 1; Surrounding Land Use, General Plan, and Zoning

	Existing Land Use	General Plan and Community Plan Designations	Zoning (SRSP)
Subject Property	Graded Undeveloped Land	Medium Density Residential	RD-7
North	Open Space	Open Space	POS
East	Graded Undeveloped Land	Medium Density Residential	RD-7
South	Developed Residential single-family	Low Density Residential	RD-5
West	Developed Residential single-family	Low Density Residential	RD-5

Proposed Project Description:

Villages 9 and 10 include 169 single family lots, a park, and 2 landscape lots. The area is zoned RD-7 and lots will generally be 45 feet in width by 100 feet deep (4,500 square feet and larger). Villages 9 and 10 have been split into two neighborhoods; “Esprit” and “Elan” **Figure 4: Esprit and Elan Neighborhood Layout.** Each neighborhood has three plans as follows;

- Esprit Neighborhood offers 1,510, 1,709, and 2,135 square-foot homes
- Elan Neighborhood offers 1,843, 2,674, and 3,341 square-foot homes

Figure 4: Esprit and Elan Neighborhood Layout



Each floor plan includes three architectural styles with three color schemes, creating a larger variation in the streetscape.

Esprit Plans:

Three plans shown in the three architectural styles, Ranch, Delta, and Modern





Elan Plans:

Three plans shown in the three architectural styles, Ranch, Modern, and Delta.



The Applicant is also requesting an adjustment to reduce one single story plan: Elan neighborhood Plan 1,843, rear yard setback. The request is to reduce the rear yard setback from 20 feet to 15 feet.

ANALYSIS

Design Review:

Architectural Design

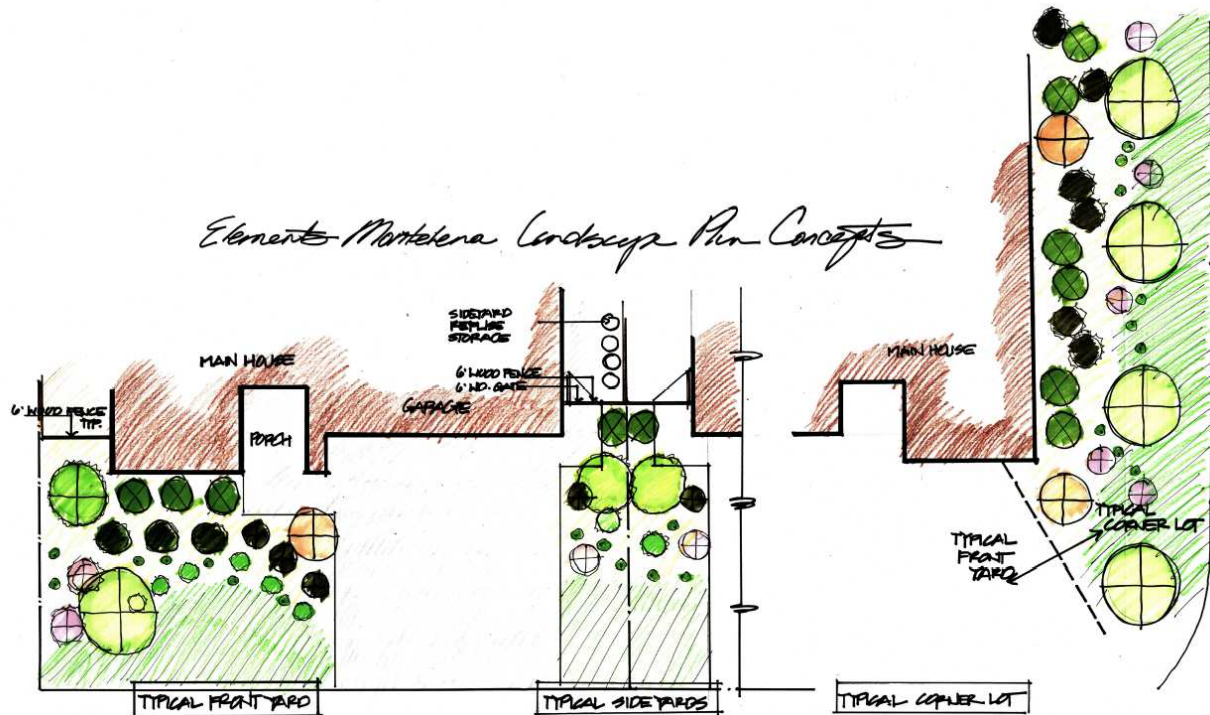
The proposed project includes two neighborhoods with three floor plans each with three architectural styles (Ranch, Delta, and Modern), each with three color schemes **See Attachment 2 (Project Plans)**. Color schemes include colors for body, fascia, trim/garage, and accent colors as well as picture samples of stone and roof materials. All plans include the living space/porch forward of the garage and varied roof pitches. Proposed designs are shown for each floor plan in **Attachment 2 (Project Plans)**.

Enhanced elevations are shown in the project plans for the homes that will be adjacent to the public right-of-way (homes that are adjacent to Chrysanthy Boulevard and corner lots).

Landscape Design

The submitted typical landscape plan depicts a variation of trees, shrubs and ground cover along the front streetscape as well as corner lot side yards. The landscape will include groundcover and ornamental grasses with ground cover spreading plants used as an alternative to grass. This will be in conjunction with trees and other accent shrubs throughout the yard.

Figure 5: Typical Landscape Plans



City Design Guidelines

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

- The design is visually interesting and establishes streetscape variety with the proposed single-story and two-story, six plans and 3 elevations per a plan.
- The mass, scale, and form of the homes enhance the public realm with the front yard porches and living spaces.
- The several different rooflines included in each plan and elevation ensure variation.
- Several of the homes include living space/porch forward of the garage.
- The proposed plans offer diversity of architecture and include a modern architectural style.
- To ensure variety and interest throughout the villages, a condition of approval has been added to state that no two identical floor plans and building elevations within a master home plan series shall be located directly adjacent or across the street from one another.

DESIGN REVIEW FINDINGS & EVIDENCE

Approval of the Major Design Review, subject to the Design Review Package (**Attachment 2**) and the Conditions of Approval (**Attachment 3**), 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-7 with lots, on average, approximately 4,500 square feet and more which is consistent with the General Plan requirements. The project is consistent with the Sunridge Specific Plan. The project follows all zoning regulations as well as the applicable Rancho Cordova Design Guidelines including setbacks, height regulations, and architectural detail requirements. However, the project is requesting an adjustment for one single story plan that is unable to meet the minimum rear yard setback.

- 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: Premier Homes has presented a design package which includes six floor plans with three elevations per plan (Ranch, Delta, and Modern) for a total of 18 architectural configurations. Variations in colors and materials along with living spaces forward of the garage, and varied roof lines will create a vibrant and welcoming streetscape. Conditions of Approval (**Attachment 3**) have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize street variation. This proposed architecture, site design and landscape are therefore suitable for the site and will enhance the character of the neighborhood and community.

- 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 complementary to and compatible with other approved villages within the existing neighborhoods. Villages 9 & 10 provide floor plans ranging from 1,510 square feet to 3,341 square feet in size, similar to home sizes in other RD-7 zoning designations. A clear design concept is shown for each elevation (Ranch, Delta, and Modern Style). All elevations and architectural style palettes are included in the Design Review Package (**Attachment 2**).

- 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.

ADJUSTMENT

In addition to the Major Design Review for the single family homes, Premier Homes is also requesting a 25% rear yard setback adjustment for the 1,843 single story plan within the Elan neighborhood. Chapter 23.131.20 of the Rancho Cordova Municipal Code allows up to a 40% reduction in setbacks to allow creative design solutions and to accommodate unique site conditions so long as evidence for the required findings are met.

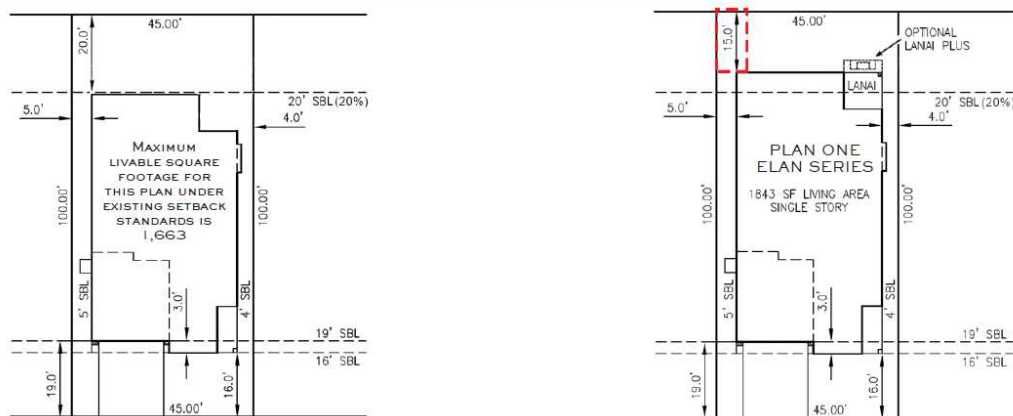
Per the Applicant's Pre-Plot Plan Exhibit (**See Figure 6 and Attachment 2, page A-33**), the Elan 1,843 single story plan provides a rear yard setback at 15 feet. The applicant states the following for the requested adjustment:

- The current setback standard limits the ability to provide single story plans. Market trends indicate a decreased demand for large rear yards and an increase desire for outdoor living spaces/covered patios. Aging homebuyers seek single story living in suburban areas near family without significant down-sizing. Additionally, younger generations place more value on travel and entertainment than maintenance and upkeep.
- Modifying the current rear setback standards allows for a livable single-story plan in the Elan series to serve the growing segment of the population demanding single-story living. Additionally, having a single story plan in the Elan series provides for a more diverse streetscape throughout the community. All other plans in this project conform to current setback standards.

Figure 6: plot plan on the left shows, the rear yard setback at 20 feet allows for a maximum of 1,663 square-foot single family home. The plot plan on the right shows the 1,843 plan at a 15 foot rear yard setback.

Figure 6: Elan 1843 Plan: Setbacks

ELAN: 1843 PLAN: SETBACKS



The applicant estimates that 10 lots out of 96 lots will be built with the 1,843 plan reduced setback due to restrictions on the placement of home plans and there are several longer depth lots within the Elan neighborhood that are able to meet the rear yard setback.

The Sunridge Specific Plan setbacks are as follows:

Front yard setback to garage:	19 feet
Front yard setback to living space	16 feet
Side yard interior setback	5 feet on one side and 4 feet on the other side.
Street side yard setback	12.5 feet
Rear yard setback	Lots less than 125 feet is 20% of the lot depth

In no event shall the rear yard be less than 10 feet for one-story buildings and 15 feet for two-story and three-story buildings.

The requested adjustment meets the Sunridge Specific Plan setback restriction that one-story building rear yard setback in no event shall be less than 10 feet.

ADJUSTMENT FINDINGS & EVIDENCE

Approval of the Adjustment is subject to the Pre-Plot Plan within the Design Review Package (**Attachment 2**) and the Conditions of Approval (**Attachment 3**) included in the project. For approval, sufficient evidence for the Findings is required by Zoning Code Section 23.131.070 Findings and supportive evidence are shown below:

- a) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

Evidence: Montelena Villages 9 & 10 include 169 lots. The Montelena overall planned subdivision provides 794 single family lots. The proposed development is designed to provide a desirable environment with single family homes, a park, and landscape lots.

- b) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

Evidence: The project is zoned RD-7 and is proposing single family homes which is consistent with the planned Montelena subdivision and the existing uses in the surrounding area which include single family lots.

- c) **Finding:** That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g. additional open space, protection of natural resources, improved pedestrian connectivity, public plazas).

Evidence: The applicant is requesting a rear yard setback reduction for one single story plan 1,843 within the Elan neighborhood area. The applicant states that there is a desire for single story homes and that the reduced rear yard setback to 15 feet meets the requirement that in no event shall the rear yard setback be less than 10 feet for single story buildings. The single story homes also provide for a more diverse streetscape throughout the community. The requested adjustment to the setback would not create project amenities as the subdivision was approved prior to the request. It is estimated that 10 lots out of 96 lots would require the adjustment.

- d) **Finding:** Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

Evidence: The adjustment will be for the rear yard setback on one single story plan and will not affect any neighboring properties and meets the requirement that in no event shall a single story building have a rear yard setback less than 10 feet.

- e) **Finding:** The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.

Evidence: The applicant is requesting a 25% reduction for a single story plan rear yard setback. The site will still be utilized for single family housing as shown in the General Plan. The adjustment will change the setback as required by the Sunridge Specific Plan however, the property will still be consistent with all other aspects of the Specific Plan.

- f) **Finding:** The adjustment is the minimum required to achieve the desired result.

Evidence: The applicant is requesting a 25% reduction which will reduce the setback from 20 feet to 15 feet for an estimated 10 lots within the Elan neighborhood area. A 25% reduction is the minimum necessary to allow for the home to meet the front yard setback.

GENERAL PLAN CONSISTENCY

The proposed site is zoned Medium Density Residential (MDR) within the Rancho Cordova General Plan. The MDR zone is generally characterized by small lot single-family detached, single family attached and small apartment complexes. The proposed project site is zoned RD-7 consistent with the MDR General Plan Zoning designation, with lots, on average 4,500 square feet.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) and the Mitigated Negative Declaration (MND) for the Montelena Subdivision in compliance with the California Environmental Quality Act (CEQA). Since the proposed residential 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.

RECOMMENDED MOTION

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Major Design Review and Adjustment for Montelena Villages 9 & 10 subject to the findings and Conditions of Approval (**Attachment 2 and 3**).

ATTACHMENTS

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

ATTACHMENT 1**CITY OF RANCHO CORDOVA****CITY COUNCIL RESOLUTION NO. XX-2018**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE
OF CALIFORNIA, APPROVING A DESIGN REVIEW AND ADJUSTMENT FOR MONTELENA
VILLAGES 9 & 10
PROJECT NO. DD9812**

WHEREAS, Premier Homes LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval of Villages 9 & 10 located in the Montelena subdivision with 6 new floor plans each with three architectural styles; and

WHEREAS, the submitted application also includes an Adjustment for a rear yard setback reduction of 5-feet for one single story plan; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan Environmental Impact Report (EIR) and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for the Montelena subdivision adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act (Resolution 25-2006); 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 CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; and

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

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

1. The CEQA exemption found in California Code of Regulation Title 14, section 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 Guidelines Section 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 (State Clearinghouse Number 97022055) and the Mitigated Negative Declaration for the Montelena Subdivision. 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."

ATTACHMENT 1

2. To approve the Design Review, subject to the Major Design Review Package (**Attachment 2**) and the Conditions of Approval (**Attachment 3**) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

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

Evidence: The General Plan designation for the 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-7 with lots, on average, approximately 4,500 square feet and more which is consistent with the General Plan requirements. The project is consistent with the Sunridge Specific Plan. The project follows all zoning regulations as well as the applicable Rancho Cordova Design Guidelines including setbacks, height regulations, and architectural detail requirements. However, the project is requesting an adjustment for one single story plan that is unable to meet the minimum rear yard setback.

- 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: Premier Homes has presented a design package which includes six floor plans with three elevations per plan (Ranch, Delta, and Modern) for a total of 18 architectural configurations. Variations in colors and materials along with living spaces forward of the garage, and varied roof lines will create a vibrant and welcoming streetscape. Conditions of Approval (**Attachment 3**) 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 complementary to other approved villages within the existing neighborhoods. Villages 9 & 10 provides floor plans ranging from 1,510 square feet to 3,341 square feet in size, similar to home sizes in other RD-7 zoning designations. A clear design concept is shown for each elevation (Ranch, Delta, and Modern Style). All elevations and architectural style palettes are included in the Design Review Package (**Attachment 2**).

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

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

ATTACHMENT 1

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

3. Approval of the Adjustment is subject to the Pre-Plot Plan within the Design Review Package (**Attachment 2**) and the Conditions of Approval (**Attachment 3**) included in the project. For approval, sufficient evidence for the Findings is required by Zoning Code Section 23.131.070 Findings and supportive evidence are shown below:

- a) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

Evidence: Montelena Villages 9 & 10 includes 169 lots. The Montelena overall planned subdivision provides 794 single family lots. The proposed development is designed to provide a desirable environment with single family homes, a park, and landscape lots.

- b) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

Evidence: The project is zoned RD-7 and is proposing single family homes which is consistent with the planned Montelena subdivision and the existing uses in the surrounding area which include single family lots.

- c) **Finding:** That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g. additional open space, protection of natural resources, improved pedestrian connectivity, public plazas).

Evidence: The applicant is requesting a rear yard setback reduction for one single story plan 1,843 within the Elan neighborhood area. The applicant states that there is a desire for single story homes and that the reduced rear yard setback to 15 feet meets the requirement that in no event shall the rear yard be less than 10 feet for single story buildings. The single story homes also provide for a more diverse streetscape throughout the community. The requested adjustment to the setback would not create project amenities as the subdivision was approved prior to the request. It is estimated that 10 lots out of 96 lots would require the adjustment.

- d) **Finding:** Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

Evidence: The adjustment will be for the rear yard setback on one single story plan and will not affect any neighboring properties and meets the requirement that in no event shall a single story building have a rear yard setback less than 10 feet.

- e) **Finding:** The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.

Evidence: The applicant is requesting a 25% reduction for a single story plan rear yard setback. The site will still be utilized for single family housing as shown in the General Plan. The adjustment will change the setback as required by the Sunridge Specific Plan however, the property will still be consistent with all other aspects of the Specific Plan.

- f) **Finding:** The adjustment is the minimum required to achieve the desired result.

ATTACHMENT 1

Evidence: The applicant is requesting a 25% reduction which will reduce the setback from 20 feet to 15 feet for an estimated 10 lots within the Elan neighborhood area. A 25% reduction is the minimum necessary to allow for the home to meet the front yard setback.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17TH day of September, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk



ELEMENTS MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA



BUILDER

Premier Homes
916.773.0207
8483 Douglas Plaza Drive
Suite 110
Granite Bay, CA 95746



**DESIGNER &
LANDSCAPE ARCHITECT**

John Packowski
916.835.4398
jpackowski123@comcast.net



**ARCHITECT &
ENGINEER**

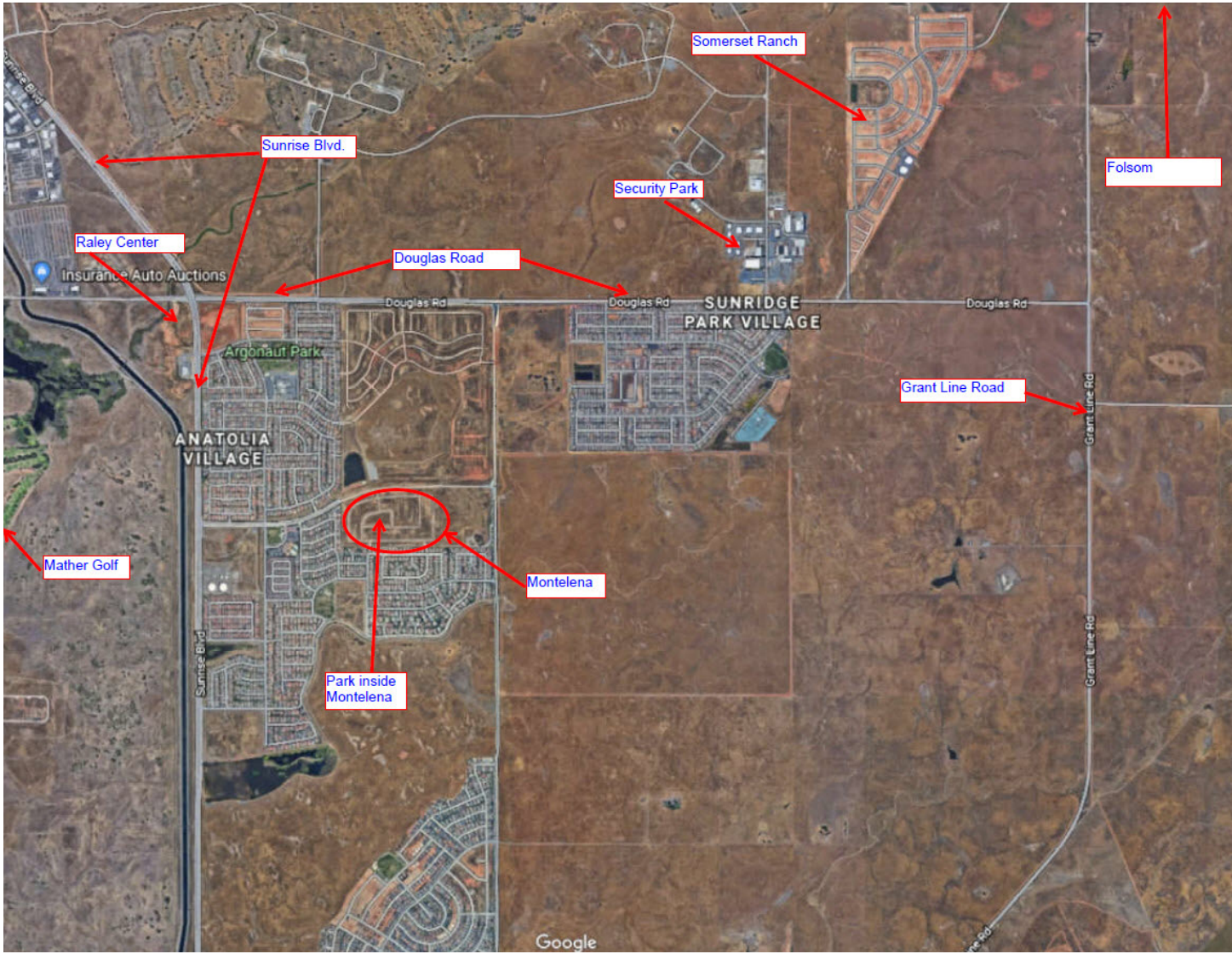
FH Design, Inc.
916.580.9981
sean@fhaec.com
735 Sunrise Avenue, Suite 100
Roseville, CA 95661

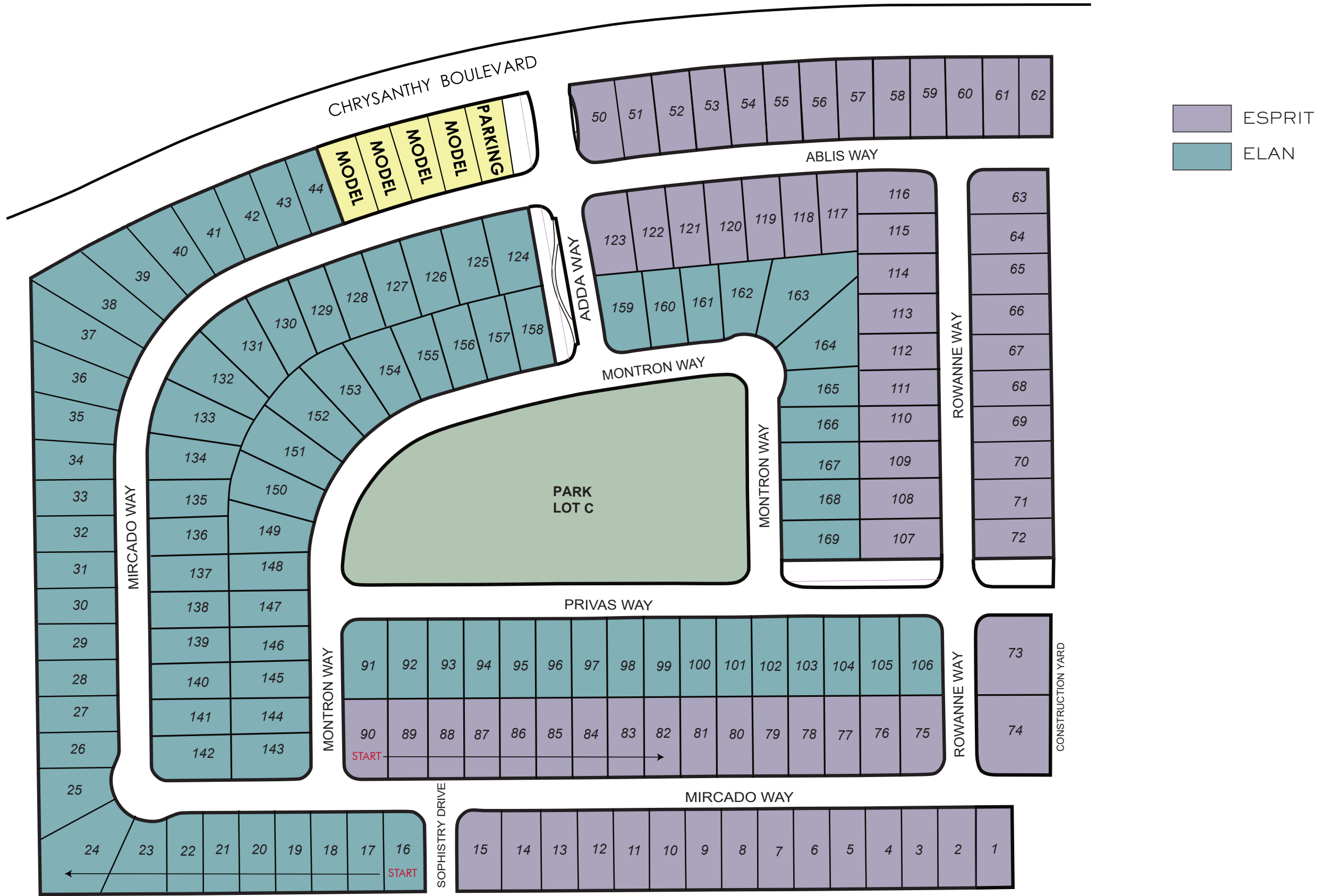


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A-4	Esprit: 1510 Plan Setbacks	A-26	Esprit: Color & Materials Selections Legend	A-47	Elan: 3341 Plan Front Elevations
A-5	Esprit: 1510 Plan Elevations Ranch	A-27	Esprit: Color & Materials Selections Ranch	A-48	Elan: 3341 Plan Floorplan
A-6	Esprit: 1510 Plan Elevations Delta	A-28	Esprit: Color & Materials Selections Delta	A-49	Elan: 3341 Plan Setbacks
A-7	Esprit: 1510 Plan Elevations Modern	A-29	Esprit: Color & Materials Selections Modern	A-50	Elan: 3341 Plan Elevations Ranch
A-8	Esprit: 1510 Plan Enhanced Corner Elevations			A-51	Elan: 3341 Plan Elevations Delta
A-9	Esprit: 1510 Plan Enhanced Rear Elevations	A-30	Elan: Style Narrative	A-52	Elan: 3341 Plan Elevations Modern
				A-53	Elan: 3341 Plan Enhanced Corner Elevations
A-10	Esprit: 1709 Plan Front Elevations	A-31	Elan: 1843 Plan Front Elevations	A-54	Elan: 3341 Plan Enhanced Rear Elevations
A-11	Esprit: 1709 Plan Floorplan	A-32	Elan: 1843 Plan Floorplan		
A-12	Esprit: 1709 Plan Setbacks	A-33	Elan: 1843 Plan Setbacks	A-55	Elan: Color & Materials Selections Legend
A-13	Esprit: 1709 Plan Elevations Ranch	A-34	Elan: 1843 Plan Elevations Ranch	A-56	Elan: Color & Materials Selections Ranch
A-14	Esprit: 1709 Plan Elevations Delta	A-35	Elan: 1843 Plan Elevations Delta	A-57	Elan: Color & Materials Selections Delta
A-15	Esprit: 1709 Plan Elevations Modern	A-36	Elan: 1843 Plan Elevations Modern	A-58	Elan: Color & Materials Selections Modern
A-16	Esprit: 1709 Plan Enhanced Corner Elevations	A-37	Elan: 1843 Plan Enhanced Corner Elevations		
A-17	Esprit: 1709 Plan Enhanced Rear Elevations	A-38	Elan: 1843 Plan Enhanced Rear Elevations	LC-1	Conceptual Landscape / Plant Legend
				LC-2	Conceptual Landscape Plan
A-18	Esprit: 2135 Plan Front Elevations	A-39	Elan: 2674 Plan Front Elevations		
A-19	Esprit: 2135 Plan Floorplan	A-40	Elan: 2674 Plan Floorplan		



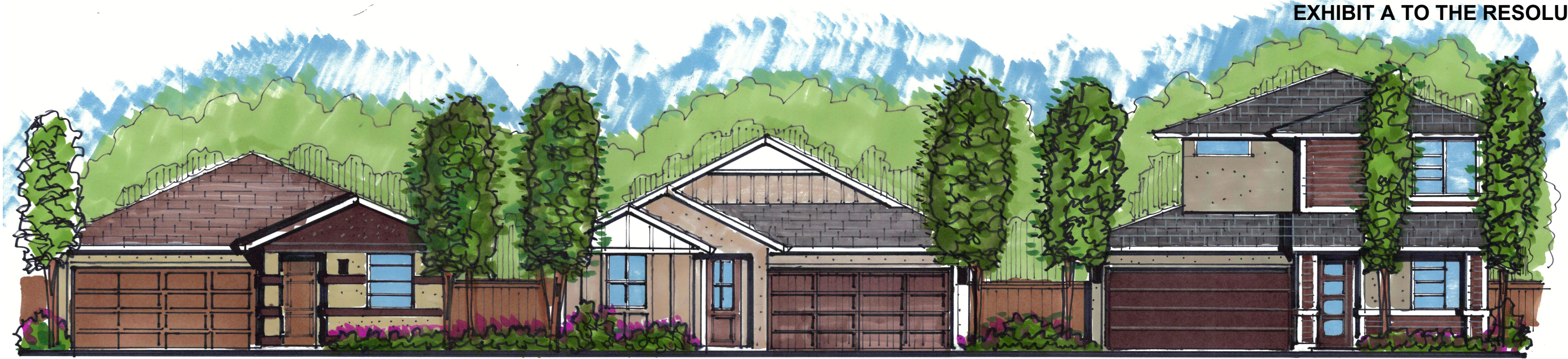






ESPIRIT SERIES

ELEMENTS MONTELENA



ESPRIT: STYLE NARRATIVE

THE COMMUNITY VISION

Premier Homes presents Elements Montelena, a unique collection of single and two story single family detached homes. The homes feature a contemporary and open flex floor plans for the generations designed to provide ultimate modern choices for today's lifestyle.

ESPRIT SERIES | 1510 TO 2135 SQUARE FEET

The Esprit Series offers options such as offices, dens, flex "your space", "mode" living next generation suites, salons, retreats and more, and feature two and three car garages on select plans.

Exterior architecture reflects Central Valley traditions expressed in modern style. Varied roof pitches, materials and "house forward" design create a unique "people scaled" neighborhood. Over nine (9) special color combinations will blend materials and break from the monotone / flat typical "valley colors".

THE ARCHITECTURE

DELTA

Varied roof pitches, board and battel and simple details found throughout the Sacramento River Delta farm areas.

RANCH

Simple, low pitch rooflines and horizontal material designs inspired from classic 1905's ranch homes throughout the region.

MODERN

Clean, modern, minimally detailed design that truly allows color to "pop" and allow simple rooflines to create mass.



*Plan One The Ranch
Color Combination 3*

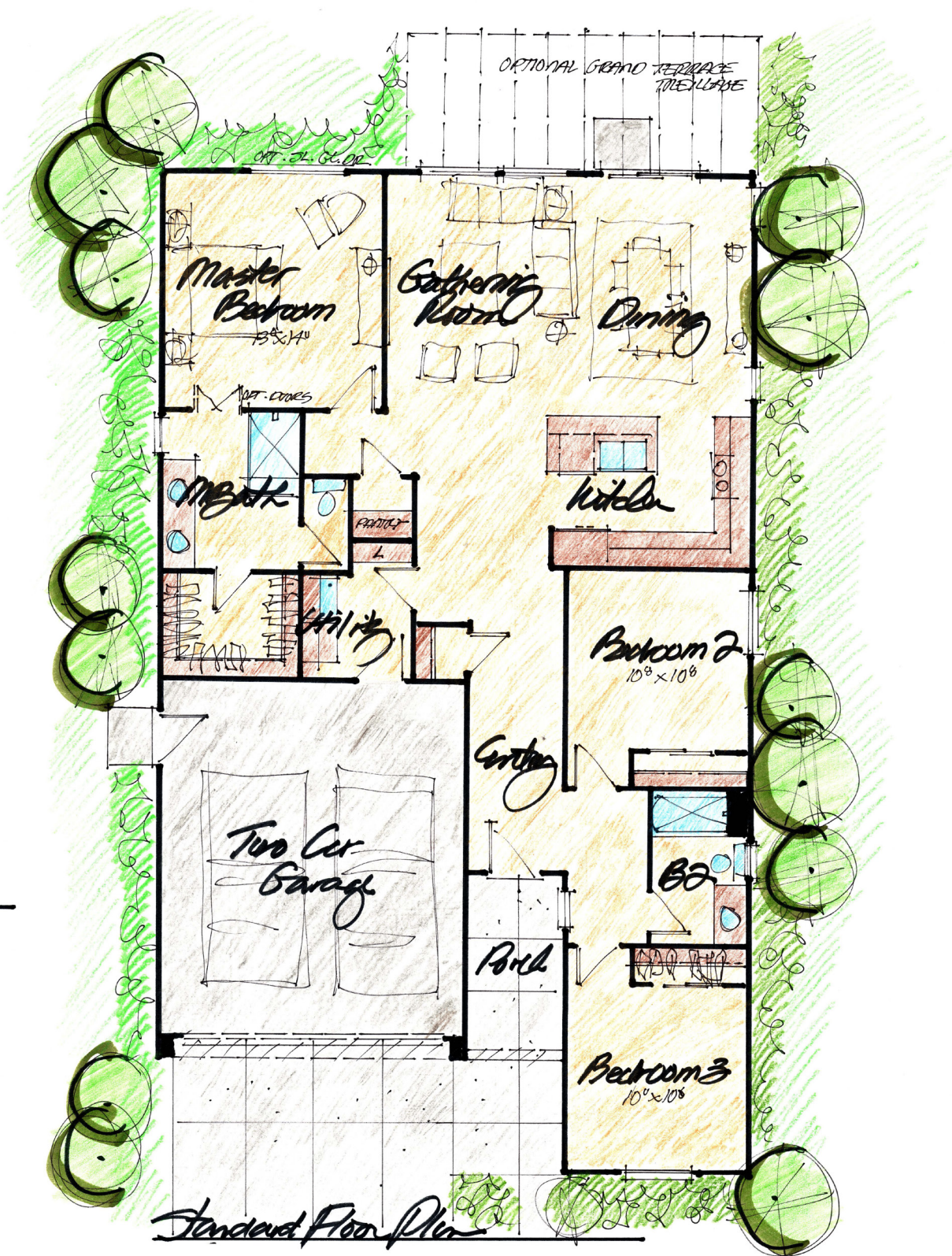
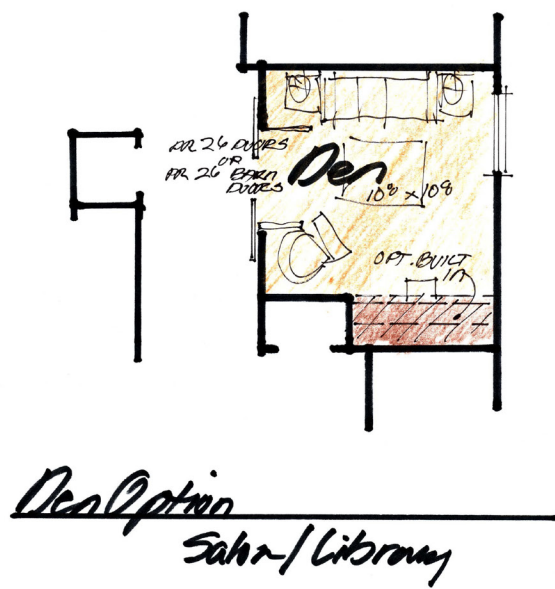


*Plan One The Peter
Color Combination 2*



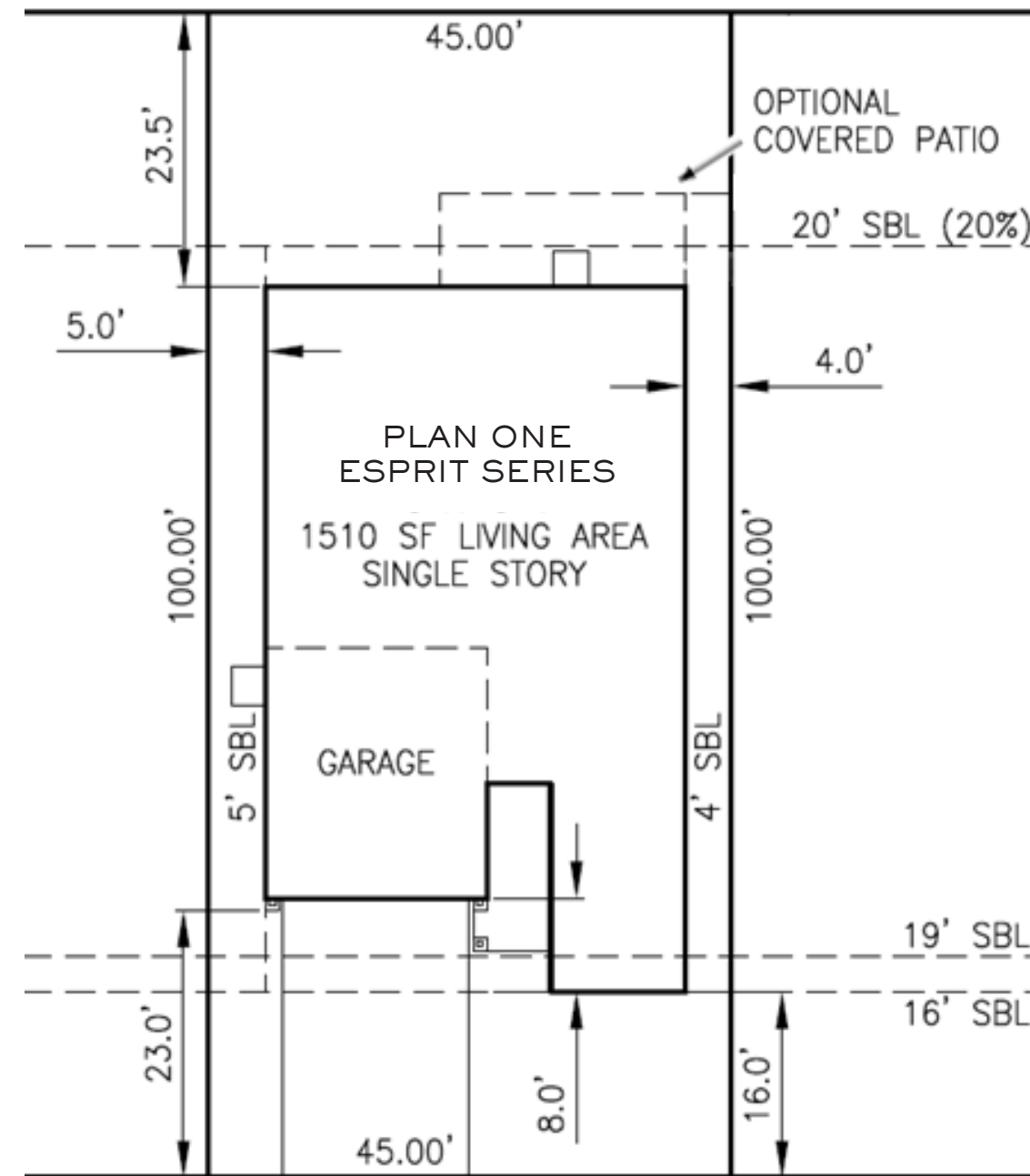
*Plan One The Modern
Color Combination 1*

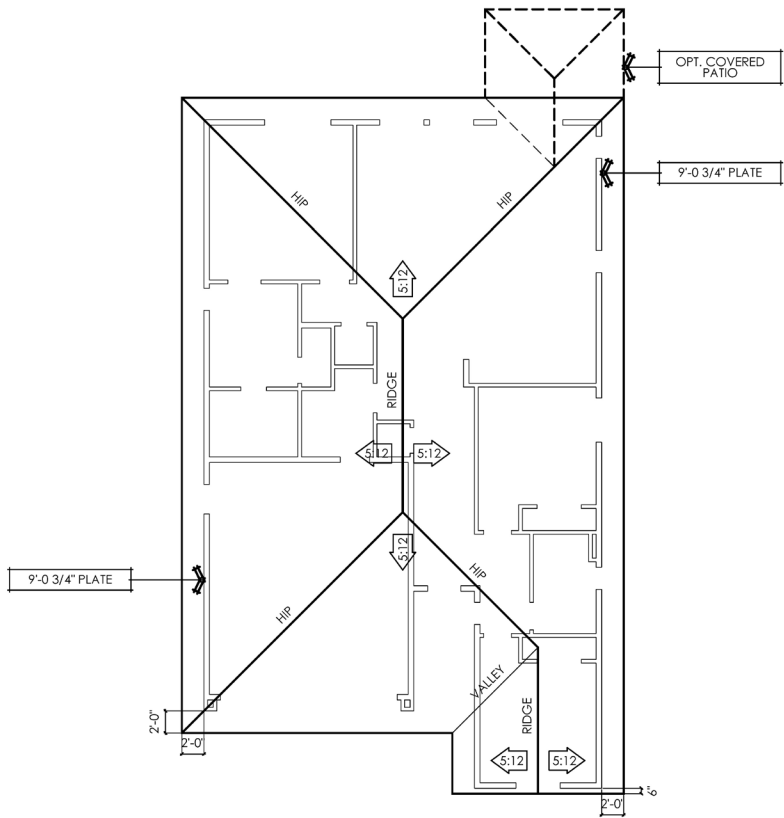




CURRENT SETBACK STANDARDS APPLY TO ALL TWO-STORY AND SINGLE STORY LOTS WITH A PROPOSED DEPTH OF 100' OR MORE

45' Wide Lot = 5' side Yard

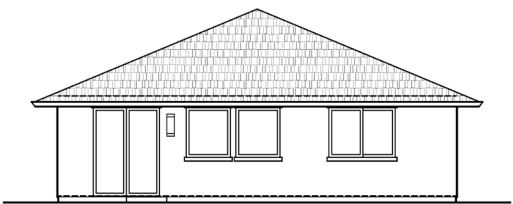




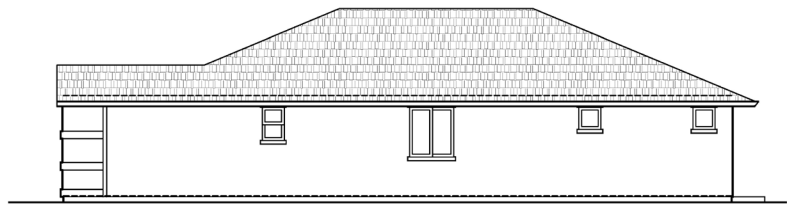
ROOF PLAN - THE RANCH
SCALE: 1/8"=1'-0"



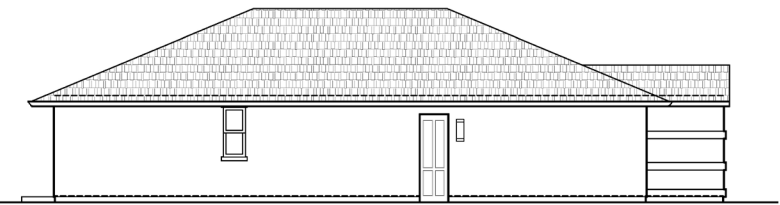
FRONT ELEVATION - THE RANCH
SCALE: 1/4"=1'-0"



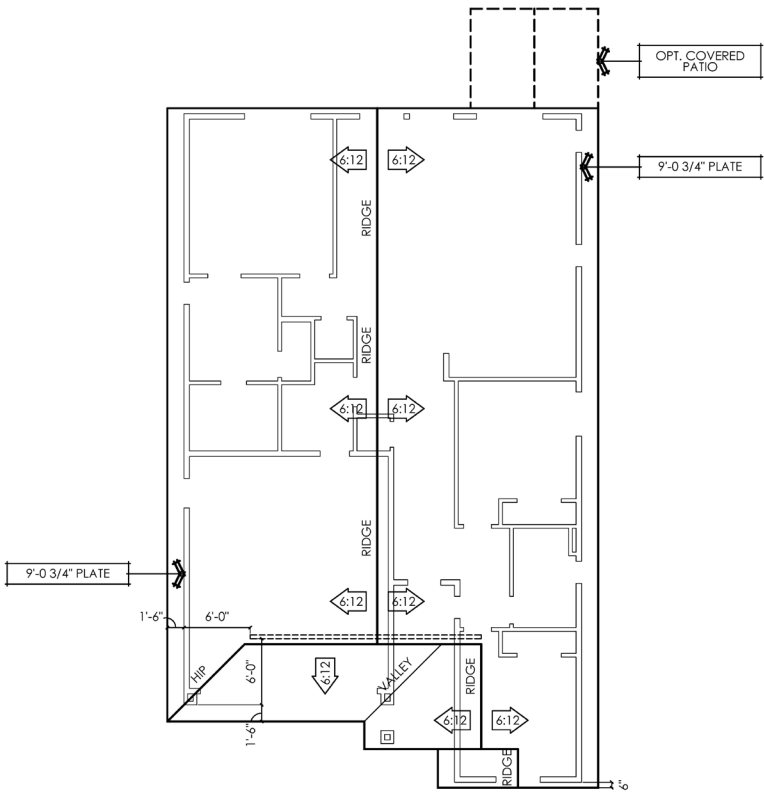
REAR ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



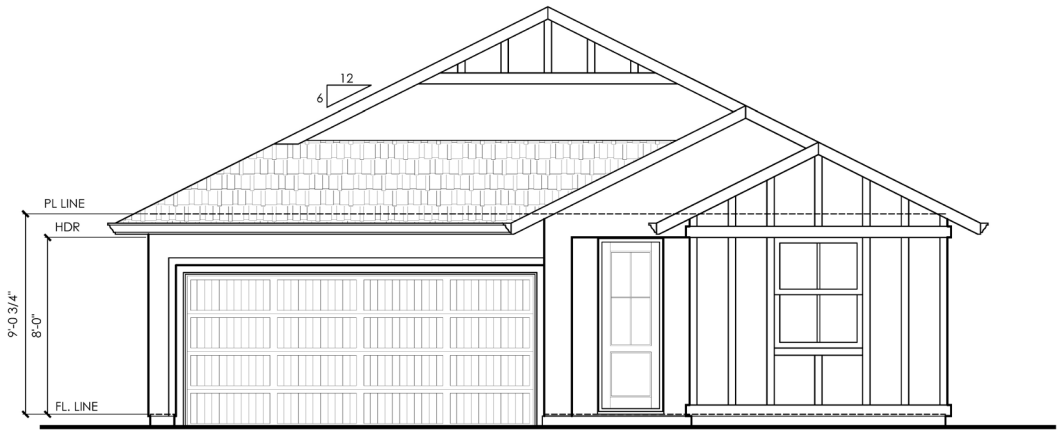
RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



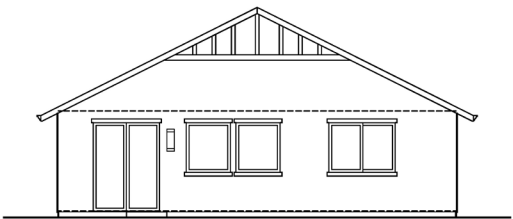
LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



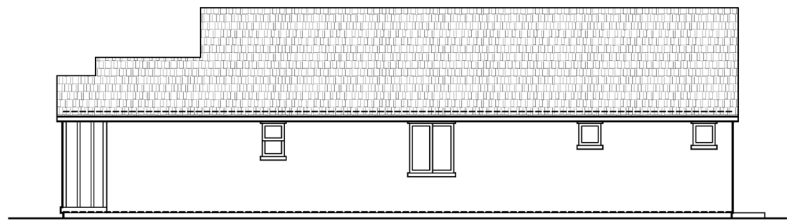
ROOF PLAN - THE DELTA
SCALE: 1/8"=1'-0"



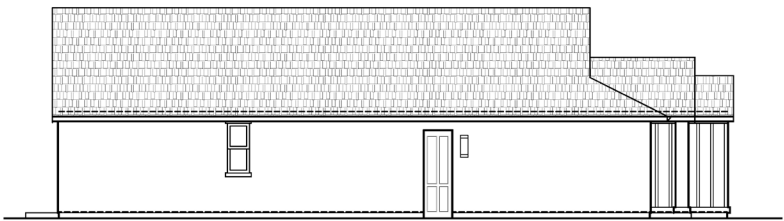
FRONT ELEVATION - THE DELTA
SCALE: 1/4"=1'-0"



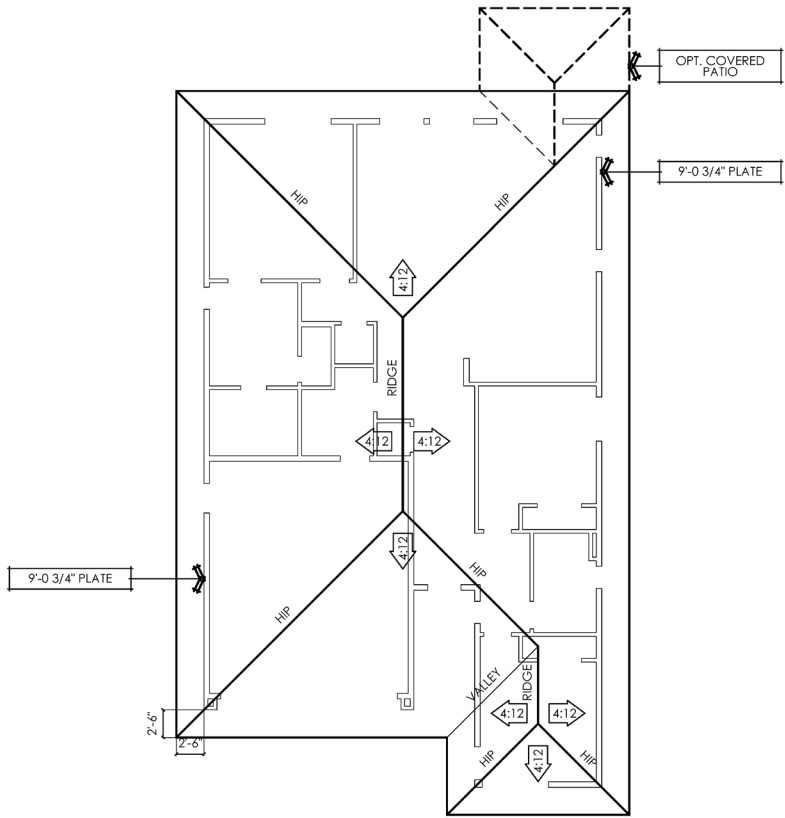
REAR ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



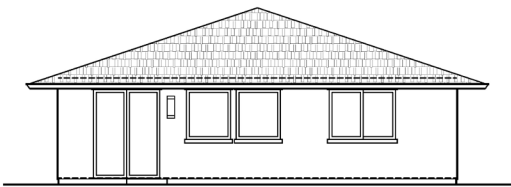
LEFT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



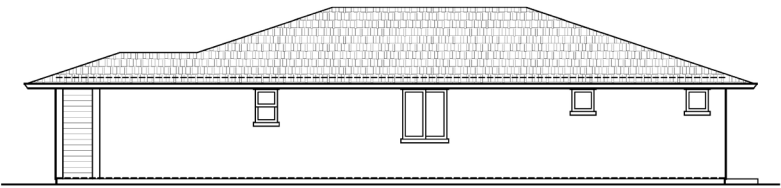
ROOF PLAN - THE MODERN
SCALE: 1/8"=1'-0"



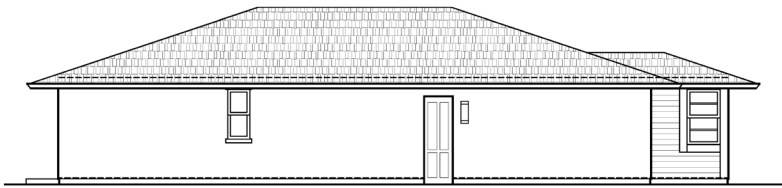
FRONT ELEVATION - THE MODERN
SCALE: 1/4"=1'-0"



REAR ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



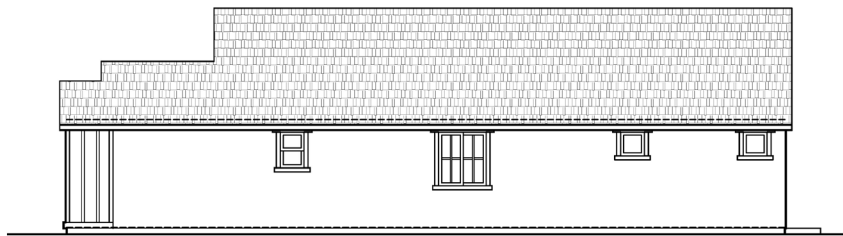
RIGHT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



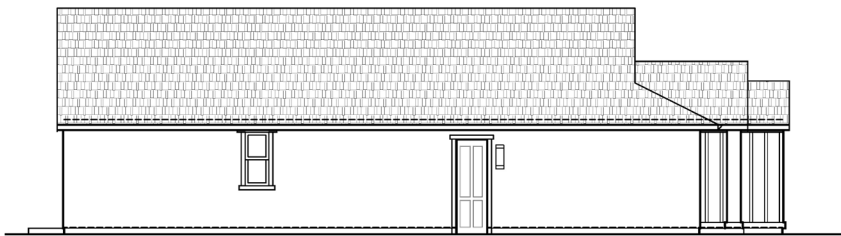
LEFT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"

ESPRIT: 1510 PLAN: ENHANCED CORNER ELEVATION STYLE

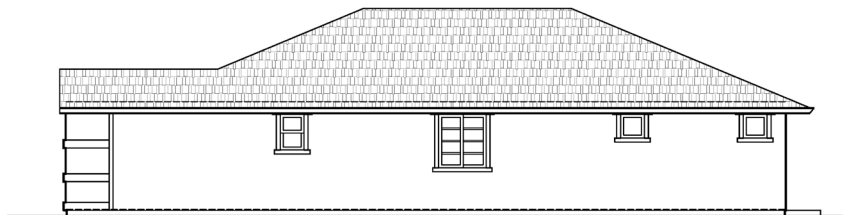
ATTACHMENT 2
EXHIBIT A TO THE RESOLUTION



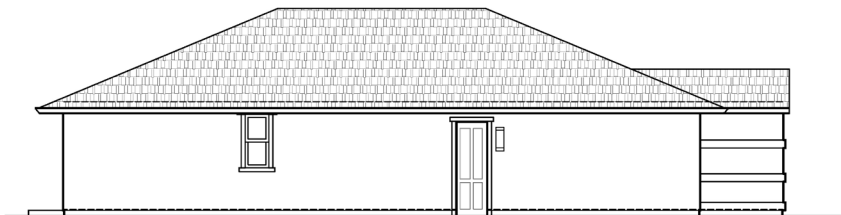
RIGHT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



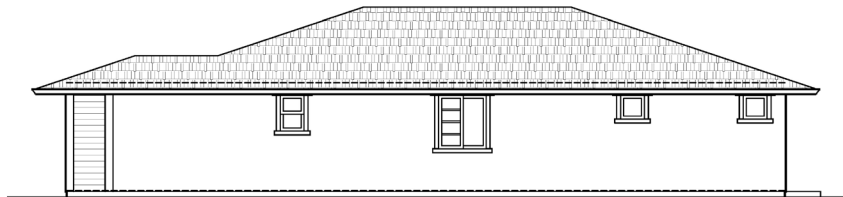
LEFT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



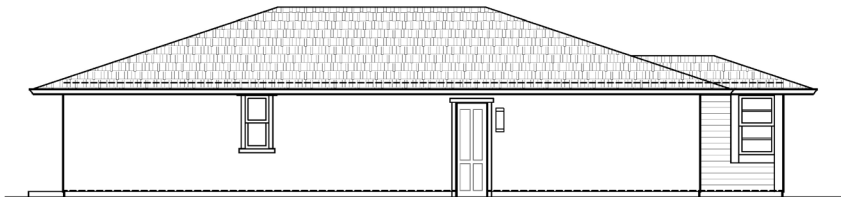
RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



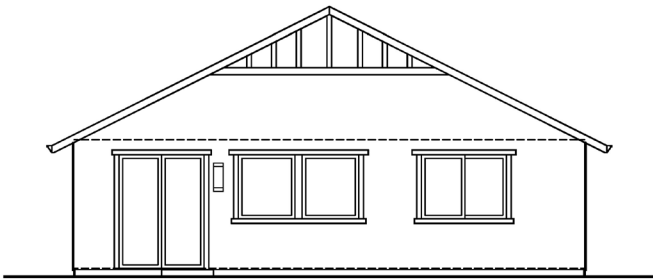
LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"

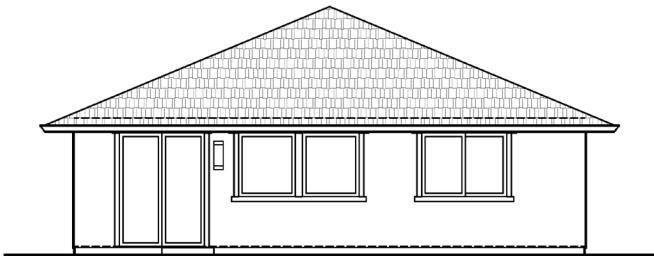


LEFT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



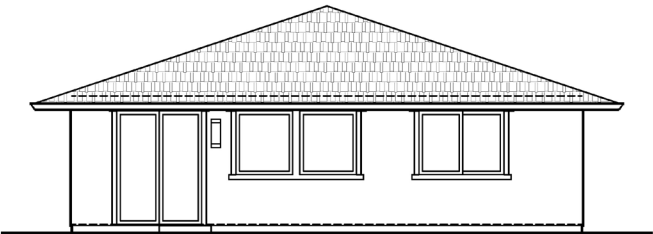
REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



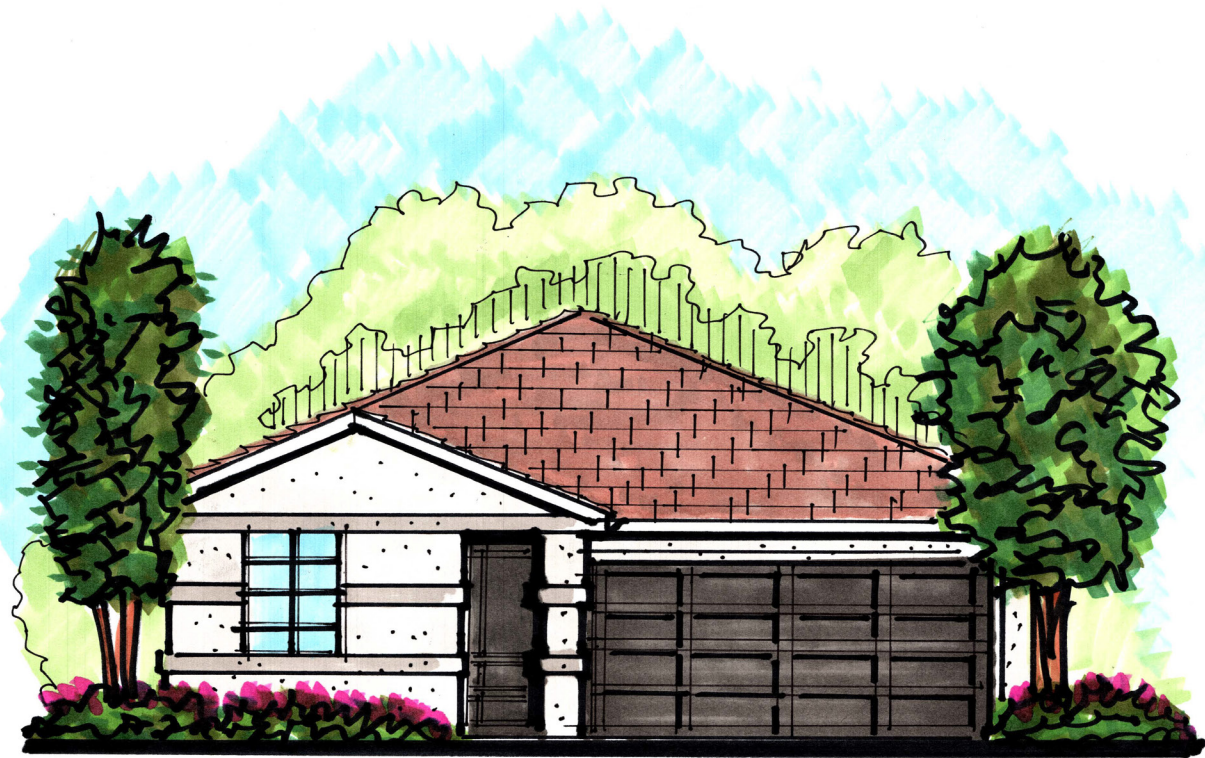
REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

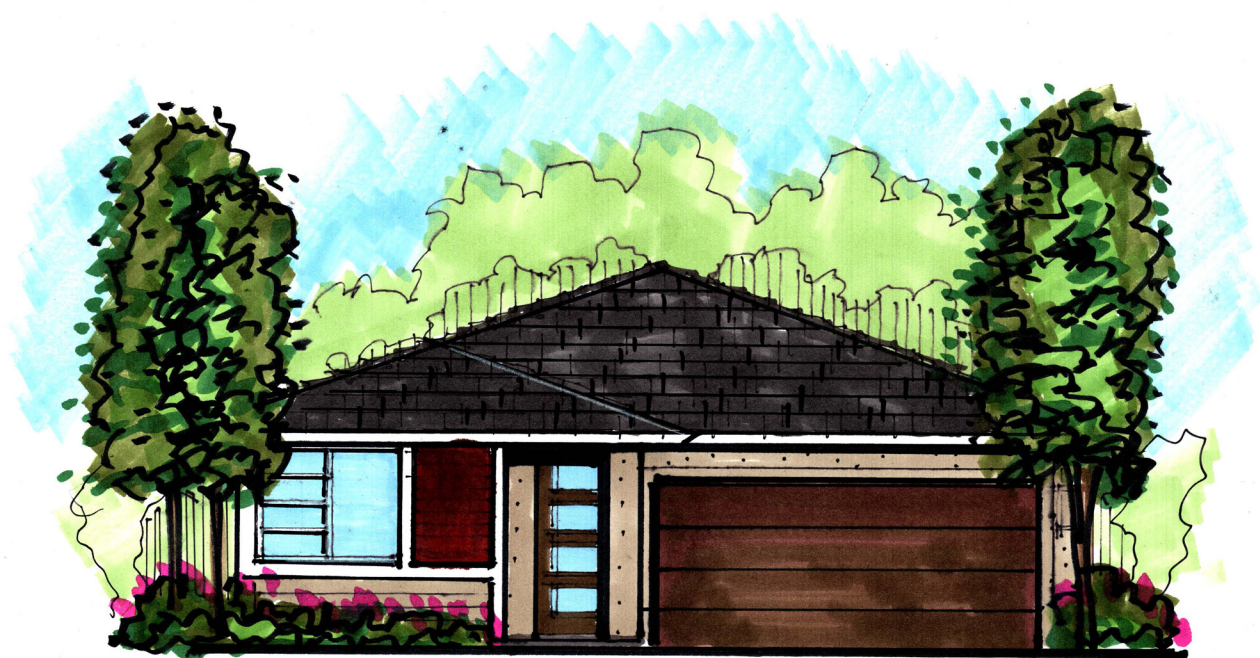
SCALE: 1/8"=1'-0"



*Plan Two The Ranch
Color Combination 3*



*Plan Two The Delta
Color Combination 2*



*Plan Two The Modern
Color Combination 2*



FRONT:
16' to Living
19' to Garage
5' and 4' Side Yards

20% , no less than 10'

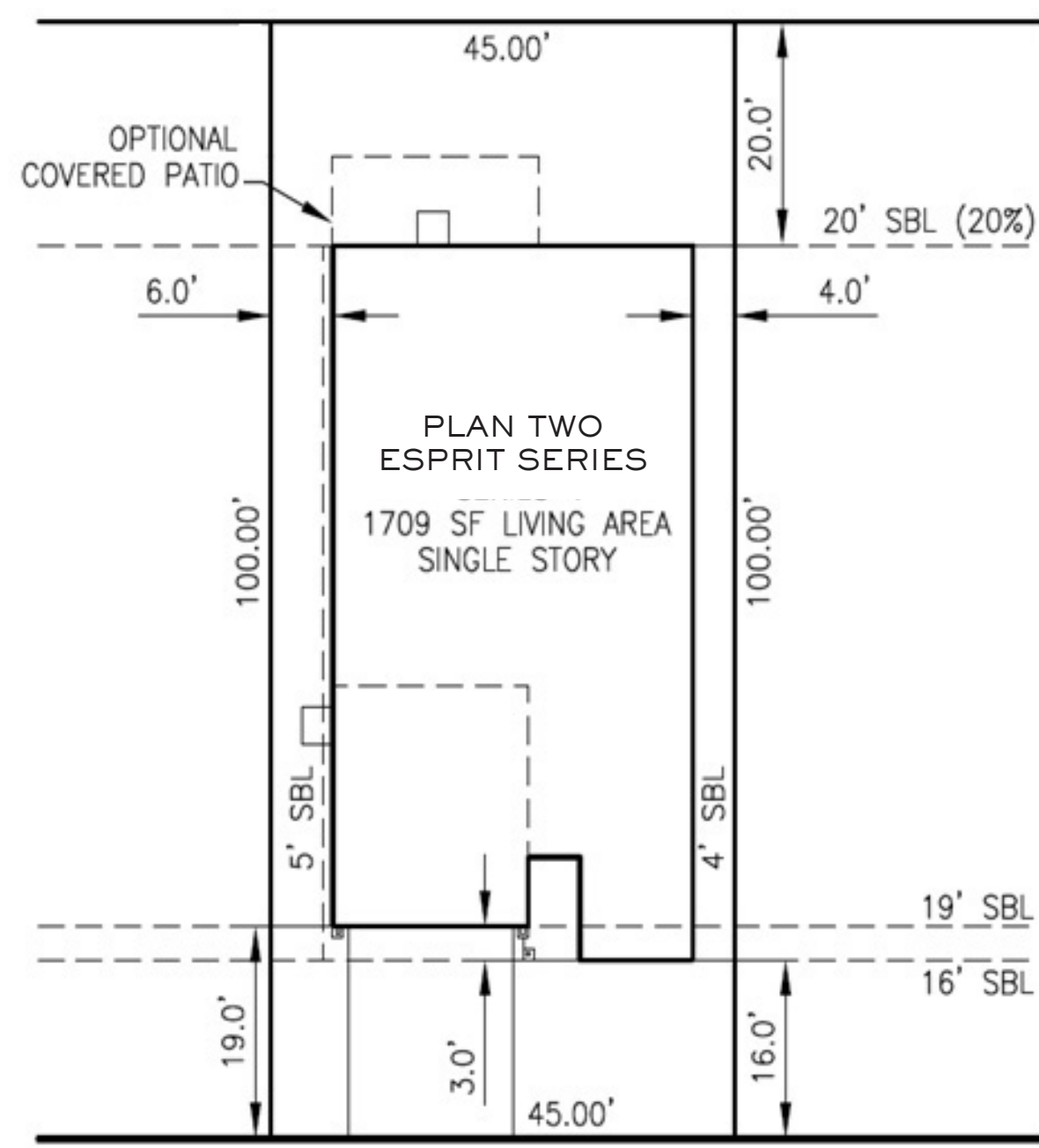
5' one side, 4' one side

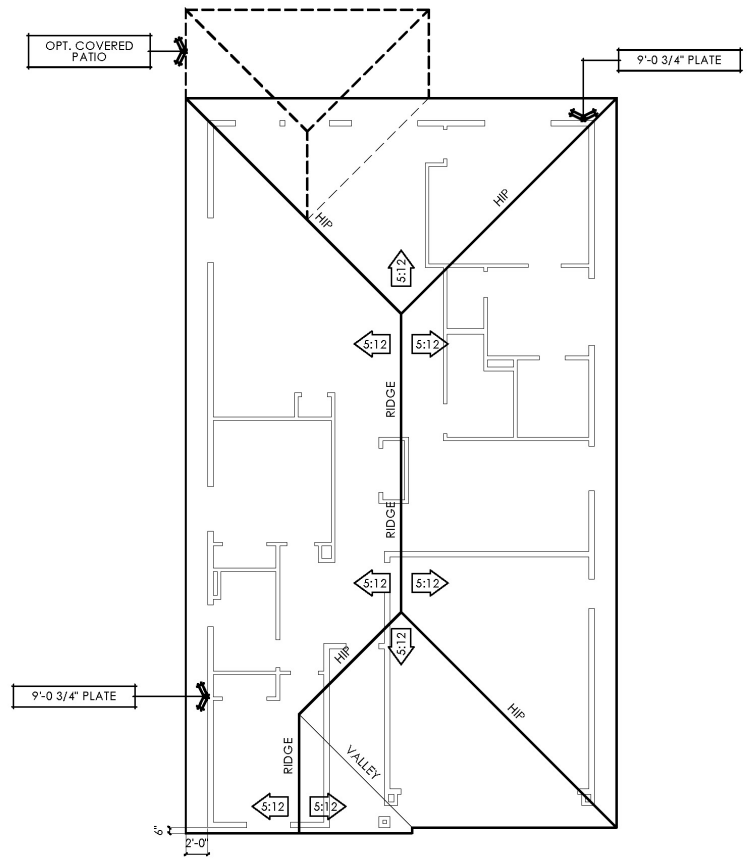
CURRENT SETBACK STANDARDS APPLY TO ALL TWO-STORY AND SINGLE STORY LOTS WITH A PROPOSED DEPTH OF 100' OR MORE

100' Deep Lot = 16' to living
100' Deep Lot = 19' to garage

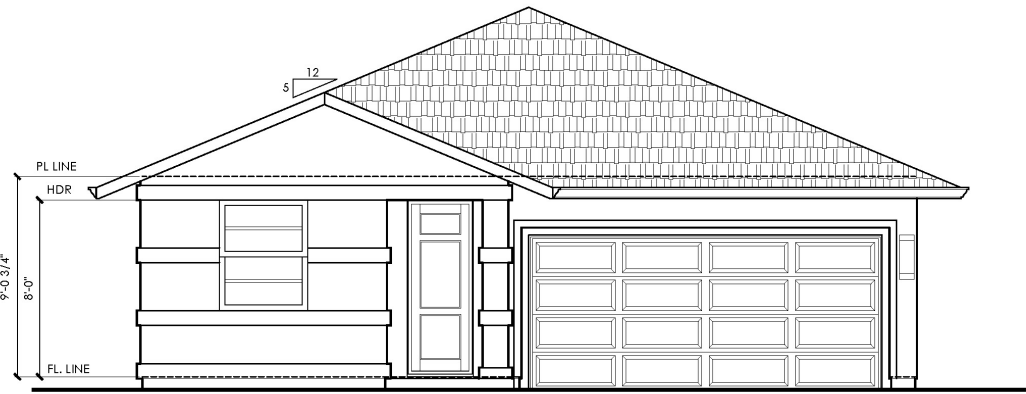
100' Deep Lot = **20' Rear Yard** without compensating space on this plan only
No setback adjustments requested for this home.

45' Wide Lot = 5' side Yard

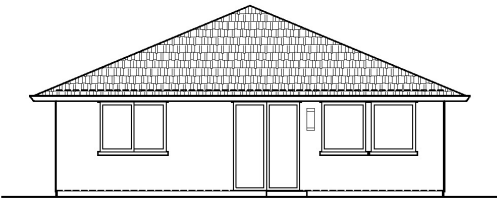




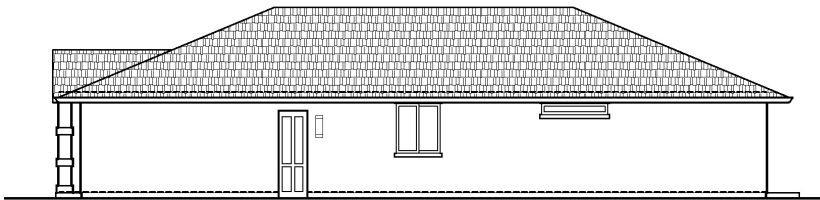
ROOF PLAN - THE RANCH
SCALE: 1/8"=1'-0"



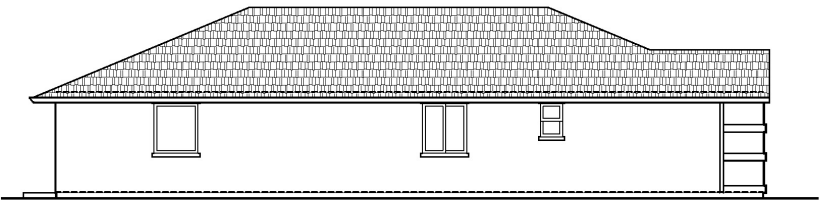
FRONT ELEVATION - THE RANCH
SCALE: 1/4"=1'-0"



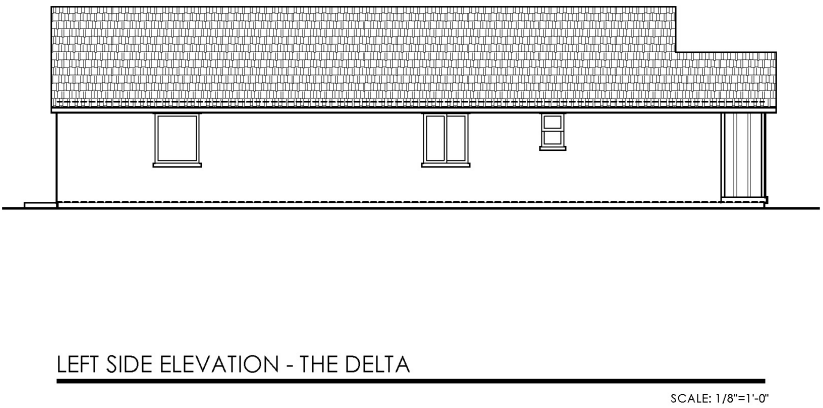
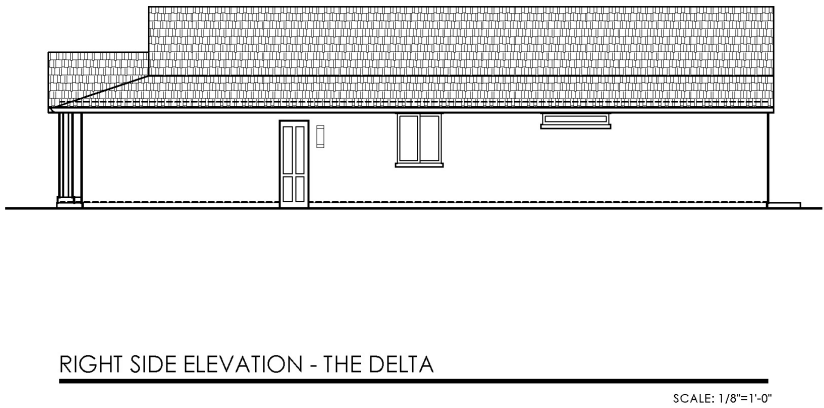
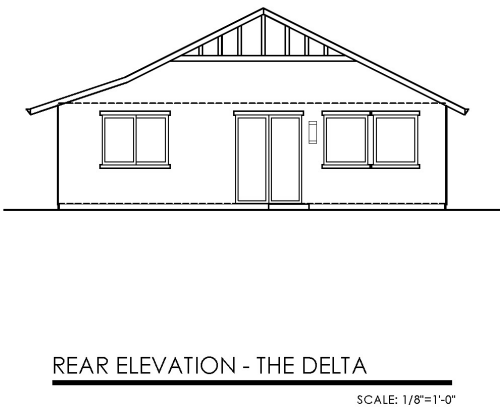
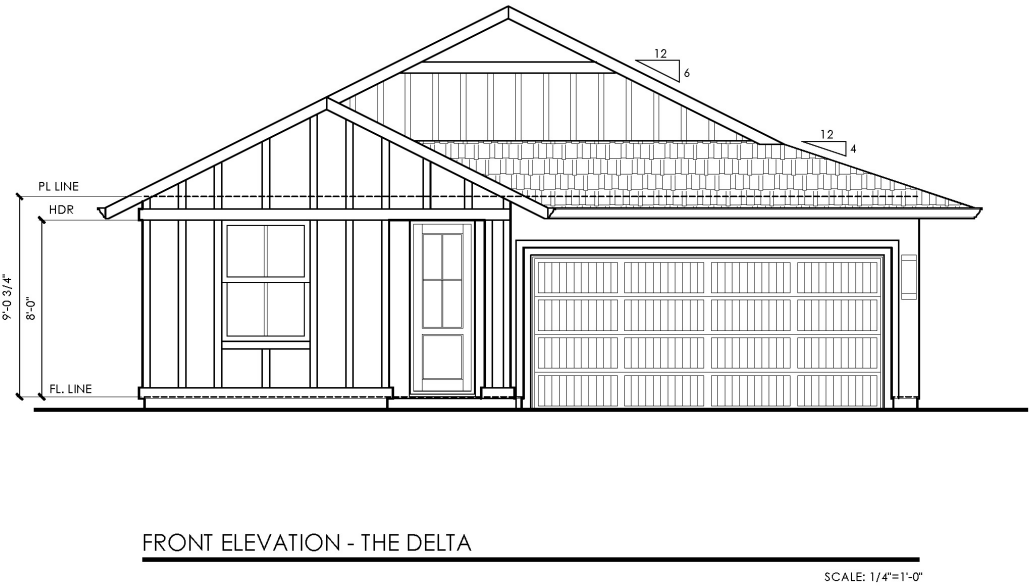
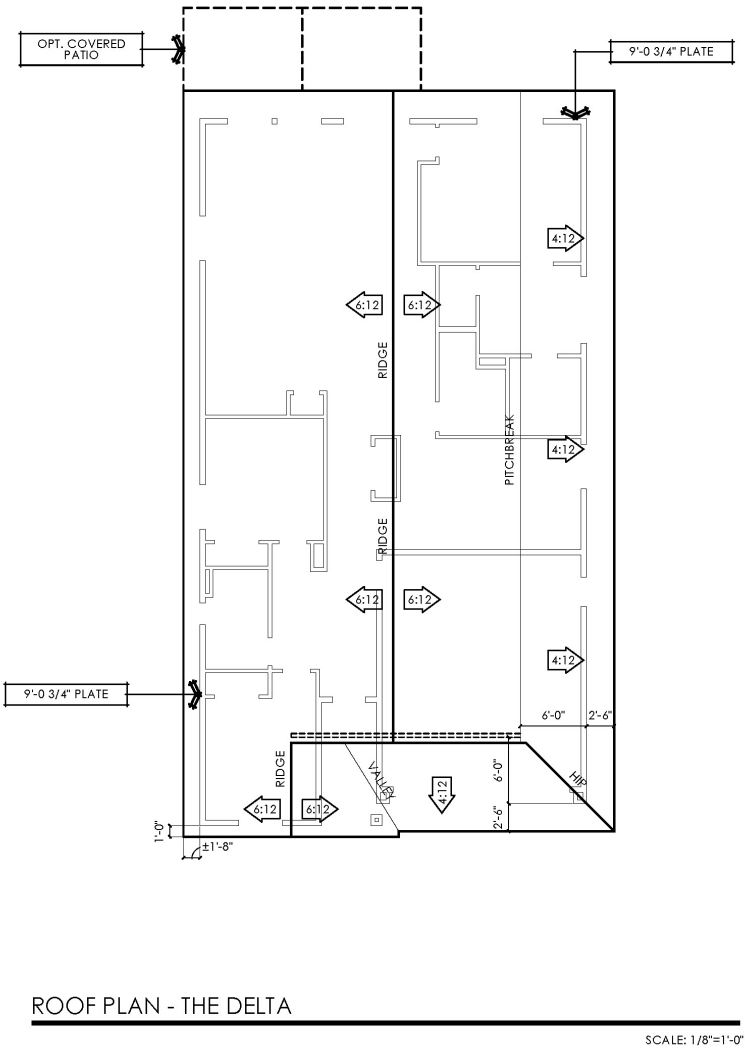
REAR ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"

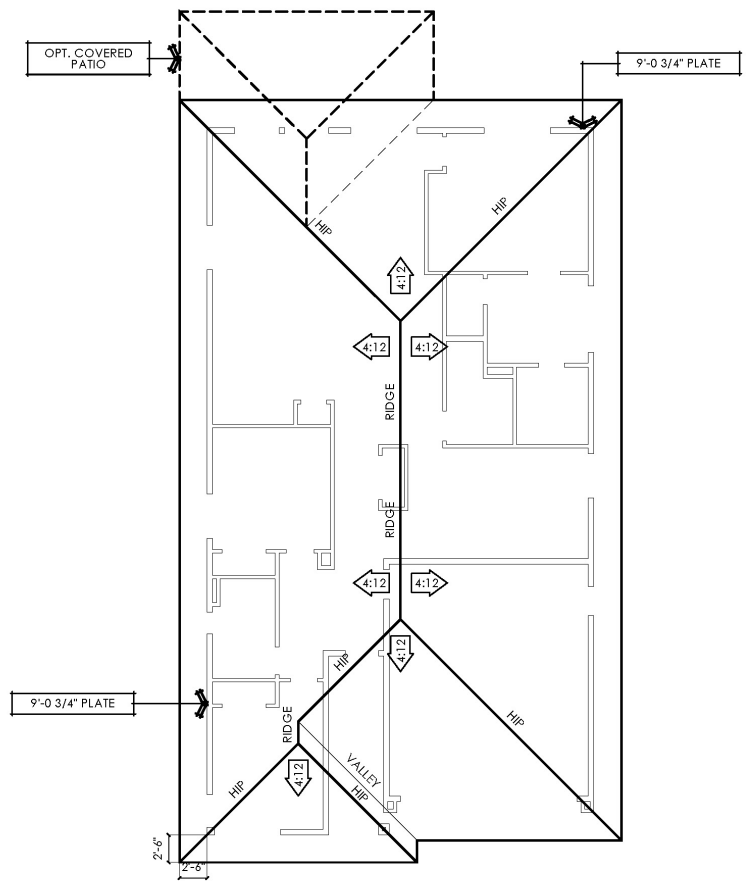


RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"

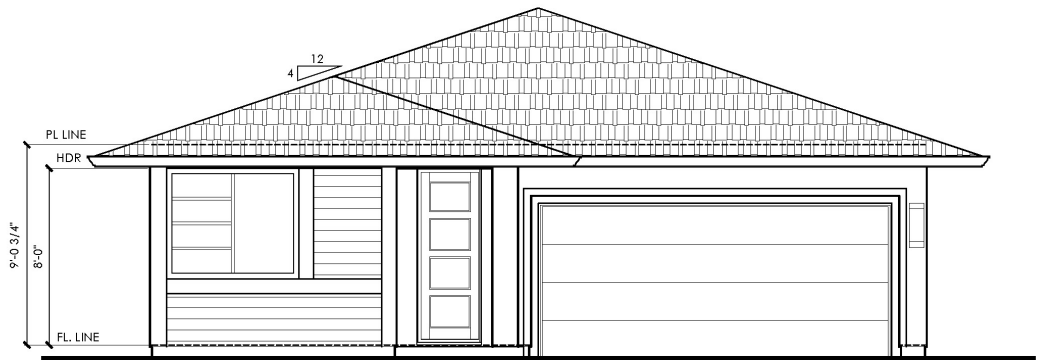


LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"

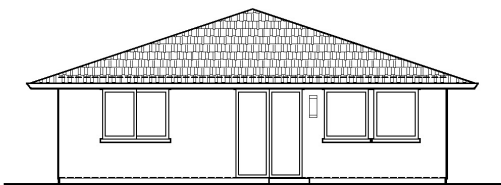




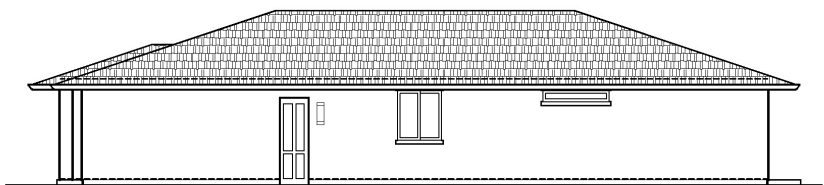
ROOF PLAN - THE MODERN
SCALE: 1/8"=1'-0"



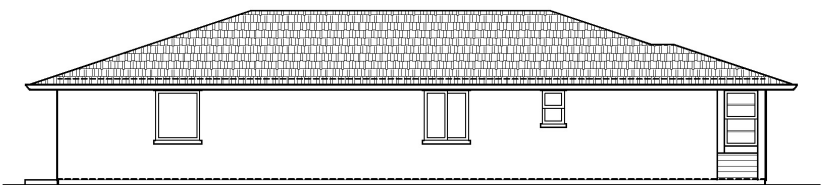
FRONT ELEVATION - THE MODERN
SCALE: 1/4"=1'-0"



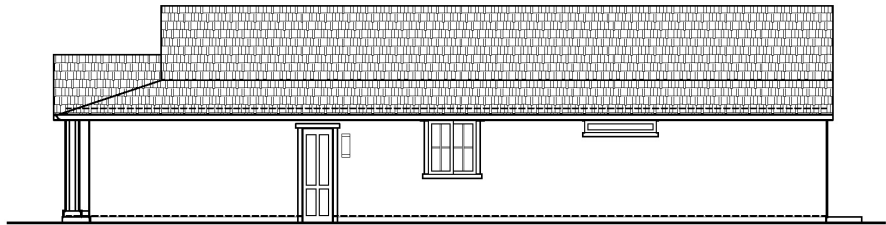
REAR ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



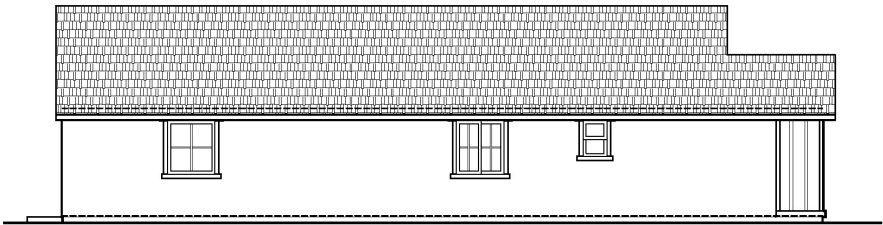
RIGHT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



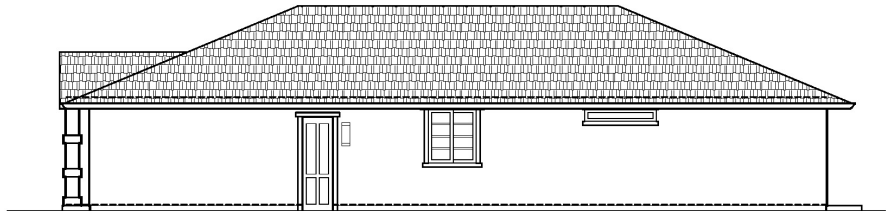
LEFT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



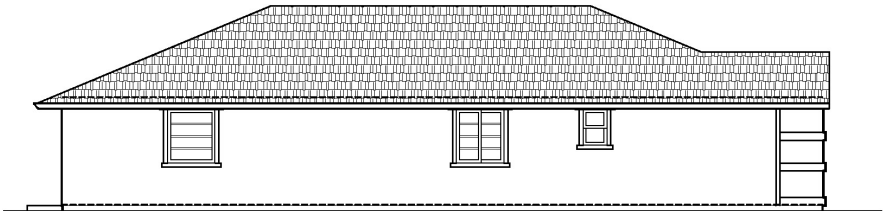
RIGHT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



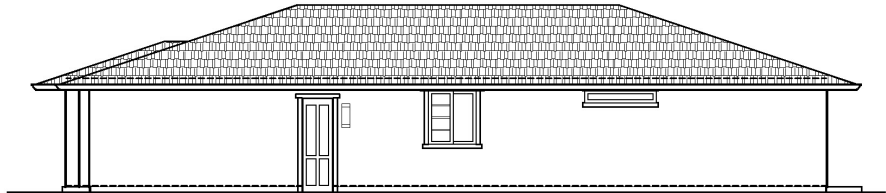
LEFT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



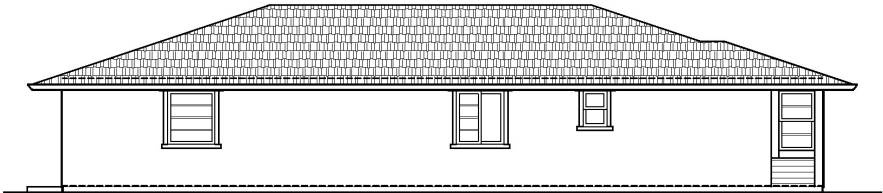
RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



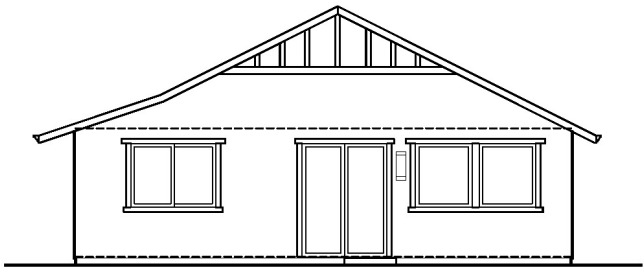
LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"

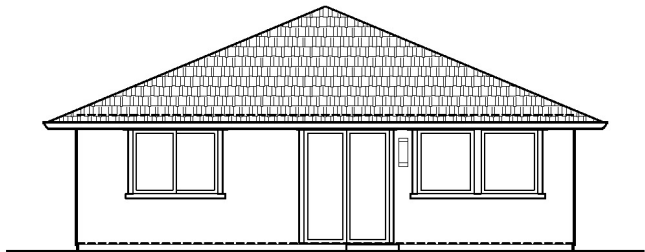


LEFT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



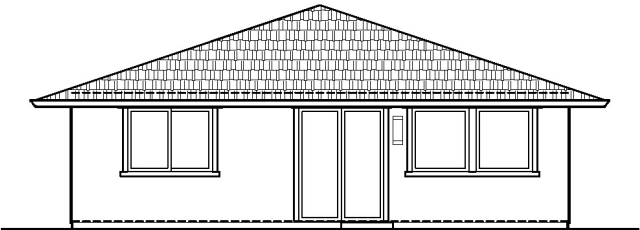
REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



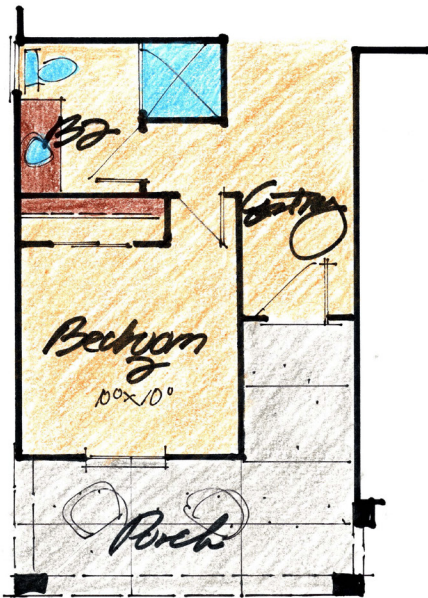
*Plan Three The Ranch
Color Combination 1*



*Plan Three The Delta
Color Combination 1*



*Plan Three The Modern
Color Combination 3*



Bath 3 Option



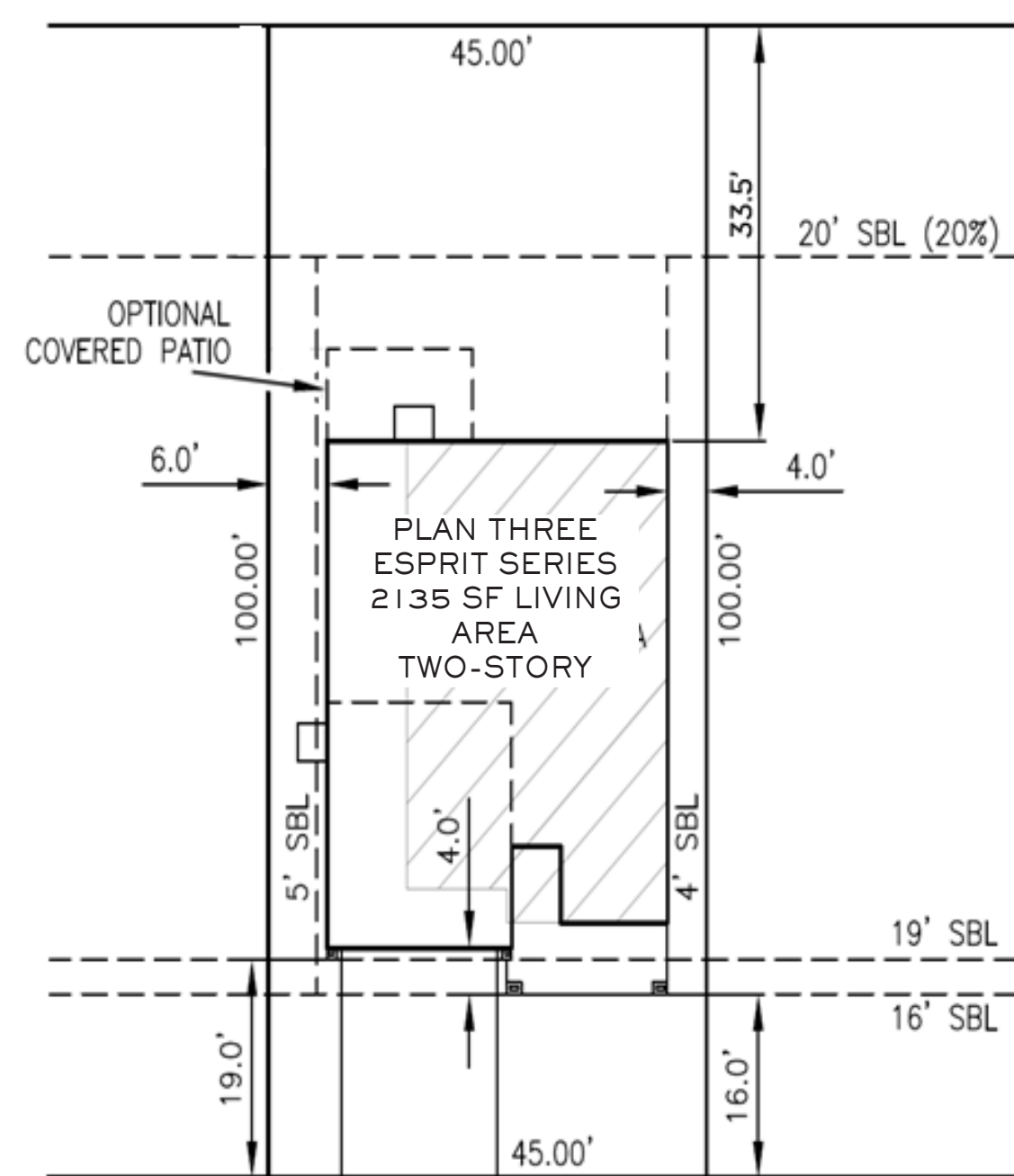
Standard Lower Floor Plan



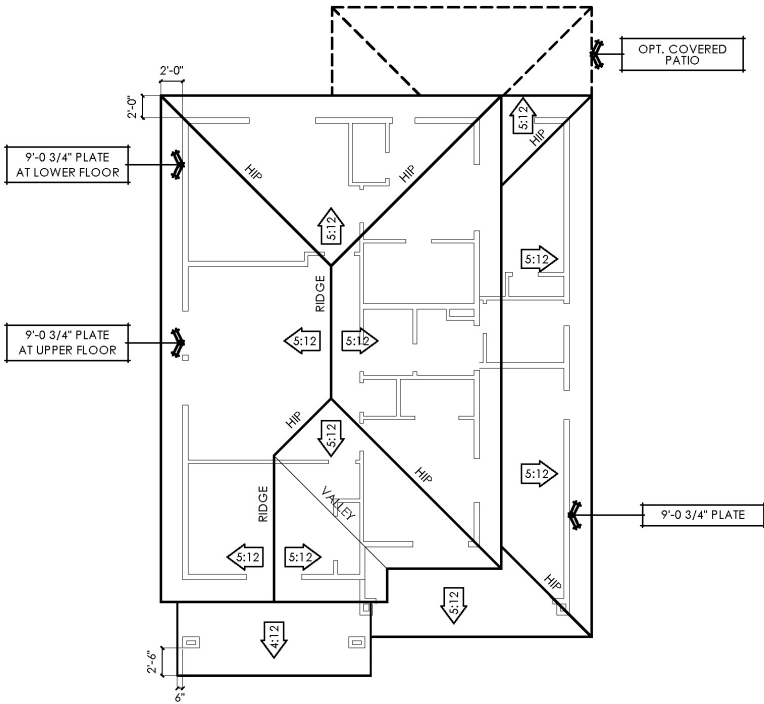
Standard Upper Floor Plan

CURRENT SETBACK STANDARDS APPLY TO ALL TWO-STORY AND SINGLE STORY LOTS WITH A PROPOSED DEPTH OF 100' OR MORE

45' Wide Lot = 5' side Yard



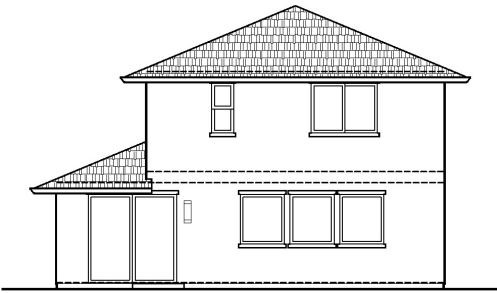
ESPRIT: 2135 PLAN: RANCH ELEVATION STYLE



ROOF PLAN - THE RANCH
SCALE: 1/8"=1'-0"



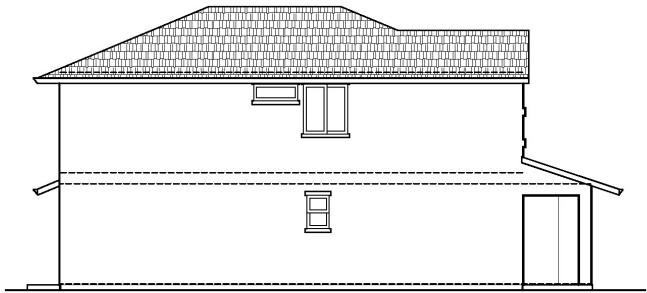
FRONT ELEVATION - THE RANCH
SCALE: 1/4"=1'-0"



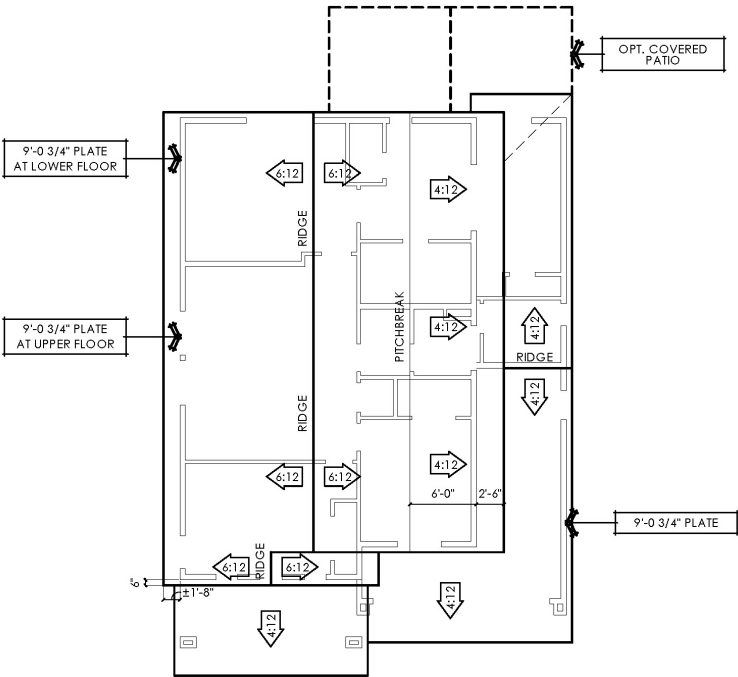
REAR ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



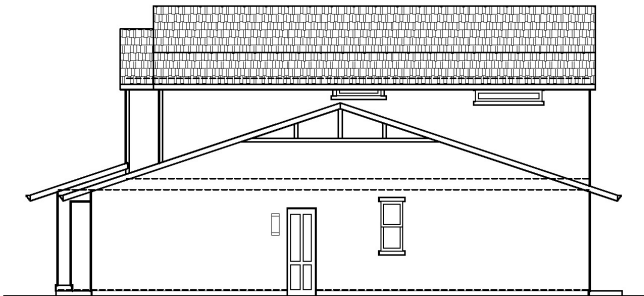
ROOF PLAN - THE DELTA
SCALE: 1/8"=1'-0"



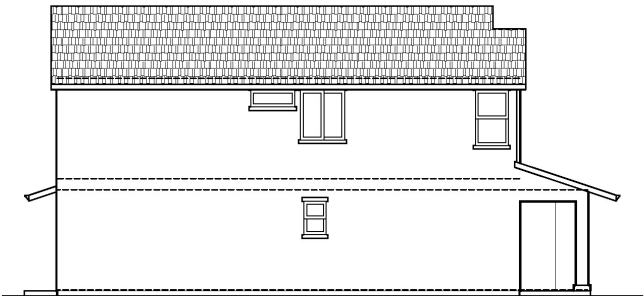
FRONT ELEVATION - THE DELTA
SCALE: 1/4"=1'-0"



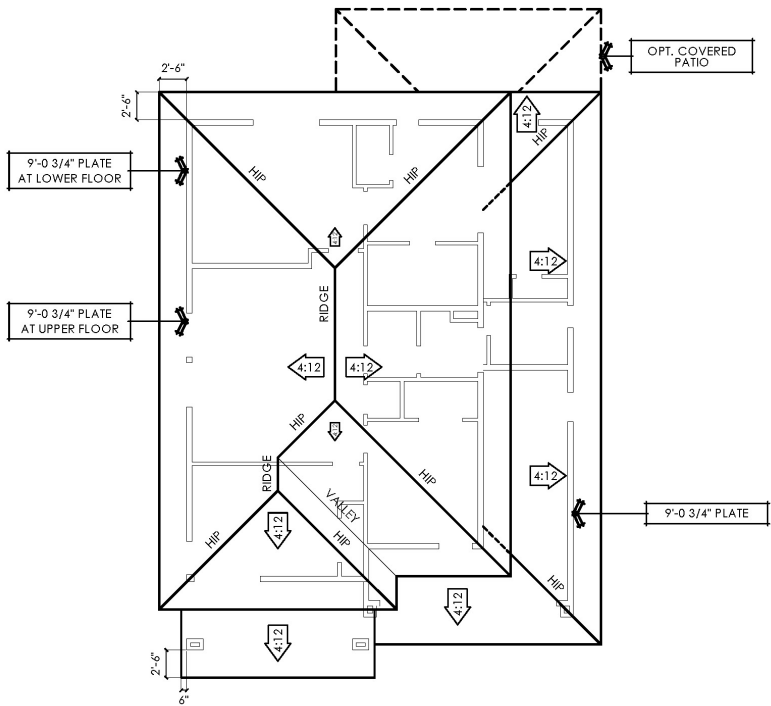
REAR ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



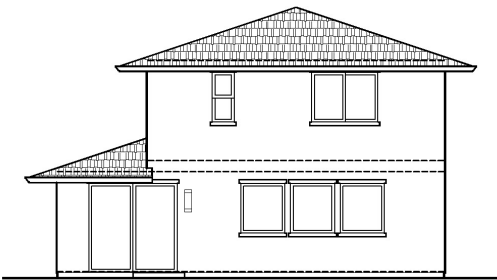
ROOF PLAN - THE MODERN

SCALE: 1/8"=1'-0"



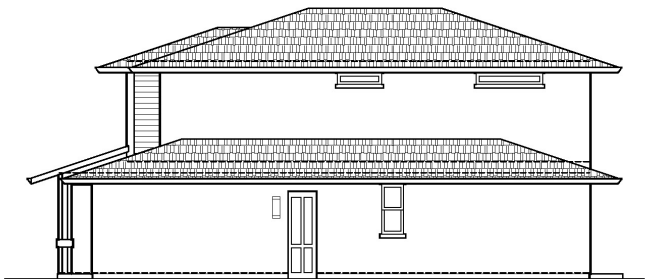
FRONT ELEVATION - THE MODERN

SCALE: 1/4"=1'-0"



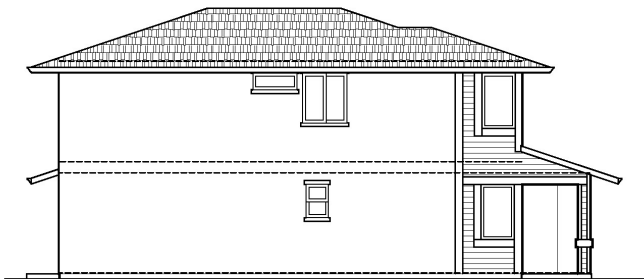
REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



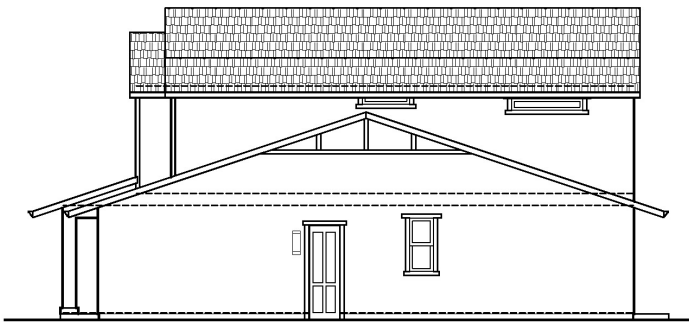
RIGHT SIDE ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"

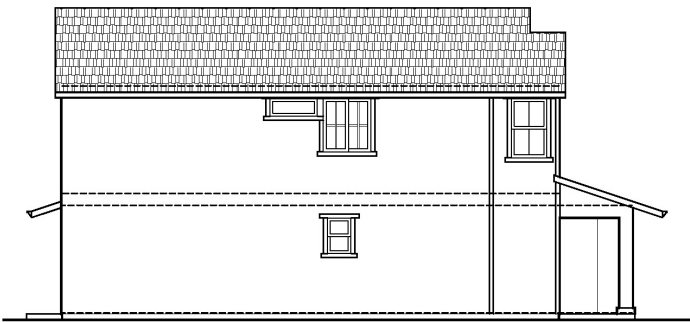


LEFT SIDE ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



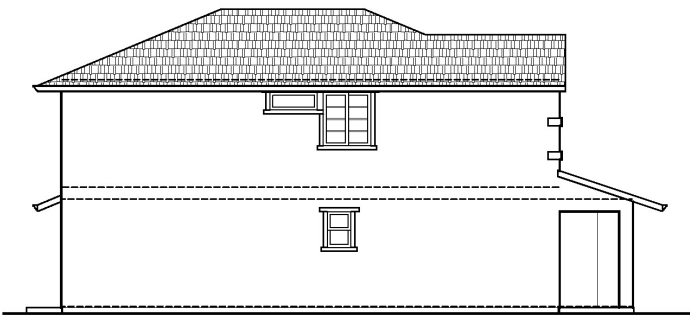
RIGHT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



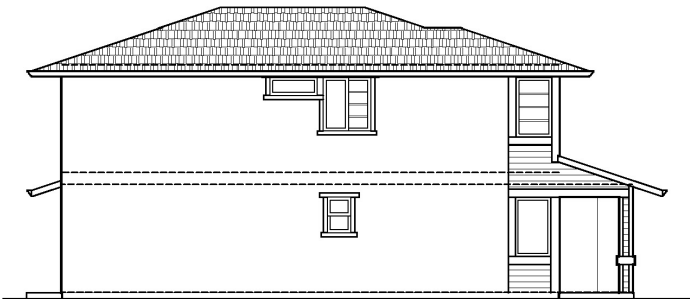
RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"

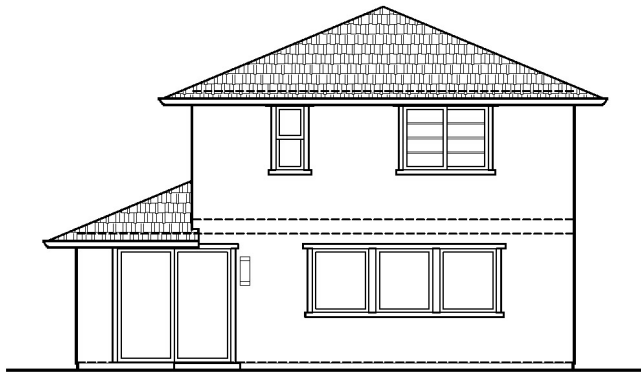


LEFT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



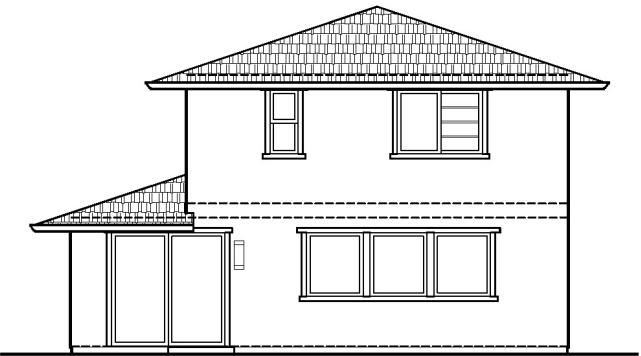
REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"

ESPRIT: COLOR & MATERIAL SELECTIONS LEGEND

RANCH ELEVATION	SCHEME 1	SCHEME 2	SCHEME 3
MAIN BODY:	KM 5749 LITTLE VALLEY	KM 202 DOESKIN	KM W50 APOLLO LANDING
ACCENT I:	KMA73 GINGER ROOT	KM 4525 AYRSHIRE	KM 5802 BY THE SEA
ACCENT II:	KM 4902 MT. RUSHMORE	KMA72 BARNWOOD	KM 5804 YACHT CLUB
GUTTER/TRIM/FACIA:	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE
ROOF:	EAGLE 4520 BEL AIR WEATHERED TERRA COTTA FLASHED	EAGLE 4520 BEL AIR WEATHERED TERRA COTTA FLASHED	EAGLE 4520 BEL AIR WEATHERED TERRA COTTA FLASHED

MODERN ELEVATION	SCHEME 1	SCHEME 2	SCHEME 3
MAIN BODY:	KM 4891 SWAN DIVE	KM 230 GRAYSTONE	KM 4814 CALM BREEZE
ACCENT I:	KM 5776 BANCROFT VILLAGE	KMW30 LIGHT FROST	KM 4916 POLISHED PEWTER
ACCENT II:	KM 4896 STONE HEARTH	KMA 71 TWISTED WINE	KMA 80 URBANITE
GUTTER/TRIM/FACIA:	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE
ROOF:	EAGLE 4591 BEL AIR DARK GRAY RANGE	EAGLE 4591 BEL AIR DARK GRAY RANGE	EAGLE 4591 BEL AIR DARK GRAY RANGE

DELTA ELEVATION	SCHEME 1	SCHEME 2	SCHEME 3
MAIN BODY:	KMW 43 WHITEST WHITE	KMW 57 CLOUD WHITE	KMW 44 PEARLY WHITE
ACCENT I:	KM 4894 COVE PAINTING	KM 4634 COMMUNITY	KM 4739 LAND BEFORE TIME
ACCENT II:	KMA 75 CELLAR DOOR	KMA 76 LOG CABIN	KMA 78 COUNTRY SKY
GUTTER/TRIM/FACIA:	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE
ROOF:	EAGLE 4503 BEL AIR SIERRA MADRE	EAGLE 4503 BEL AIR SIERRA MADRE	EAGLE 4503 BEL AIR SIERRA MADRE

SCHEME 1

ACCENT I: KMA73 : GINGER ROOT	
ACCENT II: KM 4902 : MT. RUSHMORE	
GUTTER / TRIM / FACIA : KMW43 WHITEST WHITE	BODY: KM 5749 : LITTLE VALLEY

SCHEME 2

ACCENT I: KM 4525 : AYRSHIRE	
ACCENT II: KMA72 : BARNWOOD	
GUTTER / TRIM / FACIA : KMW43 WHITEST WHITE	BODY: KM 202 : DOESKIN

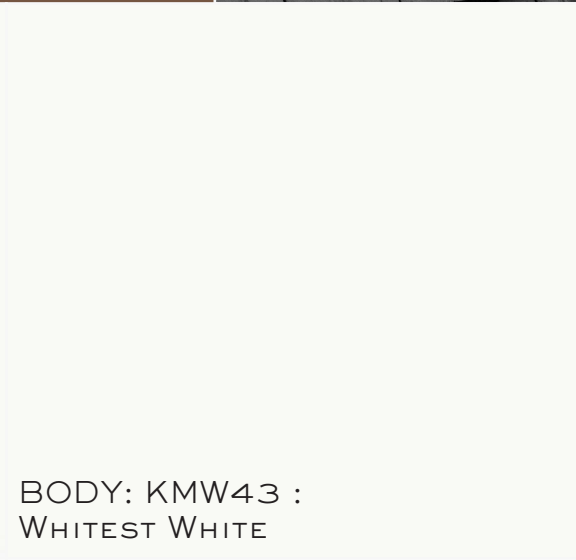
SCHEME 3

ACCENT I: KM 5802 : BY THE SEA	
ACCENT II: KM 5804 : YACHT CLUB	
GUTTER / TRIM / FACIA : KMW43 WHITEST WHITE	BODY: KMW50: APOLLO LANDING

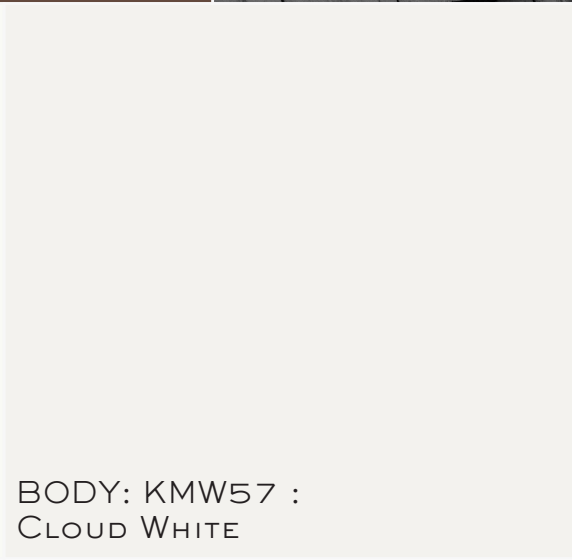


GARAGE DOOR STYLE:
WAYNE DALTON : CLASSIC STEEL

SCHEME 1

ACCENT I: KM 4894 : COVE PAINTING	
ACCENT II: KMA75 : CELLAR DOOR	
	
	

SCHEME 2

ACCENT I: KM 4634 : COMMUNITY	
ACCENT II: KMA76 : LOG CABIN	
	
	

SCHEME 3

ACCENT I: KM 4739 : LAND BEFORE TIME	
ACCENT II: KMA78 : COUNTRY SKY	
	
	



GARAGE DOOR STYLE:
WAYNE DALTON : CLASSIC STEEL

SCHEME 1

ACCENT I: KM 5776 : BANCROFT VILLAGE	
ACCENT II: KM 4896 : STONE HEARTH	
GUTTER / TRIM / FACIA : KMW43 WHITEST WHITE	BODY: KM 4891 : SWAN DIVE

SCHEME 2

ACCENT I: KMW30 : LIGHT FROST	
ACCENT II: KMA71 : TWISTED WINE	
GUTTER / TRIM / FACIA : KMW43 WHITEST WHITE	BODY: KM 230 : GRAYSTONE

SCHEME 3

ACCENT I: KM 4916 : POLISHED PEWTER	
ACCENT II: KMA80 : URBANITE	
GUTTER / TRIM / FACIA : KMW43 WHITEST WHITE	BODY: KM 4814 : CALM BREEZE



GARAGE DOOR STYLE:
WAYNE DALTON : CLASSIC STEEL



ELAN SERIES

ELEMENTS MONTELENA



ELAN: STYLE NARRATIVE

THE COMMUNITY VISION

Premier Homes presents Elements Montelena, a unique collection of single and two story single family detached homes. The homes feature a contemporary and open flex floor plans for the generations designed to provide ultimate modern choices for today's lifestyle.

ELAN SERIES | 1843 TO 3341 SQUARE FEET

The Elan Series offers options such as offices, dens, flex “your space”, “mode” living next generation suites, salons, retreats and more, and feature two and three car garages on select plans.

Exterior architecture reflects Central Valley traditions expressed in modern style. Varied roof pitches, materials and “house forward” design create a unique “people scaled” neighborhood. Over nine (9) special color combinations will blend materials and break from the monotone / flat typical “valley colors”.

THE ARCHITECTURE

DELTA

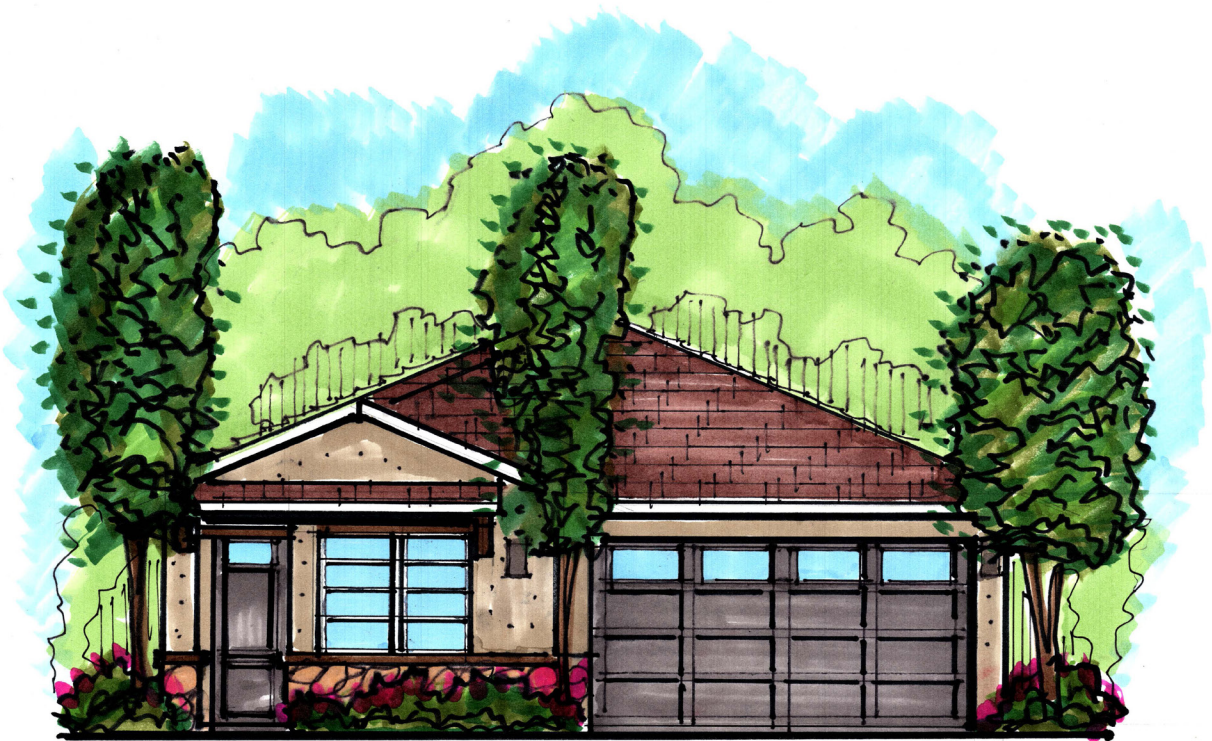
Varied roof pitches, board and battel and simple details found throughout the Sacramento River Delta farm areas.

RANCH

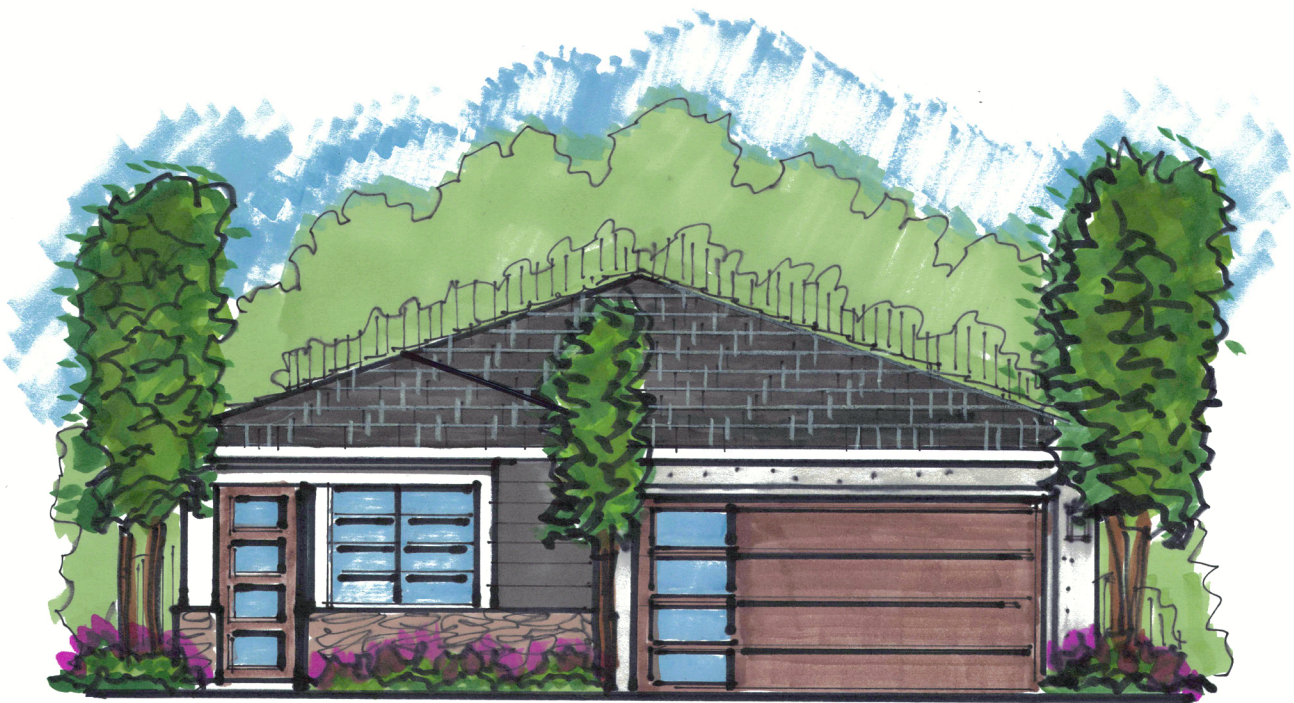
Simple, low pitch rooflines and horizontal material designs inspired from classic 1905's ranch homes throughout the region.

MODERN

Clean, modern, minimally detailed design that truly allows color to “pop” and allow simple rooflines to create mass.



Plan One The Ranch
Color Combination 1



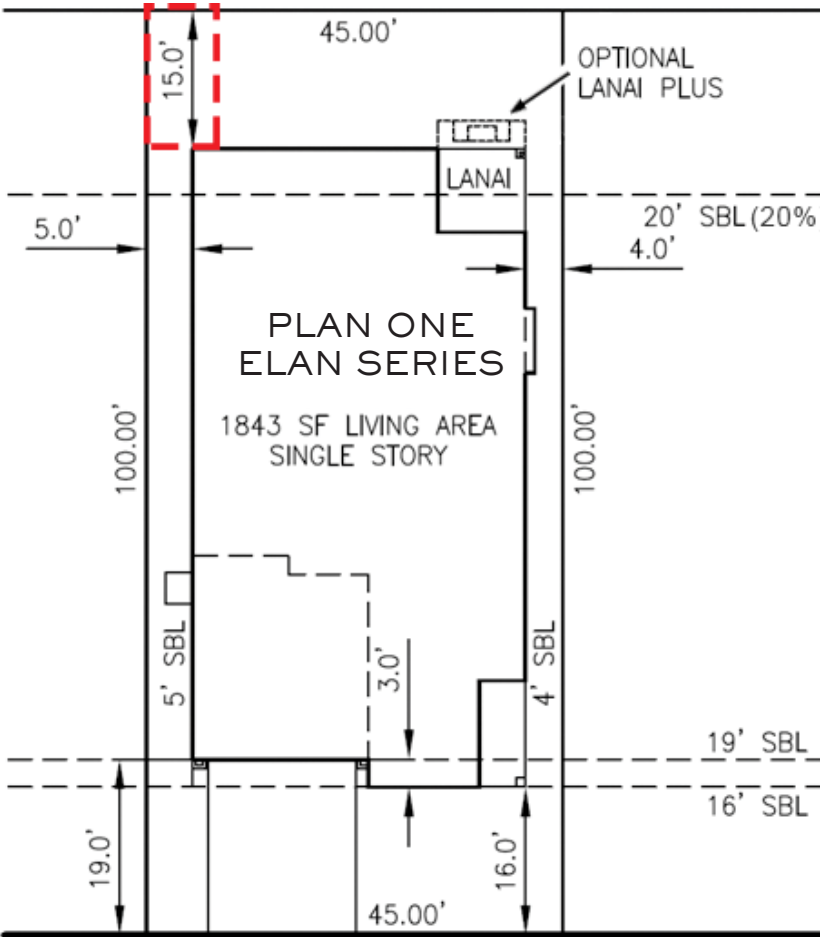
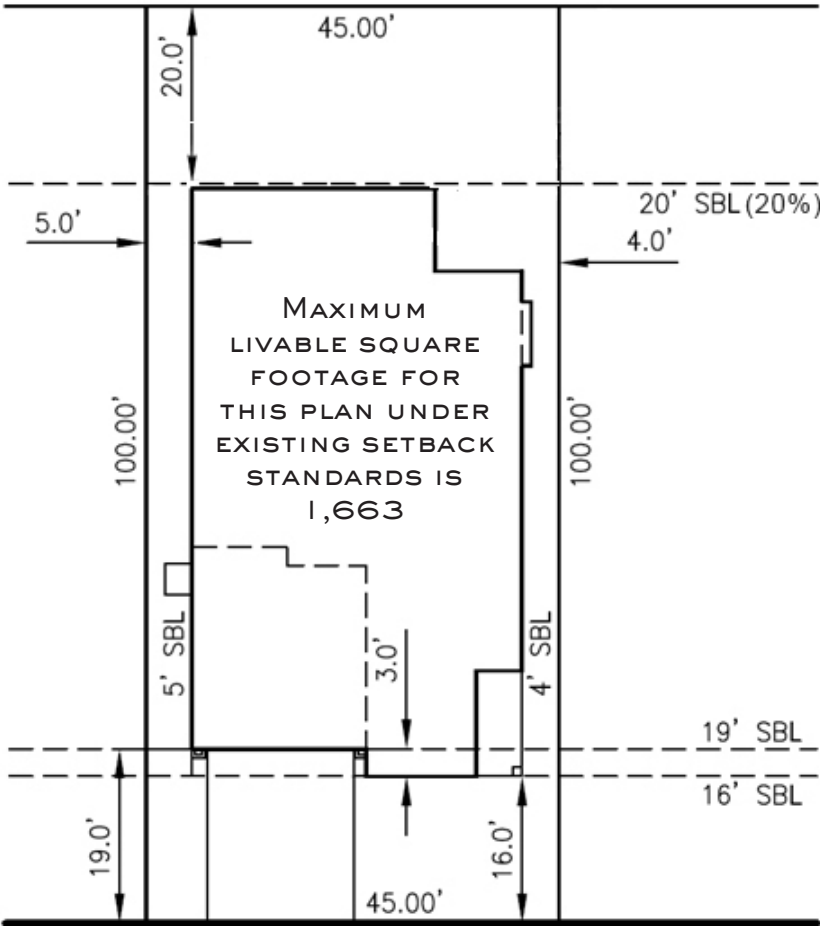
Plan One The Modern
Color Combination 3



Plan One The Palisade







RANCHO CORDOVA SETBACK STANDARDS:

FRONT:

- 16' to Living
- 19' to Garage

SIDE:

- 45' wide 4' and 5' sides

REAR:

- 16' to Living
- 19' to Garage
- 4' and 5' sides
- 20% lot depth for rear

Current setback standards apply to all two-story and single story lots with a proposed depth of 100' or more

Current setback standard: limits the ability to provide single story plans. Market trends indicate a decreased demand for large rear yards and an increased desire for outdoor living spaces like covered patios. Aging Baby Boomers seek single story living in suburban areas near family without significant down-sizing. Additionally, younger generations place more value on travel and entertainment than maintenance and upkeep.

ELAN - PLAN ONE (SINGLE STORY) SETBACK:

FRONT:

- 100' Deep Lot = 16' to living
- 100' Deep Lot = 19' to garage

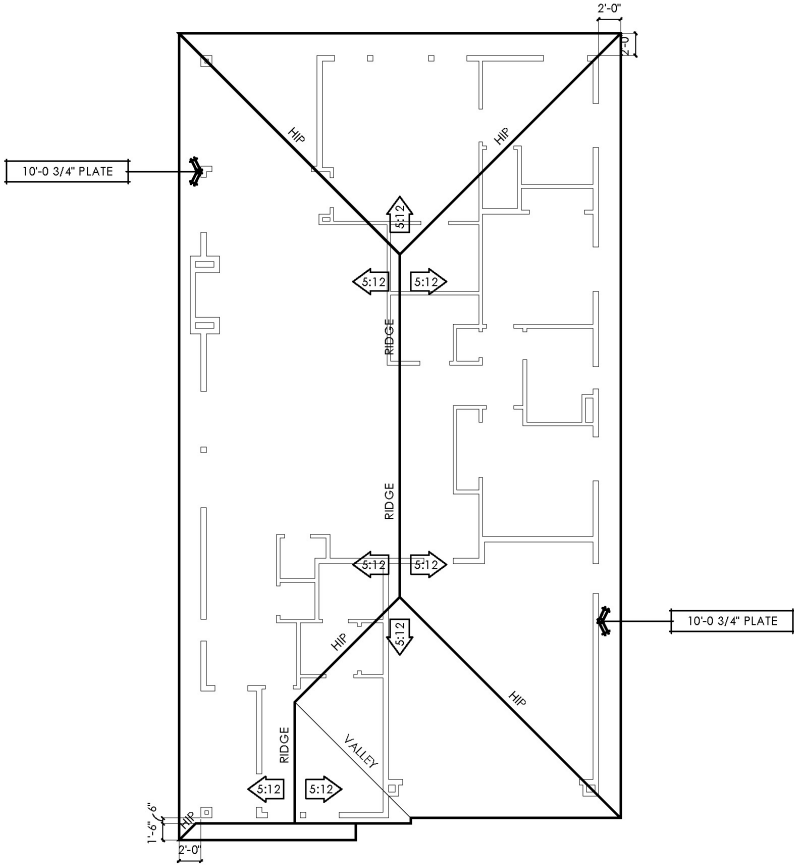
SIDE:

- 45' wide 4' and 5' sides

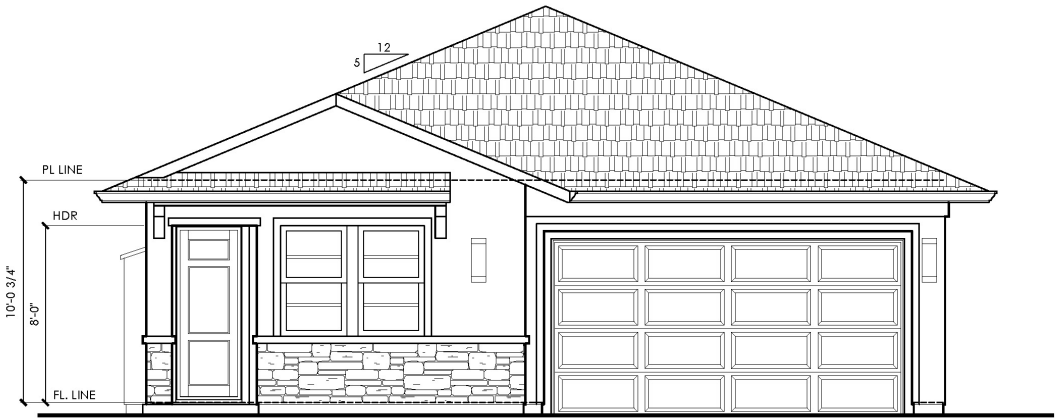
REAR:

- 100' deep lots
- 15' rear SB**
- 25% Reduction from current standard

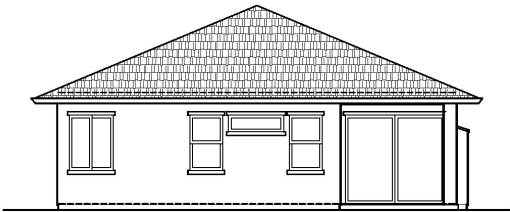
Proposed setback standards (This plan only): Modifying the current rear setback standards allows for a livable single-story plan in the Elan series to serve the growing segment of the population demanding single-story living. Additionally, having a single story plan in the Elan series provides for a more diverse streetscape throughout the community. All other plans in this project conform to current setback standards.



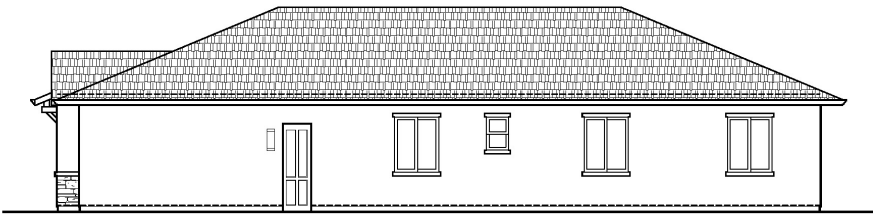
ROOF PLAN - THE RANCH
SCALE: 1/8"=1'-0"



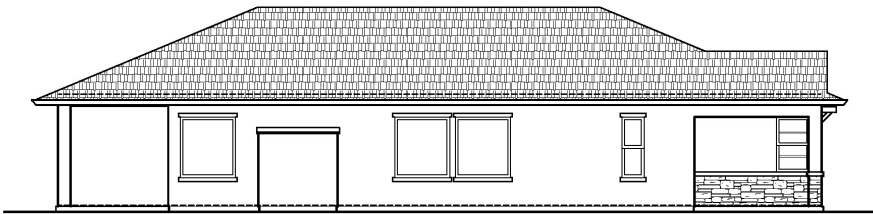
FRONT ELEVATION - THE RANCH
SCALE: 1/4"=1'-0"



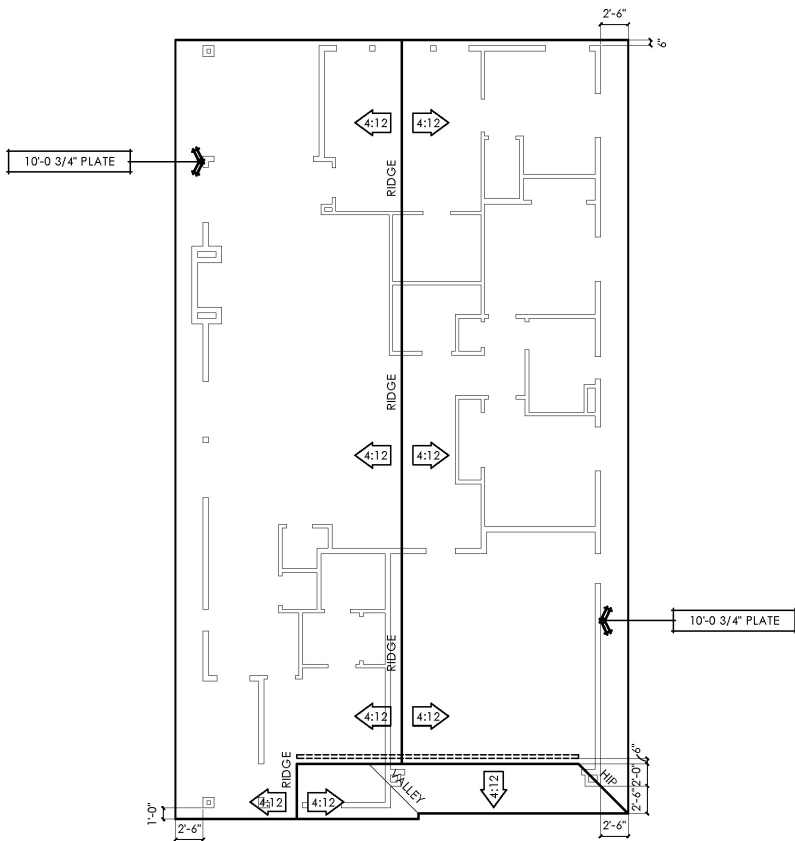
REAR ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE RANCH



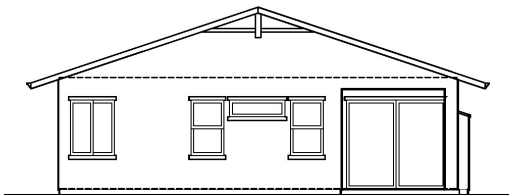
LEFT SIDE ELEVATION - THE RANCH



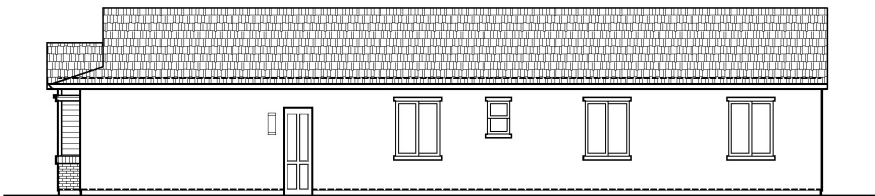
ROOF PLAN - THE DELTA
SCALE: 1/8"=1'-0"



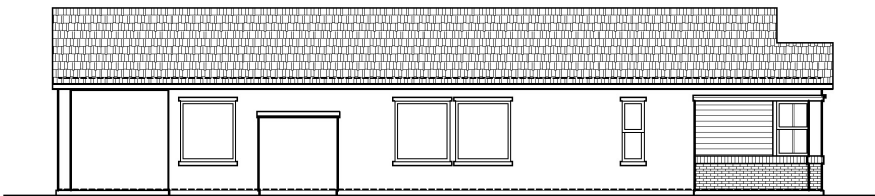
FRONT ELEVATION - THE DELTA
SCALE: 1/4"=1'-0"



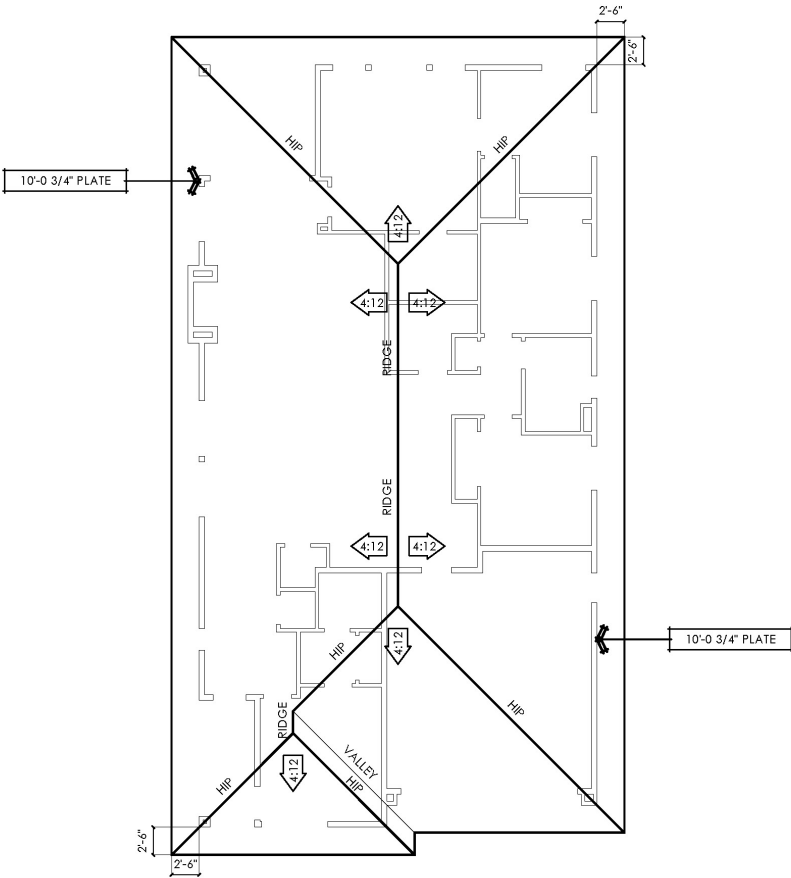
REAR ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE DELTA



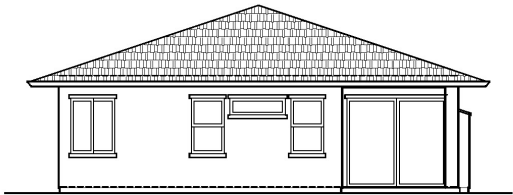
LEFT SIDE ELEVATION - THE DELTA



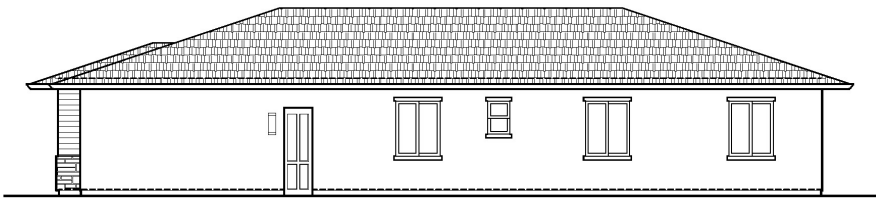
ROOF PLAN - THE MODERN
SCALE: 1/8"=1'-0"



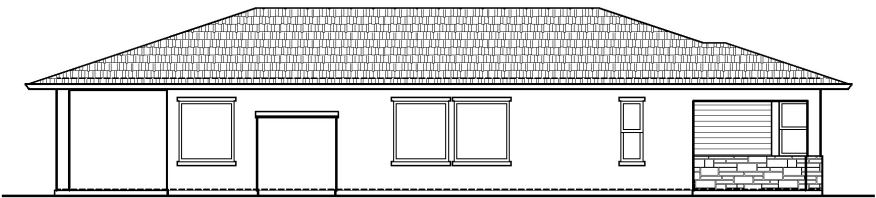
FRONT ELEVATION - THE MODERN
SCALE: 1/4"=1'-0"



REAR ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"

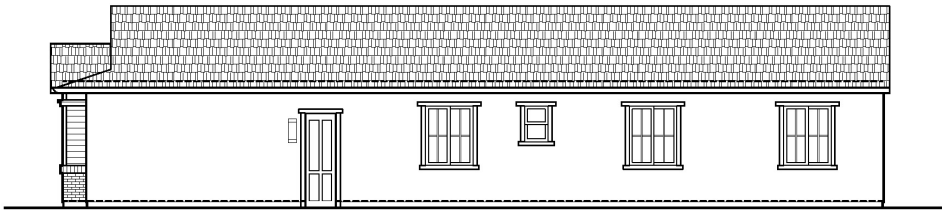


RIGHT SIDE ELEVATION - THE MODERN



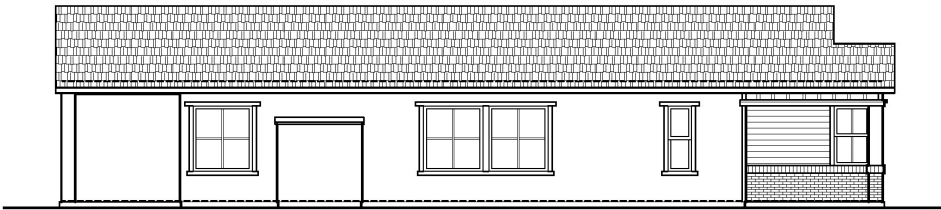
LEFT SIDE ELEVATION - THE MODERN





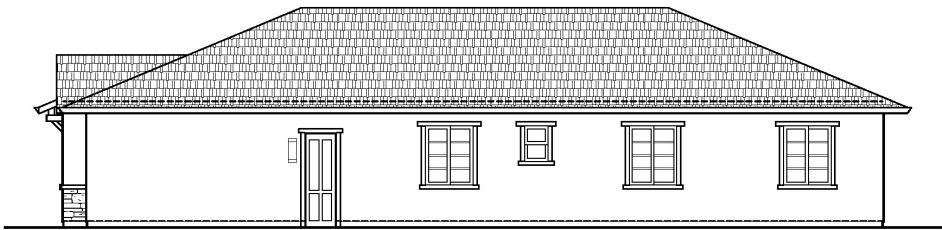
RIGHT SIDE ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



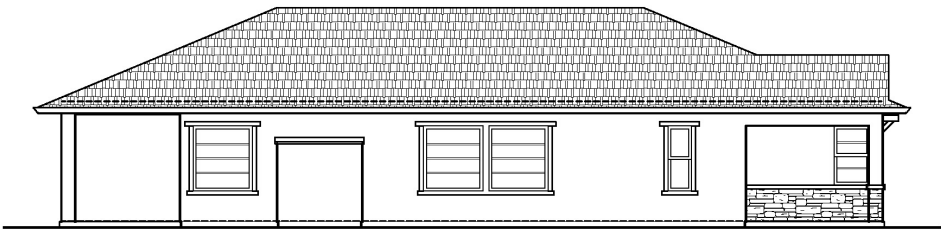
LEFT SIDE ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



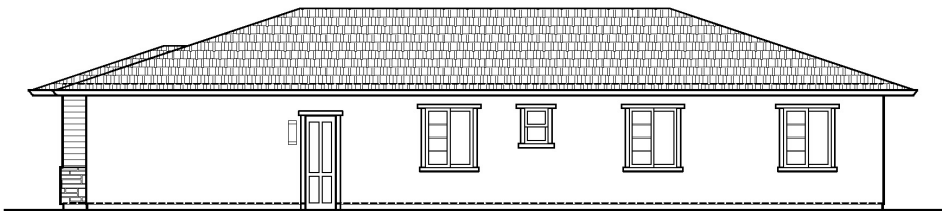
RIGHT SIDE ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



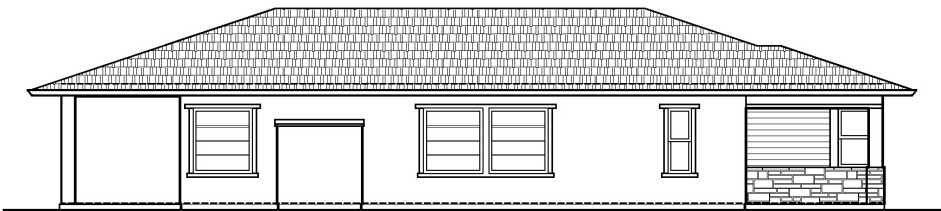
LEFT SIDE ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



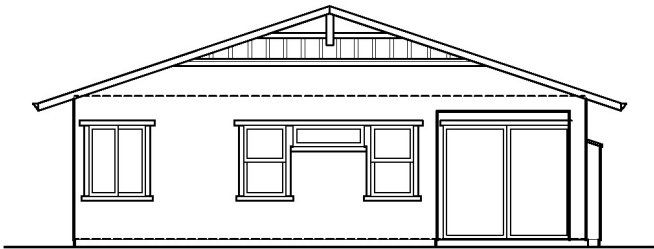
RIGHT SIDE ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



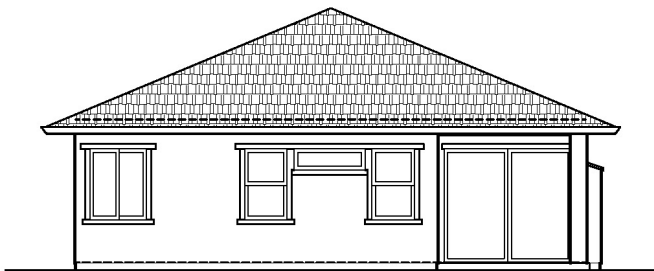
LEFT SIDE ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



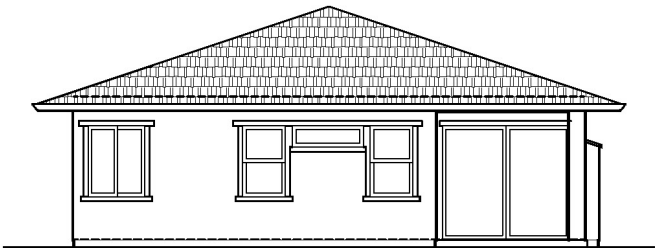
REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



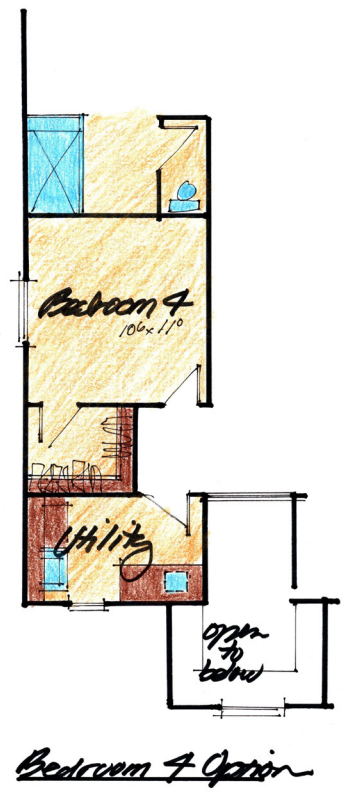
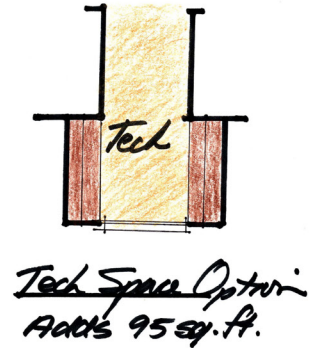
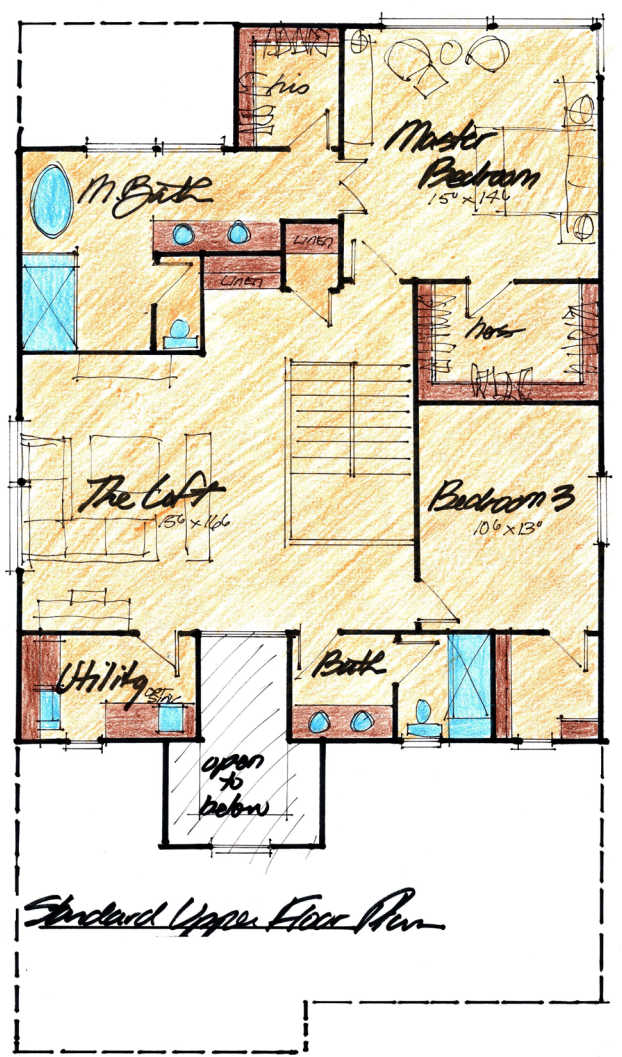
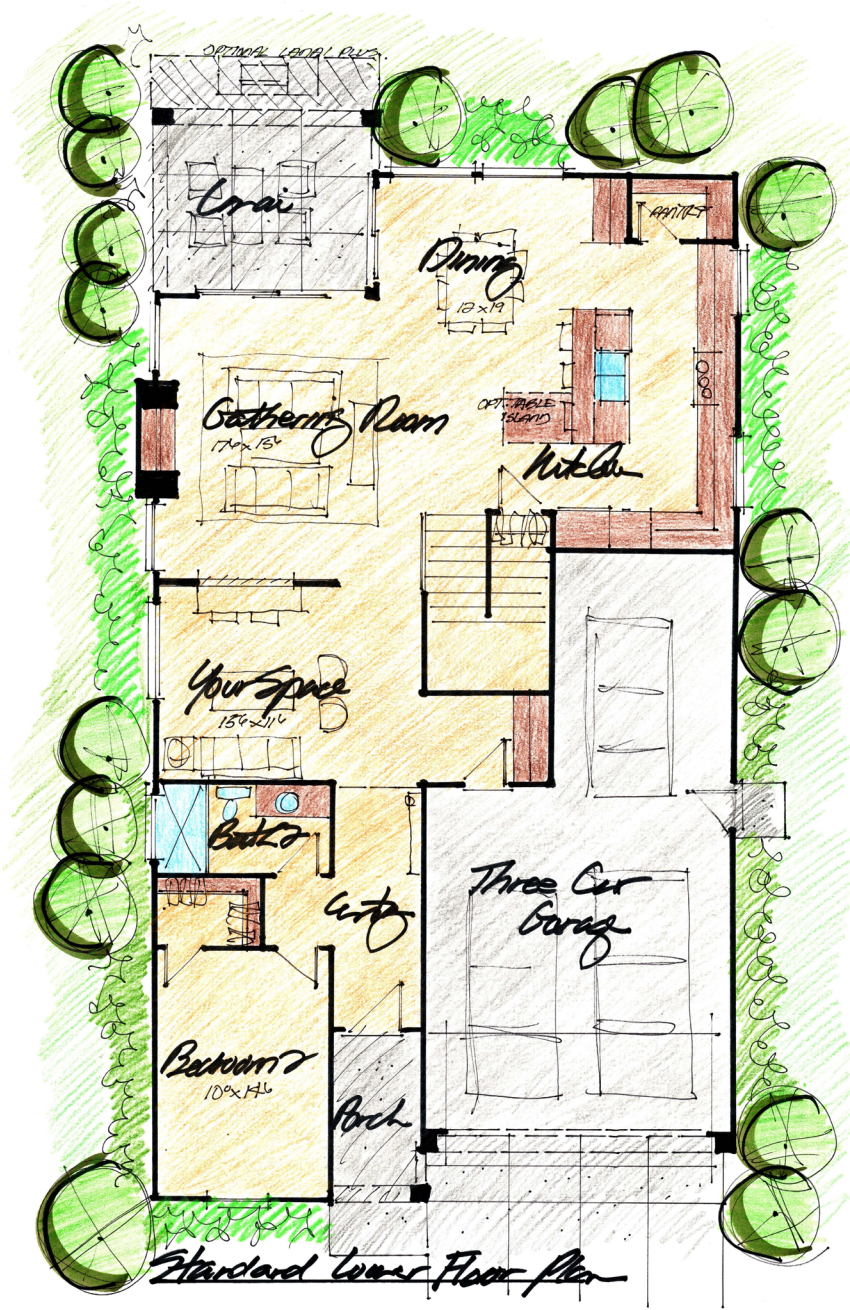
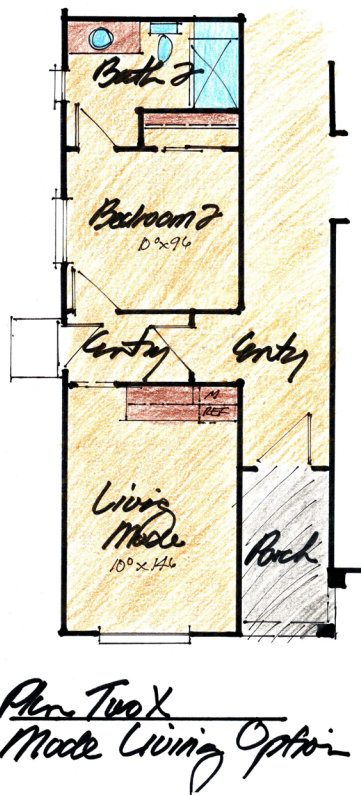
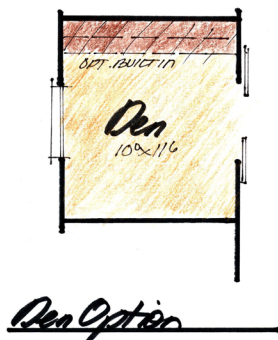
*Plan Two The Ranch
Color Combination 2*



*Plan Two The Delta
Color Combination 3*



*Plan Two The Modern
Color Combination 1*



RANCHO CORDOVA SETBACK STANDARDS:

FRONT:
16' to Living
19' to Garage
5' and 4' Side Yards

REAR:
20% , no less than 10'

SIDE:
5' one side, 4' one side

CURRENT SETBACK STANDARDS APPLY TO ALL TWO-STORY AND SINGLE STORY LOTS WITH A PROPOSED DEPTH OF 100' OR MORE

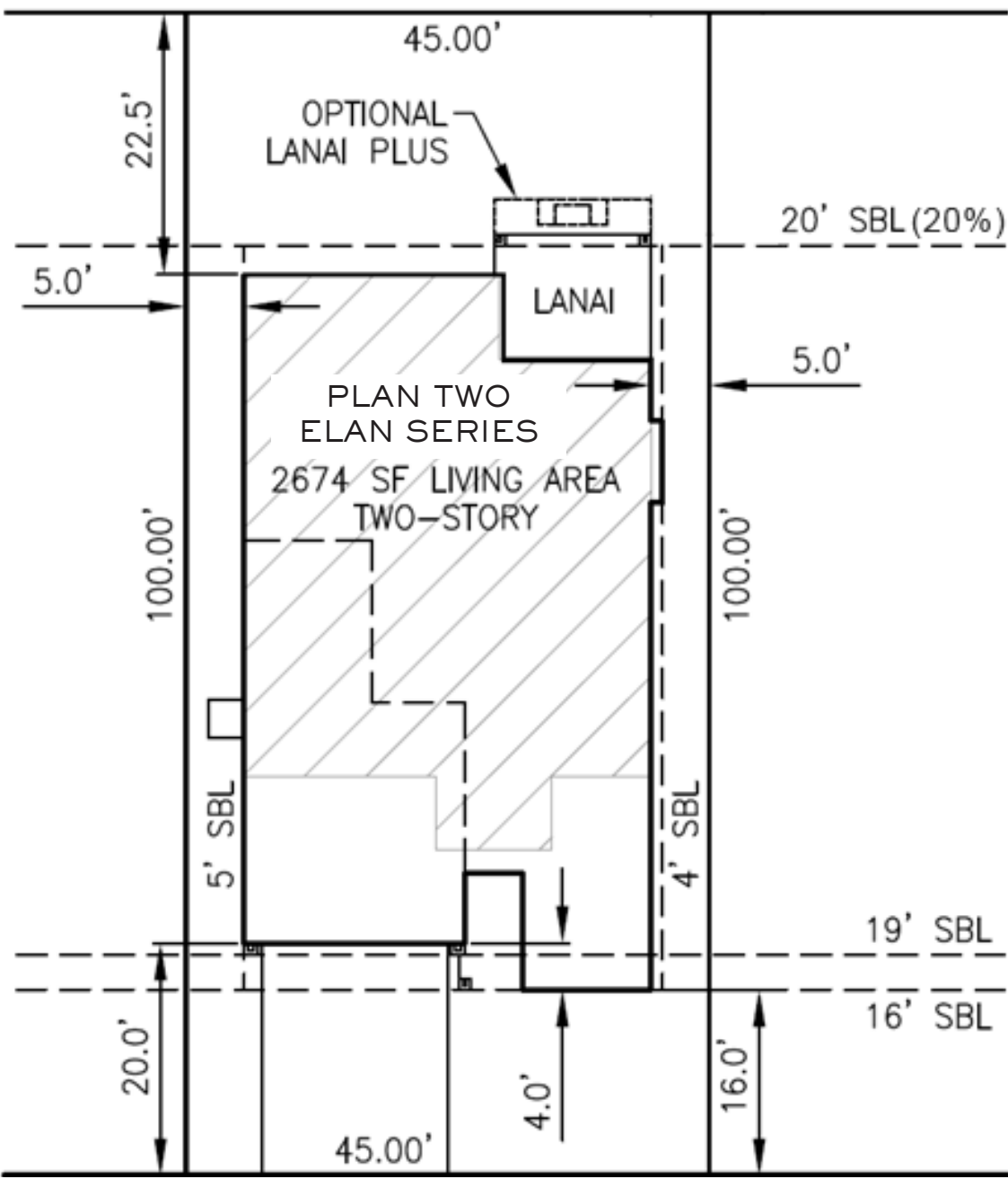
SERIES TWO - PLAN TWO (TWO STORY) SETBACK:

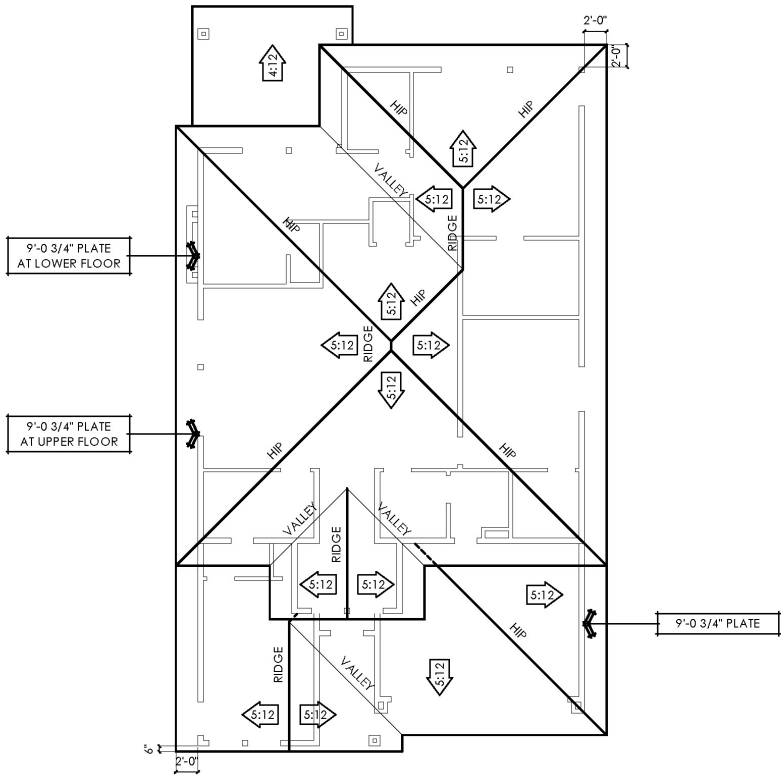
FRONT:
100' Deep Lot = 16' to living
100' Deep Lot = 19' to garage

REAR:
22.5' Rear Yard

No setback adjustments requested for this home.

SIDE:
45' Wide Lot = 5' side Yard

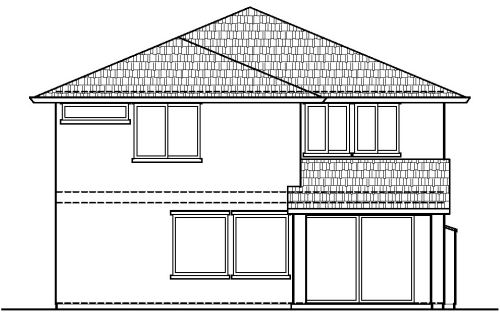




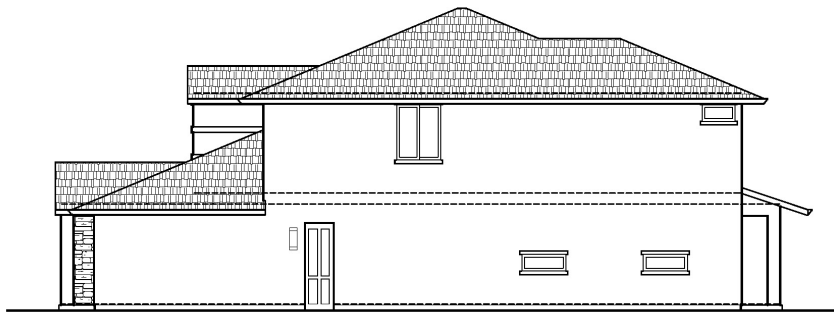
ROOF PLAN - THE RANCH
SCALE: 1/8"=1'-0"



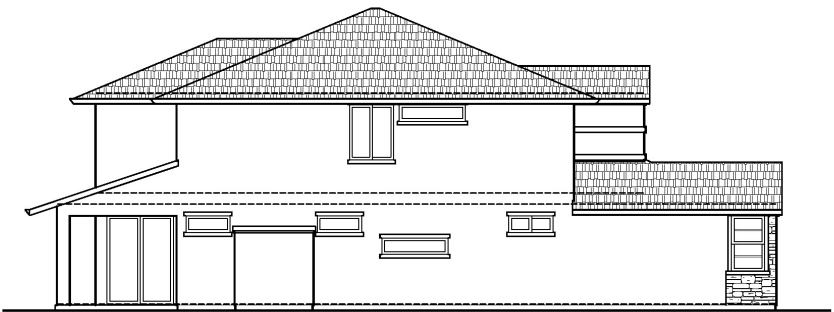
FRONT ELEVATION - THE RANCH
SCALE: 1/4"=1'-0"



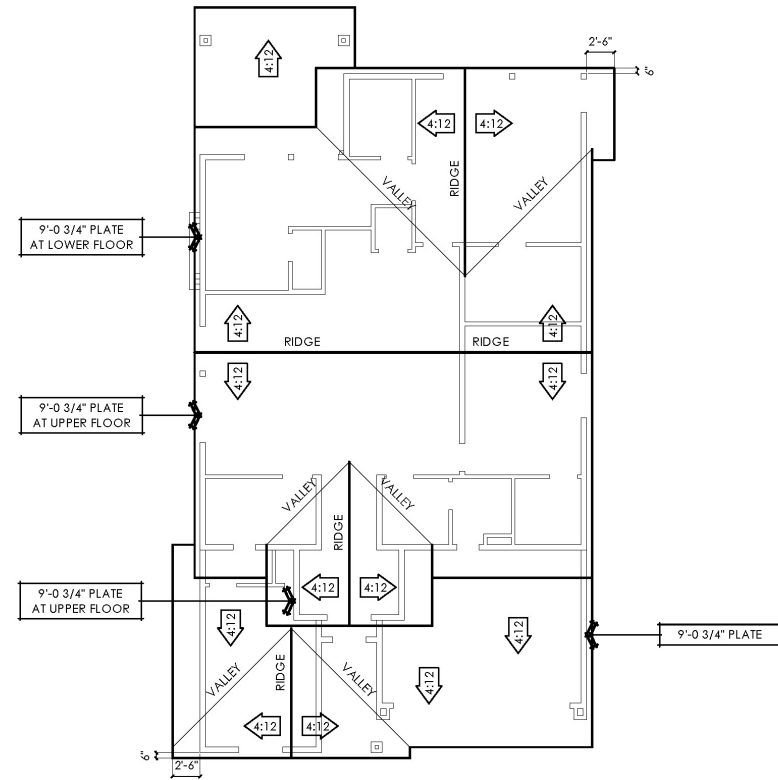
REAR ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



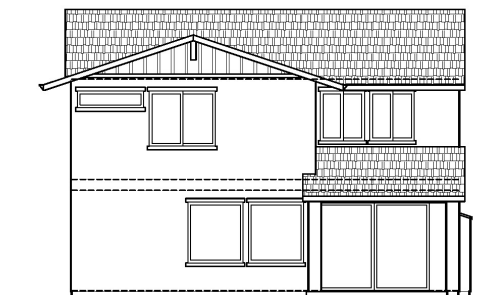
ROOF PLAN - THE DELTA

SCALE: 1/8"=1'-0"



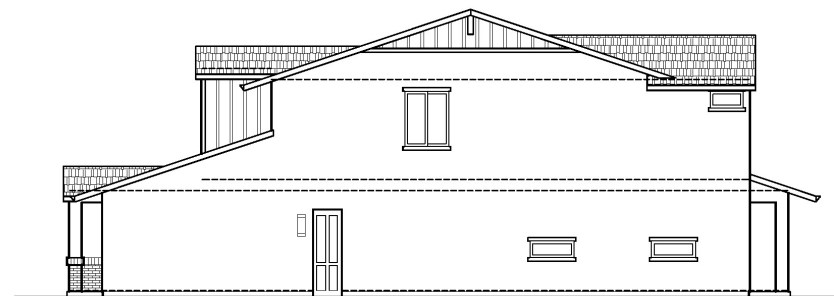
FRONT ELEVATION - THE DELTA

SCALE: 1/4"=1'-0"

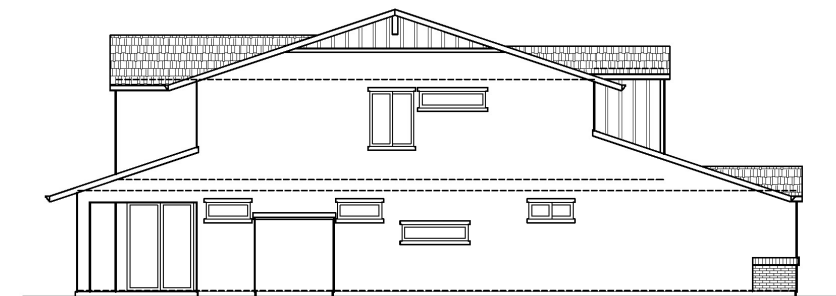


REAR ELEVATION - THE DELTA

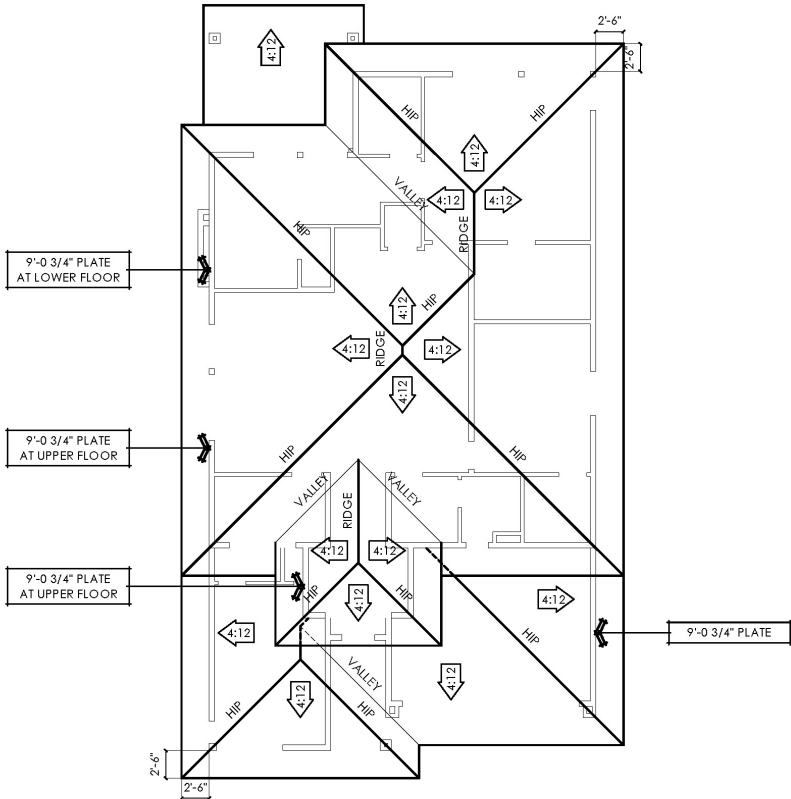
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE DELTA



LEFT SIDE ELEVATION - THE DELTA



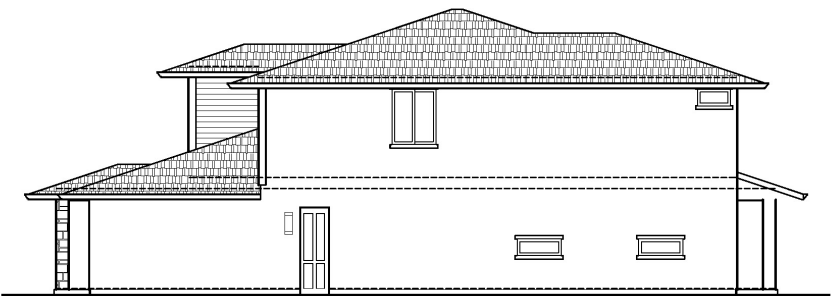
ROOF PLAN - THE MODERN
SCALE: 1/8"=1'-0"



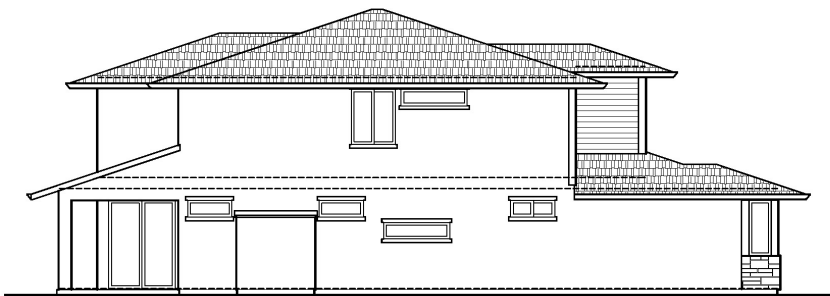
FRONT ELEVATION - THE MODERN
SCALE: 1/4"=1'-0"



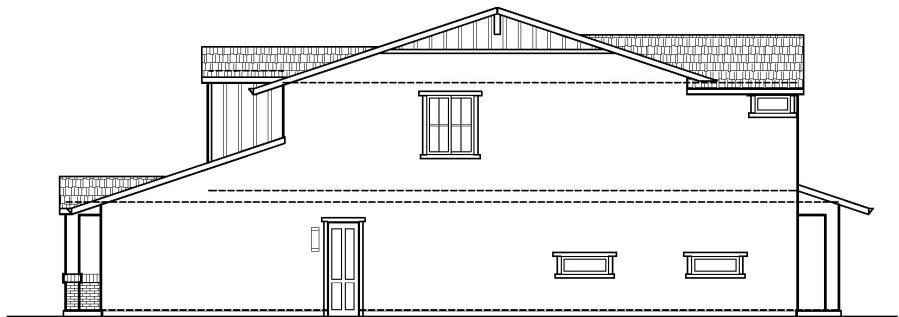
REAR ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE MODERN

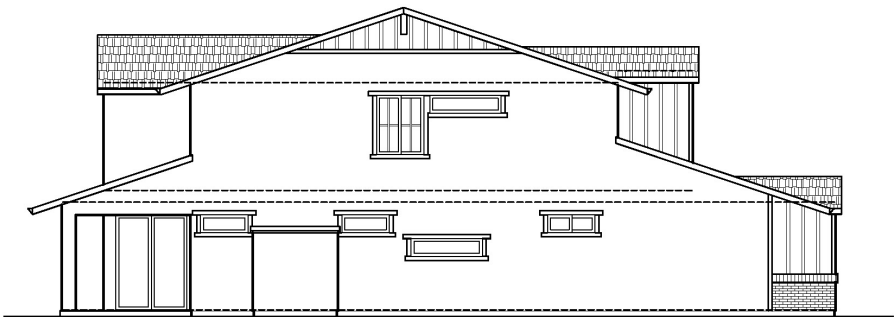


LEFT SIDE ELEVATION - THE MODERN



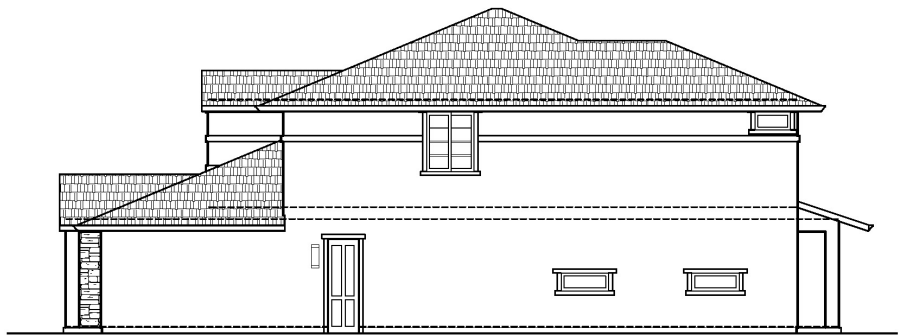
RIGHT SIDE ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



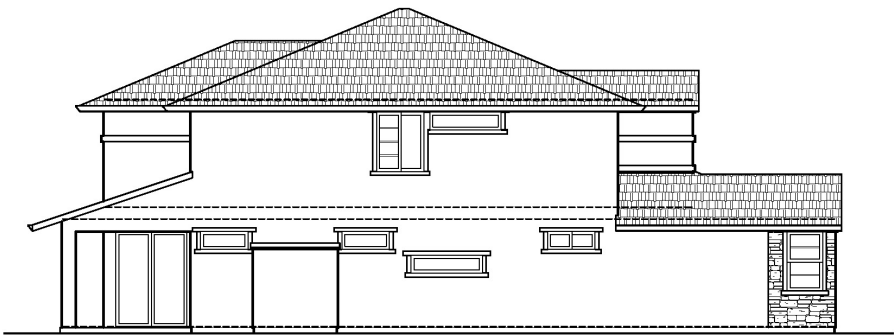
LEFT SIDE ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



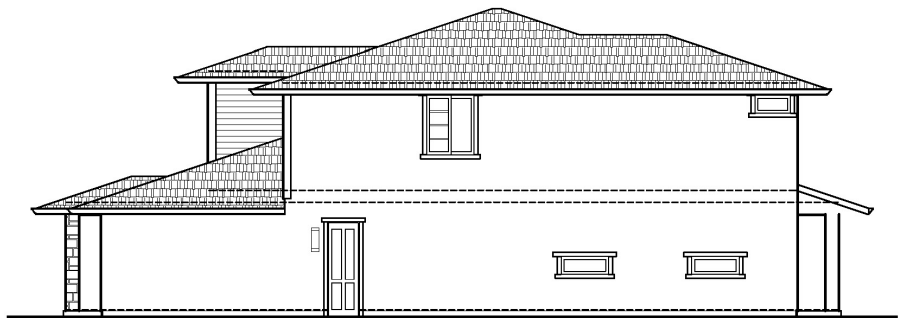
RIGHT SIDE ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



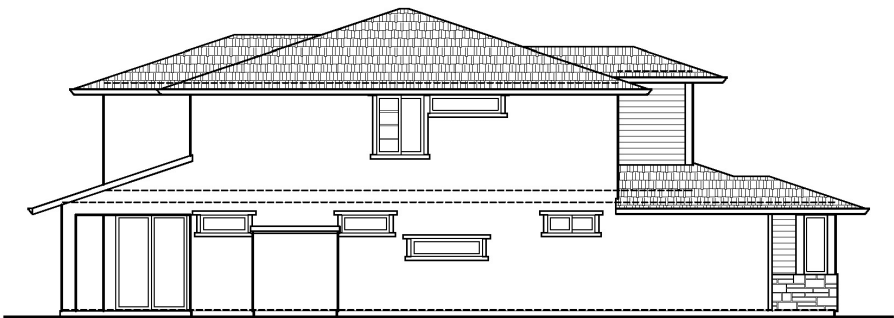
LEFT SIDE ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



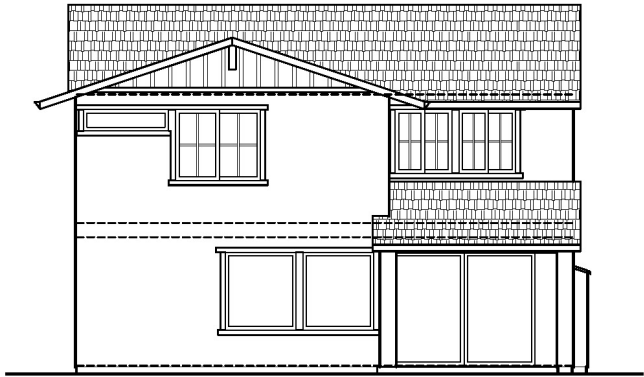
RIGHT SIDE ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"



*Plan Three The Ravel
Color Combination 3*

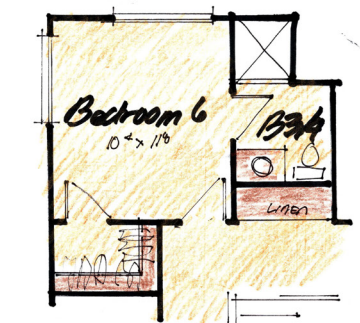
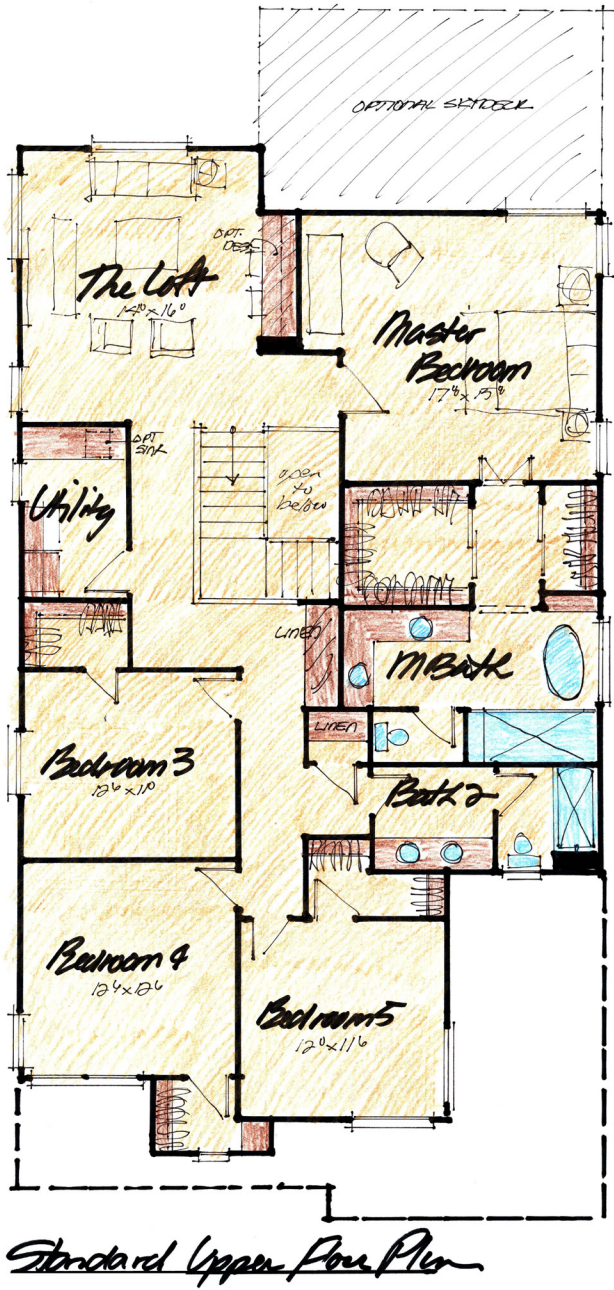


*Plan Three The Delta
Color Combination 2*

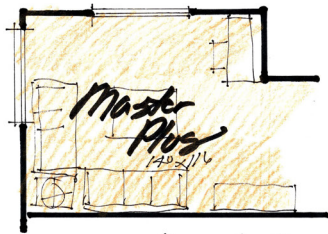


*Plan Three The Moderna
Color Combination 2*





Bedroom 6 / Bath 3 Option



Master Plus Option
Retreat / Exercise / Spa Room



Loft 2 Option

RANCHO CORDOVA SETBACK STANDARDS:

FRONT:
16’ to Living
19’ to Garage
20% , no less than 10’

SIDE:
5’ one side, 4’ one side

REAR:
20% , no less than 10’

CURRENT SETBACK STANDARDS APPLY TO ALL TWO-STORY AND SINGLE STORY LOTS WITH A PROPOSED DEPTH OF 100’ OR MORE

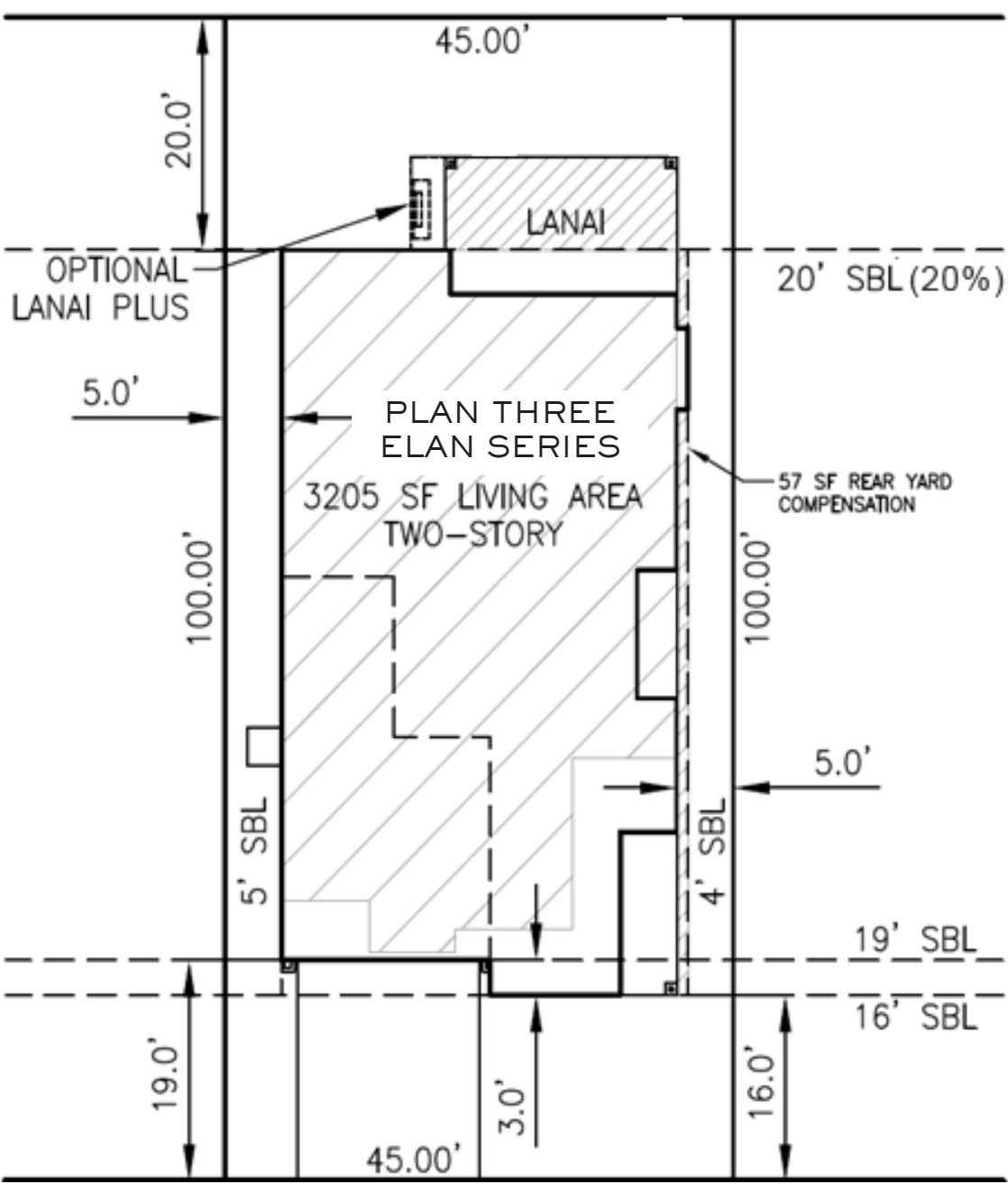
SERIES TWO PLAN THREE (TWO STORY) SETBACK:

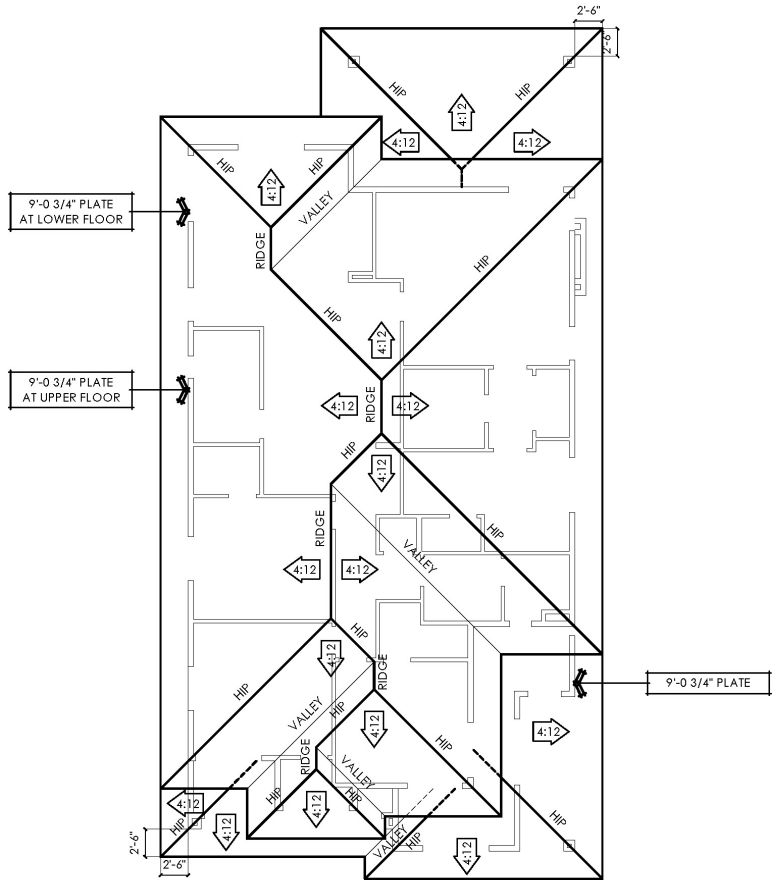
FRONT:
100’ Deep Lot = 16’ to living
100’ Deep Lot = 19’ to garage

REAR:
100’ Deep Lot = 20’ Rear Yard

No setback adjustments requested for this home.

SIDE:
45’ Wide Lot = 5’ side Yard

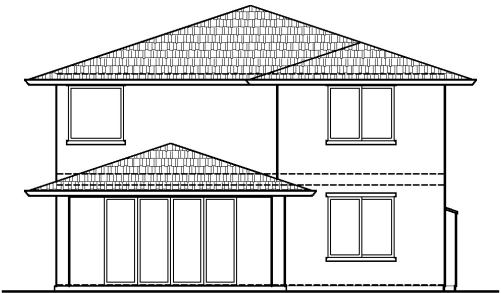




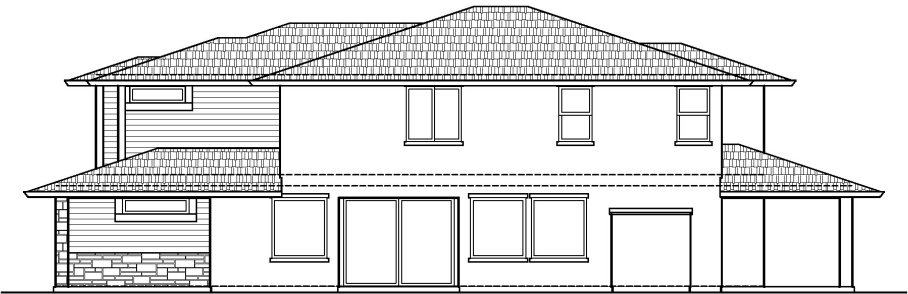
ROOF PLAN - THE MODERN
SCALE: 1/8"=1'-0"



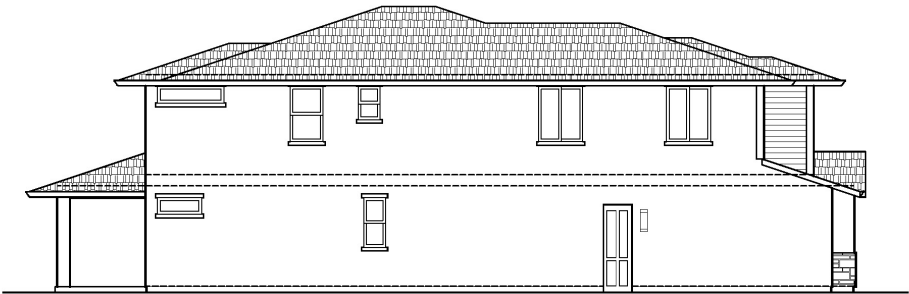
FRONT ELEVATION - THE MODERN
SCALE: 1/4"=1'-0"



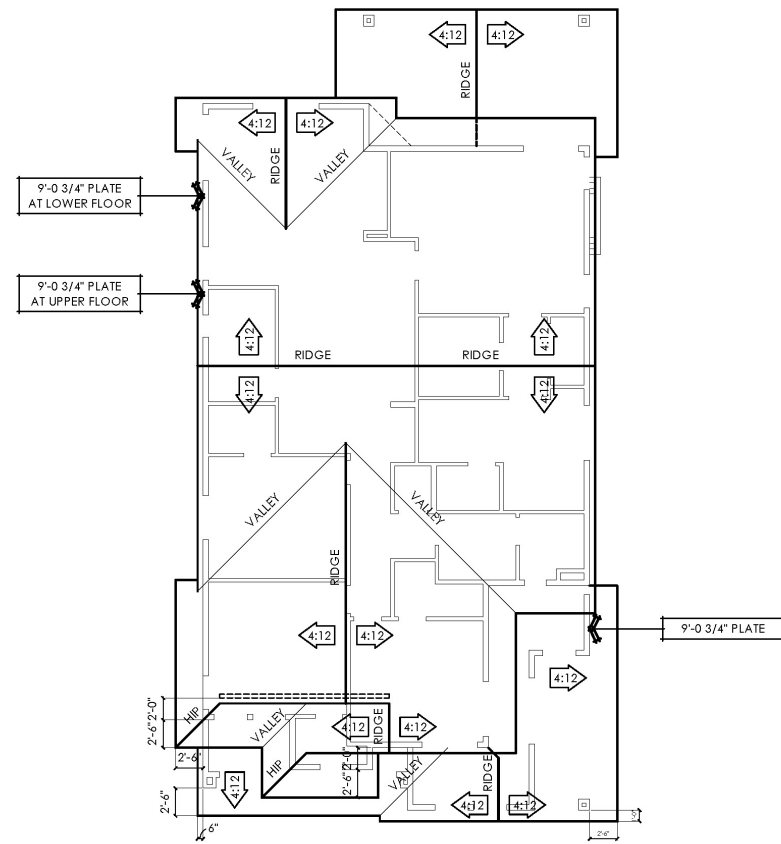
REAR ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE MODERN



LEFT SIDE ELEVATION - THE MODERN



ROOF PLAN - THE DELTA

SCALE: 1/8"=1'-0"



FRONT ELEVATION - THE DELTA

SCALE: 1/4"=1'-0"

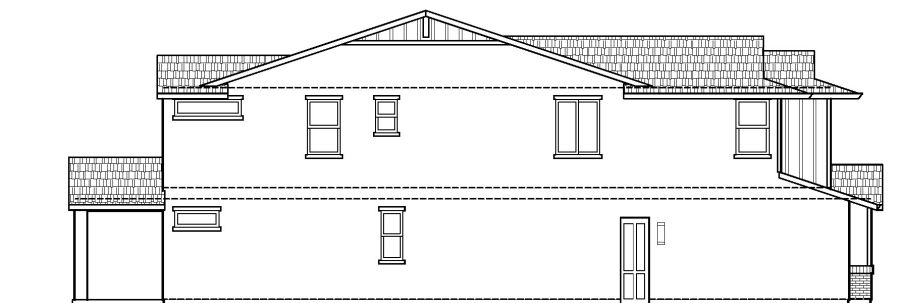


REAR ELEVATION - THE DELTA

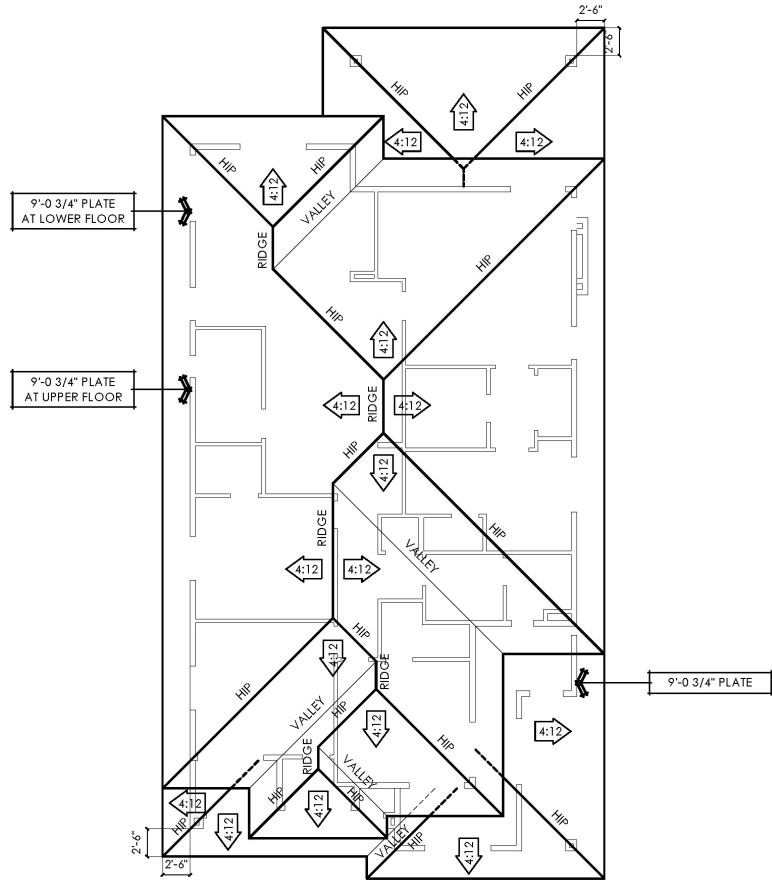
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE DELTA



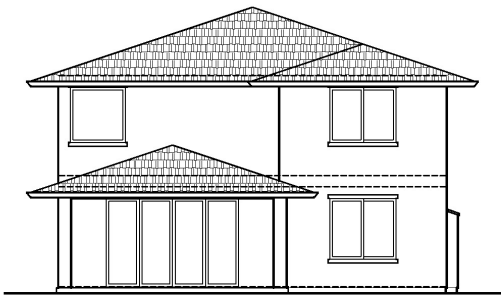
LEFT SIDE ELEVATION - THE DELTA



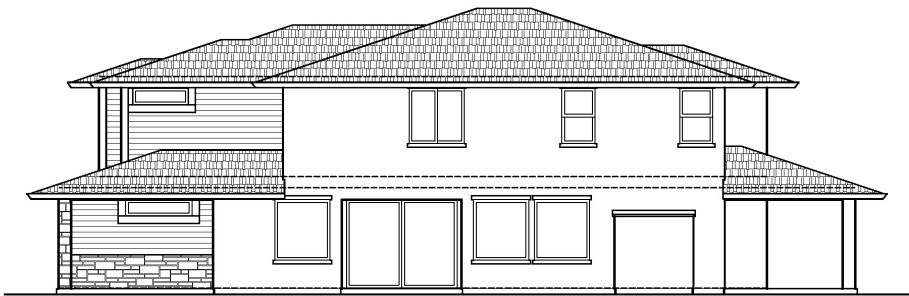
ROOF PLAN - THE MODERN
SCALE: 1/8"=1'-0"



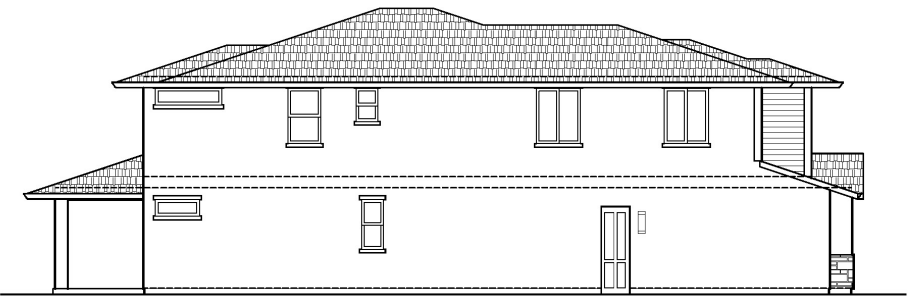
FRONT ELEVATION - THE MODERN
SCALE: 1/4"=1'-0"



REAR ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE MODERN



LEFT SIDE ELEVATION - THE MODERN





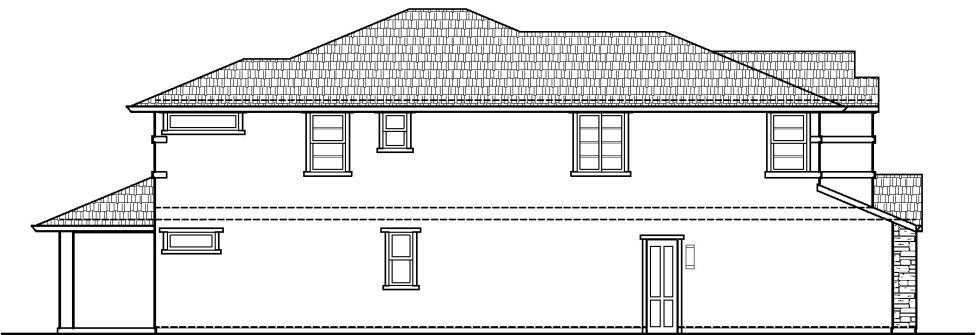
RIGHT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



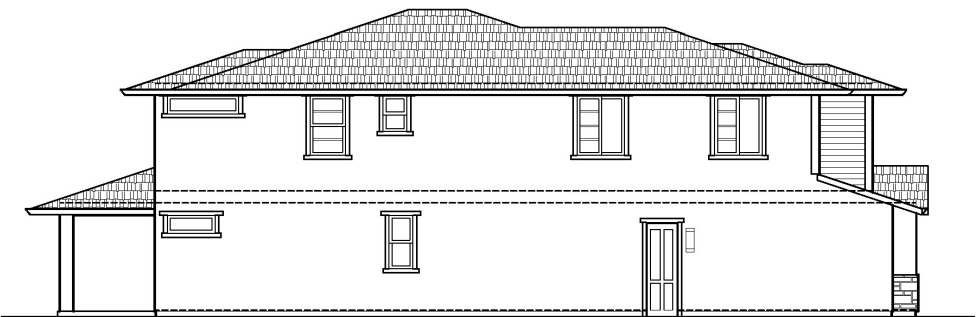
RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"



REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"

ELAN: COLOR & MATERIAL SELECTIONS: LEGEND

RANCH ELEVATION	SCHEME 1	SCHEME 2	SCHEME 3
MAIN BODY:	KM 5749 LITTLE VALLEY	KM 202 DOESKIN	KM W50 APOLLO LANDING
ACCENT I:	KMA73 GINGER ROOT	KM 4525 AYRSHIRE	KM 5802 BY THE SEA
ACCENT II:	KM 4902 MT. RUSHMORE	KMA72 BARNWOOD	KM 5804 YACHT CLUB
STONE:	EL DORADO LUCERA HILLSTONE	EL DORADO MOLANO HILLSTONE	EL DORADO VERONA HILLSTONE
GUTTER/TRIM/FACIA:	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE
ROOF:	EAGLE 4520 BEL AIR WEATHERED TERRA COTTA FLASHED	EAGLE 4520 BEL AIR WEATHERED TERRA COTTA FLASHED	EAGLE 4520 BEL AIR WEATHERED TERRA COTTA FLASHED

MODERN ELEVATION	SCHEME 1	SCHEME 2	SCHEME 3
MAIN BODY:	KM 4891 SWAN DIVE	KM 230 GRAYSTONE	KM 4814 CALM BREEZE
ACCENT I:	KM 5776 BANCROFT VILLAGE	KMW30 LIGHT FROST	KM 4916 POLISHED PEWTER
ACCENT II:	KM 4896 STONE HEARTH	KMA 71 TWISTED WINE	KMA 80 URBANITE
STONE:	EL DORADO EUROPEAN LEDGE LINEN	EL DORADO EUROPEAN LEDGE IRON MILL	EL DORADO EUROPEAN LEDGE COTTONWOOD
GUTTER/TRIM/FACIA:	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE
ROOF:	EAGLE 4591 BEL AIR DARK GRAY RANGE	EAGLE 4591 BEL AIR DARK GRAY RANGE	EAGLE 4591 BEL AIR DARK GRAY RANGE

DELTA ELEVATION	SCHEME 1	SCHEME 2	SCHEME 3
MAIN BODY:	KMW 43 WHITEST WHITE	KMW 57 CLOUD WHITE	KMW 44 PEARLY WHITE
ACCENT I:	KM 4894 COVE PAINTING	KM 4634 COMMUNITY	KM 4739 LAND BEFORE TIME
ACCENT II:	KMA 75 CELLAR DOOR	KMA 76 LOG CABIN	KMA 78 COUNTRY SKY
STONE:	EL DORADO BRICK TUNDRA CHALK DUST	EL DORADO BRICK TUNDRA CHALK DUST	EL DORADO BRICK TUNDRA CHALK DUST
GUTTER/TRIM/FACIA:	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE
ROOF:	EAGLE 4503 BEL AIR SIERRA MADRE	EAGLE 4503 BEL AIR SIERRA MADRE	EAGLE 4503 BEL AIR SIERRA MADRE

SCHEME 1

ACCENT I: KMA73 :
GINGER ROOT

ACCENT II: KM 4902 :
MT. RUSHMORE

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

ROOF: EAGLE
4520 : BEL AIR
WEATHERED
TERRA COTTA
FLASHED

BODY: KM 5749 :
LITTLE VALLEY

STONE :
EL DORADO
LUCERA HILLSTONE

SCHEME 2

ACCENT I: KM 4525 :
AYRSHIRE

ACCENT II: KMA72 :
BARNWOOD

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

ROOF: EAGLE
4520 : BEL AIR
WEATHERED
TERRA COTTA
FLASHED

BODY: KM 202 :
DOESKIN

STONE :
EL DORADO
MOLANO HILLSTONE

SCHEME 3

ACCENT I: KM 5802 :
BY THE SEA

ACCENT II: KM 5804 :
YACHT CLUB

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

ROOF: EAGLE
4520 : BEL AIR
WEATHERED
TERRA COTTA
FLASHED

BODY: KMW50:
APOLLO LANDING

STONE :
EL DORADO
VERONA HILLSTONE

GARAGE DOOR STYLE:
WAYNE DALTON : CLASSIC STEEL

SCHEME 1

ACCENT I: KM 4894 :
COVE PAINTING

ACCENT II: KMA75 :
CELLAR DOOR

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

BODY: KMW43 :
WHITEST WHITE

ROOF: EAGLE
4503 : BEL AIR
SIERRA MADRE

SCHEME 2

ACCENT I: KM 4634 :
COMMUNITY

ACCENT II: KMA76 :
LOG CABIN

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

BODY: KMW57 :
CLOUD WHITE

ROOF: EAGLE
4503 : BEL AIR
SIERRA MADRE

SCHEME 3

ACCENT I: KM 4739 :
LAND BEFORE TIME

ACCENT II: KMA78 :
COUNTRY SKY

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

BODY: KMW44 :
PEARLY WHITE

ROOF: EAGLE
4503 : BEL AIR
SIERRA MADRE

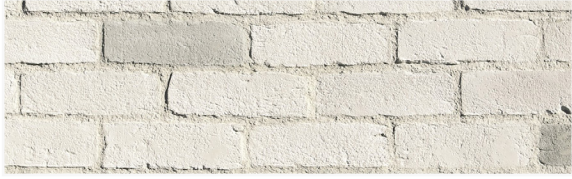
BRICK :
EL DORADO BRICK
TUNDRA BRICK
CHALK DUST



BRICK :
EL DORADO BRICK
TUNDRA BRICK
CHALK DUST



BRICK :
EL DORADO BRICK
TUNDRA BRICK
CHALK DUST



GARAGE DOOR STYLE:
WAYNE DALTON : CLASSIC STEEL



SCHEME 1

ACCENT I: KM 5776 :
BANCROFT VILLAGE

ACCENT II: KM 4896 :
STONE HEARTH

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE



ROOF: EAGLE
4591 : BEL AIR
DARK GRAY RANGE

BODY: KM 4891 :
SWAN DIVE

SCHEME 2

ACCENT I: KW30 :
LIHT FROST

ACCENT II: KMA71 :
TWISTED WINE

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE



ROOF: EAGLE
4591 : BEL AIR
DARK GRAY RANGE

BODY: KM 230 :
GRAYSTONE

SCHEME 3

ACCENT I: KM 4916 :
POLISHED PEWTER

ACCENT II: KMA80 :
URBANITE

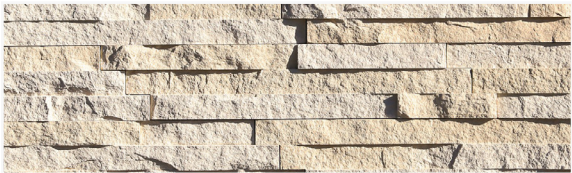
GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE



ROOF: EAGLE
4591 : BEL AIR
DARK GRAY RANGE

BODY: KM 4814 :
CALM BREEZE

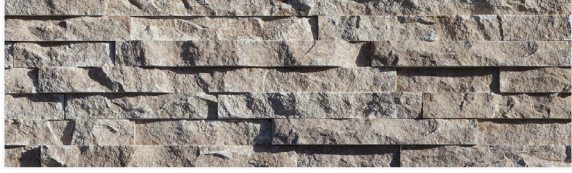
STONE :
EL DORADO
EUROPEAN LEDGE
LINEN



STONE :
EL DORADO
EUROPEAN LEDGE
IRON MILL



STONE :
EL DORADO
EUROPEAN LEDGE
COTTONWOOD



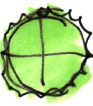
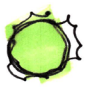
GARAGE DOOR STYLE:
WAYNE DALTON : CLASSIC STEEL



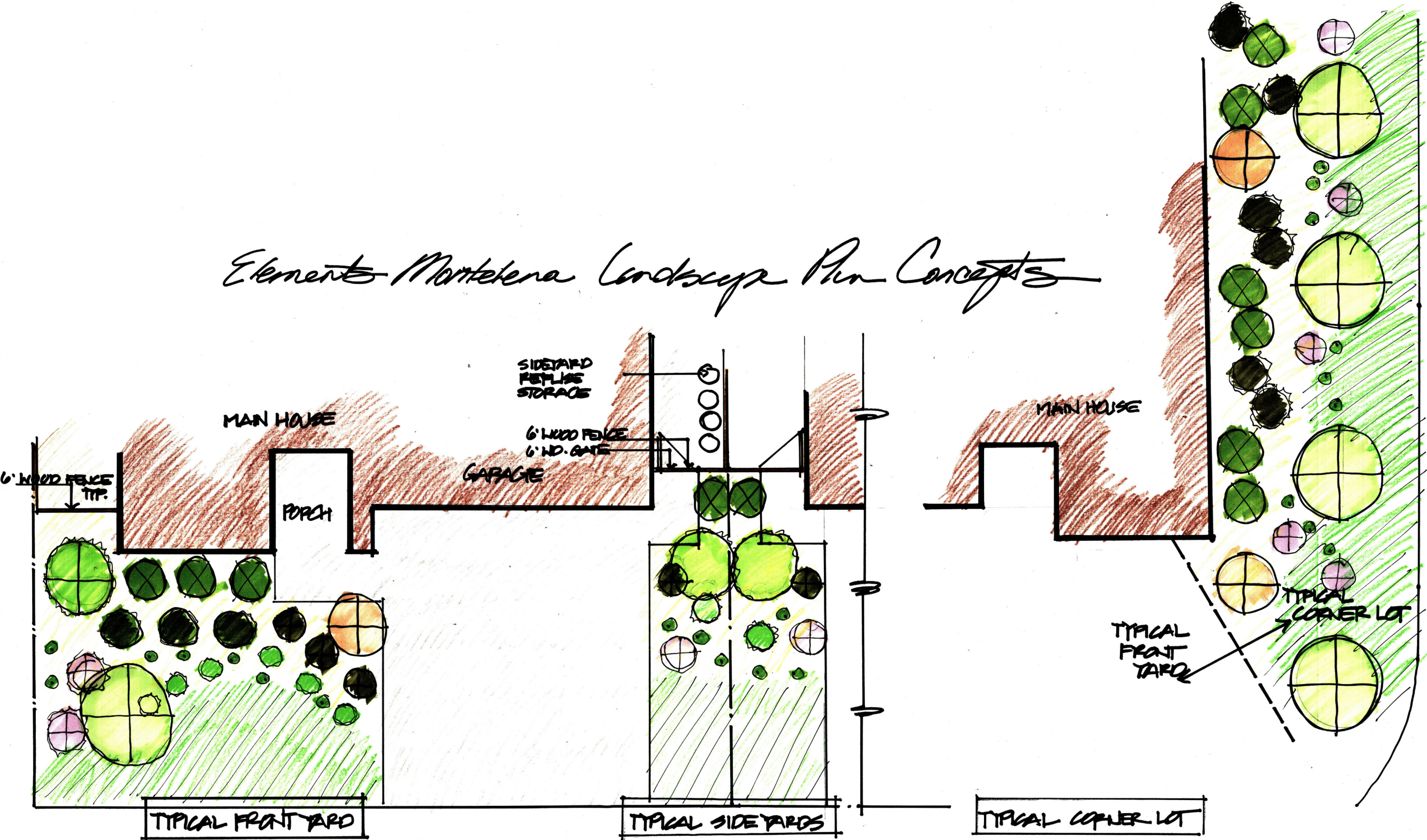


CONCEPTUAL LANDSCAPE DESIGN

ELEMENTS MONTELENA

CATEGORIES	LEGEND	CATEGORIES
STREET TREES (15g)	SYMBOLS	FOUNDATION SHRUBS (5g)(LG)
MAGNOLIA GRANDIFLORA "ST MARKS" COMPACT MAGNOLIA (mod) ACER PALMATUM "SUGU KAKU" CORAL BARK JAPANESE MAPLE (mod) CHINANTHUS RETUSUS "CHINESE FRINGE TREE" (mod) ELAEOCARPUS DECIPENS "JAPANESE BLUEBERRY" (mod)	 	LIGUSTRUM TEXANUM TEXAS PRIVET (LOW) VIBURNUM TIBUE "SPRING BOUQUET" LAURUSTINUS (MOD) XYLOSMA CONGESTUM "COMPACTA" COMPACT SHINY XYLOSMA (LOW) FERDIA SELLOWNA PINEAPPLE GUAVA (LOW)
ACCENT TREES (15g)		FOUNDATION SHRUBS (5g)(sm)
CERCIS CARANDETENS "FIREST PENTY" RED LEAF EASTERN REDBUD (mod) ACER PALMATUM "SANTO KAKU" CORAL BARK JAPANESE MAPLE (mod) MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA (mod)	 	MANDARINA DOMESTICA "COMPACTA" COMPACT HEAVENLY BAMBU (LOW) ROSA "ICEBERG" ICEBERG ROSE (mod) MAHONIA AQUIFOLIUM OREGON GRAPE (mod) WESTINGA FRUTICOSA COAST RUSINIART (LOW)
TREES BETWEEN DRIVES (15g)		ACCENT SHRUBS (5g)
CHINANTHUS RETUSUS "CHINESE FRINGE TREE" (mod) JAPANESE SNOWBALL STRAX JAPONICA (LOW) ARBUTUS "MARINA" STRAWBERRY TREE (mod)	 	BUDDLEIA "BUZZ" UPRIGHT DWARF BUTTERFLY BUSH (mod) LACERSTROEMIA "PETITE PURPLE" BUSH CRAFT MYRTLE (LOW) CALUSTEMIN LINEARIS NARROW LEAFED BOTTLEBUSH (mod)
SIDEYARD TREES (15g)		GRASSES - ORNAMENTAL (5g)
OLEA EUROPA "FRUITLESS MULTI-TRUNK OLIVE FRUITLESS OLIVE (VERY LOW) MAGNOLIA GRANDIFLORA "LITTLE GEM" DWARF SOUTHERN MAGNOLIA (mod)	 	MUHLENBERGIA GAF "WHITE CLOUD" WHITE CLOUD DEER GRASS
LATERED SHRUBS (3m)(5g)		GROUNDCOVERS (1g)
LANTANA "TRAILING WHITE" TRAILING LAVENDER (LOW) LANTANA "LAVENDER" TRAILING LAVENDER (LOW)	 	TECCUM CHAMADORUS "PROSTATUM" WALL GERRYMANDER (LOW)
LATERED SHRUBS (LG)(5g)		
RAPHIOLEPS UMBRELLA MINOR COMPACT INDIA HAWTHORNE (LOW) PITOSFORUM "GOLF BALL" GOLF BALL KOKIWI (mod) RAPHIOLEPS "INDICA" "PINKIE" INDIA HAWTHORNE (LOW)	 	

Elements Montelena Landscape Plan Concepts



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 six floor plans, elevations, color and materials sample and preliminary landscape plans to be built in Premier Homes Montelena Villages 9 & 10. 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 approved project allows for a 5-foot reduction for the Elan 1,843 single story plan rear yard setback.	On-Going	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4.	Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	On-Going	Finance	
5.	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 Front yard prior to installation of ground cover for each production home.	Prior to Building Permit Issuance	Planning	
9.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.	Prior to Building Permit Issuance	SMUD	
10.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Prior to Building Permit Issuance	SMUD	
11.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Prior to Building Permit Issuance	SMUD	
12.	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	

CONDITIONS OF APPROVAL

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
13.	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	
14.	SASD and SRCSD will require additional sewer impact fee payments in accordance with each District's Ordinances. Fees are to be paid prior to the issuance of building permits. Applicants should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information	Prior to Building Permit Issuance	SASD	
15.	The Elan 1,843 plan shall include garage doors with windows.	Prior to Building Permit Issuance	Planning	
16.	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: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations. • Homes that are adjacent to the public right-of-way (corner lots and homes along Chrysanthy Boulevard) shall include the enhancement design elements as shown on the design elevations. • Man doors are required in the garage to exit into the sideyard.	Prior to Building Permit Issuance	Planning	
17.	The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Prior to Building Permit Issuance	Sac Area Water	

CONDITIONS OF APPROVAL

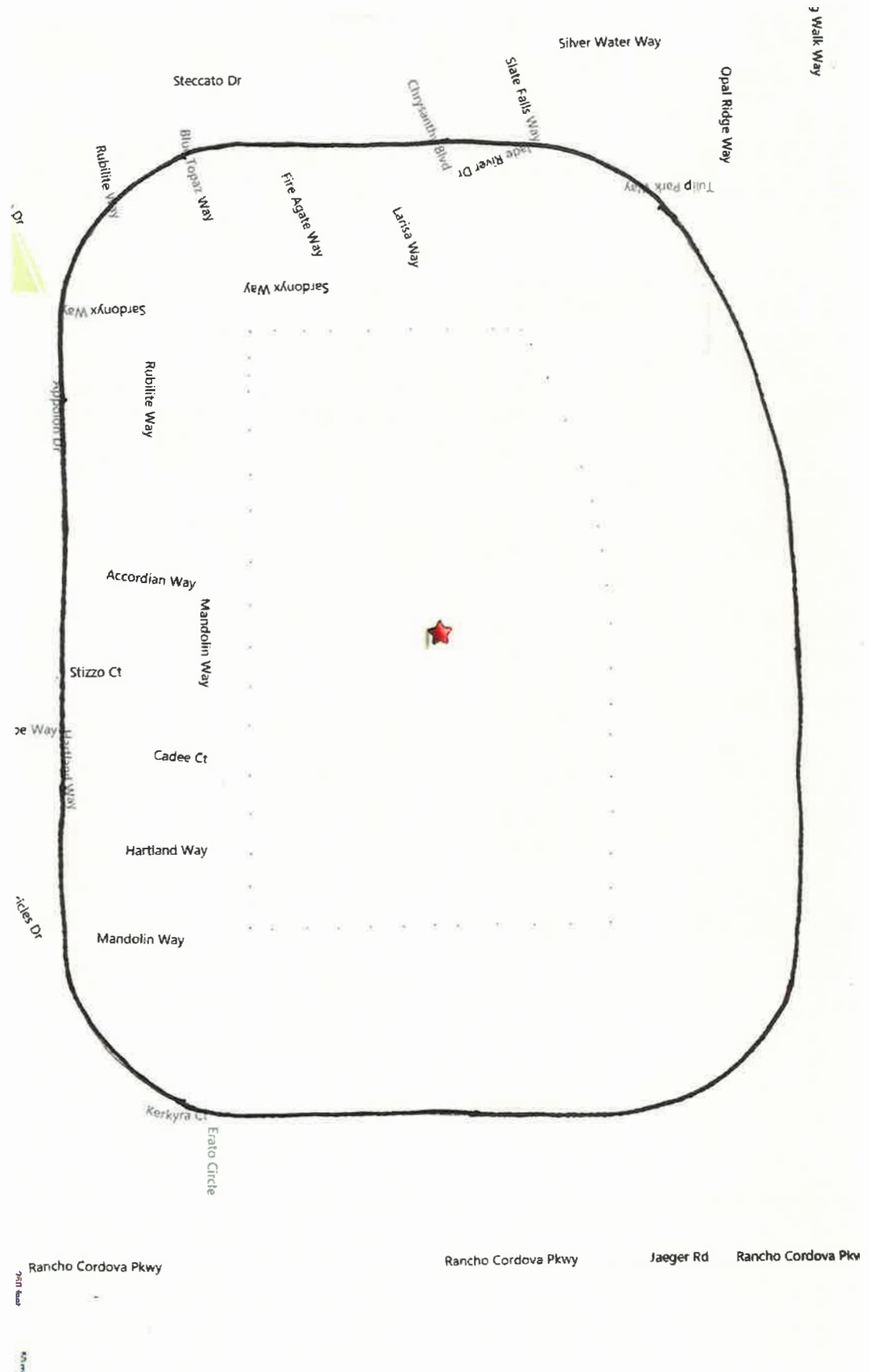
ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
18.	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			
19.	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	
20.	Concrete paths must connect man doors to driveways as shown on the submitted landscape plan 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	
21.	Side yard gates shall swing outward toward the public right of way to maximize useable storage space for garbage receptacles and provide easier access.	Prior to Final Occupancy	Planning	
22.	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	
23.	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	

CONDITIONS OF APPROVAL

ATTACHMENT 3 EXHIBIT B TO THE RESOLUTION

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
24.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Prior to Final Occupancy	Sac Metro Fire	



Order: sac Comment:

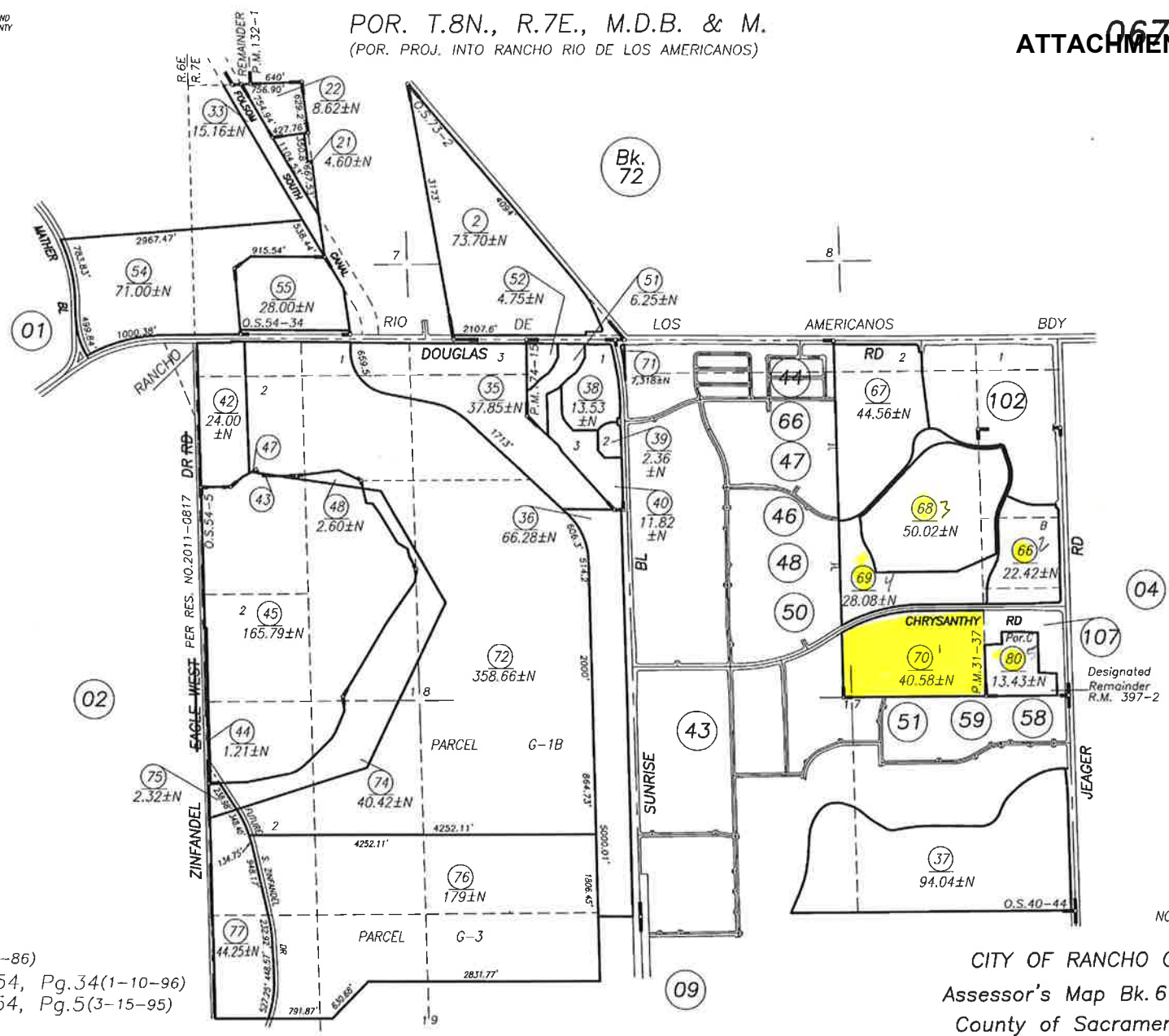
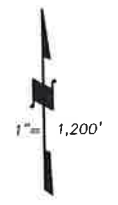
NOTICE: ASSESSORS' PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

Description: Sacramento, CA Assessor Map 67.3 Page: 1 of 1

AGENDA ITEM 11.2

POR. T.8N., R.7E., M.D.B. & M.
(POR. PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

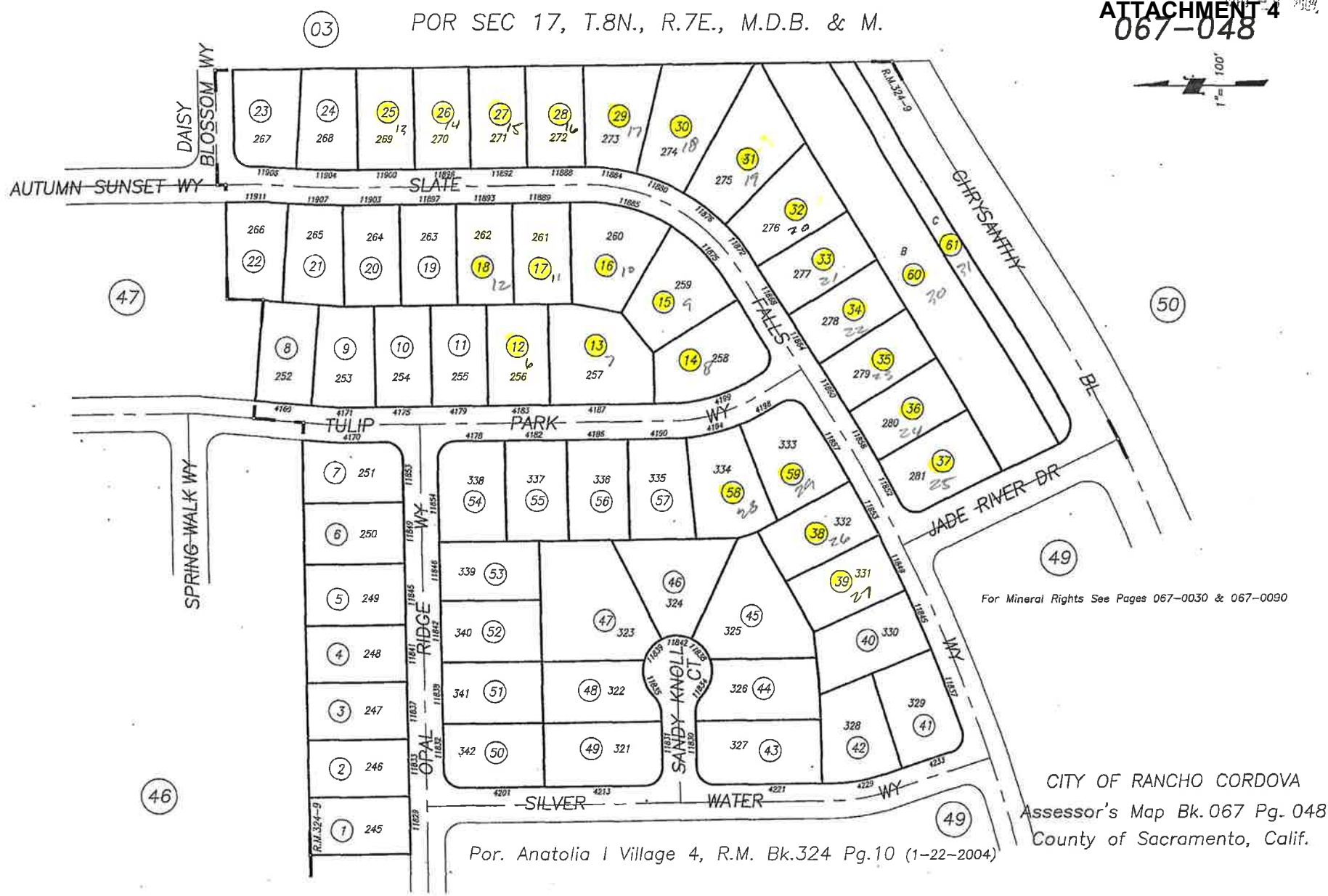
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Por. O.S. Bk.40, Pg.44(3-28-86)
Record of Survey, O.S. Bk.54, Pg.34(1-10-96)
Record of Survey, O.S. Bk.54, Pg.5(3-15-95)
O.S. Bk.73, Pg.2(4-4-2007)

CITY OF RANCHO CORDOVA
Assessor's Map Bk.67 Pg. 03
County of Sacramento, Calif.

NOV 1, 2017



For Mineral Rights See Pages 067-0030 & 067-0090

CITY OF RANCHO CORDOVA
 Assessor's Map Bk. 067 Pg. 048
 County of Sacramento, Calif.

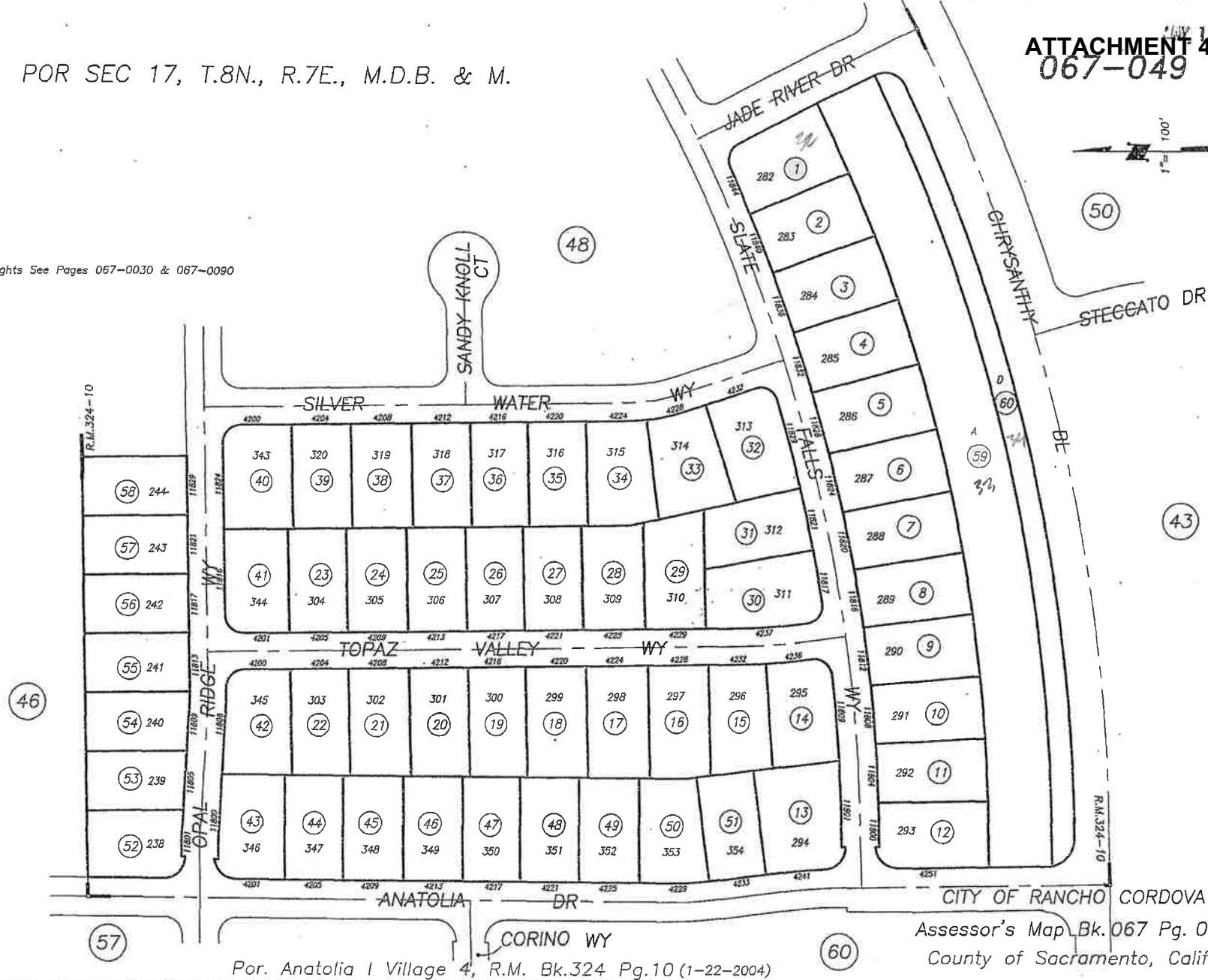
Por. Anatolia I Village 4, R.M. Bk. 324 Pg. 10 (1-22-2004)

POR SEC 17, T.8N., R.7E., M.D.B. & M.

ATTACHMENT 4
 067-049

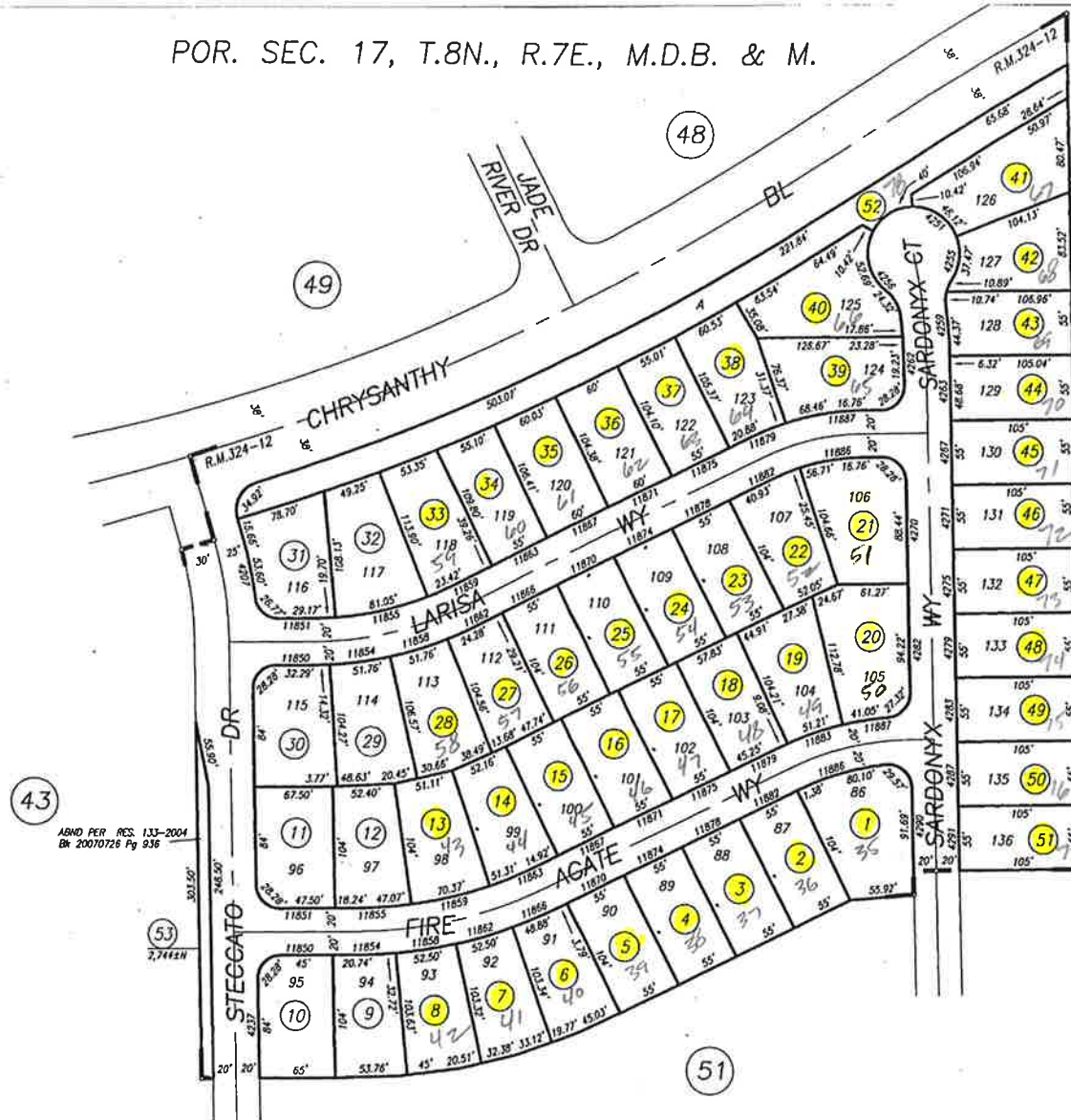
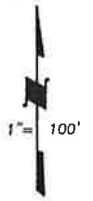


For Mineral Rights See Pages 067-0030 & 067-0090



POR. SEC. 17, T.8N., R.7E., M.D.B. & M.

ATTACHMENT 4
067-050



For Mineral Rights See Pages 067-0030 & 067-0090

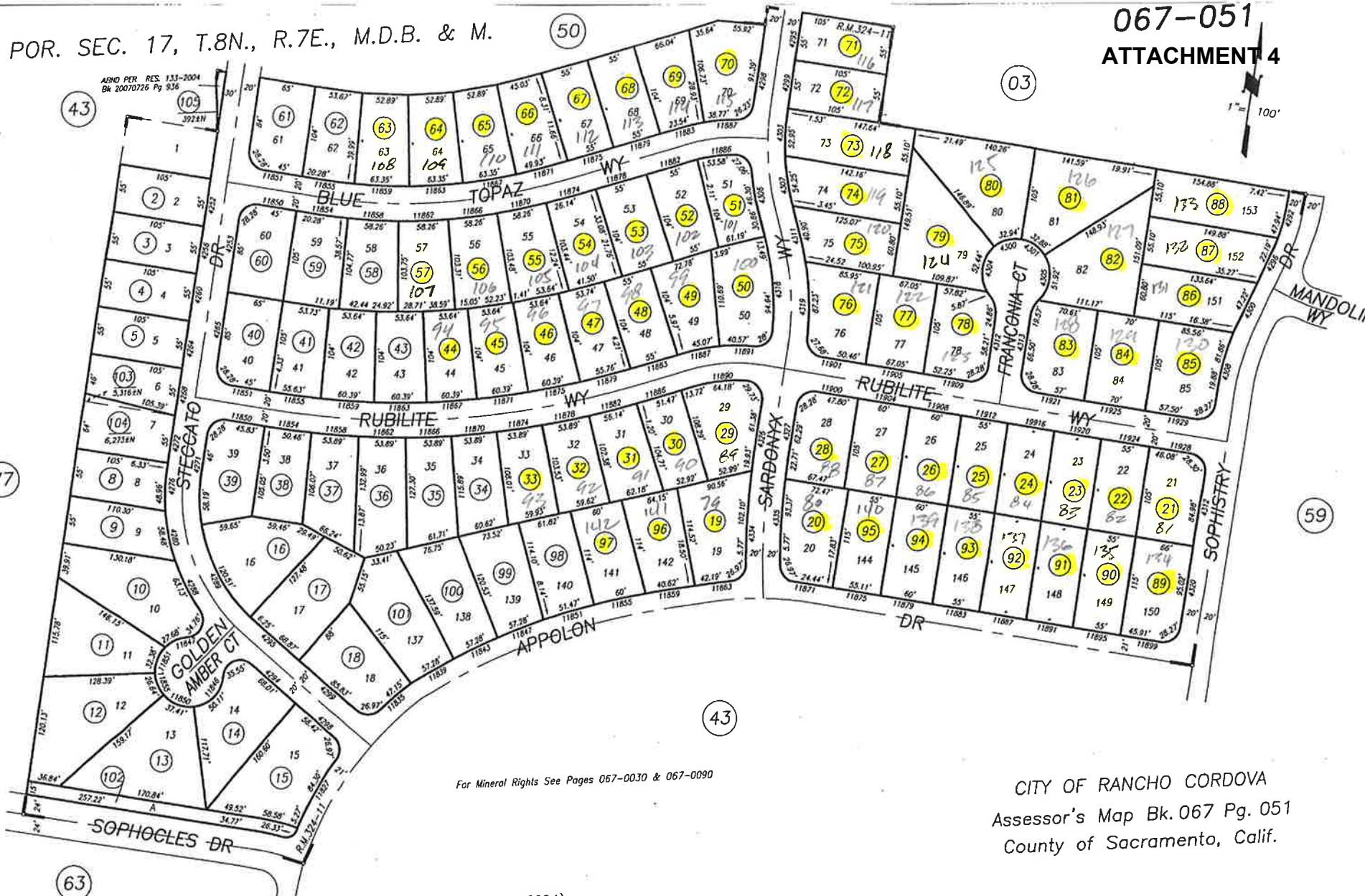
CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg.050
County of Sacramento, Calif.

Anatolia II Village 9B Bk.324, Pg.12 (1-22-2004)

POR. SEC. 17, T.8N., R.7E., M.D.B. & M.

067-051
ATTACHMENT 4

1" = 100'



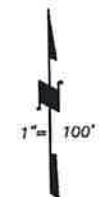
Anatolia II Village 9A R.M. Bk.324, Pg.11 (1-22-2004)

For Mineral Rights See Pages 067-0030 & 067-0090

CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg. 051
County of Sacramento, Calif.

POR. SEC. 17, T.8N., R.7E., M.D.B. & M.

ATTACHMENT 4
067-058

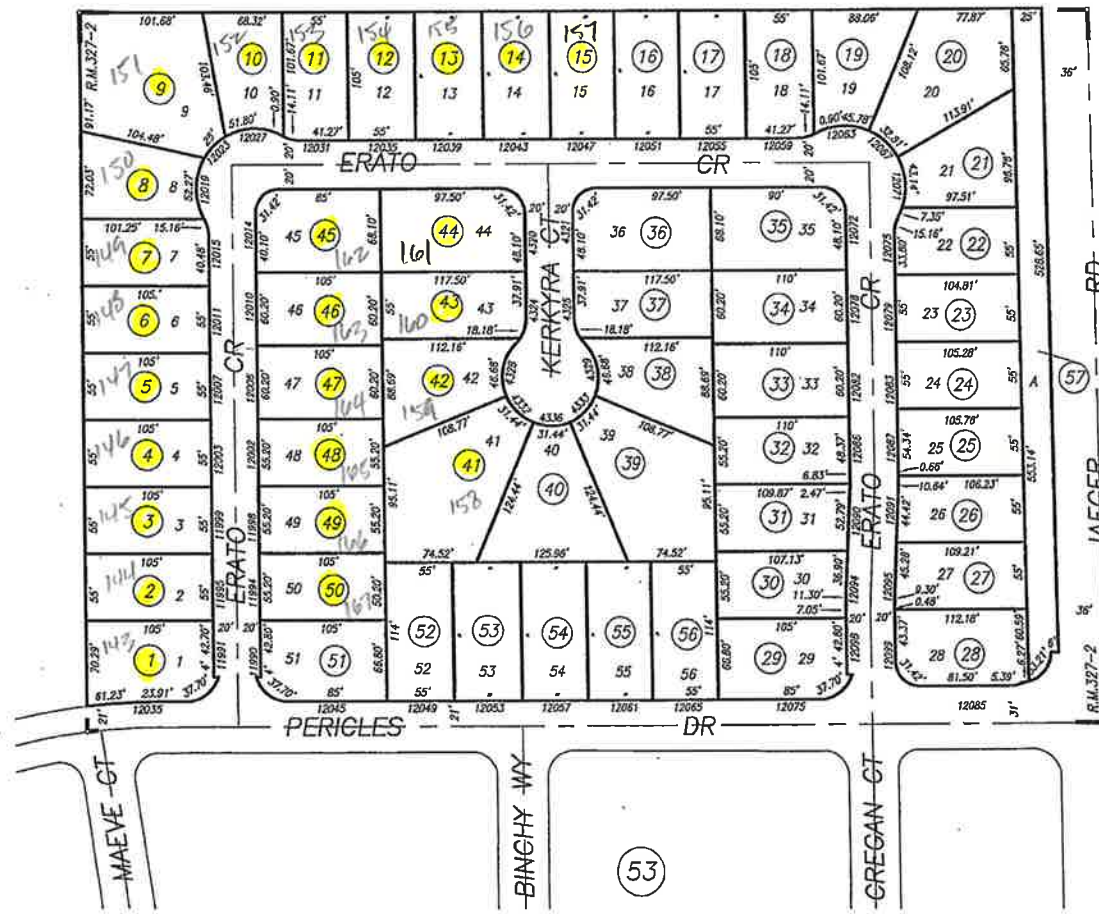


59

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53



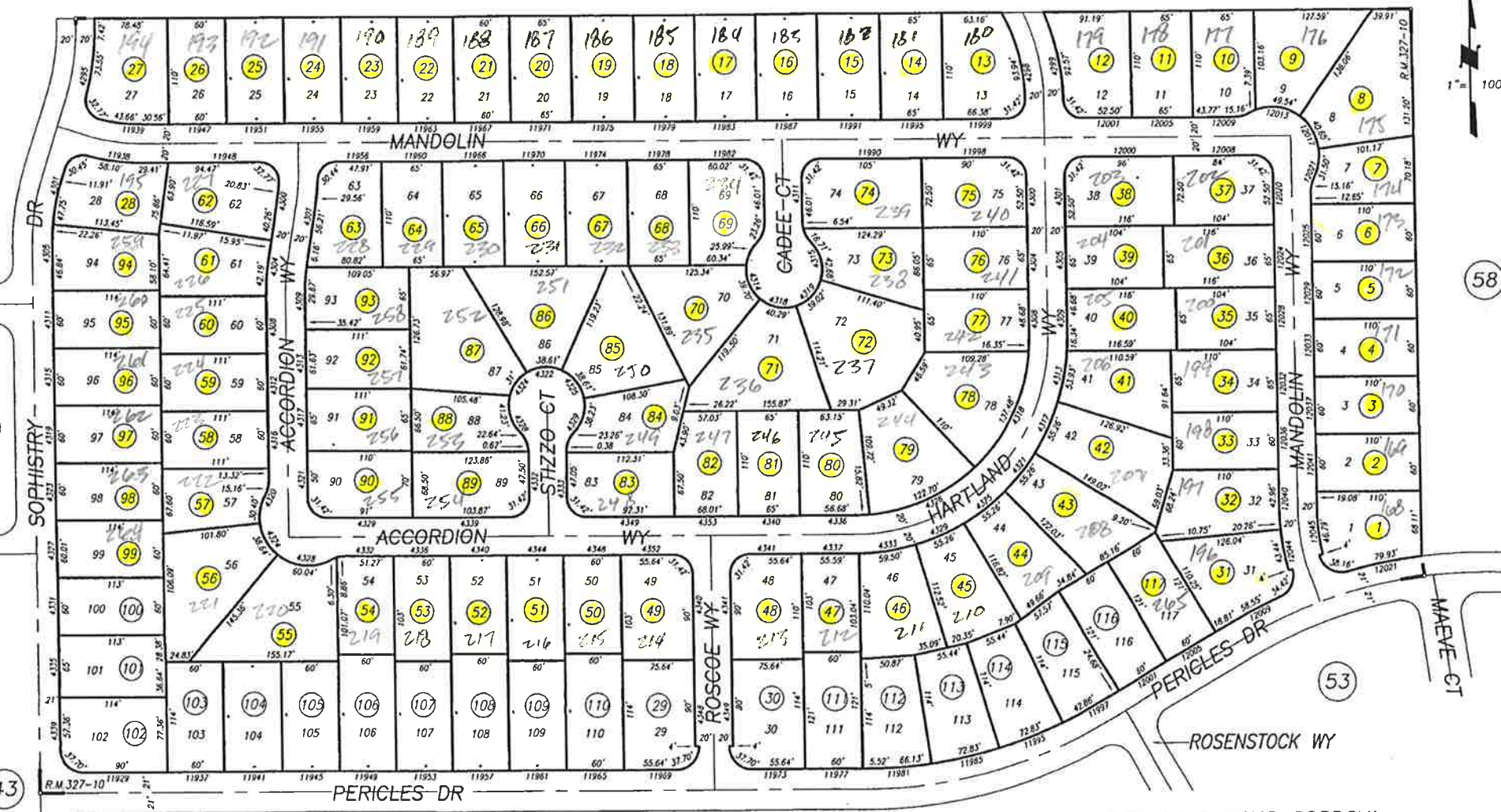
Anatolia II Village 11, R.M. Bk.327, Pg.2 (3-17-2004)

CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg. 058
County of Sacramento, Calif.

For Mineral Rights See Pages 067-0030 & 067-0090

Anatolia II Village 10, Bk.327 Pg.10 (4-09-2004)

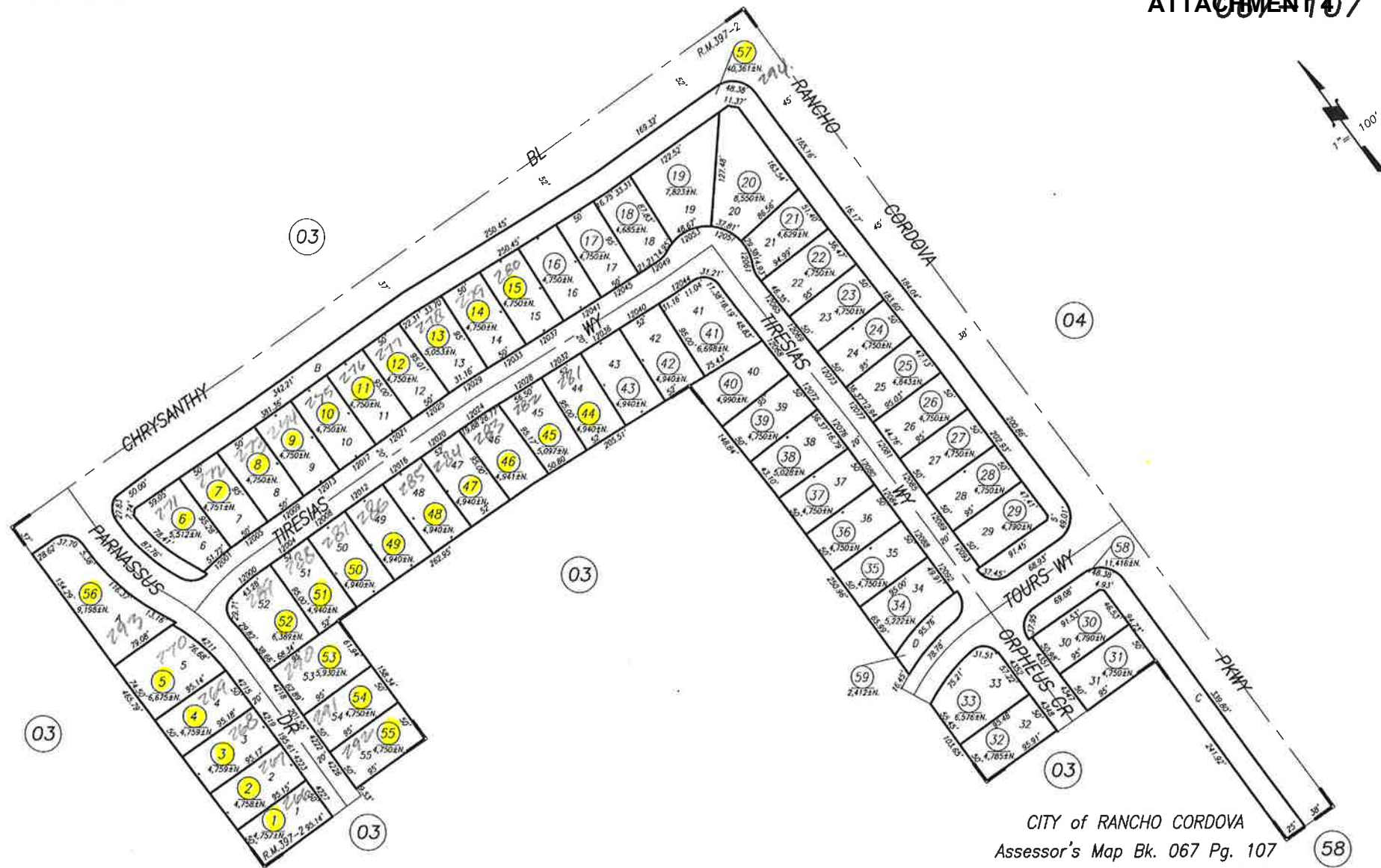
CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg.059
County of Sacramento, Calif.



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POR. SEC. 17, T.8N., R.7E., M.D.B.& M.

ATTACHMENT 07



Anatolia IV- Village 1 R.M. Bk.397 Pg.2 (08-18-2017)

ATTACHMENT 4

APN# 067-0030-068

Vly Sacto

Po Box 163351

Sacramento, CA 95816-9351

APN# 067-0480-012

Krysten Gage

4183 Tulip Park Way

Rancho Cordova, CA 95742-8010

APN# 067-0480-015

Danielle & Cameron Hess

11875 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-018

Charles Knorr & Rebecca Blecker

11893 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-027

Graciela Barajas

11892 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-030

Jose & Raquel Juarez

11880 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-033

Robert & Tomeka Riley

11868 State Falls Way

Rancho Cordova, CA 95742

APN# 067-0480-036

Gregory & Tara Ditlevsen

11856 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-039

Mohamed Ali & Mariam El Menshawi

11849 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-060

City Of Rancho Cordova

2729 Prospect Park Dr

Rancho Cordova, CA 95670-6291

APN# 067-0030-066

Montelena Douglas

5241 Arnold Ave

McClellan, CA 95652-1025

APN# 067-0030-080

Sunridge Anatolia Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-0480-014

Carpio Family Living Trust

11867 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-017

Matthew & Geraldine Gillen

11889 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-026

Kasten Family Trust

11896 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-029

Srinadha Sannepalli & Pallavi Tumula

11884 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-032

Barun & Sunanda Bandyopadhyay

11872 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-035

Anil & Poonam Suri

5718 Via Montecito

Granite Bay, CA 95746-5838

APN# 067-0480-038

Bradley & Barbara Berg

11853 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-059

Leila Thomas & Leila Doumit

4198 Tulip Park Way

Rancho Cordova, CA 95742-8010

APN# 067-0030-070

Chrysanthly Rd Inv Llc

5241 Arnold Ave

McClellan, CA 95652-1025

APN# 067-0030-069

Montelena Douglas

5241 Arnold Ave

McClellan, CA 95652-1025

APN# 067-0480-013

Ella Tanoy

4187 Tulip Park Way

Rancho Cordova, CA 95742-8010

APN# 067-0480-016

Dion Abellon

11885 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-025

Timothy & Rebecca Lantz

11900 Slate Falls Way

Rancho Cordova, CA 95742-8018

APN# 067-0480-028

Eloisa Cua

4201 Anatolia Dr

Rancho Cordova, CA 95742-8024

APN# 067-0480-031

Bernardo & Myrna Malqued

11876 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-034

Stella Chu

11864 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-037

Ben Mugar

11852 Slate Falls Way

Rancho Cordova, CA 95742-8017

APN# 067-0480-058

Samuel & Alina Baros

4194 Tulip Park Way

Rancho Cordova, CA 95742-8010

ATTACHMENT 4

APN# 067-0480-061
Gmac Model Home Finance Inc
7204 Glen Forest Dr #201
Richmond, VA 23226-3778

APN# 067-0490-060
Gmac Model Home Finance Inc
7204 Glen Forest Dr #201
Richmond, VA 23226-3778

APN# 067-0500-003
Gurpreet & Harbhajan Kahlon
11878 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-006
Joseph & Remedios Carbonel
11866 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-013
Eusebio & Evelyn Pimentel
3948 Savannah Ct
South San Francisco, CA 94080-3947

APN# 067-0500-016
Annaraine Diaz Sham
11871 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-019
Jose & Florina Gonzales
11883 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-022
Oliver Chen & Sherry Chang
11882 Larisa Way
Rancho Cordova, CA 95742-8064

APN# 067-0500-025
Usama Shenouda & Dina Moussa
11870 Larisa Way
Rancho Cordova, CA 95742-8064

APN# 067-0500-028
Puja Sharma
11838 Cobble Brook Dr
Rancho Cordova, CA 95742-8008

APN# 067-0490-001
Justin & Roxanna Leazenby
11844 Slate Falls Way
Rancho Cordova, CA 95742-8017

APN# 067-0500-001
Demerval & Rizia Ferreira
11886 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-004
Rodel & Ma Padre
11874 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-007
Mark & Luann Cotter
11862 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-014
Lynn & Kevin Keane
11230 Gold Express Dr #310
Gold River, CA 95670-4484

APN# 067-0500-017
Won Yoo
2709 Marina Point Ln
Elk Grove, CA 95758-3742

APN# 067-0500-020
Nora Gavino & Manuel Gavino Jr
11887 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-023
James & Chet Perrigo
11878 Larisa Way
Rancho Cordova, CA 95742-8064

APN# 067-0500-026
Karl & Monique Lednik
11866 Larisa Way
Rancho Cordova, CA 95742-8064

APN# 067-0500-033
Dong Kim & Soon Hong
11859 Larisa Way
Rancho Cordova, CA 95742-8064

APN# 067-0490-059
City Of Rancho Cordova
2729 Prospect Park Dr
Rancho Cordova, CA 95670-6291

APN# 067-0500-002
Rudolf Engelhardt & Tern Erigelhardt
11882 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-005
Harcharan Singh & Paramjit Kaur
11870 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-008
Billyong & Kye Kim
11858 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-015
Shuhui Lu & Zhenlei Wang
11867 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-018
Vonetta Huddleston & Andre Huddleston Sr
11879 Fire Agate Way
Rancho Cordova, CA 95742-8068

APN# 067-0500-021
Elmamoun Babiker & Asma Alawad
11886 Larisa Way
Rancho Cordova, CA 95742-8064

APN# 067-0500-024
Mark Garcia
11874 Larisa Way
Rancho Cordova, CA 95742-8064

APN# 067-0500-027
Ramesh Samala & Sunitha Kandagatla
11862 Larisa Way
Rancho Cordova, CA 95742-8064

APN# 067-0500-034
Harish & Manjula Chand
11863 Larisa Way
Rancho Cordova, CA 95742-8064

ATTACHMENT 4

APN# 067-0500-037

Eleanor Marinas & Anastacia Cerezo

11875 Larisa Way

Rancho Cordova, CA 95742-8064

APN# 067-0500-040

Mohammed Anwar & Nahid Enther

4256 Sardonyx Ct

Rancho Cordova, CA 95742-8065

APN# 067-0500-043

Srikanth Pichan

4259 Sardonyx Ct

Rancho Cordova, CA 95742-8065

APN# 067-0500-046

Zhou Family Trust

12381 Vineyard Hill Ct

Elk Grove, CA 95624-9530

APN# 067-0500-049

Alavinejad Edrissi Revocable Living Trust

4283 Sardonyx Way

Rancho Cordova, CA 95742-8066

APN# 067-0500-052

Gmac Model Home Finance Inc

7204 Glen Forest Dr #201

Richmond, VA 23226-3778

APN# 067-0510-021

Gema Monteiro

11928 Rubilite Way

Rancho Cordova, CA 95742-8071

APN# 067-0510-024

Hindrik Tan

2433 Lark Sparrow Way

Elk Grove, CA 95757-8177

APN# 067-0510-027

Cheng Yang & Mari Morita

13493 Chaco Ct

San Diego, CA 92129-4407

APN# 067-0510-030

Sherri Bowers & Cornell Burroughs

11886 Rubilite Way

Rancho Cordova, CA 95742-8077

APN# 067-0500-036

Lourdes Ariosa & Victor Galande

11871 Larisa Way

Rancho Cordova, CA 95742-8064

APN# 067-0500-039

Matthew & Michele Morley

4262 Sardonyx Ct

Rancho Cordova, CA 95742-8065

APN# 067-0500-042

Austin & Amanda Dibenedetto

4255 Sardonyx Ct

Rancho Cordova, CA 95742-8065

APN# 067-0500-045

Garrett & Keri Pfaffenbach

4267 Sardonyx Way

Rancho Cordova, CA 95742-8066

APN# 067-0500-048

Urvishkumar Panchal

4279 Sardonyx Way

Rancho Cordova, CA 95742-8066

APN# 067-0500-051

Jared Letoto & Jennifer Russell

4291 Sardonyx Way

Rancho Cordova, CA 95742-8066

APN# 067-0510-020

Gary Turner

11871 Appolon Dr

Rancho Cordova, CA 95742-8074

APN# 067-0510-023

Hong Bai & Stella Li

1020 Vuelta Olivos

Fremont, CA 94539-5151

APN# 067-0510-026

Michael & Kari Woodard

11908 Rubilite Way

Rancho Cordova, CA 95742-8071

APN# 067-0510-029

Waheed & Bashra Jawadi

11890 Rubilite Way

Rancho Cordova, CA 95742-8077

APN# 067-0500-035

Megan & Elias Dunn

11867 Larisa Way

Rancho Cordova, CA 95742-8064

APN# 067-0500-038

Narinder Shergill & Shelley Shahid Benfer

3524 Rocky Ridge Way

El Dorado Hills, CA 95762-4430

APN# 067-0500-041

Gurudutt Murthy & Meghanadig Dattatri

4251 Sardonyx Ct

Rancho Cordova, CA 95742-8065

APN# 067-0500-044

Nicholas Brogden

4263 Sardonyx Ct

Rancho Cordova, CA 95742-8065

APN# 067-0500-047

Sridhar Pappula

4275 Sardonyx Way

Rancho Cordova, CA 95742-8066

APN# 067-0500-050

Scott & Nicole Pantalone

4287 Sardonyx Way

Rancho Cordova, CA 95742-8066

APN# 067-0510-019

Manmohan & Dalvir Heer

11863 Appolon Dr

Rancho Cordova, CA 95742-8074

APN# 067-0510-022

Joyce & Jennifer Whiting

11924 Rubilite Way

Rancho Cordova, CA 95742-8071

APN# 067-0510-025

Scott Anderson & Portia Cortes

11912 Rubilite Way

Rancho Cordova, CA 95742-8071

APN# 067-0510-028

Kevin & Kristine Bowman

11900 Rubilite Way

Rancho Cordova, CA 95742-8071

ATTACHMENT 4

APN# 067-0510-031
 Ricardo Villarino & Diana Novicio Villarino
 11882 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-044
 Steven Park & Linda Park Hash
 11867 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-047
 Bat Hoang & Melissa Luong
 11879 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-050
 Jessica Mayers
 11891 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-053
 David & Debra Bissell
 3207 Luyung Dr
 Rancho Cordova, CA 95742-6862

APN# 067-0510-056
 Preetesh Mahendra & Suchitra Kulkarni
 448 Fisher Cir
 Folsom, CA 95630-9553

APN# 067-0510-064
 Alfredo & Trudle Balbach
 11863 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-067
 Wei Liu & Bin Xia
 11875 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-070
 Savannah & Andrew Hall
 11887 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-073
 Christopher & Kimberly Biddle
 4303 Sardonyx Way
 Rancho Cordova, CA 95742-8066

APN# 067-0510-032
 Erwin Mesiona & Cecilia Minoza
 11878 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-045
 Co Family Trust
 365 Sunfish Ct
 Foster City, CA 94404-1953

APN# 067-0510-048
 Judy Legrande
 11883 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-051
 Patton Family Trust
 11886 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-054
 Godwin & Ma Castrence
 11874 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-057
 Wayne & Katherine Weaver
 14562 Poncho Conde Cir
 Rancho Murieta, CA 95683-9767

APN# 067-0510-065
 Subin Gangadharan & Bindya Manalikuzhiyil
 11867 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-068
 Mikhael & Shannon Lombard
 11879 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-071
 David & Elia Rotch
 4295 Sardonyx Way
 Rancho Cordova, CA 95742-8066

APN# 067-0510-074
 Ying & Diana Lee
 110 Santa Barbara Ave
 Daly City, CA 94014-1045

APN# 067-0510-033
 Jason Morlock
 11874 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-046
 Encarnacion Arenas
 11875 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-049
 Juan Velasco
 11887 Rubilite Way
 Rancho Cordova, CA 95742-8077

APN# 067-0510-052
 Xingwang Han
 11882 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-055
 Stephan & Elizabeth Higginbotham
 11870 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-063
 Christopher & Melissa Clark
 11859 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-066
 Michael & Alissa Koeth
 11871 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-069
 Abner & Evangeline Gama
 11883 Blue Topaz Way
 Rancho Cordova, CA 95742-8069

APN# 067-0510-072
 Chen Family Living Trust
 2641 Giorno Way
 El Dorado Hills, CA 95762-4158

APN# 067-0510-075
 Vinay & Ruchita Patel
 4311 Sardonyx Way
 Rancho Cordova, CA 95742-8066

ATTACHMENT 4

APN# 067-0510-076
 John & Cindy Krueger
 11901 Rubilite Way
 Rancho Cordova, CA 95742-8071

APN# 067-0510-079
 Susan Oferrall
 4304 Franconia Ct
 Rancho Cordova, CA 95742-8070

APN# 067-0510-082
 David Mcmann
 4305 Franconia Ct
 Rancho Cordova, CA 95742-8070

APN# 067-0510-085
 Catherine & Leo Sumpo
 11929 Rubilite Way
 Rancho Cordova, CA 95742-8071

APN# 067-0510-088
 Cody Williams
 4292 Sophistry Dr
 Rancho Cordova, CA 95742-8072

APN# 067-0510-091
 Syed & Fowzia Malek
 44520 Poulard Ct
 Fremont, CA 94539-4919

APN# 067-0510-094
 Salve & Nelly Samareta
 11879 Appolon Dr
 Rancho Cordova, CA 95742-8074

APN# 067-0510-097
 Sherrellyn Meadows
 11855 Appolon Dr
 Rancho Cordova, CA 95742-8074

APN# 067-0580-003
 Robert Martin & Tara Mendanha
 11999 Erato Cir
 Rancho Cordova, CA 95742-8086

APN# 067-0580-006
 Samlan Lek
 12011 Erato Cir
 Rancho Cordova, CA 95742-8087

APN# 067-0510-077
 Simone Evans
 11905 Rubilite Way
 Rancho Cordova, CA 95742-8071

APN# 067-0510-080
 Eric & Alison Hull
 4300 Franconia Ct
 Rancho Cordova, CA 95742-8070

APN# 067-0510-083
 William & Gina Whitmire
 11921 Rubilite Way
 Rancho Cordova, CA 95742-8071

APN# 067-0510-086
 Maneesh & Sangeeta Chaurasia
 4300 Sophistry Dr
 Rancho Cordova, CA 95742-8072

APN# 067-0510-089
 Marie Denna
 11899 Appolon Dr
 Rancho Cordova, CA 95742-8074

APN# 067-0510-092
 Albert & Ingrid Ward
 11887 Appolon Dr
 Rancho Cordova, CA 95742-8074

APN# 067-0510-095
 Pimlott Living Trust
 11875 Appolon Dr
 Rancho Cordova, CA 95742-8074

APN# 067-0580-001
 Ghanashyam Talwaker
 11991 Erato Cir
 Rancho Cordova, CA 95742-8086

APN# 067-0580-004
 Jihua Liu & Hongbo Yang
 12003 Erato Cir
 Rancho Cordova, CA 95742-8087

APN# 067-0580-007
 Jordan & Ashna Boyer
 12015 Erato Cir
 Rancho Cordova, CA 95742-8087

APN# 067-0510-078
 Mohammad & Farzana Haider
 11909 Pyxis Cir
 Rancho Cordova, CA 95742-8055

APN# 067-0510-081
 Abdul & Sohaila Hameed
 4301 Franconia Ct
 Rancho Cordova, CA 95742-8070

APN# 067-0510-084
 Jason Capizzano
 11925 Rubilite Way
 Rancho Cordova, CA 95742-8071

APN# 067-0510-087
 Hanna & Taghrid Shnoudi
 3325 Sonoma Blvd #30
 Vallejo, CA 94590-2981

APN# 067-0510-090
 Alex Pang & Catherina Wong
 1528 Shore Dr
 San Jose, CA 95131-4016

APN# 067-0510-093
 John & Joy Kearns
 11883 Appolon Dr
 Rancho Cordova, CA 95742-8074

APN# 067-0510-096
 Emily Sisneroz
 3475 Deer Creek Rd
 Palo Alto, CA 94304-1316

APN# 067-0580-002
 Hadi Eissa & Hayat Alkhatib
 11995 Erato Cir
 Rancho Cordova, CA 95742-8086

APN# 067-0580-005
 Scott & Sherry Kimbrow
 12007 Erato Cir
 Rancho Cordova, CA 95742-8087

APN# 067-0580-008
 Julissa & Ricardo Leon
 12019 Erato Cir
 Rancho Cordova, CA 95742-8087

ATTACHMENT 4

APN# 067-0580-009
Joseph Bailey
12023 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-012
Nhut & Thanh Nguyen
5369 Brentford Way
El Dorado Hills, CA 95762-9533

APN# 067-0580-015
Jei Liu
12047 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-043
Ke Li & Helen Shi
1684 Schillers Ct
Folsom, CA 95630-6281

APN# 067-0580-046
William Marlow II & Elizabeth Marlow
12010 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-049
Kejing Song & Ye Liu
11998 Erato Cir
Rancho Cordova, CA 95742-8086

APN# 067-0590-002
Sridhar Arjula & Jyothsna Patti
12041 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-005
Mith Lo & Zheng Cheng
12029 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-008
Elizabeth Ford
12017 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-011
Wol Lee
12005 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0580-010
Laquanah Carroll
12027 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-013
James & Junghyun Chung
12039 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-041
Lindsay Wainscott
4332 Kerkyra Ct
Rancho Cordova, CA 95742-8088

APN# 067-0580-044
Jessica Olson & Margaret Triggs Olson
4320 Kerkyra Ct
Rancho Cordova, CA 95742-8088

APN# 067-0580-047
Lynn Nguyen
12006 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-050
Daniel & Elizabeth Lopez
11994 Erato Cir
Rancho Cordova, CA 95742-8086

APN# 067-0590-003
Jason Tenner
12037 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-006
Sac & Sm LLC
6190 Skyline Blvd
Burlingame, CA 94010-6233

APN# 067-0590-009
Anthony & Kelly Poulos
12013 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-012
Cameron & Andrea Williams
12001 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0580-011
Ryan & Sarah Mccabe
12031 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-014
Gloria Hudson
12043 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-042
Erwin & Alicia Enriquez
4328 Kerkyra Ct
Rancho Cordova, CA 95742-8088

APN# 067-0580-045
Trung Nguyen & Vannessa Hoang
12014 Erato Cir
Rancho Cordova, CA 95742-8087

APN# 067-0580-048
Manderson Family Trust
13749 Condesa Dr
Del Mar, CA 92014-3301

APN# 067-0590-001
Michael & Robert Joyce
5814 Avigon Ct
San Jose, CA 95138-2366

APN# 067-0590-004
Kristina Walter
12033 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-007
Hung Yang & Su Kuo
12021 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-010
Krista & Kesean Caston Conner
12009 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-013
Carlos Montoya
11999 Mandolin Way
Rancho Cordova, CA 95742-8083

ATTACHMENT 4

APN# 067-0590-014
Larry & Janet Dezonias
3941 Park Dr #472
El Dorado Hills, CA 95762-4549

APN# 067-0590-017
Jennifer Legrande
11983 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-020
Wayne & Nancy Sleppy
11971 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-023
Lourdes & Alexis Fernandez
Po Box 625
Carmichael, CA 95609-0625

APN# 067-0590-026
Julia Giddens
11947 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-031
Pareshkumar & Payal Patel
12044 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-034
Ki & Myung Kim
4480 Mcroberts Dr
Mather, CA 95655-3055

APN# 067-0590-037
Jilly Hao & Fei Liu
12020 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-040
James & Elizabeth Swift
4309 Hartland Way
Rancho Cordova, CA 95742-8082

APN# 067-0590-043
Harshdeep Jawandha
4321 Hartland Way
Rancho Cordova, CA 95742-8082

APN# 067-0590-015
Daniel Long & Kaitlyn Thao
11991 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-018
Ericson & Desiree Malana
11979 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-021
Yevgeniy Tikhomirov
11967 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-024
Sukhvinder Waraich
11955 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-027
Timothy & Laura Voges
11939 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-032
Sergey Lukitskiy & Natalie Slivinskaya
12040 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-035
Sac & Sm Llc
6190 Skyline Blvd
Burlingame, CA 94010-6233

APN# 067-0590-038
Edward Hernandez
4301 Hartland Way
Rancho Cordova, CA 95742-8082

APN# 067-0590-041
Suhail El Ajou
4660 American River Dr
Sacramento, CA 95864-6157

APN# 067-0590-044
Jiayan Yang & Lisan Yu
325 Blacksmith Shop Rd
East Falmouth, MA 02536-4429

APN# 067-0590-016
George & Carolyn Liao
1231 Hartwell Ave
Stockton, CA 95209-4373

APN# 067-0590-019
Hari Nalwa & Harmall Kaur
11975 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-022
Kenneth & Joan Stabe
11963 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-025
Edna Cruzat
11951 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-028
Bruce & Michele Oulrey
4301 Sophistry Dr
Rancho Cordova, CA 95742-8072

APN# 067-0590-033
Dale Dearing
12036 Mandolin Way
Rancho Cordova, CA 95742-8084

APN# 067-0590-036
Gina & Guem Kim
22220 N Prairie Ln
Kildeer, IL 60047-9771

APN# 067-0590-039
Susan Bilaro & Emiliano Bilaro Jr
4305 Hartland Way
Rancho Cordova, CA 95742-8082

APN# 067-0590-042
Lijia Zhang
4317 Hartland Way
Rancho Cordova, CA 95742-8082

APN# 067-0590-045
Rico & Kendra Morotti
4329 Hartland Way
Rancho Cordova, CA 95742-8082

ATTACHMENT 4

APN# 067-0590-046
Michael & Shawntae Wright
4333 Hartland Way
Rancho Cordova, CA 95742-8082

APN# 067-0590-049
James & Lailane Rosales
4352 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-052
Xue Wu & Joy Han
10913 Leavesley Pl
Cupertino, CA 95014-4789

APN# 067-0590-055
Wen Hsiao
4328 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-058
Allen Foster
4316 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-061
Kamaljit & Harjeet Gill
4304 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-064
Jay & Amintha Petersen
654 Rebecca Way #1
San Jose, CA 95117-1941

APN# 067-0590-067
Robert & Marla Wurtzer
11974 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-070
Larry & Laila Budde
4314 Cadree Ct
Rancho Cordova, CA 95742-8085

APN# 067-0590-073
Maxfield Kauffman & Nida Moghrabi
4315 Cadree Ct
Rancho Cordova, CA 95742-8085

APN# 067-0590-047
Debra Payne
4337 Hartland Way
Rancho Cordova, CA 95742-8082

APN# 067-0590-050
Jose & Maria Franco
4348 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-053
John & Carol Webb
4334 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-056
Ken Lin & Min Jin
5694 Rolling Oak Dr
Sacramento, CA 95841-4726

APN# 067-0590-059
Sac & Sm Llc
6190 Skyline Blvd
Burlingame, CA 94010-6233

APN# 067-0590-062
Ronald & Linda McClellan
3458 Fendant Dr
Rancho Cordova, CA 95670-6936

APN# 067-0590-065
Monique & Robert Hazell
11966 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-068
Kokou & Hanouvi Agbassekou
11978 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-071
Timothy Carver
4318 Cadree Ct
Rancho Cordova, CA 95742-8085

APN# 067-0590-074
Eric & Yuhing Wang
4311 Cadree Ct
Rancho Cordova, CA 95742-8085

APN# 067-0590-048
Rick Nguyen
4341 Hartland Way
Rancho Cordova, CA 95742-8082

APN# 067-0590-051
Lydia & Milagros Fuente
4344 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-054
Yifan Peng & Susan Cheng
1429 Humbug Creek Dr
Folsom, CA 95630-7641

APN# 067-0590-057
Alana Newton
4320 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-060
James Brown & Chun Pai
4308 Accordion Way
Rancho Cordova, CA 95742-8080

APN# 067-0590-063
Deepak & Nitisha Gilra
11956 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-066
Ernest Payne
11970 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-069
Avenir & Liliya Slivinskiy
11982 Mandolin Way
Rancho Cordova, CA 95742-8083

APN# 067-0590-072
Nick & Wen Chen
438 Crystalline Dr
Fremont, CA 94539-6857

APN# 067-0590-075
Alan Giblin
4300 Hartland Way
Rancho Cordova, CA 95742-8082

ATTACHMENT 4

APN# 067-0590-076 Maryann & Andy Ly 4304 Hartland Way Rancho Cordova, CA 95742-8082	APN# 067-0590-077 Melissa Walker & Martwann Walker Sr 4308 Hartland Way Rancho Cordova, CA 95742-8082	APN# 067-0590-078 Yong & Kyung Chu 4318 Hartland Way Rancho Cordova, CA 95742-8082
APN# 067-0590-079 Elizabeth Lucas 4326 Hartland Way Rancho Cordova, CA 95742-8082	APN# 067-0590-080 Florin & Marilyn Petruescu 4336 Hartland Way Rancho Cordova, CA 95742-8082	APN# 067-0590-081 Ravi Kasam 114 Promenade Irvine, CA 92612-1709
APN# 067-0590-082 Susan Eksen 4353 Accordion Way Rancho Cordova, CA 95742-8080	APN# 067-0590-083 William & Alice Chu 4333 Stizzo Ct Rancho Cordova, CA 95742-8081	APN# 067-0590-084 Anthony & Amanda Cruz 2628 27Th St Sacramento, CA 95818-2617
APN# 067-0590-085 Perry & Theresa Beals 4325 Stizzo Ct Rancho Cordova, CA 95742-8081	APN# 067-0590-086 Daniel & Maria Ledesma 9252 Premier Way Sacramento, CA 95826-4216	APN# 067-0590-087 Joanne Hsiao 1098 Strayer Dr San Jose, CA 95129-4049
APN# 067-0590-088 Eason Ramson Jr & Kimberly Ramson 4328 Stizzo Ct Rancho Cordova, CA 95742-8081	APN# 067-0590-089 Tracy & Lori Cook 4332 Stizzo Ct Rancho Cordova, CA 95742-8081	APN# 067-0590-090 Wayne & Paula Shipman 4321 Accordion Way Rancho Cordova, CA 95742-8080
APN# 067-0590-091 Maria & Wufronio Carrasco 4317 Accordion Way Rancho Cordova, CA 95742-8080	APN# 067-0590-092 Sabbir Ahmed & Kaneez Tumpa 4313 Accordion Way Rancho Cordova, CA 95742-8080	APN# 067-0590-093 Robert & Cheleyne Duncan 4309 Accordion Way Rancho Cordova, CA 95742-8080
APN# 067-0590-094 Sobyah Kahn & Akhunzada Muhammad 4305 Sophistry Dr Rancho Cordova, CA 95742-8072	APN# 067-0590-095 Gilbert & Irene Ruiz 4311 Sophistry Dr Rancho Cordova, CA 95742-8072	APN# 067-0590-096 Feeroz Sakhi 4315 Sophistry Dr Rancho Cordova, CA 95742-8072
APN# 067-0590-097 Stephen & Laura Paluck 4319 Sophistry Dr Rancho Cordova, CA 95742-8072	APN# 067-0590-098 Bhupinder & Gurnek Dosanjh 4223 Sophistry Dr Rancho Cordova, CA 95742	APN# 067-0590-099 Timothy Buescher 4327 Sophistry Dr Rancho Cordova, CA 95742-8072
APN# 067-0590-117 Carl Reed 12005 Pericles Dr Rancho Cordova, CA 95742-8079	APN# 067-1070-001 Sunridge Anatolla Llc 7700 College Town Dr #101 Sacramento, CA 95826-2303	APN# 067-1070-002 Sunridge Anatolla Llc 7700 College Town Dr #101 Sacramento, CA 95826-2303
APN# 067-1070-003 Sunridge Anatolla Llc 7700 College Town Dr #101 Sacramento, CA 95826-2303	APN# 067-1070-004 Sunridge Anatolla Llc 7700 College Town Dr #101 Sacramento, CA 95826-2303	APN# 067-1070-005 Sunridge Anatolla Llc 7700 College Town Dr #101 Sacramento, CA 95826-2303

ATTACHMENT 4

APN# 067-1070-008

Lennar Homes of California, Inc

1420 Rocky Ridge Dr #320

Roseville, CA 95661

APN# 067-1070-011

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-014

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-045

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-048

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-051

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-054

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-057

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-006

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-009

Lennar Homes of California, Inc

1420 Rocky Ridge Dr #320

Roseville, CA 95661

APN# 067-1070-012

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-015

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-046

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-049

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-052

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-055

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-007

Lennar Homes of California, Inc

1420 Rocky Ridge Dr #320

Roseville, CA 95661

APN# 067-1070-010

Lennar Homes of California, Inc

1420 Rocky Ridge Dr #320

Roseville, CA 95661

APN# 067-1070-013

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-044

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-047

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-050

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-053

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

APN# 067-1070-056

Sunridge Anatolla Llc

7700 College Town Dr #101

Sacramento, CA 95826-2303

ATTACHMENT 4

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

Premier Homes Montelena Villages 9 & 10

DD9812 – September 17, 2018

Major Design Review & Adjustment

June Cowles, Senior Planner

Vicinity Map



Montelena Villages 9 & 10

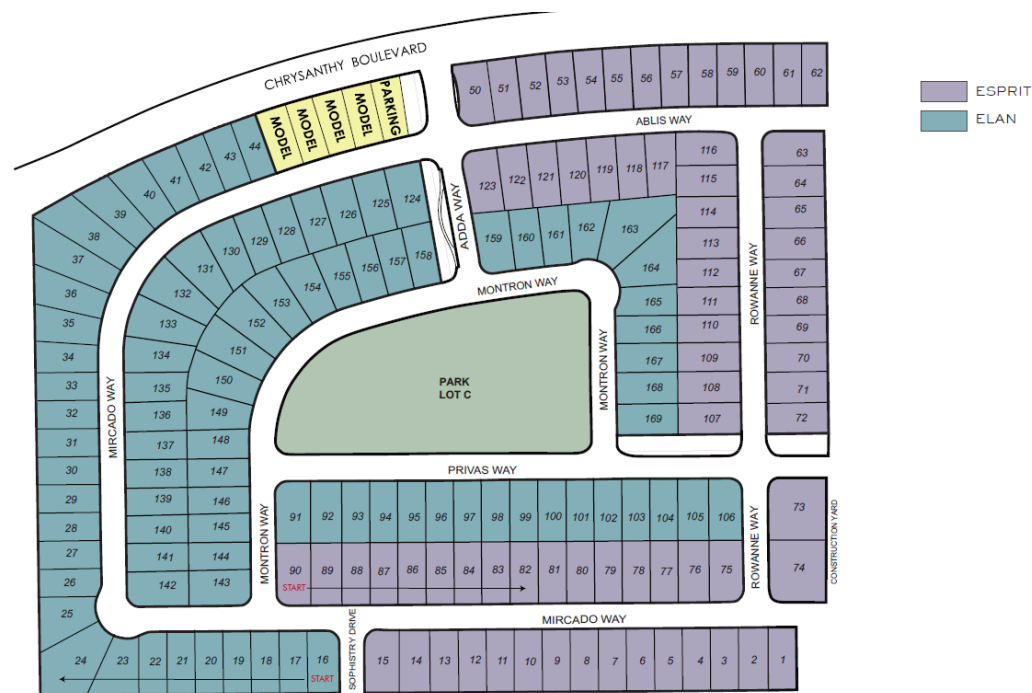
- Part of the larger Montelena Subdivision approved in **2006**
- Total 169 Homes
- Zoned RD-7 with lots 45' wide x 100' deep
- Six home plans ranging from 1,510 to 3,341 sq. ft.

Project Request

- The Applicant, Premier Homes LLC, is requesting a Major Design Review for Montelena Villages 9 & 10
 - 169 single family units
 - 6 floor plans ranging from 1,510 to 3,341 square feet
 - 3 elevations (Ranch, Delta, and Modern)
- The Applicant is also requesting an Adjustment for one single story plan rear yard setback.

Architectural Design

- Villages 9 and 10 include two neighborhoods; Esprit and Elan.
- Esprit Neighborhood includes 1,510, 1,709, and 2,135 square-foot homes
- Elan Neighborhood includes 1,843, 2,674, 3,341 square-foot homes.



Architectural Design

- Esprit Neighborhood;
- 3 Plans and 3 Architectural Elevations; Ranch, Delta, and Modern

ESPRIT: 1510 PLAN: FRONT ELEVATIONS



Plan One The Ranch
Color Combination 3



REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



Plan One The Delta
Color Combination 2



REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



Plan One The Modern
Color Combination 1



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"

Architectural Design

- Esprit Neighborhood;
- 3 Architectural Elevations; Ranch, Delta, and Modern

ESPRIT: 1709 PLAN: FRONT ELEVATIONS



Plan Two The Ranch
Color Combination 3



Plan Two The Delta
Color Combination 2



Plan Two The Modern
Color Combination 2



REAR ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



REAR ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN
SCALE: 1/8"=1'-0"

Architectural Design

- Esprit Neighborhood;
- 3 Architectural Elevations; Ranch, Delta, and Modern

ESPRIT: 2135 PLAN: FRONT ELEVATIONS



*Plan Three The Ranch
Color Combination 1*



*Plan Three The Delta
Color Combination 1*



*Plan Three The Modern
Color Combination 3*



REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"

Architectural Design

- Elan Neighborhood;
- 3 Architectural Elevations; Ranch, Delta, and Modern

ELAN: 1843 PLAN: FRONT ELEVATIONS



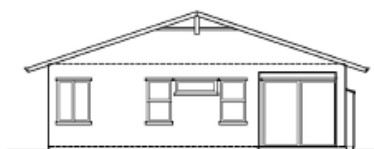
Plan One The Ranch
Color Combination 1



REAR ELEVATION - THE RANCH



Plan One The Delta

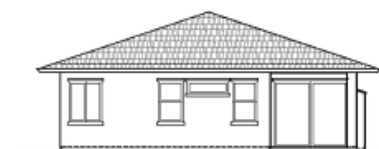


REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



Plan One The Modern
Color Combination 3



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"

Architectural Design

- Elan Neighborhood;
- 3 Architectural Elevations; Ranch, Delta, and Modern

ELAN: 2674 PLAN: FRONT ELEVATIONS



*Plan Two The Ranch
Color Combination 2*



*Plan Two The Delta
Color Combination 3*



*Plan Two The Modern
Color Combination 1*



REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

SCALE: 1/8"=1'-0"

Architectural Design

- Elan Neighborhood;
- 3 Architectural Elevations; Ranch, Delta, and Modern

ELAN: 3341 PLAN: FRONT ELEVATIONS



Plan Three The Ranch
Color Combination 3



Plan Three The Delta
Color Combination 2



Plan Three The Modern
Color Combination 2



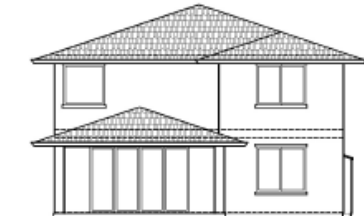
REAR ELEVATION - THE RANCH

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE DELTA

SCALE: 1/8"=1'-0"



REAR ELEVATION - THE MODERN

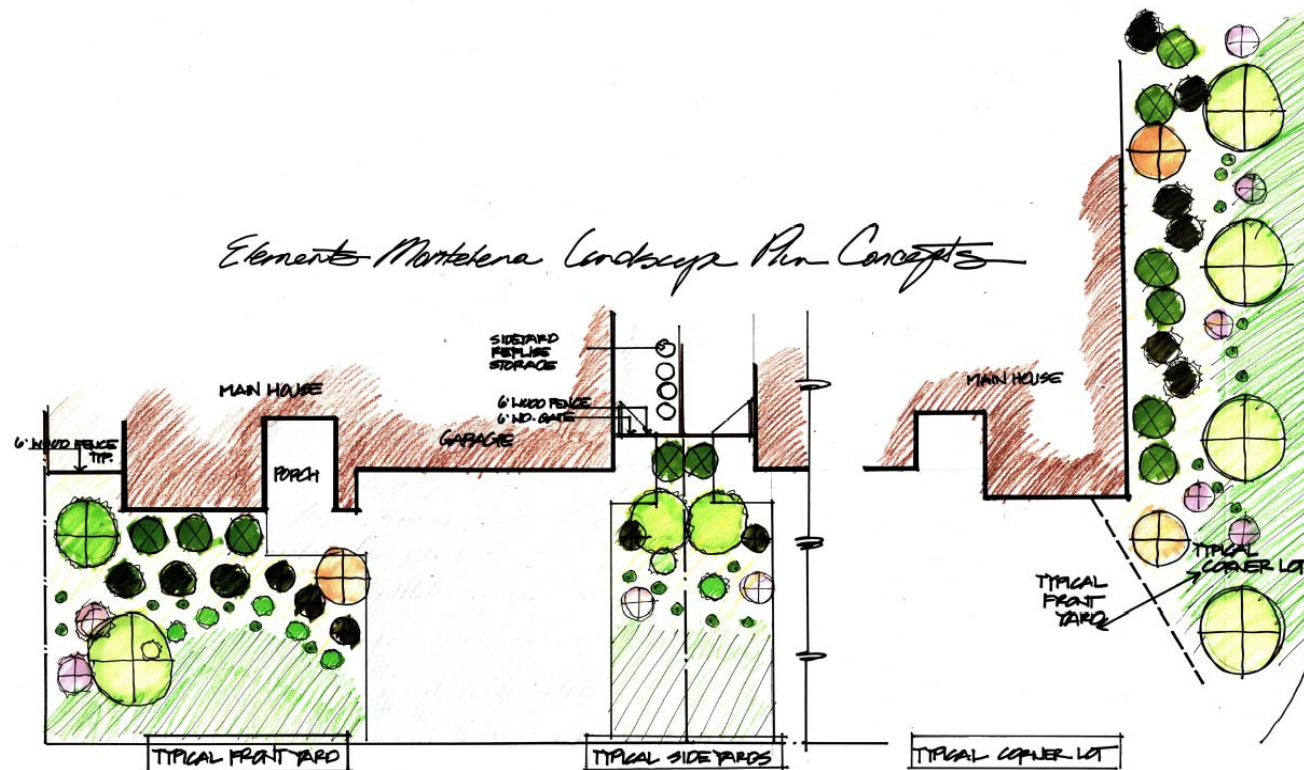
Architectural Design

- Virtual Rendering of the Elan Plan Three in 2 different color schemes



Typical Landscape/Hardscape Plan

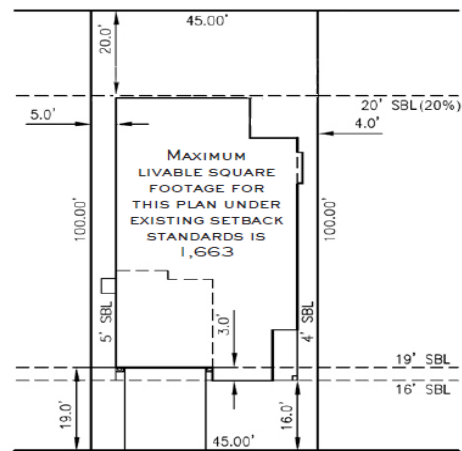
- Landscape plans include drought tolerant plants and trees.
- The landscape plan also shows a concrete slab poured behind the fence for the storage of 3 garbage receptacles.



Adjustment

- The City Zoning Code allows for up to a 40% setback reduction with approval by the City Council. The applicant is requesting a 25% (5 foot) reduction for the Elan neighborhood 1,843 single story plan rear yard setback.
- The single story plan will meet the required front setback however the rear yard setback would be reduced from 20 feet down to 15 feet.
- The applicant estimates that 10 lots out of 96 lots will be built with the 1,843 plan reduced setback due to restrictions on the placement of home plans and longer depth lots within the neighborhood.
- The requested setback meets the Sunridge Specific Plan development standard that states the following;
 - “ In no event shall the rear yard be less than 10 feet for one-story buildings and 15 feet for two-story and three-story buildings.”
- A Condition of Approval has been included to require the Elan 1,843 plan garage doors include windows.

Adjustment



RANCHO CORDOVA SETBACK STANDARDS:

FRONT:

16' to Living
19' to Garage

SIDE:

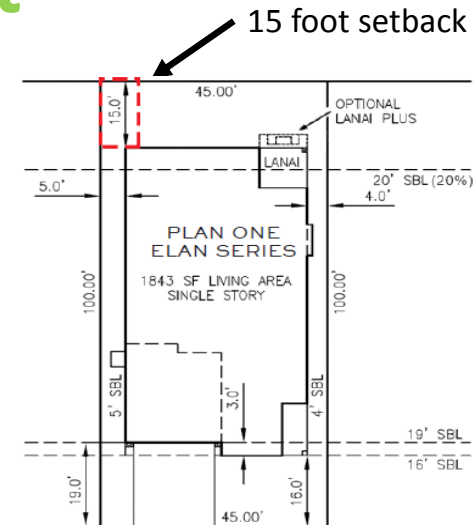
45' wide 4' and 5' sides

REAR:

16' to Living
19' to Garage
4' and 5' sides
20% lot depth for rear

Current setback standards apply to all two-story and single story lots with a proposed depth of 100' or more

Current setback standard: limits the ability to provide single story plans. Market trends indicate a decreased demand for large rear yards and an increased desire for outdoor living spaces like covered patios. Aging Baby Boomers seek single story living in suburban areas near family without significant down-sizing. Additionally, younger generations place more value on travel and entertainment than maintenance and upkeep.



ELAN - PLAN ONE (SINGLE STORY) SETBACK:

FRONT:

100' Deep Lot = 16' to living
100' Deep Lot = 19' to garage

SIDE:

45' wide 4' and 5' sides

REAR:

100' deep lots
15' rear SB
25% Reduction from current standard

Proposed setback standards (This plan only): Modifying the current rear setback standards allows for a livable single-story plan in the Elan series to serve the growing segment of the population demanding single-story living. Additionally, having a single story plan in the Elan series provides for a more diverse streetscape throughout the community. All other plans in this project conform to current setback standards.

Recommended Motions

Staff recommends that the City Council:

- Adopt the Resolution approving the Major Design Review and Adjustment for Premier Homes, LLC Montelena Village 9 & 10 subject to the Findings and Conditions of Approval (**Exhibit A and Exhibit B**) and find the project exempt from further CEQA review.

QUESTIONS??

MEMORANDUM

DATE: September 17, 2018

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director

SUBJECT: **ACTION ITEMS RELATED TO THE FORMATION OF THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2018-2 (COMMUNITY PLACES AND NEIGHBORHOOD GREENS)**



RECOMMENDATION

Staff recommends Council adopt the following Resolutions:

1. A Resolution forming Community Facilities District (CFD) No. 2018-2 (Community Places and Neighborhood Greens), and levying a special tax within the District.
2. A Resolution calling for a special election in CFD No. 2018-2 (Community Places and Neighborhood Greens).
3. A Resolution declaring election results of CFD No. 2018-2 (Community Places and Neighborhood Greens).
4. Waive the first reading and introduce an Ordinance levying a special tax within CFD No. 2018-2 (Community Places and Neighborhood Greens).

RESULT OF RECOMMENDED ACTION

Action on these items will complete the formation of the CFD and authorize a landowner vote on the levying of the special tax. If the vote supports the tax, it would authorize the levying of a special tax on the Sunridge Lot J, Grantline 208 and Douglas 98 projects included in the CFD. The special tax proceeds help support the operation and maintenance of community plazas, neighborhood greens and regional trails. The actions also result in the establishment of a future annexation area which allows the processing of future annexations into the CFD in an efficient manner. There is no financial impact to existing residents, as this CFD only includes new development areas.

BACKGROUND

The Council has approved development projects in the City, including Sunridge Lot J, Grantline 208 and Douglas 98, all of which have a condition of approval requiring that the properties be included in a new District to be formed by the City of Rancho Cordova to contribute to the cost of the operation and maintenance of public improvements including community plazas, neighborhood greens, and regional trails. This condition will be satisfied by the formation of, and participation in, a CFD for community plaza, regional trail and neighborhood green maintenance, which is the subject of tonight's action.

The property owners of the Sunridge Lot J, Grantline 208 and Douglas 98 projects have requested that the City form the CFD pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 53311 et seq.) to provide the method of contributing to the costs of maintenance required to meet the condition.

DISCUSSION

At its regular meeting on August 6, 2018, the City Council initiated the process of forming this CFD and Future Annexation Area in the new development area to initially include the Sunridge Lot J, Grantline 208 and Douglas 98 projects; the CFD can expand in as future development projects annex to the district.

The special taxes collected from the CFD will contribute to the cost of maintenance, including the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the public community plaza, regional trail and neighborhood green improvements.

The Rate and Method of Apportionment (RMA) of the Special Tax for CFD No. 2018-2, **Attachment 1, Exhibit B**, details how the special tax will be levied on properties commencing with Fiscal Year 2019/20. The RMA establishes maximum taxes for residential parcels with various land use classifications based upon fair share contributions towards the costs to maintain community plazas and regional trails in the City and local neighborhood greens.

There are two Tax Zones proposed for the district. Tax Zone A includes parcels within developments that have local neighborhood greens that will be maintained by the City/CFD and Tax Zone B includes parcels within developments that do not have local neighborhood greens or have neighborhood greens that will be maintained by another entity or agency that is not the City/CFD.

The maximum (annual) special tax rates from the RMA are shown in the following table:

Residential Land Use	Maximum Special Tax per Dwelling Unit	
	Tax Zone A	Tax Zone B
Single Family Residential Parcel	\$115.84	\$28.49
Age-Qualified Single Family Residential Parcel	\$78.54	\$19.32
Multi-Family Residential Parcel	\$60.48	\$14.88
Age-Qualified Multi-Family Residential Parcel	\$41.01	\$10.09

DISCUSSION

The Resolution of Intention adopted by the City Council on August 6, 2018 set September 17, 2018, at 5:30 pm, or as soon thereafter as the matter may be heard, for the public hearing on the actual formation of the District and the levying of the special tax. The documents attached to this report will complete the formation and levy the special tax.

The purpose of the attachments included with this report is as follows:

1. **Resolution of formation of CFD and to levy a special tax.** This officially forms the CFD, authorizes the special taxes to be collected and establishes an appropriations limit for the CFD (under Article XIII B of the California Constitution). The exhibits to this Resolution show the services to be financed and the formula by which the special taxes will be levied in the CFD.
2. **Resolution calling a special election.** This sets the election for the same (September 17, 2018) Council meeting (allowable due to waivers of time requirements received from the property owners within the CFD) and provides the form of the special ballot to be used by the landowner voters.
3. **Resolution declaring results of special election and directing recordation of notice of special tax lien.** This is for adoption by the Council after the vote is announced by the City Clerk. It confirms the outcome of the property owner election for the CFD. Attached to it is a copy of the official Canvass and Statement of Result of Election to be completed by the Clerk after the vote is announced. This Resolution also directs the filing of the Notice of Special Tax Lien against the properties in the CFD to allow collection of the special tax on each property.
4. **Ordinance levying special taxes within Community Facilities District No. 2018-2, (Community Places and Neighborhood Greens).** Under state law, the Council must levy the special taxes by ordinance. The levy is made once by the adoption of this Ordinance, and, in each year hereafter, the process of determining the special taxes and processing the collection is done by the Director of Finance (or a consultant as designated by the Director) and no further Council action is needed.
5. Supporting documentation:
 - a. **Order of proceedings.** This is the agenda to be followed to conduct the hearing and for the adoption of the items needed to complete the formation of the CFD, to hold the election and to take the final actions for the special taxes.
 - b. **Certificate of City Clerk regarding property owner waiver.** This is to be completed by the City Clerk for the City's record in connection with the ballot/election procedure and acknowledges receipt of waivers from the property owners.
 - c. **Certificate of City Clerk regarding election results.** This is to be completed by the City Clerk for the City's record in connection with the opening of ballots and announcement of results.
 - d. **CFD Report.** This is the special tax report that shows the services to be provided by the CFD. The report was directed to be prepared by the Resolution of Intention to Establish the CFD and Future Annexation Area. It shows the estimated costs of the services to administer the CFD. A copy of this report should be filed with the City Clerk as part of the proceedings.

Note that calling the election and having the election on the same night is permitted under CFD law due to the fact that all the landowners in the CFD have waived certain time requirements for proceeding to the election.

FISCAL IMPACT

The costs for formation of the CFD are funded by developers' payments as they annex into the District. There is no impact to the City's General Fund for forming the district or the future costs of maintenance of the facilities maintained by the district.

ATTACHMENTS

1. Resolution of the City Council of the City of Rancho Cordova of Formation of Community Facilities District, including Exhibit A and B.
2. Resolution of the City Council of the City of Rancho Cordova Calling Special Election, including Exhibit A.
3. Resolution of the City Council of the City of Rancho Cordova Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien, including Exhibit A.
4. Ordinance of the City Council of the City of Rancho Cordova Levying Special Taxes within Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).
5.
 - a. Order of Proceedings for Hearing, Vote and Actions.
 - b. Certificate of City Clerk Regarding Waiver (of Certain Election Requirements) and Consent.
 - c. Certificate of City Clerk Regarding Election Results.
 - d. CFD Report.
6. PowerPoint Presentation.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO
CORDOVA, STATE OF CALIFORNIA, FORMING A COMMUNITY FACILITIES
DISTRICT****CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)**

WHEREAS, on August 6, 2018, the City Council of the City of Rancho Cordova ("City Council")_adopted Resolution No. 93-2018, a Resolution of Intention (the "Resolution of Intention") stating its intention to form Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD"), known as "City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens)", and the Future Annexation Area (the "Future Annexation Area") of such CFD, pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Intention, incorporating a map of the proposed boundaries of the CFD and the Future Annexation Area and stating the services to be provided, the estimated cost of providing such services, and the rate and method of apportionment of the special tax to be levied within the CFD to pay for the services, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, on September 17, 2018, the City Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD and Future Annexation Area; and

WHEREAS, at the hearing all interested persons desiring to be heard on all matters pertaining to the formation of the CFD and Future Annexation Area, the services to be provided therein and the levy of such special tax were heard and a full and fair hearing was held; and

WHEREAS, at the hearing evidence was presented to this Council on such matters before it, including a special report (the "Report") as to the services to be provided through the CFD and the costs thereof, a copy of which is on file with the City Clerk, and the City Council at the conclusion of said hearing was fully advised in the premises; and

WHEREAS, written protests with respect to the formation of the CFD, the furnishing of specified types of services and the rate and method of apportionment of the special taxes have not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the proposed special taxes; and

ATTACHMENT 1

WHEREAS, the special tax proposed to be levied in the CFD to pay for the proposed services has not been eliminated by protest by (i) fifty percent (50%) or more of the registered voters residing within the territory of the CFD, or (ii) fifty percent 50% or more of the registered voters, or six registered voters, whichever is more, residing in the Future Annexation Area or (iii) the owners of one-half (1/2) or more of the area of land within the CFD or (iv) owners of one-half or more of the area of land in the Future Annexation Area, and not exempt from the special taxes.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA as follows:

SECTION 1. Recitals. The foregoing recitals are true and correct and incorporated herein.

SECTION 2. No Majority Protest. The proposed special tax to be levied within the CFD has not been precluded by majority protest pursuant to section 53324 of the Act.

SECTION 3. Prior Proceedings Valid. All prior proceedings taken by this City Council in connection with the establishment of the CFD and the Future Annexation Area and the levy of the special tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.

SECTION 4. Name of CFD. The community facilities district designated "City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens)" and the future annexation area designated "City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (Future Annexation Area)" are hereby established pursuant to the Act.

SECTION 5. Boundaries of CFD. The boundaries of the CFD and Future Annexation Area, as set forth in the map of the CFD heretofore recorded on August 21, 2018, in Book 126 at Page 19 of Maps of Assessment and Community Facilities Districts as Document No. 201808210674 in the Office of the County Recorder of the County of Sacramento, are hereby approved, are incorporated herein by reference and shall be the boundaries of the CFD and Future Annexation Area.

Parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

SECTION 6. Description of Services. The type of public services and incidental costs proposed to be financed by the CFD and pursuant to the Act shall consist of those items shown in **Exhibit A** hereto and by this reference incorporated herein (the "Services").

SECTION 7. Special Tax.

(a) Except to the extent that funds are otherwise available to the CFD to contribute to the cost of the Services, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes, or in such

ATTACHMENT 1

other manner as this Council or its designee shall determine, including direct billing of the affected property owners.

(b) The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD is sufficient in detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay. The rate and method of apportionment of the Special Tax are described in **Exhibit B** hereto and hereby incorporated herein.

(c) Territory in the Future Annexation Area will be annexed into the CFD and a special tax will be levied on such territory only with the Unanimous Approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed into the CFD. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the Future Annexation Area, is intended to be levied annually within the Future Annexation Area, and collected in the same manner as ordinary ad valorem property taxes or in such other manner as may be prescribed by this City Council. As required by Section 53339.3(d) of the Act, the City Council hereby determines that the special tax proposed to pay for one or more Services to be supplied within the Future Annexation Area will be equal to the special taxes levied to pay for the same Services in the original area of the CFD.

SECTION 8. Increased Demands. It is hereby found and determined that the Services are necessary to meet increased demands placed upon local agencies, including the City, as the result of development occurring in the CFD.

SECTION 9. Responsible Official. The Chief Financial Officer of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA 95670, telephone number (916) 851- 8700, is the officer of the City who will be responsible for preparing annually a current roll of the levy of the Special Tax obligations by assessor's parcel number and who will be responsible for estimating future levies of the Special Tax.

SECTION 10. Tax Lien. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the Special Tax obligation is prepaid and permanently satisfied, if applicable, and the lien canceled in accordance with law or until collection of the Special Tax by the City ceases.

SECTION 11. Appropriations Limit. In accordance with the Act, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, of the CFD is hereby preliminarily established at \$5,000,000 and such appropriations limit shall be submitted to the voters of the CFD as hereafter provided. The proposition establishing such annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted in accordance with the applicable provisions of the Act and the California Constitution.

SECTION 12. Election. Pursuant to the provisions of the Act, the proposition of the levy of the Special Tax and the proposition of the establishment of the appropriations limit specified above shall be submitted to the qualified electors of the CFD at an election the

ATTACHMENT 1

time, place and conditions of which election shall be as specified by a separate resolution of the City Council.

SECTION 13. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of September, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 1
Exhibit A to the Resolution

EXHIBIT A

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

LIST OF FACILTIES AND SERVICES

ATTACHMENT 1

Exhibit A to the Resolution

EXHIBIT A

City of Rancho Cordova

Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens)

LIST OF FACILITIES AND SERVICES AUTHORIZED TO BE FUNDED

The City of Rancho Cordova (the "City") is establishing Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD") to fund, in whole or in part, the following facilities and services (the terms "facilities" and "services" shall have the meaning as given in the Mello-Roos Community Facilities Act of 1982.

AUTHORIZED FACILITIES

The CFD is being established to fund the maintenance, operations, servicing, rehabilitation and replacement of CFD Facilities. The costs associated with the initial capital improvements required for the construction or installation of the Facilities are not included in the costs to be funded by the CFD. A general list of the Facilities to be operated, maintained and serviced by the CFD include:

1. **Community Plazas.** Community Plazas are a component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Community Plazas are typically located in Village and Town Centers to provide areas for congregation, socializing and community events/activities. Two Community Plazas are planned for the CFD.

Specific amenities will be determined on a site-by-site basis. Typical amenities may include, but are not limited to, expanded public gathering space; outdoor seating and shade structures; signage and lighting; trash and recycling receptacles; bicycle parking; features of interest such as fountains, art work, engaging landscapes and other unique structures/treatments; hardscape areas; and formal landscaping in planter boxes.

2. **Bicycle Trails.** Bicycle Trails are a component of the Green Infrastructure category of City Open Space as defined in the City's Open Space Guidelines. A system of Bicycle Trails, defined as the *Class I Bicycle Trails East of Sunrise Boulevard* in the City's Bicycle Trails Master Plan, is planned for the CFD. This system of trails will have an estimated 250,530 linear feet of bicycle trails (over 47 miles) that will be a part of the

ATTACHMENT 1

Exhibit A to the Resolution

City's overall Bicycle Trail network.

Primary trails are 16' in overall width (12' of asphalt pavement with a 2' shoulder on each side). Primary trails are typically located within a corridor of at least 50 feet in width, with larger widths up to 100 feet encouraged. Corridors of less than 50 feet in width may be accepted based on the unique opportunities and constraints within a given development project. Secondary trails feed into primary trails and provide connections to significant corridors and local trails. Secondary trails are 14' in overall width (10' of asphalt pavement with a 2' shoulder on each side) and are typically located within a corridor of at least 35 feet in width, with larger widths encouraged.

Typical amenities for Bicycle Trails may include, but are not limited to, native and/or draught tolerant plants; railings and edge protections; grade separated crossings; signage and lighting; shade trees; and trailheads where trails begin or connect to other trails. Trailheads are small open space areas that may include benches; signage and lighting; trash and recycling receptacles; maps; and other elements to assist trail users.

3. **Neighborhood Greens.** Neighborhood Greens are the most commonly occurring component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Neighborhood Greens are small-scale urban and suburban open spaces serving as places to meet, gather, socialize, commune with nature or otherwise participate in passive recreation activities. Neighborhood Greens are typically located in small developed and landscaped areas generally within residential neighborhoods in new development areas.

Specific amenities will be determined on a site-by-site basis. Typical amenities may include, but are not limited to, public gathering space; multi-purpose tables, benches and shade structures; signage and lighting; trash and recycling receptacles; water fountains, barbeque areas and bicycle parking; walking paths, including those with special paving materials; landscape areas and hardscape areas; and distinguished areas with a special design feature such as tree variety or other similar amenity.

4. **Other Facilities.** In addition to the facilities described above, the following features as described in the City's Open Space Guidelines may be maintained by the CFD:

ATTACHMENT 1

Exhibit A to the Resolution

Community Places	Green Infrastructure
Neighborhood Greens	Pedestrian Trails
Town Greens	Pedestrian Paseos
Community Gardens / Rose Gardens / Display Gardens	Utility Easements
Water Resources / Streams / Ponds / Lakes	Green Streets
Community Wide Open Space Facilities	Local Residential Street Landscape Enhancement
Outdoor Amphitheaters	Enhanced Detention Basins / Drainage Ways

Additionally, Facilities may include any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing CFD Facilities that are primarily for the benefit of the CFD; or 2) repair or rehabilitate existing CFD Facilities.

AUTHORIZED SERVICES

The CFD is being established to fund the cost of all authorized CFD Services which are to include, but are not limited to:

1. **Capital Replacement.** Capital Replacement includes any and all costs associated with repairing and replacing any of the Facilities described above.
2. **Maintenance.** Maintenance includes any and all costs associated with maintaining, operating and servicing all of the Facilities described above. This includes, but is not limited to the cost of labor, mechanical and automotive expenses, maintenance services, materials and supplies, water, electricity and other utilities, refuse collection, sewage disposal, security services or other costs incurred for the Facilities.
3. **General CFD Costs.** General Costs include any and all administrative costs associated with the CFD including, but not limited to, the costs of setting the annual levy and the collection of Special Taxes, such as county tax collection fees, consultant fees, legal fees and city staff costs.

Additionally, Services may include any other facilities permitted under the Mello-Roos

ATTACHMENT 1

Exhibit A to the Resolution

Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such services are related to at least one of the following criteria: 1) the augmentation, improvement or expansion of existing Facilities that are primarily for the benefit of the CFD; or 2) the reparation or rehabilitation of existing Facilities.

ATTACHMENT 1
Exhibit B to the Resolution

EXHIBIT B

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax as described herein and authorized under the Mello-Roos Community Facilities Act of 1982 (the “Act”) shall be applicable to parcels of land within the Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the “CFD”) of the City of Rancho Cordova (the “City”), including any parcels of land subsequently annexed into the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted at the time of annexation. The Special Tax shall be levied and collected as determined by the City through the application of the Rate and Method of Apportionment as described below.

A. Definitions

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“**Age-Qualified Residential Parcel**” means a Residential Parcel within an age-qualified community as defined in the Fair Housing Act of 1968 or the 1995 Housing for Older Persons Act including amendments to those Acts.

“**Age-Qualified Multi-Family Residential Parcel**” means a Multi-Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

“**Age-Qualified Single Family Residential Parcel**” means a Single Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

“**Administrative Expenses**” means the actual or reasonably estimated costs incurred by the City acting for and on behalf of the CFD as administrator thereof, to determine, levy and collect the Special Taxes, in responding to public inquiries regarding the Special Taxes, including salaries of City employees and a proportionate amount of the City’s general administrative overhead related thereto; the fees of consultants and legal counsel providing services related to the administration of the CFD; any amounts estimated or advanced by the City or CFD for any other administrative purposes; and any other costs required to administer the CFD as determined by the City.

“**Annual Special Tax**” means the total Special Tax levied against a Residential Parcel in the CFD in a Fiscal Year.

“**Assessor’s Parcel**” or “**Parcel**” means a lot or parcel shown in an Assessor’s Parcel

ATTACHMENT 1

Exhibit B to the Resolution

Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel Number.

"Assessor's Parcel Number" means the Assessor's Parcel Number for any Parcel based on the County Assessor's secured property tax roll as of July 1 of each Fiscal Year.

"Authorized Facilities and Services" or "Facilities and Services" means the authorized facilities, maintenance activities and/or services, and expenses that may be funded by the CFD pursuant to the Act as amended, including, without limitation, the facilities and services authorized to be funded by the CFD as set forth in the documents adopted by the City Council at the time the CFD was formed.

"Base Year" means the Fiscal Year beginning July 1, 2018 and ending June 30, 2019.

"Building Permit" means a building permit issued by the City prior to the June 30 preceding the Fiscal Year in which the Special Tax is being levied.

"Capital Replacement Reserve Fund(s)" means a fund or funds that may be maintained for the CFD to provide for the accumulation and holding of funds for long-term capital projects, asset replacement, or other large anticipated expenditures.

"CFD" or "CFD No. 2018-2" means Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) of the City of Rancho Cordova.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova, acting as legislative body of the CFD.

"County" means the County of Sacramento.

"Developed Residential Parcel" means any residential parcel for which a building permit has been issued by the City prior to the start of the current Fiscal Year.

"Dwelling Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

"Final Subdivision Map" means a subdivision of property creating residential buildable lots by recordation of a Final Subdivision Map or parcel map pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.), or recordation of a condominium plan pursuant to the California Civil Code 1352, that creates individual lots for which building permits may be issued without further subdivision and is recorded prior to June 30 preceding the Fiscal Year in which the Special Tax is being levied.

ATTACHMENT 1

Exhibit B to the Resolution

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

“Maximum Annual Special Tax” means the Maximum Special Tax that may be levied against a Taxable Parcel in a Fiscal Year determined in accordance with Section C and Section D.

“Maximum Special Tax Rate” means the amount shown in Section C that is used in calculating the Maximum Annual Special Tax that may be levied on a Residential Parcel based on its residential land use and the number of residential Dwelling Units on the Parcel for a Fiscal Year.

“Multi-Family Residential Parcel” means a Residential Parcel with authorized residential use to consist of two or more for-rent Dwelling Units that share common walls, including, but not limited to, apartments and Residential Property that are not for sale to an end user and are under common management.

“Operating Reserve Fund” means a fund that may be maintained for the CFD each Fiscal Year to provide necessary cash flow to pay for the operation, maintenance and servicing of the CFD Facilities, Administrative Expenses and any other allowable CFD costs through the first six months of each Fiscal Year, which is at or around the time in which the City will receive the first allocation from the County of the annual Special Tax levy.

“Other Land Use Parcel” means a Taxable Parcel that does not have authorized residential use that is verified by issuance of a Building Permit for residential use, secured assessment roll classification for residential land use and assessed valuation that includes the improved value of residential Dwelling Unit(s) by the County Assessor, Final Subdivision Map or other authorization of the City or County allowing the Parcel to be used for residential purposes.

“Proportionately” means that the ratio of the Annual Special Tax to the Maximum Annual Special Tax is equal for all Taxable Parcels levied within the CFD.

“Public Parcel” means any Parcel, in its entirety, that is or is intended to be publicly owned and is normally exempt from the levy of general ad valorem property taxes under California law, including, but not limited to, public streets, schools, parks, fire stations, police stations, and public drainage ways; public landscaping, wetlands, greenbelts, and public open space. These parcels are exempt from the levy of Special Taxes and classified as Tax-Exempt Parcels.

“Residential Parcel” means a Taxable Parcel that does have authorized residential use. A Residential Parcel is further classified as either a Single-Family Residential or a Multi-Family Residential Parcel depending on the type of residential use authorized for the Parcel. Once classified as a Residential Parcel, no Parcel shall be removed from the Residential Parcel classification unless the Building Permit or other authorization expires, is revoked, or is otherwise terminated.

“Resolution of Formation” means the City Council resolution establishing the CFD and authorizing the levy the Special Tax.

ATTACHMENT 1

Exhibit B to the Resolution

“Single-Family Residential Parcel” means a Residential Parcel with authorized residential use to consist of one Dwelling Unit that may or may not share common walls with one or more other Dwelling Unit(s), including, but not limited to, detached homes, duplexes, triplexes, townhomes, condominiums, and other Residential Parcels that are for sale to an end user and are not under common management.

“Special Tax” means any Special Tax authorized to be levied in the CFD under the Act and the Resolution of Formation.

“Special Tax Requirement” means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs for the operation, maintenance and services of the Authorized Facilities and Services during such Fiscal Year based upon the service levels established at the time of formation or as may be amended by the City in the future, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish the Operating Reserve Fund, (iv) establish or replenish the Capital Replacement Reserve Fund(s), (v) pay incidental expenses related to the Authorized Facilities and Services as authorized pursuant to the Act, and less (vi) any excess funds available in the Operating Reserve Fund, the Capital Replacement Reserve Fund(s), or other funds associated with the CFD as determined by the CFD Administrator.

“Tax Escalation Factor” means an annual percentage increase equal to the greater of (i) the annual average Consumer Price Index (CPI), for San Francisco-Oakland-San Jose, All Urban Consumers (CPI-U) for the prior calendar year, or (ii) three percent (3%). If the CPI listed above is no longer published, the Administrator shall select a new tax escalation factor that is reasonably comparable to the CPI that is no longer published.

“Taxable Parcel” means any Parcel that is not a Tax-Exempt Parcel.

“Tax-Exempt Parcel” means a Parcel not subject to the Special Tax. Tax-Exempt Parcels are Public Parcels (subject to the limitations set forth in Section B), or privately owned Parcels that are non-developable, such as common areas, wetlands, and open space, all of which are exempt from the levy of Special Taxes as determined by the City.

“Tax Zone” means one of two (2) mutually exclusive tax zones identified in Exhibit 1 of this Rate and Method of Apportionment, which may be updated to include new assessor’s parcels or new Tax Zones added to the CFD as a result of future annexations.

“Tax Zone A” means the Tax Zone that includes parcels located in a development that has local neighborhood greens within such development that will be maintained by the City.

“Tax Zone B” means the Tax Zone that includes parcels located in a development that does not have local neighborhood greens within such development or has local neighborhood greens that will be maintained by an entity or agency other than the City.

“Total Annual Special Tax” means the total of the Annual Special Taxes levied against all Residential Parcels in the CFD in a Fiscal Year.

“Total Maximum Annual Special Tax” means the total of the Maximum Special Taxes that could be levied against all Residential Parcels in the CFD in a Fiscal Year.

ATTACHMENT 1 Exhibit B to the Resolution

“Undeveloped Residential Parcel” means any residential parcel for which a building permit has not been issued by the City prior to the start of the current Fiscal Year.

B. Data Collection for the Annual Special Tax Levy

On July 1 of each Fiscal Year, commencing with the Base Year, the Administrator shall classify the Parcels in the CFD using the Definitions in Section A, the Parcel records of the Assessor’s secured property tax roll as of July 1 and other City or County development approval records as follows:

- i. Each Parcel shall be assigned to either Tax Zone A or Tax Zone B;*
- ii. Each Parcel shall be classified as a Taxable Parcel or a Tax-Exempt Parcel;*
- iii. Each Taxable Parcel shall be further classified as a Residential Parcel or an Other Land Use Parcel;*
- iv. Each Residential Parcel for shall be classified as a Single-Family Residential Parcel or a Multi-Family Residential Parcel;*
- v. Each Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel shall be further designated as either an Age-Qualified Single Family Residential Parcel or an Age-Qualified Multi-Family Residential Parcel*

If a Tax-Exempt Parcel is converted to a Taxable Parcel as a result of the sale of a Tax-Exempt Parcel to a private owner for residential development, it shall become subject to the Special Tax.

Conversely, if a Taxable Parcel is converted to a Tax-Exempt Parcel as a result of either (i) the sale of the Taxable Parcel to a public entity, and such entity is normally exempt from the levy of general ad valorem property taxes under California law or (ii) the inability of the private owner to develop the parcel as described in the definition of “Tax-Exempt Parcel,” it shall become a Tax-Exempt Parcel.

C. Maximum Special Tax Rates

The annual Maximum Special Tax Rates for Residential Parcels for Base Year 2018/19 are as follows:

Residential Land Use	Maximum Special Tax per Dwelling Unit	
	Tax Zone A	Tax Zone B
Single-Family Residential Parcel	\$115.84	\$28.49
Age-Qualified Single Family Residential Parcel	\$78.54	\$19.32

ATTACHMENT 1
Exhibit B to the Resolution

Multi-Family Residential Parcel	\$60.48	\$14.88
Age-Qualified Multi-Family Residential Parcel	\$41.01	\$10.09

For each Fiscal Year following the Base Year, each of the Maximum Annual Special Tax Rates shall be increased from the prior Fiscal Year's respective Maximum Annual Special Tax Rates by multiplying such prior Fiscal Year Maximum Special Tax Rates by the Tax Escalation Factor.

D. Determination of Multi-Family Residential Parcel's Maximum Annual Special Tax

When a building permit is issued for a Multi-Family Residential Parcel, the Maximum Annual Special Tax for the Parcel for which such building permit has been issued for each Fiscal Year shall be determined by multiplying the number of Dwelling Units assigned to the Parcel times the Maximum Special Tax Rate for the Parcel as determined in Section C.

E. Levy of the Annual Special Tax

Each year, the CFD Administrator shall levy the Annual Special Tax commencing with Fiscal Year 2018-2019, and for each Fiscal Year thereafter as follows:

- i.* Each Year on July 1, the CFD Administrator shall determine the Special Tax Requirement for the current Fiscal Year.
- ii.* The Annual Special Tax shall be levied proportionately on each Developed Residential Parcel within each Tax Zone up to 100% of the applicable Maximum Annual Special Tax, not to exceed the Special Tax Requirement for the current Fiscal Year.
- iii.* If additional revenue is required to equal the Special Tax Requirement for the current Fiscal Year, the Annual Special Tax shall be levied proportionately on Undeveloped Residential Parcels up to 100% of the Maximum Annual Special Tax, not to exceed the remainder of the Annual Special Tax Requirement for which a Final Subdivision Map has been approved and Authorized Facilities have been accepted for maintenance by the City.

Under no circumstances will the Annual Special Tax levied in any Fiscal Year against any Residential Parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

F. Manner of Collection

The Annual Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, that the Administrator or its designee may directly bill the Annual Special Tax and may collect the Annual Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

ATTACHMENT 1

Exhibit B to the Resolution

The Administrator shall prepare a listing of the amount of the of the Annual Special Tax levy for each Taxable Parcel and send it to the County Auditor-Controller requesting that it be placed on the County's secured property tax roll for that Fiscal Year.

G. Limitations

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on any Other Land Use Parcel, Public Parcel or Tax-Exempt Parcel.

H. Duration of the Special Tax

Parcels in the CFD will remain subject to the Special Tax in perpetuity, unless and until such time the City determines the revenues are no longer needed, in which case the Special Tax shall cease to be levied and City shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of Cessation of Special Tax shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

I. Appeals

Any taxpayer who believes that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the City appealing the levy of the Special Tax. The City will then promptly review the appeal, and if necessary, meet with the applicant. If the City verifies that the Special Tax should be modified or changed, the Special Tax levy shall be corrected and, if applicable, a refund or revised tax bill shall be granted for the current Fiscal Year.

Interpretations may be made by Resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to the Maximum Annual Special Tax Rate, the method of apportionment, the classification of properties or any definition applicable to the CFD.

J. Prepayment of the Special Tax Obligation

The Special Tax for a Taxable Parcel may not be prepaid. The Special Tax is collected to fund Authorized Facilities and Services in perpetuity, or until the City Council determines that the Special Tax should no longer be collected.

ATTACHMENT 1
Exhibit B to the Resolution

Rate and Method of Apportionment

EXHIBIT 1

TAX ZONE DESIGNATIONS

**PROPOSED BOUNDARY OF
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

**Sunridge Lot J
TAX ZONE A**

**Douglas 98
TAX ZONE B**

**Grant Line 208
TAX ZONE A**

CLERK'S MAP STATEMENT
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____, 2018.

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 BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2018-2, (COMMUNITY PLACES AND NEIGHBORHOOD GREENS), 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 _____, 2018. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT
FILED THIS ____ DAY OF _____, 2018. 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: _____

VICINITY MAP

Legend
CFD Boundary
Development Boundary Line

1" = 625'

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2018-2
County of Sacramento, California
Sheet 1 of 2

HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
909-527-4901

ATTACHMENT 2**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
RANCHO CORDOVA, STATE OF CALIFORNIA, CALLING A
SPECIAL LANDOWNER ELECTION****CITY OF RANCHO CORDOVA****COMMUNITY FACILITIES DISTRICT NO. 2018-2****(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)**

WHEREAS, on September 17, 2018, the City Council adopted a resolution entitled “A Resolution of the City Council of the City of Rancho Cordova of Formation of Community Facilities District, (the “Resolution of Formation”), ordering the formation of City’s Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the “CFD”) and future annexation area, defining the public services (the “Services”) to be provided by the CFD, authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”); and

WHEREAS, pursuant to the provisions of the Resolution of Formation, the propositions of the levy of the special tax and the establishment of the appropriations limit shall be submitted to the qualified electors of the CFD as required by the provisions of the Act.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA as follows:

SECTION 1. Recitals. The foregoing recitals are true and correct and incorporated herein.

SECTION 2. Issues Submitted. Pursuant to the Act, the issues of the levy of the special tax and the establishment of the appropriations limit shall be submitted to the qualified electors (as defined below) of the CFD at an election called therefore as provided below.

SECTION 3. Qualified Electors. This Council hereby finds that fewer than 12 persons have been registered to vote within the territory of the CFD for each of the ninety (90) days preceding the close of the public hearings heretofore conducted and concluded by this Council for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, this Council finds that, for these proceedings, the qualified electors are the landowners within the CFD and that the vote shall be by such landowners or their authorized representatives, each having one vote for each acre or portion thereof such landowner owns in the CFD as of the close of the public hearing.

SECTION 4. Conduct of Election. This Council hereby calls a special election to consider the issues described in Section 2, above, which election shall be held on September 17, 2018, and the results thereof canvassed at the meeting of this Council on September 17, 2018. The City Clerk is hereby designated as the official to conduct the

ATTACHMENT 2

election and to receive all ballots until the close of business on the election date. It is hereby acknowledged that the Clerk has on file the Resolution of Formation, a map of the boundaries of the CFD and Future Annexation Area, and a sufficient description to allow the Clerk to determine the electors of the CFD. Pursuant to Section 53327 of the Act, the election shall be conducted by messenger or mail-delivered ballot pursuant to Section 4000 of the California Elections Code. This Council hereby finds that paragraphs (a), (b) and (c) (1) of Section 4000 are applicable to this special election.

SECTION 5. Ballot. As authorized by Section 53353.5 of the Act, the issues described in Section 2, above, shall be combined into a single ballot measure, the form of which as attached hereto as Exhibit "A" is hereby approved. The City Clerk is hereby authorized and directed to cause a ballot, in substantially the form of Exhibit "A," to be delivered to each of the qualified electors of the CFD. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot. The envelope to be used to return the ballot shall be enclosed with the ballot, have the return postage prepaid, and contain the following: (a) the name and address of the landowner, (b) a declaration, under penalty of perjury, stating that the voter is the owner of record or authorized representative of the landowner entitled to vote and is the person whose name appears on the envelope, (c) the printed name, signature and address of the voter, (d) the date of signing and place of execution of the declaration pursuant to clause (b) above, and (e) a notice that the envelope contains an official ballot.

SECTION 6. Waivers. This Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of the CFD. There is on file with the Clerk written waivers executed by all of the qualified electors of the CFD allowing for a shortening of the time for the special election to expedite the process of formation of the CFD and waiving any requirement for notice, analysis and arguments in connection with the election. Accordingly, this Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. This Council also finds and determines that the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.

SECTION 7. Accountability. Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the providing of services in addition to those presently provided within the CFD, all as defined in the Resolution of Formation, shall constitute the specific single purpose; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be caused to be prepared an annual report if required by Section 50075.3 of the Government Code.

SECTION 8. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of September, 2018, by the following vote:

ATTACHMENT 2**AYES:****NOES:****ABSENT:****ABSTAIN:**

Linda Budge, Mayor

ATTEST:

.

Stacy Leitner, City Clerk

ATTACHMENT 2
Exhibit A to the Resolution

EXHIBIT A

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

LANDOWNER BALLOTS

The following pages provide replicas of the official landowner ballots.

ATTACHMENT 2
Exhibit A to the Resolution

OFFICIAL BALLOT
SPECIAL LANDOWNER ELECTION

NUMBER OF VOTES ENTITLED TO BE CAST: 77

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

This official ballot is for a special landowner election. You must return this ballot prior to the close of the Public Hearing on **Monday, September 17, 2018**. You have two options for returning the ballot: First, you may mail it back in the enclosed envelope, to the office of the City Clerk of the City of Rancho Cordova, located at 2729 Prospect Park Drive. If you choose this option, please be aware that the ballot must be received by Monday, September 17, 2018. Post marked envelopes received after that date cannot be accepted. Second, you may hand deliver the ballot (please use the enclosed envelope and be sure it is sealed), either to the office of the City Clerk, prior to 5:00 p.m. on Monday, September 17, 2018, or you may hand it in at the Public Hearing.

To cast your ballot properly, please mark "X" on the line after the word "Yes" or after the word "No". Please make only one choice. All marks otherwise made are forbidden and shall render the ballot void. If you wrongly mark, tear or deface the ballot, return it to the City Clerk's office and obtain a replacement.

Land Owner: Cresleigh Homes Corporation
Address: 3001 Douglas Boulevard, Suite 110
Roseville, CA 95661

Declaration of Authorization

The undersigned certifies under penalty of perjury that he/she is entitled to complete and submit this waiver.

Signature of Land Owner (or authorized representative)

Printed Name

Date

BALLOT MEASURE: Shall the City of Rancho Cordova be authorized to annually levy a special tax on taxable parcels within the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District") in accordance with the Rate and Method of Apportionment of Special Tax, as detailed in the "Resolution of Intention to Form Community Facilities District No. 2018-2", and Authorize the Levy of Special Taxes Therein", to be adopted by the City Council on **September 17, 2018**, commencing in Fiscal Year 2019/20, to finance certain public services for the CFD and to pay the costs of the City in administering the CFD and shall the annual appropriations limit of the CFD be established in the amount of \$5,000,000?

ATTACHMENT 2
Exhibit A to the Resolution

YES: _____

NO: _____

OFFICIAL BALLOT
SPECIAL LANDOWNER ELECTION

NUMBER OF VOTES ENTITLED TO BE CAST: 99

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

This official ballot is for a special landowner election. You must return this ballot prior to the close of the Public Hearing on **Monday, September 17, 2018**. You have two options for returning the ballot: First, you may mail it back in the enclosed envelope, to the office of the City Clerk of the City of Rancho Cordova, located at 2729 Prospect Park Drive. If you choose this option, please be aware that the ballot must be received by Monday, September 17, 2018. Post marked envelopes received after that date cannot be accepted. Second, you may hand deliver the ballot (please use the enclosed envelope and be sure it is sealed), either to the office of the City Clerk, prior to 5:00 p.m. on Monday, September 17, 2018, or you may hand it in at the Public Hearing.

To cast your ballot properly, please mark "X" on the line after the word "Yes" or after the word "No". Please make only one choice. All marks otherwise made are forbidden and shall render the ballot void. If you wrongly mark, tear or deface the ballot, return it to the City Clerk's office and obtain a replacement.

Land Owner: Woodside Homes of Northern California
 Address: 111 Woodmere Road, Suite 190
 Folsom, CA 95630

Declaration of Authorization

The undersigned certifies under penalty of perjury that he/she is entitled to complete and submit this waiver.

 Signature of Land Owner (or authorized representative)

 Printed Name

 Date

BALLOT MEASURE: Shall the City of Rancho Cordova be authorized to annually levy a special tax on taxable parcels within the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District") in accordance with the Rate and Method of Apportionment of Special Tax, as detailed in the "Resolution of Intention to Form Community Facilities District No. 2018-2", and Authorize the Levy of Special Taxes Therein", to be adopted by the City Council on **September 17, 2018**, commencing in Fiscal Year 2019/20, to finance certain public services for the CFD and to pay the costs of the City in administering the

ATTACHMENT 2
Exhibit A to the Resolution

CFD and shall the annual appropriations limit of the CFD be established in the amount of \$5,000,000?

YES: _____

NO: _____

OFFICIAL BALLOT
SPECIAL LANDOWNER ELECTION

NUMBER OF VOTES ENTITLED TO BE CAST: 208

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

This official ballot is for a special landowner election. You must return this ballot prior to the close of the Public Hearing on **Monday, September 17, 2018**. You have two options for returning the ballot: First, you may mail it back in the enclosed envelope, to the office of the City Clerk of the City of Rancho Cordova, located at 2729 Prospect Park Drive. If you choose this option, please be aware that the ballot must be received by Monday, September 17, 2018. Post marked envelopes received after that date cannot be accepted. Second, you may hand deliver the ballot (please use the enclosed envelope and be sure it is sealed), either to the office of the City Clerk, prior to 5:00 p.m. on Monday, September 17, 2018, or you may hand it in at the Public Hearing.

To cast your ballot properly, please mark "X" on the line after the word "Yes" or after the word "No". Please make only one choice. All marks otherwise made are forbidden and shall render the ballot void. If you wrongly mark, tear or deface the ballot, return it to the City Clerk's office and obtain a replacement.

Land Owner: Lennar Homes of California, Inc.
 Address: 1420 Rocky Ridge Drive, Suite 320
 Roseville, CA 95661

Declaration of Authorization

The undersigned certifies under penalty of perjury that he/she is entitled to complete and submit this waiver.

 Signature of Land Owner (or authorized representative)

 Printed Name

 Date

BALLOT MEASURE: Shall the City of Rancho Cordova be authorized to annually levy a special tax on taxable parcels within the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District") in accordance with the Rate and Method of Apportionment of Special Tax, as detailed in the "Resolution of Intention to Form Community Facilities District No. 2018-2", and Authorize the Levy of Special Taxes Therein", to be adopted by the City

ATTACHMENT 2
Exhibit A to the Resolution

Council on **September 17, 2018**, commencing in Fiscal Year 2019/20, to finance certain public services for the CFD and to pay the costs of the City in administering the CFD and shall the annual appropriations limit of the CFD be established in the amount of \$5,000,000?

YES: _____

NO: _____

ATTACHMENT 3

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DECLARING RESULTS OF A SPECIAL LANDOWNER ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN

CITY OF RANCHO CORDOVA

COMMUNITY FACILITIES DISTRICT NO. 2018-2 (COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

WHEREAS, on September 17, 2018, the City Council of the City of Rancho Cordova ("City Council") adopted a resolution entitled "A Resolution of the City Council of the City of Rancho Cordova of Formation of Community Facilities District, (the "Resolution of Formation"), ordering the formation of City's Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens)" (the "CFD") and future annexation area, defining the public services (the "Services") to be provided by the CFD, authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, under the provisions of the Resolution of Formation and pursuant to a Resolution of the City Council of the City of Rancho Cordova Calling Special Landowner Election (the "Election Resolution") heretofore adopted by this Council, the propositions of the levy of the special tax and the establishment of the appropriations limit were submitted to the qualified electors of the CFD as required by the provisions of the Act; and

WHEREAS, pursuant to the terms of the Election Resolution, which are by this reference incorporated herein, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Election, (the "Canvass") a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, this Council has been informed of the Canvass, finds it appropriate and wishes to complete its proceedings for the CFD.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA as follows:

SECTION 1. Recitals. The foregoing recitals are true and correct and incorporated herein.

SECTION 2. Issues Presented. The issues presented at the special election were the levy of a special tax within the CFD and the approval of an annual appropriations limit of not to exceed \$5,000,000, all pursuant to the Resolution of Formation.

SECTION 3. Canvass and Issues Approved. The Council hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the CFD by more than two-thirds (2/3) of the votes cast at the

ATTACHMENT 3

special election.

SECTION 4. Proceeding Approved. Pursuant to the voter approval, the CFD is hereby declared to be fully formed with the authority to levy the special taxes and to have the established appropriations limit, all as heretofore provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by this Council with respect to the CFD were valid and in conformity with the Act.

SECTION 5. Notice of Special Tax Lien. The City Clerk is hereby directed to complete, execute and cause to be recorded in the office of the County Recorder of the County of Sacramento a notice of special tax lien in the form required by the Act, such recording to occur no later than fifteen (15) days following adoption of this resolution by the Council.

SECTION 6. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of September, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 3
Exhibit A to the Resolution

EXHIBIT A

CANVASS AND STATEMENT OF RESULT OF ELECTION

CITY OF RANCHO CORDOVA
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

I hereby certify that on September 17, 2018, I canvassed the returns of the election held on in the Community Facilities District No. 2018-2 (Community places and Neighborhood Greens) of the City of Rancho Cordova and the total number of ballots cast in said District and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

	Qualified Landowner Votes	Votes Cast	<u>YES</u>	<u>NO</u>
Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) of the City of Rancho Cordova, Special Tax Election, September 17, 2018	_____	_____	_____	_____

BALLOT MEASURE: Shall the City of Rancho Cordova be authorized to annually levy a special tax on taxable parcels within the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District") in accordance with the Rate and Method of Apportionment of Special Tax, as detailed in the "Resolution of Intention to Form Community Facilities District No. 2018-2", and Authorize the Levy of Special Taxes Therein", to be adopted by the Council on **September 17, 2018**, commencing in the City's fiscal year 2019/20, to finance certain public services for the CFD and to pay the costs of the City in administering the CFD and shall the annual appropriations limit of the CFD be established in the amount of \$5,000,000?

YES: _____

NO: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND on September 17, 2018.

By: _____
Stacy Leitner,
City Clerk City of Rancho Cordova

ATTACHMENT 4**ORDINANCE NO. XX-2018****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, LEVYING A SPECIAL TAX WITHIN COMMUNITY
FACILITIES DISTRICT****Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)**

WHEREAS, the City Council of the City of Rancho Cordova ("City Council") adopted a resolution entitled "A Resolution of the City of Rancho Cordova of Intention to Establish a Community Facilities District and Future Annexation Area (the "Resolution of Intention"), has conducted proceedings (the "Proceedings") to establish City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act") to finance certain public services (the "Services") as provided in the Act; and

WHEREAS, pursuant to notice as specified in the Act, and as part of the Proceedings, the Council has held a public hearing under the Act relative to the determination to proceed with the formation of the CFD and the rate and method of apportionment of the special tax ("Special Tax") to be levied within the CFD to finance the Services and at such hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the levy of the Special Tax were heard, substantial evidence was presented and considered by this Council and a full and fair public hearing was held; and

WHEREAS, upon the conclusion of the hearing, this City Council adopted its Resolution of the City Council of the City of Rancho Cordova of Formation of Community Facilities District (the "Resolution of Formation") pursuant to which it completed the Proceedings for the establishment of the CFD, the authorization of the levy of the Special Tax within the CFD and the calling of an election within the CFD on the propositions of levying the Special Tax and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on September 17, 2018, a special election was held among the landowner voters within the CFD at which such voters approved such propositions by the two-thirds vote required by the Act, which approval has been confirmed by resolution of this Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN as follows:

Section 1. By the passage of this Ordinance, the Council hereby authorizes and levies the Special Tax within the CFD pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of Special Tax set forth in the Resolution of Formation which rate and method is by this reference incorporated herein. The Special Tax is hereby levied commencing in fiscal year 2019-20 and in each fiscal year thereafter to pay for the Services for the CFD, as contemplated by the Resolution of Formation and the Proceedings and all costs of administering the CFD.

ATTACHMENT 4

Section 2. The Chief Financial Officer of the City or designee or employee thereof of the City is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation.

Section 3. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum tax specified in the Resolution of Formation.

Section 4. All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of costs of the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the Special Tax.

Section 5. The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Council may provide for other appropriate methods of collection by resolution(s) of the Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent Special Tax payments. The Chief Financial Officer of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Sacramento in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of Sacramento for fiscal year 2019-20 and for each fiscal year thereafter until no longer required to pay for the Services or until otherwise terminated by the City.

Section 6. If for any reason any portion of this ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this ordinance and the application of the Special Tax to the remaining parcels within the CFD shall not be affected.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published immediately after its passage at least once in a newspaper of general circulation circulated in the City.

Section 8. This ordinance shall go into effect immediately following its second reading and adoption, pursuant to Government Code section 36937.

THE FOREGOING ORDINANCE was adopted this 17th day of September, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTACHMENT 4**ATTEST:**

Stacy Leitner, City Clerk

ATTACHMENT 5A

**City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)**

ORDER OF PROCEEDINGS FOR HEARING, VOTE AND ACTIONS

Mayor makes the following opening remarks:

“This is the time and place for the public hearing in this Council's proceedings for Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens). The hearing is to inquire into the formation of the District and the levy of special taxes in the District. Before I formally open the hearings, are there any property owners or registered voters in the District who wish to file written protests? If so, they must be filed with the City Clerk now”.

[Pause to see if there are any protests.]

“The hearing is now open. We will first have presentations by staff about the District. After that, we will receive comments and questions and any oral protests from any interested persons. When all comments have been received the hearing will be closed”.

Staff makes presentation.

Mayor asks for comments, questions and protests from audience.

When no more comments, Mayor closes the hearing and says:

“We may now consider and adopt the “Resolution of the City Council of the City of Rancho Cordova of Formation of Community Facilities District, which will establish the District, and the Resolution of the City of Rancho Cordova Calling Special Property Owner Election, which will call for the property owner vote to approve the special tax and the appropriations limit for the District”.

Council considers and ADOPTS:

Resolution No. ____-2018 - A Resolution of the City Council of the City of Rancho Cordova of Formation of Community Facilities District; and

Resolution No. ____-2018 - A Resolution of the City Council of the City of Rancho Cordova Calling Special Property Owner Election.

Mayor then says:

“Will the Clerk please announce the result of the property owner vote”.

Clerk announces result and completes the Canvass, which is attached to the

ATTACHMENT 5A**Resolution Declaring Results of Special Election.****Mayor then says:**

“The record shows that at least 2/3rds of the property owner votes are in favor of the levy of the special taxes and the establishment of the appropriations limit. We may now proceed with the final actions for the District”.

Council considers and takes the following actions:**(a) ADOPT**

Resolution No. ____-2018 - Resolution of the City Council of the City of Rancho Cordova Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien

(b) FIRST READING OF

Ordinance No. ____-2018 - An Ordinance of the City Council of the City of Rancho Cordova Levying Special Tax within Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens)

END OF ITEM

ATTACHMENT 5B

**CITY OF RANCHO CORDOVA
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)**

**CERTIFICATE OF CITY CLERK
RE: WAIVER (OF CERTAIN ELECTION REQUIREMENTS) AND CONSENT**

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, hereby certify:

I have received, and now have in my possession as a permanent part of the City's record of this election, an Election Waivers executed by the authorized representative of each landowner to be included in the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens), (the "District"), as provided by the owners of all the property in the District.

I make this Certification as of September 17, 2018.

Stacy Leitner, City Clerk
City of Rancho Cordova

ATTACHMENT 5C**CANVASS AND STATEMENT OF RESULT OF ELECTION**

CITY OF RANCHO CORDOVA
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

I hereby certify that on September 17, 2018, I canvassed the returns of the election held on in the Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) of the City of Rancho Cordova and the total number of ballots cast in said District and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

	Qualified Landowner <u>Votes</u>	Votes <u>Cast</u>	<u>YES</u>	<u>NO</u>
Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) of the City of Rancho Cordova, Special Tax Election, September 17, 2018	_____	_____	_____	_____

BALLOT MEASURE: Shall the City of Rancho Cordova be authorized to annually levy a special tax on taxable parcels within the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District") in accordance with the Rate and Method of Apportionment of Special Tax, as detailed in the "Resolution of Intention to Form Community Facilities District No. 2018-2", and Authorize the Levy of Special Taxes Therein", to be adopted by the City Council on **September 17, 2018**, commencing in Fiscal Year 2019/20, to finance certain public services for the CFD and to pay the costs of the City in administering the CFD and shall the annual appropriations limit of the CFD be established in the amount of \$5,000,000?

YES: _____

NO: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND on September 17, 2018.

By: _____
 Stacy Leitner,
 City Clerk City of Rancho Cordova

CITY OF RANCHO CORDOVA

Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

CFD REPORT

September 2018



Harris & Associates

**COMMUNITY FACILITIES DISTRICT NO. 2018-2
(Community Places and Neighborhood Greens)**

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INTRODUCTION

The City of Rancho Cordova (the “City of Rancho Cordova” or the “City”) desires to establish a Community Facilities District pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code) (the “Act” or the “Mello Roos Act”) for the purpose of levying a special tax on future residential development in the City in order to fund annual costs of maintenance, operations, and capital replacement for future City open space areas and facilities. Currently developing areas are included in the formation of the Community Facilities District and future development areas will annex into the Community Facilities District at the time of development.

On August 6, 2018, the City Council of the City of Rancho Cordova (the “City Council”) adopted a resolution entitled “A Resolution of the City Council of Rancho Cordova of Intention to Establish a Community Facilities District and Future Annexation Area” (the “Resolution of Intention”). The name proposed for the community facilities district is “City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens)” (the “CFD”). The name proposed for the territory proposed to be annexed into the CFD in the future is “City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (Future Annexation Area)” (the “Future Annexation Area”). A copy of the Resolution of Intention is included herein as Appendix D.

In adopting the Resolution of Intention, the City Council expressly directed the preparation of a written Community Facilities District Report (the “CFD Report” or the “Report”) for CFD No. 2018-2. The CFD Report is prepared in accordance with Section 53321.5 of the Act and includes:

- A description of the Facilities and Services, by type, that will be required to adequately meet the needs of the CFD.
- An estimate of the fair and reasonable cost of the Services including the cost of acquisition of lands, rights-of-way and easements, any physical facilities required in conjunction therewith, incidental expenses in connection therewith, and all other related costs as provided in Section 53345.3 of the Act.

NOW, THEREFORE, this Report has been prepared by, or under the direction of the Community Development Director of the City, the appointed responsible officer directed to prepare the Report or cause the Report to be prepared pursuant to the provisions of the Act, and who hereby submits this Report containing the following information:

- **DESCRIPTION OF FACILITIES AND SERVICES**
- **DESCRIPTION OF THE DISTRICT AND BOUNDARY MAP**
- **COST ESTIMATE AND MAXIMUM SPECIAL TAX RATES**
- **RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

DESCRIPTION OF FACILITIES AND SERVICES

The City of Rancho Cordova is establishing CFD No. 2018-2 in order to fund, in whole or in part, the following facilities ("Facilities" or "CFD Facilities") and services ("Services" or "CFD Services"). The terms "Facilities" and "Services" shall have the meaning as provided in the Mello-Roos Act.

Authorized Facilities

The CFD is being established to fund the maintenance, operations, servicing, rehabilitation and replacement of CFD Facilities. The costs associated with the initial capital improvements required for the construction or installation of the Facilities are not included in the costs to be funded by the CFD. A general list of the Facilities to be maintained by the CFD include:

1. **Community Plazas.** Community Plazas are a component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Community Plazas are typically located in Villages and Town Centers to provide areas for congregation, socializing and community events/activities. Two Community Plazas are planned for the CFD.

Specific amenities will be determined on a site-by-site basis. Typical amenities may include, but are not limited to, expanded public gathering space; outdoor seating and shade structures; signage and lighting; trash and recycling receptacles; bicycle parking; features of interest such as fountains, art work, engaging landscapes and other unique structures/treatments; hardscape areas; formal landscaping in planter boxes; and general landscaping elements including trees, shrubs, grasses, vines and ground covers.

2. **Bicycle Trails.** Bicycle Trails are a component of the Green Infrastructure category of City Open Space as defined in the Open Space Guidelines. A system of Bicycle Trails, defined as the *Class I Bicycle Trails East of Sunrise Boulevard* in the City's Bicycle Trails Master Plan, is planned for the CFD. This system of trails will have an estimated 364,425 linear feet of bicycle trails (over 69 miles) that will be a part of the City's overall Bicycle Trail network.

Primary trails are 16' in overall width (12' of asphalt pavement with a 2' shoulder on each side). Primary trails are typically located within a corridor of at least 50 feet in width, with larger widths up to 100 feet encouraged. Corridors of less than 50 feet in width may be accepted based on the unique opportunities and constraints within a given development project. Secondary trails feed into primary trails and provide connections to significant corridors and local trails. Secondary trails are 14' in overall width (10' of asphalt pavement with a 2' shoulder on each side) and are typically located within a corridor of at least 35 feet in width, with larger widths encouraged.

Typical amenities for Bicycle Trails may include, but are not limited to, native and/or drought tolerant plants; railings and edge protections; grade separated crossings; signage and lighting; shade trees; and trailheads where trails begin or connect to other trails. Trailheads are small open

space areas that may include benches; signage and lighting; trash and recycling receptacles; maps; and other elements to assist trail users.

3. **Neighborhood Greens.** Neighborhood Greens are the most commonly occurring component of the Community Places category of City Open Space, as defined in the Open Space Guidelines. Neighborhood Greens are small-scale urban and suburban open spaces serving as places to meet, gather, socialize, commune with nature or otherwise participate in passive recreation activities. Neighborhood Greens are typically located in small developed and landscaped areas generally within residential neighborhoods in new development areas.

Specific amenities will be determined on a site-by-site basis. Typical amenities may include, but are not limited to, public gathering space; multi-purpose tables and shade structures; signage and lighting; trash and recycling receptacles; water fountains, barbeque areas and bicycle parking; walking paths, including those with special paving materials; landscape areas and hardscape areas; and distinguished areas with a special design feature such as tree variety or amenity.

4. **Other Facilities.** In addition to the facilities described above, the following features, as described in the City's Open Space Guidelines, may be maintained by the CFD:

Community Places	Green Infrastructure
Neighborhood Greens	Pedestrian Trails
Town Greens	Pedestrian Paseos
Community Gardens / Rose Gardens / Display Gardens	Utility Easements
Water Resources / Streams / Ponds / Lakes	Green Streets
Community Wide Open Space Facilities	Local Residential Street Landscape Enhancement
Outdoor Amphitheaters	Enhanced Detention Basins / Drainage Ways

Additionally, Facilities may include any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing CFD Facilities that are primarily for the benefit of the CFD; or 2) repair or rehabilitate existing CFD Facilities.

Authorized Services

The CFD is being established to fund the cost of all authorized CFD Services, which are to include, but are not limited to:

1. **Capital Replacement.** Capital Replacement includes any and all costs associated with repairing and replacing any of the Facilities described above.
2. **Maintenance.** Maintenance includes any and all costs associated with maintaining, operating and servicing all of the Facilities described above. This includes, but is not limited to, the cost of labor, mechanical and automotive expenses, maintenance services, materials and supplies, water, electricity and other utilities, refuse collection, sewage disposal, security services or other costs incurred for the Facilities.
3. **General CFD Costs.** General Costs include any and all administrative costs associated with the CFD including, but not limited to, the costs of setting the annual levy and the collection of Special Taxes, such as county tax collection fees, consultant fees, legal fees and city staff costs.

Additionally, Services may include any other services permitted under the Mello-Roos Community Facilities Act of 1982, including the services described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such services are related to at least one of the following criteria: 1) the augmentation, improvement or expansion of existing Facilities that are primarily for the benefit of the CFD; or 2) the reparation or rehabilitation of existing Facilities.

DESCRIPTION OF THE DISTRICT AND BOUNDARY MAP

CFD No. 2018-2 is being established with developing areas of the City included in the District. Future development areas will be annexing into the District as development continues to occur.

Description of the District

The District is comprised of parcels of land within the currently developing areas known as Sunridge Lot J, Grantline 208 and Douglas 98 (together, the “Developments”), all of which are located within the Sunridge Specific Plan Area.

Sunridge Lot J is located on the southeast corner of Douglas Road and Rancho Cordova Parkway and includes four planned subareas identified as Villages 1 through 4 (the “Sunridge Lot J Villages”) consisting of 369 single-family lots. Additionally, there are 7.89 acres of parks and neighborhood greens and 4.05 acres of open space planned for Sunridge Lot J, which is being developed by Cresleigh Homes.

Grantline 208 is adjacent, west of Grant Line Road, adjacent, and south of Douglas 98. Grantline 208 includes ten planned subareas identified as Villages 1 through 10 (the “Grantline 208 Villages”)

consisting of 502 single-family lots. Additionally, there are 20.9 acres of parks and neighborhood greens, 68.1 acres of wetland preserve, 0.5 acres of landscape corridor and an 11-acre elementary school site planned for Grantline 208, which is being developed by Lennar Homes of California, Inc.

Douglas 98 is located on the southwest corner of Douglas Road and Grant Line Road and ten planned subareas identified as Villages 1 through 10 (the “Douglas 98 Villages”) consisting of 528 single-family lots. Additionally, there are 12.1 acres of parks and neighborhood greens and 1.3 acres of landscape corridor planned for Douglas 98, which is being developed by Woodside 05N, LP.

Developments in the CFD are assigned to Tax Zone A if they include local neighborhood greens and to Tax Zone B if they do not include local neighborhood greens. Sunridge Lot J and Grantline 208 include local neighborhood greens that will be maintained by the City, therefore all of the parcels for both Developments are assigned to Tax Zone A. Douglas 98 does not include local neighborhood greens that will be maintained by the City, therefore all of the parcels in the Douglas 98 Development are assigned to Tax Zone B. Similarly, future annexation areas will be assigned to Tax Zone A if they include local neighborhood greens and to Tax Zone B if they do not include local neighborhood greens.

The District is currently comprised of six (6) Assessor’s parcels, which are listed by Development in the following table:

Sunridge Lot J	Grantline 208	Douglas 98
067-1060-001	067-0040-034	067-0040-033
067-1060-002		
067-1060-003		
067-1060-004		

The Assessor’s parcels within the District define the initial District boundaries. The description of each lot or parcel within the District is part of the records of the Assessor of the County of Sacramento and these records are, by reference, made part of this Report.

Boundary Map

The proposed boundaries of the District are those parcels on which special taxes may be levied and collected to pay for the costs and expenses of the District services. The proposed boundaries of the District are identified on the map of the District recorded on August 21, 2018, in Book 126 at Page 19 of Maps of Assessment and Community Facilities Districts as Document No. 201808210674 in the office of the County Recorder for the County of Sacramento. The District map is on file with the City Clerk, to which reference is hereby made and a reduced copy of such map is set forth in Appendix A of this Report.

Future annexation areas, which coincide with the boundaries of the City of Rancho Cordova, are also depicted on the Boundary Map.

COST ESTIMATE AND MAXIMUM SPECIAL TAX RATES

The information shown in this section of the Report is based on the CFD Tables and the Rate and Method of Apportionment of Special Tax, which are provided for reference in Appendix B and Appendix C of this Report respectively. Definitions of terms in the Rate and Method of Apportionment of Special Tax are utilized herein.

Estimated Annual Cost for the District at Buildout

The following table shows the estimated annual cost of maintaining, operating and servicing all of the planned CFD Facilities within the initial area of the CFD and all Future Annexation Areas.

List of Facilities and Services	Annual Cost Estimate
<u><i>Community Plazas</i></u>	
Maintenance Costs	\$19,000
Operations Costs	2,850
Capital Replacement Costs	<u>159,780</u>
<i>Community Plazas Subtotal</i>	<i>\$181,630</i>
<u><i>Bicycle Trails</i></u>	
Maintenance Costs	\$395,880
Operations Costs	59,382
Capital Replacement Costs	<u>258,108</u>
<i>Bicycle Trails Subtotal</i>	<i>\$713,370</i>
<u><i>Neighborhood Greens</i></u>	
Maintenance Costs	\$880,213
Operations Costs	132,032
Capital Replacement Costs	<u>1,731,278</u>
<i>Neighborhood Greens Subtotal</i>	<i>\$2,743,523</i>
Total Estimated Annual Cost at Buildout	\$3,638,523

* Estimated annual costs are in 2017 dollars. Costs shown are for two Community Plazas, the City Bike Route System planned for the area east of Sunrise Boulevard and 92.65 acres of Neighborhood Greens representing one acre for every 1,000 residents added from new development.

Maximum Special Tax Rates

The methodology used to determine the initial year Maximum Special Tax Rates is based on the estimated annual cost per person to maintain, operate and service CFD Facilities and the average number of occupants per dwelling unit for single family residences and multi-family residences. To determine the estimated annual cost per person, the estimated annual cost at buildout is divided by the projected CFD population at buildout. Then, the estimated annual cost per person is multiplied by the average number of occupants per dwelling unit based on type of residence (single family or multi-family) to determine the cost per dwelling unit for both type or residential unit. The basic calculation is as follows:

$$i. \text{ Estimated Annual Cost} \div \text{Service Area Population} = \text{Annual Cost Per Person}$$

- ii. $\text{Annual Cost Per Person} \times \text{Average Occupants Per Dwelling Unit} = \text{Annual Cost Per Dwelling Unit}$
 iii. $\text{Annual Cost Per Dwelling Unit} = \text{Maximum Special Tax Rate}$

Tax Zone A. Parcels located in a development that has local neighborhood greens within such development are assigned to Tax Zone A. The Maximum Special Tax for any Assessor's Parcel within Tax Zone A that is classified as a Residential Parcel shall be determined by reference to the following table:

Tax Zone A Maximum Special Tax Rates

Residential Land Use	Maximum Annual Special Tax Rate ¹
Single Family Residential Parcel (SFR)	\$115.84 per Dwelling Unit
Age-Qualified Single Family Residential Parcel (SFR-AQ) ²	\$78.54 per Dwelling Unit
Multi-Family Residential Parcel (MFR)	\$60.48 per Dwelling Unit
Age-Qualified Multi-Family Residential Parcel (MFR-AQ) ²	\$41.01 per Dwelling Unit

¹ The Maximum Annual Special Tax Rates showing in the table are for Fiscal Year 2018/19. For each subsequent year, the Maximum Annual Special Tax Rates shall be increased from the prior Fiscal Year's respective Maximum Annual Special Tax Rates by multiplying such prior Fiscal Year Maximum Special Tax Rates by the Tax Escalation Factor.

² Age-qualified residential parcels are those parcels that are located, or are to be located, within an age-qualified community as defined in the Fair Housing Act of 1968 or the 1995 Housing for Older Persons Act including amendments to those Acts.

Tax Zone B. Parcels located in a development that does not have local neighborhood greens within such development or has local neighborhood greens within such development that will be maintained by an entity or agency other than the City are assigned to Tax Zone B. The Maximum Special Tax for any Assessor's Parcel within Tax Zone B that is classified as a Residential Parcel shall be determined by reference to the following table:

Tax Zone B Maximum Special Tax Rates

Residential Land Use	Maximum Annual Special Tax Rate ¹
Single Family Residential Parcel (SFR)	\$28.49 per Dwelling Unit
Age-Qualified Single Family Residential Parcel (SFR-AQ) ²	\$19.32 per Dwelling Unit
Multi-Family Residential Parcel (MFR)	\$14.88 per Dwelling Unit
Age-Qualified Multi-Family Residential Parcel (MFR-AQ) ²	\$10.09 per Dwelling Unit

¹ The Maximum Annual Special Tax Rates showing in the table are for Fiscal Year 2018/19. For each subsequent year, the Maximum Annual Special Tax Rates shall be increased from the prior Fiscal Year's respective Maximum Annual Special Tax Rates by multiplying such prior Fiscal Year Maximum Special Tax Rates by the Tax Escalation Factor.

- ² Age-qualified residential parcels are those parcels that are located, or are to be located, within an age-qualified community as defined in the Fair Housing Act of 1968 or the 1995 Housing for Older Persons Act including amendments to those Acts.

Initial Maximum Annual Cost for the District

The following table shows the estimated annual cost of maintaining, operating and servicing CFD Facilities for the initial area of the CFD.

List of Facilities and Services	Sunridge Lot J	Grantline 208	Douglas 98	Initial CFD Total
<u><i>Community Plazas</i></u>				
Maintenance Costs	\$223	\$303	\$319	\$845
Operations Costs	34	46	48	128
Capital Replacement Costs	<u>1,876</u>	<u>2,552</u>	<u>2,685</u>	<u>7,113</u>
<i>Community Plazas Subtotal</i>	<i>\$2,133</i>	<i>\$2,901</i>	<i>\$3,052</i>	<i>\$8,086</i>
<u><i>Bicycle Trails</i></u>				
Maintenance Costs	\$4,650	\$6,327	\$6,654	\$17,631
Operations Costs	698	949	998	2,645
Capital Replacement Costs	<u>3,032</u>	<u>4,125</u>	<u>4,339</u>	<u>11,496</u>
<i>Bicycle Trails Subtotal</i>	<i>\$8,380</i>	<i>\$11,401</i>	<i>\$11,991</i>	<i>\$31,772</i>
<u><i>Neighborhood Greens</i></u>				
Maintenance Costs	\$10,341	\$14,069	\$0	\$24,410
Operations Costs	1,551	2,110	0	3,661
Capital Replacement Costs	<u>20,340</u>	<u>27,671</u>	<u>0</u>	<u>48,011</u>
<i>Neighborhood Greens Subtotal</i>	<i>\$32,232</i>	<i>\$43,850</i>	<i>\$0</i>	<i>\$76,082</i>
<i>Total FY 2018/19 Estimated Annual Cost</i>	<i>\$42,745</i>	<i>\$58,152</i>	<i>\$15,043</i>	<i>\$115,940</i>

* Due to rounding the special tax amount to the penny for each dwelling unit represented in the following table.

Initial Maximum Special Tax Revenue for the District

The following table shows the initial maximum revenue that can be generated by the Special Tax from each Development and from the CFD in total:

Development	Tax Zone	Residential Land Use	Number of Dwelling Units	Maximum Special Tax Rate	Maximum Special Tax Revenue
Sunridge Lot J	A	SFR	369	\$115.84 per Dwelling Unit	\$42,745
Grantline 208	A	SFR	502	\$115.84 per Dwelling Unit	\$58,152
Douglas 98	B	SFR	528	\$28.49 per Dwelling Unit	\$15,043
Total:			1,399	Total:	\$115,940

Duration of Special Tax

Parcels in the CFD will remain subject to the Special Tax in perpetuity, unless and until such time the City determines the revenues are no longer needed, in which case the Special Tax shall cease to be levied and City shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of Cessation of Special Tax shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

Manner of Collection

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the CFD may directly bill the Annual Special Tax and may collect the Annual Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

The Administrator shall prepare a listing of the amount of the of the Annual Special Tax levy for each Taxable Parcel and send it to the County Auditor-Controller requesting that it be placed on the County's secured property tax roll for that Fiscal Year.

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

The Rate and Method of Apportionment of Special Tax is shown in Appendix C of this Report.

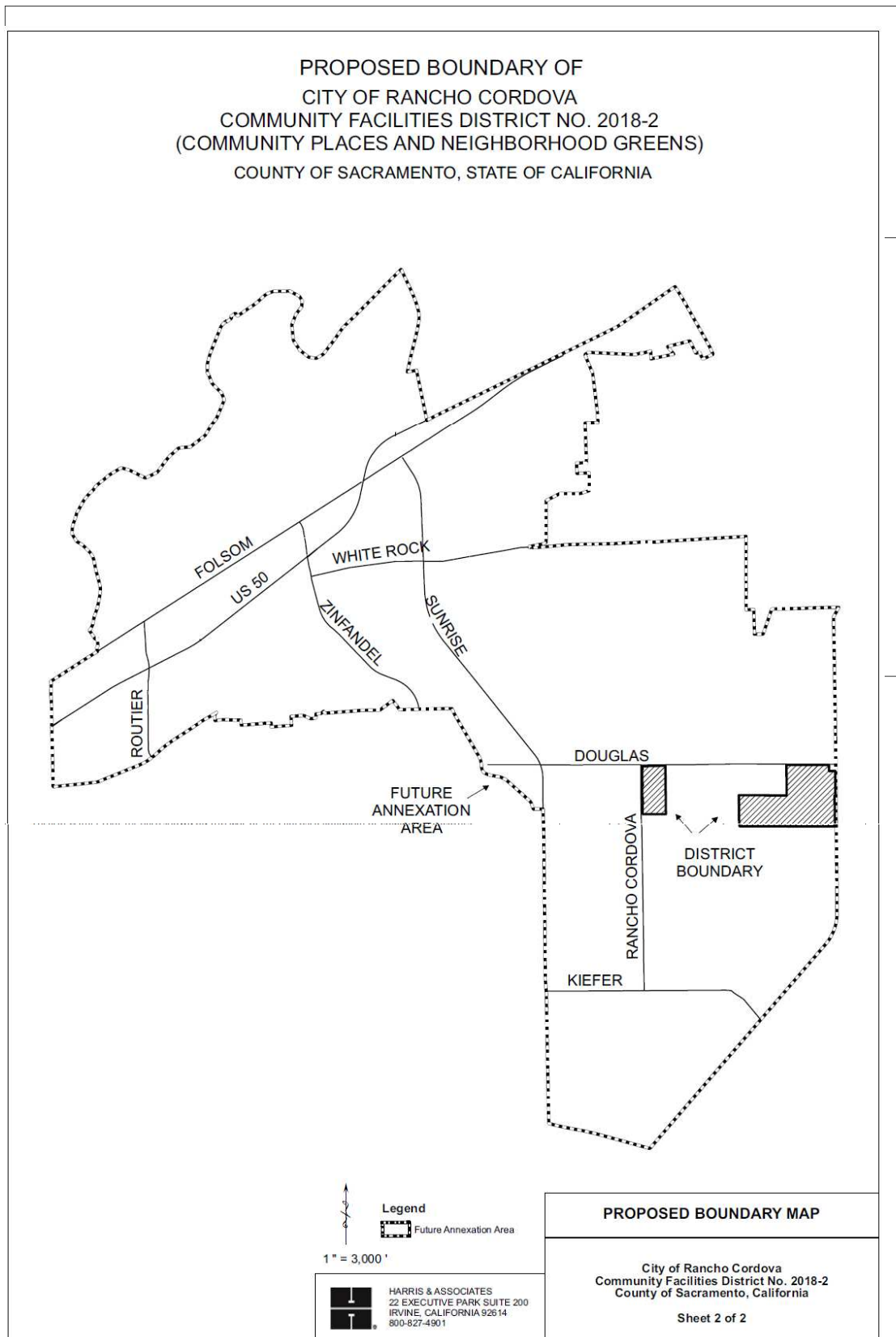
GENERAL TERMS AND CONDITIONS

The Description of Facilities and Services, as set forth herein, is general in nature. The final nature and location of the Facilities that will be maintained will be determined upon the preparation of final plans and specifications or the approval of Services.

As Facilities and final plans are finalized, the City anticipates collecting a reserve deposit prior to taking over the maintenance of any item or obligation.

APPENDIX A - PROPOSED CFD BOUNDARIES

The Boundaries of the CFD and Future Annexation Area are shown on the following pages.



APPENDIX B - CFD TABLES

Cost estimates for planned CFD Facilities for the initial area of the CFD area and for Future Annexation Areas, maximum special tax rates for the CFD and supporting information are shown on the following pages.

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

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Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

CFD Tables

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City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 1

Fiscal Year 2018/19 Cost Estimate by Facility Type

Community Plazas ¹

Maintenance	\$19,000
Operations	\$2,850
Capital Replacement	<u>\$159,780</u>
Community Plazas Total Annual Cost	\$181,630

Bicycle Trails ²

Maintenance	\$395,880
Operations	\$59,382
Capital Replacement	<u>\$258,108</u>
Bicycle Trails Total Annual Cost	\$713,370

Neighborhood Greens ³

Maintenance	\$880,213
Operations	\$132,032
Capital Replacement	<u>\$1,731,278</u>
Neighborhood Greens Total Annual Cost ⁴	\$2,743,523

Total Estimated Annual Cost at CFD Buildout \$3,638,523

¹ Source: Table 3

² Source: Table 6

³ Source: Table 9

(The estimated amounts shown are for 92.65 acres of neighborhood greens based on an average service population of 1,000 residents per acre and all areas of the CFD including future annexation areas being assigned to Tax Zone A. Whenever an area is assigned to Tax Zone B, the acreage would be reduced and costs would be reduced based on the number of dwelling units in such area.)

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Fiscal Year 2018/19 Maximum Special Tax Rates

TAX ZONE A ¹

Residential Use Category	Maximum Special Tax per Dwelling Unit				CFD 2018-2		
	Community ² Plazas	+	Bicycle ³ Trails	+	Neighborhood ⁴ Greens	=	Maximum Special Tax per Dwelling Unit
Single Family Residential Parcel	\$5.78		\$22.71		\$87.35		\$115.84 per Dwelling Unit
Age-Qualified Single Family Residential Parcel ⁵	\$3.92		\$15.40		\$59.22		\$78.54 per Dwelling Unit
Multi-Family Residential Parcel	\$3.02		\$11.86		\$45.60		\$60.48 per Dwelling Unit
Age-Qualified Multi-Family Residential Parcel ⁶	\$2.05		\$8.04		\$30.92		\$41.01 per Dwelling Unit

TAX ZONE B ⁶

Residential Use Category	Maximum Special Tax per Dwelling Unit				CFD 2018-2		
	Community ² Plazas	+	Bicycle ³ Trails	+	Neighborhood ⁴ Greens	=	Maximum Special Tax per Dwelling Unit
Single Family Residential	\$5.78		\$22.71		N/A		\$28.49 per Dwelling Unit
Age-Qualified Single Family Residential Parcel ⁵	\$3.92		\$15.40		N/A		\$19.32 per Dwelling Unit
Multi-Family Residential	\$3.02		\$11.86		N/A		\$14.88 per Dwelling Unit
Age-Qualified Multi-Family Residential Parcel ⁶	\$2.05		\$8.04		N/A		\$10.09 per Dwelling Unit

¹ Tax Zone A consists of all parcels within a development that includes planned or installed local neighborhood greens.

² Source: Table 3

³ Source: Table 6

⁴ Source: Table 9

⁵ The maximum special tax rate for age-qualified residential units equals approximately 67.8% of the maximum special tax rate for residential units that are not age-qualified based on the ratio of the estimated average of two (2) occupants per age-qualified single family residential unit to the average of 2.95 occupants per single family residential unit referenced in Tables 3, 6 and 9. The estimated average number of occupants per age-qualified units is derived from 2006 American Community Survey, U.S. Census Bureau data.

⁶ CFD Zone B includes all parcels within developments that do not include planned or installed local Neighborhood Greens or has planned or installed local Neighborhood Greens that will be maintained by an entity or agency other than the City.

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Community Plazas Tables

Table 3 Fiscal Year 2018/19 Cost Estimate and Maximum Special Tax Rates

Table 4 Fiscal Year 2018/19 Maintenance Cost Estimate

Table 5 Fiscal Year 2018/19 Capital Replacement Cost Estimate

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 3
Community Plazas
Fiscal Year 2018/19 Cost Estimate and Maximum Special Tax Rates

Community Plazas Annual Cost

Annual Maintenance Cost ¹	\$19,000
Annual Operations Cost ²	\$2,850
Annual Capital Replacement Cost ³	<u>\$159,780</u>
Annual Maintenance, Operations and Capital Replacement Cost	\$181,630

Community Plazas Annual Cost Per Person

Projected Population of CFD including Annexations at Buildout ⁴	92,654
Annual Cost Per Person	\$1.96

Community Plazas Annual Cost per Residential Unit Type

Average Population per Single Family Residence ⁵	2.95
Annual Cost per Single Family Residential Unit	\$5.78
Average Population Per Multi-Family Residence ⁵	1.54
Annual Cost per Multi-Family Unit	\$3.02

Community Plazas Maximum Special Tax Rates ⁶

<i>Single Family Residential Unit</i>	\$5.78
<i>Age-Qualified Single Family Residential Unit ⁷</i>	\$3.92
<i>Multi-Family Residential Unit</i>	\$3.02
<i>Age-Qualified Multi-Family Residential Unit ⁷</i>	\$2.05

¹ Source: Table 4

² Assumes annual operations cost equal to 15% of annual maintenance cost

³ Source: Table 5

⁴ Source: Table 12

⁵ Source: Rancho Cordova City Council Ordinance No 53-2004 related to park dedication and adopted park in-lieu fees adopted November 1, 2004

⁶ Maximum special tax rates are equal to the annual cost per residential unit for each residential type.

⁷ The maximum special tax rate for age-qualified residential units equals approximately 67.8% of the maximum special tax rate for residential units that are not age-qualified based on the ratio of the estimated average of two (2) occupants per age-qualified single family residential unit to the average of 2.95 occupants per single family residential unit referenced in footnote 5. The estimated average number of occupants per age-qualified units is derived from 2006 American Community Survey, U.S. Census Bureau data.

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 4

Community Plazas
Fiscal Year 2018/19 Maintenance Cost Estimate

Community Plazas Maintenance^{1, 2}

Labor and General Expenses	\$7,000
Maintenance Services	\$300
Maintenance Supplies	\$2,000
Mechanical and Automotive Expenses	\$600
Water	\$5,000
Electricity	\$2,700
Refuse Collection	\$400
Sewage Disposal Services	\$200
Security Services	<u>\$800</u>
Annual Maintenance Cost	\$19,000

¹ Cost for two one-acre community plazas

² Source: Table 14

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 5

Community Plazas
Fiscal Year 2018/19 Capital Replacement Cost Estimate

Community Plazas Capital Replacement

Community Plazas Improvements Cost (2014 Dollars) ¹	\$3,000,000
Community Plazas Improvements Cost (2017 Dollars) ²	\$3,195,599
Average Useful Life of Improvements ³	20 Years
Annual Capital Replacement Cost ⁴	\$159,780

¹ Source: City of Rancho Cordova Community Places Program for New Growth Development dated October 2012

² Source: Table 13 (adjusted for inflation through 2017)

³ Source: Harris & Associates Analysis of City San Diego Park Amenity Assessment Cumulative Report, June 30, 2016 (Tables 8 and 9)

⁴ Annual cost = 2017 facilities cost ÷ years of useful life

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)
Bicycle Trails Tables

Table 6 Fiscal Year 2018/19 Cost Estimate and Maximum Special Tax Rates

Table 7 Fiscal Year 2018/19 Maintenance Cost Estimate

Table 8 Fiscal Year 2018/19 Capital Replacement Cost Estimate

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 6

Bicycle Trails

Fiscal Year 2018/19 Cost Estimate and Maximum Special Tax Rates

Bicycle Trails Annual Cost

Annual Maintenance Cost ¹	\$395,880
Annual Operations Cost ²	\$59,382
Annual Capital Replacement Cost ³	<u>\$258,108</u>
Annual Maintenance, Operations and Capital Replacement Cost	\$713,370

Bicycle Trails Annual Cost Per Person

Projected Population of CFD including Annexations at Buildout ⁴	92,654
Annual Cost Per Person	\$7.70

Bicycle Trails Annual Cost per Residential Unit Type

Average Population per Single Family Residence ⁵	2.95
Annual Cost per Single Family Residential Unit	\$22.71
Average Population Per Multi-Family Residence ⁵	1.54
Annual Cost per Multi-Family Unit	\$11.86

Bicycle Trails Maximum Special Tax Rates ⁶

<i>Single Family Residential Unit</i>	\$22.71
<i>Age-Qualified Single Family Residential Unit ⁷</i>	\$15.40
<i>Multi-Family Residential Unit</i>	\$11.86
<i>Age-Qualified Multi-Family Residential Unit ⁷</i>	\$8.04

¹ Source: Table 7² Assumes annual operations cost equal to 15% of annual maintenance cost³ Source: Table 8⁴ Source: Table 12⁵ Source: Rancho Cordova City Council Ordinance No 53-2004 related to park dedication and adopted park in-lieu fees adopted November 1, 2004⁶ Maximum special tax rates are equal to the annual cost per residential unit for each residential type.

The maximum special tax rate for age-qualified residential units equals approximately 67.8% of the maximum special tax rate for residential units that are not age-qualified based on the ratio of the estimated average of two (2) occupants per age-qualified single family residential unit to the average of 2.95 occupants per single family residential unit referenced in footnote 5. The estimated average number of occupants per age-qualified units is derived from 2006 American Community Survey, U.S. Census Bureau data.

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 7

Bicycle Trails
Fiscal Year 2018/19 Maintenance Cost Estimate

Bicycle Trails Maintenance

Bicycle Trails Maintenance Cost Per Mile (2011 Dollars) ¹	\$5,000
Bicycle Trails Maintenance Cost Per Mile (2017 Dollars) ²	\$5,736
Miles of Bicycle Trails ¹	<u>69.02</u>
Annual Maintenance Cost	\$395,880

¹ Source: City of Rancho Cordova Bicycle Master Plan dated March 2011

² Source: Table 13 (adjusted for inflation through 2017)

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 8

Bicycle Trails
Fiscal Year 2018/19 Capital Replacement Cost Estimate

Bicycle Trails Capital Replacement

Bicycle Trails Improvements Cost (2011 Dollars) ¹	\$45,000,000
Bicycle Trails Improvements Cost (2017 Dollars) ²	<u>\$51,621,525</u>
Average Useful Life of Improvements ³	100 Years
Annual Capital Replacement Cost ⁴	\$258,108

¹ Source: City of Rancho Cordova Bicycle Master Plan dated March 2011

² Source: Table 13 (adjusted for inflation to 2017 dollars)

³ Source: Harris & Associates Analysis of City San Diego Park Amenity Assessment Cumulative Report, June 30, 2016 (Tables 8 and 9)

⁴ The annual capital replacement cost is based on the assumption that half of the facilities will be replaced during one useful life cycle of the improvements (Annual cost = 0.5 x 2017 facilities cost ÷ no. of years of useful life)

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Neighborhood Greens Tables

Table 9	Fiscal Year 2018/19 Cost Estimate and Maximum Special Tax Rates
Table 10	Fiscal Year 2018/19 Maintenance Cost Estimate
Table 11	Fiscal Year 2018/19 Capital Replacement Cost Estimate

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 9

Neighborhood Greens
Fiscal Year 2018/19 Cost Estimate and Maximum Special Tax Rates

Neighborhood Greens Annual Cost

Annual Maintenance Cost ¹	\$9,500
Annual Operations Cost ²	\$1,425
Annual Capital Replacement Cost ³	<u>\$18,685</u>
Annual Maintenance, Operations and Capital Replacement Cost	\$29,610

Neighborhood Greens Annual Cost Per Person

Neighborhood Park Service Population ⁴	1,000
Annual Cost Per Person	\$29.61

Neighborhood Greens Annual Cost per Residential Unit Type

Average Population per Single Family Residence ⁵	2.95
Annual Cost per Single Family Residential Unit	\$87.35
Average Population Per Multi-Family Residence ⁵	1.54
Annual Cost per Multi-Family Unit	\$45.60

Neighborhood Greens Maximum Special Tax Rates ⁶

<i>Single Family Residential Unit</i>	\$87.35
<i>Age-Qualified Single Family Residential Unit ⁷</i>	\$59.22
<i>Multi-Family Residential Unit</i>	\$45.60
<i>Age-Qualified Multi-Family Residential Unit ⁷</i>	\$30.92

¹ Source: Table 10

² Assumes annual operations cost equal to 15% of annual maintenance cost

³ Source: Table 11

⁴ Source: Rancho Cordova City Open Space Guidelines adopted on November 18, 2013

⁵ Source: Rancho Cordova City Council Ordinance No 53-2004 related to park dedication and adopted park in-lieu fees adopted November 1, 2004

⁶ Maximum special tax rates are equal to the annual cost per residential unit for each residential type

⁷ The maximum special tax rate for age-qualified residential units equals approximately 67.8% of the maximum special tax rate for residential units that are not age-qualified based on the ratio of the estimated average of two (2) occupants per age-qualified single family residential unit to the average of 2.95 occupants per single family residential unit referenced in footnote 5. The estimated average number of occupants per age-qualified units is derived from 2006 American Community Survey, U.S. Census Bureau data.

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 10

Neighborhood Greens
Fiscal Year 2018/19 Maintenance Cost Estimate

Neighborhood Greens Maintenance^{1, 2}

Maintenance Services - Labor and General Expenses	\$3,500
Maintenance Services	\$150
Maintenance Supplies	\$1,000
Mechanical and Automotive Expenses	\$300
Water	\$2,500
Electricity	\$1,350
Refuse Collection	\$200
Sewage Disposal Services	\$100
Security Services	<u>\$400</u>
Annual Maintenance Cost	\$9,500

¹ Cost for a one-acre site

² Source: Table 14

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 11

Neighborhood Greens
Fiscal Year 2018/19 Capital Replacement Cost Estimate

<u>Neighborhood Greens Capital Replacement</u> ¹	<u>Cost Per Acre</u> ²	<u>Useful Life</u> ³	<u>Collection</u>
Play Area - Neighborhood	\$170,931	15	\$11,395
Multi-use Turf Area - Small - Neighborhood	\$11,452	5	\$2,290
Group Shade/Picnic Area - Small - Neighborhood	\$38,373	18	\$2,132
Neighborhood Gather Place	<u>\$51,621</u>	18	<u>\$2,868</u>
Total Facilities and Capital Replacement Costs	\$272,377		\$18,685

¹ Source: Cordova Recreation and Park District Master Plan for New Development in Incorporated Areas 2014, Pages 40 and 49, (costs per acre in 2010 dollars)

² Source: Table 13 shows the full cost of replacement adjusted for inflation through 2017

The annual collection amount is based on the assumption that half of the facilities will be replaced during one useful life cycle of the improvements
(annual cost = 0.5 x 2017 facilities cost ÷ no. of years of useful life)

³ Source: Harris & Associates Analysis of City San Diego Park Amenity Assessment Cumulative Report, June 30, 2016 (Tables 8 and 9)

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

List of Supporting Tables

- Table 12 Projected Population of CFD including Annexations at Buildout
- Table 13 Inflation Adjustments for CFD Facilities and Maintenance Costs
- Table 14 Community Plazas and Neighborhood Greens Maintenance Costs

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 12

Projected Population of CFD including Annexations at Buildout ¹

<u>Planning Area</u>	<u>Dwelling Units</u>	<u>Projected Population</u>
Westborough	7,072	18,037
Rio Del Oro	12,189	31,088
Heritage Falls / North Douglas II	1,164	2,969
Sunridge	3,282	8,371
The Ranch at Sunridge	1,375	3,507
Suncreek	4,893	12,480
The Arboretum	4,887	12,464
Bradshaw Village	55	140
Other Multi-Family and Infill	<u>1,411</u>	<u>3,599</u>
CFD Totals at Buildout	36,328	92,654

¹ Source: Analysis of City of Rancho Cordova General Plan and Specific Plans

City of Rancho Cordova
Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

Table 13

Inflation Adjustments for CFD Facilities and Maintenance Costs ¹

<u>CFD Facilities Costs Adjusted for Inflation</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<i>Community Plaza</i> ²						\$3,000,000	\$3,004,679	\$3,070,623	\$3,195,599
<i>Bicycle Trails</i> ³			\$45,000,000	\$45,375,730	\$46,044,041	\$48,461,833	\$48,537,423	\$49,602,674	\$51,621,525
<i>Neighborhood Greens (Per Acre)</i> ⁴									
Play Area - Neighborhood		\$295,544	\$298,012	\$300,500	\$304,926	\$320,938	\$321,438	\$328,493	\$341,863
Multi-use Turf Area - Small - Neighborhood		\$9,900	\$9,983	\$10,066	\$10,214	\$10,751	\$10,767	\$11,004	\$11,452
Group Shade/Picnic Area - Small - Neighborhood		\$66,348	\$66,902	\$67,461	\$68,454	\$72,049	\$72,161	\$73,745	\$76,746
Neighborhood Gather Place		<u>\$89,254</u>	<u>\$89,999</u>	<u>\$90,751</u>	<u>\$92,087</u>	<u>\$96,923</u>	<u>\$97,074</u>	<u>\$99,205</u>	<u>\$103,242</u>
<i>Total Neighborhood Greens (Per Acre)</i>		<i>\$461,046</i>	<i>\$464,896</i>	<i>\$468,777</i>	<i>\$475,682</i>	<i>\$500,660</i>	<i>\$501,441</i>	<i>\$512,446</i>	<i>\$533,303</i>
<u>CFD Maintenance Costs Adjusted for Inflation</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<i>Bicycle Trails (Per Mile)</i> ³	\$5,000	\$5,000	\$5,000	\$5,042	\$5,116	\$5,385	\$5,393	\$5,511	\$5,736
<u>Calculation of Annual Inflation Adjustment Rates</u> ⁵	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Construction Cost Index	9781.67	9722.17	10120.29	10204.79	10355.09	10898.84	10915.84	11155.41	11609.44
Construction Cost Index - Annual Percentage Change		-0.61%	4.09%	0.83%	1.47%	5.25%	0.16%	2.19%	4.07%

¹ Facilities and maintenance costs are adjusted annually for inflation through 2017 using the average of the annual change in the construction cost index

² Source: City of Rancho Cordova Community Places Program for New Growth Development dated October 2012

³ Source: City of Rancho Cordova Bicycle Master Plan dated March 2011

⁴ Source: Cordova Recreation and Park District Master Plan for New Development in Incorporated Areas 2014, Pages 40 and 49, (costs per acre in 2010 dollars)

⁵ Source: Construction Cost Index - San Francisco published by Engineering News Record

City of Rancho Cordova

Community Facilities District NO. 2018-2
(Community Places and Neighborhood Greens)

Table 14

Community Plazas and Neighborhood Greens Estimated Maintenance Costs

Annual Maintenance Cost ¹	Estimated FY 18-19	
	FY 14-15 Zone C ²	CFD Per Acre Costs ⁴
	Total Cost	Community Plazas and Neighborhood Greens
	Per Acre ³	
Labor and General Expenses	\$54,554	\$3,410
Maintenance Services	\$2,249	\$141
Maintenance Supplies	\$15,476	\$967
Mechanical and Automotive Expenses	\$4,650	\$291
Water	\$39,948	\$2,497
Electricity	\$21,580	\$1,349
Refuse Collection	\$2,831	\$177
Sewage Disposal Services	\$962	\$60
Security Services	\$6,268	\$392
Annual Maintenance Cost	\$148,518	\$9,282
Funds Transfer not included in Maintenance Cost	\$4,635	\$9,500
Total Zone C Expenses:	\$153,153	

¹ Matching colors in the two tables represent maintenance items from the CRPD table that are grouped in Table 13² CRPD Zones A and B include regional and/or community parks and are not included in assigning maintenance rates to CFD³ CRPD Zone C includes three neighborhood parks with total acreage equal to 16 acres⁴ Assumes community plazas and neighborhood greens have similar maintenance costs per acre
(capital replacement costs for community plazas and neighborhood greens are specific to the improvements)

CRPD - Park Maintenance Recreation Improvement District

Expenses by Zone - 2014/2015		Zone		Total
		A	B	
200 - Park Services Labor		\$192,464	\$127,868	\$51,332
10100000 Payroll, Taxes and Benefits		\$192,464	\$127,868	\$51,332
201 - Park Services General		\$12,083	\$8,027	\$3,222
20202900 Bus/Conference Exp		\$24	\$16	\$7
20207600 Office Supplies		\$110	\$73	\$29
20219700 Telephone Services		\$2,830	\$1,880	\$754
20259100 Other Professional Services		\$9,119	\$6,058	\$2,432
203 - Mechanical & Automotive Management		\$17,442	\$11,588	\$4,650
20220500 Auto Mechanical Services		\$1,732	\$1,151	\$461
20220600 Auto Mechanical Supplies		\$9,694	\$6,440	\$2,585
20223600 Fuel/Lubricants		\$6,016	\$3,997	\$1,604
204 - Park Infrastructure Management		\$132,478	\$88,013	\$35,331
20211100 Infrastructure Services		\$2,257	\$1,499	\$602
20211200 Infrastructure Supplies		\$11,577	\$7,691	\$3,088
20219100 Electricity		\$80,795	\$53,678	\$21,548
20219200 Nat Gas/Lpg/Fuel Oil		\$123	\$82	\$32
20219300 Refuse Collection Services		\$10,614	\$7,051	\$2,831
20219500 Sewage Disposal Services		\$3,610	\$2,398	\$962
20257100 Security Services		\$23,502	\$15,614	\$6,268
205 - Park Maintenance Services		\$34,719	\$23,067	\$9,260
20214100 Land Improvement Services		\$5,248	\$3,487	\$1,400
20214200 Land Improvement Supplies		\$12,092	\$8,034	\$3,225
50598000 Operating Transfer Out		\$17,379	\$11,546	\$4,635
206 - Park Irrigation & Water Management		\$185,058	\$122,948	\$49,358
20216700 Irrigation Services		\$926	\$615	\$247
20216800 Irrigation Supplies		\$34,353	\$22,823	\$9,163
20219800 Water		\$149,779	\$99,510	\$39,948
Actual Expenditures:	\$574,244	\$381,511	\$153,153	\$1,108,909

APPENDIX C - RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

The Rate and Method of Apportionment of Special Tax is shown on the following pages.

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax as described herein and authorized under the Mello-Roos Community Facilities Act of 1982 (the "Act") shall be applicable to parcels of land within the Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD") of the City of Rancho Cordova (the "City"), including any parcels of land subsequently annexed into the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted at the time of annexation. The Special Tax shall be levied and collected as determined by the City through the application of the Rate and Method of Apportionment as described below.

A. Definitions

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Age-Qualified Residential Parcel" means a Residential Parcel within an age-qualified community as defined in the Fair Housing Act of 1968 or the 1995 Housing for Older Persons Act including amendments to those Acts.

"Age-Qualified Multi-Family Residential Parcel" means a Multi-Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

"Age-Qualified Single Family Residential Parcel" means a Single Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

"Administrative Expenses" means the actual or reasonably estimated costs incurred by the City acting for and on behalf of the CFD as administrator thereof, to determine, levy and collect the Special Taxes, in responding to public inquiries regarding the Special Taxes, including salaries of City employees and a proportionate amount of the City's general administrative overhead related thereto; the fees of consultants and legal counsel providing services related to the administration of the CFD; any amounts estimated or advanced by the City or CFD for any other administrative purposes; and any other costs required to administer the CFD as determined by the City.

"Annual Special Tax" means the total Special Tax levied against a Residential Parcel in the CFD in a Fiscal Year.

"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 of the County designating lots or parcels by an Assessor's Parcel Number.

"Assessor's Parcel Number" means the Assessor's Parcel Number for any Parcel based on the County Assessor's secured property tax roll as of July 1 of each Fiscal Year.

“Authorized Facilities and Services” or **“Facilities and Services”** means the authorized facilities, maintenance activities and/or services, and expenses that may be funded by the CFD pursuant to the Act as amended, including, without limitation, the facilities and services authorized to be funded by the CFD as set forth in the documents adopted by the City Council at the time the CFD was formed.

“Base Year” means the Fiscal Year beginning July 1, 2018 and ending June 30, 2019.

“Building Permit” means a building permit issued by the City prior to June 30 preceding the Fiscal Year in which the Special Tax is being levied.

“Capital Replacement Reserve Fund(s)” means a fund or funds that may be maintained for the CFD to provide for the accumulation and holding of funds for long-term capital projects, asset replacement, or other large anticipated expenditures.

“CFD” or **“CFD No. 2018-2”** means Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) of the City of Rancho Cordova.

“CFD Administrator” means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as legislative body of the CFD.

“County” means the County of Sacramento.

“Developed Residential Parcel” means any residential parcel for which a building permit has been issued by the City prior to the start of the current Fiscal Year.

“Dwelling Unit” means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

“Final Subdivision Map” means a subdivision of property creating residential buildable lots by recordation of a Final Subdivision Map or parcel map pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.), or recordation of a condominium plan pursuant to the California Civil Code 1352, that creates individual lots for which building permits may be issued without further subdivision and is recorded prior to June 30 preceding the Fiscal Year in which the Special Tax is being levied.

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

“Maximum Annual Special Tax” means the Maximum Special Tax that may be levied against a Taxable Parcel in a Fiscal Year determined in accordance with Section C and Section D.

“Maximum Special Tax Rate” means the amount shown in Section C that is used in calculating the Maximum Annual Special Tax that may be levied on a Residential Parcel based on its residential land use and the number of residential Dwelling Units on the Parcel

for a Fiscal Year.

“Multi-Family Residential Parcel” means a Residential Parcel with authorized residential use to consist of two or more for-rent Dwelling Units that share common walls, including, but not limited to, apartments and Residential Property that are not for sale to an end user and are under common management.

“Operating Reserve Fund” means a fund that may be maintained for the CFD each Fiscal Year to provide necessary cash flow to pay for the operation, maintenance and servicing of the CFD Facilities, Administrative Expenses and any other allowable CFD costs through the first six months of each Fiscal Year, which is at or around the time in which the City will receive the first allocation from the County of the annual Special Tax levy.

“Other Land Use Parcel” means a Taxable Parcel that does not have authorized residential use that is verified by recordation of a Final Subdivision Map, issuance of a Building Permit for residential use, secured assessment roll classification for residential land use and assessed valuation that includes the improved value of residential Dwelling Unit(s) by the County Assessor, or other authorization of the City or County allowing the Parcel to be used for residential purposes.

“Proportionately” means that the ratio of the Annual Special Tax to the Maximum Annual Special Tax is equal for all Taxable Parcels levied within the CFD.

“Public Parcel” means any Parcel, in its entirety, that is or is intended to be publicly owned and is normally exempt from the levy of general *ad valorem* property taxes under California law, including, but not limited to, public streets, schools, parks, fire stations, police stations, and public drainage ways; public landscaping, wetlands, greenbelts, and public open space. These parcels are exempt from the levy of Special Taxes and classified as Tax-Exempt Parcels.

“Residential Parcel” means a Taxable Parcel that does have authorized residential use. A Residential Parcel is further classified as either a Single Family Residential or a Multi-Family Residential Parcel depending on the type of residential use authorized for the Parcel. Once classified as a Residential Parcel, no Parcel shall be removed from the Residential Parcel classification unless the Building Permit or other authorization expires, is revoked, or is otherwise terminated.

“Resolution of Formation” means the City Council resolution establishing the CFD and authorizing the levy the Special Tax.

“Single-Family Residential Parcel” means a Residential Parcel with authorized residential use to consist of one or more Dwelling Unit(s) that may or may not share common walls with one or more other Dwelling Unit(s), including, but not limited to, detached homes, duplexes, triplexes, townhomes, condominiums, and other Residential Parcels that are for sale to an end user and are not under common management

“Special Tax” means any Special Tax authorized to be levied in the CFD under the Act and the Resolution of Formation.

“Special Tax Requirement” means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs for the operation, maintenance and services of the Authorized Facilities and Services during such Fiscal Year based upon the service levels established at the time of formation or as may be amended by the City in the future, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish the Operating Reserve Fund, (iv) establish or replenish the Capital Replacement Reserve Fund(s), (v) pay incidental expenses related to the Authorized Facilities and Services as authorized pursuant to the Act, and less (vi) any excess funds available in the Operating Reserve Fund, the Capital Replacement Reserve Fund(s), or other funds associated with the CFD as determined by the CFD Administrator.

“Tax Escalation Factor” means an annual percentage increase equal to the greater of (i) the annual average Consumer Price Index (CPI), for San Francisco-Oakland-San Jose, All Urban Consumers (CPI-U) for the prior calendar year, or (ii) three percent (3%). If the CPI listed above is no longer published, the Administrator shall select a new CPI that is reasonably comparable to the CPI that is no longer published.

“Taxable Parcel” means any Parcel that is not a Tax-Exempt Parcel.

“Tax-Exempt Parcel” means a Parcel not subject to the Special Tax. Tax-Exempt Parcels are Public Parcels (subject to the limitations set forth in Section B), or privately owned Parcels that are non-developable, such as common areas, wetlands, and open space, all of which are exempt from the levy of Special Taxes as determined by the City.

“Tax Zone” means one of two (2) mutually exclusive tax zones identified in Exhibit 1 of this Rate and Method of Apportionment, which may be updated to include new assessor’s parcels or new Tax Zones added to the CFD as a result of future annexations.

“Tax Zone A” means the Tax Zone that includes parcels located in a development that does have local neighborhood greens within such development that will be maintained by the City.

“Tax Zone B” means the Tax Zone that includes parcels located in a development that does not have local neighborhood greens within such development or has local neighborhood greens that will be maintained by an entity or agency other than the City.

“Total Annual Special Tax” means the total of the Annual Special Taxes levied against all Residential Parcels in the CFD in a Fiscal Year.

“Total Maximum Annual Special Tax” means the total of the Maximum Special Taxes that could be levied against all Residential Parcels in the CFD in a Fiscal Year.

“Undeveloped Residential Parcel” means any residential parcel for which a building permit has not been issued by the City prior to the start of the current Fiscal Year.

B. Data Collection for the Annual Special Tax Levy

On July 1 of each Fiscal Year, commencing with the Base Year, the Administrator shall classify the Parcels in the CFD using the Definitions in Section A, the Parcel records of

the Assessor's secured property tax roll as of July 1 and other City or County development approval records as follows:

- i. Each Parcel shall be assigned to either Tax Zone A or Tax Zone B;*
- ii. Each Parcel shall be classified as a Taxable Parcel or a Tax-Exempt Parcel;*
- iii. Each Taxable Parcel shall be further classified as a Residential Parcel or an Other Land Use Parcel;*
- iv. Each Residential Parcel shall be further classified as a Single Family Residential Parcel or a Multi-Family Residential Parcel;*
- v. Each Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel shall be further designated as either an Age-Qualified Single Family Residential Parcel or an Age-Qualified Multi-Family Residential Parcel.*

If a Tax-Exempt Parcel is converted to a Taxable Parcel as a result of the sale of a Tax-Exempt Parcel to a private owner for residential development, it shall become subject to the Special Tax.

Conversely, if a Taxable Parcel is converted to a Tax-Exempt Parcel as a result of either (i) the sale of the Taxable Parcel to a public entity, and which entity is normally exempt from the levy of general ad valorem property taxes under California law or (ii) the inability of the private owner to develop the parcel as described in the definition of "Tax-Exempt Parcel", it shall become a Tax-Exempt Parcel.

C. Maximum Special Tax Rates

The Maximum Special Tax Rates for Base Year 2018/19 are as follows:

Residential Land Use	Maximum Special Tax Rate per Dwelling Unit	
	Tax Zone A	Tax Zone B
Single Family Residential Parcel	\$115.84	\$28.49
Age-Qualified Single Family Residential Parcel	\$78.54	\$19.32
Multi-Family Residential Parcel	\$60.48	\$14.88
Age-Qualified Multi-Family Residential Parcel	\$41.01	\$10.09

For each Fiscal Year following the Base Year, each of the Maximum Annual Special Tax Rates shall be increased from the prior Fiscal Year's respective Maximum Annual Special Tax Rates by multiplying such prior Fiscal Year Maximum Special Tax Rates by the Tax Escalation Factor.

D. Determination of Multi-Family Residential Parcel's Maximum Annual Special Tax

When a building permit is issued for a Multi-Family Residential Parcel, the Maximum Annual Special Tax for the Parcel for which such building permit has been issued for each Fiscal Year shall be determined by multiplying the number of Dwelling Units assigned to the Parcel times the Maximum Special Tax Rate for the Parcel as determined in Section C.

E. Levy of the Annual Special Tax

Each year, the CFD Administrator shall levy the Annual Special Tax commencing with Fiscal Year 2018-19, and for each Fiscal Year thereafter as follows:

- i.* Each Year on July 1, the CFD Administrator shall determine the Special Tax Requirement for the current Fiscal Year.
- ii.* The Annual Special Tax shall be levied proportionately on each Developed Residential Parcel within each Tax Zone up to 100% of the applicable Maximum Annual Special Tax, not to exceed the Special Tax Requirement for the current Fiscal Year.
- iii.* If additional revenue is required to equal the Special Tax Requirement for the current Fiscal Year, the Annual Special Tax shall be levied proportionately on Undeveloped Residential Parcels up to 100% of the Maximum Annual Special Tax, not to exceed the remainder of the Annual Special Tax Requirement for which a Final Subdivision Map has been approved and Authorized Facilities have been accepted for maintenance by the City.

Under no circumstances will the Annual Special Tax levied in any Fiscal Year against any Residential Parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

F. Manner of Collection

The Annual Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, that the Administrator or its designee may directly bill the Annual Special Tax and may collect the Annual Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

The Administrator shall prepare a listing of the amount of the of the Annual Special Tax levy for each Taxable Parcel and send it to the County Auditor-Controller requesting that it be placed on the County's secured property tax roll for that Fiscal Year.

G. Limitations

Notwithstanding any other provision of this Rate and Method of Apportionment of Special

Tax, no Special Tax shall be levied on any Other Land Use Parcel, Public Parcel or Tax-Exempt Parcel.

H. Duration of the Special Tax

Parcels in the CFD will remain subject to the Special Tax in perpetuity, unless and until such time the City determines the revenues are no longer needed, in which case the Special Tax shall cease to be levied and City shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of Cessation of Special Tax shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

I. Appeals

Any taxpayer who believes that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the City appealing the levy of the Special Tax. The City will then promptly review the appeal, and if necessary, meet with the applicant. If the City verifies that the Special Tax should be modified or changed, the Special Tax levy shall be corrected and, if applicable, a refund or revised tax bill shall be granted for the current Fiscal Year.

Interpretations may be made by Resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to the Maximum Annual Special Tax Rate, the method of apportionment, the classification of properties or any definition applicable to the CFD.

J. Prepayment of the Special Tax Obligation

The Special Tax for a Taxable Parcel may not be prepaid. The Special Tax is collected to fund Authorized Facilities and Services in perpetuity, or until the City Council determines that the Special Tax should no longer be collected.

Rate and Method of Apportionment

EXHIBIT 1

TAX ZONE DESIGNATIONS

**PROPOSED BOUNDARY OF
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)
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 _____, 2018.

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 BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2018-2, (COMMUNITY PLACES AND NEIGHBORHOOD GREENS), 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 _____, 2018. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT
FILED THIS ____ DAY OF _____, 2018, 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: _____

VICINITY MAP

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2018-2
County of Sacramento, California

Sheet 1 of 2

Legend
Boundary

1" = 625'

HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
909-527-4901

APPENDIX D - RESOLUTION OF INTENTION

A copy of the Resolution of Intention to Establish the CFD and Future Annexation Area is provided on the following pages.

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2018

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, TO ESTABLISH A COMMUNITY FACILITIES DISTRICT AND FUTURE ANNEXATION AREA, TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO CONTRIBUTE TO THE COST OF CERTAIN SERVICES AND SETTING A PUBLIC HEARING TO CONSIDER THE ESTABLISHMENT OF THE PROPOSED DISTRICT

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)**

WHEREAS, under Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), this Council is authorized to establish a community facilities district and to act as the legislative body for a community facilities district; and

WHEREAS, this Council, has received petitions from the owners of not less than 10% of the area of land proposed to be included in a proposed community facilities district and has duly considered the advisability and necessity of establishing a community facilities district related to new development in the City and levying a special tax therein to contribute to the cost of certain public services related to certain public facilities in and for such CFD under and pursuant to the terms and provisions of the Act; and

WHEREAS, this Council now desires to proceed with the establishment of a community facilities district in order to contribute to the cost of certain public services related to community places, including community plazas and bicycle trails, neighborhood greens and any other facilities authorized by the Act; and

WHEREAS, pursuant to Section 53339.2 of the Act, this Council further desires to undertake proceedings to provide for future annexation of territory into the proposed community facilities district.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

SECTION 1. Recitals. The above foregoing are true and correct.

SECTION 2. Determinations. This Council proposes to conduct proceedings to establish a community facilities district pursuant to the Act, and hereby determines that public convenience and necessity require that a future annexation area be established pursuant to the Act.

SECTION 3. Name of District and Future Annexation Area. The name proposed for the community facilities district is "City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens)" (the "CFD"). The name proposed for the territory proposed to be annexed into the CFD in the future is "City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (Future Annexation Area)" (the "Future Annexation Area").

SECTION 4. Boundaries of CFD and Future Annexation Area. The proposed boundaries of the CFD and the Future Annexation Area are as shown on the map on file with the City Clerk, a copy of which is attached and marked **Exhibit A**. Said boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to record, or cause to be recorded, the map of the boundaries of the CFD and the Future Annexation Area in the office of the Sacramento County Recorder within fifteen days of the date of adoption of this Resolution and, in any event, at least fifteen days prior to the public hearing specified below.

Parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings except for the filing of an annexation boundary map.

SECTION 5. Description of Services. The type of public services and incidental costs proposed to be financed by the CFD and pursuant to the Act shall consist of those items shown in **Exhibit B** hereto and by this reference incorporated herein (the "Services"). The Council hereby determines that the Services are necessary to meet demands placed upon local agencies as the result of development occurring within the area of the CFD and the Future Annexation Area.

SECTION 6. Special Tax. Except to the extent that funds are otherwise available to the CFD to contribute to the cost of the Services, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes, or in such other manner as this Council, or its designee, shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD is sufficient in detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay. The rate and method of apportionment of the Special Tax is described in **Exhibit C** hereto and hereby incorporated herein.

This Council hereby finds that the provisions of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to ad valorem property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD.

As required by Section 53339.3(d) of the Act, the Council hereby determines that the Special Tax proposed to pay for Services to be provided within the Future Annexation Area will be equal to the Special Tax levied to pay for the same Services in the original area of the CFD, except that a higher or lower Special Tax may be levied within the territory proposed to be annexed or to be annexed in the future to the extent that the actual cost of providing the Services in that territory is higher or lower than the cost of providing those Services in the existing district.

SECTION 7. Exempt Property. Except as may otherwise be provided by law or by the rate and method of apportionment of the Special Tax for the CFD, all lands owned by any public entity, including the United States, the State of California and/or the City, or any

departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Services and the CFD. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or in part, from the levy of the Special Tax, this Council will, on behalf of the CFD, may increase the levy to the extent necessary upon the remaining property within the CFD that is not exempt in order to yield required debt service payments, if any, and other annual expenses of the CFD, if any, subject to the provisions of the rate and method of apportionment of the Special Tax.

SECTION 8 Election. The levy of the Special Tax shall be subject to the approval of the qualified electors of the CFD at a special election. The proposed voting procedure shall be mailed or hand-delivered ballots to the landowners in the proposed CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD.

A special tax shall be levied in the Future Annexation Area only with the Unanimous Approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

SECTION 9. CFD Report. The City's Community Development Director (or deputy or designee thereof) as the officer having charge and control of the Services in and for the CFD, or the designee of such officer, is hereby directed to study said proposed Services and to make, or cause to be made, and file with the City Clerk a report in writing, (the "CFD Report"), which shall be a part of the record of the public hearing hereinafter specified and which report shall present the following:

- (a) A description of the Services by type that will be required to adequately meet the needs of the CFD.
- (b) An estimate of the fair and reasonable cost of the Services including the cost of acquisition of lands, rights-of-way and easements, any physical facilities required in conjunction therewith and incidental expenses in connection therewith, and all other related costs as provided in Section 53345.3 of the Act.

SECTION 10. Public Hearing. Monday, September 17, 2018, at 5:30 p.m. or as soon as possible thereafter, in the City Hall, Council Chambers, 2729 Prospect Park Drive, Rancho Cordova, California, be, and the same are hereby appointed and fixed as the time and place when and where this Council, as legislative body for the CFD, will conduct a public hearing on the establishment of the CFD and the Future Annexation Area and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD, the Future Annexation Area and the levy of the Special Tax.

SECTION 11. Notice of Hearing. The City Clerk is hereby directed to cause notice of the public hearing to be given by publication one time in a newspaper published in the area of the CFD and the Future Annexation Area. The publication shall be completed at least seven days before the date of the public hearing specified above. The City Clerk shall also cause notice of the hearing to be given to each property owner within the CFD by first class mail, postage prepaid, to each such owner's addresses as it appears on the most

ATTACHMENT 5D

recent tax records of Sacramento County or as otherwise known to the City Clerk to be correct. Such mailing shall be completed not less than fifteen days before the date of the public hearing. Each of the notices shall be substantially in the form specified in Section 53322 of the Act, with a form summarizing the provisions hereof hereby specifically approved.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of August, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

CFD 2018-2 (Community Places and Neighborhood Greens)

September 17, 2018

ACTION ITEMS FOR TONIGHT

- ☐ Conduct a Public Hearing
- ☐ Adopt a resolution forming the CFD and levying a special tax in the CFD
- ☐ Adopt a resolution calling for a special election for the CFD
- ☐ Adopt a resolution declaring the election results of the CFD
- ☐ Introduce and waive first reading of an ordinance levying a special tax within the CFD



Background – Open Space Guidelines



- ❑ In November 2013, the Council adopted the City Open Space Guidelines to provide connections between parks and enhance the traditional park system within the City.
- ❑ Community Places is generally comprised of neighborhood greens, urban plazas, community gardens and community wide open space.

Background – Open Space Guidelines

Community Places function as attractive “destinations” within a neighborhood or community that provide spaces for people to gather and socialize or relax and commune with nature. They provide flexible space for unprogrammed activities.



Purpose for forming the CFD

- ❑ Projects in the City, including Douglas 98, Grantline 208, and Sunridge Lot J were approved with requirements to provide maintenance funding for the open space requirements including neighborhood greens, community plazas and regional trails.
- ❑ These requirements will be met with the formation of CFD 2018-2 (Community Plazas and Neighborhood Greens) and the inclusion of these projects in the formation of the district.



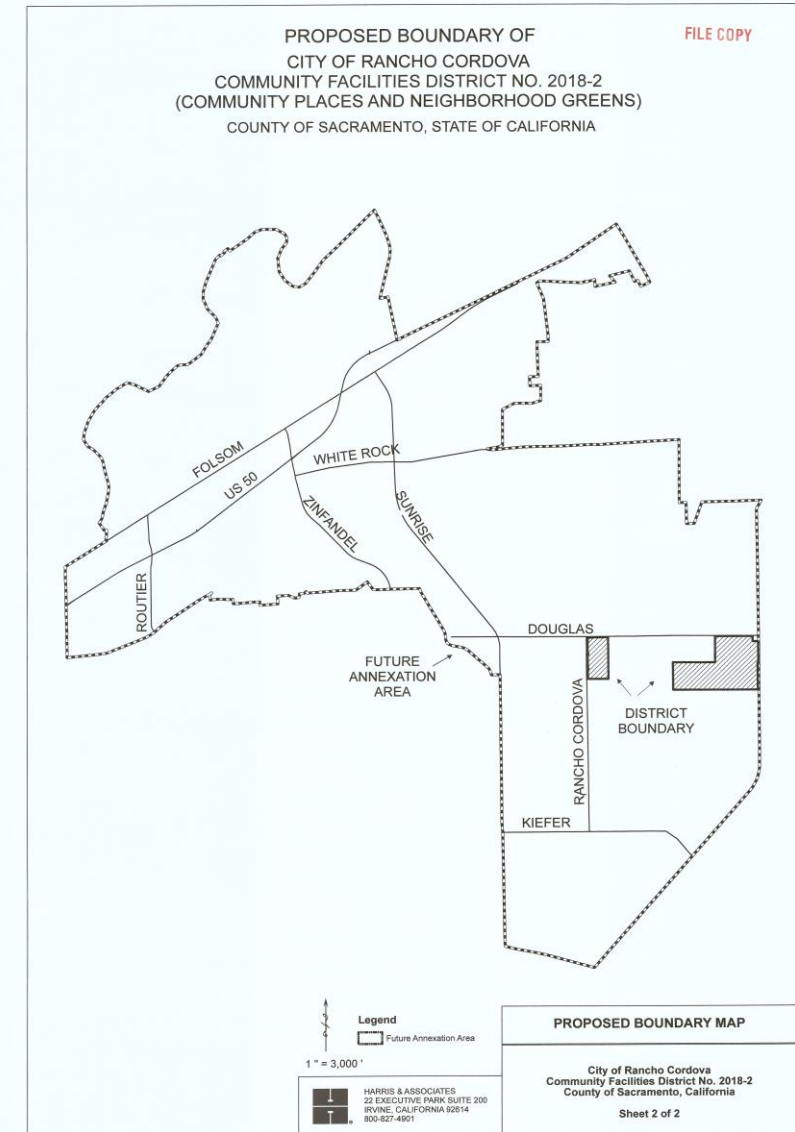
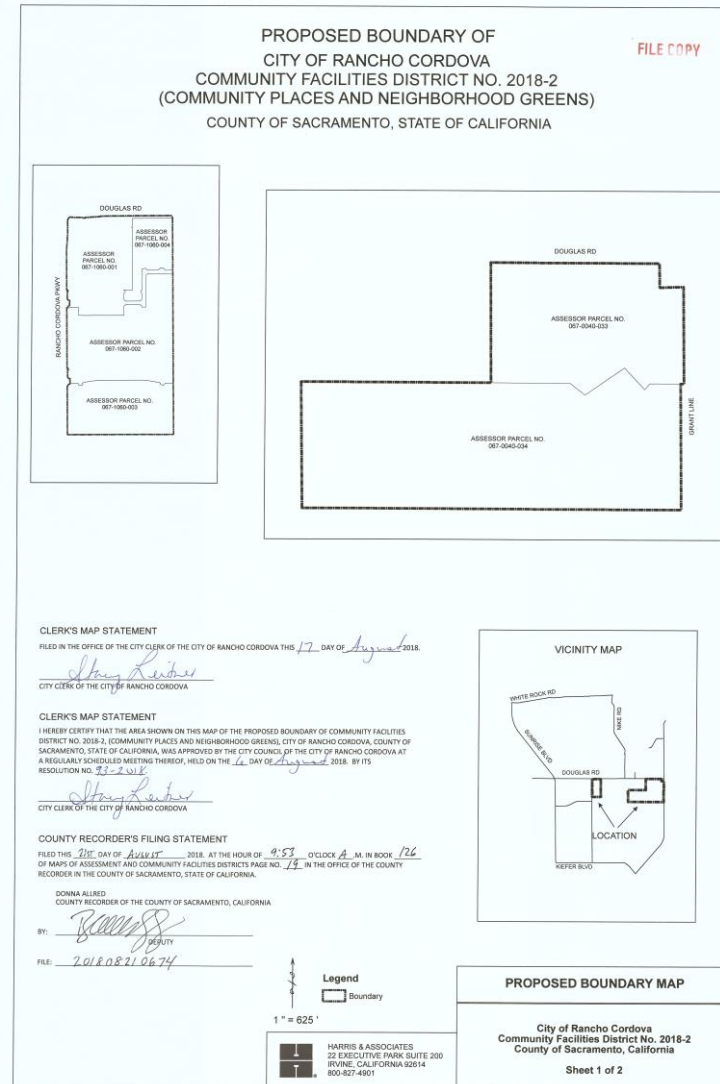
Prior Actions

- ❑ The property owners of Douglas 98, Grantline 208, and Sunridge Lot J have requested the City to form the CFD and submitted landowner petitions (with waivers) to establish the CFD.
- ❑ On August 6, 2018, the Council declared it's intention to establish the CFD and a future annexation area, designated the name of the district, and set tonight as the public hearing on the matter.



Boundary Map

ATTACHMENT 6



Funding the CFD

- ❑ The purpose of the CFD is to fund the ongoing operations and maintenance of the district facilities including community plazas, neighborhood greens, regional trails and other amenities of the district.
- ❑ A special tax will be levied on parcels included in the district and new projects as they are annexed to the district.
- ❑ Two separate tax zones will be created



Tax Zone A – Maximum Tax

Residential Use Category	Community Plazas	Regional Trails	Neighborhood Greens	Maximum Special Tax per Dwelling Unit
SFD	\$5.78	\$22.71	\$87.35	\$115.84
Age Qualified SFD	\$3.92	\$15.40	\$59.22	\$78.54
MFR	\$3.02	\$11.86	\$45.60	\$60.48
Age Qualified MFR	\$2.05	\$8.04	\$30.92	\$41.01

Tax Zone B – Maximum Tax

Residential Use Category	Community Plazas	Regional Trails	Neighborhood Greens	Maximum Special Tax per Dwelling Unit
SFD	\$5.78	\$22.71	N/A	\$28.49
Age Qualified SFD	\$3.92	\$15.40	N/A	\$19.32
MFR	\$3.02	\$11.86	N/A	\$14.88
Age Qualified MFR	\$2.05	\$8.04	N/A	\$10.09

Required Actions

- ☐ Adopt Resolution of Formation of CFD and to levy a special tax
- ☐ Adopt Resolution calling special election
 - ☐ Clerk canvasses the ballots and announces result of the vote
- ☐ Adopt Resolution declaring results of special election and directing recordation of a notice of special tax lien
- ☐ Introduce and waive first reading of an Ordinance levying special taxes within CFD 2018-2 (Community Places and Neighborhood Greens)



Recommendation

The Mayor should now follow the Order of Proceedings, Attachment 5a. This is a guide for the Mayor to use to facilitate the required public hearing and landowner vote process.





THANK YOU

QUESTIONS & DISCUSSION

a fresh take.
RANCHO CORDOVA
CALIFORNIA

MEMORANDUM

DATE: September 17, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director



SUBJECT: A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 169-2018 WITH MARK THOMAS COMPANY INC. IN AN AMOUNT NOT TO EXCEED \$304,774 FOR CONSTRUCTION ENGINEERING SUPPORT FOR THE ZINFANDEL COMPLEX PROJECT

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution would authorize the City Manager to execute an engineering services contract with Mark Thomas Company Inc. in an amount not to exceed \$304,774 for design and engineering support during construction of the Zinfandel Complex Project.

BACKGROUND

Zinfandel Drive from International Drive to Folsom Boulevard (referred to as the Zinfandel Complex) is a highly congested roadway with several closely spaced signalized intersections including the Highway 50 interchange. The Zinfandel Complex project will modify Zinfandel Drive, the highway overcrossing and ramps to increase safety for bicyclists and pedestrians, and reduce traffic congestion.

A presentation on the project was provided to Council on November 21st, 2016. Since that time, the Public Works Department has completed project design plans and is preparing for the construction phase. This Contract will provide the City with engineering support services by the project designer during the construction process.

FISCAL IMPACT

This contract will be funded through Traffic Mitigation Impact Funds, which are collected from new development. The project is included in the City's approved Capital Improvement Plan and in the 2018/19 budget. There is no impact to the general fund.

ATTACHMENTS

1. Resolution
2. Contract No. 169-2018
3. PowerPoint Presentation.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XX-2018**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT
NO. 169-2018 WITH MARK THOMAS COMPANY INC. IN AN AMOUNT NOT TO EXCEED
\$304,774 FOR CONSTRUCTION ENGINEERING SUPPORT FOR THE ZINFANDEL
COMPLEX PROJECT**

WHEREAS, the City of Rancho Cordova desires to enter into Contract no. 169-2018 with Mark Thomas Company, Inc. in an amount not to exceed \$304,774 for engineering support services during construction for the Zinfandel Complex Project; and

WHEREAS, the participation of the design engineer is required during construction for the review of submittals to provide technical support to the City which is a critical component of a successful project; and

WHEREAS, the contract will be paid through various funding sources earmarked for the projects. The contract does not impact the general fund;

WHEREAS, this is not a project subject to review under the California Environmental Quality Act, as it was previously reviewed and included in the City's Capital Improvement Plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute contract no. 169-2018 with Mark Thomas Company, Inc. in the amount of \$304,774 for engineering support during construction and specialized design support services for the Zinfandel Complex Project and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of September, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 2

CONTRACT NO. 169-2018

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
MARK THOMAS & COMPANY, INC.**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and Mark Thomas & Company, Inc. ("Professional") as of July 1, 2018.

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Professional shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on July 1, 2020, the date of completion specified in Exhibit A. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 **Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed \$304,774, notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.

ATTACHMENT 2**CONTRACT NO. 169-2018**

Professional and City acknowledge and agree that compensation paid by City to Professional under this Agreement is based upon Professional's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Professional. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Professional and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Professional shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Professional and each employee, agent, and subcontractor of Professional performing services hereunder, as well as a separate notice when the total number of hours of work by Professional and any individual employee, agent, or subcontractor of Professional reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Professional's signature.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Professional.

2.3 Intentionally Omitted.

2.4 Total Payment. City shall pay for the services to be rendered by Professional pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Professional in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Professional submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

ATTACHMENT 2**CONTRACT NO. 169-2018**

- 2.5 Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.
- 2.6 Reimbursable Expenses.** Reimbursable expenses, if any, are set forth in Exhibit B. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.
- 2.7 Payment of Taxes.** Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
- 2.8 Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 8, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.
- 2.9 Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Professional shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Professional only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Professional's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Professional, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Professional shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Professional's bid. Professional shall not allow any subcontractor to commence work on any subcontract until Professional has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Professional shall maintain all required insurance listed herein for the duration of this Agreement.

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- 4.1 Workers' Compensation.** Professional shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Professional. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS (\$1,000,000.00) per accident. In the alternative, Professional may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Professional, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

The requirement to maintain Statutory Worker's Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Professional does not have any employees.

4.2 Commercial General and Automobile Liability Insurance.

- 4.2.1 General requirements.** Professional, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

- 4.2.2 Minimum scope of coverage.** Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad

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as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 Additional requirements. Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Professional, including the insured's general supervision of Professional; products and completed operations of Professional; premises owned, occupied, or used by Professional; and automobiles owned, leased, or used by the Professional. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.
- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of Professional to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.
- e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.3 Professional Liability Insurance. Professional, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) covering the licensed professionals' errors and omissions.

4.3.1 Any deductible or self-insured retention shall not exceed \$150,000 per claim.

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30)

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days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.3.3 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of coverage. Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

4.4.3 Subcontractors. Professional shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.4 Deductibles and Self-Insured Retentions. Professional shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

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During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Professional may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Professional procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

4.4.5 Waiver of Subrogation. Professional hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Professional, its employees, agents, and subcontractors.

4.4.6 Notice of Reduction in Coverage. In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Professional shall provide written notice to City at Professional's earliest possible opportunity and in no case later than five (5) days after Professional is notified of the change in coverage.

4.5 Remedies. In addition to any other remedies City may have if Professional fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Professional's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Professional to stop work under this Agreement or withhold any payment that becomes due to Professional hereunder, or both stop work and withhold any payment, until Professional demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

5.1 General Requirement. Professional shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Professional or its employees, subcontractors, or agents, by acts for which they could

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be held strictly liable, or by the quality or character of their work. The foregoing obligation of Professional shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Professional or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Professional to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

5.2 PERS Indemnification. In the event that Professional or any employee, agent, or subcontractor of Professional providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Professional shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Professional or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

5.3 Design Professionals. Notwithstanding Sections 5.1 and 5.2, to the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time, Professional's duty to indemnify shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

Section 6. STATUS OF PROFESSIONAL.

6.1 Independent Contractor. At all times during the term of this Agreement, Professional shall be an independent contractor as defined in Labor Code Section 3353, and shall not be an employee of City. Nothing contained in this Agreement shall be construed to be inconsistent with the foregoing relationship or status. City shall have the right to control Professional only insofar as the results of Professional's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Professional accomplishes services rendered pursuant to this Agreement. Professional shall have no power or authority by this Agreement to bind the City in any respect. All employees and agents hired or retained by Professional are employees and agents of Professional and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Professional by any such employees or agents, or any other person resulting from performance of this Agreement.

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Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Professional and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits. Professional shall not allow any employee to become eligible for a claim for PERS benefits.

- 6.2 Professional Not an Agent.** Except as City may specify in writing, Professional shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Professional shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Professional's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Professional and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Professional represents and warrants to City that Professional and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Professional represents and warrants to City that Professional and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Professional and any subcontractors shall obtain and maintain valid Business Licenses from City during the term of this Agreement.
- 7.5 Nondiscrimination and Equal Opportunity.** Professional shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Professional under

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this Agreement. Professional shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Professional thereby.

Professional shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** City may cancel this Agreement at any time and without cause upon written notification to Professional.

Professional may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Professional shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Professional delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Professional or prepared by or for Professional or the City in connection with this Agreement.

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Professional understands and agrees that, if City grants such an extension, City shall have no obligation to provide Professional with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Professional for any otherwise reimbursable expenses incurred during the extension period.

- 8.3 Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

- 8.4 Assignment and Subcontracting.** City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

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- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.
- 8.6 Options upon Breach by Professional.** If Professional materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.6.1** Immediately terminate the Agreement;
 - 8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Professional pursuant to this Agreement;
 - 8.6.3** Retain a different Professional to complete the work described in Exhibit A not finished by Professional; or
 - 8.6.4** Charge Professional the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 Records Created as Part of Professional's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Professional prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Professional hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Professional agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.
- 9.2 Professional's Books and Records.** Professional shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Professional pursuant to this Agreement.
- 9.3 Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Professional to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds

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expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10**MISCELLANEOUS PROVISIONS.**

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.
- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 Conflict of Interest.** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an

ATTACHMENT 2**CONTRACT NO. 169-2018**

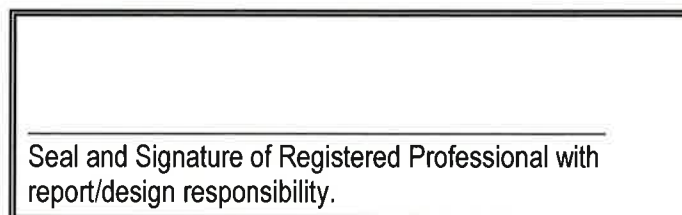
employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Professional will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

- 10.8 Solicitation.** Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 Contract Administration.** This Agreement shall be administered by Rupa Somavarapu ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.10 Notices.** Any written notice to Professional shall be sent to:
Mark Thomas & Company, Inc
Attn: Matt Brogan, Project Manager
7300 Folsom Blvd. Suite 203
Sacramento, CA 95826

Email Address (for Insurance Update Requests):
mbrogan@markthomas.com

Any written notice to City shall be sent to:
City of Rancho Cordova
Attn: Rupa Somavarapu
2729 Prospect Park Drive
Rancho Cordova, CA 95670

- 10.11 Professional Seal.** Where applicable in the determination of the contract administrator or when required by law, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.



ATTACHMENT 2**CONTRACT NO. 169-2018**

- 10.12 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral.
- 10.13 IRS Form W-9.** Professional shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

ATTACHMENT 2**CONTRACT NO. 169-2018**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA

MARK THOMAS & COMPANY, INC.

Cyrus Abhar, City Manager

Date: _____


Matt Brogan, Vice PresidentDate: 9/27/18

Attest:

Stacy Leitner, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____



August 10, 2018

Mr. Chris Boyer
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: US 50/ZINFANDEL DRIVE INTERCHANGE – PROJECT COMPLETION

Dear Chris:

As we have discussed, we have prepared the attached fee proposal to for additional design services. Mark Thomas had provided support for the SACOG grant application and additional acquisition services with City approval (attached) outlining the expected level of effort. We attempted to cover the these out of scope items within our existing budget, however the budget expended will be required to complete the delivery of the project.

We understand that the Zinfandel Complex project is pursuing SB-1 funding for construction. As a result, the final project delivery has been accelerated requiring additional staff time and management. We have been providing a focused effort to meet the City's deadline to have the project ready for CTC approval.

Several additional items have been required for project approvals beyond what was originally anticipated as follows:

- Caltrans Tieback Wall Analysis – Caltrans retaining wall specialist has expressed concerns about the impacts widening of the bridge will have on the existing tieback wall. Comments regarding the wall were received at the 65% submittal and further analysis than would be typically seen has been requested by the specialist. The alternative would be to replace a portion of the tieback wall. This alternative was considered, but the cost to replace the portion of the wall under the widening is estimated to be \$250,000. The proposed approach is to allow the existing wall to remain and monitor the wall during construction. If necessary from analysis or from



(916) 381-9100
701 UNIVERSITY AVENUE, SUITE 200
SACRAMENTO, CA 95825

MARKTHOMAS.COM

► August 10, 2018

deflections observed during construction monitoring, then additional tiebacks will be installed into the existing wall.

- Additional Acquisition Services – Two additional parcels required acquisition support services from BRI and Mark Thomas. To accelerate the right of way certification process, additional coordination and revisions to TCE limits were required.
- Traffic Signal/Electrical Design – DKS updated base files to include recent ITS improvements done by the City to include traffic signal cabinet and controller upgrades, installation of new pull boxes and conduits, and replacement of copper signal interconnect cable with fiber optic. Caltrans required modifications to the ramp metering system and temporary traffic signal design.
- Air Quality Conformity – Additional coordination with SACOG and Caltrans for the Air Quality Conformity Analysis was required for to get consensus that the project description in the MTIP was consistent with the project design.

At your request, we have included scope for bidding and construction support services:

Task 1.0 Bidding and Construction Support

Once the project is approved for advertisement Mark Thomas and subconsultants will provide services to facilitate the successful advertisement, award, and construction of the project. Since this work is difficult to estimate at this stage, Mark Thomas has provided an estimate fee in the fee schedule.

After the budget is exhausted, the assistance will be on a time and materials basis. This work includes:

- **Task 1.1 Bidding Assistance**

Mark Thomas and subconsultants will provide assistance, as required, to the City during bidding of the project. An allowance has been provided for Bidding Assistance. The actual level of effort will depend on the issues and questions that arise during advertisement. For this scope of work, a budget has been specified. After the budget is exhausted, the assistance will be on a time and materials basis.



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- **Task 1.2 Construction Support**

This task assumes that the City will hire a Construction Management firm with qualifications that include past experience with signalized intersections and rail coordination. The construction management firm will be responsible for managing the project through construction including overseeing the Contractor and day-to-day construction activities. This task also assumes that the City will hire a Resident Engineer that is a licensed Civil Engineer in the State of California and that engineer also has past experience with signalized intersections and rail coordination.

During the construction phase, Mark Thomas and DKS will work with the Resident Engineer (RE) that is hired by the City to assist and advise the RE in order to minimize construction conflicts and to expedite project completion.

Mark Thomas and DKS will prepare Contract Change Order (CCO) plans, respond to Request for Information (RFIs) and review shop drawings, if necessary. For this scope of work, a budget has been specified. After the budget is exhausted, the assistance will be on a time and materials basis.

- **Task 1.3 Record Drawings**

Mark Thomas and DKS will provide Record Drawings to the City after construction is complete. These drawings will be based on red-lined as-builts provided by the City construction manager or City contractor.

Please review this scope and fee and feel free to give me a call with any questions.

Sincerely,

MARK THOMAS



Aaron Silva
Project Manager



(916) 581-9100
701 UNIVERSITY AVENUE, SUITE 200
SACRAMENTO, CA 95825

MARKTHOMAS.COM



MARK THOMAS & COMPANY

Providing Engineering, Surveying & Planning Services

April 22, 2015

OFFICES Mark Thomas
City of Rancho Cordova Public Works
2729 Prospect Park
Cupertino Rancho Cordova, CA 95670
Fresno
Irvine
Oakland
Sacramento
Salinas
San Jose
San Mateo
Walnut Creek

RE: **SACOG GRANT APPLICATION SCOPE OF SERVICES**

On April 16, 2015 the SACOG Board authorized the release of the 2015 Call for Projects for the Regional/Local Program. The City of Rancho Cordova is pursuing SACOG Regional Local funding for the Zinfandel Drive/US-50 interchange and Mather Boulevard/US-50 interchange for the 2015 funding cycle.

The Zinfandel Drive/US-50 interchange improvements (Zinfandel Complex) successfully received Regional/Local funding for preliminary engineering during the 2014 cycle. The purpose of the 2015 application will be to secure construction funds for the proposed improvements.

The Mather Boulevard eastbound off-ramp currently experiences queuing during peak hour traffic. The City would like to pursue funding to study and design modifications to the off-ramp to improve operations. It is anticipated that a day for field observations will be required, existing available information will be used to complete the grant application, no traffic counts will be performed, and the study area is limited to the eastbound ramp terminal only.

It is assumed that the City will prepare the required pre-submittal letter to SACOG for both locations. The specific services to be provided for these grant applications are outlined below.

TASK 1 SACOG GRANT APPLICATION

MTCO will prepare the SACOG Regional/Local grant application for Zinfandel Drive and Mather Boulevard. The application will include the following information:

- Project Application (Part K)
- Project Cost and Schedule Form (Part L)
- Engineers Estimate (Part M)
- Performance Outcomes (Part N)

MTCO will prepare a draft application City review, respond to one round of consolidated comments, and will provide a final version (PDF) for the City to submit SACOG. The application deadline for Regional/Local is June 25, 2015.

Deliverables:

- Draft Regional Local Grant Application for review and comment
- Final Regional Local Grant Application

The estimated fee for this task is \$17,000.

This work is outside of the original scope of services for the Zinfandel Complex project. MTCO will attempt to fit the additional out of scope services described within our original contract authorization, but we reserve the opportunity to revisit the project budget at a future date if necessary. We will monitor our costs closely and let you know if we are in jeopardy of going over our original contract amount for the project. MTCO will re-allocate existing budget and bill the time to prepare the grant applications under a new task "SACOG Grant Applications" task.

Please sign and date in the box below and return a copy to us to confirm your agreement with our description of the extra services added to the project. Feel free to give me a call if you need any additional information or have any questions regarding these additional services.

Sincerely,

MARK THOMAS & COMPANY, INC.

R.M. Brogan

Matt Brogan, PE
Principal

Accepted:	<i>Chris Boyer</i>
Signature	<i>Chris Boyer</i>
Name/Title	<i>Associate Engineer</i>
Date	<i>4/24/15</i>



MARK THOMAS & COMPANY

Providing Engineering, Surveying & Planning Services

May 19, 2016

OFFICES

Cupertino
Fresno
Irvine
Oakland
Sacramento
Salinas
San Jose
San Mateo
Walnut Creek

Chris Boyer
City of Rancho Cordova Public Works
2729 Prospect Park
Rancho Cordova, CA 95670

RE: **ZINFANDEL COMPLEX – ADDITIONAL RIGHT OF WAY ACQUISITIONS**

Dear Chris:

As we have discussed, the Zinfandel Drive/US-50 interchange improvements (Zinfandel Complex) will be completing right of way appraisals and acquisitions from two additional parcels along the eastbound and westbound ramps to U.S. 50. Our original scope of work had assumed that there would not be acquisitions in these areas, but it has been determined that these acquisitions are more cost effective than constructing retaining walls. As a result, we have identified tasks that our outside of our original scope of work. These are detailed below.

Task 1 Right Of Way Delineation

MTCO survey staff will use available Caltrans and County record mapping to tie into existing Caltrans and County rights of way within the proposed project footprint. MTCO will submit a Right of Way Monumentation report to Caltrans documenting that the found monuments were tied to Caltrans 3rd order specs. This scope assumes that a Caltrans Record Right of Way Map will not be required.

MTCO will obtain Preliminary Title Reports, vesting documents, backup and supporting documents for two (2) additional parcels. Each report will be processed and reviewed; MTCO will plot any encumbrance that may affect the potential Right of Way acquisitions. Record information will be compared to field information to resolve discrepancies when necessary. The result of the resolved right of way and processed title reports will be compiled into working drawings referred to as the project Land Net. These drawings will be prepared showing bearings and distances based upon the project mapping meridian and the project scale factor. Parcels in the project footprint will be annotated with ownership, County Assessor's information and/or recording information or map reference.

Deliverables

- Updated Project Base Mapping

Mark Thomas & Company, Inc.

7300 Folsom Boulevard, Suite 203, Sacramento, CA 95826

www.markthomas.com (916) 381-9100 fax: (916) 381-9180

Task 2 Appraisal Mapping

After the existing Right of Way has been delineated and the design engineers have approved the proposed line work, appraisal map(s) will be prepared to Caltrans standards. MTCO shall prepare (11" x 17") exhibits for the additional acquisition parcel(s). These exhibits will show **screened topographic information and have tabular data for parcel acquisitions, including Caltrans parcel numbers (for all parcels that ultimately will revert to the state), owner name, areas of total ownership, acquisition remainder, and encumbrances.** The scale of the maps will be 1" = 50'.

Deliverables

- Appraisal Mapping

Task 3 Plat & Legal Description

In accordance with standard Caltrans procedures, plats are not typically required. Plats will be prepared for City review and approval; these plats will not be submitted to Caltrans. MTCO shall prepare legal descriptions and (8 ½" x 11") plats for two (2) additional parcels. Each parcel will consist of one (1) acquisition plat and legal and one (1) Temporary Construction Easement plat and legal. These will undergo a review by the City and Caltrans for technical accuracy before being signed and wet-stamped.

Deliverables

- Plat and Legal descriptions- 2 additional parcels

The summary and approximate budgets for the additional work for each task are as follows:

- Prepare Right of Way Monumentation Report–MTCO - \$6000
- Additional Title Reports (2 parcels) – MTCO - \$1500
- Appraisal Maps/Plats/Legal Descriptions – MTCO - \$11,500
- Additional Acquisitions (2 parcels) – BRI - \$10,650
- Additional Acquisition Support (2 parcels) – MTCO - \$3000

The total amount is \$32,650. Our plan would be to re-allocate from tasks that have already been completed and have budget remaining in them. This includes tasks for the Opportunities/Constraints, Traffic Analysis, Bridge Advance Planning Study, and Structure Type Selection Report. This re-allocation will be reflected in our next invoice.

Please sign and date in the box below and return a copy to us to confirm your agreement with our description of the extra services and the proposed re-allocation. Feel free to give me a call if you need any additional information or have any questions regarding these additional services.

Sincerely,

MARK THOMAS & COMPANY, INC.

R.M. Brogan

Matt Brogan, PE
Principal

Accepted:	
Signature	
Name/Title	Chris Bayer, Associate Engineer
Date	5/19/16

Exhibit B

COST PROPOSAL FOR PROJECT SCOPE: Rancho Cordova-US 50/Zinfandel (Project Completion)

Mark Thomas																Subs		TOTAL COST															
																DKS	Total MT Cost																
	Principal	Sr. Project Manager	Project Manager	Project Engineer	Design Engineer II	Design Engineer I	Technician	Intern	Surveyor	Survey Technician	Project Accountant	Sr. Project Coordinator	Project Assistant	Total Hours																			
	\$358	\$216	\$177	\$133	\$116	\$93	\$83	\$54	\$120	\$100	\$94	\$113	\$60																				
	1.0 PROJECT MANAGEMENT																																
	1.1	4		36								2	8	2	52	\$9,016	-																
	1.2			20	16										36	\$5,668	-																
	Subtotal Phase 1																4	0	56	16	0	0	0	0	0	2	88	\$14,684	\$0				
	2.0 ADDITIONAL DESIGN SERVICES																																
	2.1		32	36	100	40	120	40	40						408	\$47,864	-																
	2.2			20	64		44								128	\$16,144	-																
	2.3				8	24				40	100				172	\$19,408	-																
2.4		4	40	80			36							160	\$21,572	-																	
Subtotal Phase 2																0	36	104	268	40	164	76	40	40	100	0	0	0	0	\$32,650	\$137,638		
3.0 FINAL DESIGN																																	
3.1					4									4	\$532	17,900																	
Subtotal Phase 3																0	0	0	4	0	0	0	0	0	0	0	0	0	\$532	\$17,900	\$0		
4.0 BIDDING & CONSTRUCTION SUPPORT																																	
4.1				4	60									124	\$15,648	-																	
4.2		16	24	240	360		240							880	\$101,304	-																	
4.3				16			180							196	\$17,068	-																	
Subtotal Phase 4																0	16	28	316	420	0	420	0	0	0	0	0	1200	\$134,020	\$0			
TOTAL HOURS																4	52	188	604	460	164	496	40	40	100	2	8	2	2160				
OTHER DIRECT COSTS																													\$0	\$0	\$0		
TOTAL COST																\$1,432	\$11,232	\$33,276	\$80,332	\$53,360	\$15,252	\$41,168	\$2,160	\$4,800	\$10,000	\$188	\$904	\$120		\$254,224	\$17,900	\$32,650	\$304,774

Zinfandel Complex Pedestrian and Traffic Improvement Project Update

a fresh take.
RANCHO CORDOVA
CALIFORNIA

CityOfRanchoCordova.org

1

Presentation Goals

- Update Council on status of the Zinfandel Complex Pedestrian and Traffic Improvement Project.
- Request Council approval to execute a contract with Mark Thomas Company Inc. not to exceed \$304,774 for construction engineering support.



Project Location



Existing Conditions - Congestion



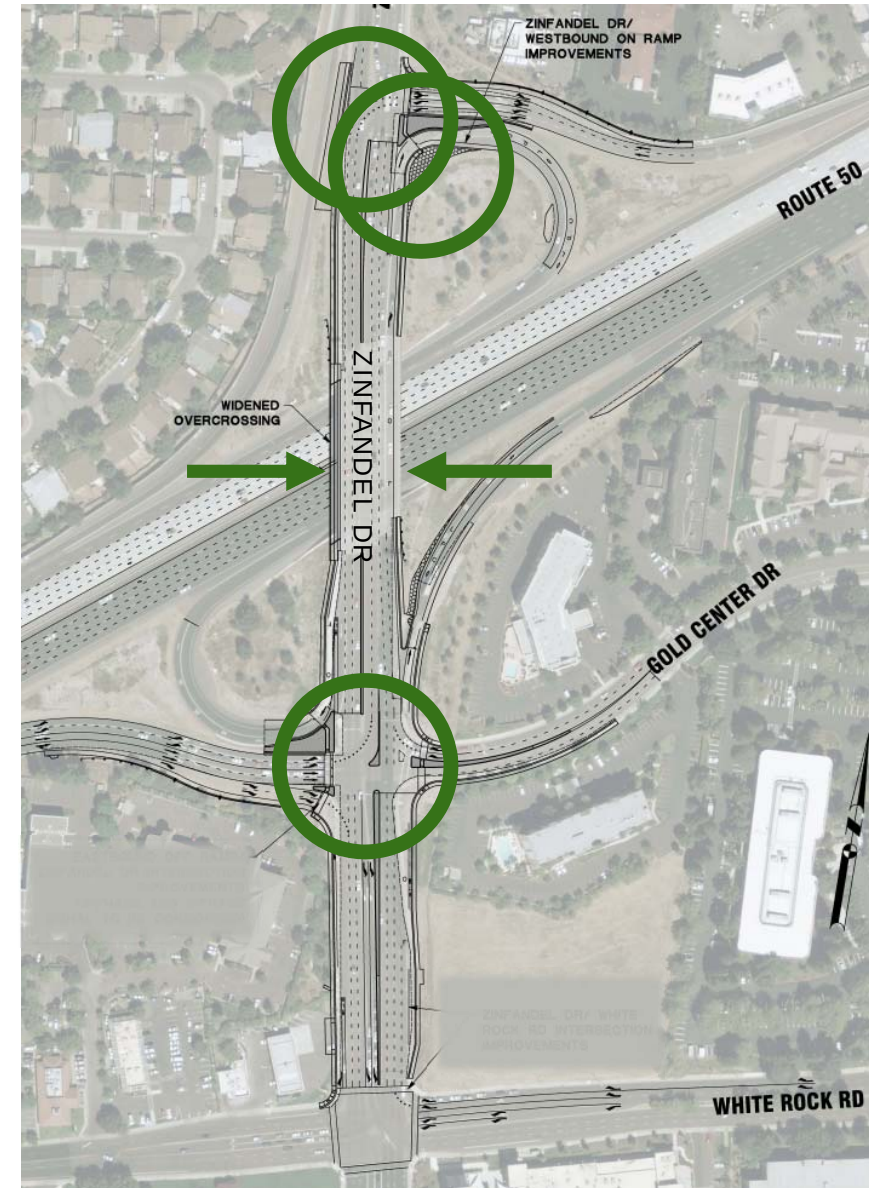
Existing Conditions – Bike/Ped Crossings



Zinfandel Complex Project

Proposed Improvements

- Reconfigured intersections reduce queue times.
- Narrowed crossings improve bicycle and pedestrian access.
- Aesthetic improvements including decorative fencing.
- Estimated total project cost is \$10.4 million (\$4.4 M Grants).



Previous Approvals

- The project scope was presented to Council on July 5, 2016 and November 21, 2016. Staff received approval to proceed with the design.



Recommendations

- **Authorize the City Manager to execute a contract with Mark Thomas Company Inc. in an amount not to exceed \$304,774 for construction engineering support.**

Next Steps:

- **Contract for construction management support.**
- **Bid the construction contract.**
- **Complete construction winter 19/20.**
- **Continue to pursue options for grade separated bicycle and pedestrian crossings and future connections.**

