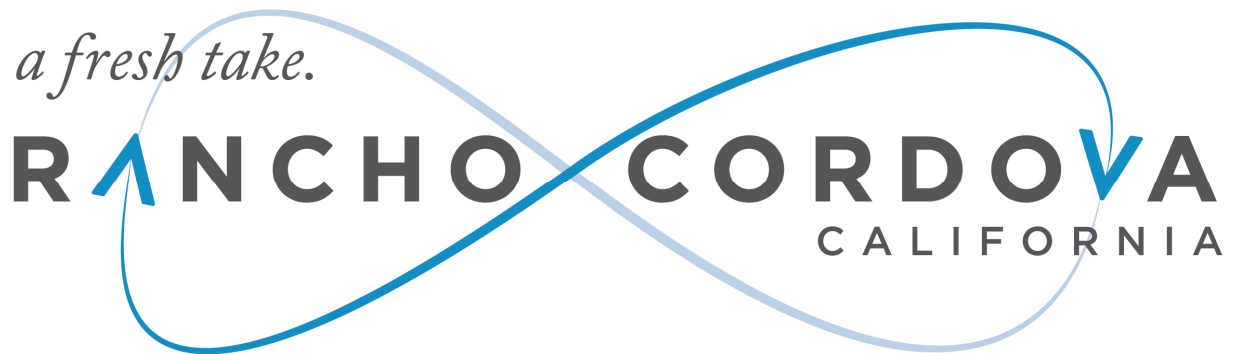


CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, December 17, 2018

5:30 PM – Regular Meeting

AMENDED 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, December 17, 2018

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

AMENDED 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

The Mayor will call on someone in attendance to give the invocation.

5. CERTIFICATION OF NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION

- 5.1 **Subject:** A Resolution Certifying the November 6, 2018 General Municipal Election.
Recommendation: Adopt the Resolution certifying the results of the November 6, 2018 General Municipal Election with regard to two members of the City Council.
Result of Recommended Action: Adoption of the Resolution results in the City's compliance with California Elections Code Sections 10262, 10263, and 10264 which, in part, state that the governing body shall declare the results of each election under its jurisdiction.
Staff Report: Stacy Leitner, City Clerk.

Advances Goals: 1, 3, 4, and 5.

6. SPECIAL CEREMONIES - SWEAR IN COUNCIL MEMBERS

- 6.1 Swearing-in and Seating of Council Members.

7. SELECTION OF MAYOR AND VICE MAYOR

- 7.1 **Subject:** Selection of 2019 Mayor and Vice Mayor.
Recommendation: Council selection of the 2019 Mayor and Vice Mayor.
Result of Recommended Action: City Council Leadership officers for 2019 are appointed, per City Council Resolution No. 5-2004.
Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1, 3, 4, and 5.

8. SPECIAL CEREMONIES - SWEAR IN MAYOR AND VICE MAYOR

- 8.1 Swearing in of Vice Mayor.
8.2 Swearing in of Mayor.
8.3 Presentation to Outgoing Mayor Budge.

9. CELEBRATORY BREAK

10. PRESENTATIONS

- 10.1 Present Ceremonial Grant Checks to Community Enhancement Fund Grant Recipients: 1) Ankur, Inc.; 2) Elk Grove Unified School District; 3) American River Grange No. 172; 4) Soil Born Farms Urban Agriculture Project; and 5) Rebuilding Together Sacramento.
10.2 Sacramento County Grand Jury Presentation on the Grand Jury Presented by Patricia Gayman, President of the Sacramento County Grand Jurors' Association
10.3 2018 Legislative Update, Joe A. Gonsalves & Son.
10.4 Introduce New Employees: Dalia Fadl, Senior Civil Engineer will be Introduced by Albert Stricker, Public Works Director and Steve Stokes, Assistant Building Official will be Introduced by Joe Cuffe, Building Official.

11. 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.

12. COUNCIL REPORTS

13. CITY MANAGER'S REPORT

14. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** Meeting Minutes from the December 3, 2018 and December 11, 2018 Regular and Special City Council Meetings.
Recommendation: Adopt Minutes.
- 14.2 **Subject:** An Ordinance of the City of Rancho Cordova Rescinding Ordinances 28-2004, 29-2004, 30-2004, 32-2004, 33-2004, 40-2004, 25-2006, 26-2006, 27-2006, 28-2006, 31-2006, 32-2006 and 38-2006 Removing Various Development Projects in Rancho Cordova from the Special Police Tax Area as a Result of Different Financing Mechanisms Being Established to Fund Police Protection Costs for the Projects.
Recommendation: Introduce and Waive the First Reading of the Ordinance.
Result of Recommended Action: Adoption of the proposed Ordinance will rescind:
1) Ordinance 28-2004, 29-2004, 30-2004, 32-004 and 33-2004 establishing a special tax for police protection within Sunridge Park (Zones 10, 11, 12, 13 & 14);
2) Ordinance 40-2004 establishing a special tax for police protection within Sunridge North Douglas (Zone 9);
3) Ordinance 25-2006, 26-2006, 27-2006 and 28-2006 establishing a special tax for police protection within Sunridge Park, Phase II (Zones 33, 34, 35 & 36);
4) Ordinance 31-2006 establishing a special tax for police protection within Cresleigh, Lot J (Zone 32);
5) Ordinance 32-2006 establishing a special tax for police protection within Douglas 98 (Zone 28); and
6) Ordinance 38-2006 establishing a special tax for police protection within Grantline 208 (Zone 37).
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.
- 14.3 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 24-2018-1 for On-Call Engineering Services with Interwest Consulting Group to Extend the Contract Term from June 30, 2019 to June 30, 2020 that Results in Increasing the Contract Amount from \$100,000 to \$300,000.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute Contract Amendment No. 24-2018-1 with Interwest Consulting Group to extend the contract term from June 30, 2019 to June 30, 2020 and to increase the contract amount from \$100,000 to \$300,000 for continued on-call engineering services for the Public Works Department.
Staff Report: Albert Stricker, Public Works Director and Quoc Nham, Associate Civil Engineer.
Advances Goals: 1, 2, and 5.
- 14.4 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 176-2018 in an Amount Not to Exceed \$1,628,586.50 with Martin General Engineering, Inc. to Construct the Rod Beaudry & Routier Bikeway Project, Cp16-2169
Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract No. 176-2018 in an amount not to exceed \$1,628,586.50 with Martin General Engineering, Inc. to construct the Rod Beaudry-Routier Bikeway Project, CP16-2139.

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

Advances Goals: 1, 2 and 5.

- 14.5 **Subject:** A Resolution Authorizing The City Manager To Execute Contract Amendment No. 75-2018-1 For Marketing and Public Relations Services for Economic Development and Citywide Communications With FleishmanHillard To Extend The Contract Term From July 31, 2018 To December 31, 2018 That Results In Increasing The Contract Amount From \$99,000 To \$118,168

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution would authorize the City Manager to execute contract amendment No. 75-2018-1 with FleishmanHillard to extend the contract term from July 31, 2018 to December 31, 2018 and to increase the contract not-to-exceed amount from \$99,000 to \$118,168 to cover additional project costs outside of the original Scope of Work for the Economic Development Department, Community Enhancement Fund Program and Citywide communications.

Staff Report: Maria Kniestedt, Communications & Public Affairs Director.

Advances Goals: 1, 2 and 6.

- 14.6 **Subject:** Resolutions Authorizing the City Manager to Execute an Amendment to a Cooperative Agreement; and Execute a Separate Cooperative Agreement with Caltrans for the Zinfandel Complex Project, CP14-2132.

Recommendation: Adopt both Resolutions.

Result of Recommended Action: Adoption of the first Resolution will authorize the City Manager to execute an Amendment to Cooperative Agreement No. 03-0609 (Rancho Cordova Contract No. 122-2016). The second Resolution will authorize the City Manager to execute a new Cooperative Agreement No. 210-2018 with Caltrans to identify each agency's obligations in the Zinfandel Complex Project, CP14-2132.

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

Advances Goals: 1, 2 and 5.

- 14.7 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the FY 2017-18 Development Impact Fee Report for the AB1600 Development Fees

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements. Ongoing compliance means that the City can continue to collect fees from developers to ensure that new development is providing new infrastructure or funds to ensure that their impact upon the City is funded by the development, not by existing residents.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

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

Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Gold Valley Center project.

Result of Recommended Action: Action on this Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Gold Valley Center project and sets a public hearing for January 22, 2019 on the matter.

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

Advances Goal: 5.

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

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution approves Annexation Boundary Map No. 24 for the Gold Valley Center Project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

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

Advances Goal: 5.

- 14.10 **Subject:** Approve Parcel Map of Subdivision No. FM-2018-005-01, 9777 and 9779 Business Park Drive.

Recommendation: Approve Parcel Map.

Result of Recommended Action: Approval of this recommendation will result in the recording of the parcel map creating two separate parcels.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

- 14.11 **Subject:** A Resolution Approving the Final Map of Montelena Villages 9 and 10, Subdivision No. RC-04-132.9 and Execution of the Subdivision Improvement Agreement.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 188-2018 (Attachment 2) guaranteeing the construction of public roads and utilities with Premier Chrysanthy LLC and recording the final subdivision map of Montelena Villages 9 and 10, creating 169 new residentially zoned lots located south of the easterly extension of Chrysanthy Boulevard and approximately 1500 feet west of Rancho Cordova Parkway.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

- 14.12 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions, and Committees.

Recommendation: That Council confirms commitments to serve on other agency boards, commissions, and committees.

Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency board, commission, or committees of any changes or reappointments and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed.

Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1, 2, and 5.

15. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 15.1 **Subject:** A Resolution Creating Special Tax Area Zone 23 and an Ordinance Establishing a Special Tax for Transit-Related Services for the Gold Valley Center Project.
Recommendation: Adopt a Resolution creating special tax area Zone 23; and introduce and waive the first reading of an Ordinance establishing a special tax for transit-related services for the Gold Valley Center project.
Result of Recommended Action: Adoption of the Resolution and Ordinance will assist the City in meeting the costs of providing transit-related services by creating a Special Tax Area Zone and establishing a Special Tax for Transit-Related Services for the Gold Valley Center project.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.
- 15.2 **Subject:** General Plan Safety Element Amendment to Include the Multi-Jurisdictional Local Hazard Mitigation Plan.
Recommendation: Adopt the Resolution.
Result of Recommended Action: The approval of the Resolution will amend the General Plan Safety Element to include the 2016 Multi-Jurisdictional Local Hazard Mitigation Plan.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 2 and 5.
- 15.3 **Subject:** Grantline 208 Lennar Homes Major Design Review and Adjustment; Project No. DD9818 - Located South of Douglas Road and West of Grantline Road.
Recommendation: That Council:
1) Determine the project Exempt per Section 15182, of the CEQA Guidelines
2) Adopt Resolution
Result of Recommended Action: Adoption of the Resolution would approve the design for 9 floor plans ranging from 1,603 square feet to 3,312 square feet, located within the Grantline 208 community. Approval would allow the applicant to pursue necessary building permits for new construction.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2, and 6.

16. PUBLIC HEARING ITEMS

- 16.1 **Subject:** Mather Field Chevron Conditional Use Permit and Letter of Public Convenience and Necessity; Project No. DD9734 – Located at 2931 Mather Field Road.
Recommendation: Adopt a Resolution for the Denial of a Conditional Use Permit (CUP) for off-site alcoholic beverage sales and contingent Letter of Public Convenience and Necessity (PCN).
Result of Recommended Action: Adoption of the Resolution would deny the Applicant's request for a CUP as well as the contingent PCN. Without the approval of the local jurisdiction, the Applicant would not obtain a license from the Department of Alcoholic Beverage Control for the off-site sale of beer and wine.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1 and 2.

- 16.2 **Subject:** Introduction and First Reading of an Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 4 Business Regulations, Title 6 Health and Sanitation and Title 23 Zoning Code and Discussion and Direction on Future Code Amendments.

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

Result of Recommended Action: The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.29 Bingo Suppliers, Title 6 (Health and Sanitation), Chapter 6.68 Noise Control and Title 23 (Zoning Code), Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, Article 9 Specific Use Provisions and Article 11 Definitions of the Rancho Cordova Municipal Code. No formal action is requested of Council at this time on the discussion of future code amendments.

Staff Report: Darcy Goulart, Planning Manager.

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

17. REGULAR CALENDAR ITEMS

- 17.1 **Subject:** 2019 Legislative Priorities

Recommendation: Hear presentations by Simon and Company, Inc. and Joe A. Gonsalves & Son. Provide direction and approval to staff on City's 2019 Legislative Priorities.

Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2019 legislative program. This includes producing the annual legislative brochure, which Council and staff use for meetings with legislators and key agencies.

Staff Report: Maria Kniestedt, Communications & Public Affairs Director and Kerry Simpson, Neighborhood Services Manager.

Advances Goals: 1, 2, 3, 4, 5, and 6.

- 17.2 **Subject:** Updates Regarding Recent Shelter Crisis Declarations by Other Agencies in the Region.

Recommendation: Receive updates from city staff regarding recent shelter crisis declarations by other agencies in the region.

Result of Recommended Action: Receive information and provide input and direction to staff.

Staff Report: Elizabeth Sparkman, Community Development Director and Stefan Heisler, Reinvestment Analyst.

Advances Goals: 2 and 5.

18. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

19. ADJOURNMENT

Mayor Budge will adjourn the meeting to closed session in the Community Board Room.

20. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

21. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the Government Code: (1 case).

22. OPEN SESSION - REPORT FROM CLOSED SESSION

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

23. 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	
Monday, January 7	CANCELLED REGULAR MEETING
Tuesday, January 8	4:00 PM Special Meeting/Work Session
Tuesday, January 22	5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, January 29	4:00 PM Special Meeting/Work Session

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, December 17, 2018 Regular Meeting of the Rancho Cordova City Council was posted and available for review on December 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 December 14, 2018 at Rancho Cordova, California.



Stacy Leitner, City Clerk

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk

SUBJECT: A RESOLUTION CERTIFYING THE NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION



RECOMMENDATION

Adopt the Resolution certifying the results of the November 6, 2018 General Municipal Election with regard to two members of the City Council.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution results in the City's compliance with California Elections Code Sections 10262, 10263, and 10264 which, in part, state that the governing body shall declare the results of each election under its jurisdiction.

BACKGROUND

The City Council, as the governing body of the City, declares the results of the election for each City Council office voted on at a municipal election. As a result of the election, the following Council Members have been elected to the City Council for full, four-year terms:

Linda Budge
Garrett S. Gatewood

ATTACHMENTS

1. Resolution
2. Exhibit A: Certification of Election

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XXX-2018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON
NOVEMBER 6, 2018 AND DECLARING THE RESULTS**

WHEREAS, a General Municipal Election was held and conducted in the City of Rancho Cordova, California, on Tuesday, November 6, 2018, as required by law; and

WHEREAS, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects, the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in the time, form, and manner required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, City of Rancho Cordova Resolution No. 73-2018, adopted June 4, 2018, called for the General Municipal Election on November 6, 2018; and

WHEREAS, the Sacramento County Voter Registration and Elections Department canvassed the returns of the election and has certified the results to this City Council, and the results are received, attached, and made a part hereof as Exhibit A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

1. That the names of persons voted for at the election for Member of the City Council are as follows: Donald Childs, Derald W. Langwell, Garrett S. Gatewood, and Linda Budge.
2. That the number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidates are listed in Exhibit A attached.
3. The City Council does declare and determine that:
 - Linda Budge was elected as a Member of the City Council for the full term of four years; and
 - Garrett S. Gatewood was elected as a Member of the City Council for the full term of four years; and

ATTACHMENT 1

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 2

Exhibit A to the Resolution

STATE OF CALIFORNIA }
County of Sacramento } ss.

CERTIFICATE OF FACTS

I, COURTNEY BAILEY-KANELOS, Registrar of Voters of the County of Sacramento, State of California, do hereby certify that the names of the candidates shown below were submitted to the known qualified electors in Sacramento County in the **City of Rancho Cordova** for the purpose of electing **Two (2) Councilmembers** at the November 6, 2018 General Election.

The results of the Official Canvass conducted by this office are as follows:

Name	Votes Cast
Linda Budge*	12,130
Garrett S. Gatewood*	9,291
Donald Childs	5,738
Derald W. Langwell	4,728

And that the conduct of the election and canvass of the ballots was in every respect in accordance with the election laws of the State of California.

Witness My Hand and Seal this 30th day of November, 2018.



*Elected

COURTNEY BAILEY-KANELOS
REGISTRAR OF VOTERS
County of Sacramento
State of California

MEMORANDUM

DATE: December 17, 2018
TO: Honorable Mayor and Council Members
FROM: Stacy Leitner, City Clerk
SUBJECT: SELECTION OF 2019 MAYOR AND VICE MAYOR



RECOMMENDATION

Council selection of the 2019 Mayor and Vice Mayor.

RESULT OF RECOMMENDED ACTION

City Council Leadership officers for 2019 are appointed, per City Council Resolution No. 5-2004.

BACKGROUND

On January 5, 2004, the City Council adopted Resolution No. 5-2004 establishing the Council policy that one of its members would be selected as Mayor and one of its members selected as Mayor Pro Tempore at the first regular City Council meeting in December. Subsequently, Council adopted Resolution No. 185-2004 changing the Mayor Pro Tempore designation to Vice Mayor.

ATTACHMENTS

1. Resolution No. 5-2004
2. Resolution No. 185-2004

CITY OF RANCHO CORDOVA

RESOLUTION NO. 5-2004

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
SELECTING DATE ON WHICH THE CITY COUNCIL SHALL ANNUALLY SELECT
A MAYOR AND MAYOR PRO TEMPORE**

RECITALS

WHEREAS, Government Code §36801 provides that the City Council shall select one of its members as mayor and one of its members as mayor pro tempore.

NOW, THEREFORE, the City Council of the City of Rancho Cordova resolves that the City Council shall select one of its members as Mayor and one of its members as Mayor Pro Tempore at the first regular City Council meeting in December.

ADOPTED, THIS 5th day of January, 2004 by the following vote:

AYES: Cooley, McGarvey, Sander, Budge, Roberts

NOES: None

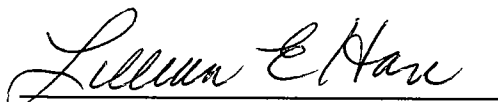
ABSENT: None

ABSTENTIONS: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK

RESOLUTION NO. 185-2004**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA , CALIFORNIA AMENDING RESOLUTION 31-2004 AND CHANGING THE DESIGNATION OF MAYOR PRO TEMPORE TO VICE MAYOR**

WHEREAS, the City Council is desirous of changing the designation of "Mayor Pro Tempore" to "Vice Mayor."

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova does hereby determine and order that:

1. Section 4 and 5 of Resolution No. 31-2003 is amended to replace the "Mayor Pro Tempore" designation with "Vice Mayor" and that
2. That references to "Mayor Pro Tempore" in Resolution No. 5-2004 are hereby amended to be "Vice Mayor."

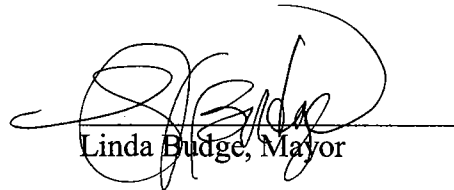
I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Rancho Cordova, held on the 6th day of December, 2004, by the following vote:

AYES: Skoglund, Sander, McGarvey, Cooley, Budge

NOES: None

ABSENT: None

ABSTAIN: None

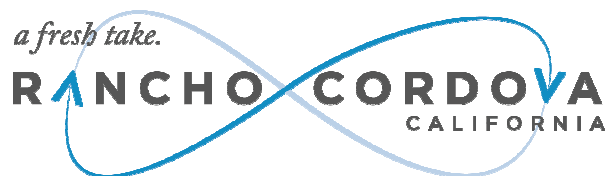


Linda Budge, Mayor

ATTEST:



Lillian E. Hare, City Clerk



CITY COUNCIL MEETING

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

Monday, December 03, 2018

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

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

Special Meeting/Work Session to Follow the Regular Meeting

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the Special meeting to order in the American River Room North at 4:06 PM.

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

Council Members Absent: None.

Staff Members Present: Abhar, Behrends, Delaney, Haven, Huber, Juran, Kniestedt, Leitner, Leonardich, Lindgren, Norton, Olm, Simpson, Siren, Sparkman, Stricker, Weber.

2. PUBLIC COMMENT

Mayor Budge opened the public comment period. The following people addressed the Council:

1. Meada Cashatt
2. Mary Nesel
3. Derald Langwell
4. Anil Reddy
5. Alan Godlove

Mayor Budge closed the public comment period.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Community Enhancement Fund Update Including Financial Recap, Project Updates and Policy Direction on the Award and Administration of Grants.

Recommendation: Receive financial updates, discuss and validate prior direction on Council priorities, review future commitments made to multi-year programs, and provide policy direction on awarding and administering grants for Community Enhancement Fund projects.

Result of Recommended Action: Staff will provide Council with updates on the Community Enhancement Fund revenues and broad expenditures plan, current year allocations, future sales tax projections, and the Measure H/Community Enhancement Fund Citizen Oversight Board. Staff will also inform Council on the current status of funded projects, request Council direction on projects that need further guidance and potential changes to funding allocation, and receive policy direction for the preparation of the next grant application cycle.

Staff Report: Stacy Delaney, Community Enhancement Analyst II.

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

ACTION: Discussion item only. Council provided direction and input to staff regarding the award and administration of Community Enhancement Fund Grants.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Budge adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:30 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the Regular meeting to order in the David B. Roberts Council Chamber at 5:47 PM.

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

Council Members Absent: None.

Staff Members Present: Abhar, Behrends, Buland, Delaney, Harriman, Haven, Huber, Juran, Kniestedt, Leitner, Leonardich, Lewis, Lindgren, McCoy, Medina, Norton, Olm, Pittman, Schelldorf, Simpson, Siren, Sparkman, Stricker, Weber

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

7. PLEDGE OF ALLEGIANCE

Mike Spitch led the pledge.

8. INVOCATION

Pastor Phil Cooley from Cordova Neighborhood Church gave the invocation.

9. PRESENTATIONS

- 9.1 Community Enhancement Fund Grant Check Presentations to 1) River City Christian; 2) Mills One Club; 3) Symphony d'Oro; 4) Folsom Cordova Unified School District; and 5) Cordova Lancers Leaders & Legends.
- 9.2 Recognition of Linda Burkholder, Director of Family Engagement and Support Services for Folsom Cordova Unified School District, for Receiving the Inspirational Leadership Award by the State Superintendent of Public Instruction and Being Selected 2018 Administrator of the Year by Fellow School District Administrators.
- 9.3 Proclamation Recognizing Rebecca Garrison on her Retirement as Executive Director of the 50 Corridor Transportation Management Association.
- 9.4 Presentation and Proclamation Recognizing Basin Street Properties for Creating New Amenities on the White Rock Campus to Meet the Needs of the Modern Office Work Force.
- 9.5 Introduction of New Employees: Edgar Medina, Senior Civil Engineer was Introduced by Albert Stricker, Public Works Director and Matt Buland, Community Engagement Assistant, was Introduced by Maria Kniestedt, Communications and Public Affairs Director.

10. PUBLIC COMMENT

Mayor Budge opened the public comment period. The following people addressed the Council:

- 1. Pamela Bradley
- 2. Derald Langwell
- 3. Stan Jones
- 4. Mary Nesel

Mayor Budge closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 13.1 through 13.8 by Terry second by Sander; Motion passed with a 5:0 vote.

- 13.1 **Subject:** Meeting Minutes From the November 19, 2018 and November 27, 2018 Special and Regular City Council Meetings.
Recommendation: Adopt Minutes.

- 13.2 **Subject:** A Resolution Authorizing the City Manager to Execute On-Call Contract No. 178-2018 With Salaber Associates, Inc. in an Amount Not to Exceed \$1,500,000 for Construction Management Services for Locally Funded Projects And On-Call Contract No. 181-2018 in an Amount Not to Exceed \$950,000 With Salaber Associates, Inc. for Construction Management Services for Federally Funded Projects.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution would authorize the City Manager to execute two on-call contracts with Salaber Associates, Inc.: 1) A three-year on-call Contract No. 178-2018 with Salaber Associates, Inc. in the amount not to exceed \$1,500,000 for construction management services for locally funded projects; and 2) A three-year on-call Contract No. 181-2018 with Salaber Associates, Inc. in the amount not to exceed \$950,000 for construction management services for federally funded projects.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, and 5.
- 13.3 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 209-2018 in an Amount not to Exceed \$875,617.50 With Martin General Engineering, Inc. to Construct the Folsom Blvd Streetscape Improvements – Tiffany West Way to Rod Beaudry Drive CP14-2139.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract No. 209-2018 in an amount not to exceed \$875,617.50 with Martin General Engineering, Inc. to construct the Folsom Blvd Streetscape Improvements – Tiffany West Way to Rod Beaudry Drive CP14-2139.
Staff Report: Albert Stricker, Public Works Director and Ben Chan, Assistant Civil Engineer.
Advances Goals: 1, 2, and 5.
- 13.4 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 180-2018 in an Amount Not to Exceed \$830,434.66 with Drake Haglan & Associates, Inc. for Construction Management and Inspection Services for the Zinfandel Complex Project, CP14-2132.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution would authorize the City Manager to execute an engineering services contract with Drake Haglan & Associates, Inc. in an amount not to exceed \$830,434.66 for construction management and inspection services for the Zinfandel Complex Project, CP14-2132.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, and 5.
- 13.5 **Subject:** A Resolution Authorizing the City Manager to Execute On-Call Contract No. 179-2018 With Psomas in an Amount not to Exceed \$200,000 for Construction Management Services for Locally Funded Projects.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution would authorize the City Manager to execute on-call Contract No. 179-2018 with Psomas for a three-year term in an amount not to exceed \$200,000 for construction management services for locally funded Public Works projects.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, and 5.

- 13.6 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 214-2018 With Sierra National Construction in an Amount not to Exceed \$1,679,760 for On-Call Concrete Maintenance Services.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute Contract No. 214-2018 with Sierra National Construction in an amount not to exceed \$1,679,760 for on-call concrete maintenance services.
Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Division Manager.
Advances Goals: 1, 2, and 5.
- 13.7 **Subject:** A Resolution Approving the Final Map of Grantline 208 Village 1, Subdivision No. FM-2018-001-02 and Execution of the Subdivision Improvement Agreement.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 207-2018 (Attachment 2) guaranteeing the construction of public roads and utilities with Lennar Homes of California, Inc. and the recording of the final subdivision map for Grantline 208 Village 1, creating 65 new residentially zoned lots located south of Douglas Road and West of Grant Line Road.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1 and 2.
- 13.8 **Subject:** A Resolution Approving the Final Map of Grantline 208 Village 2, Subdivision No. FM-2018-001-03 and Execution of the Subdivision Improvement Agreement.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 208-2018 (Attachment 2) guaranteeing the construction of public roads and utilities with Lennar Homes of California, Inc. and the recording of the final subdivision map for Grantline 208 Village 2, creating 79 new residentially zoned lots located south of Douglas Road and west of Grant Line Road.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1 and 2.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of a Property Owner Ballot Relating to the Imposition of an Annual Stormwater Utility Fee for the Sunridge Village Project.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Sunridge Village project. The action also sets 1:30 p.m. on December 19, 2018 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

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

ACTION: Motion to approve item 14.1 by Terry second by Sander; Motion passed with a 5:0 vote.

15. PUBLIC HEARING ITEMS

15.1 **Subject:** A Resolution Authorizing the City to Participate in the Bond Opportunities for Land Development (BOLD) Program and Establishing Guidelines for Use of Alternative Land Secured Financing Programs.

Recommendation: Receive Information on the California Municipal Finance Authority (CMFA) BOLD Program and Adopt a Resolution authorizing the City to participate in BOLD. Establish guidelines for the use of alternative land secured financing programs.

Result of Recommended Action: Adoption of the Resolution authorizing the City to participate in the BOLD program will offer the Rancho Cordova development community another means to finance new or continuing construction of infrastructure and public facilities through bonds issued by the CMFA. Pooled financing programs such as BOLD are ideal for project financings of less than \$5 million since they provide efficiencies and cost savings that make smaller financing deals cost effective.

The recommended guidelines will provide clear options to the Rancho Cordova development community for the appropriate use of alternate land secured financing programs such as BOLD.

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

Advances Goals: 3 and 5.

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

ACTION: Motion to approve item 15.1 by Terry second by Gatewood; Motion passed with a 5:0 vote.

16. REGULAR CALENDAR ITEMS

16.1 **Subject:** Rancho Cordova Police Department Update on Crime Statistics for 2013-2017.

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

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

Staff Report: Chris Pittman, Chief of Police

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

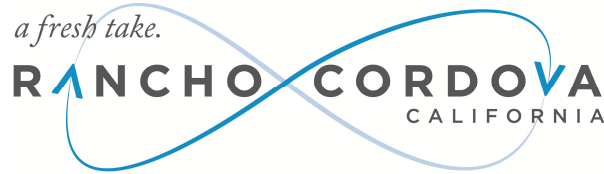
ACTION: Informational item only. No action taken.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

Mayor Budge adjourned the meeting at 7:27 PM in memory of Aubry Stone, Jerry Drobesh and late president George H.W. Bush.

Stacy Leitner, City Clerk



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, December 11, 2018

5:30 PM – Special Meeting
American River Community Room North

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the Special meeting to order in the American River Room North at 5:32 PM.

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

Council Members Absent: None.

Staff Members Present: Abhar, Heisler, Juran, Kniestedt, Leitner, Medina, Norton, Olm, Pittman, Simpson, Siren, Sparkman, Splendorio, Stricker, Weber.

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** Civic Center Visioning Session

Recommendation: Receive information and provide input and direction to staff on programming and proposed master plan site layouts for the future Civic Center.

Result of Recommended Action: Staff will receive direction and move forward with the programming and proposed master plan site layouts for the Civic Center Project.

Staff Report: Elizabeth Sparkman, Community Development Director.

Advances Goals: 1, 5 and 6.

ACTION: Discussion item only. Council provided direction and input to staff regarding the programming and layout of the future Civic Center. Several members of the public provided comments to the City Council during the discussion.

**Mayor Budge left the meeting at 6:20PM.*

4. ADJOURNMENT

Vice Mayor McGarvey adjourned the meeting at 7:08 PM.



Stacy Leitner, City Clerk
3088665.1

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Sr. Finance Analyst



SUBJECT: AN ORDINANCE OF THE CITY OF RANCHO CORDOVA RESCINDING ORDINANCES 28-2004, 29-2004, 30-2004, 32-2004, 33-2004, 40-2004, 25-2006, 26-2006, 27-2006, 28-2006, 31-2006, 32-2006 AND 38-2006 REMOVING VARIOUS DEVELOPMENT PROJECTS IN RANCHO CORDOVA FROM THE SPECIAL POLICE TAX AREA AS A RESULT OF DIFFERENT FINANCING MECHANISMS BEING ESTABLISHED TO FUND POLICE PROTECTION COSTS FOR THESE PROJECTS

RECOMMENDATION

Introduce and waive first reading of the Ordinance.

RESULT OF RECOMMENDED ACTION

Adoption of the proposed Ordinance will rescind Ordinance 28-2004, 29-2004, 30-2004, 32-004 and 33-2004 establishing a special tax for police protection within Sunridge Park (Zones 10, 11, 12, 13 & 14); Ordinance 40-2004 establishing a special tax for police protection within Sunridge North Douglas (Zone 9); Ordinance 25-2006, 26-2006, 27-2006 and 28-2006 establishing a special tax for police protection within Sunridge Park, Phase II (Zones 33, 34, 35 & 36); Ordinance 31-2006 establishing a special tax for police protection within Cresleigh, Lot J (Zone 32); Ordinance 32-2006 establishing a special tax for police protection within Douglas 98 (Zone 28) and Ordinance 38-2006 establishing a special tax for police protection within Grantline 208 (Zone 37).

BACKGROUND

It is the policy of the City of Rancho Cordova to require new development to fund its fair share portion of the cost for new or additional municipal facilities and services required to serve future development. One of these costs includes the additional police services that will be required as new development occurs. As a result of this policy, the City Council adopted Resolution 30-2003, which established the entire City as the Rancho Cordova Special Police Tax Area (the "Special Police Tax"). This Resolution also required that future developments within the City be conditioned to provide for future funding of police protection services through a successful property owner ballot imposing annual Special Taxes to the developed portions of the project.

DISCUSSION

Sunridge Park, Cresleigh, Lot J, Sunridge North Douglas, Douglas 98 and Grantline 208 were all new projects that were required to provide a funding mechanism for police services. This

was originally accomplished through Council adoption of various Resolutions and Ordinances along with property owner balloting to form multiple tax zones within the Special Police Tax Area.

Since that time, the developer and the City have agreed to allow projects to provide this funding through different financing mechanisms. Both Sunridge Park and Cresleigh, Lot J decided to include a police services tax in the formation of the Community Facilities District, also called a CFD, formed to finance infrastructure for their development project (CFD 2004-1). Similarly, Sunridge North Douglas also included a services tax as part of its Community Facilities District (CFD 2005-1). While the new funding mechanism have been in place, and being assessed on property owners within the Districts, action has never been taken to remove the projects from the Rancho Cordova Special Police Tax Area. Fortunately this has not resulted in properties being taxed in both districts. Taking this action to remove the projects from the Special Police Tax Area will ensure these properties are not double taxed in the future.

More recently, Douglas 98 and Grantline 208 have had recent amendments to the development agreements ("DA") for their projects. One of these DA amendments was a change in section 6.4.4 - Police Tax, which required the projects to annex into a new CFD to be formed by the City of Rancho Cordova to fund police protection services. These requirements were satisfied on August 20, 2018 with Grantline 208's annexation into CFD 2013-2 (Police Services) and on September 17, 2018 with Douglas 98's annexation into CFD 2013-2 (Police Services) which was formed by the City in February 2013.

Now that the developers have met the DA requirements by annexing to the Police CFD, the City Council must take action to remove the Douglas 98 and Grantline 208 projects from the Special Police Tax. The action before you tonight will satisfy the City's requirement under the DA and complete the process for funding police services in both the Douglas 98 and Grantline 208 development projects.

FISCAL IMPACT

This action does not change the amount of Special Police Tax revenues; rather it changes the mechanism by which the Special Police Tax is collected.

ATTACHMENTS

1. Ordinance
2. 2004 Ordinances
 - a. 28-2004 (Sunridge Park, Zone 11)
 - b. 29-2004 (Sunridge Park, Zone 13)
 - c. 30-2004 (Sunridge Park, Zone 12)
 - d. 32-2004 (Sunridge Park, Zone 14)
 - e. 33-2004 (Sunridge Park, Zone 10)
 - f. 40-2004 (Sunridge North Douglas, Zone 9)
3. 2006 Ordinances
 - a. 25-2006 (Sunridge Park, Phase II, Zone 36)
 - b. 26-2006 (Sunridge Park, Phase II, Zone 34)
 - c. 27-2006 (Sunridge Park, Phase II, Zone 33)
 - d. 28-2006 (Sunridge Park, Phase II, Zone 35)
 - e. 31-2006 (Cresleigh, Lot J, Zone 32)
 - f. 32-2006 (Douglas 98, Zone 28)
 - g. 38-2006 (Grantline 208, Zone 37)

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, RESCINDING ORDINANCES 28-2004, 29-2004, 30-2004, 32-2004,
33-2004, 40-2004, 25-2006, 26-2006, 27-2006, 28-2006, 31-2006, 32-2006 AND 38-2006
REMOVING VARIOUS DEVELOPMENT PROJECTS IN RANCHO CORDOVA FROM THE
SPECIAL POLICE TAX AREA AS A RESULT OF DIFFERENT FINANCING MECHANISMS
BEING ESTABLISHED TO FUND THE REQUIRED SPECIAL TAX FOR POLICE
PROTECTION FOR THESE PROJECTS**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**Section 1. Recitals**

WHEREAS, it is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services and after carefully reviewing the City's pre-incorporation Comprehensive Fiscal Analysis with the Sheriff's Department, it became clear to City staff that the City budget did not contain adequate funding to assure the continued delivery of adequate, high quality law enforcement services unless additional revenues were obtained; and

WHEREAS, since the City's incorporation in 2003, the City has been imposing a special tax on new development to pay for its fair share of police services. The special tax was placed on improved parcels of real property within each new residential subdivision and parcel that received discretionary land use approvals. The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenditures that are deemed necessary for the benefit of the residents within the individual zones that are to be formed through separate Council action and vote of the person(s) owning real property within the zone at the time the zone is formed; and

WHEREAS, on July 1, 2003, the City Council approved Resolution 30-2003, Creating a Special Police Tax Area and Indicating Its Intent to Impact the Tax on New Development; and

WHEREAS, on July 6, 2004, the City Council adopted Ordinance Nos. 29-2004, 30-2004, 32-2004 and 33-2004 establishing tax zones for the special tax for police protection for the Sunridge Park development project, which was approved by the landowners at an election held on July 19, 2004; and

WHEREAS, on September 20, 2004, the City Council adopted Ordinance No. 40-2004, which established a tax zone for the special tax for police protection for the Sunridge North Douglas development project, which was approved by the landowners at an election held on October 4, 2004; and

WHEREAS, on June 19, 2006, the City Council adopted Ordinance Nos. 25-2006, 26-2006, 27-2006 and 28-2006 establishing a tax zones for the special tax for police protection for

ATTACHMENT 1

the Sunridge Park Phase II project, which was approved by the landowners at an election held on July 17, 2006; and

WHEREAS, on June 19, 2006, the City Council adopted Ordinance No. 31-2006, which established a tax zone for the special tax for police protection for the Cresleigh Lot J development project, which was approved by the landowners at an election held on July 17, 2006; and

WHEREAS, on June 19, 2006, the City Council adopted Ordinance No. 32-2006, which established a tax zone for the special tax for police protection for the Douglas 98 development project, which was approved by the landowners at an election held on July 17, 2006; and

WHEREAS, on July 5, 2006, the City Council adopted Ordinance No. 38-2006, which established a tax zone for the special tax for police protection for the Grantline 208 development project, which was approved by the landowners at an election held on August 7, 2006; and

WHEREAS, subsequent to the establishment of the police tax on these development projects, the various landowners have elected to provide the required funding for police protection through the creation of a Community Facilities District ("CFD"); and

WHEREAS, in order to prevent these projects from being double taxed in the future, the City Council must now take action to rescind Ordinance 28-2004, 29-2004, 30-2004, 32-004 and 33-2004 establishing a special tax for police protection within Sunridge Park (Zones 10, 11, 12, 13 & 14); Ordinance 40-2004 establishing a special tax for police protection within Sunridge North Douglas (Zone 9); Ordinance 25-2006, 26-2006, 27-2006 and 28-2006 establishing a special tax for police protection within Sunridge Park, Phase II (Zones 33, 34, 35 & 36); Ordinance 31-2006 establishing a special tax for police protection within Cresleigh, Lot J (Zone 32); Ordinance 32-2006 establishing a special tax for police protection within Douglas 98 (Zone 28) and Ordinance 38-2006 establishing a special tax for police protection within Grantline 208 (Zone 37).

Section 2. Rescind Ordinance 28-2004

The City Council hereby rescinds Ordinance No. 28-2004 in its entirety.

Section 3. Rescind Ordinance 29-2004

The City Council hereby rescinds Ordinance No. 29-2004 in its entirety.

Section 4. Rescind Ordinance 30-2004

The City Council hereby rescinds Ordinance No. 30-2004 in its entirety.

Section 5. Rescind Ordinance 32-2004

The City Council hereby rescinds Ordinance No. 32-2004 in its entirety.

Section 6. Rescind Ordinance 33-2004

The City Council hereby rescinds Ordinance No. 33-2004 in its entirety.

ATTACHMENT 1

Section 7. Rescind Ordinance 40-2004

The City Council hereby rescinds Ordinance No. 40-2004 in its entirety.

Section 8. Rescind Ordinance 25-2006

The City Council hereby rescinds Ordinance No. 25-2006 in its entirety.

Section 9. Rescind Ordinance 26-2006

The City Council hereby rescinds Ordinance No. 26-2006 in its entirety.

Section 10. Rescind Ordinance 27-2006

The City Council hereby rescinds Ordinance No. 27-2006 in its entirety.

Section 11. Rescind Ordinance 28-2006

The City Council hereby rescinds Ordinance No. 28-2006 in its entirety.

Section 12. Rescind Ordinance 31-2006

The City Council hereby rescinds Ordinance No. 31-2006 in its entirety.

Section 13. Rescind Ordinance 32-2006

The City Council hereby rescinds Ordinance No. 32-2006 in its entirety.

Section 14. Rescind Ordinance 38-2006

The City Council hereby rescinds Ordinance No. 38-2006 in its entirety.

Section 3. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 2**CITY OF RANCHO CORDOVA****ORDINANCE NO. 28 - 2004**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE SUNRIDGE PARK SUBDIVISION,
VILLAGE NOS. 2A & 5A AND A PORTION OF UNIT A**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 11 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 11.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

ATTACHMENT 2

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 11" ("Zone 11") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 11 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 11 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 11 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 11 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax Per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year

ATTACHMENT 2

subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 11 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For First Fiscal Year	X	(Consumer Price Index for April of immediately <u>Preceding Fiscal Year</u> (Consumer Price Index for First Fiscal Year of Levy)
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Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

ATTACHMENT 2**C. Costs of Administration by County.**

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 11 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 11 in an election to be held on July 19, 2004 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2004.

ADOPTED, THIS 6th day of July, 2004 by the following vote:

AYES: Skoglund, Sander, McGarvey, Cooley, Budge

NOES: None

ABSENT: None

ABSTENTIONS: None

APPROVED:


Linda Budge, Mayor

ATTEST:


Lillian Hare, City Clerk

ATTACHMENT 2**Exhibit A**

[Legal Description of Village No. 2A & 5A and a Portion of Unit A, Sunridge Park]

ATTACHMENT 2

EXHIBIT A TO ORDINANCE
DESCRIPTION OF PROPERTY
SUNRIDGE PARK LIMITED PARTNERSHIP

All that certain real property situate in Fractional Section 9 and Section 16, all in Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of Lots 2, 6 and 8 as shown on that certain Large Lot Final Map entitled "Sunridge Park" filed for record in Book 326 of Maps, at Page 5, Sacramento County Records and being more particularly described as follows:

VILLAGE 2A

Being a portion of said Lot 2.

Beginning at the centerline intersection of Edyth Lake Way and Awahnee Drive as shown on said Final Map; thence from said **POINT OF BEGINNING**, along the centerline of Edyth Lake Way, South 89°35'04" West a distance of 47.50 feet; thence leaving the centerline of Edyth Lake Way for the following eleven (11) arcs, courses and distances:

1. South 00°24'56" East a distance of 125.00 feet;
2. North 89°35'04" East a distance of 187.50 feet;
3. South 00°24'56" East a distance of 250.00 feet;
4. South 89°35'04" West a distance of 793.50 feet;
5. North 00°24'56" West a distance of 102.86 feet to a point of curvature;
6. from a radial line which bears North 27°09'33" West, 9.34 feet along the arc of a non-tangent 20.00 foot radius curve to the right through a central angle of 26°44'37";
7. South 89°35'04" East a distance of 6.00 feet;
8. North 00°24'56" West a distance of 40.00 feet;
9. South 89°35'04" West a distance of 6.00 feet to a point of curvature;
10. 9.34 feet along the arc of a tangent 20.00 foot radius curve to the right through a central angle of 26°44'37"; and
11. North 00°24'56" West a distance of 102.86 feet to a point on the Westerly line of said Lot 2;

thence along said Westerly line of Lot 2 for the following four (4) courses and distances:

1. North 89°35'04" East a distance of 166.00 feet;
2. North 00°24'56" West a distance of 145.00 feet;
3. North 89°35'04" East a distance of 125.00 feet; and
4. North 00°24'56" West a distance of 113.38 feet to the North line of said Lot 2;

thence along said North line of Lot 2 for the following five (5) courses and distances:

1. North 89°23'21" East a distance of 334.75 feet to a point of curvature;
2. from a radial line which bears North 75°30'10" East, 9.34 feet along the arc of a non-tangent 25.00 foot radius curve to the right through a central angle of 14°04'55";
3. South 45°24'56" East a distance of 2.83 feet;
4. South 00°24'56" East a distance of 6.00 feet; and
5. North 89°35'04" East a distance of 25.00 feet;

thence leaving said North line of said Lot 2, along the centerline of Awahnee Drive as shown on said final map, South 00°24'56" East a distance of 120.44 feet to the Point of Beginning.

Containing 6.967 acres of land, more or less.

ATTACHMENT 2

VILLAGE 5A

Being a portion of said Lot 6.

Beginning the Southwest corner of said Lot 6; thence from said **POINT OF BEGINNING** along the West line of said Lot 6, North 00°24'56" West a distance of 260.00 feet; thence leaving said West line of said Lot 6, North 89°35'04" East a distance of 570.35 feet to a point of intersection on the East line of said Lot 6; thence along said East and South lines of Lot 6 for the following six (6) arcs, courses and distances:

1. South 09°55'09" West a distance of 102.47 feet;
2. South 22°18'14" West a distance of 55.01 feet to a point of curvature;
3. from a radial line which bears North 22°18'14" East, 7.93 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 22°43'10";
4. South 89°35'04" West a distance of 90.00 feet;
5. South 00°24'56" East a distance of 110.00 feet; and
6. South 89°35'04" West a distance of 433.00 feet to the Point of Beginning.

Containing 3.004 acres of land, more or less.

TOGETHER WITH a portion of said Lot 8.

Beginning at the Northwest corner of said Lot 8; thence from said **POINT OF BEGINNING** along the North and East lines of said Lot 8 for the following seven (7) arcs, courses and distances:

North 89°35'04" East a distance of 62.00 feet to a point of curvature;

1. from a radial line which bears South 89°35'04" West, 31.42 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 90°00'00";
2. North 89°35'04" East a distance of 441.00 feet to a point of curvature;
3. 31.42 feet along the arc of a tangent 20.00 foot radius curve to the left through a central angle of 90°00'00";
4. North 89°35'04" East a distance of 40.00 feet to a point of curvature;
5. from a radial line which bears South 89°35'04" West, 31.42 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 90°00'00";
6. North 89°35'04" East a distance of 90.00 feet; and
7. South 00°24'56" East a distance of 670.13 feet;

thence leaving said East line of Lot 8, South 89°35'04" West a distance of 197.50 feet to a point of intersection in the South line of said Lot 8; thence along said South line of Lot 8, South 89°35'04" West a distance of 462.50 feet; thence along the West line of said Lot 8, North 00°24'56" West a distance of 260.13 feet; thence leaving said West line of Lot 8, North 89°35'04" East a distance of 140.00 feet; thence North 00°24'56" West a distance of 302.50 feet; thence South 89°35'04" West a distance of 173.00 feet to a point on the West line of said Lot 8; thence along said West line of Lot 8, North 00°24'56" West a distance of 127.50 feet to the Point of Beginning.

Containing 9.315 acres of land, more or less.

See Exhibit "A-1" to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" East. Distances shown are ground based.

ATTACHMENT 2

This description is for a **development agreement only** and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.

This legal description was prepared by me or under my direct supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Craig E. Spiess P.L.S. 7944
Expires: December 31, 2005

Date: _____

PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

ATTACHMENT 2**Exhibit B**

[Map of Property]

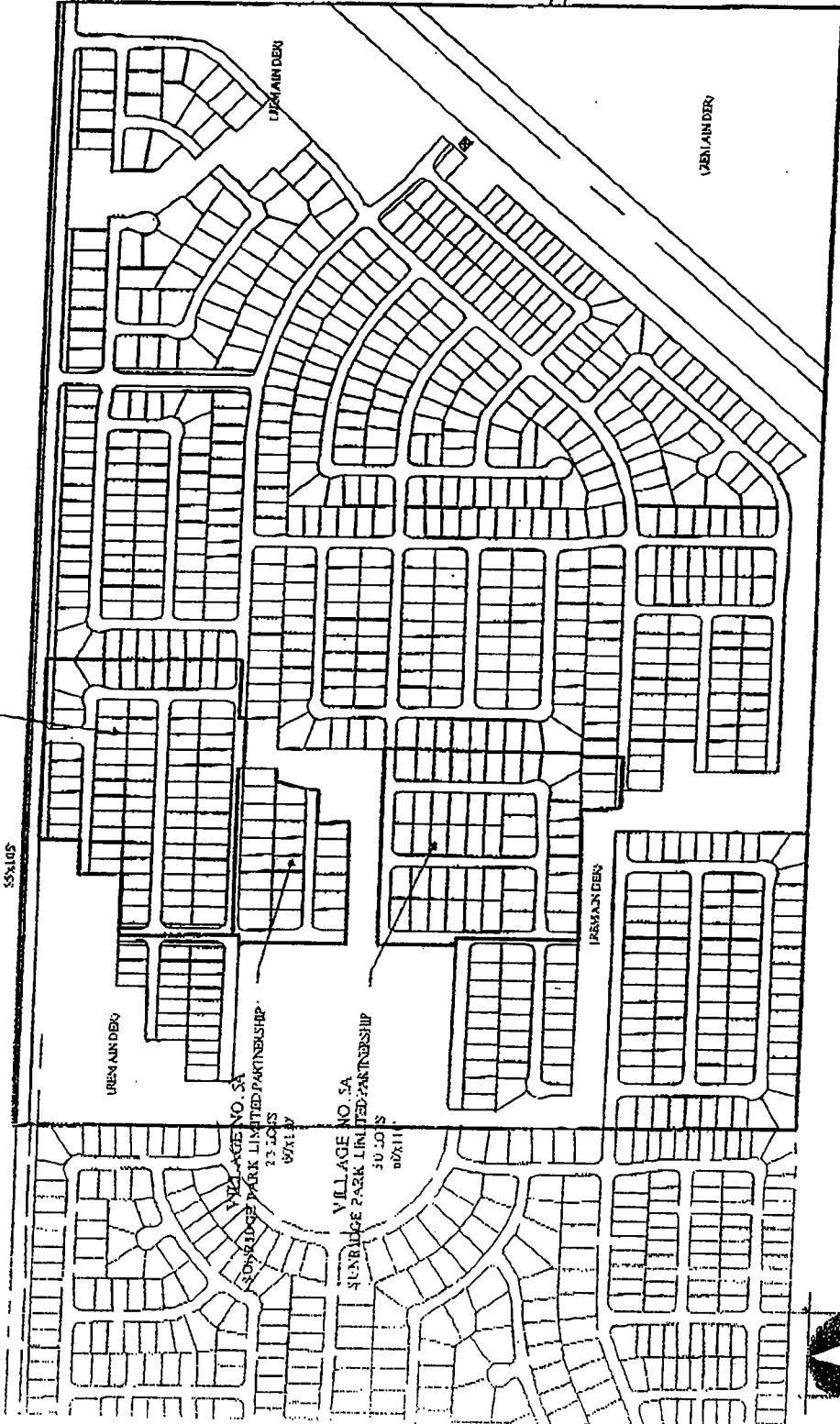
PROPERTY OWNERS EXHIBIT
SUNRIDGE PARK
VILLAGES 2A & 5A
AND A PORTION OF UNIT A
CITY OF RANCHO CORDOVA, CALIFORNIA

EXHIBIT B TO ORDINANCE

VILLAGE NO. 2A
SUNRIDGE PARK LIMITED PARTNERSHIP
71 LOTS
55X105

VILLAGE NO. 5A
SUNRIDGE PARK LIMITED PARTNERSHIP
23 LOTS
69X137

VILLAGE NO. 5A
SUNRIDGE PARK LIMITED PARTNERSHIP
30 LOTS
80X111



ATTACHMENT 2

ATTACHMENT 2**Exhibit C****Amount of Tax Per Parcel by Land Use Category****A. Residential dwelling units**

The amount of Tax Per Parcel for all residential dwelling Land Use Code Categories shall be \$250 for each residential dwelling unit.

B. Non-Residential

The amount of Tax Per Parcel for all non-residential Land Use Per Categories (except Recreational and Agricultural) shall be \$.015 for each square foot of gross parcel area.

ATTACHMENT 2**CITY OF RANCHO CORDOVA****ORDINANCE NO. 29-2004**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE SUNRIDGE PARK SUBDIVISION, UNIT A**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 13 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 13.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

- A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

ATTACHMENT 2

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 13" ("Zone 13") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 13 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 13 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 13 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 13 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax Per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

ATTACHMENT 2

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 13 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

$$\begin{array}{llll} \text{Tax Per Parcel} & & & \\ \text{For then Current} & & & \\ \text{Fiscal Year} & = & \text{Tax Per Parcel} & \text{X} & \text{(Consumer Price Index} \\ & & \text{For First} & & \text{for April of immediately} \\ & & \text{Fiscal Year} & & \text{Preceding Fiscal Year} \\ & & & & \text{(Consumer Price Index} \\ & & & & \text{for First Fiscal Year} \\ & & & & \text{of Levy)} \end{array}$$

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

ATTACHMENT 2**C. Costs of Administration by County.**

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 13 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentence, phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 13 in an election to be held on July 19, 2004 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2004.

ADOPTED, THIS 6th day of July, 2004 by the following vote:

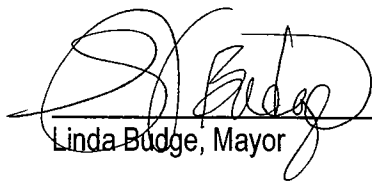
AYES: Skoglund, Sander, McGarvey, Cooley, Budge

NOES: None

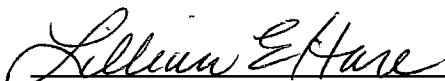
ABSENT: None

ABSTENTIONS: None

APPROVED:


Linda Budge, Mayor

ATTEST:


Lillian Hare, City Clerk

ATTACHMENT 2**Exhibit A**

[Legal Description of Unit A, Sunridge Park]

ATTACHMENT 2

EXHIBIT A TO ORDINANCE
DESCRIPTION OF PROPERTY
SUNRIDGE INVESTORS, LLC

All that certain real property situate in Fractional Section 9 and Section 16, all in Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of Lots 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13 and 14 as shown on that certain Large Lot Final Map entitled "Sunridge Park" filed for record in Book 326 of Maps, at Page 5, Sacramento County Records and being more particularly described as follows:

UNIT A (AREA 1)

Being a portion of said Lots 1, 2, 3, 4, 6, 9, 10 and 14.

Beginning at a three quarter inch (3/4") iron pipe with plug stamped L.S. 7944 marking the centerline intersection of Borderlands Drive and Canyonlands Drive as shown on said Final Map; thence from said **POINT OF BEGINNING**, along the Westerly line of said Lot 14 for the following three (3) arcs, courses and distances:

1. from a radial line which bears North 39°05'01" West, 25.45 feet along the arc of a non-tangent 500.00 foot radius curve to the left through a central angle of 02°54'58";
2. South 48°00'01" West a distance of 35.05 feet to a point of curvature; and
3. 44.36 feet along the arc of a tangent 500.00 foot radius curve to the left through a central angle of 05°04'59";

thence leaving said Westerly line of Lot 14, South 47°04'58" East a distance of 25.00 feet; thence South 49°21'03" East a distance of 114.63 feet; thence South 40°38'57" West a distance of 595.00 feet; thence North 49°21'03" West a distance of 140.00 feet to a point of the Easterly line of said Lot 10; thence along said Easterly line of Lot 10, North 40°38'57" East a distance of 570.19 feet; thence leaving said Easterly line of Lot 10, for the following fifteen (15) courses and distances:

1. North 49°21'03" West a distance of 85.02 feet;
2. North 46°58'19" West a distance of 54.66 feet;
3. North 50°36'50" West a distance of 54.66 feet;
4. North 54°15'22" West a distance of 54.66 feet;
5. North 57°53'53" West a distance of 54.66 feet;
6. North 61°32'24" West a distance of 54.66 feet;
7. North 65°10'55" West a distance of 54.66 feet;
8. North 68°49'27" West a distance of 54.66 feet;
9. North 72°27'58" West a distance of 54.66 feet;
10. North 76°06'29" West a distance of 54.66 feet;
11. North 79°45'00" West a distance of 54.66 feet;
12. North 83°23'31" West a distance of 54.66 feet;
13. North 86°42'00" West a distance of 54.67 feet;
14. South 89°35'04" West a distance of 329.46 feet; and
15. North 00°24'56" West a distance of 140.00 feet to a point on the North line of said Lot 10;

thence along the North line of said Lot 10, South 89°35'04" West a distance of 82.50 feet; thence along said North line of Lot 9, South 89°35'04" West a distance of 87.50 feet; thence leaving said North line of Lot 9, South 00°24'56" East a distance of 140.00 feet; thence South 89°35'04" West a distance of 550.00 feet to a point on the West line of said Lot 9; thence along said West line of Lot 9, North 00°24'56" West a distance of 115.00 feet; thence leaving said West line of Lot 9, along the South line of said Lot 2, South 89°35'04" West a distance of 180.00 feet; thence leaving said South line of Lot 2, along the East line of said Lot 6, South 00°24'56" East a distance of 115.00 feet; thence leaving said East line of Lot 6,

ATTACHMENT 2

South 89°35'04" West a distance of 615.50 feet to a point on the West line of said Lot 6; thence along said West line of Lot 6, North 00°24'56" West a distance of 87.00 feet to a point of curvature; thence leaving said West line of Lot 6, along the South line of said Lot 1, 31.42 feet along the arc of a tangent 20.00 foot radius curve to the left through a central angle of 90°00'00"; thence leaving said South line of Lot 1 for the following eleven (11) arcs, courses and distances:

1. North 00°24'56" West a distance of 58.00 feet;
2. North 89°35'04" East a distance of 5.00 feet;
3. North 00°24'56" West a distance of 4.00 feet to a point of curvature;
4. from a radial line which bears South 00°24'56" East, 9.34 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 26°44'37";
5. North 00°24'56" West a distance of 215.72 feet to a point of curvature;
6. from a radial line which bears North 26°19'42" East, 9.34 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 26°44'37";
7. South 89°35'04" West a distance of 6.00 feet;
8. North 00°24'56" West a distance of 40.00 feet;
9. North 89°35'04" East a distance of 6.00 feet to a point of curvature;
10. 9.34 feet along the arc of a tangent 20.00 foot radius curve to the left through a central angle of 26°44'37"; and

11. North 00°24'56" West a distance of 102.86 feet to a point on the North line of said Lot 1; thence along said North line of Lot 1, North 89°35'04" East a distance of 39.00 feet; thence leaving said North line of Lot 1, along the West line of said Lot 2, North 89°35'04" East a distance of 39.00 feet; thence leaving said West line of said Lot 2 for the following thirteen (13) arcs, courses and distances:

1. South 00°24'56" East a distance of 102.86 feet to a point of curvature;
2. from a radial line which bears South 26°19'42" West, 9.34 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 26°44'37";
3. North 89°35'04" East a distance of 6.00 feet;
4. South 00°24'56" East a distance of 40.00 feet;
5. North 90°00'00" West a distance of 6.00 feet to a point of curvature;
6. 9.34 feet along the arc of a tangent 20.00 foot radius curve to the left through a central angle of 26°44'37";
7. South 00°24'56" East a distance of 102.86 feet;
8. North 89°35'04" East a distance of 793.50 feet to a point on the centerline of Edyth Lake Way;
9. along said centerline of Edyth Lake Way, North 00°24'56" West a distance of 250.00 feet;
10. leaving said centerline of Edyth Lake Way, South 89°35'04" West a distance of 187.50 feet;
11. North 00°24'56" West a distance of 125.00 feet to a point of the centerline of Edyth Lake Way;
12. along said centerline of Edyth Lake Way, North 89°35'04" East a distance of 47.50 feet to the centerline intersection of Edyth Lake Way and Awahnee Drive as shown on said final map; and
13. along said centerline of Awahnee Drive, North 00°24'56" West a distance of 120.44 feet to a point on the North line of said Lot 2;

thence along said North line of said Lot 2 for the following five (5) arcs, courses and distances:

1. North 89°35'04" East a distance of 25.00 feet;
2. North 00°24'56" West a distance of 6.35 feet;
3. North 44°35'04" East a distance of 2.83 feet to a point of curvature;
4. from a radial line which bears South 89°35'04" West, 5.97 feet along the arc of a non-tangent 25.00 foot radius curve to the right through a central angle of 13°41'28"; and
5. North 89°23'21" East a distance of 237.29 feet to a point on the West line of said Lot 3;

ATTACHMENT 2

thence along said West line of Lot 3, South 00°24'56" East a distance of 654.52 feet to the Southwest corner of said Lot 3; thence along said South line of Lot 3, North 89°35'04" East a distance of 207.50 feet; thence leaving said South line of Lot 3 for the following ten (10) arcs, courses and distances:

1. North 00°24'56" West a distance of 144.00 feet;
2. North 89°35'04" East a distance of 754.50 feet;
3. North 00°24'56" West a distance of 350.54 feet to a point of curvature;
4. from a radial line which bears North 26°19'42" East, 7.68 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 22°00'39" to a point of reverse curvature;
5. 9.34 feet along the arc of a tangent 226.00 foot radius curve to the right through a central angle of 02°22'00" to a point of reverse curvature;
6. 7.06 feet along the arc of a tangent 186.00 foot radius curve to the left through a central angle of 02°10'24";
7. North 04°30'39" East a distance of 40.00 feet to a point of reverse curvature;
8. from a radial line which bears North 04°30'39" East, 6.00 feet along the arc of a non-tangent 226.00 foot radius curve to the right through a central angle of 01°31'16" to a point of reverse curvature;
9. 11.59 feet along the arc of a tangent 20.00 foot radius curve to the left through a central angle of 33°11'28"; and
10. North 00°24'56" West a distance of 118.21 feet to a point on the North line of said Lot 3;

thence along the North line of said Lot 3 for the following five (5) arcs, courses and distances:

1. North 89°23'21" East a distance of 8.25 feet to a point of curvature;
2. from a radial line which bears North 75°30'10" East, 6.14 feet along the arc of a non-tangent 25.00 foot radius curve to the right through a central angle of 14°04'55";
3. North 89°35'04" East a distance of 6.00 feet;
4. South 00°24'56" East a distance of 6.00 feet; and
5. North 89°35'04" East a distance of 27.00 feet to a point on the North line of said Lot 4;

thence along said North line of Lot 4 for the following five (5) arcs, courses and distances:

1. North 89°35'04" East a distance of 27.00 feet;
2. North 00°24'56" West a distance of 6.40 feet;
3. North 89°35'04" East a distance of 6.00 feet to a point of curvature;
4. from a radial line which bears South 89°35'04" West, 5.97 feet along the arc of a non-tangent 25.00 foot radius curve to the right through a central angle of 13°41'28"; and
5. North 89°23'21" East a distance of 8.29 feet;

thence leaving said North line of Lot 4 for the following eleven (11) arcs, courses and distances:

1. South 00°24'56" East a distance of 119.83 feet to a point of curvature;
2. from a radial line which bears South 26°19'42" West, 9.40 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 26°56'20";
3. South 00°36'39" East a distance of 40.00 feet;
4. South 89°23'21" West a distance of 3.27 feet to a point of curvature;
5. 9.27 feet along the arc of a tangent 20.00 foot radius curve to the left through a central angle of 26°32'54";
6. South 00°24'56" East a distance of 351.48 feet;
7. South 76°42'03" East a distance of 219.71 feet;
8. South 68°14'04" East a distance of 71.09 feet;
9. South 58°11'35" East a distance of 140.00 feet;
10. South 52°28'09" East a distance of 227.09 feet;
11. South 42°21'39" West a distance of 157.00 feet to a point of curvature on the South line of said Lot 4;

ATTACHMENT 2

thence along said South line of Lot 4, from a radial line which bears North 42°21'39" East, 98.43 feet along the arc of a non-tangent 1000.00 foot radius curve to the right through a central angle of 05°38'23"; thence along said South line of Lot 4, South 41°59'59" East a distance of 32.82 feet to the Point of Beginning.

Containing 21.536 acres of land, more or less.

UNIT A (AREA 2)

Being a portion of said Lots 10 and 13.

Beginning at the most southerly corner of said Lot 10 as shown on said Final Map; thence from said **POINT OF BEGINNING**, along the West line of said Lot 10, North 13°34'29" West a distance of 140.00 feet; thence leaving said West line of Lot 10 for the following seven (7) courses and distances:

1. North 73°06'29" East a distance of 53.23 feet;
2. North 66°28'26" East a distance of 53.23 feet;
3. North 59°50'23" East a distance of 53.23 feet;
4. North 53°12'19" East a distance of 53.23 feet;
5. North 51°34'27" East a distance of 57.87 feet;
6. North 40°38'57" East a distance of 129.73 feet; and
7. South 49°21'03" East a distance of 135.00 feet to a point on the South line of said Lot 10;

thence along said South line of Lot 10, South 40°38'57" West a distance of 112.69 feet to a point of curvature; thence along said South line of Lot 10, 93.97 feet along the arc of a tangent 600.00 foot radius curve to the right through a central angle of 08°58'24"; thence leaving said South line of Lot 10 for the following seven (7) courses and distances:

1. South 40°22'39" East a distance of 144.11 feet;
2. South 40°38'57" West a distance of 44.52 feet;
3. South 47°04'30" West a distance of 55.35 feet;
4. South 72°13'33" West a distance of 240.20 feet;
5. South 78°05'54" West a distance of 66.13 feet;
6. North 00°24'56" West a distance of 111.58 feet; and
7. North 10°54'27" West a distance of 25.00 feet to a point of curvature on the North line of said Lot 13;

thence along said North line of Lot 13, from a radial line which bears South 10°54'27" East, 27.93 feet along the arc of a non-tangent 600.00 foot radius curve to the left through a central angle of 02°40'02" to the Point of Beginning.

Containing 2.571 acres of land, more or less.

UNIT A (AREA 3)

Being a portion of said Lots 8, 9 and 12.

Beginning at the Northeast corner of said Lot 12; thence from a said **POINT OF BEGINNING** along the North line of said Lot 12, South 89°35'04" West a distance of 212.50 feet; thence leaving said North line of Lot 12, South 00°24'56" East a distance of 134.90 feet; thence South 89°35'04" West a distance of 385.00 feet to a point on the West line of said Lot 12; thence along said West line of Lot 12, South 89°35'04" West a distance of 110.00 feet; thence leaving said West line of Lot 12, North 00°24'56" West a distance of 134.90 feet to a point on the South line of said Lot 8; thence along said South line of Lot 8, South 89°35'04" West a distance of 126.71 feet; thence along said South line of

ATTACHMENT 2

Lot 8, North 00°24'56" West a distance of 140.00 feet; thence leaving said South line of Lot 8, North 89°35'04" East a distance of 195.00 feet to a point of the West line of said Lot 9; thence along said West line of Lot 9, North 89°35'04" East a distance of 2.50 feet; thence leaving said West line of Lot 9, North 89°35'04" East a distance of 657.50 feet; thence South 00°24'56" East a distance of 140.00 feet to a point on the South line of said Lot 9; thence along said South line of Lot 9, South 89°35'04" West a distance of 20.79 feet to the Point of Beginning.

Containing 4.281 acres of land, more or less.

UNIT A (AREA 4)

Being a portion of said Lot 11.

Beginning at a three quarter inch (3/4") iron pipe with plug stamped L.S. 7944 marking the centerline intersection of Borderlands Drive and Timberland Drive as shown on said Final Map; thence from said **POINT OF BEGINNING** along the centerline of Borderlands Drive, North 89°35'04" East a distance of 164.21 feet; thence leaving said centerline of Borderlands Drive, South 00°24'56" East a distance of 135.00 feet; thence South 89°35'04" West a distance of 220.00 feet; thence North 00°24'56" West a distance of 135.00 feet to a point on the centerline of Borderlands Drive; thence along said centerline of Borderlands Drive, North 89°35'04" East a distance of 55.79 feet to the Point of Beginning.

Containing 29700 square feet of land, more or less.

UNIT A (AREA 5)

Being a portion of said Lot 8.

Beginning at a three-quarter inch (3/4") iron pipe with plug stamped L.S. 7944 marking the centerline intersection of Hetch Hechy Drive and Timberland Drive as shown on said Final Map; thence from said **POINT OF BEGINNING** along the West line of said Lot 8 for the following three (3) courses and distances:

1. North 00°24'56" West a distance of 53.00 feet;
2. South 89°35'04" West a distance of 33.00 feet; and
3. North 00°24'56" West a distance of 119.63 feet;

thence leaving said West line of Lot 8, North 89°35'04" East a distance of 173.00 feet; thence South 00°24'56" East a distance of 302.50 feet; thence South 89°35'04" West a distance of 140.00 feet to a point on the West line of said Lot 8; thence along said West line of Lot 8, North 00°24'56" West a distance of 129.87 feet to the Point of Beginning.

Containing 1.063 acres of land, more or less.

See Exhibit "A-1" to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" East. Distances shown are ground based.

ATTACHMENT 2

This description is for a **development agreement only** and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.

This legal description was prepared by me or under my direct supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Craig E. Spiess P.L.S. 7944
Expires December 31, 2005

Date: _____

PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

ATTACHMENT 2**Exhibit B**

[Map of Property]

WOOD RODGERS
ENGINEERING • PLANNING • SKIPPING • SURVEYING
2331 E STREET, BLD. 100-B, ECKHARTS, VA 22626
PHONE: (916) 341-9760 FAX: (916) 341-9767

ATTACHMENT 2**Exhibit C****Amount of Tax Per Parcel by Land Use Category****A. Residential dwelling units**

The amount of Tax Per Parcel for all residential dwelling Land Use Code Categories shall be \$250 for each residential dwelling unit.

B. Non-Residential

The amount of Tax Per Parcel for all non-residential Land Use Per Categories (except Recreational and Agricultural) shall be \$.015 for each square foot of gross parcel area.

ATTACHMENT 2**CITY OF RANCHO CORDOVA****ORDINANCE NO. 30-2004**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE SUNRIDGE PARK SUBDIVISION,
VILLAGE NOS. 9A & 10A AND A PORTION OF UNIT A**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 12 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 12.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

ATTACHMENT 2

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 12" ("Zone 12") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 12 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 12 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 12 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 12 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax Per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year

ATTACHMENT 2

subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 12 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For First Fiscal Year	X	(Consumer Price Index for April of immediately <u>Preceding Fiscal Year</u> (Consumer Price Index for First Fiscal Year of Levy)
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Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

ATTACHMENT 2**C. Costs of Administration by County.**

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 12 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 12 in an election to be held on July 19, 2004 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2004.

ADOPTED, THIS 6th day of July, 2004 by the following vote:

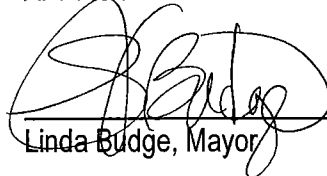
AYES: Skoglund, Sander, McGarvey, Cooley, Budge

NOES: None

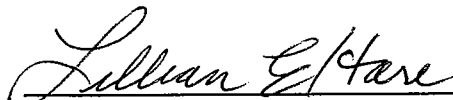
ABSENT: None

ABSTENTIONS: None

APPROVED:


Linda Budge, Mayor

ATTEST:


Lillian Hare, City Clerk

ATTACHMENT 2**Exhibit A**

[Legal Description of Village No. 9A & 10A and a Portion of Unit A, Sunridge Park]

ATTACHMENT 2

EXHIBIT A TO ORDINANCE
DESCRIPTION OF PROPERTY
BEAZER HOMES HOLDINGS CORPORATION

All that certain real property situate in Section 16, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of Lots 12 and 13 as shown on that certain Large Lot Final Map entitled "Sunridge Park" filed for record in Book 326 of Maps, at Page 5, Sacramento County Records and being more particularly described as follows:

VILLAGE 9A

Being a portion of said Lot 12.

Beginning at a the Northwest corner of said Lot 12; thence from said **POINT OF BEGINNING** along the North line of said Lot 12, North 89°35'04" East a distance of 42.50 feet; thence leaving said North line of Lot 12, South 00°24'56" East a distance of 134.90 feet to a point on the westerly line of said Lot 12; thence along said Westerly line of said Lot 12 for the following four (4) arcs, courses and distances:

1. South 89°35'04" West a distance of 62.50 feet;
2. North 00°24'56" West a distance of 85.90 feet to a point of curvature;
3. 31.42 feet along the arc of a tangent 20.00 foot radius curve to the right through a central angle of 90°00'00"; and
4. North 00°24'56" West a distance of 29.00 feet to the Point of Beginning.

Containing 7,765 square feet of land, more or less.

TOGETHER WITH the following:

Beginning at the Northeast corner of said Lot 12; thence from said **POINT OF BEGINNING** along the Easterly, Southerly and Westerly line of said Lot 12 for the following five (5) courses and distances:

1. South 00°24'56" East a distance of 529.90 feet;
2. thence South 89°35'04" West a distance of 707.50 feet;
3. thence North 00°24'56" West a distance of 290.00 feet;
4. thence North 89°35'04" East a distance of 110.00 feet; and
5. thence North 00°24'56" West a distance of 105.00 feet;

thence leaving said Westerly line of Lot 12, North 89°35'04" East a distance of 385.00 feet; thence North 00°24'56" West a distance of 134.90 feet to a point on the North line of said Lot 12; thence along said North line of said Lot 12, North 89°35'04" East a distance of 212.50 feet to the Point of Beginning.

Containing 6.809 acres of land, more or less.

VILLAGE 10A

Being a portion of said Lot 13.

Beginning at the Northwest corner of said Lot 13; thence from said **POINT OF BEGINNING** along the Northerly line of said Lot 13, North 89°35'04" East a distance of 136.19 feet to a point of curvature; thence along said Northerly line of said Lot 13, 114.51 feet along the arc of a tangent 600.00 foot radius curve to the left through a central angle of 10°56'04"; thence leaving said Northerly line of said Lot 13 for the following six (6) courses and distances:

ATTACHMENT 2

1. South 00°24'56" East a distance of 137.03 feet;
2. North 78°05'54" East a distance of 66.13 feet;
3. North 72°13'33" East a distance of 240.20 feet;
4. North 47°04'30" East a distance of 55.35 feet;
5. North 40°38'57" East a distance of 44.52 feet; and
6. North 40°22'39" West a distance of 144.11 feet to a point of curvature situate on the Northerly line of said Lot 13;

thence along the Northerly, Easterly, Southerly and Westerly lines of said Lot 13 for the following eight (8) arcs, courses and distances:

1. from a radial line which bears South 40°22'39" East, 93.97 feet along the arc of a non-tangent 600.00 foot radius curve to the left through a central angle of 08°58'24";
2. North 40°38'57" East a distance of 107.01 feet;
3. South 49°21'03" East a distance of 390.00 feet;
4. South 40°38'57" West a distance of 785.26 feet;
5. North 40°09'33" West a distance of 109.31 feet to a point of curvature;
6. from a radial line which bears South 40°09'33" East, 156.77 feet along the arc of a non-tangent 226.00 foot radius curve to the right through a central angle of 39°44'37";
7. South 89°35'04" West a distance of 222.69 feet; and
8. North 00°24'56" West a distance of 529.90 feet to the True Point of Beginning.

Containing 9.355 acres of land, more or less.

See Exhibit "A-1" to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" East. Distances shown are ground based.

This description is for a **development agreement only** and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.

This legal description was prepared by me or under my direct supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Craig E. Spiess P.L.S. 7944
Expires: December 31, 2005

Date: _____

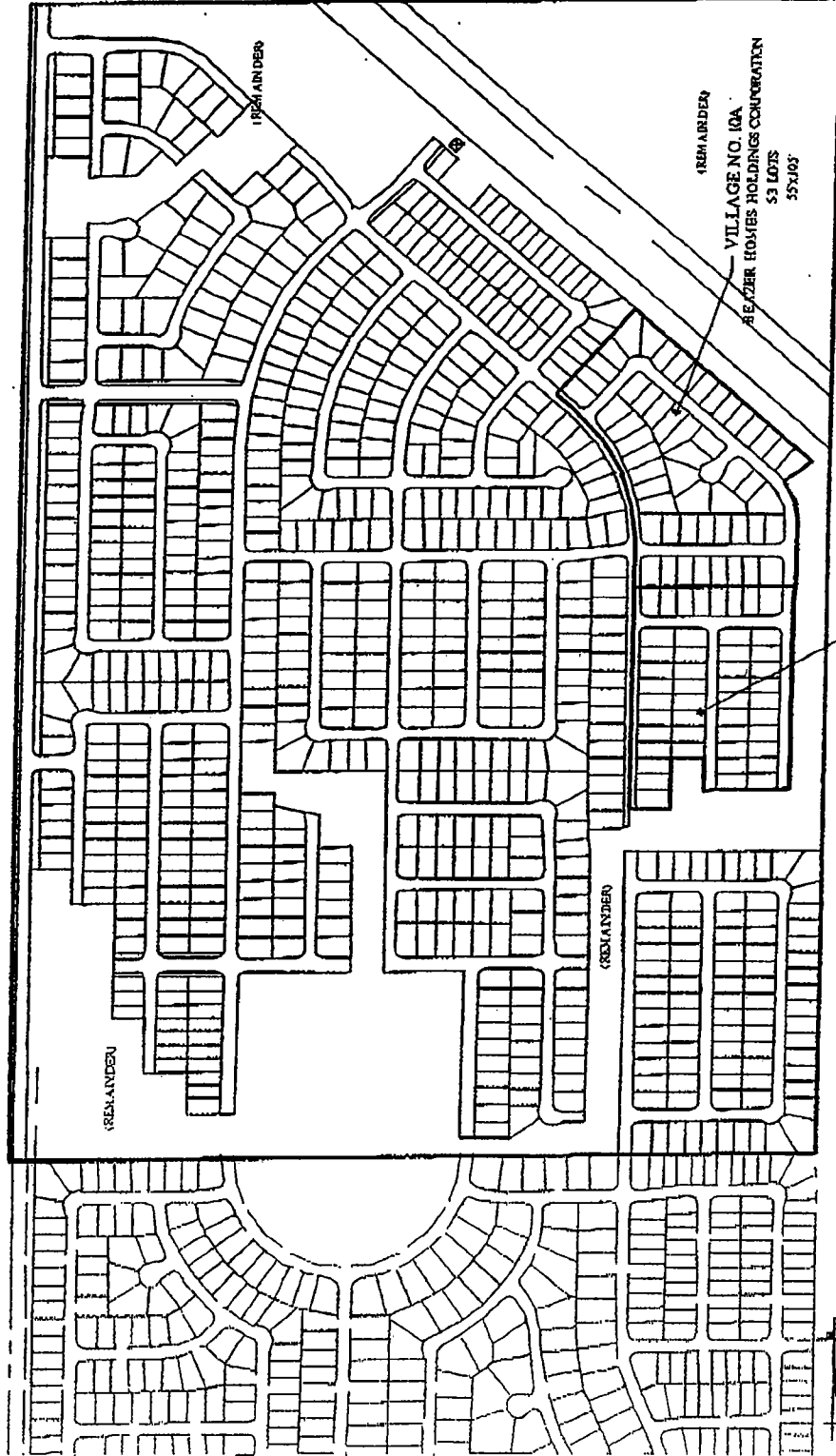
PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

ATTACHMENT 2**Exhibit B**

[Map of Property]

PROPERTY OWNERS EXHIBIT
SUNRIDGE PARK
VILLAGES 9A & 10A
AND A PORTION OF UNIT A
CITY OF RANCHO CORDOVA, CALIFORNIA
APRIL 15, 2004

EXHIBIT B TO ORDINANCE



ATTACHMENT 2

VILLAGE NO. 9A
BEAZER HONTES HOLDINGS CORPORATION
47 LOTS
55x105'

VILLAGE NO. 10A
BEAZER HONTES HOLDINGS CORPORATION
53 LOTS
55x105'



WOOD ROGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING
2801 G STREET, BLDG. 100-8, SACRAMENTO, CA 95816
PHONE: (916) 941-7750 FAX: (916) 241-7757

ATTACHMENT 2**Exhibit C****Amount of Tax Per Parcel by Land Use Category****A. Residential dwelling units**

The amount of Tax Per Parcel for all residential dwelling Land Use Code Categories shall be \$250 for each residential dwelling unit.

B. Non-Residential

The amount of Tax Per Parcel for all non-residential Land Use Per Categories (except Recreational and Agricultural) shall be \$.015 for each square foot of gross parcel area.

ATTACHMENT 2**CITY OF RANCHO CORDOVA****ORDINANCE NO. 32-2004**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE SUNRIDGE PARK SUBDIVISION,
VILLAGE NOS. 1A, 4A, 6, 7, 8A & 11A, AND A PORTION OF UNIT A**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 14 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 14.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

ATTACHMENT 2

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 14" ("Zone 14") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 14 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 14 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 14 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 14 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax Per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year

ATTACHMENT 2

subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 14 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For First Fiscal Year	X	(Consumer Price Index for April of immediately <u>Preceding Fiscal Year</u> (Consumer Price Index for First Fiscal Year of Levy)
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Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

ATTACHMENT 2**C. Costs of Administration by County.**

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 14 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentence, phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 14 in an election to be held on July 19, 2004 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2004.

ADOPTED, THIS 6th day of July, 2004 by the following vote:

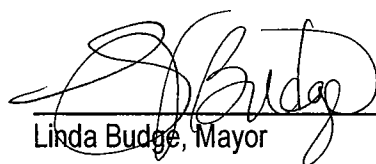
AYES: Skoglund, Sander, McGarvey, Cooley, Budge

NOES: None

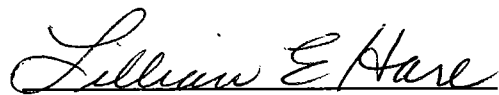
ABSENT: None

ABSTENTIONS: None

APPROVED:


Linda Budge, Mayor

ATTEST:


Lillian Hare, City Clerk

ATTACHMENT 2**Exhibit A**

*[Legal Description of Village No. 1A, 4A, 6, 7, 8A & 11A
and a Portion of Unit A, Sunridge Park]*

ATTACHMENT 2

EXHIBIT A TO ORDINANCE
DESCRIPTION OF PROPERTY
PLEASANT VALLEY INVESTMENTS, LC

All that certain real property situate in Fractional Section 9 and Section 16, all in Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of Lots 1, 4, 9, 10, 11, 14 and all of Lots 5 and 7 as shown on that certain Large Lot Final Map entitled "Sunridge Park" filed for record in Book 326 of Maps, at Page 5, Sacramento County Records and being more particularly described as follows:

VILLAGE 1A

Being a portion of said Lot 1.

Beginning at a point situate on the centerline of Canyonlands Drive from which the centerline intersection of Canyonlands Drive and Timberland Drive as shown on said Final Map bears North 89°35'04" East a distance of 53.00 feet; thence from said **POINT OF BEGINNING**, South 00°24'56" East a distance of 33.00 feet to a point on the Southerly line of said Lot 1; thence along said Southerly line of said Lot 1, South 89°35'04" West a distance of 436.32 feet to the Westerly line of said Lot 1; thence along the Westerly and Northerly line of said Lot 1 for the following eight (8) arcs, courses and distances:

1. North 00°24'56" West a distance of 62.00 feet to a point of curvature;
2. from a radial line which bears South 00°24'56" East, 31.42 feet along the arc of a non-tangent 20.00 foot radius curve to the right through a central angle of 90°00'00";
3. North 00°24'56" West a distance of 95.00 feet;
4. North 89°35'04" East a distance of 142.50 feet;
5. North 00°24'56" West a distance of 145.00 feet;
6. North 89°35'04" East a distance of 180.00 feet;
7. North 00°24'56" West a distance of 105.00 feet; and
8. North 89°35'04" East a distance of 147.82 feet;

thence leaving the Northerly line of said Lot 1 for the following eleven (11) arcs, courses and distances:

1. South 00°24'56" East a distance of 102.86 feet to a point of curvature;
2. from a radial line which bears South 27°09'33" East, 9.34 feet along the arc of a non-tangent 20.00 foot radius curve to the right through a central angle of 26°44'37";
3. South 89°35'04" West a distance of 6.00 feet;
4. South 00°24'56" East a distance of 40.00 feet;
5. North 89°35'04" East a distance of 6.00 feet to a point of curvature;
6. 9.34 feet along the arc of a tangent 20.00 foot radius curve to the right through a central angle of 26°44'37";
7. South 00°24'56" East a distance of 215.72 feet to a point of curvature;
8. from a radial line which bears South 27°09'33" East, 9.34 feet along the arc of a non-tangent 20.00 foot radius curve to the right through a central angle of 26°44'37";
9. South 00°24'56" East a distance of 4.00 feet;
10. South 89°35'04" West a distance of 5.00 feet; and
11. South 00°24'56" East a distance of 25.00 feet to the Point of Beginning.

Containing 3.35 acres of land, more or less.

ATTACHMENT 2

VILLAGE 4A (AREA 1)

Being a portion of said Lot 4.

Beginning at the most southerly corner of said Lot 4 of said Final Map; thence from said **POINT OF BEGINNING**, along the southerly and easterly line of said Lot 4 for the following twenty (20) arcs, courses and distances:

1. from a radial line which bears North 39°05'01" West, 60.97 feet along the arc of a non-tangent 500.00 foot radius curve to the right through a central angle of 06°59'11";
2. South 32°05'50" East a distance of 20.00 feet to a point of curvature;
3. from a radial line which bears North 32°05'50" West, 31.54 feet along the arc of a non-tangent 480.00 foot radius curve to the right through a central angle of 03°45'55" to a point of reverse curvature;
4. 190.76 feet along the arc of a tangent 520.00 foot radius curve to the left through a central angle of 21°01'08";
5. North 40°38'57" East a distance of 63.19 feet;
6. North 49°21'03" West a distance of 162.00 feet;
7. North 40°38'57" East a distance of 34.58 feet;
8. North 49°21'03" West a distance of 121.98 feet to a point of curvature;
9. from a radial line which bears North 51°37'56" West, 1.19 feet along the arc of a non-tangent 30.00 foot radius curve to the right through a central angle of 02°16'52";
10. North 40°38'57" East a distance of 146.08 feet;
11. North 49°21'03" West a distance of 165.00 feet;
12. North 40°38'57" East a distance of 4.77 feet;
13. North 28°19'51" West a distance of 122.74 feet to a point of curvature;
14. from a radial line which bears South 28°19'51" East, 74.49 feet along the arc of a non-tangent 40.00 foot radius curve to the left through a central angle of 106°41'43" to a point of reverse curvature;
15. 23.26 feet along the arc of a tangent 30.00 foot radius curve to the right through a central angle of 44°24'55";
16. North 00°36'39" West a distance of 11.01 feet to a point of reverse curvature;
17. 31.42 feet along the arc of a tangent 20.00 foot radius curve to the right through a central angle of 90°00'00";
18. North 00°36'39" West a distance of 40.00 feet;
19. South 89°23'21" West a distance of 92.64 feet; and
20. North 00°36'39" West a distance of 122.00 feet to the Northerly line of said Lot 4;

thence along said Northerly line of Lot 4, South 89°25'02" West a distance of 490.00 feet; thence leaving the Northerly line of said Lot 4 for the following eleven (11) arcs, courses and distances:

1. South 00°24'56" East a distance of 119.83 feet to a point of curvature;
2. from a radial line which bears South 26°19'42" West, 9.40 feet along the arc of a non-tangent 20.00 foot radius curve to the left through a central angle of 26°56'20";
3. South 00°36'39" East a distance of 40.00 feet;
4. South 89°23'21" West a distance of 3.27 feet to a point of curvature;
5. 9.27 feet along the arc of a tangent 20.00 foot radius curve to the left through a central angle of 26°32'54";
6. South 00°24'56" East a distance of 351.48 feet;
7. South 76°42'03" East a distance of 219.71 feet;
8. South 68°14'04" East a distance of 71.09 feet;
9. South 58°11'35" East a distance of 140.00 feet;

ATTACHMENT 2

10. South 52°28'09" East a distance of 227.09 feet; and

11. South 42°21'39" West a distance of 157.00 feet to a point of curvature on the southwesterly line of said Lot 4;

thence along the southwesterly line of said Lot 4 from a radial line which bears North 42°21'39" East, 98.43 feet along the arc of a non-tangent 1000.00 foot radius curve to the right through a central angle of 05°38'23"; thence continuing along said southwesterly line of said Lot 4, South 41°59'59" East for a distance of 32.82 feet to the Point of Beginning.

Containing 10.424 acres of land, more or less.

VILLAGE 4A (AREA 2)

Being all of said Lot 5.

Containing 5.329 acres of land, more or less.

VILLAGE 6

Being a portion of Lot 9.

Beginning at the Northeast corner of said Lot 9; thence from said **POINT OF BEGINNING**, along the Easterly line of said Lot 9 for the following five (5) courses and distances:

1. South 00°24'56" East a distance of 140.00 feet;
2. North 89°35'04" East a distance of 130.00 feet
3. South 00°24'56" East a distance of 955.19 feet;
4. South 06°23'07" East a distance of 73.26 feet; and
5. South 13°34'29" East a distance of 140.00 feet to a point of curvature at the Southeast corner of said Lot 9;

thence along the Southerly line of said Lot 9 from a radial line which bears South 13°38'02" East, 133.12 feet along the arc of a non-tangent 586.84 foot radius curve to the right through a central angle of 12°59'50"; thence continue along the Southerly line of said Lot 9, South 89°29'00" West a distance of 120.07 feet; thence leaving the Southerly line of said Lot 9, North 00°24'56" West a distance of 140.00 feet; thence South 89°35'04" West a distance of 657.50 feet to the Westerly line of said Lot 9; thence along the Westerly line of said Lot 9, North 00°24'56" West a distance of 1040.13; thence North 89°35'04" East a distance of 102.50 feet; thence leaving said Westerly line of said Lot 9, North 89°35'04" East a distance of 550.00 feet; thence North 00°24'56" West a distance of 140.00 feet to the Northerly line of said Lot 9; thence along said Northerly line of Lot 9, North 89°35'04" East a distance of 87.50 feet to the Point of Beginning.

Containing 21.816 acres of land, more or less.

VILLAGE 7 (AREA 1)

Being a portion of Lot 10.

Beginning at the Northwest corner of said Lot 10 of said Final Map; thence from said **POINT OF BEGINNING**, along the Westerly line of said Lot 10, South 00°24'56" East a distance of 140.00 feet; thence continuing along said Westerly line of said Lot 10, North 89°35'04" East a distance of 82.50 feet; thence leaving said Westerly line of Lot 10, North 00°24'56" West a distance of 140.00 to the North line of said Lot 10; thence along said North line of Lot 10, South 89°35'04" West a distance of 82.50 feet to the Point of Beginning.

ATTACHMENT 2

Containing 11,550 square feet of land, more or less.

VILLAGE 7 (AREA 2)

Being a portion of Lot 10.

Beginning at an angle point in the West Line of said Lot 10 from which the Northwest corner of said Lot 10 of said Final Map bears North 43°17'40" West, a distance of 191.05 feet; thence from said **POINT OF BEGINNING**, leaving said West line of Lot 10 for the following fourteen (14) courses and distances:

1. North 89°35'04" East a distance of 281.96 feet;
2. South 86°42'00" East a distance of 54.67 feet;
3. South 83°23'31" East a distance of 54.66 feet;
4. South 79°45'00" East a distance of 54.66 feet;
5. South 76°06'29" East a distance of 54.66 feet;
6. South 72°27'58" East a distance of 54.66 feet;
7. South 68°49'27" East a distance of 54.66 feet;
8. South 65°10'55" East a distance of 54.66 feet;
9. South 61°32'24" East a distance of 54.66 feet;
10. South 57°53'53" East a distance of 54.66 feet;
11. South 54°15'22" East a distance of 54.66 feet;
12. South 50°36'50" East a distance of 54.66 feet;
13. South 46°58'19" East a distance of 54.66 feet;
14. South 49°21'03" East a distance of 85.02 feet to a point on the Easterly line of said Lot 10; thence along said Easterly line of Lot 10, South 40°38'57" West a distance of 767.61 feet; thence leaving said Easterly line of Lot 10 for the following seven (7) courses and distances:

1. North 49°21'03" West a distance of 135.00 feet;
2. South 40°38'57" West a distance of 129.73 feet;
3. South 51°34'27" West a distance of 57.87 feet;
4. South 53°12'19" West a distance of 53.23 feet;
5. South 59°50'23" West a distance of 53.23 feet;
6. South 66°28'26" West a distance of 53.23 feet;
7. South 73°06'29" West a distance of 53.23 feet to a point on the Westerly line of said Lot 10;

thence along said Westerly line of Lot 10, North 06°23'07" West a distance of 73.26 feet; thence continuing along said Westerly line of Lot 10, North 00°24'56" West a distance of 955.19 feet to the Point of Beginning.

Containing 14.480 acres of land, more or less.

VILLAGE 8A (AREA 1)

Being all of said Lot 7.

Containing 5.551 acres of land, more or less.

VILLAGE 8A (AREA 2)

Being all of said Lot 11.

EXCEPTING THEREFROM the following:

ATTACHMENT 2

Beginning at a three quarter inch (3/4") iron pipe with plug stamped L.S. 7944 marking the centerline intersection of Borderlands Drive and Timberland Drive as shown on said Final Map; thence from said **POINT OF BEGINNING** along the centerline of Borderlands Drive, North 89°35'04" East a distance of 164.21 feet; thence leaving said centerline of Borderlands Drive, South 00°24'56" East a distance of 135.00 feet; thence South 89°35'04" West a distance of 220.00 feet; thence North 00°24'56" West a distance of 135.00 feet to a point on the centerline of Borderlands Drive; thence along said centerline of Borderlands Drive, North 89°35'04" East a distance of 55.79 feet to the Point of Beginning.

Containing 14.95 acres of land, more or less.

VILLAGE 11A

Being a portion of Lot 14.

Beginning at a three-quarter (3/4") iron pipe with plug stamped L.S. 7944 marking the centerline intersection of Borderlands Drive and Canyonland Drive as shown on said Final Map; thence from said **POINT OF BEGINNING**, along the Northwesterly line of said Lot 14 from a radial line which bears North 39°05'01" West, 60.97 feet along the arc of a 500.00 foot radius curve to the right through a central angle of 06°59'11" to the most northerly corner of said Lot 14; thence along the Northeasterly line of said Lot 14 for the following six (6) arcs, courses and distances:

1. South 32°05'50" East a distance of 20.00 feet to a point of curvature;
2. from a radial line which bears North 32°05'50" West, 4.94 feet along the arc of a non-tangent 480.00 foot radius curve to the left through a central angle of 00°35'24";
3. 34.67 feet along the arc of a tangent 20.00 foot radius curve to the left through a central angle of 99°18'44";
4. South 41°59'59" East a distance of 122.76 feet to a point of curvature;
5. 60.43 feet along the arc of a tangent 471.00 foot radius curve to the left through a central angle of 07°21'05"; and
6. South 49°21'03" East a distance of 146.74 feet to the Easterly line of said Lot 14;

thence along said Easterly line of Lot 14 for the following five (5) courses and distances:

1. South 40°38'57" West a distance of 113.00 feet;
2. North 49°21'03" West a distance of 105.00 feet;
3. South 40°38'57" West a distance of 135.00 feet;
4. South 49°21'03" East a distance of 105.00 feet; and
5. South 40°38'57" West a distance of 658.55 feet to the Southwesterly line of said Lot 14;

thence along said Southwesterly line of said Lot 14, North 49°21'03" West a distance of 390.00 feet to the Northwesterly line of said Lot 14; thence along said Northwesterly line, North 40°38'57" East a distance of 203.10 feet; thence leaving said Northwesterly line of Lot 14, South 49°21'03" East a distance of 140.00 feet; thence North 40°38'57" East a distance of 595.00 feet; thence North 49°21'03" West a distance of 114.63 feet; thence North 47°04'58" West a distance of 25.00 feet to the Northwesterly line of said Lot 14; thence along the Northwesterly line of said Lot 14 for the following three (3) arcs, courses and distances:

1. from a radial line which bears North 47°04'58" West, 44.36 feet along the arc of a non-tangent 500.00 foot radius curve to the right through a central angle of 05°04'59";
2. North 48°00'01" East a distance of 35.05 feet to a point of curvature; and
3. 25.45 feet along the arc of a tangent 500.00 foot radius curve to the right through a central angle of 02°54'58" to the Point of Beginning.

Containing 5.939 acres of land, more or less.

ATTACHMENT 2

See Exhibit "A-1" to accompany description. attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" East. Distances shown are ground based.

This description is for a **development agreement only** and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.

This legal description was prepared by me or under my direct supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Craig E. Spiess P.L.S. 7944
Expires: December 31, 2005

Date: _____

PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

ATTACHMENT 2**Exhibit B**

[Map of Property]

PROPERTY OWNERS EXHIBIT SUNRIDGE PARK

VILLAGES 1A, 4A, 6, 7, 8A & 11A
AND A PORTION OF UNIT A
CITY OF RANCHO CORDOVA, CALIFORNIA

APRIL 15, 2004

EXHIBIT B TO ORDINANCE

VILLAGE NO. 1A
PLEASANT VALLEY INVESTMENTS
20 LOTS
45x105'

VILLAGE NO. 4A
PLEASANT VALLEY INVESTMENTS
45 LOTS
70x122'

VILLAGE NO. 4A
PLEASANT VALLEY INVESTMENTS
18 LOTS
70x122'

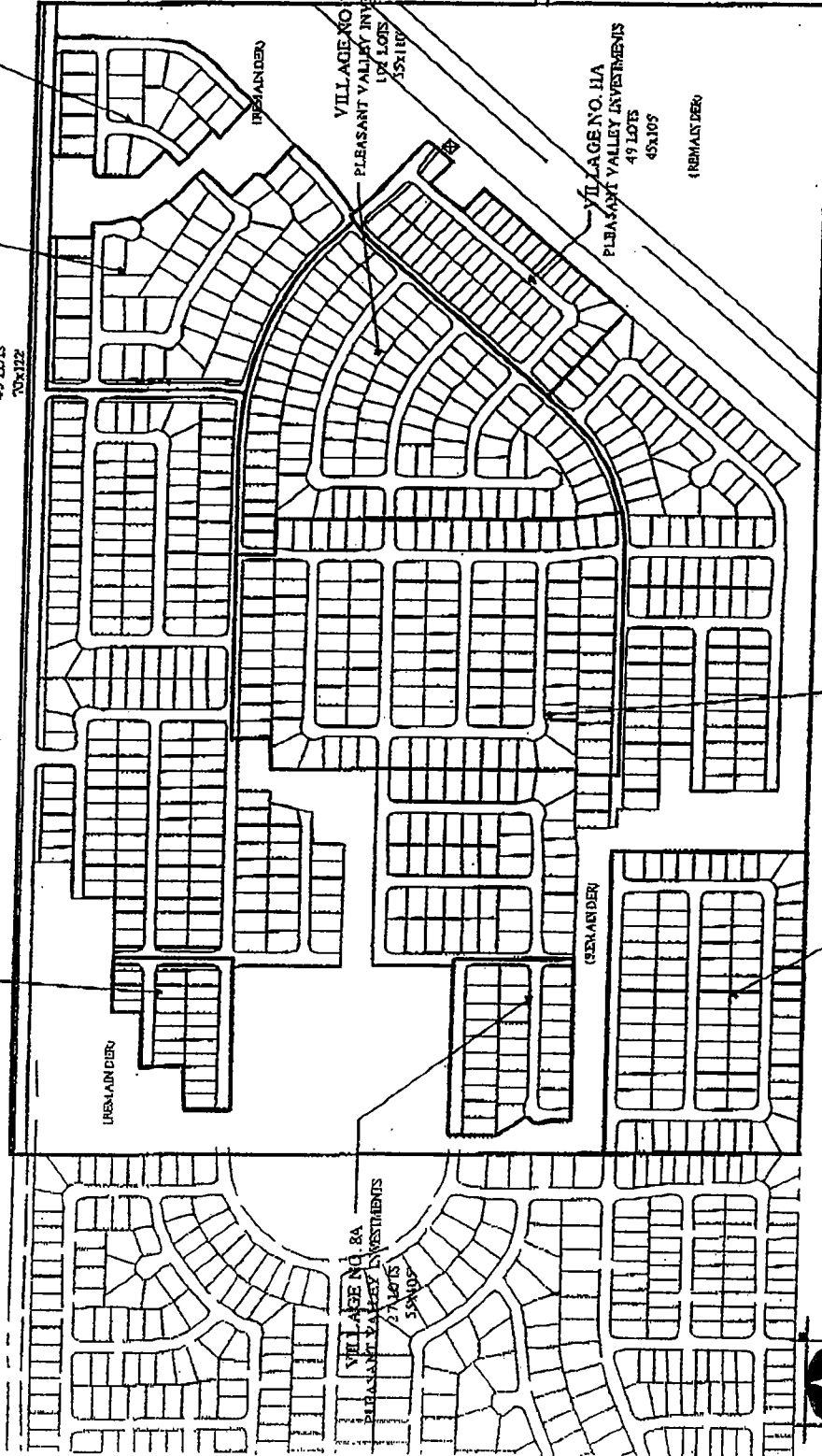
VILLAGE NO. 8A
PLEASANT VALLEY INVESTMENTS
2 LOTS
55x105'

VILLAGE NO. 7
PLEASANT VALLEY INVESTMENTS
104 LOTS
55x110'

VILLAGE NO. 11A
PLEASANT VALLEY INVESTMENTS
49 LOTS
45x105'
(REMAINDER)

VILLAGE NO. 8A
PLEASANT VALLEY INVESTMENTS
36 LOTS
55x105'

VILLAGE NO. 6
PLEASANT VALLEY INVESTMENTS
128 LOTS
60x110'



ATTACHMENT 2

WOOD ROODERS
ENGINEERING - PLANNING - MAPPING - SURVEYING
3821 O STREET, BLDG. 100-3, BAKERSFIELD, CA 93315
PHONE: (805) 841-7750 FAX: (805) 241-0727

ATTACHMENT 2**Exhibit C****Amount of Tax Per Parcel by Land Use Category****A. Residential dwelling units**

The amount of Tax Per Parcel for all residential dwelling Land Use Code Categories shall be \$250 for each residential dwelling unit.

B. Non-Residential

The amount of Tax Per Parcel for all non-residential Land Use Per Categories (except Recreational and Agricultural) shall be \$.015 for each square foot of gross parcel area.

ATTACHMENT 2**CITY OF RANCHO CORDOVA****ORDINANCE NO. 33-2004**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE SUNRIDGE PARK SUBDIVISION, VILLAGE NO. 3**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 10 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 10.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to

ATTACHMENT 2

the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 10" ("Zone 10") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 10 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 10 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 10 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 10 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax Per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any

ATTACHMENT 2

increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 10 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For First Fiscal Year	X	(Consumer Price Index for April of immediately <u>Preceding Fiscal Year</u> (Consumer Price Index for First Fiscal Year of Levy)
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Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

ATTACHMENT 2**C. Costs of Administration by County.**

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 10 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 10 in an election to be held on July 19, 2004 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2004.

ADOPTED, THIS 6th day of July, 2004 by the following vote:

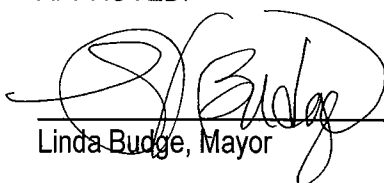
AYES: Skoglund, Sander, McGarvey, Cooley, Budge

NOES: None

ABSENT: None

ABSTENTIONS: None

APPROVED:


Linda Budge, Mayor

ATTEST:


Lillian Hare, City Clerk

ATTACHMENT 2**Exhibit A**

[Legal Description of Village No. 3, Sunridge Park]

ATTACHMENT 2

EXHIBIT A TO ORDINANCE
DESCRIPTION OF PROPERTY
RANCHO 80 LLC

All that certain real property situate in Fractional Section 9, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of Lot 3 as shown on that certain Large Lot Final Map entitled "Sunridge Park" filed for record in Book 326 of Maps, at Page 5, Sacramento County Records and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3; thence from said **POINT OF BEGINNING** along the North line of said Lot 3, North $89^{\circ}23'21''$ East a distance of 959.01 feet; thence leaving said North line of said Lot 3 for the following ten (10) arcs, courses and distances:

1. South $00^{\circ}24'56''$ East a distance of 118.21 feet to a point of curvature;
2. from a radial line which bears South $27^{\circ}09'33''$ East, 11.59 feet along the arc of a non-tangent 20.00 foot radius curve to the right through a central angle of $33^{\circ}11'28''$ to a point of reverse curvature;
3. thence 6.00 feet along the arc of a tangent 226.00 foot radius curve to the left through a central angle of $01^{\circ}31'16''$;
4. South $04^{\circ}30'39''$ West a distance of 40.00 feet to a point of curvature;
5. from a radial line which bears North $04^{\circ}30'39''$ East, 7.06 feet along the arc of a non-tangent 186.00 foot radius curve to the right through a central angle of $02^{\circ}10'24''$ to a point of reverse curvature;
6. 9.34 feet along the arc of a tangent 226.00 foot radius curve to the left through a central angle of $02^{\circ}22'00''$ to a point of reverse curvature;
7. 7.68 feet along the arc of a tangent 20.00 foot radius curve to the right through a central angle of $22^{\circ}00'39''$;
8. South $00^{\circ}24'56''$ East a distance of 350.54 feet;
9. South $89^{\circ}35'04''$ West a distance of 754.50 feet; and
10. South $00^{\circ}24'56''$ East a distance of 144.00 feet to a point on the South line of said Lot 3;

thence along said South line of Lot 3, South $89^{\circ}35'04''$ West a distance of 207.50 feet; thence along the West line of said Lot 3, North $00^{\circ}24'56''$ West a distance of 654.52 feet to the Point of Beginning.

Containing 11.968 acres of land, more or less.

See Exhibit "A-1" to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North $72^{\circ}44'09''$ East. Distances shown are ground based.

ATTACHMENT 2

This description is for a development agreement only and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.

This legal description was prepared by me or under my direct supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Craig E. Spiess P.L.S. 7944
Expires December 31, 2005

Date: _____

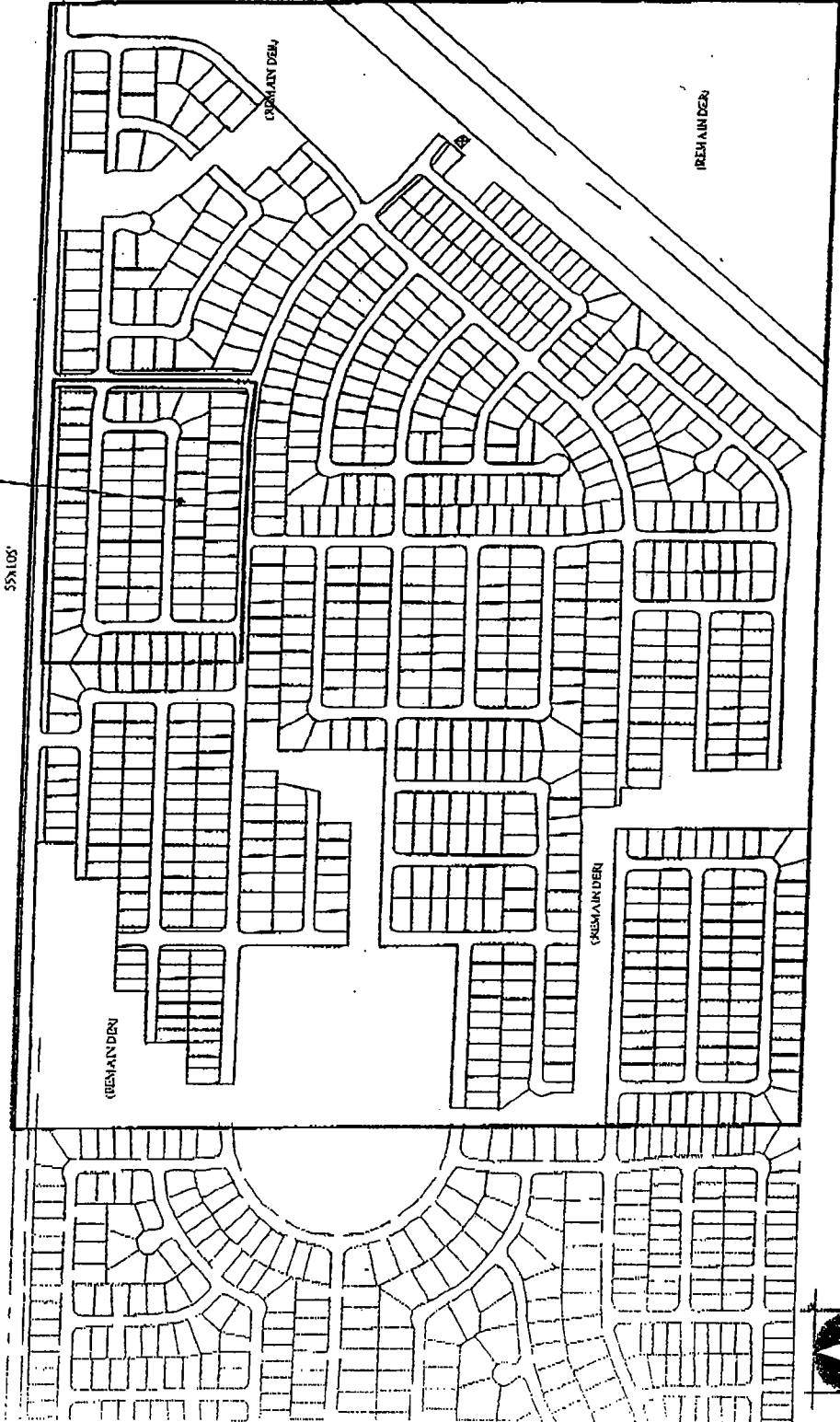
PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

ATTACHMENT 2**Exhibit B**

[Map of Property]

PROPERTY OWNERS EXHIBIT
SUNRIDGE PARK
 VILLAGE 3 AND A PORTION OF UNIT
 CITY OF RANCHO CORDOVA, CALIFORNIA
 APRIL 15, 2004

VILLAGE NO. 3
 RANCHO 80, LLC
 80 LOTS
 55 ALOS



ATTACHMENT 2

WOOD RODGERS
 ENGINEERING • PLANNING • MAPPING • SURVEYING
 2501 O STREET, SUITE 100, SACRAMENTO, CA 95816
 PHONE: (916) 241-0000

ATTACHMENT 2**Exhibit C****Amount of Tax Per Parcel by Land Use Category****A. Residential dwelling units**

The amount of Tax Per Parcel for all residential dwelling Land Use Code Categories shall be \$250 for each residential dwelling unit.

B. Non-Residential

The amount of Tax Per Parcel for all non-residential Land Use Per Categories (except Recreational and Agricultural) shall be \$.015 for each square foot of gross parcel area.

ATTACHMENT 3**CITY OF RANCHO CORDOVA****ORDINANCE NO. 26-2006**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE SUNRIDGE PARK – PHASE II SUBDIVISION, VILLAGES 1B, 4C,
4D, 8C AND 11B**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 34 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 34.

ATTACHMENT 3

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 34" ("Zone 34") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 34 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 34 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 34 shall not exceed the amount applicable to the parcel, as specified below.

ATTACHMENT 3**A. For First Fiscal Year:**

The tax shall be assessed on a residential parcel within Zone 34 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 34 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

$$\begin{array}{lcl} \text{Tax per Parcel} & & \text{Tax per Parcel} \\ \text{for then Current} & = & \text{for Immediately} \\ \text{Fiscal Year} & & \text{Preceding} \\ & & \text{Fiscal Year} \end{array} \quad \times \quad \begin{array}{l} \text{Consumer Price Index} \\ \text{for the Period from April of} \\ \text{Immediately Preceding Fiscal} \\ \text{to April of then Current Fiscal} \\ \text{Year} \end{array}$$

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.**A. Taxes as Liens Against the Property.**

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad

ATTACHMENT 3

valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 34 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 34 in an election to be held on July 17, 2006, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2006.

ADOPTED, THIS 19th day of June, 2006 by the following vote:

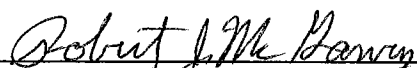
AYES: Budge, Cooley, Sander, Skoglund, McGarvey

NOES: None

ABSENT: None

ABSTENTIONS: None

ATTACHMENT 3


Robert J. McGarvey, Mayor

ATTEST:


Lillian E. Hare, City Clerk

ATTACHMENT 3**EXHIBIT A****DESCRIPTION OF PROPERTY
PLEASANT VALLEY INVESTMENTS, LC.**

All that certain real property situate in Fractional Section 9 and Section 16, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as follows:

Being all of Lots 2, 4, 8, 9, and 10 as shown on that certain Large Lot Final Map entitled "Sunridge Park Phase II" filed for record in Book 348 of Maps, at Page 1 of Sacramento County Records.

See Exhibit "A-2" to accompany description, attached hereto and made a part hereof.

This legal description is valid for a Development Agreement, Zoning Ordinance and Mitigation Monitoring and Reporting Program (MMRP) only and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.

Craig E. Spiess P.L.S. 7944
Expires: December 31, 2007

Date: _____

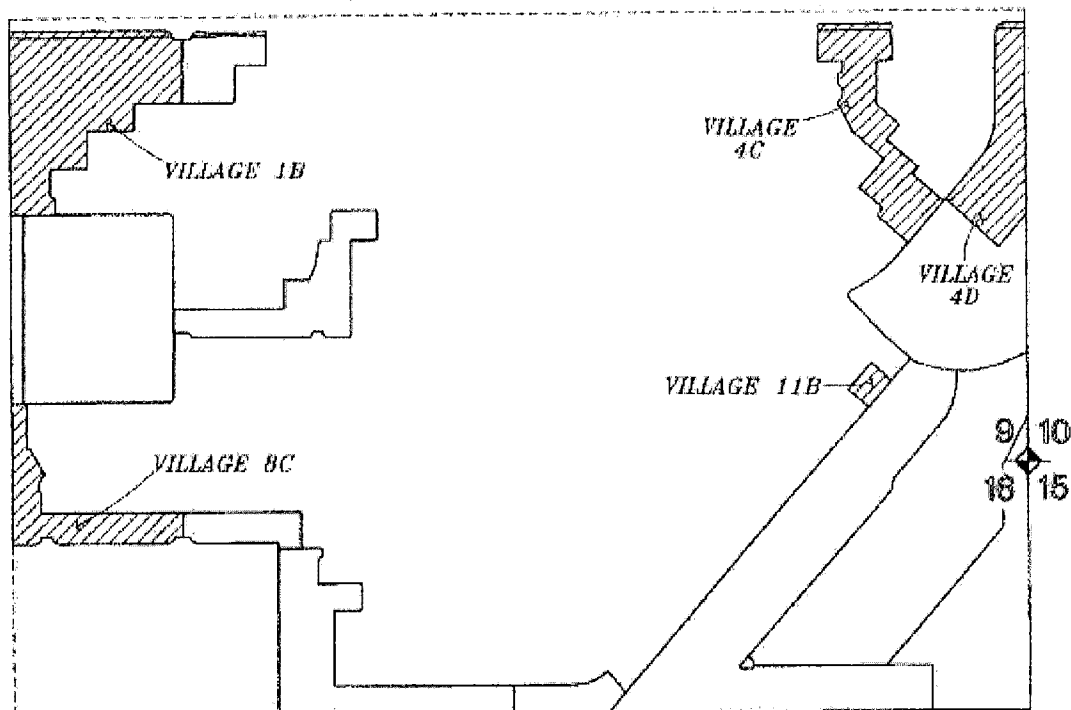
ATTACHMENT 3**EXHIBIT B****Map of Property**

ATTACHMENT 3

EXHIBIT B

PLAT TO ACCOMPANY
DESCRIPTION

SUNRIDGE PARK PHASE II
VILLAGES 1B, 4C, 4D, 8C & 11B
PLEASANT VALLEY INVESTMENTS, LC
ALL OF LOTS 2, 4, 8, 9 & 10 OF 348 B.M. 1
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SEE DESCRIPTION FOR
COURSE INFORMATION

SCALE: 1"=600'



WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING

3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

ATTACHMENT 3**EXHIBIT C****Amount of Tax per Parcel by Land Use Category****A. Residential Dwelling Units**

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be \$450 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Non-Residential

The amount of Tax per Parcel for all Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$ 0.25 for each square foot of gross parcel area.

ATTACHMENT 3**CITY OF RANCHO CORDOVA****ORDINANCE NO. 31-2006**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE CRESLEIGH SUNRIDGE SUBDIVISION**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 32 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 32.

ATTACHMENT 3

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 32" ("Zone 32") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 32 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 32 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 32 shall not exceed the amount applicable to the parcel, as specified below.

ATTACHMENT 3**A. For First Fiscal Year:**

The tax shall be assessed on a residential parcel within Zone 32 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 32 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

$$\begin{array}{lcl} \text{Tax per Parcel} & & \text{Tax per Parcel} \\ \text{for then Current} & = & \text{for Immediately} \\ \text{Fiscal Year} & & \text{Preceding} \\ & & \text{Fiscal Year} \end{array} \quad \times \quad \begin{array}{l} \text{Consumer Price Index} \\ \text{for the Period from April of} \\ \text{Immediately Preceding Fiscal} \\ \text{to April of then Current Fiscal} \\ \text{Year} \end{array}$$

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.**A. Taxes as Liens Against the Property.**

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad

ATTACHMENT 3

valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 32 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 32 in an election to be held on July 17, 2006, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2006.

ADOPTED, THIS 19th day of June, 2006 by the following vote:

AYES: Budge, Cooley, Sander, Skoglund, McGarvey

NOES: None

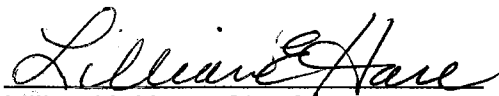
ABSENT: None

ABSTENTIONS: None

ATTACHMENT 3


Robert J. McGarvey, Mayor

ATTEST:


Lillian E. Hare, City Clerk

ATTACHMENT 3

EXHIBIT A

Description of Property

All that certain real property situated in the City of Rancho Cordova, County of Sacramento, State of California, and being more particularly described as follows:

The West 1322.52 feet of the following described land:

Lots 1 and 2 of the Southeast quarter of Section 9, Township 8 North, Range 7 East, M.D.M.; Lots 3 and 4 of the Southwest quarter of Section 9, Township 8 North, Range 7 East, M.D.M.; the South one-half of the South one-half of Section 9, Township 8 North, Range 7 East, M.D.M.; and Section 16, Township 8 North, Range 7 East, M.D.M., Excepting Therefrom the following:

All that portion of Section 16, Township 8 North, Range 7 East, M.D.M., described as follows:

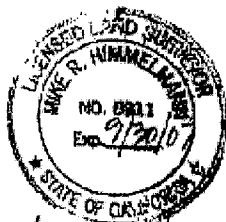
Beginning at the Southwest corner of said Section 16; thence along the West line of said Section, North 0 degrees 19 minutes 35 seconds West 4358.66 feet; thence North 89 degrees 56 minutes 50 seconds East 5290.23 feet to a point on the East line of said Section and in an old fence; thence along said Section line and said Old fence, South 0 degrees 30 minutes East 4358.74 feet to the Southeast corner of said section 16 and an old fence corner; thence along the South line of said Section, South 89 degrees 56 minutes 50 seconds West 5303.44 feet to the point of beginning. Also described as Parcel 'A' of Certificate of Compliance, recorded in Book 760610, Page 1123, Official Records.

###

Murray Smith & Associates
Engineering, Inc.

March 20, 2006
03-105

J:\Projects\03-105\Legal\Exhibit A-1.doc



Mike R. Himmelmann

ATTACHMENT 3**EXHIBIT B****Map of Property**

ATTACHMENT 3**EXHIBIT C****Amount of Tax per Parcel by Land Use Category****A. Residential Dwelling Units**

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be \$450 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Non-Residential

The amount of Tax per Parcel for all Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$0.25 for each square foot of gross parcel area.

ATTACHMENT 3**CITY OF RANCHO CORDOVA****ORDINANCE NO. 32-2006**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE DOUGLAS 98 SUBDIVISION**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 28 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 28.

ATTACHMENT 3

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 28" ("Zone 28") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 28 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 28 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 28 shall not exceed the amount applicable to the parcel, as specified below.

ATTACHMENT 3**A. For First Fiscal Year:**

The tax shall be assessed on a residential parcel within Zone 28 in the first fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 28 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

$$\begin{array}{lcl} \text{Tax per Parcel} & & \text{Tax per Parcel} \\ \text{for then Current} & = & \text{for Immediately} \\ \text{Fiscal Year} & & \text{Preceding} \\ & & \text{Fiscal Year} \end{array} \quad \times \quad \begin{array}{l} \text{Consumer Price Index} \\ \text{for the Period from April of} \\ \text{Immediately Preceding Fiscal} \\ \text{to April of then Current Fiscal} \\ \text{Year} \end{array}$$

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.**A. Taxes as Liens Against the Property.**

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad

ATTACHMENT 3

valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 28 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 28 in an election to be held on July 17, 2006, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2006.

ADOPTED, THIS 19th day of June, 2006 by the following vote:

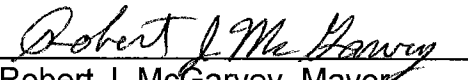
AYES: Budge, Cooley, Sander, Skoglund, McGarvey

NOES: None

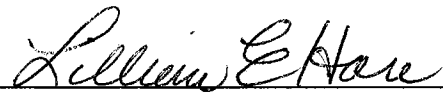
ABSENT: None

ABSTENTIONS: None

ATTACHMENT 3


Robert J. McGarvey, Mayor

ATTEST:


Lillian E. Hare, City Clerk

ATTACHMENT 3**EXHIBIT A****Description of Property**

All that certain real property situated in the City of Rancho Cordova, County of Sacramento, State of California, and being more particularly described as follows:

The South 107 acres of the Southeast One-Quarter of Section 10, Township 8 North, Range 7 East, Mount Diablo Base and Meridian, the dimensions of said 107 acres being computed to the West, South and East lines of said Southeast One-Quarter.

EXCEPTING THEREFROM the North 300 feet of the East 300 feet thereof;

ALSO EXCEPTING THEREFROM all that portion lying North of the following described land: Beginning at a point located North $89^{\circ}21'10''$ East 494.16 feet from the Southeast corner of "Rancho Rio De Los Americanos", as said Southeast corner is shown on the "Record of Survey of the Southeasterly portion of Rancho Rio De Los Americanos", according to the Official Plat thereof, filed in the Office of the Recorder of Sacramento County, California in Book 12 of Surveys, Survey No. 30; thence from said point of beginning South $89^{\circ}45'50''$ East 3970.00 feet to the point in a County Road.

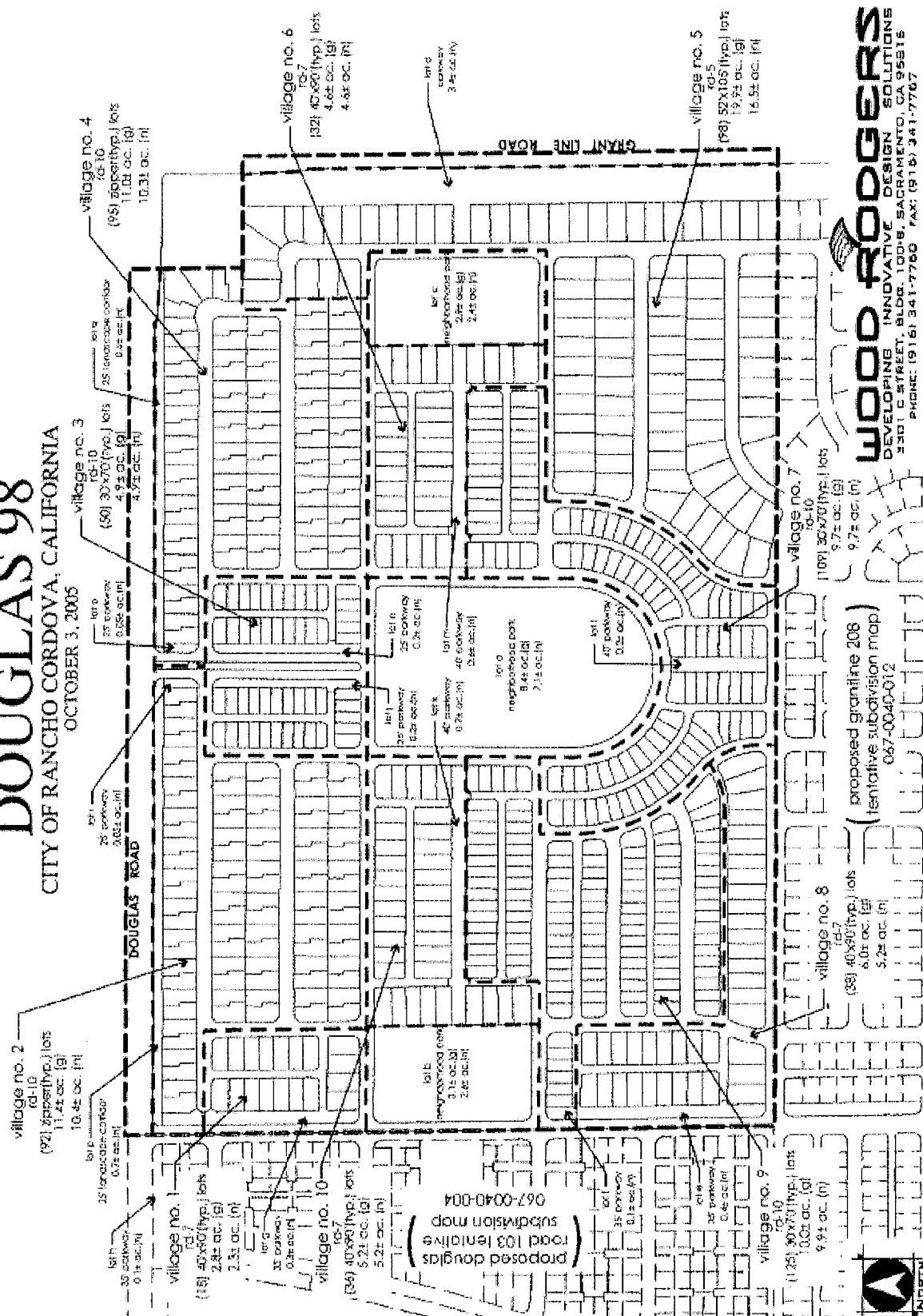
APN: 067-0040-005

ATTACHMENT 3**EXHIBIT B****Map of Property**

DOUGLAS 98

CITY OF RANCHO CORDOVA, CALIFORNIA

OCTOBER 3, 2005



WOOD ROOGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 O STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

proposed graniline 208)
tentative subdivision map
067-0040-Q12

ATTACHMENT 3**EXHIBIT C****Amount of Tax per Parcel by Land Use Category****A. Residential Dwelling Units**

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be \$450 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Non-Residential

The amount of Tax per Parcel for all Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$ 0.25 for each square foot of gross parcel area.

ATTACHMENT 3**CITY OF RANCHO CORDOVA****ORDINANCE NO. 38-2006**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION
SUBJECT TO VOTER CONFIRMATION
FOR THE GRANTLINE 208 SUBDIVISION**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of the City be provided with high quality police services. In carefully reviewing the City's preincorporation Comprehensive Fiscal Analysis (CFA) with the Sheriff's Department, it has become clear to City staff that the City budget does not contain adequate funding to assure the continued delivery of adequate high quality law enforcement services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for police services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 37 of the Rancho Cordova Special Police Tax Area.

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 37.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

ATTACHMENT 3**Section 2. Definitions.**

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3.B herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Rancho Cordova Special Police Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

E. "Rancho Cordova Special Police Tax Area Zone 37" ("Zone 37") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in Exhibit A hereto and as shown on the map Exhibit B hereto.

F. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside of the boundaries of Zone 37 nor any land or improvements owned by any governmental entity.

G. Pursuant to Government Code §53978, "voter" means a person owning real property within Zone 37 at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Sacramento County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in Zone 37 shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax shall be assessed on a residential parcel within Zone 37 in the first

ATTACHMENT 3

fiscal year after a residential building permit has been issued for the parcel. The tax per year for the first fiscal year shall be the amount of Tax per Parcel for the Land Use Code Category as set forth on Exhibit C hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

B. For Subsequent Fiscal Year:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 37 for the then current fiscal year, as set forth below.

For each Land Use Code Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

$$\begin{array}{lcl} \text{Tax per Parcel} & & \\ \text{for then Current} & = & \text{Tax per Parcel} \\ \text{Fiscal Year} & & \text{for Immediately} \\ & & \text{Preceding} \\ & & \text{Fiscal Year} \end{array} \quad \begin{array}{c} \\ \\ \\ \\ \end{array} \quad \begin{array}{c} \text{Consumer Price Index} \\ \text{for the Period from April of} \\ \text{Immediately Preceding Fiscal} \\ \text{to April of then Current Fiscal} \\ \text{Year} \end{array}$$

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.**A. Taxes as Liens Against the Property.**

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure

ATTACHMENT 3

regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

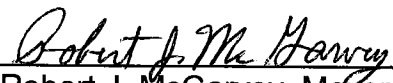
If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 37 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

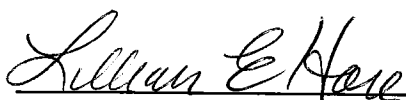
This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 37 in an election to be held on August 7, 2006, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2006.

ADOPTED, THIS 5th day of July, 2006 by the following vote:

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


Robert J. McGarvey, Mayor

ATTEST:


Lillian E. Hare, City Clerk

ATTACHMENT 3

EXHIBIT A

Description of Property

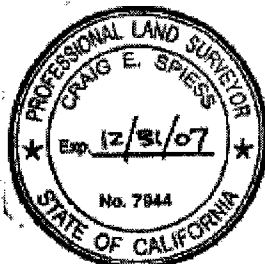
All that certain real property situated in the City of Rancho Cordova, County of Sacramento, State of California, and being more particularly described as follows:

The North One-Half of the following described property:

The North One-Half and the North 50 rods of the South One-Half of Section 15, Township 8 North, Range 7 East, M.D.B. & M.

APN: 067-0040-012

This description is for a **development agreement only** and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.



Craig E. Spiess P.L.S. 7944
Expires: December 31, 2007

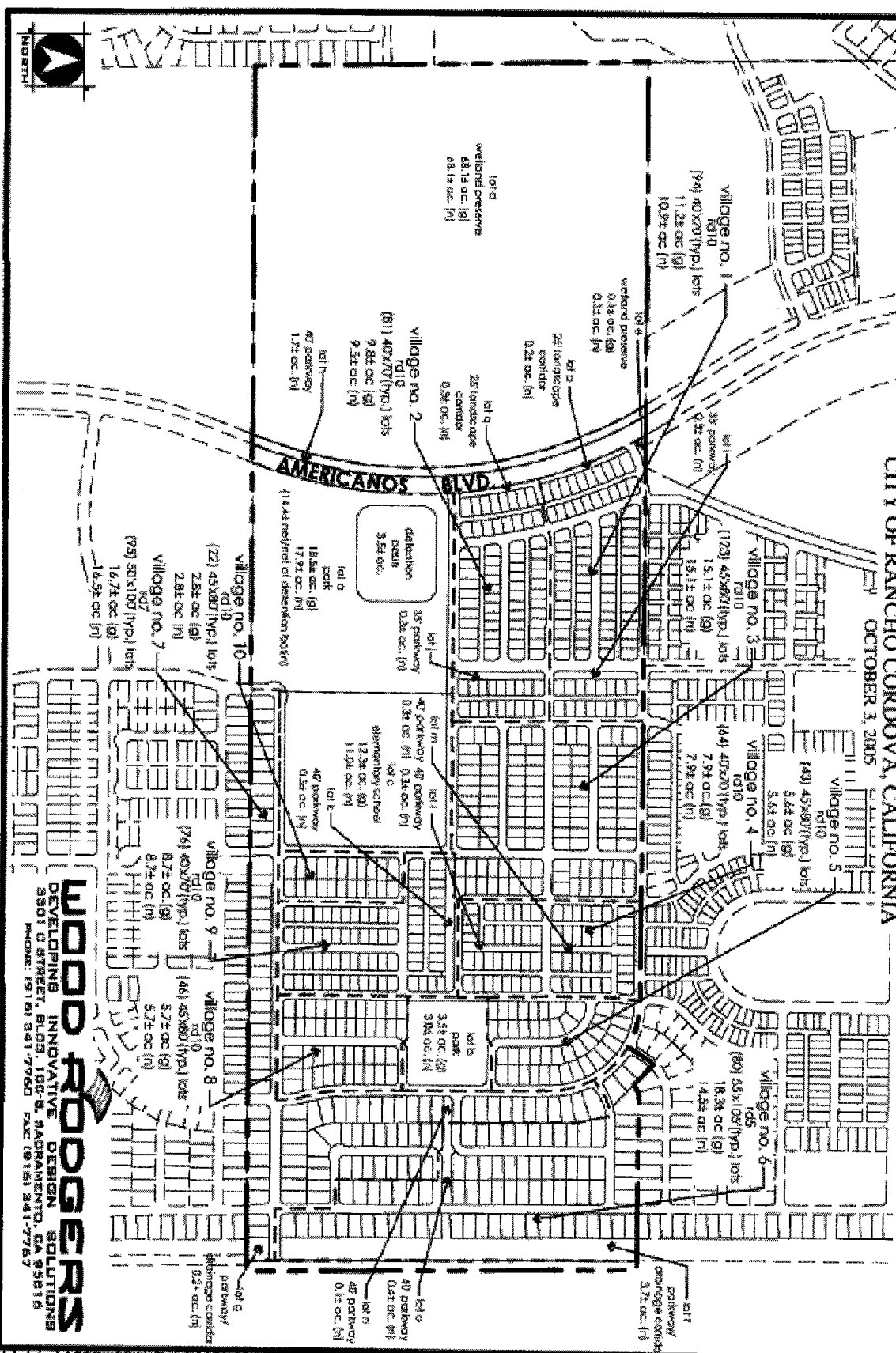
Date: 3/22/06

ATTACHMENT 3**EXHIBIT B****Map of Property**

GRANTLINE 208

CITY OF RANCHO CORDOVA, CALIFORNIA

OCTOBER 3



ATTACHMENT 3**EXHIBIT C****Amount of Tax per Parcel by Land Use Category****A. Residential Dwelling Units**

The amount of Tax per Parcel for all residential dwelling Land Use Code Categories shall be \$450 for each residential dwelling unit. (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax)).

B. Non-Residential

The amount of Tax per Parcel for all Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$ 0.25 for each square foot of gross parcel area.

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Quoc Nham, Associate Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 24-2018-1 FOR ON-CALL ENGINEERING SERVICES WITH INTERWEST CONSULTING GROUP TO EXTEND THE CONTRACT TERM FROM JUNE 30, 2019 TO JUNE 30, 2020 THAT RESULTS IN INCREASING THE CONTRACT AMOUNT FROM \$100,000 TO \$300,000.**



RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the City Manager to execute Contract Amendment No. 24-2018-1 with Interwest Consulting Group to extend the contract term from June 30, 2019 to June 30, 2020 and to increase the contract amount from \$100,000 to \$300,000 for continued on-call engineering services for the Public Works Department.

BACKGROUND

In order to provide flexibility to adapt to a variable development, design, and construction market, the Public Works Department employs the assistance of qualified consultants to provide engineering services for the City of Rancho Cordova. This is an on-call contract that allows the City to draw upon greater resources on projects, thus increasing the ability to handle workload peaks and maintain efficient response times.

The City previously entered into Professional Services Agreement No. 24-2018 with Interwest Consulting Group to provide engineering services including project management and plan review for various capital improvement and development projects. The original agreement was executed on February 27, 2018, with the term to expire on June 30, 2019 for an amount not to exceed \$100,000. The purpose of this contract amendment is to extend the contract term from June 30, 2019 to June 30, 2020 and to increase the maximum compensation from \$100,000 to \$300,000 to allow Interwest Consulting Group to continue to provide engineering services.

FISCAL IMPACT

Project management of design and construction of capital improvement projects are paid through various funding sources appropriated for the projects. Engineering support and oversight related to City infrastructure and facilities are paid through City Operations budgets. Engineering support of development projects is direct billed to the development projects. These consulting services do not impact the general fund.

ATTACHMENTS

1. Resolution
2. Professional Services Agreement Amendment No. 24-2018-1

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 24-2018-1 FOR ON-CALL ENGINEERING SERVICES WITH INTERWEST CONSULTING GROUP TO EXTEND THE CONTRACT TERM FROM JUNE 30, 2019 TO JUNE 30, 2020 THAT RESULTS IN INCREASING THE CONTRACT AMOUNT FROM \$100,000 TO \$300,000

WHEREAS, the City entered into contract 24-2018 with Interwest Consulting Group on February 27, 2018 to provide on-call engineering services in the amount of \$100,000 for a term to end June 30, 2019; and

WHEREAS, the City wishes to increase the maximum compensation not-to-exceed amount from \$100,000 to \$300,000 and extend the term to June 30, 2020; and

WHEREAS, the contract will be paid through various funding sources appropriated for the projects and the contract does not impact the general fund; and

WHEREAS, there are sufficient funds budgeted to cover the cost of the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager or his designee to execute Contract Amendment No. 24-2018-1 in a form approved by the City Attorney, to increase the contract not-to-exceed amount from \$100,000 to \$300,000, and extend the contract term from June 30, 2019 to June 30, 2020 with Interwest Consulting Group.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 2
CONTRACT NO. 24-2018-1

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND INTERWEST CONSULTING GROUP**

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Interwest Consulting Group ("Professional"), as of October 1, 2018. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated February 27, 2018 for the purpose of providing engineering services; and

WHEREAS, this Amendment will allow the Parties to increase the maximum contract compensation amount by \$200,000, from \$100,000 to \$300,000, for the work associated and extend the term of the contract to June 30, 2020, and

WHEREAS, the Parties agree that changes to the term and compensation provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from June 30, 2019, to June 30, 2020. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2020, the date of completion specified in Exhibit A."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$100,000 through June 30, 2019. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services to an amount not to exceed \$300,000. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed Three Hundred Thousand Dollars (\$300,000) through June 30, 2020, notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. The Parties agree to modify the end date of Exhibit A as indicated in the section titled "Schedule" on the third page of the Scope of Work from June 30, 2019 to June 3, 2020. The first sentence of the Section titled "Schedule" is amended to read as follows:

"The term of this contract will be through June 30, 2020"

ATTACHMENT 2
CONTRACT NO. 24-2018-1

4. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.
5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.
6. **Contract Administration.** This Agreement shall be administered by Quoc Nham ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Professional shall be sent to:

Theron Roschen
Interwest Consulting Group
9300 W. Stockton Blvd, Suite 105
Elk Grove, CA 95758
(916) 683-3340

Email Address (for Insurance Update Requests):
troschen@interwestgrp.com

Any written notice to City shall be sent to:

Quoc Nham, Public Works Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
qnham@cityofranhocordova.org

SIGNATURE PAGE FOLLOWING

ATTACHMENT 2
CONTRACT NO. 24-2018-1

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Michael Kashiwagi, Chief Operations Officer

Date:_____

Date:_____

Attest:

Stacy Leitner, City Clerk

Date:_____

Approved as to Form:

Adam Lindgren, City Attorney

Date:_____

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Edgar Medina, Senior Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 176-2018 IN AN AMOUNT NOT TO EXCEED \$1,628,586.50 WITH MARTIN GENERAL ENGINEERING, INC. TO CONSTRUCT THE ROD BEAUDRY & ROUTIER BIKEWAY PROJECT, CP16-2169.**



RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution will authorize the City Manager to execute Contract No. 176-2018 in an amount not to exceed \$1,628,586.50 with Martin General Engineering, Inc. to construct the Rod Beaudry-Routier Bikeway Project, CP16-2139.

BACKGROUND

The goal of the Rod Beaudry-Routier Bikeway project is to provide a north-south connection to the American River Parkway utilizing barrier-separated (Class IV) bicycle lanes. These protected bike lanes are expected to increase ridership and the City's connection to the American River Parkway. This project also plays a key part of the Regional Trail System as it provides means to cross Highway 50 and connect Lincoln Village to the American River Parkway.

The project is identified in the City of Rancho Cordova's Bicycle Master Plan that was adopted into the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan. The barrier-separated bike lanes are consistent with regional priorities to improve safety and mobility through complete transportation systems that support healthy living and active communities. In 2015, the City was awarded \$1,815,000 in grant funds through the Active Transportation Program (ATP) through SACOG for the design and construction of this project. This grant is leveraged, in part, by a \$200,000 investment from the City's Community Enhancement Fund.

On September 14, 2016, June 1, 2017 and December 13, 2017, City Staff conducted public outreach meetings with the community to solicit input on the project. Through these public meetings, the project team modified the design, where feasible, to address concerns.

The project scope of work to be performed under this contract includes, but not limited to, the following:

- Construct new bikeways along Routier Road from Old Placerville Road to Folsom Blvd, a shared pedestrian and bicycle path on Folsom Blvd, and along Rod Beaudry Drive from Folsom Blvd to the American River Parkway entrance.
- Install a bikeway barrier that will consist of raised concrete medians and striped barriers.
- Install striping and signage, minor curb, gutter, sidewalk and drainage improvements.
- Modify traffic signals at various locations to accommodate the new channelization and bicycle facilities.
- Place micro-surfacing on Routier Road and Rod Beaudry Road within the extent of the project limits to renew the surface, provide a uniform and aesthetically appealing appearance, and allow for new striping.

Bids were solicited on the City's website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges on October 25, 2018. Bids for the project were publicly opened on Tuesday, November 15, 2018. A total of five bids were received. The lowest responsive and responsible bid amount was \$1,628,586.50. The bid summary sheet is provided as Attachment 3. Staff recommends awarding the construction contract to Martin General Engineering, Inc. and authorizing the City Manager to execute the construction agreement.

This project was approved as part of the City's five-year Capital Improvement Program. This project was reviewed under the requirements of the California Environmental Quality Act (CEQA) at the time the City adopted its five-year Capital Improvements Program via Council approval of Resolution 100-2015 on August 3, 2015.

In April 2017, a Notice of Exemption was filed with the County of Sacramento determining the project to be exempt from further review pursuant to CEQA Regulation 15301(c) regarding repairs, maintenance, or minor alterations to "existing facilities," so long as the project only involves negligible or no expansion beyond the current facilities. Subsequently, under Title 23, United States Code, Section 326, a Categorical Exemption/Categorical Exclusion Determination was filed that the project has no significant impacts to the environment as defined by the National Environmental Policy Act.

FISCAL IMPACT

The total cost for this project is approximately \$2,887,000. Funding consists of \$1,815,000 in Federal Active Transportation Program Grant Funds; \$200,000 from the City's Community Enhancement Fund and \$50,000 in Transportation Development Act Funds; \$341,087 in Capital Infrastructure Fund; \$192,000 in Measure A Funds and \$290,000 in Gas Tax Funds.

ATTACHMENTS

1. Resolution
2. Project Location Map
3. Bid Summary
4. Contract Amendment No. 176-2018

ATTACHMENT 2**CITY OF RANCHO CORDOVA****RESOLUTION NO. XXX-2018**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA;
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE
CONTRACT NO. 176-2018 IN AN AMOUNT NOT TO EXCEED \$1,628,586.50 WITH
MARTIN GENERAL ENGINEERING, INC. TO CONSTRUCT THE ROD BEAUDRY-
ROUTIER BIKEWAY PROJECT, CP16-2169**

WHEREAS, the City solicited bids for the Rod Beaudry-Routier Bikeway Project under the requirements of state law and publicly opened bids on November 15, 2018; and

WHEREAS, the lowest responsive and responsible bidder was Martin General Engineering, Inc.; and

WHEREAS, adoption of this Resolution will award construction contract no. 176-2018 with Martin General Engineering, Inc. in an amount not to exceed \$1,628,586.50 for the Rod Beaudry-Routier Bikeway Project; and

WHEREAS, the Rod Beaudry-Routier Bikeway Project will include construction of new bikeways along Routier Road from Old Placerville Road to Folsom Blvd, a shared pedestrian and bicycle path on Folsom Blvd, and along Rod Beaudry Drive from Folsom Blvd to the American River Entrance, install a raised bikeway barrier and striped barriers, striping and signage, minor curb, gutter, sidewalk and drainage improvements, modify traffic signal at various locations to accommodate the new channelization & bicycle facilities and place micro-surfacing within the extent of the project limits; and

WHEREAS, this project was reviewed under the requirements of the California Environmental Quality Act (CEQA) at the time City adopted its five-year Capital Improvements Program via Council approval of Resolution 100-2015 on August 3, 2015, and has been determined to be exempt from further review pursuant to CEQA Regulation 15301(c) regarding repairs, maintenance, or minor alterations to "existing facilities," so long as the project only involves negligible or no expansion beyond the current facilities; and

WHEREAS, this project was reviewed under the requirements of the National Environmental Policy Act and under Title 23, United States Code, Section 326, a Categorical Exemption/Categorical Exclusion Determination was filed that the project has no significant impacts to the environment as defined by the National Environmental Policy Act.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 176-2018 in an amount not to exceed \$1,628,586.50 with Martin General Engineering, Inc. and in a form approved by the City Attorney.

ATTACHMENT 2

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

AYES:

NOES:

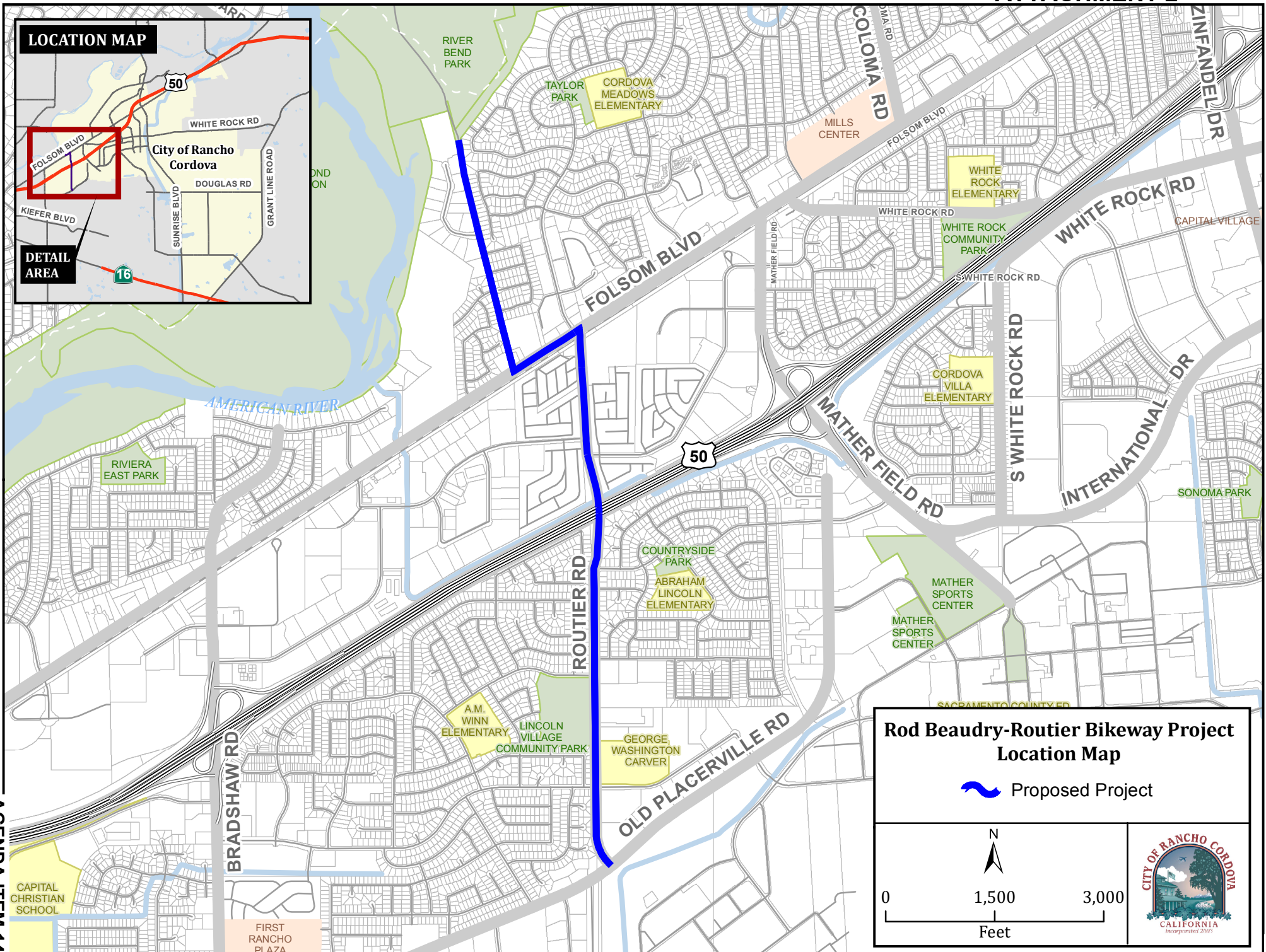
ABSENT:

ABSTAIN:

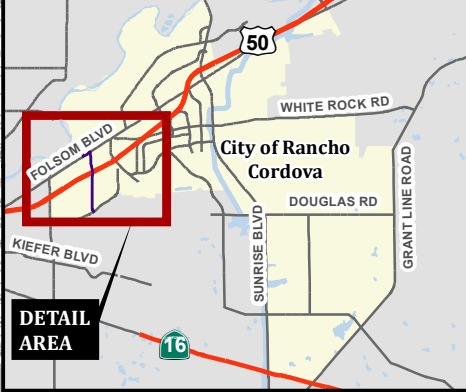
Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk



LOCATION MAP



DETAIL AREA

**Rod Beaudry-Routier Bikeway Project
Location Map**

 Proposed Project

0 1,500 3,000

Feet

N





CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2005



Rod Beaudry/Routier Bikeway Project - CP16-2169 - Bid Summary

Rancho Cordova City Hall

2729 Prospect Park Drive, Rancho Cordova, CA 95670

November 15, 2018 at 2:00 p.m.

	Contractor	Base Bid Amount	Alternate 1 Bid Amount	Total Bid Amount	Proposal Signed	Contractors License	DIR Registration	Equal Employment	Public Contract Code	Experience / Qualifications Statement	Bidder's Bond	Non-Collusion	Debarment & Suspension	Non-Lobbying Certification	Disclosure of Lobbying	Federal Minimum Wage Rates	Exhibit 15-G	Exhibit 15-H	Exhibit 12-B	Subcontractor List	Addendum 1
A	Martin Brothers Construction	\$1,982,357.60	\$426,615.00	\$2,408,972.60	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X
B	McGuire & Hester	\$1,728,333.95	\$473,000.00	\$2,201,323.95	X	X	X	X	X	X	X	X	X	X	x	X			X	X	X
C	B&M Builders	\$1,883,131.16	\$553,500.00	\$2,436,631.16	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X
D	Martin General Engineering, Inc.	\$1,628,586.50	\$573,400.00	\$2,209,986.50	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X
E	Central Valley Engineering & Asphalt, Inc.	\$1,808,459.43	\$494,000.00	\$2,302,759.43	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X
F																					
G																					
H																					
I																					
J																					
K																					
L																					

Attendees:
Stacy Leitner, City Clerk
Ed McCarthy, Pulbic Works (Contract)
Ben Chan, Public Works
Edgar Medina, Public Works



Date 11/16/18

ATTACHMENT 4
CONTRACT NO. 176-2018

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND MARTIN GENERAL ENGINEERING, INC.
FOR ROD BEAUDRY – ROUTIER BIKEWAY PROJECT, CP16-2169**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Martin General Engineering, Inc. ("Contractor") as of December _____, 2018.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for the Rod Beaudry-Routier Bikeway Project, CP16-2169 ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a notice inviting sealed bids for the performance of said work; and

WHEREAS, the notice was published on October 25, 2018 on CIPList.com and the City of Rancho Cordova website "Notice"; and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the Project specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said Project, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said Project and award to a contract therefore.

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

Section 1. CONTRACT DOCUMENTS. The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated January 2016; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the Plans and Specifications.

Section 2. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 176-2018, as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right

ATTACHMENT 4
CONTRACT NO. 176-2018

to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

Section 3. COMPLETION. Said work shall be completed and ready for acceptance.

Section 4. PAYMENT. Attached hereto as Exhibit "A" and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: **ONE MILLION SIX HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED EIGHTY SIX DOLLARS AND FIFTY CENTS (\$1,628,586.50)**. Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 5. PREVAILING WAGES. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations.

Section 6. INSURANCE. The Contractor shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

Section 7. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Section 8. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work for the Project, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Section 3247 et seq., and shall be in the

ATTACHMENT 4
CONTRACT NO. 176-2018

amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 9. INDEMNIFICATION.

- 9.1 Contractor's Performance.** To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing Board, officers, directors, agents, employees and volunteers from and against any and all claims, demands, actions, losses, liabilities, damages, and all costs incidental thereto, including cost of defense, settlement, arbitration, and reasonable attorneys' fees arising out of, pertaining to, or resulting from the acts or omissions of anyone else directly or indirectly acting on behalf of the Contractor, or for which the Contractor is legally liable under law, regardless of whether caused in part by a party indemnified hereunder.
- 9.2 No Limitation of Liability for Indemnification.** The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1** This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.
- 10.2 Contract Administration.** This Agreement shall be administered by Edgar Medina ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.3 Notices.** Any written notice to Consultant shall be sent to:
- Adrian Martin, Vice President
Martin General Engineering, Inc.
12485 Quicksilver Drive
Rancho Cordova, CA 95742
amartin@martingeneral.net

Any written notice to City shall be sent to:

Edgar Medina
City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, CA 95670

ATTACHMENT 4
CONTRACT NO. 176-2018

10.4 IRS Form W-9. Contractor 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.

IN WITNESS WHEREOF, the City Council and Contractor have caused this Agreement to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:

CONTRACTOR:

Cyrus Abhar, City Manager

Adrian Martin, Vice President

Date

Date

Attest:

Stacy Leitner, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Maria Kniestedt, Communications & Public Affairs Director

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 75-2018-1 FOR MARKETING AND PUBLIC RELATIONS SERVICES WITH FLEISHMANHILLARD AND TO EXTEND THE CONTRACT TERM FROM JULY 31, 2018 TO DECEMBER 31, 2018 THAT RESULTS IN INCREASING THE CONTRACT AMOUNT FROM \$99,000 TO \$118,168.**



RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute contract amendment No. 75-2018-1 with FleishmanHillard to extend the contract term from July 31, 2018 to December 31, 2018 and to increase the contract not-to-exceed amount from \$99,000 to \$118,168 to cover additional project costs outside of the original Scope of Work for the Economic Development Department, Community Enhancement Fund Program and Citywide communications.

BACKGROUND

In order to expand the ability of the Communications Division to provide support to the Economic Development Department, the Communications & Public Affairs Department along with the Economic Development Department, entered into a contract with FleishmanHillard to provide support in the areas of economic development messaging and training, press kit development, news bureau activities and design services.

The City previously entered into Professional Services Agreement No. 75-2018 with FleishmanHillard for a number of projects related to economic development communications support. The original agreement was executed on February 9, 2018, with the term to expire on July 31, 2018 for an amount not to exceed \$99,000. The purpose of this contract amendment is to extend the contract term from July 31, 2018 to December 31, 2018 and to increase the maximum compensation from \$99,000 to \$118,168 to account for the expanded scope of work which includes media relations support for the Barrel District, additional elements for the Economic Development press kit, and design of the Community Enhancement Fund Citizen Report.

FISCAL IMPACT

The increase in contract costs will be shared across the Communications & Public Affairs Department budget, the Economic Development Department budget and the Community Enhancement Fund program budget. The additional cost will be accommodated within already-allocated budgets.

ATTACHMENTS

1. Resolution
2. Professional Services Agreement Amendment No. 75-2018-1

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 75-2018-1 WITH FLEISHMANHILLARD FOR MARKETING AND PUBLIC RELATIONS SERVICES TO INCREASE THE MAXIMUM COMPENSATION FROM \$99,000 TO \$118,168 AND EXTEND THE TERM OF THE SERVICE TO DECEMBER 31, 2018

WHEREAS, on February 9, 2018, the City of Rancho Cordova executed Contract No. 75-2018 with FleishmanHillard in the amount of \$99,000 to provide Marketing and Public Relations services; and

WHEREAS, the City wishes to increase the contracted amount to \$118,168 and extend the term of the contract to December 31, 2018; and

WHEREAS, this amendment will allow for both the compensation and the term to be changed appropriately to allow the necessary services to continue; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council authorizes the City Manager to execute a contract amendment, attached hereto as Exhibit A, with FleishmanHillard for an amount not to exceed \$118,168 for a term that shall end on December 31, 2018 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 December, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

3087698.1

ATTACHMENT 2
CONTRACT NO. 00145-2018

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND FLEISHMAN-HILLARD INC.**

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Fleishman-Hillard Inc. ("Professional") as of July 31, 2018. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated February 9, 2018 for the purpose of providing marketing and public relations; and

WHEREAS, this Amendment will extend the term of services to continue to provide public relations services; and

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from July 31, 2018 to December 31, 2018. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2018, and 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 in Section 8."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$99,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed one hundred eighteen thousand one hundred sixty eight Dollars (\$118,168), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

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

ATTACHMENT 2
CONTRACT NO. 00145-2018

4. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.
5. **Contract Administration.** This Agreement shall be administered by Maria Kniestedt and Amanda Norton ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Professional shall be sent to:

Vanessa Sapino
Fleishman-Hillard
500 Capitol Mall, Suite 1850
Sacramento, CA 95814

With Copy to:

Fred Rohlfing
Fleishman-Hillard Inc.
100 N. Broadway

St. Louis, MO 63102

Email Address (for Insurance Update Requests):

Vanessa.sapino@fleishman.com

Any written notice to City shall be sent to:

Maria Kniestedt and
Amanda Norton
City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova, CA 95670

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Dan Barber, General Manager
FleishmanHillard Sacramento

Date: _____

Date: _____

Attest:

Stacy Leitner, City Clerk

Date: _____

Approved as to Form:

ATTACHMENT 2
CONTRACT NO. 00145-2018

Adam Lindgren, City Attorney

Date: _____

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Edgar Medina, Senior Civil Engineer

SUBJECT: **RESOLUTIONS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO COOPERATIVE AGREEMENT AND EXECUTE A SEPARATE COOPERATIVE AGREEMENT WITH CALTRANS FOR THE ZINFANDEL COMPLEX PROJECT, CP14-2132**



RECOMMENDATION

Adopt both Resolutions.

RESULT OF RECOMMENDED ACTION

Adoption of the first Resolution will authorize the City Manager to execute an Amendment to Cooperative Agreement No. 03-0609 (Rancho Cordova Contract No. 122-2016). The second Resolution will authorize the City Manager to execute a new Cooperative Agreement No. 210-2018 with Caltrans to identify each agency's obligations in the Zinfandel Complex Project, CP14-2132.

BACKGROUND

Zinfandel Drive from White Rock Road and Olson Drive (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 improve the operations of the existing Zinfandel Drive/Route 50 interchange, alleviate congestion on the surrounding roadway network, and provide a safer route for vehicles, bicycles and pedestrians. Improvements include, but are not limited to, providing an additional through lane for southbound Zinfandel Drive by widening the existing overcrossing, modifying entrance and exit ramps, and modifying traffic signals.

The Zinfandel Complex is located within both the City's right of way and the State of California's right of way. Therefore, Caltrans requires the City to submit all project plans, specifications, and studies for review and approval and the execution of a Cooperative Agreement that lists the obligations of each agency through the project phases.

On July 16, 2016, City Council approved Cooperative Agreement No 03-0609 between the City and Caltrans which states all of the responsibilities for each agency in each of the following project components:

- | | | |
|---|---|------------------|
| • Project Approval and Environmental Document | - | <i>Completed</i> |
| • Plans, Specifications, and Estimate | - | <i>Completed</i> |

- | | | |
|------------------------|---|------------------------------|
| • Right of Way Support | - | <i>Completed</i> |
| • Right of Way Capital | - | <i>Completed</i> |
| • Construction Support | - | <i>Amendment Item</i> |
| • Construction Capital | - | <i>Amendment Item</i> |

In October 2018, the City was notified that the project will be administered through the Caltrans Headquarters office in-lieu of their District 3 Division, which prompted the need for a separate cooperative agreement. The amendment to the existing Cooperative Agreement and the establishment of a separate Cooperative Agreement will shift “Construction Support” and “Construction Capital” from the existing to the new agreement.

The Public Works Department has completed project design plans and is preparing for the construction phase. Staff is processing this amendment and new cooperative agreement to obtain final approval from Caltrans prior to publicly bidding the project. Construction is expected to begin early 2019 and be completed in approximately a year. This Contract will provide the City with the appropriate construction management and inspection services during the construction of the Zinfandel Complex Project.

FISCAL IMPACT

Funding for the Zinfandel Complex Project construction consists of \$3,738,000 in Highway Safety Improvement Program and Traffic Mitigation Impact Fees. This project is included in the City’s current approved Capital Improvement Plan (CIP) and in the 2018/2019 budget.

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution - Contract Amendment 122-2016
3. Resolution
4. Exhibit A to the Resolution - Cooperative Agreement 210-2018

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN
AMENDMENT TO COOPERATIVE AGREEMENT NO. 03-0609 WITH CALTRANS TO
IDENTIFY EACH AGENCY'S OBLIGATIONS FOR THE ZINFANDEL COMPLEX PROJECT**

WHEREAS, the Zinfandel Complex Project is located within both the City's right of way and the State of California's right of way. Therefore, Caltrans requires the City to submit all project plans, specifications and studies for review and approval; and

WHEREAS, congestion is experienced due to heavy traffic loads on Zinfandel Drive between White Rock Road and Folsom Blvd; and

WHEREAS, the design elements will include widening the bridge, signal modifications, and more efficient traffic routing; and

WHEREAS, on July 5, 2016, the City Council adopted Resolution 83-2016 to execute a Cooperative Agreement with Caltrans for the Zinfandel Complex Project; and

WHEREAS, on August 3, 2016 the City Manager executed Cooperative Agreement No. 03-0609 (Rancho Cordova Contract No. 122-2016) with Caltrans for the purpose of identifying each agency's obligations in the Zinfandel Complex Project; and

WHEREAS, the City and Caltrans desire to amend Cooperative Agreement 03-0609 by removing Construction Support and Construction Capital as an obligation under said agreement; and

WHEREAS, the City and Caltrans desire to establish a separate Cooperative Agreement identifying Construction Support and Construction Capital as an obligation for the Zinfandel Complex Project;

WHEREAS, no further analysis under the California Environmental Quality Act (CEQA) or the National Environmental Protection Act (NEPA) is required for these contracts, as the City filed a Notice of Exemption under CEQA Regulation section 15301 – Class I Existing Facilities, on August 8, 2017 and Caltrans issued a NEPA Categorical Exclusion Determination based on Title 23 of the United States Code, Section 327 on December 29, 2017.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute an amendment to Cooperative Agreement No. 03-0609 (Rancho Cordova Contract No. 122-2016) with Caltrans, attached hereto as Exhibit A and in a form approved by the City Attorney for the purpose of identifying each agency's obligations in the Zinfandel Complex Project.

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

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

Linda Budge, Mayor**ATTEST:**

Stacy Leitner, City Clerk

ATTACHMENT 2
Exhibit A to the Resolution

AGREEMENT 03-0609 A1
Project No. 0315000210
EA 0H570
03-SAC-50 PM 10.9/11.1
City Contract No. 122-2016

AMENDMENT NO.1 TO AGREEMENT

This agreement, effective on _____ is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Rancho Cordova, a body politic and municipal corporation of the State of California, referred to hereinafter as CITY.

RECITALS

1. CALTRANS and CITY, collectively referred to as PARTNERS, entered into Agreement No. 03-0609 (AGREEMENT) on August 3, 2016, US50 interchange improvements at Zinfandel Drive will be referred to hereinafter as PROJECT.
2. AGREEMENT outlined CITY's responsibilities assigned to complete PROJECT COMPONENTS: PA&ED, PS&E, R/W and Construction and CALTRANS Independent Quality Assurance efforts.
3. PARTNERS have agreed to enter into Amendment No. 1 to AGREEMENT (03-0609 A1) in order to remove the Construction Component from AGREEMENT. PARTIES will enter into a separate Cooperative Agreement (03-0678, EA 4F510/ID 0314000174) to cover the Construction Component of the US50 interchange improvements at Zinfandel Drive Project, which will include STIP-RIP funding.

ATTACHMENT 2
Exhibit A to the Resolution

AGREEMENT 03-0609 A1
City Contract No. 122-2016

IT IS THEREFORE MUTUALLY AGREED:

That AGREEMENT will be changed as follows:

1. Article #3 is amended in its entirety to read as follows:

All responsibilities assigned in this AGREEMENT to complete the following PROJECT COMPONENTS will be referred to hereinafter as OBLIGATIONS:

- Project Approval and Environmental Document (PA&ED)
- Plans, Specifications, and Estimate (PS&E)
- Right of Way Support (R/W SUPPORT)
- Right of Way Capital (R/W CAPITAL)

2. Article #14 is deleted in its entirety.
3. Articles #56 through #72 are deleted in their entirety.
4. All other terms and conditions of the AGREEMENT shall remain in full force and effect.
5. This AMENDMENT is deemed to be included and made part of the AGREEMENT.

Signatures on following page.

ATTACHMENT 2 Exhibit A to the Resolution

AGREEMENT 03-0609 A1
City Contract No. 122-2016

SIGNATURES

PARTNERS declare that:

1. Each PARTNER is an authorized legal entity under California state law.
2. Each PARTNER has the authority to enter into this Agreement.
3. The people signing this Agreement have the authority to do so on behalf of their public agencies.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By: _____
Nadarajah Suthahar
Acting Deputy District Director
D3 Program / Project Management

CERTIFIED AS TO FUNDS:

By: _____
Mundeep Takher
District Project Control Officer

APPROVED AS TO FORM AND
PROCEDURE:

By: _____
Meera Danday
Deputy Attorney

CERTIFIED AS TO FINANCIAL TERMS
AND POLICIES:

By: _____
Tamara Warren
HQ Accounting Supervisor

ATTACHMENT 2
Exhibit A to the Resolution

AGREEMENT 03-0609 A1
City Contract No. 122-2016

CITY OF RANCHO CORDOVA

By: _____
Cyrus Abhar
City Manager

ATTEST:

By: _____
Stacy Leitner
City Clerk

APPROVED AS TO FORM AND
PROCEDURE:

By: _____
Adam Lindgren
City Attorney

ATTACHMENT 3**CITY OF RANCHO CORDOVA****RESOLUTION NO. XXX-2018**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE
COOPERATIVE AGREEMENT NO. 210-2018 WITH CALTRANS TO IDENTIFY EACH
AGENCY'S OBLIGATIONS FOR THE ZINFANDEL COMPLEX PROJECT**

WHEREAS, the Zinfandel Complex Project is located within both the City's right of way and the State of California's right of way. Therefore, Caltrans requires the City to submit all project plans, specifications and studies for review and approval; and

WHEREAS, congestion is experienced due to heavy traffic loads on Zinfandel Drive between White Rock Road and Folsom Blvd; and

WHEREAS, the design elements will include widening the bridge, signal modifications, and more efficient traffic routing; and

WHEREAS, on July 5, 2016, the City Council adopted Resolution 83-2016 to execute a Cooperative Agreement for the Zinfandel Complex Project; and

WHEREAS, on August 3, 2016 the City Manager executed Cooperative Agreement No. 03-0609 with Caltrans for the purpose of identifying each agency's obligations in the Zinfandel Complex Project; and

WHEREAS, on December 17, 2018, City approved Resolution XXX-2018 to amend Cooperative Agreement 03-0609 by removing Construction Support and Construction Capital as an obligation under said agreement; and

WHEREAS, adoption of this Resolution authorizes the City Manager to execute Cooperative Agreement No. 03-0678 (Rancho Cordova No. 210-2018) with Caltrans for the purpose of identifying each agency's Construction Support and Construction Capital obligations for the Zinfandel Complex Project; and

WHEREAS, no further analysis under the California Environmental Quality Act (CEQA) or the National Environmental Protection Act (NEPA) is required for these contracts, as the City filed a Notice of Exemption under CEQA Regulation section 15301 – Class I Existing Facilities, on August 8, 2017 and Caltrans issued a NEPA Categorical Exclusion Determination based on Title 23 of the United States Code, Section 327 on December 29, 2017.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Cooperative Agreement No. 03-0678 (Rancho Cordova Contract No. 210-2018) with Caltrans, attached hereto as Exhibit B and in a form approved by the City Attorney for the purpose of identifying each agency's Construction Support and Construction Capital obligations for the Zinfandel Complex Project

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

ATTACHMENT 3**AYES:****NOES:****ABSENT:****ABSTAIN:**

Linda Budge, Mayor**ATTEST:**

Stacy Leitner, City Clerk

ATTACHMENT 4
Exhibit A to the Resolution

Agreement 03-0678
Project No. 0314000174
EA 4F510
03-SAC-50 PM 10.9/11.1
City Contract No 210-2018

COOPERATIVE AGREEMENT COVER SHEET

Work Description

US50 INTERCHANGE IMPROVEMENTS AT ZINFANDEL DRIVE

Contact Information

CALTRANS

John Holder, Project Manager
703 B Street
Marysville, CA 95901
Office Phone: (530) 741-5448
Mobile Phone: (530) 218-8954
Email: John.Holder@dot.ca.gov

CITY OF RANCHO CORDOVA

Edgar Medina, Senior Civil Engineer
2729 Prospect Drive
Rancho Cordova, CA 95670
Office Phone: (916) 851-8907
Email: emedina@cityofranhocordova.org

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Project No. 0314000174
City Contract No. 210-2018

COOPERATIVE AGREEMENT

This AGREEMENT, effective on _____, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Rancho Cordova, a body politic and municipal corporation of the State of California, referred to hereinafter as CITY.

RECITALS

1. PARTIES are authorized to enter into a cooperative agreement for improvements to the State Highway System per the California Streets and Highways Code, Sections 114 and 130.
2. For the purpose of this AGREEMENT, US50 interchange improvements at Zinfandel Drive will be referred to hereinafter as PROJECT. The PROJECT scope of work is defined in the project initiation and approval documents (e.g. Project Study Report, Permit Engineering Evaluation Report, or Project Report).
3. All obligations and responsibilities assigned in this AGREEMENT to complete the following PROJECT COMPONENT will be referred to hereinafter as WORK:

- CONSTRUCTION

Each PROJECT COMPONENT is defined in the CALTRANS Workplan Standards Guide as a distinct group of activities/products in the project planning and development process.

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Project No. 0314000174
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4. The term AGREEMENT, as used herein, includes this document and any attachments, exhibits, and amendments.

This AGREEMENT is separate from and does not modify or replace any other cooperative agreement or memorandum of understanding between the PARTIES regarding the PROJECT.

PARTIES intend this AGREEMENT to be their final expression that supersedes any oral understanding or writings pertaining to the WORK. The requirements of this AGREEMENT will preside over any conflicting requirements in any documents that are made an express part of this AGREEMENT.

If any provisions in this AGREEMENT are found by a court of competent jurisdiction to be, or are in fact, illegal, inoperative, or unenforceable, those provisions do not render any or all other AGREEMENT provisions invalid, inoperative, or unenforceable, and those provisions will be automatically severed from this AGREEMENT.

Except as otherwise provided in the AGREEMENT, PARTIES will execute a written amendment if there are any changes to the terms of this AGREEMENT.

PARTIES agree to sign a CLOSURE STATEMENT to terminate this AGREEMENT. However, all indemnification, document retention, audit, claims, environmental commitment, legal challenge, maintenance and ownership articles will remain in effect until terminated or modified in writing by mutual agreement or expire by the statute of limitations.

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Project No. 0314000174

City Contract No. 210-2018

5. The following work associated with this PROJECT has been completed or is in progress:
 - CITY filed a Notice of Exemption on August 15, 2017.
 - CITY approved the Categorical Exemption on December 29, 2017 (Cooperative Agreement No. 03-0609).
 - CITY approved the Categorical Exclusion on December 29, 2017 (Cooperative Agreement No. 03-0609).
 - CITY completed the R/W Certification on May 8, 2018 (Cooperative Agreement No. 03-0609).
 - CITY completed the Plans, Specifications and Estimate on May 1, 2018 (Cooperative Agreement No. 03-0609).
 - CITY has selected and contracted with a professional engineering consulting firm.
 - CITY has selected and contracted with a professional construction management firm.
6. In this AGREEMENT capitalized words represent defined terms, initialisms, or acronyms.
7. PARTIES hereby set forth the terms, covenants, and conditions of this AGREEMENT.

RESPONSIBILITIES

Sponsorship

8. A SPONSOR is responsible for establishing the scope of the PROJECT and securing the financial resources to fund the WORK. A SPONSOR is responsible for securing additional funds when necessary or implementing PROJECT changes to ensure the WORK can be completed with the funds obligated in this AGREEMENT.

PROJECT changes, as described in the CALTRANS Project Development Procedures Manual, will be approved by CALTRANS as the owner/operator of the State Highway System.

9. CITY is the SPONSOR for the WORK in this AGREEMENT.

Implementing Agency

10. The IMPLEMENTING AGENCY is the PARTY responsible for managing the scope, cost, schedule, and quality of the work activities and products of a PROJECT COMPONENT.

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- CITY is the CONSTRUCTION IMPLEMENTING AGENCY.

CONSTRUCTION includes construction contract administration, surveying/staking, inspection, quality assurance, and assuring regulatory compliance. The CONSTRUCTION component budget identifies the capital costs of the construction contract/furnished materials (CONSTRUCTION CAPITAL) and the cost of the staff work in support of the construction contract administration (CONSTRUCTION SUPPORT).

11. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will provide a Quality Management Plan (QMP) for the WORK in that component. The Quality Management Plan describes the IMPLEMENTING AGENCY's quality policy and how it will be used. The Quality Management Plan will include a process for resolving disputes between the PARTIES at the team level. The Quality Management Plan is subject to CALTRANS review and approval.
12. Any PARTY responsible for completing WORK will make its personnel and consultants that prepare WORK available to help resolve WORK-related problems and changes for the entire duration of the PROJECT including PROJECT work that may occur under separate agreements.

Funding

13. Funding sources, PARTIES committing funds, funding amounts, and invoicing/payment details are documented in the Funding Summary section of this AGREEMENT.

PARTIES will amend this AGREEMENT by updating and replacing the Funding Summary, in its entirety, each time the funding details change. Funding Summary replacements will be executed by a legally authorized representative of the respective PARTIES. The most current fully executed Funding Summary supersedes any previous Funding Summary created for this AGREEMENT.

14. PARTIES will not be reimbursed for costs beyond the funds obligated in this AGREEMENT.
15. Unless otherwise documented in the Funding Summary, overall liability for project costs within a PROJECT COMPONENT will be in proportion to the amount contributed to that PROJECT COMPONENT by each fund type.

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16. Unless otherwise documented in the Funding Summary, any savings recognized within a PROJECT COMPONENT will be credited or reimbursed, when allowed by policy or law, in proportion to the amount contributed to that PROJECT COMPONENT by each fund type.
17. WORK costs, except those that are specifically excluded in this AGREEMENT, are to be paid from the funds obligated in the Funding Summary. Costs that are specifically excluded from the funds obligated in this AGREEMENT are to be paid by the PARTY incurring the costs from funds that are independent of this AGREEMENT.

CALTRANS' Quality Management

18. CALTRANS, as the owner/operator of the State Highway System (SHS), will perform quality management work including Independent Quality Assurance (IQA) and owner/operator approvals for the portions of WORK within the existing and proposed SHS right-of-way.
19. CALTRANS' independent quality assurance (IQA) efforts are to ensure that CITY's quality assurance results in WORK that is in accordance with the applicable standards and the PROJECT's quality management plan (QMP). An IQA does not include any efforts necessary to develop or deliver WORK or any validation by verifying or rechecking WORK.

When CALTRANS performs IQA it does so for its own benefit. No one can assign liability to CALTRANS due to its IQA.

20. CALTRANS, as the owner/operator of the State Highway System, will approve WORK products in accordance with CALTRANS policies and guidance and as indicated in this AGREEMENT.
21. CITY will provide WORK-related products and supporting documentation upon CALTRANS' request for the purpose of CALTRANS' quality management work.

CEQA/NEPA Lead Agency

22. CITY is the CEQA Lead Agency for the PROJECT.
23. CALTRANS is a CEQA Responsible Agency for the PROJECT.
24. CALTRANS is the NEPA Lead Agency for the PROJECT.

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Environmental Permits, Approvals and Agreements

25. PARTIES will comply with the commitments and conditions set forth in the environmental documentation, environmental permits, approvals, and applicable agreements as those commitments and conditions apply to each PARTIES responsibilities in this AGREEMENT.
26. Unless otherwise assigned in this AGREEMENT, the IMPLEMENTING AGENCY for a PROJECT COMPONENT is responsible for all PROJECT COMPONENT WORK associated with coordinating, obtaining, implementing, renewing, and amending the PROJECT permits, agreements, and approvals whether they are identified in the planned project scope of work or become necessary in the course of completing the PROJECT.
27. The PROJECT requires the following environmental permits/approvals:

ENVIRONMENTAL PERMITS/REQUIREMENTS
National Pollutant Discharge Elimination System (NPDES), State Water Resources Control Board

CONSTRUCTION

28. As the CONSTRUCTION IMPLEMENTING AGENCY, CITY is responsible for all CONSTRUCTION WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.
29. CALTRANS will be responsible for completing the following CONSTRUCTION SUPPORT activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)	AGREEMENT Funded Cost
100.20.10.xx Quality Management	No

30. Physical and legal possession of the right-of-way must be completed prior to advertising the construction contract, unless PARTIES mutually agree to other arrangements in writing.
31. Right-of-way conveyances must be completed prior to WORK completion, unless PARTIES mutually agree to other arrangements in writing.

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32. CALTRANS will not issue an encroachment permit to CITY for construction work until the following conditions are met:
 - CALTRANS accepts the final plans, specifications, and estimate
 - CALTRANS accepts the Right-of-Way Certification
 - Any new or amended maintenance agreement required for the WORK are executed.
33. CITY will require the construction contractor to furnish payment and performance bonds naming CITY as obligee, and CALTRANS as additional obligee, and to carry liability insurance in accordance with CALTRANS Standard Specifications.
34. CITY will advertise, open bids, award, and approve the construction contract in accordance with the California Public Contract Code and the California Labor Code. By accepting responsibility to advertise and award the construction contract, CITY also accepts responsibility to administer the construction contract.
35. If the lowest responsible construction contract bid is greater than the funding commitment to CONSTRUCTION CAPITAL, PARTIES must agree in writing on a course of action within fifteen (15) working days. If no agreement is reached within fifteen (15) work days the IMPLEMENTING AGENCY will not award the construction contract.
36. CALTRANS will not issue an encroachment permit to CITY's construction contractor until CALTRANS accepts:
 - The payment and performance bonds
 - The CONSTRUCTION Quality Management Plan
37. The CONSTRUCTION Quality Management Plan (QMP) will describe how construction material verification and workmanship inspections will be performed at manufacturing sources and the PROJECT job-site. The construction material and source inspection QMP is subject to review and approval by the State Materials Engineer.
38. The CONSTRUCTION Quality Management Plan will address the radiation safety requirements of the California Code of Regulations 17 CCR § 30346 when the work requires Gamma-Gamma Logging acceptance testing for Cast in Drilled Hole (CIDH) pile or whenever else it is applicable. In accordance with these regulations CITY, as the "well operator", will have a written agreement with any consultant or external entity performing these tests.

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39. CITY will provide a Resident Engineer and CONSTRUCTION SUPPORT staff that are independent of the construction contractor. The Resident Engineer will be a Civil Engineer, licensed in the State of California, who is responsible for construction contract administration activities.
40. CITY will implement changes to the construction contract through Change Orders. PARTIES will review and concur on all Change Orders that reside within or affect the State's Right-of-Way.
41. CALTRANS will review and concur with:
 - Change Orders affecting public safety, public convenience, protected environmental resources, the preservation of property, all design and specification changes, and all major changes as defined in the CALTRANS Construction Manual. These Change Orders must receive written concurrence by CALTRANS prior to implementation.
 - The Stormwater Pollution Prevention Plan (SWPPP) or the Water Pollution Control Plan (WPCP).
42. CITY will administer and process all construction contract claims pursuant to the requirements set forth under Public Contract Code, Section 9204. CALTRANS will provide Independent Quality Assurance for the claims process.
43. CITY is designated as the Legally Responsible Person pursuant to the Construction General Permit, State Water Resources Control Board (SWRCB) Order Number 2009-0009-DWQ, as defined in Appendix 5, Glossary, and assumes all roles and responsibilities assigned to the Legally Responsible Person as mandated by the Construction General Permit. CITY is required to comply with the CALTRANS MS4 National Pollutant Discharge Elimination System (NPDES) permit for all work within the State Highway System.
44. As the CONSTRUCTION IMPLEMENTING AGENCY, CITY is responsible for maintenance of the State Highway System (SHS) within the PROJECT limits as part of the construction contract until the following conditions are met:
 - Any required maintenance agreements are executed for the portions of SHS for which relief of maintenance is to be granted.
 - CALTRANS approves a request from CITY for relief from maintenance of the PROJECT or a portion thereof.
45. PARTIES confirm that upon WORK completion, no maintenance agreement will be necessary.

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46. Upon WORK completion, ownership or title to all materials and equipment constructed or installed for the operations and/or maintenance of the State Highway System (SHS) within SHS right-of-way as part of WORK become the property of CALTRANS.

CALTRANS will not accept ownership or title to any materials or equipment constructed or installed outside SHS right-of-way.

47. Within one hundred eighty (180) calendar days following the completion and acceptance of the PROJECT construction contract, CITY will furnish CALTRANS with a complete set of “As-Built” plans and Change Orders, including any changes authorized by CALTRANS, on a CD ROM and in accordance with CALTRANS’ then current CADD User’s Manual (Section 4.3), Plans Preparation Manual, and CALTRANS practice. The plans will have the Resident Engineer’s name, contract number, and construction contract acceptance date printed on each plan sheet, and with the Resident Engineer’s signature only on the title sheet. The As-Built plans will be in Microstation DGN format, version 7.0 or later. In addition, CITY will provide one set of As-Built plans and addenda in TIFF format.

The submittal must also include all CALTRANS requested contract records, and land survey documents. The land survey documents include monument preservation documents and records of surveys prepared to satisfy the requirements of the California Land Surveyors Act (Business and Professions Code, Sections 8700 – 8805). Copies of survey documents and Records of Surveys filed in accordance with Business & Professions Code, Sections 8762 and 8771, will contain the filing information provided by the county in which filed.

Schedule

48. PARTIES will manage the WORK schedule to ensure the timely use of obligated funds and to ensure compliance with any environmental permits, right-of-way agreements, construction contracts, and any other commitments. PARTIES will communicate schedule risks or changes as soon as they are identified and will actively manage and mitigate schedule risks.
49. The IMPLEMENTING AGENCY for each PROJECT COMPONENT will furnish PARTIES with a final report of the WORK completed.

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Additional Provisions

Standards

50. PARTIES will perform all WORK in accordance with federal and California laws, regulations, and standards; FHWA standards; and CALTRANS standards. CALTRANS standards include, but are not limited to, the guidance provided in the:

- CADD Users Manual
- CALTRANS policies and directives
- Plans Preparation Manual
- Project Development Procedures Manual
- Workplan Standards Guide
- Construction Manual
- Construction Manual Supplement for Local Agency Resident Engineers
- Local Agency Structure Representative Guidelines

Noncompliant Work

51. CALTRANS retains the right to reject noncompliant WORK. CITY agrees to suspend WORK upon request by CALTRANS for the purpose of protecting public safety, preserving property rights, and ensuring that all WORK is in the best interest of the State Highway System.

Qualifications

52. Each PARTY will ensure that personnel participating in WORK are appropriately qualified or licensed to perform the tasks assigned to them.

Consultant Selection

53. CITY will invite CALTRANS to participate in the selection of any additional consultants that are required to participate in the WORK.

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Encroachment Permits

54. CALTRANS will issue, upon proper application, the encroachment permits required for WORK within State Highway System (SHS) right-of-way. PARTIES, their contractors, consultants, agents and utility owners will not work within the SHS right-of-way without an encroachment permit issued in their name. CALTRANS will provide encroachment permits to PARTIES, their contractors, consultants, agents, and utility owners at no cost. If the encroachment permit and this AGREEMENT conflict, the requirements of this AGREEMENT will prevail.
55. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will coordinate, prepare, obtain, implement, renew, and amend any encroachment permits needed to complete the WORK.

Protected Resources

56. If any PARTY discovers unanticipated cultural, archaeological, paleontological, or other protected resources during WORK, all WORK in that area will stop and that PARTY will notify all PARTIES within 24 hours of discovery. WORK may only resume after a qualified professional has evaluated the nature and significance of the discovery and CALTRANS approves a plan for its removal or protection.

Disclosures

57. PARTIES will hold all administrative drafts and administrative final reports, studies, materials, and documentation relied upon, produced, created, or utilized for the WORK in confidence to the extent permitted by law and where applicable, the provisions of California Government Code, Section 6254.5(e) will protect the confidentiality of such documents in the event that said documents are shared between PARTIES.

PARTIES will not distribute, release, or share said documents with anyone other than employees, agents, and consultants who require access to complete the WORK without the written consent of the PARTY authorized to release them, unless required or authorized to do so by law.

58. If a PARTY receives a public records request pertaining to the WORK, that PARTY will notify PARTIES within five (5) working days of receipt and make PARTIES aware of any disclosed public documents. PARTIES will consult with each other prior to the release of any public documents related to the WORK.

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Hazardous Materials

59. HM-1 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law, irrespective of whether it is disturbed by the PROJECT or not.

HM-2 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law only if disturbed by the PROJECT.

The management activities related to HM-1 and HM-2, including and without limitation, any necessary manifest requirements and disposal facility designations are referred to herein as HM-1 MANAGEMENT and HM-2 MANAGEMENT respectively.

60. If HM-1 or HM-2 is found the discovering PARTY will immediately notify all other PARTIES.
61. CALTRANS, independent of the PROJECT, is responsible for any HM-1 found within the existing State Highway System right-of-way. CALTRANS will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to the PROJECT schedule.

CALTRANS will pay, or cause to be paid, the cost of HM-1 MANAGEMENT for HM-1 found within the existing State Highway System right-of-way with funds that are independent of the funds obligated in this AGREEMENT.

62. CITY, independent of the PROJECT, is responsible for any HM-1 found within the PROJECT limits and outside the existing State Highway System right-of-way. CITY will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to the PROJECT schedule.

CITY will pay, or cause to be paid, the cost of HM-1 MANAGEMENT for HM-1 found within the PROJECT limits and outside of the existing State Highway System right-of-way with funds that are independent of the funds obligated in this AGREEMENT.

63. The CONSTRUCTION IMPLEMENTING AGENCY is responsible for HM-2 MANAGEMENT within the PROJECT limits.
64. CALTRANS' acquisition or acceptance of title to any property on which any HM-1 or HM-2 is found will proceed in accordance with CALTRANS' policy on such acquisition.

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Claims

65. Any PARTY that is responsible for completing WORK may accept, reject, compromise, settle, or litigate claims arising from the WORK without concurrence from the other PARTY.
66. PARTIES will confer on any claim that may affect the WORK or PARTIES' liability or responsibility under this AGREEMENT in order to retain resolution possibilities for potential future claims. No PARTY will prejudice the rights of another PARTY until after PARTIES confer on the claim.
67. If the WORK expends state or federal funds, each PARTY will comply with the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards of 2 CFR, Part 200. PARTIES will ensure that any for-profit consultant hired to participate in the WORK will comply with the requirements in 48 CFR, Chapter 1, Part 31. When state or federal funds are expended on the WORK these principles and requirements apply to all funding types included in this AGREEMENT.

Accounting and Audits

68. PARTIES will maintain, and will ensure that any consultant hired by PARTIES to participate in WORK will maintain, a financial management system that conforms to Generally Accepted Accounting Principles (GAAP), and that can properly accumulate and segregate incurred PROJECT costs and billings.
69. PARTIES will maintain and make available to each other all WORK-related documents, including financial data, during the term of this AGREEMENT.

PARTIES will retain all WORK-related records for three (3) years after the final voucher.

PARTIES will require that any consultants hired to participate in the WORK will comply with this Article.

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70. PARTIES have the right to audit each other in accordance with generally accepted governmental audit standards.

CALTRANS, the state auditor, FHWA (if the PROJECT utilizes federal funds), and CITY will have access to all WORK -related records of each PARTY, and any consultant hired by a PARTY to participate in WORK, for audit, examination, excerpt, or transcription.

The examination of any records will take place in the offices and locations where said records are generated and/or stored and will be accomplished during reasonable hours of operation. The auditing PARTY will be permitted to make copies of any WORK-related records needed for the audit.

The audited PARTY will review the draft audit, findings, and recommendations, and provide written comments within thirty (30) calendar days of receipt.

Upon completion of the final audit, PARTIES have forty-five (45) calendar days to refund or invoice as necessary in order to satisfy the obligation of the audit.

Any audit dispute not resolved by PARTIES is subject to mediation. Mediation will follow the process described in the General Conditions section of this AGREEMENT.

71. If the WORK expends state or federal funds, each PARTY will undergo an annual audit in accordance with the Single Audit Act in the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards as defined in 2 CFR, Part 200.
72. When a PARTY reimburses a consultant for WORK with state or federal funds, the procurement of the consultant and the consultant overhead costs will be in accordance with the Local Assistance Procedures Manual, Chapter 10.

Interruption of Work

73. If WORK stops for any reason, IMPLEMENTING AGENCY will place the PROJECT right-of-way in a safe and operable condition acceptable to CALTRANS.
74. If WORK stops for any reason, each PARTY will continue to implement the obligations of this AGREEMENT, including the commitments and conditions included in the environmental documentation, permits, agreements, or approvals that are in effect at the time that WORK stops, and will keep the PROJECT in environmental compliance until WORK resumes.

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Penalties, Judgements and Settlements

75. The cost of awards, judgements, or settlements generated by the WORK are to be paid from the funds obligated in this AGREEMENT.
76. The cost of legal challenges to the environmental process or documentation may be paid from the funds obligated in this AGREEMENT.
77. Any PARTY whose action or lack of action causes the levy of fines, interest, or penalties will indemnify and hold all other PARTIES harmless per the terms of this AGREEMENT.

Project Files

78. CITY will furnish CALTRANS with the Project History Files related to the PROJECT facilities on State Highway System within sixty (60) days following the completion of each PROJECT COMPONENT. CITY will prepare the Project History File in accordance with the Project Development Procedures Manual, Chapter 7. All material will be submitted neatly in a three-ring binder and on a CD ROM in PDF format.

Environmental Compliance

79. If during performance of WORK additional activities or environmental documentation is necessary to keep the PROJECT in environmental compliance, PARTIES will amend this AGREEMENT to include completion of those additional tasks.

GENERAL CONDITIONS

Venue

80. PARTIES understand that this AGREEMENT is in accordance with and governed by the Constitution and laws of the State of California. This AGREEMENT will be enforceable in the State of California. Any PARTY initiating legal action arising from this AGREEMENT will file and maintain that legal action in the Superior Court of the county in which the CALTRANS district office that is signatory to this AGREEMENT resides, or in the Superior Court of the county in which the PROJECT is physically located.

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Exemptions

81. All CALTRANS' obligations under this AGREEMENT are subject to the appropriation of resources by the Legislature, the State Budget Act authority, programming of funds by the California Transportation Commission (CTC) and the allocation thereof by the CTC.

Indemnification

82. Neither CALTRANS nor any of their officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CITY under this AGREEMENT. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify, and save harmless CALTRANS and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under this AGREEMENT.
83. Neither CITY nor any of their officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CALTRANS under this AGREEMENT. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify, and save harmless CITY and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

Non-parties

84. PARTIES do not intend this AGREEMENT to create a third party beneficiary or define duties, obligations, or rights for entities not signatory to this AGREEMENT. PARTIES do not intend this AGREEMENT to affect their legal liability by imposing any standard of care for fulfilling the WORK different from the standards imposed by law.
85. PARTIES will not assign or attempt to assign obligations to entities not signatory to this AGREEMENT without an amendment to this AGREEMENT.

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Ambiguity and Performance

86. CITY will not interpret any ambiguity contained in this AGREEMENT against CALTRANS. CITY waives the provisions of California Civil Code, Section 1654.

A waiver of a PARTY's performance under this AGREEMENT will not constitute a continuous waiver of any other provision.

87. A delay or omission to exercise a right or power due to a default does not negate the use of that right or power in the future when deemed necessary.

Defaults

88. If any PARTY defaults in its performance of the WORK, a non-defaulting PARTY will request in writing that the default be remedied within thirty (30) calendar days. If the defaulting PARTY fails to do so, the non-defaulting PARTY may initiate dispute resolution.

Dispute Resolution

89. PARTIES will first attempt to resolve AGREEMENT disputes at the PROJECT team level as described in the Quality Management Plan. If they cannot resolve the dispute themselves, the CALTRANS district director and the executive officer of CITY will attempt to negotiate a resolution. If PARTIES do not reach a resolution, PARTIES' legal counsel will initiate mediation. PARTIES agree to participate in mediation in good faith and will share equally in its costs.

Neither the dispute nor the mediation process relieves PARTIES from full and timely performance of the WORK in accordance with the terms of this AGREEMENT. However, if any PARTY stops fulfilling its obligations, any other PARTY may seek equitable relief to ensure that the WORK continues.

Except for equitable relief, no PARTY may file a civil complaint until after mediation, or forty-five (45) calendar days after filing the written mediation request, whichever occurs first.

PARTIES will file any civil complaints in the Superior Court of the county in which the CALTRANS district office signatory to this AGREEMENT resides or in the Superior Court of the county in which the PROJECT is physically located.

90. PARTIES maintain the ability to pursue alternative or additional dispute remedies if a previously selected remedy does not achieve resolution.

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Prevailing Wage

91. When WORK falls within the Labor Code § 1720(a)(1) definition of "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code § 1771, PARTIES will conform to the provisions of Labor Code §§ 1720-1815, and all applicable provisions of California Code of Regulations, Title 8, Division 1, Chapter 8, Subchapter 3, Articles 1-7. PARTIES will include prevailing wage requirements in contracts for public work and require contractors to include the same prevailing wage requirements in all subcontracts.

Work performed by a PARTY's own employees is exempt from the Labor Code's Prevailing Wage requirements.

If WORK is paid for, in whole or part, with federal funds and is of the type of work subject to federal prevailing wage requirements, PARTIES will conform to the provisions of the Davis-Bacon and Related Acts, 40 U.S.C. §§ 3141-3148.

When applicable, PARTIES will include federal prevailing wage requirements in contracts for public works. WORK performed by a PARTY's employees is exempt from federal prevailing wage requirements.

ATTACHMENT 4
Exhibit A to the Resolution

Agreement 03-0678
Project No. 0314000174
City Contract No. 210-2018

DEFINITIONS

PARTY – Any individual signatory party to this AGREEMENT.

PARTIES – The term that collectively references all of the signatory agencies to this AGREEMENT.

WORK BREAKDOWN STRUCTURE (WBS) – A WBS is a standardized hierarchical listing of project work activities/products in increasing levels of detail. The CALTRANS WBS defines each PROJECT COMPONENT as a group of work activities/products. The CALTRANS Work Breakdown Structure is defined in the CALTRANS Workplan Standards Guide.

ATTACHMENT 4

Exhibit A to the Resolution

Agreement 03-0678
Project No. 0314000174
City Contract No. 210-2018

SIGNATURES

PARTIES are empowered by California Streets and Highways Code to enter into this AGREEMENT and have delegated to the undersigned the authority to execute this AGREEMENT on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this AGREEMENT.

Signatories may execute this AGREEMENT through individual signature pages provided that each signature is an original. This AGREEMENT is not fully executed until all original signatures are attached.

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION

Nadarajah Suthahar
Acting Deputy District Director
District 3 Program / Project Management

VERIFICATION OF FUNDS AND AUTHORITY:

Mundeep Takher
District Project Control Officer

CERTIFIED AS TO FINANCIAL TERMS AND POLICIES:

Tamara Warren
HQ Accounting Supervisor

CITY OF RANCHO CORDOVA

Cyrus Abhar
City Manager

ATTEST:

Stacey Leitner
City Clerk

APPROVED AS TO FORM AND PROCEDURE:

Adam Lindgren
City Attorney

FUNDING SUMMARY NO. 01

<u>FUNDING TABLE</u> v. 2					
<u>IMPLEMENTING AGENCY</u>			<u>CITY</u>		Totals
Source	Party	Fund Type	CONST. SUPPORT	CONST. CAPITAL	
STATE	CITY	STIP/RIP*	0	75,000	75,000
FEDERAL	CITY	STIP/RIP**	0	3,663,000	3,663,000
LOCAL	CITY	Local	1,185,000	5,089,000	6,274,000
Totals			1,185,000	8,827,000	10,012,000

*301-0042 SHA

**301-0890 FTF

<u>EXPENDITURE TABLE</u> v. 4				
<u>IMPLEMENTING AGENCY</u>			<u>CITY</u>	
Source	Party	Fund Type	CONST. CAPITAL	
			Eligible	Ineligible
STATE	CITY	STIP/RIP	X	X
FEDERAL	CITY	STIP/RIP	X	
LOCAL	CITY	Local	X	X

Note: An "X" denotes the funding type is available for payment.

ATTACHMENT 4

FUNDING SUMMARY No. 01

AGREEMENT 03 - 0678

Project No. 0314000174

v 21				
<u>SPENDING SUMMARY</u>				
Fund Type	CONST. SUPPORT		CONST. CAPITAL	Totals
	CALTRANS	<u>CITY</u>	<u>CITY</u>	
STIP/RIP	0	0	3,738,000	3,738,000
Local	0	1,185,000	5,089,000	6,274,000
Totals	0	1,185,000	8,827,000	10,012,000

Funding

1. If there are insufficient funds available in this AGREEMENT to place the PROJECT right-of-way in a safe and operable condition, the appropriate IMPLEMENTING AGENCY will fund these activities until such time as PARTIES amend this AGREEMENT.

That IMPLEMENTING AGENCY may request reimbursement for these costs during the amendment process.

2. If there are insufficient funds in this AGREEMENT to implement the obligations and responsibilities of this AGREEMENT, including the applicable commitments and conditions included in the PROJECT environmental documentation, permits, agreements, and/or approvals that are in effect at a time that WORK stops, each PARTY accepts responsibility to fund their respective WORK until such time as PARTIES amend this AGREEMENT.

Each PARTY may request reimbursement for these costs during the amendment process.

ICRP Rate

3. The cost of any engineering support performed by CALTRANS includes all direct and applicable indirect costs. CALTRANS calculates indirect costs based solely on the type of funds used to pay support costs. State and federal funds administered by CALTRANS are subject to the current Program Functional Rate. All other funds are subject to the current Program Functional Rate and the current Administration Rate. The Program Functional Rate and Administration Rate are adjusted periodically.
4. If the WORK is funded with state or federal funds, any PARTY seeking CALTRANS reimbursement of indirect costs must submit an indirect cost rate proposal and central service cost allocation plan (if any) in accordance with Local Assistance Procedures Manual, 2 CFR, Part 200 and Chapter 5. These documents are to be submitted annually to CALTRANS' Audits and Investigations for review and acceptance prior to CALTRANS' reimbursement of indirect costs.
5. Travel, per diem, and third-party contract reimbursements for WORK are to be paid from the funds in this AGREEMENT only after the contractor performs the work and incurs said costs.

Payments for travel and per diem will not exceed the rates paid rank and file state employees under current California Department of Human Resources (CalHR) rules current at the effective date of this AGREEMENT.

If CITY invoices for rates in excess of CalHR rates, CITY will fund the cost difference and reimburse CALTRANS for any overpayment.

6. In accordance with the CALTRANS Federal-Aid Project Funding Guidelines, PARTIES must obtain approval from the Federal Highway Administration prior to any PROJECT funding changes that that will change the federal share of funds.

Invoicing and Payment

7. PARTIES will invoice for funds where the SPENDING SUMMARY shows that one PARTY provides funds for use by another PARTY. PARTIES will pay invoices within forty-five (45) calendar days of receipt of invoice when not paying with Electronic Funds Transfer (EFT). When paying with EFT, CITY will pay invoices within five (5) calendar days of receipt of invoice.
8. If CITY has received EFT certification from CALTRANS then CITY will use the EFT mechanism and follow all EFT procedures to pay all invoices issued from CALTRANS.
9. When a PARTY is reimbursed for actual cost, invoices will be submitted each month for the prior month's expenditures. After all PROJECT COMPONENT WORK is complete, PARTIES will submit a final accounting of all PROJECT COMPONENT costs. Based on the final accounting, PARTIES will invoice or refund as necessary to satisfy the financial commitments of this AGREEMENT.
10. If an executed Program Supplement Agreement (PSA) or STIP Planning, Programming, and Monitoring Program Fund Transfer Agreement (PPM) exists for this PROJECT then CITY will abide by the billing and payment conditions detailed for the fund types identified in the PSA or PPM.
11. If CALTRANS reimburses CITY for any costs later determined to be unallowable, CITY will reimburse those funds.

CONSTRUCTION Support

12. No invoicing or reimbursement will occur for the CONSTRUCTION SUPPORT PROJECT COMPONENT.

FUNDING SUMMARY No. 01

ATTACHMENT 4

AGREEMENT 03 - 0678

Project No. 0314000174

CONSTRUCTION Capital

13. CITY will invoice and CALTRANS will reimburse for actual costs incurred and paid.

CLOSURE STATEMENT INSTRUCTIONS

1. Did PARTIES complete all scope, cost and schedule commitments included in this AGREEMENT and any amendments to this AGREEMENT?

YES / NO

2. Did CALTRANS accept and approve all final deliverables submitted by other PARTIES?

YES / NO

3. Did the CALTRANS HQ Office of Accounting verify that all final accounting for this AGREEMENT and any amendments to this AGREEMENT were completed?

YES / NO

4. If construction is involved, did the CALTRANS District Project Manager verify that all claims and third party billings (utilities, etc.) have been settled before termination of the AGREEMENT?

YES / NO

5. Did PARTIES complete and transmit the As-Built Plans, Project History File, and all other required contract documents?

YES / NO

If ALL answers are “YES”, this form may be used to TERMINATE this AGREEMENT.

FUNDING SUMMARY No. 01

ATTACHMENT 4

AGREEMENT 03 - 0678

Project No. 0314000174

CLOSURE STATEMENT

PARTIES agree that they have completed all scope, cost, and schedule commitments included in Agreement 03-0678 and any amendments to the agreement. The final signature date on this document terminates agreement 03-0678 except survival articles. All survival articles in agreement 03-0678 will remain in effect until expired by law, terminated or modified in writing by the PARTIES' mutual agreement, whichever occurs earlier.

The people signing this agreement have the authority to do so on behalf of their public agencies.

CALTRANS

Name

Date

Deputy District Director

District 3 Program / Project Management

CERTIFIED AS TO ALL FINANCIAL OBLIGATIONS/TERMS AND POLICIES

Name

Date

District Project Control Officer

CITY OF RANCHO CORDOVA

Cyrus Abhar

Date

City Manager

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Sr. Finance Analyst



SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATED TO, AND ACCEPTING, THE FY 2017-18 DEVELOPMENT IMPACT FEE REPORT FOR THE AB1600 DEVELOPMENT FEES

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements. Ongoing compliance means that the City can continue to collect fees from developers to ensure that new development is providing new infrastructure or funds to ensure that their impact upon the City is funded by the development, not by existing residents.

BACKGROUND

State law (California Government Code Section 66006) requires each local agency that imposes AB1600 development impact fees to prepare an annual report providing specific information about those fees. The AB1600 legal requirements stipulate that the fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, AB1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general fund or the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

California Government Code Section 66006(b) requires that for each separate account or fund, the local agency shall, within 180 days after the last day of the fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund
- The amount of the fee
- The beginning and ending balance of the account or fund

- The amount of the fees collected and interest earned
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded

California Government Code Section 66001(d) requires the local agency make all of following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed

If the agency no longer needs the funds for the purposes collected, or if the agency fails to make required finding, or perform certain administrative tasks prescribed by AB1600, the agency may be required to refund, on a prorated basis to owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

The FY 2017-18 Development Impact Fee Report (the "Report") has been prepared to meet the annual reporting requirements only since the required five year findings were made in 2014, with the adoption of Resolution 4-2014, and therefore will not be required to be made again until 2019. It should also be noted that the Report includes fees that were in place on June 30, 2018 and does not necessarily represent current fee levels since any fee adjustments after June 30th will be captured in the FY 2018-19 Development Impact Fee Report.

The report must be reviewed by the City Council at a regularly scheduled public meeting, not less than 15 days after the information is made available to the public. In addition, notice of the time and place of the meeting shall be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for such a mailed notice, of which the City has none. The report was posted to the City's website and available for public review on November 30, 2018.

ATTACHMENTS

1. Resolution
2. Development Impact Fee Report (FY 2017-18)

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATED TO, AND ACCEPTING, THE FY 2017-18 PUBLIC FACILITIES FEE REPORT FOR THE AB 1600 DEVELOPMENT FEES

WHEREAS, the City of Rancho Cordova imposes fees to mitigate the impacts of development, pursuant to Government Code section 66000 *et seq.*; and

WHEREAS, in accordance with California Government Code section 66006(a), the City has established and maintained separate funds for each development impact fee in a manner to avoid any commingling of the fees with other revenues and funds of the City, except for temporary investments, and has expended those fees solely for the purpose for which the fees were collected; and

WHEREAS, California Government Code section 66006(b)(1) requires cities to prepare and make available to the public a report describing each development impact fee and providing details related to its use within one hundred eighty (180) days after the last day of each fiscal year; and

WHEREAS, the Development Impact Fee Report, for the Fiscal Year Ending June 30, 2018, (the "Report"), attached hereto as **Exhibit "A"**, provides a description of each fee, its amount, and various information required by Government Code section 66006(b)(1) to be reported on an annual basis; and

WHEREAS, the Report provides information required by Government Code sections 66001 and 66006 for the following approved development impact fees:

- § **Community Facilities Fee Program:** On April 1, 2013, the City Council approved Resolution No. 38-2013 updating the Community Facilities Fee Program, which was originally established in 2004 and updated in 2005, to fund a portion of the future municipal facilities required to serve an increased City population due to anticipated future development; and
- § **Sunrise Douglas Community Plan Development Impact Fees:** On June 21, 2004, the City Council approved Resolution No. 79-2004 establishing the Sunrise Douglas Community Plan Development Impact Fee Program to finance the required roadways, transit shuttle, supplemental offsite water, interim sewer, park and library facilities necessary to service development in the Sunridge Specific Plan, as well as defray the cost of periodic updated to and routine administration of the Sunrise Douglas Community Plan Development Fee Program; and
- § **Transportation Development Impact Fee Program:** On December 19, 2005, the City Council approved Ordinance 33-2005 establishing a Transportation Development Impact Fee (TDIF) Program to finance transportation improvements necessary to offset the impacts to the City's transportation system of new development in the City, to ensure that adequate funding is provided for improvements required to meet the demands of such new development, and to fund

ATTACHMENT 1

administration of the Fee Program. An update to the TDIF was approved by the City Council on December 16, 2013 with the approval of Resolution 138-2013; and

- § **Villages of Zinfandel Public Facilities Financing Plan Development Fees:** On December 15, 2003, the City Council approved Resolution No. 80-2003 establishing the Villages of Zinfandel Public Facilities Financing Plan Development Fees to finance development within the Villages of Zinfandel Special Plan Area; and
- § **Measure A – Transportation Improvement Impact Fee:** On January 20, 2009, the City Council approved Ordinance No 1-2009 establishing development impact fees for Measure A Transportation Improvements. The impact fees were established to provide funding for public facilities needed to serve the City, which facilities are described in the Measure A expenditure plan and the Measure A nexus study. The Measure A impact fee is collected by the City and remitted to the Sacramento Transportation Authority which administers the impact fee program; and
- § **Housing Trust Development Impact Fee:** On December 1, 2003, the City Council approved Ordinance No. 26-2003 continuing the Housing Trust Development Impact Fee in effect when the City incorporated, which is to be used to finance municipal public facilities to reduce the impacts caused by future developments in the Rancho Cordova area on the housing stock, including but not limited to very low income housing facilities.

WHEREAS, California Government Code Section 66006(b)(2) requires that the governing body of the City review the information made available to the public at a regularly scheduled public meeting not less than 15 days after the information is made available to the public; and

WHEREAS, the Report was made available to the public on the City's website on November 30, 2018; and

WHEREAS, on December 17, 2018, the City Council reviewed the report and approved it pursuant to Government Code sections 66001 and 66006.

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

Section 1. The City Council does hereby find and determine that the foregoing recitals and determinations are true and correct.

Section 2. The City Council has reviewed the Report and finds that it complies with California Government Code section 66006(b), setting the requirements for fiscal year reporting for development impact fees. The City Council finds that the Report provides the following required information:

- A. A brief description of the type of fee in the account or fund (Report pg. 4-6);
- B. The amount of the fee (Report pg. 7-9);
- C. The beginning and ending balance of the account or fund (Report pg. 10-13);
- D. The amount of the fees collected and interest earned (Report pg. 14-27);

ATTACHMENT 1

- E. An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees (Report pg. 31-33);
- F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement (Report pg. 31-33);
- G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan (Report pg. 28-29); and
- H. The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded (Report pg. 29).

Section 3. The City Council hereby finds that all reportable fees, collections and expenditures have been received, deposited, invested and expended in compliance with the relevant sections of the California Government Code and all other applicable laws for the fiscal year 2017-18.

Section 4. The City Council hereby finds that no refunds and allocations of reportable fees, as required by California Government Code section 66001, are deemed payable at this time.

Section 5. The City Council hereby finds the City is in compliance with California Government Code section 66000, *et seq.*, relative to receipt, deposit, investment, expenditure or refund of reportable fees received and expended relative to the individual impact fee programs in place for new development in fiscal year 2017-18.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk
2203215.1



City of Rancho Cordova

Development Impact Fee Report

Fiscal Year Ending
June 30, 2018

*Development Impact Fee Report***Table of Contents**

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Legal Requirements

A. REQUIREMENTS FOR DEVELOPMENT IMPACT FEES

State law (California Government Code Section 66006) requires each local agency that imposes AB 1600 development impact fees to prepare an annual report providing specific information about those fees. Within the AB1600 legal requirements, it stipulates that fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, AB1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general funds of the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

Current California Government Code Section 66006(b) requires that for each separate fund the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund.
- The amount of the fee.
- The beginning and ending balance of the account or fund.
- The amount of the fees collected and interest earned.
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

California Government Code Section 66001(d) requires the local agency make all of following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

Development Impact Fee Report

- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

B. ADDITIONAL NOTES

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a Capital Improvement Plan (CIP) indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City annually produces a five-year CIP which provides program summary information for the City's various capital improvement funding programs, as well as project summary information (revenue, expenditures and project schedule) for the specific projects selected for implementation during the CIP period. The CIP describes the five-year plan for allocating funds from the Impact Fee Programs, Measure A Transportation Sales Tax, State and Federal Grants, Gas Tax, Roadway Funds, Supplemental Transportation Fees, Storm Water Utility Tax and Transit Related Service Area Tax. A copy of the City's most recent CIP was adopted as part of the biennial budget document and can be found under the Finance Department page on the City's website at www.cityofranhocordova.org.

The CIP relates the City's annual capital expenditures to a long-range plan for public improvements. By relating the plan for public improvements to the City's capacity for funding, and scheduling expenditures over a period of years, the CIP helps maximize the funds available. This type of fiscal management is important during periods where budgetary demands exceeding financial resources.

C. ESTABLISHING A REASONABLE RELATIONSHIP BETWEEN THE FEE AND THE PURPOSE FOR WHICH IT IS CHARGED

The Development Impact Fee Program has been in effect in Rancho Cordova since incorporation in fiscal year 2003/04. The Development Impact Fee Program consists of multiple components which were individually adopted by the City Council. The program sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs of those improvements based on the current General Plan for build-out.

The City's Capital Improvement Plan (CIP) projects are financed, in part, by the development impact fees outlined in the description of the development impact fees on the following pages. The City's CIP provide infrastructure to the residents and businesses in Rancho Cordova in order to keep pace with ongoing development in, and adjacent to, the community. Estimated project costs, and the summary of fee apportionment to each

Development Impact Fee Report

development fee type, are detailed within the adopted Nexus Studies establishing the individual Development Impact Fee program(s) and are on file with the City Clerk's Office.

Information on projects in the Development Impact Fee Program(s) can be found on pages 31-33. The information in these tables include: Current Projects, Project Phase, Construction Estimated Start Date, Construction Estimated Completion Date, Estimated Project Cost and Development Fee information including Funding to Date, Budget to Date and % of Total Project Cost.

D. FUNDING OF INFRASTRUCTURE

The 2017/18 - 2021/22 Capital Improvement Plan (CIP) identifies all funding sources and amounts for individual projects through 2021/22. The CIP is updated annually to reflect the current infrastructure needs of the City. As a CIP project is identified, the project is evaluated to determine the portion of the project that will service existing residents and businesses versus new development.

Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development fee, based on the type of project. The percentage of use associated with existing residents or businesses are funded from other appropriate sources as identified on each individual project sheet in the CIP. All future planned infrastructure needs are outlined in the Development Impact Fee Program(s). The funding and commencement dates for projects are adjusted, as needed, to reflect the needs of the community.

E. CURRENT PROJECTS

Construction is currently underway on the following projects:

- CP07-2035 - Rancho Cordova Parkway, Douglas Rd to Keifer Blvd
- CP10-2083 - Douglas Road, Rancho Cordova Parkway to Americanos
- CP13-2116 - Traffic Management Center
- CP14-2129 - Folsom Blvd Enhancements - Phase IV
- CP16-2175 - Folsom Blvd Complete Street - Phase V

Description of Development Impact Fee(s)

Community Facilities Fee (CFF) Program – This program was established by the City to cover the costs of municipal facilities required to serve an increased population as a result of new development. The city has identified these facilities to include a city hall, a police station, a community center, a city corporation yard, a city museum, a parking structure, library facilities and ongoing administration of the CFF program. The fee program was updated in April 2013 and combined fee components from the City's 2004 and 2005 Fee Studies into a single fee category while continuing to report the library fee separately since the City is holding these funds on behalf of the Sacramento Public Library Authority.

Community Facilities Impact Fee – To provide for new development's share of the cost of municipal facilities, furnishing and equipment required to service the City.

Library Impact Fee – To provide for new development's share of the cost of a library building, furnishings, equipment, books, financing and the purchase of land.

Sunrise Douglas (SD) Impact Fee Program – These specific plan development impact fees are imposed on development in the Sunridge Specific Plan (SRSP), which is part of the Sunrise Douglas Community Plan (SDCP) development area. It includes additional fees for fee program updates, interim sewer facilities, park development improvements, supplemental offsite water facilities, roadways improvements, transit shuttles, and administration of the fee program. These funds can only be spent on facilities in the SDCP Capital Improvement Plan (CIP) to mitigate impact as a result of development in the SDCP area.

SD Fee Program Update Impact Fee – To provide funding for program updates to the Sunrise Douglas Impact Fee Program.

SD Interim Sewer Impact Fee – To provide funding for the construction of interim sewer facilities to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any interim sewer facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the required interim sewer development fee.

SD Park Impact Fee – To provide funding for the construction of park and recreation facilities necessary for development within the SRSP area. Upon application by the property owner or his authorized agent, Cordova Recreation and Park District may authorize the construction of any park and recreation facilities, or portions thereof, as designated in the SDCP Impact Fee Program. The developer will then either be reimbursed for these cost from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

SD Supplemental Offsite Water Impact Fee – To provide funding for the construction of offsite water improvements to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite

Development Impact Fee Report

water facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the supplemental offsite water development fee.

SD Roadway Impact Fee - To provide funding to construct roads, intersections, and other roadway improvements in the SDCP CIP needed to mitigate the impacts of new development within the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any roadway facilities, or portions thereof, in order of priority as designated on the priority list in the SD Impact Fee Program. The developer will then either be reimbursed for these cost from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

SD Transit Shuttle Impact Fee - To provide funding for the development and operation of a transit shuttle within the Sunrise Douglas Community Plan area.

SD Administration Impact Fee - To provide funding for the administrative duties associated with the SD Impact Fee program.

Traffic Mitigation Impact Fee - This development impact fee is a citywide fee imposed on new development in the City to cover the fair share cost of traffic impacts resulting from new development, including program administration. The funds collected will be used for construction of the transportation improvements listed in the Transportation Capital Improvement Plan (CIP) Development Impact Fee Program.

Upon application by the property owner or his authorized agent, the City may authorize the construction of any transportation facilities, or portions thereof, in order of priority as designated on the priority list for the transportation impact fee program. The developer will then either be reimbursed for these cost from fees collected from other developers, only to the extent the funds are available, or a credit in lieu of all, or a portion of the required transportation impact fee.

Villages of Zinfandel (VOZ) Impact Fee Program - These specific plan fees are imposed on new development in the Villages of Zinfandel special planning area. It includes fees for offsite roadway improvement and the administration of the fee program. These funds can only be spent on facilities identified in the VOZ Development Impact Fee Program to mitigate impact as a result of development in the VOZ special planning area.

VOZ Roadway Impact Fee - To provide funding for the cost of constructing offsite roadway mitigation facilities required to serve residents within the Villages of Zinfandel Public Facilities Financing Plan area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite roadway mitigation facilities, or portions thereof, as designated in the Public Facilities Financing Plan - Offsite Roadway Mitigation Fee Program. The developer will than either be reimbursed for these cost from impact fees collected within the VOZ Public Facilities

Financing Plan area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the VOZ Public Facilities Financing Plan area.

VOZ Administration Impact Fee - To provide funding for the administrative duties associated with the VOZ Impact Fee program.

Measure A - Transportation Improvement Impact Fee - A impact fee established to provide funding for public facilities to serve the City, which facilities are described in the Measure A expenditure plan and the Measure A nexus study. The Measure A impact fee is collected by the City and remitted to the Sacramento Transportation Authority, which administers the countywide Measure A program.

Housing Trust Development Impact Fee - A non-residential impact fee used to offset some of the increased burden of need for very low income housing, created by the construction of non-residential uses, which employ a significant number of low wage earners.

Development Impact Fee Report

Current Fee Schedule

The Development Fee program is reviewed periodically to ensure the Development Impact Fee Program is accounting for all planned future development. The updated Development Impact Fee Program information is then used to determine the amount of fees available for the funding of the proposed capital improvement projects identified in the development of the five-year Capital Improvement Plan (CIP).

DEVELOPMENT IMPACT FEES					
at June 30, 2018					
Fee Category	Residential		Non-Residential		
	Single Family	Multi-Family	Office	Commercial	Industrial
	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Community Facility Impact Fees:					
Community Facilities	3,255.92	2,544.04	0.81	0.49	0.21
Library	666.88	521.50	n/a	n/a	n/a
Total Fees	\$3,922.80	\$3,065.54	\$0.81	\$0.49	\$0.21

DEVELOPMENT IMPACT FEES				
at June 30, 2018				
Fee Category	Residential		Non-Residential	
	Single Family	Multi-Family	Office	Commercial
	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft
Sunrise Douglas (SD) Impact Fees:				
Fee Program Update	85.37	24.96	0.02	0.03
Interim Sewer	995.42	746.57	0.21	0.10
Park*	9,736.64	7,669.38	n/a	n/a
Supp. Offsite Water	1,443.63	1,083.03	0.45	0.53
Traffic Mitigation	14,838.73	9,767.64	13.03	16.29
Transit Shuttle	81.44	203.58	0.26	0.45
Program Admin	654.17	443.47	0.52	0.66
Total Fees	\$27,835.40	\$19,938.63	\$14.49	\$18.06

* Park Development Fees vary by Development Agreement, amount included in fee schedule represents Fee set up Park Nexus Study

DEVELOPMENT IMPACT FEES

at June 30, 2018

Fee Category	Residential				Non-Residential		
	Detached > 1,200 SF	Detached ≤ 1,200 SF	Attached	Multi-Family	Commercial	Office	Industrial/ Manufacturing
	Per Unit	Per Unit	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Traffic Mitigation Impact Fees:							
Area 1 - Infill	\$10,134.00	\$6,765.67	\$6,765.67	\$6,597.10	\$9.52	\$9.23	\$4.80
Area 2 - New Development	\$16,742.26	\$14,732.64	\$14,732.64	\$11,719.36	\$12.27	\$9.43	\$4.80

DEVELOPMENT IMPACT FEES

at June 30, 2018

Fee Category	Residential			Non-Residential		
	Single Family Low Density	Cluster Low Density	Medium Density	Office	Commercial	Industrial
	Per Unit	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Villages of Zinfandel (VOZ) Impact Fees:						
Traffic Mitigation	309.69	275.27	240.87	0.38	0.46	0.40
Program Admin	9.29	8.26	7.22	0.01	0.01	0.01
Total Fees	\$318.98	\$283.53	\$248.09	\$0.39	\$0.47	\$0.41

Development Impact Fee Report

DEVELOPMENT IMPACT FEES		
at June 30, 2018		
Measure A - Transportation Improvements		
Land Use	Per	Fee
Single Family Residential	Unit	\$ 1,218
Single Family Residential, Senior	Unit	974
Multi-Family Residential	Unit	852
Multi-Family Residential, Senior	Unit	730
Office Use	1,000 Sq. Ft	1,463
Retail Use	1,000 Sq. Ft	1,827
Industrial Use	1,000 Sq. Ft	974
Hotel/Motel	Sleeping Room	706
Extended Stay Hotel/Motel	Sleeping Room	627
Golf Course	acre	1,014
Movie Theater	screen	2,318
Religious Center	1,000 Sq. Ft	1,133
Hospital	1,000 Sq. Ft	2,043
Service Station	fueling pump	1,584
Supermarket	1,000 Sq. Ft	1,827
Warehouse/Self-Storage	1,000 Sq. Ft	305
Assisted Living Facility	bed	351
Congregate Care	Unit	258
Child Day Care	student	560
Private School (K through 12)	student	317
Auto Repair/Body Shop	1,000 Sq. Ft	1,827
Gym/Fitness Center	1,000 Sq. Ft	1,827
Drive-through Car Wash	1,000 Sq. Ft	1,827
All Other	avg. weekday trips	128

DEVELOPMENT IMPACT FEES							
at June 30, 2018							
Fee Category	Residential	Non-Residential					
		Office	Hotel	Research & Development	Commercial	Manufacturing	Warehouse
		Per Sq. Ft	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Very Low Income Housing Impact Fee							
Impact Fee	n/a	0.97	0.92	0.82	0.77	0.61	0.26
Program Admin	n/a		Between \$30 and \$100 as determined by Plan Review				

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2018

Description	Community Facilities Fee Program		Sunrise Douglas
	Community Facilities ⁽¹⁾	Library ⁽²⁾	Fee Program Update
REVENUES			
Fees	945,113	156,443	13,253
Interest	6,892	44,329	2,281
Other Revenues	-	-	-
Total Revenues	\$ 952,006	\$ 200,773	\$ 15,534
EXPENDITURES			
Expenditures	35,442	5,867	-
Transfer Out	323,572	-	-
Total Expenditures	\$ 359,014	\$ 5,867	\$ -
REVENUE OVER/(UNDER) EXPENDITURES	\$ 592,991	\$ 194,906	\$ 15,534
Fund Balance, Beginning of Year	516,641	3,653,665	\$ 186,658
Fund Balance, End of Year	\$ 1,109,632	\$ 3,848,571	\$ 202,192

Notes:

- (1) An Updated Nexus Study was adopted in April 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component called Community Facilities. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.
- (2) Council approved consolidation of the SD Library Fee, the Villages of Zinfandel Library Fee into the Community Facility Fee - Library Fee. For reporting purposes all activity reported in the individual library funds prior to the implementation of the consolidated library fee have all been reported in CFF - Library Fee

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2018

Description	Sunrise Douglas Fee Program			
	Interim Sewer	Park	Suppl Offsite Water	Roadway
REVENUES				
Fees	176,565	1,684,191	436,243	2,290,828
Interest	1,379	13,726	1,704	227,087
Other Revenues	-	-	-	-
Total Revenues	<u>\$ 177,944</u>	<u>\$ 1,697,917</u>	<u>\$ 437,947</u>	<u>\$ 2,517,915</u>
EXPENDITURES				
Expenditures	26,366	1,013,044	430,313	2,419,907
Transfer Out	-	-	-	-
Total Expenditures	<u>\$ 26,366</u>	<u>\$ 1,013,044</u>	<u>\$ 430,313</u>	<u>\$ 2,419,907</u>
REVENUE OVER/(UNDER) EXPENDITURES	\$ 151,578	\$ 684,873	\$ 7,634	\$ 98,008
Fund Balance, Beginning of Year	\$ 20,260	\$ 734,225	143,585	\$ 19,482,539
Fund Balance, End of Year	\$ 171,838	\$ 1,419,098	\$ 151,219	\$ 19,580,547

Notes:

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2018

Description	Sunrise Douglas Fee Program		Traffic Mitigation Impact Fee ⁽³⁾
	Transit	Program Admin	
REVENUES			
Fees	12,643	101,552	1,373,633
Interest	5,555	9,796	253,654
Other Revenues	-	-	720
Total Revenues	\$ 18,198	\$ 111,348	\$ 1,628,008
EXPENDITURES			
Expenditures	102	60,507	1,476,435
Transfer Out	-	-	-
Total Expenditures	\$ 102	\$ 60,507	\$ 1,476,435
REVENUE OVER/(UNDER) EXPENDITURES	\$ 18,096	\$ 50,842	\$ 151,572
Fund Balance, Beginning of Year	\$ 464,265	\$ 828,007	21,561,477
Fund Balance, End of Year	\$ 482,360	\$ 878,849	\$ 21,713,050

Notes:

(3) An Updated Nexus Study was adopted in January 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2018

Description	Village of Zinfandel Fee Program		Measure A Transportation Improvements	Very Low Income Housing
	Roadway	Program Admin		
REVENUES				
Fees	1,194	373	444,382	73,433
Interest	4,367	86	-	20,669
Other Revenues	-	-	-	1,222,499
Total Revenues	\$ 5,562	\$ 459	\$ 444,382	\$ 1,316,601
EXPENDITURES				
Expenditures	-	-	-	82,991
Transfer Out	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ 82,991
REVENUE OVER/(UNDER) EXPENDITURES	\$ 5,562	\$ 459	\$ 444,382	\$ 1,233,610
Fund Balance, Beginning of Year	\$ 369,245	\$ 7,165	1,967,226	\$ (1,236,566)
Fund Balance, End of Year	\$ 374,806	\$ 7,624	\$ 2,411,608	\$ (2,956)

Capital Facility Fees (CFF) - Community Facilities

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	724,056	669,537	1,257,874	1,390,111	945,113
Interest	8,365	(29)	547	2,403	6,892
Other Revenues	1,050	-	-	53	-
Total Revenues	<u>733,471</u>	<u>669,508</u>	<u>1,258,421</u>	<u>1,392,568</u>	<u>952,006</u>
EXPENDITURES					
Expenditures	1,027,081	24,869	47,170	52,129	35,442
Transfer Out	1,006,659	976,441	979,776	965,650	323,572
Total Expenditures	<u>2,033,740</u>	<u>1,001,310</u>	<u>1,026,946</u>	<u>1,017,779</u>	<u>359,014</u>
REVENUES OVER (UNDER) EXPENDITURES	(1,300,269)	(331,802)	231,475	374,788	592,991
Fund Balance, Beginning of Year	1,542,448	242,180	(89,622)	141,852	516,641
Fund Balance, End of Year	<u>\$ 242,180</u>	<u>\$ (89,622)</u>	<u>\$ 141,852</u>	<u>\$ 516,641</u>	<u>\$ 1,109,632</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	242,180	-	141,852	891,429	1,109,632
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	<u>\$ 242,180</u>	<u>\$ -</u>	<u>\$ 141,852</u>	<u>\$ 891,429</u>	<u>\$ 1,109,632</u>

Result: Five Year Revenue Test met in accordance with Government Code 66001

Capital Facility Fees (CFF) - Library

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	143,529	125,215	274,631	274,201	156,443
Interest	19,228	9,903	14,799	36,664	44,329
Other Revenues	-	-	-	-	-
Total Revenues	162,757	135,118	289,430	310,865	200,773
EXPENDITURES					
Expenditures	519	4,696	10,299	10,283	5,867
Transfer Out	5,382	-	-	-	-
Total Expenditures	5,901	4,696	10,299	10,283	5,867
REVENUES OVER (UNDER) EXPENDITURES	156,855	130,422	279,131	300,583	194,906
Fund Balance, Beginning of Year	2,786,674	2,943,529	3,073,952	3,353,083	3,653,665
Fund Balance, End of Year	<u>\$ 2,943,529</u>	<u>\$ 3,073,952</u>	<u>\$ 3,353,083</u>	<u>\$ 3,653,665</u>	<u>\$ 3,848,571</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	162,757	135,118	289,430	310,865	200,773
Prior Year (2-yr Old Funds)	2,185,853	162,757	135,118	289,430	310,865
Prior Year (3-yr Old Funds)	14,635	2,185,853	162,757	135,118	289,430
Prior Year (4-yr Old Funds)	12,998	14,635	2,185,853	162,757	135,118
Prior Year (5-yr Old Funds)	39,813 ⁽¹⁾	12,998 ⁽¹⁾	14,635 ⁽¹⁾	2,185,853 ⁽¹⁾	162,757 ⁽¹⁾
Greater than Five Prior Fiscal Years	527,473 ⁽¹⁾	562,591 ⁽¹⁾	565,290 ⁽¹⁾	569,643 ⁽¹⁾	2,749,629 ⁽¹⁾
Total Revenues	\$ 2,943,529	\$ 3,073,952	\$ 3,353,083	\$ 3,653,665	\$ 3,848,571

(1) The Community Facility Fees - Library Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future construction of Library Branch(es) and therefore must be retained until enough fees have been collected to start construction of the project.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Sunrise Douglas (SD) - Program Update(s)

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	12,913	12,095	18,295	18,223	13,253
Interest	866	459	718	1,856	2,281
Other Revenues	-	-	-	-	-
Total Revenues	<u>13,779</u>	<u>12,554</u>	<u>19,013</u>	<u>20,079</u>	<u>15,534</u>
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
REVENUES OVER (UNDER) EXPENDITURES	13,779	12,554	19,013	20,079	15,534
Fund Balance, Beginning of Year	121,232	135,011	147,566	166,579	186,658
Fund Balance, End of Year	<u>\$ 135,011</u>	<u>\$ 147,566</u>	<u>\$ 166,579</u>	<u>\$ 186,658</u>	<u>\$ 202,192</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	13,779	12,554	19,013	20,079	15,534
Prior Year (2-yr Old Funds)	18,720	13,779	12,554	19,013	20,079
Prior Year (3-yr Old Funds)	12,789	18,720	13,779	12,554	19,013
Prior Year (4-yr Old Funds)	11,916	12,789	18,720	13,779	12,554
Prior Year (5-yr Old Funds)	13,603 ⁽¹⁾	11,916 ⁽¹⁾	12,789 ⁽¹⁾	18,720 ⁽¹⁾	13,779 ⁽¹⁾
Greater than Five Prior Fiscal Years	64,204 ⁽¹⁾	77,807 ⁽¹⁾	89,723 ⁽¹⁾	102,512 ⁽¹⁾	121,232 ⁽¹⁾
Total Revenues	<u>\$ 135,011</u>	<u>\$ 147,566</u>	<u>\$ 166,579</u>	<u>\$ 186,658</u>	<u>\$ 202,192</u>

(1) The Sunrise Douglas Program Update Fund reports funds being held beyond the five-years as described by AB1600.
These funds are being collected for future program reviews and updates and therefor must be retained for future costs.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Sunrise Douglas (SD) - Interm Sewer

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	154,901	118,144	231,292	161,642	176,565
Interest	2,525	1,425	2,007	3,393	1,379
Other Revenues	-	-	-	-	-
Total Revenues	<u>157,426</u>	<u>119,569</u>	<u>233,299</u>	<u>165,035</u>	<u>177,944</u>
EXPENDITURES					
Expenditures	111,562	51,883	308,511	530,663	26,366
Transfer Out	-	-	-	-	-
Total Expenditures	<u>111,562</u>	<u>51,883</u>	<u>308,511</u>	<u>530,663</u>	<u>26,366</u>
REVENUES OVER (UNDER) EXPENDITURES	45,864	67,686	(75,212)	(365,627)	151,578
Fund Balance, Beginning of Year	347,550	393,413	461,099	385,887	20,260
Fund Balance, End of Year	<u>\$ 393,413</u>	<u>\$ 461,099</u>	<u>\$ 385,887</u>	<u>\$ 20,260</u>	<u>\$ 171,838</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	157,426	119,569	233,299	165,035	177,944
Prior Year (2-yr Old Funds)	208,420	157,426	119,569	233,299	165,035
Prior Year (3-yr Old Funds)	27,568	184,105	33,019	(378,074)	(171,141)
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	<u>\$ 393,413</u>	<u>\$ 461,099</u>	<u>\$ 385,887</u>	<u>\$ 20,260</u>	<u>\$ 171,838</u>

Result: Five Year Revenue Test met in accordance with Government Code 66001

Sunrise Douglas (SD) - Park

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	1,065,035	330,007	2,108,928	1,415,542	1,684,191
Interest	51,542	22,282	31,754	47,213	13,726
Other Revenues	-	-	-	-	-
Total Revenues	<u>1,116,577</u>	<u>352,289</u>	<u>2,140,682</u>	<u>1,462,755</u>	<u>1,697,917</u>
EXPENDITURES					
Expenditures	1,970,981	1,940,397	908,280	7,874,805	1,013,044
Transfer Out	-	-	-	-	-
Total Expenditures	<u>1,970,981</u>	<u>1,940,397</u>	<u>908,280</u>	<u>7,874,805</u>	<u>1,013,044</u>
REVENUES OVER (UNDER) EXPENDITURES	(854,404)	(1,588,109)	1,232,402	(6,412,050)	684,873
Fund Balance, Beginning of Year	8,356,386	7,501,981	5,913,873	7,146,275	734,225
Fund Balance, End of Year	<u>\$ 7,501,981</u>	<u>\$ 5,913,873</u>	<u>\$ 7,146,275</u>	<u>\$ 734,225</u>	<u>\$ 1,419,098</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	1,116,577	352,289	2,140,682	734,225	1,419,098
Prior Year (2-yr Old Funds)	1,233,671	1,116,577	352,289	-	-
Prior Year (3-yr Old Funds)	988,207	1,233,671	1,116,577	-	-
Prior Year (4-yr Old Funds)	850,253	988,207	1,233,671	-	-
Prior Year (5-yr Old Funds)	899,893 ⁽¹⁾	850,253 ⁽¹⁾	988,207 ⁽¹⁾	- ⁽¹⁾	-
Greater than Five Prior Fiscal Years	2,413,381 ⁽¹⁾	1,372,877 ⁽¹⁾	1,314,849 ⁽¹⁾	- ⁽¹⁾	-
Total Revenues	<u>\$ 7,501,981</u>	<u>\$ 5,913,873</u>	<u>\$ 7,146,275</u>	<u>\$ 734,225</u>	<u>\$ 1,419,098</u>

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future construction of park and recreation facilities necessary to serve the growing population within the Sunrise Douglas Community Plan Area and therefore must be retained until enough fees have been collected to start construction of the project(s).

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	589,856	119,292	503,807	96,716	436,243
Interest	1,942	124	71	1,159	1,704
Other Revenues	-	-	-	-	-
Total Revenues	<u>591,798</u>	<u>119,416</u>	<u>503,879</u>	<u>97,875</u>	<u>437,947</u>
EXPENDITURES					
Expenditures	539,786	378,106	504,325	-	430,313
Transfer Out	-	-	-	-	-
Total Expenditures	<u>539,786</u>	<u>378,106</u>	<u>504,325</u>	<u>-</u>	<u>430,313</u>
REVENUES OVER (UNDER) EXPENDITURES	52,012	(258,690)	(447)	97,875	7,634
Fund Balance, Beginning of Year	252,834	304,846	46,157	45,710	143,585
Fund Balance, End of Year	<u>\$ 304,846</u>	<u>\$ 46,157</u>	<u>\$ 45,710</u>	<u>\$ 143,585</u>	<u>\$ 151,219</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	304,846	46,157	45,710	143,585	151,219
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	<u>\$ 304,846</u>	<u>\$ 46,157</u>	<u>\$ 45,710</u>	<u>\$ 143,585</u>	<u>\$ 151,219</u>

Result: Five Year Revenue Test met in accordance with Government Code 66001

Sunrise Douglas (SD) - Roadways

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	2,514,167	1,732,406	2,480,252	2,716,730	2,290,828
Interest	96,441	49,246	76,895	194,550	227,087
Other Revenues	-	-	500,000	1,200,000	-
Total Revenues	2,610,609	1,781,651	3,057,146	4,111,280	2,517,915
EXPENDITURES					
Expenditures	1,984,196	1,351,341	240,588	2,421,039	2,419,907
Transfer Out	90,084	-	-	-	-
Total Expenditures	2,074,280	1,351,341	240,588	2,421,039	2,419,907
REVENUES OVER (UNDER) EXPENDITURES	536,329	430,311	2,816,558	1,690,241	98,008
Fund Balance, Beginning of Year	14,009,100	14,545,429	14,975,740	17,792,298	19,482,539
Fund Balance, End of Year	\$ 14,545,429	\$ 14,975,740	\$ 17,792,298	\$ 19,482,539	\$ 19,580,547

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	2,610,609	1,781,651	3,057,146	4,111,280	2,517,915
Prior Year (2-yr Old Funds)	4,603,706	2,610,609	1,781,651	3,057,146	4,111,280
Prior Year (3-yr Old Funds)	2,124,368	4,603,706	2,610,609	1,781,651	3,057,146
Prior Year (4-yr Old Funds)	2,529,532	2,124,368	4,603,706	2,610,609	1,781,651
Prior Year (5-yr Old Funds)	2,677,214 ⁽¹⁾	2,529,532 ⁽¹⁾	2,124,368 ⁽¹⁾	4,603,706 ⁽¹⁾	2,610,609 ⁽¹⁾
Greater than Five Prior Fiscal Years	-	1,325,873	3,614,818	3,318,147	5,501,946 ⁽¹⁾
Total Revenues	\$ 14,545,429	\$ 14,975,740	\$ 17,792,298	\$ 19,482,539	\$ 19,580,547

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future roadway improvements necessary to serve the growing population within the Sunrise Douglas Community Plan Area and therefor must be retained until enough fees have been collected to start construction of the various roadway projects.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Sunrise Douglas (SD) - Transit Shuttle

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	12,317	11,538	17,453	14,863	12,643
Interest	2,997	1,520	2,008	4,794	5,555
Other Revenues	-	-	-	-	-
Total Revenues	<u>15,315</u>	<u>13,058</u>	<u>19,462</u>	<u>19,657</u>	<u>18,198</u>
EXPENDITURES					
Expenditures	-	-	43,134	-	102
Transfer Out	-	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>43,134</u>	<u>-</u>	<u>102</u>
REVENUES OVER (UNDER) EXPENDITURES	15,315	13,058	(23,673)	19,657	18,096
Fund Balance, Beginning of Year	439,908	455,222	468,280	444,608	464,265
Fund Balance, End of Year	<u>\$ 455,222</u>	<u>\$ 468,280</u>	<u>\$ 444,608</u>	<u>\$ 464,265</u>	<u>\$ 482,360</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	15,315	13,058	19,462	19,657	18,198
Prior Year (2-yr Old Funds)	14,775	15,315	13,058	19,462	19,657
Prior Year (3-yr Old Funds)	16,685	14,775	15,315	13,058	19,462
Prior Year (4-yr Old Funds)	17,307	16,685	14,775	15,315	13,058
Prior Year (5-yr Old Funds)	22,552 ⁽¹⁾	17,307 ⁽¹⁾	16,685 ⁽¹⁾	14,775 ⁽¹⁾	15,315 ⁽¹⁾
Greater than Five Prior Fiscal Years	368,589 ⁽¹⁾	391,141 ⁽¹⁾	365,313 ⁽¹⁾	381,998 ⁽¹⁾	396,671 ⁽¹⁾
Total Revenues	<u>\$ 455,222</u>	<u>\$ 468,280</u>	<u>\$ 444,608</u>	<u>\$ 464,265</u>	<u>\$ 482,360</u>

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future development and operation of a transit shuttle to service the growing population within the Sunrise Douglas Community Plan Area and therefor must be retained until the population is large enough to support this service.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Sunrise Douglas (SD) - Program Administration

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2016-17
REVENUES					
Fees	98,948	92,684	140,193	121,405	101,552
Interest	5,325	2,628	3,834	9,019	9,796
Other Revenues	-	-	-	-	-
Total Revenues	<u>104,273</u>	<u>95,312</u>	<u>144,028</u>	<u>130,424</u>	<u>111,348</u>
EXPENDITURES					
Expenditures	80,669	68,869	96,511	169,450	60,507
Transfer Out	-	-	-	-	-
Total Expenditures	<u>80,669</u>	<u>68,869</u>	<u>96,511</u>	<u>169,450</u>	<u>60,507</u>
REVENUES OVER (UNDER) EXPENDITURES	23,604	26,443	47,517	(39,026)	50,842
Fund Balance, Beginning of Year	769,469	793,073	819,516	867,033	828,007
Fund Balance, End of Year	<u>\$ 793,073</u>	<u>\$ 819,516</u>	<u>\$ 867,033</u>	<u>\$ 828,007</u>	<u>\$ 878,849</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2016-17
Current Year	104,273	95,312	144,028	130,424	111,348
Prior Year (2-yr Old Funds)	97,912	104,273	95,312	144,028	130,424
Prior Year (3-yr Old Funds)	96,822	97,912	104,273	95,312	144,028
Prior Year (4-yr Old Funds)	109,831	96,822	97,912	104,273	95,312
Prior Year (5-yr Old Funds)	101,935 ⁽¹⁾	109,831 ⁽¹⁾	96,822 ⁽¹⁾	97,912 ⁽¹⁾	104,273 ⁽¹⁾
Greater than Five Prior Fiscal Years	282,300 ⁽¹⁾	315,366 ⁽¹⁾	328,687 ⁽¹⁾	256,059 ⁽¹⁾	293,464 ⁽¹⁾
Total Revenues	<u>\$ 793,073</u>	<u>\$ 819,516</u>	<u>\$ 867,033</u>	<u>\$ 828,007</u>	<u>\$ 878,849</u>

(1) The Sunrise Douglas Program Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost and therefor must be retained for future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Traffic Mitigation

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	1,028,811	1,066,695	2,788,012	3,851,428	1,373,633
Interest	130,903	62,420	84,824	211,962	253,654
Other Revenues	15,000	15,000	7,700	-	720
Total Revenues	1,174,715	1,144,114	2,880,535	4,063,390	1,628,008
EXPENDITURES					
Expenditures	408,139	1,839,192	2,530,573	1,075,372	1,476,435
Transfer Out	1,086,341	12,500	-	-	-
Total Expenditures	1,494,480	1,851,692	2,530,573	1,075,372	1,476,435
REVENUES OVER (UNDER) EXPENDITURES	(319,765)	(707,578)	349,962	2,988,018	151,572
Fund Balance, Beginning of Year	19,250,840	18,931,074	18,223,497	18,573,459	21,561,477
Fund Balance, End of Year	\$ 18,931,074	\$ 18,223,497	\$ 18,573,459	\$ 21,561,477	\$ 21,713,050

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	1,174,715	1,144,114	2,880,535	4,063,390	1,628,008
Prior Year (2-yr Old Funds)	3,397,828	1,174,715	1,144,114	2,880,535	4,063,390
Prior Year (3-yr Old Funds)	1,705,134	3,397,828	1,174,715	1,144,114	2,880,535
Prior Year (4-yr Old Funds)	1,843,019	1,705,134	3,397,828	1,174,715	1,144,114
Prior Year (5-yr Old Funds)	2,741,220 ⁽¹⁾	1,843,019 ⁽¹⁾	1,705,134 ⁽¹⁾	3,397,828 ⁽¹⁾	1,174,715 ⁽¹⁾
Greater than Five Prior Fiscal Years	8,069,159 ⁽¹⁾	8,958,687 ⁽¹⁾	8,271,133 ⁽¹⁾	8,900,895 ⁽¹⁾	10,822,288 ⁽¹⁾
Total Revenues	\$ 18,931,074	\$ 18,223,497	\$ 18,573,459	\$ 21,561,477	\$ 21,713,050

(1) The Traffic Mitigation Fund reports funds being held beyond the five-years as described by AB1600. While projects are being completed on an annual basis, this fund is accumulation funds for the development and construction of a new interchange, a multi-million dollar project which is not expected to start construction in the next five year CIP funding cycle, therefore the funds must be retained until a funding level that allows construction to start has been reached.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Villages of Zinfandel (VOZ) - Roadway

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	19,908	14,528	8,462	-	1,194
Interest	2,174	1,142	1,621	3,876	4,367
Other Revenues	3,085	-	-	-	-
Total Revenues	25,168	15,670	10,082	3,876	5,562
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	25,168	15,670	10,082	3,876	5,562
Fund Balance, Beginning of Year	314,448	339,616	355,286	365,368	369,245
Fund Balance, End of Year	\$ 339,616	\$ 355,286	\$ 365,368	\$ 369,245	\$ 374,806

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	25,168	15,670	10,082	3,876	5,562
Prior Year (2-yr Old Funds)	39,818	25,168	15,670	10,082	3,876
Prior Year (3-yr Old Funds)	9,625	39,818	25,168	15,670	10,082
Prior Year (4-yr Old Funds)	7,815	9,625	39,818	25,168	15,670
Prior Year (5-yr Old Funds)	6,514 ⁽¹⁾	7,815 ⁽¹⁾	9,625 ⁽¹⁾	39,818 ⁽¹⁾	25,168 ⁽¹⁾
Greater than Five Prior Fiscal Years	250,676 ⁽¹⁾	257,190 ⁽¹⁾	265,005 ⁽¹⁾	274,630 ⁽¹⁾	314,448 ⁽¹⁾
Total Revenues	\$ 339,616	\$ 355,286	\$ 365,368	\$ 369,245	\$ 374,806

(1) The Villages of Zinfandel Roadway Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future construction of offsite roadway mitigation facilities to service residents within the Villages of Zinfandel Public Facilities Financing Plan and therefore must be retained until enough fees have been collected to fund a construction project.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	627	539	-	-	373
Interest	45	24	34	78	86
Other Revenues	-	-	-	-	-
Total Revenues	<u>672</u>	<u>563</u>	<u>34</u>	<u>78</u>	<u>459</u>
EXPENDITURES					
Expenditures	-	-	-	518	-
Transfer Out	-	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>518</u>	<u>-</u>
REVENUES OVER (UNDER) EXPENDITURES	672	563	34	(439)	459
Fund Balance, Beginning of Year	6,336	7,008	7,571	7,605	7,165
Fund Balance, End of Year	<u>\$ 7,008</u>	<u>\$ 7,571</u>	<u>\$ 7,605</u>	<u>\$ 7,165</u>	<u>\$ 7,624</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	869	563	34	78	459
Prior Year (2-yr Old Funds)	192	869	563	34	78
Prior Year (3-yr Old Funds)	646	192	869	563	34
Prior Year (4-yr Old Funds)	276	646	192	869	563
Prior Year (5-yr Old Funds)	1,279 ⁽¹⁾	276 ⁽¹⁾	646 ⁽¹⁾	192 ⁽¹⁾	869 ⁽¹⁾
Greater than Five Prior Fiscal Years	3,074 ⁽¹⁾	5,025 ⁽¹⁾	5,301 ⁽¹⁾	5,429 ⁽¹⁾	5,621 ⁽¹⁾
Total Revenues	<u>\$ 6,336</u>	<u>\$ 7,571</u>	<u>\$ 7,605</u>	<u>\$ 7,165</u>	<u>\$ 7,624</u>

(1) The Villages of Zinfandel Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost, including a complete review of the program, and therefore must be retained to cover future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

ATTACHMENT 2

City of Rancho Cordova

Measure A Transportation Improvements

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	369,040	354,601	444,382	710,065	400,837
Interest	-	-	-	-	-
Other Revenues					-
Total Revenues	<u>369,040</u>	<u>354,601</u>	<u>444,382</u>	<u>710,065</u>	<u>400,837</u>
EXPENDITURES					
Expenditures	-	-	-	-	830,082
Transfer Out	-	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>830,082</u>
REVENUES OVER (UNDER) EXPENDITURES	369,040	354,601	444,382	710,065	(429,245)
Fund Balance, Beginning of Year	1,243,585	1,612,625	1,967,226	2,411,608	3,121,673
Fund Balance, End of Year	<u>\$ 1,612,625</u>	<u>\$ 1,967,226</u>	<u>\$ 2,411,608</u>	<u>\$ 3,121,673</u>	<u>\$ 2,692,428</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	369,040	354,601	444,382	710,065	400,837
Prior Year (2-yr Old Funds)	381,561	369,040	354,601	444,382	710,065
Prior Year (3-yr Old Funds)	302,467	381,561	369,040	354,601	444,382
Prior Year (4-yr Old Funds)	207,379	302,467	381,561	369,040	354,601
Prior Year (5-yr Old Funds)	259,378 ⁽¹⁾	207,379 ⁽¹⁾	302,467 ⁽¹⁾	381,561 ⁽¹⁾	369,040 ⁽¹⁾
Greater than Five Prior Fiscal Years	92,800 ⁽¹⁾	352,178 ⁽¹⁾	559,558 ⁽¹⁾	862,024 ⁽¹⁾	413,503 ⁽¹⁾
Total Revenues	<u>\$ 1,612,625</u>	<u>\$ 1,967,226</u>	<u>\$ 2,411,608</u>	<u>\$ 3,121,673</u>	<u>\$ 2,692,428</u>

(1) The Measure A Transportation Improvements reports funds being held beyond the five-years as described by AB1600. These funds are being being collected for the ongoing administrative cost and therefor must be retained for future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2013-14	2014-15	Fiscal Year 2015-16	2016-17	2017-18
REVENUES					
Fees	42,156	27,972	12,585	96,134	73,433
Interest	-	100	8,551	18,524	20,669
Other Revenues	-	-	108,323	496,939	1,222,499
Total Revenues	<u>42,156</u>	<u>28,072</u>	<u>129,459</u>	<u>611,597</u>	<u>1,316,601</u>
EXPENDITURES					
Expenditures	581,332	962,183	244,059	162,879	82,991
Transfer Out	-	-	-	-	-
Total Expenditures	<u>581,332</u>	<u>962,183</u>	<u>244,059</u>	<u>162,879</u>	<u>82,991</u>
REVENUES OVER (UNDER) EXPENDITURES	(539,175)	(934,111)	(114,600)	448,718	1,233,610
Fund Balance, Beginning of Year	(97,397)	(636,572)	(1,570,683)	(1,685,284)	(1,236,566)
Fund Balance, End of Year	<u>\$ (636,572)</u>	<u>\$ (1,570,683)</u>	<u>\$ (1,685,284)</u>	<u>\$ (1,236,566)</u>	<u>\$ (2,956)</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2013-14	2014-15	2015-16	2016-17	2017-18
Current Year	-	-	-	-	-
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Result: Five Year Revenue Test met in accordance with Government Code 66001

Notes to the Annual Development Impact Fee Report

The Notes address two items required by California Government Code Section 66006(b). Notes 1-3 provides information on any interfund transfer or loans made from a development fee account or fund, including the public improvement on which the transferred or loaned fee will be expended. In the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan is also provided. Note 4 provides information on the amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

NOTE #1 - 2017 SERIES A & B REFUNDING CERTIFICATES OF PARTICIPATION

On January 25, 2017 \$11,925,000 and \$4,470,000 in Refunding Certificated of Participation (COP's) were issued by the Rancho Cordova Finance Corporation (the "Corporation") to refund both the 2005 & 2007 Certificates of Participations, which were issued for City Hall Facility Acquisition and City Operations. Principal payments of \$190,000 to \$1,235,000 are due annually on February 1st through February 1, 2035. Concurrently, the City entered into a facilities lease agreement with the Corporation for the use and occupancy of the facilities. The lease agreement requires the City to make rental payments to the Corporation equal to the Certificates of Participation's principal and interest payments.

The CFF - Community Facilities Fee is responsible for 62.5% of the principal and interest attributable to the tax exempt COP's (2017 A). As of June 30, 2018, the CFF - Community Facilities Fee gross repayment obligation, including interest, totaled \$11,429,405. During FY 2017-18 the CFF - Community Facilities Fee made payments totaling \$323,572.30, including bank fees.

Future payments on these COP's are as follows:

Long Term Debt Obligation			
at June 30, 2018			
For the Year Ending June 30	2017 Series A & B CFF - Community Facilities Obligation		
	Principal	Interest	Total
2019	-	336,780	336,780
2020	-	336,780	336,780
2021	-	336,780	336,780
2022	-	336,780	336,780
2023	-	336,780	336,780
2024-2028	2,546,875	1,468,023	4,014,898
2029-2033	3,390,625	742,648	4,133,273
2034-2035	1,515,625	81,709	1,597,334
Total Payments Due	7,453,125	3,976,280	11,429,405

Development Impact Fee Report

NOTE #2 – DEFERRED IMPACT FEES

In May 2008, the City enacted a Temporary Fee Deferral Program for certain development impact fees. This program allows residential and non-residential developers to defer eligible impact fees normally paid at the time of building permit issuance to the earlier of final inspection, issuance of temporary or final certificate of occupancy, or one-year from the date the fee deferral application was approved. Although originally set to expire after one year, through various Council actions, the program has been extended to June 30, 2019.

Developer impact fees deferred at June 30, 2018 are as follows:

DEVELOPMENT IMPACT FEE DEFERRALS			
at June 30, 2018			
Fee Program	Residential		Non-Residential
	Single Family	Multi-Family	All Types
Community Facility Fee - Library	34,677.76	-	-
Transportation Impact Fee	510,381.04	-	-
Villages of Zinfandel - Traffic Mitigation	16,103.88	-	-
Total Fees Deferred	\$ 561,162.68	\$ -	\$ -

NOTE #3 – REFUNDS PAYABLE *As defined by California Government Code Section 66006 (b)*

When the City no longer needs the funds for the purposed collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB1600, the City may be required to refund, on a prorated basis, to property owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

At this time, all fees being collected pursuant to the Development Impact Fee Program(s) have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing services area to serve new development.

Development Fee Project Identification - *California Government Code Section 66006 and 66001 require the City to make certain findings and meet reporting requirements on the use of development fees.*

The following table, on pages 31-33, illustrates several of the reporting requirements defined in the Legal Requirement section on pages 1-3.

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- Identify the purpose to which the fee is to be put.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

Most of the current projects including all funding sources and approximate dates on funding can be found in the 2017/18 – 2021/22 Capital Improvement Program (CIP). Some projects identified as “Future” in the Project Phase column will not be identified in the CIP but will be found in the corresponding Development Fee Program instead.

Information regarding completed projects which received full or partial funding from development impact fees can be obtained by contacting the Finance Department.

City of Rancho Cordova

Development Fee Program Identification - Active & Future Projects

ATTACHMENT 2

						Development Impact Fees		
Project Number	Current Project(s)	Project Phase (1)	Estimated Start Date	Completion Date	Estimated Project Cost	Budget to Date (2)	Funding to Date (2)	Attrib. to New Dev
Community Facility Fee - Community Facilities								
	Administrative Duties associated with Community Facilities Fee Program (inc. updates)	Admin	2004	Post 2021-22	n/a	843,755	843,755	100%
	Animal Control Vehicles	Future	Post 2021-22	Post 2021-22	106,000	-	-	63%
	City Hall Cost	Future	Post 2021-22	Post 2021-22	54,856,000	-	-	63%
	Community Center	Future	Post 2021-22	Post 2021-22	46,834,000	-	-	63%
	Corporation Yard	Future	Post 2021-22	Post 2021-22	26,291,000	-	1,026,842	63%
	Debt Service Payment(s) - COPS 2005 A	Debt Service	2005	2035	6,808,976	5,342,225	2,773,033	63%
	Debt Service Payment(s) - COPS 2007 A&B	Debt Service	2005	2035	37,259,947	25,803,240	11,156,060	63%
	Debt Service Payment(s) - Refunding COPS 2017 A&B	Debt Service	2017	2035	23,750,647	14,844,155	-	63%
	Hansen Computer System	Future	Post 2021-22	Post 2021-22	1,310,000	-	-	63%
	Museum	Future	Post 2021-22	Post 2021-22	19,993,000	-	-	63%
	Parking Structure	Future	Post 2021-22	Post 2021-22	16,571,000	-	-	63%
	Police Facilities	Future	Post 2021-22	Post 2021-22	56,085,000	-	-	63%
	Police Vehicles & Equipment	Future	Post 2021-22	Post 2021-22	4,172,000	-	-	63%
Total Community Facility Fee - Community Facilities					\$ 294,037,570	\$ 46,833,375	\$ 15,799,690	
Community Facility Fee - Library								
	Administrative Duties	Admin	2004	Post 2021-22	n/a	33,133	33,133	100%
	Regional Library Facility	Future	Post 2021-22	Post 2021-22	43,858,000	-	-	79%
Total Community Facility Fee - Library					\$ 43,858,000	\$ 33,133	\$ 33,133	
Sunrise Douglas - Fee Program Update								
	Sunrise Douglas Fee Program Updates	Admin	2004	Post 2021-22	n/a	118,166	118,166	100%
Sunrise Douglas - Interim Sewer								
CP16-2181	Chrysanthy Blvd Lift Station	Future	Post 2021-22	Post 2021-22	1,466,569	-	-	16%
	Chrysanthy Blvd Trunk Sewer	Future	Post 2021-22	Post 2021-22	1,506,556	-	-	28%
	Douglas Blvd Lift Station	Construction	2016	2017	1,730,000	1,730,000	531,238	100%
	Douglas Blvd Lift Station	Reimb/Credit	2017	N/A	1,455,984	1,455,984	7,560	100%
	Folsom South Canal Crossing: Sewer Costs	Future	Post 2021-22	Post 2021-22	1,545,991	-	-	19%
	Kiefer Lift Station	Reimb/Credit	2003	N/A	1,431,280	1,431,280	1,428,040	100%
	Sewer Forcemain: Chrysanthy Blvd Lift Station to Mayhew Road Outfall	Future	Post 2021-22	Post 2021-22	5,802,192	-	-	17%
	Sewer Forcemain: Douglas Lift station to Chrysanthy Blvd	Reimb/Credit	2003	N/A	660,607	660,607	18,806	100%
	Sewer Forcemain: Kiefer Blvd lift station to Chrysanthy Blvd	Reimb/Credit	2003	N/A	1,766,886	1,766,886	1,216,468	100%
Sewer Studies	Future	Post 2021-22	Post 2021-22	30,000	-	-	100%	
Total Sunrise Douglas - Interim Sewer					\$ 17,396,065	\$ 7,044,757	\$ 3,202,112	
Sunrise Douglas - Park								
PM11-7114	Administrative Duties associated with Sunrise Douglas Park Fee Program	Admin	2005	Post 2021-22	n/a	806,348	806,348	100%
	Anatolia Bike Trail	Reimb/Credit	2004	2007	1,300,542	930,146	622,104	100%
	Developer Fee Credits	Reimb/Credit	2005	Post 2021-22	n/a	3,127,370	3,127,370	100%
	Heron Landing Park	Construciton	2016	2017	6,937,409	6,937,409	7,768,838	100%
Total Sunrise Douglas - Park					\$ 8,237,951	\$ 11,801,273	\$ 12,324,660	
							\$ 8,420,900	Completed
Sunrise Douglas - Suppl Offsite Water								
	Anatolia GTWP, Excelsior Raw Water Line, Vineyard Wells 1-3	Reimb/Credit	2003	2007	29,771,437	7,015,347	4,213,563	24%
	Folsom South Canal Crossing: Water Costs	Future	Post 2021-22	Post 2021-22	1,566,583	-	-	18%
	North Douglas Tank Site Land	Reimb/Credit	2003	2007	1,386,000	969,000	602,634	100%
	Vineyard Wells 4-7	Future	Post 2021-22	Post 2021-22	3,520,000	-	-	10%
Total Sunrise Douglas - Suppl Offsite Water					\$ 36,244,020	\$ 7,984,347	\$ 4,816,198	

City of Rancho Cordova

Development Fee Program Identification - Active & Future Projects

ATTACHMENT 2

						Development Impact Fees		
Project Number	Current Project(s)	Project Phase ⁽¹⁾	Estimated Start Date	Completion Date	Estimated Project Cost	Budget to Date ⁽²⁾	Funding to Date ⁽²⁾	Attrib. to New Dev
Sunrise Douglas - Roadway (Fund 2246)								
CP08-2063	Americanos Blvd, Douglas Rd to Chrysanthly Blvd	Construction	2008	Post 2021-22	3,052,000	2,969,000	411,754	100%
CP05-2003	Rancho Cordova Parkway Interchange	Preliminary	2005	Post 2021-22	100,000,000	500,000	502,599	100%
CP15-2160	Sunrise Blvd and Justinia Dr Signal Project	Construction	2015	2017	627,000	127,000	127,884	100%
	Americanos Blvd Phase II, Chrysanthly Blvd to Kiefer Blvd	Future	Post 2021-22	Post 2021-22	3,423,000	3,326,000	-	97%
CP06-2022	Chrysanthly Blvd, Sunrise Blvd to Rancho Cordova Pkwy	Construction	2006	2019	3,762,000	3,334,000	1,485,872	89%
	Chrysanthly Blvd Phase II, Rancho Cordova Pkwy to Grant Line Rd	Future	Post 2021-22	Post 2021-22	10,431,000	10,431,000	-	100%
CP06-2024	Douglas Road Phase I, Rancho Cordova Pkwy to Borderlands Dr	Reimb/Credit	2006	2015	2,146,000	2,146,000	1,878,153	100%
CP13-2124	Douglas Road & Grantline Rd Traffic Signal	Construction	2013	2018	1,819,200	1,043,200	701,514	57%
CP07-2032	Douglas Road, Americanos Blvd to Grant Line Rd	Preliminary	2007	Post 2021-22	6,488,000	4,596,000	2,562	71%
CP10-2083	Douglas Road, Rancho Cordova Pkwy to Americanos Blvd	Construction	2010	2018	8,200,000	8,200,000	1,374,049	100%
CP09-2074	Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd	Preliminary	Post 2021-22	Post 2021-22	9,332,000	10,000	78	0%
CP07-2036	Kiefer Blvd, Sunrise Blvd to Jaeger Road	Reimb/Credit	2007	Post 2021-22	7,510,626	4,012,855	4,012,855	86%
CP07-2035	Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd	Reimb/Credit	2007	Post 2021-22	11,857,800	11,228,500	1,350,384	95%
CP06-2048	Right of Way (ROW) Program/Contingency	Ongoing	2005	Post 2021-22	3,053,900	1,047,500	-	34%
CP11-2100	Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16	Preliminary	2011	2020	13,000,000	1,231,000	71,848	9%
CP06-2028	Sunrise Blvd, Douglas Rd to Kiefer Blvd	Reimb/Credit	2006	Post 2021-22	16,334,786	15,887,765	15,887,765	92%
PM18-7275	FY 17/18 Project Development	Planning	2017	2018	100,000	30,000	17,979	30%
PM18-7277	FY 17/18 Transportation Master Plan and Development Program	Planning	2017	2018	225,000	125,000	39,040	56%
Total Sunrise Douglas - Roadway					\$ 97,358,313	\$ 66,493,820	\$ 27,864,335	
Sunrise Douglas - Transit								
	Acquisition of 20 transit shuttles	Future	2004	Post 2021-22	1,100,000	1,100,000	-	100%
CP15-2164	Anatolia Transit Signs	Construction	2015	2016	50,000	50,000	43,236	100%
Total Sunrise Douglas - Transit					\$ 1,150,000	\$ 1,150,000	\$ 43,236	
Sunrise Douglas - Admin								
	Administrative Duties associated with the Sunrise Douglas Fee Program	Admin	2004	Post 2021-22	n/a	1,455,005	1,455,005	100%
Traffic Mitigation - Impact Fee (Fund 2250)								
	Americanos Blvd Phase II, Chrysanthly Blvd to Kiefer Blvd	Future	Post 2021-22	Post 2021-22	3,423,000	97,000	-	3%
	Americanos Blvd Phase III, International Dr to Douglas Rd	Future	Post 2021-22	Post 2021-22	9,247,000	-	-	100%
	Centennial Drive, International Drive to Grant Line Road	Future	Post 2021-22	Post 2021-22	10,348,000	-	-	100%
CP07-2032	Douglas Road, Americanos Blvd to Grant Line Rd	Preliminary	2007	Post 2021-22	6,585,000	1,586,000	-	24%
CP13-2111	Douglas Road - Sunrise to Wst City Boundary	Preliminary	2013	Post 2021-22	16,512,000	62,000	75,614	0%
CP13-2124	Douglas Road and Grant Line Road Traffic Signal	Construction	2013	2018	1,819,200	73,600	71,415	4%
CP11-2093	Easton Valley Parkway (6th Ave), Sunrise Blvd to City Limits	Future	Post 2021-22	Post 2021-22	10,192,000	10,192,000	-	100%
CP09-2069	International Drive, Sunrise Blvd to Rancho Cordova Pkwy Loop	Preliminary	Post 2021-22	Post 2021-22	46,700,000	46,700,000	-	100%
CP09-2074	Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd	Preliminary	Post 2021-22	Post 2021-22	9,332,000	9,322,000	-	100%
CP07-2036	Kiefer Blvd, Sunrise Blvd to Jaeger Road	Reimb/Credit	2007	Post 2021-22	7,510,626	2,510,701	2,510,701	86%
CP10-2084	Mather Field Rd - Pedestrian, ADA & Safety Improvements	Construction	2010	2016	2,796,000	109,000	111,764	4%
CP15-2161	Pedestrian Promenade Construction	Preliminary	2015	Post 2021-22	8,500,000	850,000	30,701	10%
CP07-2035	Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd	Reimb/Credit	2007	Post 2021-22	11,857,800	629,300	-	5%
CP05-2003	Rancho Cordova Parkway Interchange	Preliminary	2005	Post 2021-22	100,000,000	8,082,000	4,439,458	8%
	Rancho Cordova Parkway South, Kiefer Blvd to Grant Line Rd	Future	Post 2021-22	Post 2021-22	3,876,000	3,876,000	-	100%
CP06-2048	Right of Way (ROW) Program/Contingency	Ongoing	2005	Post 2021-22	3,053,900	1,160,600	-	38%
CP09-2070	Rio Del Oro Parkway, Sunrise Blvd to White Rock Rd	Future	Post 2021-22	Post 2021-22	12,024,000	12,024,000	-	100%
CP15-2160	Sunrise Blvd and Justinia Dr Signal Project	Construction	2015	2017	627,000	34,000	13,990	5%
CP11-2100	Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16	Preliminary	2011	2020	13,000,000	47,000	42,175	1%
CP13-2116	Traffic Management Center	Construction	2014	2018	5,539,000	1,302,000	1,181,993	24%
CP18-2186	Transit Master Plan	Planning	2018	2018	150,000	150,000	85,681	100%
	Villagio, Douglas Rd to White Rock Rd	Future	Post 2021-22	Post 2021-22	2,608,000	2,608,000	-	100%
CP15-2146	White Rock Road and Gold Valley Dr Signal and Intersection Improvements	Design	2014	2018	900,000	350,000	88,312	39%
CP07-2055	White Rock Road Improvements Phase I, Sunrise to Rancho Cordova Pkwy	Design	2007	Post 2021-22	18,366,000	6,987,000	1,661,789	38%
CP14-2132	Zinfandel Complex Phase I Feasibility Study	Design	2013	2020	7,836,000	5,267,000	521,461	67%

City of Rancho Cordova

Development Fee Program Identification - Active & Future Projects

ATTACHMENT 2

						Development Impact Fees		
Project Number	Current Project(s)	Project Phase ⁽¹⁾	Estimated Start Date	Completion Date	Estimated Project Cost	Budget to Date ⁽²⁾	Funding to Date ⁽²⁾	Attrib. to New Dev
Traffic Mitigation - Impact Fee - Continued								
PM16-7213	PW Project Impact Fee Tracking	Planning	2015	2016	1,892,696	451,696	221,867	24%
PM16-7249	Circulation Plan Update	Planning	2015	2016	98,100	78,000	130,238	80%
PM17-7216	FY 16-17 Project Development	Planning	2016	2017	125,066	40,000	9,965	64%
PM17-7219	FY 2016-17 Transportation Master Plan & Dev Program	Planning	2016	2017	100,000	30,000	34,783	30%
PM18-7266	PM Project Impact Fee Tracking	Planning	2017	2018	2,495,000	1,005,000	155,204	40%
PM18-7275	FY 17/18 Project Development	Planning	2017	2018	100,000	30,000	20,516	30%
PM18-7277	FY 17/18 Transportation Master Plan and Development Program	Planning	2017	2018	225,000	100,000	84,516	44%
PM18-7279	FY 17/18 Short Range Transit Improvement Plan	Planning	2017	2018	95,000	65,000	291	68%
Total Traffic Mitigation - Impact Fee					\$ 309,379,526	\$ 113,922,201	\$ 11,492,434	
Traffic Mitigation - Admin								
	Administrative Duties associated with Traffic Mitigation Fee Program (including updates)	Admin	2004	Post 2021-22	n/a	715,550	715,550	100%
CP09-2067	Villages of Zinfandel Traffic Signals	Construction	2009	2019	1,411,000	11,000	2,244	1%
PM16-7213	PW Project Impact Fee Tracking	Planning	2015	2016	1,892,696	192,000	133,089	10%
PM16-7248	Short Range Transit Improvement Plan	Planning	2015	2016	75,000	33,000	25,142	44%
PM18-7266	PM Project Impact Fee Tracking	Planning	2017	2018	2,495,000	50,000	16,606	2%
Total Traffic Mitigation - Admin					\$ 1,411,000	\$ 726,550	\$ 892,631	
Villages of Zinfandel - Roadway								
CP06-2048	Right of Way (ROW) Program/Contingency	Ongoing	2005	Post 2021-22	3,053,900	169,900	-	6%
Total Villages of Zinfandel - Roadway					\$ 3,053,900	\$ 169,900	\$ -	
Villages of Zinfandel - Program Admin								
	Admin. Duties associated with the (VOZ) Fee Program (including updates)	Admin	2005	Post 2021-22	n/a	7,714	7,714	100%
Measure A - Transportation Improvements (Administered by Sacramento Transportation Administration)								
CP15-2135	NTMP Project Phase V	Preliminary	2015	2018	304,000	125,000	11,191	41%
CP18-2188	2018 Sidewalk Project	Planned	2018	2018	244,000	64,000	59,540	26%
CP18-2190	Cordova Creek Multi Use Trail Feasibility Study	Planned	2018	2018	157,600	30,000	17,503	19%
CP16-2175	Folsom Blvd Complete Street Phase V (Bradshaw Rd to Horn Rd)	Design	2016	2019	2,523,431	2,523,431	196,348	100%
CP14-2129	Folsom Blvd Enhancement - Phase IV	Construction	2014	2018	8,316,000	3,465,080	272,407	42%
CP14-2139	Folsom Blvd Sidewalk South from Rod Beaudry to East of Horn Road	Construction	2014	2019	1,159,800	1,159,800	3,473	100%
CP18-2196	Olson Island Plan	Planning	2018	Post 2021-22	180,000	25,000	7	14%
CP18-2195	Safe Routes to School Plan	Planning	2018	Post 2021-22	280,000	35,000	3,438	13%
CP16-2174	Stone Creek Trail Pedestrian Signals at Kilgore Rd & Zinfandel Dr	Construction	2016	2018	737,044	68,000	47,320	9%
CP15-2148	Sunrise Boulevard & Monier Circle Drainage Improvements	Planned	2015	Post 2021-22	2,000,000	-	11,321	0%
CP18-2192	Systemic Safety Study	Planning	2018	Post 2021-22	83,000	20,000	6,878	24%
PM17-7214	FY16/17 Traffic Control Safety Program	Admin	2017	2018	91,533	91,533	3,820	100%
PM17-7215	FY16/17 Bikeway Master Plan Implementation	Admin	2017	2018	13,981	13,981	207	100%
PM17-7218	FY16/17 NTMP Development	Admin	2017	2018	16,910	16,910	1,613	100%
PM17-7263	ITS Project Development - FY 16/17	Admin	2017	2018	17,460	17,460	1,364	100%
PM18-7273	FY17/18 Traffic Control and Safety Program	Admin	2018	2019	100,000	100,000	96,411	100%
PM18-7274	FY 17/18 Bikeway Master Plan Implementation	Admin	2018	2019	50,000	50,000	31,051	100%
PM18-7276	FY 17/18 NTMP Development	Admin	2018	2019	35,000	35,000	35,286	100%
PM18-7282	FY 17/18 ITS Project Development	Admin	2018	2019	32,000	32,000	25,546	100%
PM18-7320	ATP Technical Assistance Grant	Admin	2018	2019	7,000	7,000	4,685	100%
Total Measure A - Transportation Improvements					\$ 7,000	\$ 7,000	\$ 829,410	
Housing Trust Development Impact Fee								
	Administrative Duties associated with Housing Program	Admin	2007	Post 2021-22	n/a	142,316	142,316	100%
AD10-3006	Mather Veteran's Village, Phase 1	Construction	2010	2016	22,033,675	1,270,863	1,279,700	6%
CP14-2150	Mather Veteran's Village, Phase 2	Construction	2014	2018	9,435,000	396,093	330,036	4%
CP16-2177	Mather Veteran's Village, Phase 3	Preliminary	2016	2018	19,499,659	55,000	69,914	0%
CP10-2094	Senior's Horizons at New Rancho	Preliminary	2010	2018	16,617,365	2,146,180	1,194,714	13%
CP18-2193	Crossings at Woodberry Way	Preliminary	2017	Post 2021-22	2,666,200	2,666,200	105,418	100%
Total Housing Trust Development Impact Fee					\$ 70,251,899	\$ 6,676,652	\$ 3,122,099	

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

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

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



RECOMMENDATION

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

RESULT OF RECOMMENDED ACTION

Action on this Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Gold Valley Center project and sets a public hearing for January 22, 2019 on the matter.

BACKGROUND

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

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

DISCUSSION

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

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

A sample of the Stormwater Utility Fees for Fiscal Year 2018-2019 are summarized in the following table:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$125.98
Single Family Residential (SFR2)	0.22	\$138.57
Single Family Residential (SFR3)	0.30	\$148.03
Single Family Residential (SFR4)	0.40	\$157.46
Single Family Residential (SFR5)	1.00	\$157.46
Multi-Family Residential (MFR1)	5.00	\$1102.35
Commercial	1.00	\$1181.10
Industrial	1.00	\$1259.85
Schools	5.00	\$787.40
Private Recreation	1.00	\$393.69
Parks/Greenbelts	2.00	\$157.46
Public Property (with structures)	2.00	\$472.43

ATTACHMENT 1 is a Resolution which sets 5:30 p.m., or as soon thereafter as possible, on January 22, 2019 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law. Furthermore, a notice of the hearing will be mailed to each property owner within the proposed Stormwater Utility Fee area.

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution
3. Annexation Map

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

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

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2018-19, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

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

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

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

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

1. The foregoing recitals are true and correct and incorporated herein.
2. Notice is hereby given that the City Council designates Tuesday, January 22, 2019 at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee.

ATTACHMENT 1

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

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

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

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ATTACHMENT 2 Exhibit A to the Resolution

EXHIBIT "A"

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

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

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D. Submission of Written Protests	Page 3
E. Conduct of the Public Hearing; Determination of A Majority Protest	Page 3
F. Conduct Property Owner Vote; Determination of a Majority Protest	Page 4

A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2017-2018.

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

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

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

ATTACHMENT 2

Exhibit A to the Resolution

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

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

Each mailed notice shall contain all of the following:

- A reference to filing of the Written Report;
- A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;
- The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;
- The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;
- The reason for the Proposed Stormwater Utility Fee;
- A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2018-2019;
- The effect of a majority protest; and
- The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

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

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

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

C. Eligibility to File a Protest

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

ATTACHMENT 2

Exhibit A to the Resolution

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

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

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

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

D. Submission of Written Protests

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

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

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

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

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

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

ATTACHMENT 2

Exhibit A to the Resolution

All written protests shall be considered public records.

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

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

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

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

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

Each mailed ballot shall contain all of the following:

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

ATTACHMENT 2

Exhibit A to the Resolution

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

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

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

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

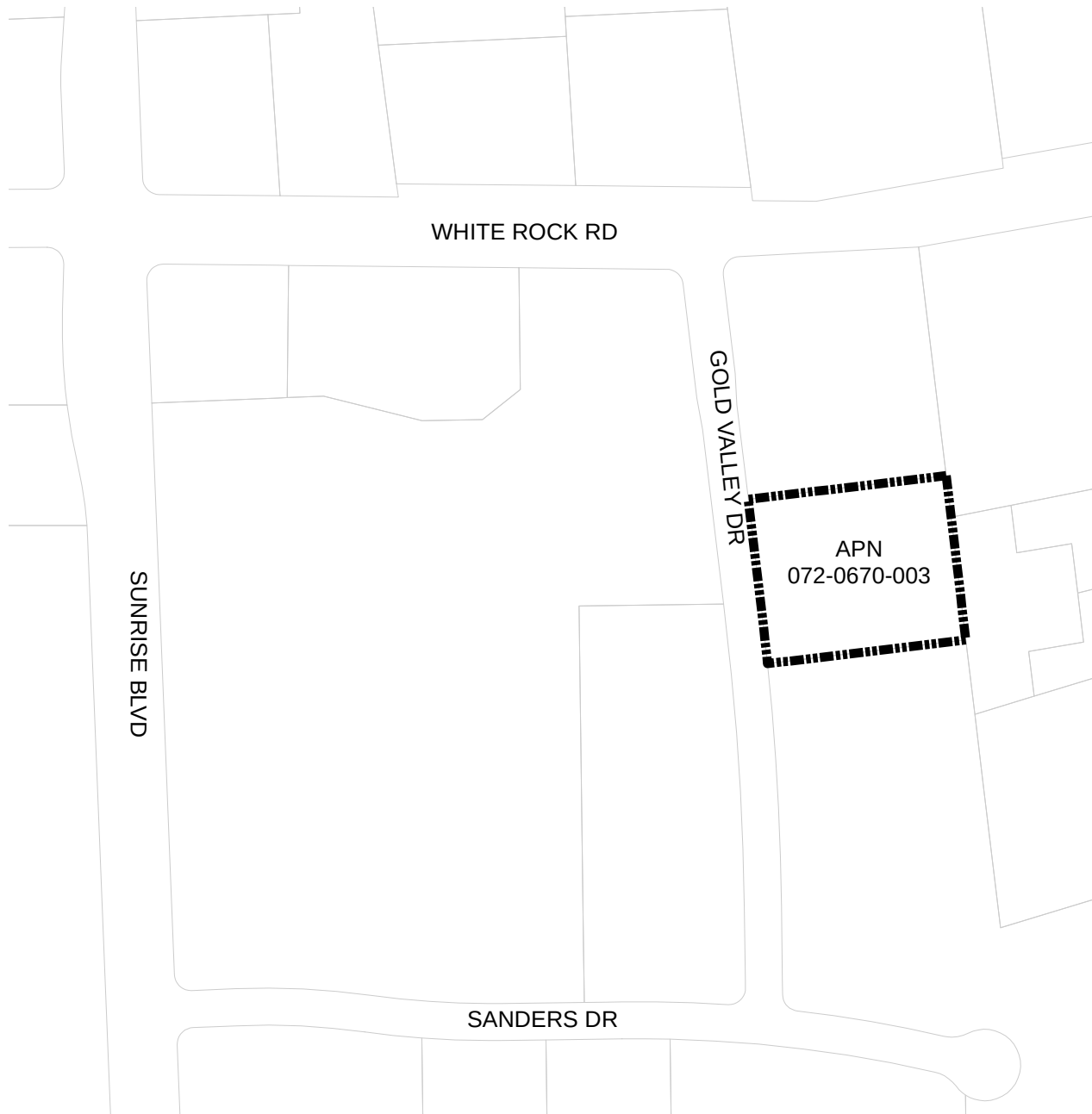
Majority approval of the Record Owners shall exist if the number of valid ballots in favor of the fee exceeds the number of valid ballots in opposition to the fee.

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

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

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

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 15
(GOLD VALLEY CENTER PROJECT)



Legend



Annexation Boundary

Parcel Boundary

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

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

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



RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Boundary Map No. 24 for the Gold Valley Center Project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

BACKGROUND

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

DISCUSSION

The Gold Valley Center project was conditioned to annex to CFD No. 2008-1 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. On November 15, 2018 the property owner signed a Petition (with waivers) of the annexation to CFD No. 2008-1. Adoption of the attached Resolution approves Annexation Boundary Map No. 24 for the project, approves the annexation of the Property into the CFD, and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the Property.

FISCAL IMPACT

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

ATTACHMENT

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

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

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

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

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

WHEREAS, on November 15, 2018 the property owner of the subject property signed a Petition with Waivers form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

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

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 24 for the property known as Gold Valley Center Project, Attachment 2 attached hereto, for the annexation of the property CFD No. 2008-1 (Street Lighting and Road Maintenance).

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

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 24 and finds and determines that the territory shown in the Boundary Map is hereby added to and made a part of the District with full legal effect;
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 24 in the office of the County Recorder of Sacramento County no later than 15 days after the adoption of this resolution;
4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year

ATTACHMENT 1

2019-2020, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Attachment 3, attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 24.

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

AYES:

NOES:

ABSENT:

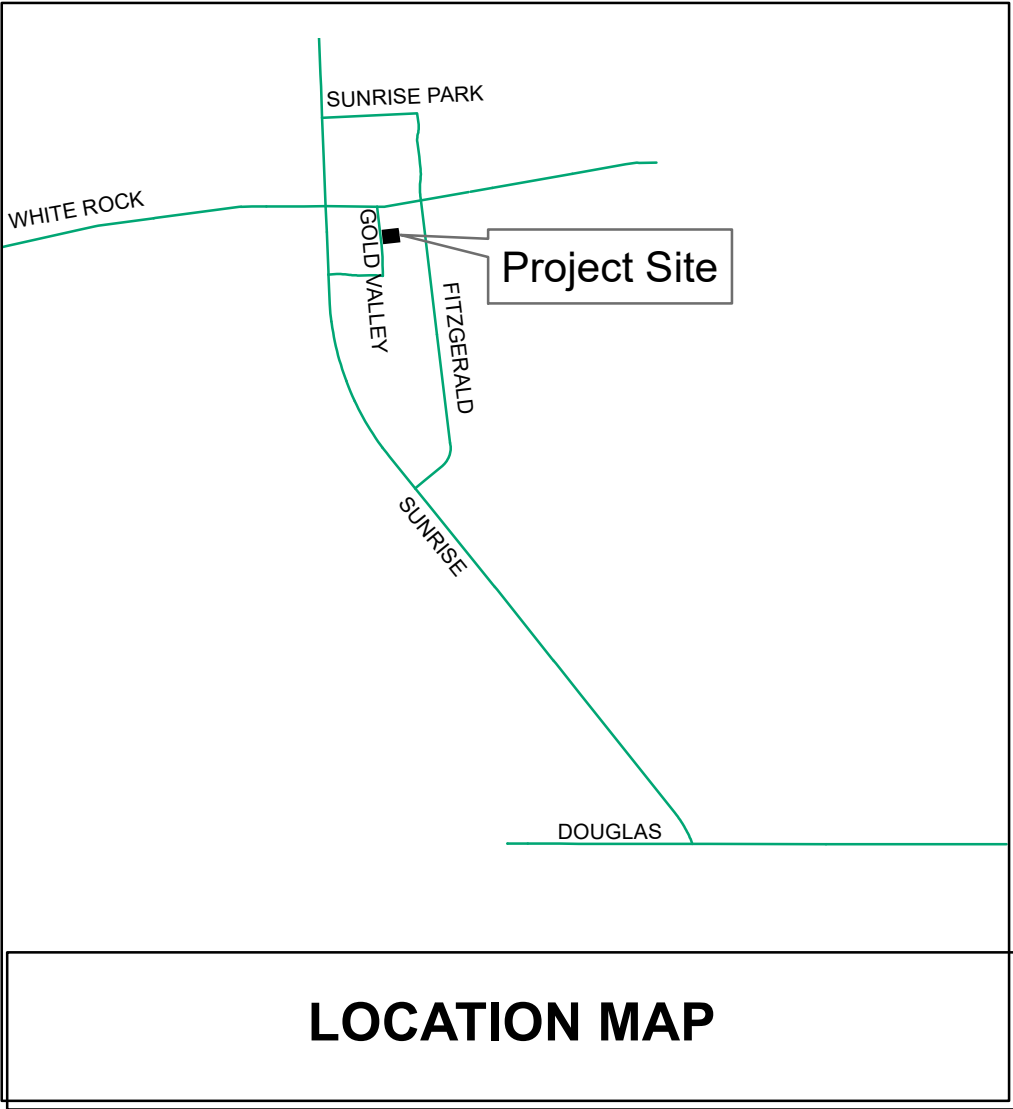
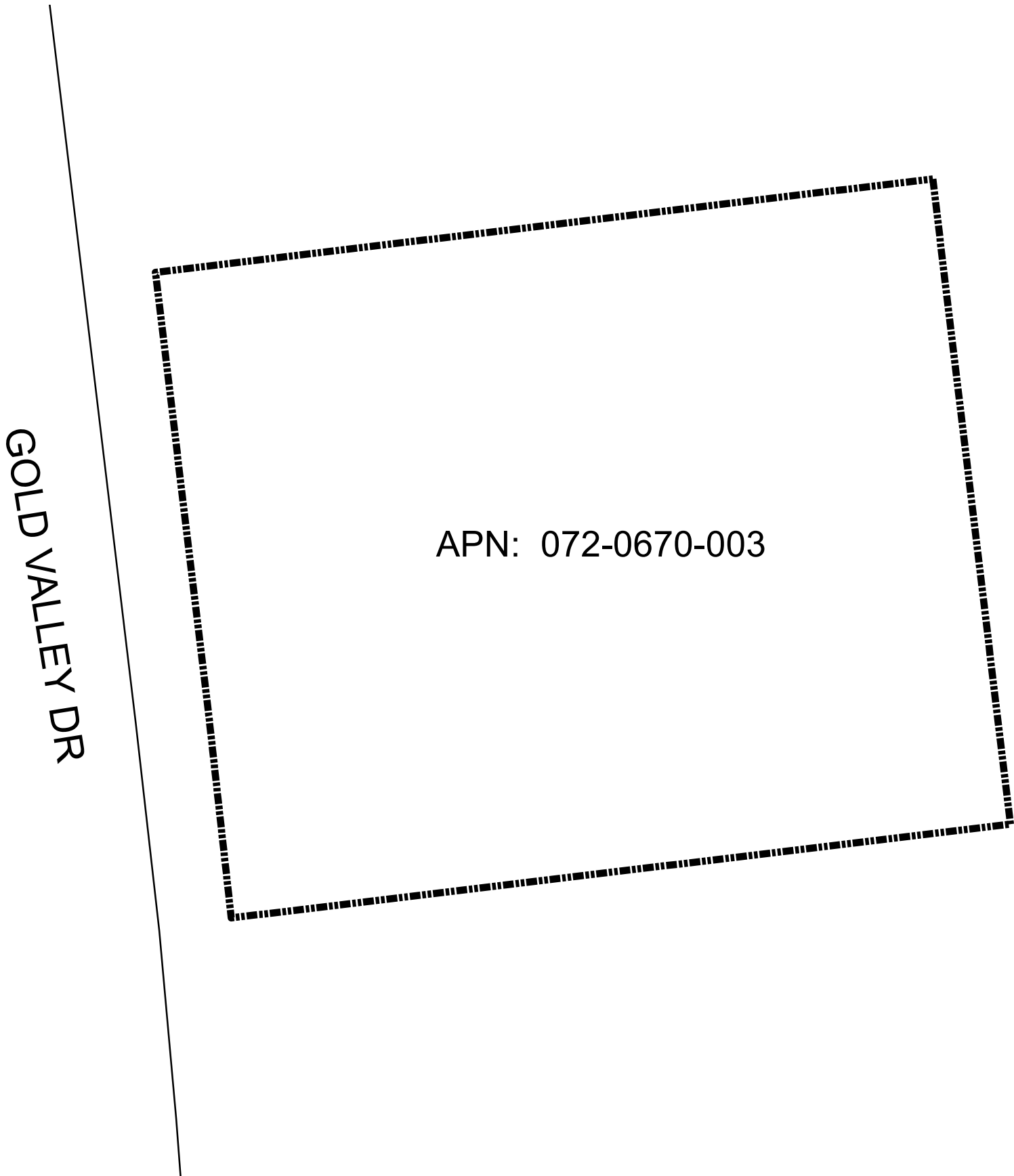
ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

ANNEXATION MAP NO. 24
GOLD VALLEY CENTER PROJECT
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____ 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 24 TO COMMUNITY FACILITIES DISTRICT NO. 2008-1, (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 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: _____



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

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

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

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

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

ANNEXATION MAP

City of Rancho Cordova
Community Facilities District No. 2008-1
ANNEXATION 24 (GOLD VALLEY CENTER
PROJECT) County of Sacramento, California

Sheet 1 of 1

ATTACHMENT 3

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

AMENDED NOTICE OF SPECIAL TAX LIEN

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

The special taxes are authorized to be levied within Annexation Map No. 24 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

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

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

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

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on December 2, 2008, as Document No. 20081202, Page 0781 in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 110 of Maps of Assessment and Community Facilities Districts at Page 10 (Document No. 20081014-0822), in

ATTACHMENT 3

the office of the County Recorder for the County of Sacramento, State of California (the “Original Boundary Map”), and the map of the Annexed Territory recorded at Book 127, Page 0001, Document No. 201810100820 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

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

Date: _____

By: _____

Stacy Leitner, City Clerk
City of Rancho Cordova

Exhibit A to Attachment 3**EXHIBIT A****CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)****DESCRIPTION OF DISTRICT SERVICES**

Description of services:

Maintenance and lighting of public streets and roads

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

Reserve Fund

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

EXHIBIT B

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

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

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

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

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

Exhibit B to Attachment 3

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

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

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

“City” means the City of Rancho Cordova.

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

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

“County” means the County of Sacramento.

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

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

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

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

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

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

Exhibit B to Attachment 3

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

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

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

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

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

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

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

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

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

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

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

Exhibit B to Attachment 3

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

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

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

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

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

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

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

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

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

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

B. DATA COLLECTION FOR ANNUAL TAX LEVY

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

Exhibit B to Attachment 3

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

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

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

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

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

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

Exhibit B to Attachment 3**2. Tax Zone 2**

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

3. Tax Zone 3

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

a. Ordinary Use Parcels

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

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

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

Exhibit B to Attachment 3**b. Residential Alley Parcels**

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

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

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

Exhibit B to Attachment 3**c. Decorative Lighting Parcels**

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

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

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

Exhibit B to Attachment 3**d. Additional Load Parcels**

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

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

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

Exhibit B to Attachment 3*e. Additional Load and Decorative Lighting Parcels*

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

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

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

Exhibit B to Attachment 3***f. Residential Alley and Decorative Lighting Parcels***

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

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

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

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

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

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

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

Exhibit B to Attachment 3

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

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

E. LIMITATIONS

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

F. INTERPRETATION OF SPECIAL TAX FORMULA

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

Exhibit B to Attachment 3**ATTACHMENT 1**

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

IDENTIFICATION OF TAX ZONES

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

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

Exhibit C to Attachment 3**EXHIBIT C****CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)****ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY
FACILITIES DISTRICT**

Assessor's
Parcel Nos.

Names of Property Owners

072-0670-003

SFC Leasing, L.P.

MEMORANDUM

DATE: December 18, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director

SUBJECT: **APPROVE THE PARCEL MAP FOR SUBDIVISION NO. FM-2018-005-01; 9777 AND 9779 BUSINESS PARK DRIVE**



RECOMMENDATION

Approve Parcel Map.

RESULT OF RECOMMENDED ACTION

Approval of this recommendation will result in the recording of the parcel map creating two separate parcels.

BACKGROUND

The City Council approved the tentative parcel map on August 6, 2018 with conditions. The 2.41- acre site is currently occupied by 2 buildings. The division of one parcel into two new parcels will allow the existing buildings to be placed on individual lots. The parcel map has been examined and checked for compliance with Title 22 of the City Code and the California State Map Act. A copy of the parcel map (Attachment 1) and vicinity map (Attachment 2) are included with this letter.

FISCAL IMPACT

There is no fiscal impact to the City.

ATTACHMENTS

1. 8 ½ X 11 Copy of Parcel Map
2. Vicinity Map

OWNER’S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

EASEMENT FOR THE PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC DRIVES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT".

BRADSHAW 2 GPRV PARTNERS 17, LLC, a California Limited Liability Company

BY: GPR VENTURES, LLC, a California Limited Liability Company
Its Manager

BY: PHILIP D. ROLLA
ITS MANAGER

DATE:

BY: DUKE CAPITAL VENTURES, INC., a California Corporation
Its Manager

BY: GLEN A. YONEKURA
PRESIDENT

DATE:

NOTARY’S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF

ON , 2018, BEFORE ME A NOTARY PUBLIC,
PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED
CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES
UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NOTARY PUBLIC, STATE OF CALIFORNIA

PRINTED NAME

NOTARY’S PRINCIPLE PLACE OF BUSINESS (COUNTY)

EXPIRATION OF NOTARY’S COMMISSION

COMMISSION NO.

NOTARY’S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF

ON , 2018, BEFORE ME A NOTARY PUBLIC,
PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED
CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES
UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NOTARY PUBLIC, STATE OF CALIFORNIA

PRINTED NAME

NOTARY’S PRINCIPLE PLACE OF BUSINESS (COUNTY)

EXPIRATION OF NOTARY’S COMMISSION

COMMISSION NO.

AS TRUSTEE:

FIRST AMERICAN TITLE COMPANY, UNDER THAT CERTAIN DEED OF TRUST
RECORDED OCTOBER 2, 2017 AT SERIAL NO. 201710020904 OFFICIAL RECORDS SACRAMENTO
COUNTY.

BY: BY:

TITLE: TITLE:

DATE: DATE:

NOTARY’S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF

ON , 2018, BEFORE ME A NOTARY PUBLIC,
PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED
CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES
UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NOTARY PUBLIC, STATE OF CALIFORNIA

PRINTED NAME

NOTARY’S PRINCIPLE PLACE OF BUSINESS (COUNTY)

EXPIRATION OF NOTARY’S COMMISSION

COMMISSION NO.

CITY CLERK’S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS PARCEL MAP
AND ACCEPTS ON BEHALF OF THE PUBLIC ALL RIGHTS OF WAY AND EASEMENTS HEREON OFFERED FOR
DEDICATION.

DATED: BY:

STACY LEITNER

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH
THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BRADSHAW 2 GPRV
PARTNERS 17, LLC ON APRIL 11, 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE
APPROVED OR CONDITIONALL APPROVED TENTATIVE MAP, IF ANY. THAT ALL THE MONUMENTS ARE OF THE CHARACTER
AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 30, 2018,
AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE

JEROME R. JONES, LS 4922
LICENSE EXPIRES: 12/31/18

CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS
THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND ANY APPROVED
ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND AND ALL APPLICABLE CITY
ORDINANCES HAVE BEEN COMPLIED WITH.

DATED: BY:

ALBERT STRICKER, RCE 64057
CITY ENGINEER
LICENSE EXPIRES 09/30/2018

CITY SURVEYOR’S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATED: BY:

CYRUS E. ABHAR, PLS 7723
LAND SURVEYOR
LICENSE EXPIRES 12/31/2018

RECORDER’S STATEMENT

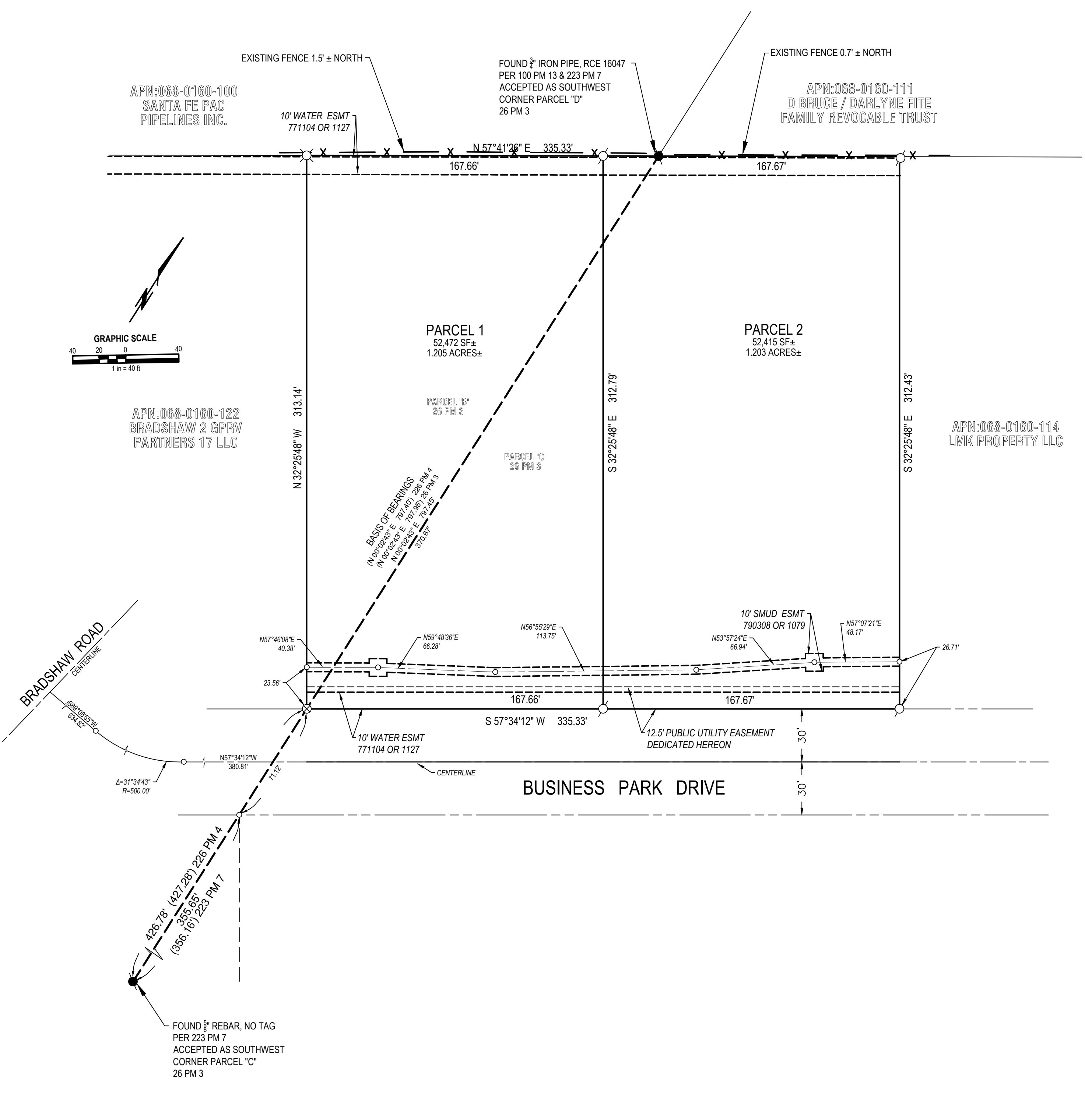
FILED THIS DAY OF , 2018, AT M. IN BOOK OF PARCEL MAPS, AT PAGE , SACRAMENTO COUNTY
RECORDS, AT THE REQUEST OF MORTON AND PITALO, INC. TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER
CERTIFICATE NO. ON FILE IN THIS OFFICE

DOCUMENT NO. SACRAMENTO COUNTY RECORDER
DONNA ALLRED

FEE: PAID

BY: DEPUTY COUNTY RECORDER

PARCEL MAP OF
SUBDIVISION NO. FM-2018-005-01
BEING A PORTION OF PARCEL "B" AND "C" OF "FOLSOM
INDUSTRIAL PARK" AS SHOWN ON BOOK 26 OF PARCEL MAPS AT
PAGE 3, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
DECEMBER 2018
MORTON AND PITALO, INC.
SHEET 1 OF 2 SHEETS



ACCESS AND PARKING

RECIPROCAL ACCESS AND PARKING BETWEEN PARCELS SHOWN HEREON IS PROVIDED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 10, 1983 IN BOOK 830510 OFFICIAL RECORDS, PAGE 1114 AND MODIFIED AUGUST 20, 2015 IN BOOK 20150820 OFFICIAL RECORDS, PAGE 699.

BASIS OF BEARINGS

THE BEARING N 00°02'48" E OF THE EAST LINE OF PARCEL "B" AS SHOWN AND SO DESIGNATED ON THE PARCEL MAP RECORDED IN BOOK 26 OF PARCEL MAPS AT PAGE 3, SACRAMENTO COUNTY RECORDS WAS TAKEN AS BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES

BLANKET EASEMENTS

ELECTRICAL EASEMENT PER 392 DEEDS 110
ELECTRICAL EASEMENT PER 393 DEEDS 228
ELECTRICAL EASEMENT PER 589 DEEDS 467

EASEMENTS OF UNDISCLOSED LOCATION:

ELECTRICAL EASEMENT PER 166 OR 349

NOTES AND LEGEND

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THE TOTAL AREA SUBDIVIDED BY THIS MAP IS 2.41 ACRES ±.

- FOUND MONUMENTS AS NOTED
- 3/4" IRON PIN PER 226 PM 4 SEARCHED FOR NOT FOUND, SET 3/4" IRON PIPE TAGGED LS 4922
- SET 3/4" IRON PIPE TAGGED LS 4922
- SET MAG NAIL AND WASHER LS 4922
- DIMENSION POINT (NOTHING SET OR FOUND)
- ESMT..... EASEMENT

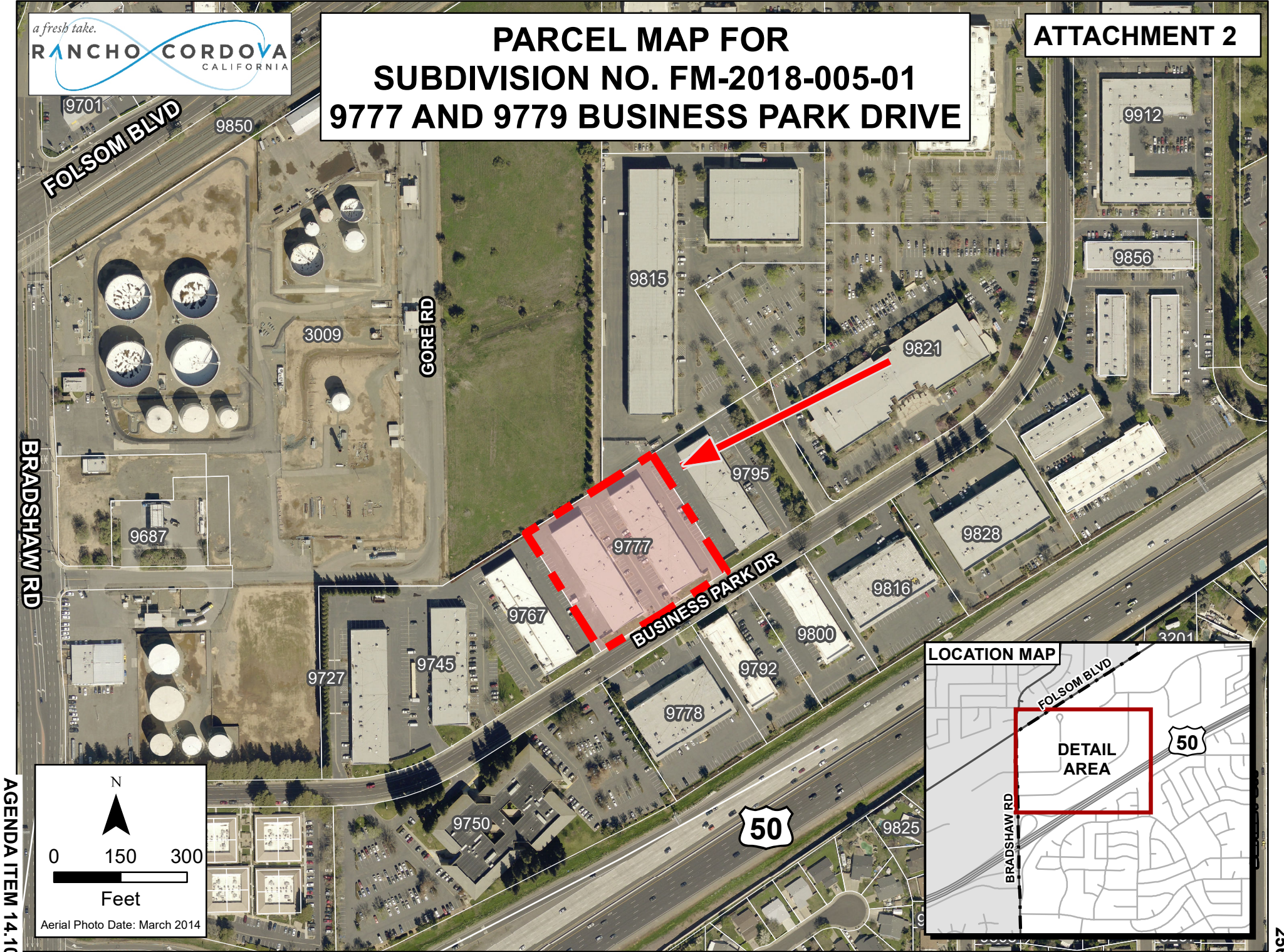
IMPROVEMENT REQUIREMENTS

THE FOLLOWING IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY OF SACRAMENTO IMPROVEMENT STANDARDS WITHIN A REASONABLE TIME FOLLOWING APPROVAL OF THE PARCEL MAP AND PRIOR TO ISSUANCE OF ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREON - CREATED PARCELS:

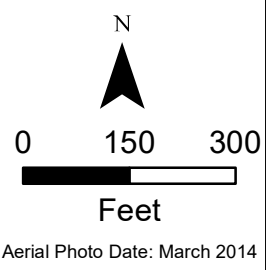
STREETS:	NONE
STREET LIGHTS:	NONE
SEWER:	NONE
DRAINAGE:	NONE
WATER/HYDRANTS:	NONE

PARCEL MAP OF
SUBDIVISION NO. FM-2018-005-01
BEING A PORTION OF PARCEL "B" AND "C" OF "FOLSOM INDUSTRIAL PARK" AS SHOWN ON BOOK 26 OF PARCEL MAPS AT PAGE 3, SACRAMENTO COUNTY RECORDS
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
DECEMBER 2018
MORTON AND PITALEO, INC.
SHEET 2 OF 2 SHEETS

**PARCEL MAP FOR
SUBDIVISION NO. FM-2018-005-01
9777 AND 9779 BUSINESS PARK DRIVE**



AGENDA ITEM 14.10



MEMORANDUM



DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor

SUBJECT: **A RESOLUTION APPROVING THE FINAL MAP OF MONTELENA VILLAGES 9 AND 10, SUBDIVISION NO. RC-04-132.9 AND EXECUTION OF THE SUBDIVISION IMPROVEMENT AGREEMENT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 188-2018 ([Attachment 2](#)) guaranteeing the construction of public roads and utilities with Premier Chrysanthy LLC and recording the final subdivision map of Montelena Villages 9 and 10, creating 169 new residentially zoned lots located south of the easterly extension of Chrysanthy Boulevard and approximately 1500 feet west of Rancho Cordova Parkway.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal code and the California Subdivision map Act. The City Council approved the Tentative Map on March 20, 2006. A copy of the final map ([Attachment 3](#)) and copy of the vicinity map ([Attachment 4](#)) are included with this letter.

Roads are offered for dedication with this subdivision. Premier Chrysanthy LLC has provided a performance and labor and material bond guaranteeing the construction of the public improvements. MacKay & Soms Engineering has waived the requirement for a bond to guarantee payment for setting the survey monuments with the subdivision. The soil report requirement has been satisfied by Wallace-Kuhl & Associates dated December 12, 2013.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2018/2019 estimated taxes have been secured with the Sacramento County Tax Collector.

FISCAL IMPACT

There is no fiscal impact to the City.

ATTACHMENTS

1. Resolution
2. Subdivision Improvement Agreement Contract No. 188-2018
3. 8 ½ " X 11" Copy of Final Map
4. Vicinity Map

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, TO APPROVE THE FINAL MAP OF MONTELENA VILLAGES 9
AND 10, SUBDIVISION NO. RC-04-132.9, AND EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT CONTRACT NO. 188-2018**

WHEREAS, the City Council approved the Tentative Map for the Montelena Subdivision on August 20, 2006 per Resolution No. 26-2006; and

WHEREAS, the City Engineer has determined that the Final Map for Montelena Village 9 and 10 is in substantial compliance with the approved tentative map; and

WHEREAS, the conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act; and

WHEREAS, the approval of final maps is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Regulation Section 15268(b)(3) as a ministerial approval; and

WHEREAS, the City desires to enter into a subdivision improvement agreement with the developer to ensure necessary public improvements are completed and secured with a bond.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council approves the Final Map of Montelena Villages 9 and 10, Subdivision No. RC-04-132.9 and authorizes the City Manager to execute a Subdivision Improvement Agreement (Attachment 2) on behalf of the City in connection with Premier Chrysanthy LLC in the form hereto attached to the staff report on this item and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this Resolution.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTACHMENT 1**ATTEST:**

Stacy Leitner, City Clerk

Montelena Village 9 And 10 Subdivision No. RC-04-132.9

SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (hereinafter, "Agreement") entered into this 26th day of September, 2018, by and between the City of Rancho Cordova, (hereinafter "City"), a California municipal corporation, and Premier Chrysanthly LLC, a California Limited Liability Company (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference.
2. **Findings and Conditions of Subdivision Map.** Principal recognizes that approval of its subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.
3. **City Approval of Subdivision Map.** City agrees to approve the final map of the subdivision presented to it by Principal and designated Montelena Village 9 and 10 Subdivision No. RC-04-132.9 and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.
4. **Completion of Improvements.** In consideration of such approval, Principal

Montelena Village 9 And 10 Subdivision No. RC-04-132.9

agrees to complete the work of improvement required for said subdivision in accordance with the requirements of the Rancho Cordova Municipal Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the subdivision and must be completed within **24** months of the date of this Agreement.

5. Payment For Services. Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova Municipal Code.

6. Acceptance of Improvements. Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 8 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable structures within the subdivision.

7. Notice of Commencement of Work. Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

8. Correction of Defects. Principal agrees to remedy any defects in the improvement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

9. Indemnity. Principal shall indemnify and hold harmless City from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified hereunder.

10. Extension of Completion Date. If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

11. Improvement Security. (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova Municipal Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of **\$2,102,480.00**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

12. Improvement Security As Condition Precedent. The furnishing of the improvement security by Principal as required by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

13. Inspection of Work In Progress. (a) Principal may request The City Engineer to inspect the work as it progresses. If the work performed is found to be in accordance with the requirements of City, it may be accepted as it progresses and a partial refund of the cash

Montelena Village 9 And 10 Subdivision No. RC-04-132.9

deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

14. Execution By Real Party In Interest. Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in interest.

15. Waiver of Civil Code Section 2819. Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

16. City Construction of Improvements. In the event that all or any portion of the works of improvement contemplated herein are proposed to be constructed by street improvement proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

17. Interest. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this Agreement and the sum due is certain or reasonably capable of being made certain.

18. Attorneys' Fees. In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

Montelena Village 9 And 10 Subdivision No. RC-04-132.9

19. **Amendments.** This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

20. **Entire Agreement.** This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

21. **Construction and Interpretation.** It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

22. **Successors and Assigns.** This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

23. **Time.** Time is of the essence in the performance of each and every term of this Agreement.

IN WITNESS WHEREOF, the parties hereto 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..

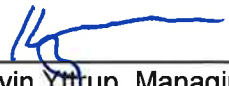
CITY OF RANCHO CORDOVA

PRINCIPAL

Linda Budge, Mayor
ATTEST:

Stacy Leitner, City Clerk

Premier Chrysanthy LLC, A California
Limited Liability Company

By: _____
Kevin Yttrup, Managing Member

3047189.1

8/20/18

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF MONTELENA VILLAGE 9 AND 10, THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE UNDERSIGNED OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC SOPHISTRY DRIVE, ABLIS WAY, ADDA WAY, MIRCADO WAY, MONTRON WAY, PRIVAS WAY AND ROANNE WAY SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

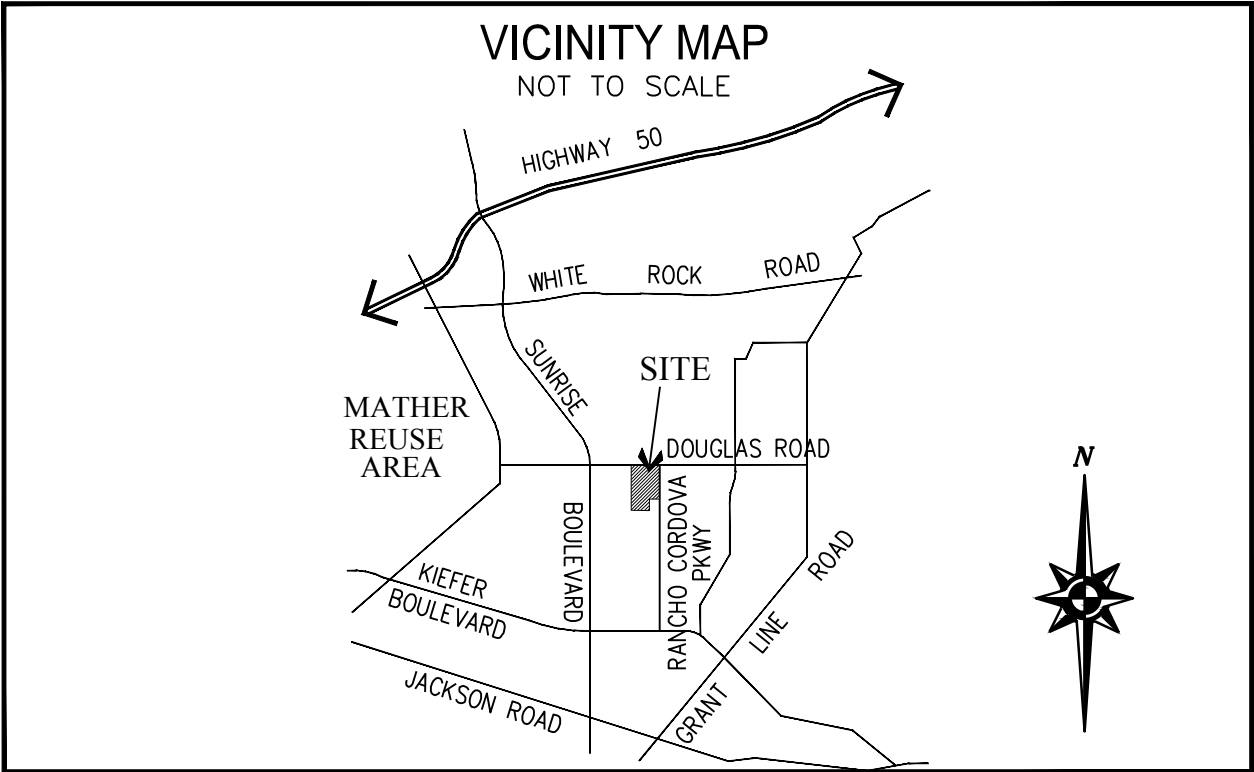
- A. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE SOPHISTRY DRIVE, ABLIS WAY, ADDA WAY, MIRCADO WAY, MONTRON WAY, PRIVAS WAY AND ROANNE WAY SHOWN HEREON.
- B. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5), SIXTEEN (16), IN WIDTH AND CONTIGUOUS TO THE PUBLIC SOPHISTRY DRIVE, ABLIS WAY, ADDA WAY, MIRCADO WAY, MONTRON WAY, PRIVAS WAY AND ROANNE WAY SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- C. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT," SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. THE MAINTENANCE AND REPLANTING OF THE LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. (L.E.)
- D. RIGHTS-OF-WAY AND EASEMENTS FOR THE INSTALLATION AND UNINTERRUPTED USE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT." THE MAINTENANCE AND REPAIR OF THE WALKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. (P.E.)

MONTELENA DOUGLAS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: PILATUS PROPERTIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____
NAME: RONALD ALVARADO
TITLE: MANAGER

CHRYSANTHY ROAD INVESTMENT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: PILATUS PROPERTIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____
NAME: RONALD ALVARADO
TITLE: MANAGER



NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

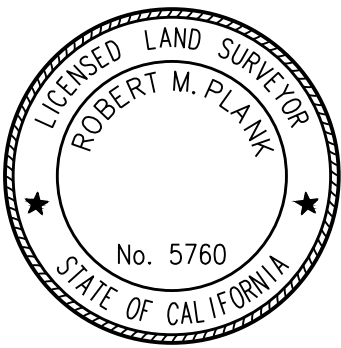
WITNESS MY HAND AND OFFICAL SEAL.

SIGNATURE _____ PRINTED NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY
MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHRYSANTHY ROAD INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY & MONTELENA DOUGLAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANYIN MARCH, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2019, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS THE THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



ROBERT M. PLANK
P.L.S 5760 EXP. 06-30-18
DATE: _____

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF MONTELENA VILLAGE 9 AND 10 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.



CITY ENGINEER, ALBERT STRICKER
R.C.E. 64057
EXPIRATION DATE: 09/30/2018

DATE: _____

CITY SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.



LAND SURVEYOR, CYRUS E. ABHAR
P.L.S. 7723
EXPIRATION DATE: 12/31/2019

DATE: _____

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON AS THE DRIVES AND WAYS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF.

STACY LEITNER, CITY CLERK
CITY OF RANCHO CORDOVA, CALIFORNIA

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2014, AT _____, M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ DEPUTY
FEE: \$ _____

SUBDIVISION NO. RC-04-132.9
FINAL MAP OF
MONTELENA VILLAGES 9 AND 10

BEING ALL OF LOT 8 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "LARGE LOT MAP OF MONTELENA" FILED FOR RECORD IN BOOK _____ OF MAPS, AT PAGE _____, SACRAMENTO COUNTY RECORDS SECTION 17, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.

CITY OF RANCHO CORDOVA • SACRAMENTO COUNTY • CALIFORNIA

JUNE 2018



SHEET 1 OF 10 27042.090/.100

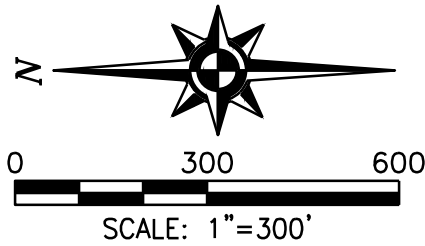
SEE SHEET 3 FOR NOTES AND
BASIS OF BEARINGS

LEGEND

- DIMENSION POINT
- SECTION, QUARTER CORNERS AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5760
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5760
- BOUNDARY LINE
- LANDSCAPE EASEMENT
- PEDESTRIAN EASEMENT
- PUBLIC UTILITY EASEMENT
- WATER LINE EASEMENT
- INTERSECTION
- IRREVOCABLE OFFER OF DEDICATION
- OVERALL DISTANCE
- REFERENCE
- RIGHT-OF-WAY
- SHEET INDEX
- SACRAMENTO COUNTY RECORDS
- SQUARE FEET

REFERENCES

- | | |
|------------------------|-------------------------|
| (1) 12 R.S. 39 | (11) 741004 O.R. 48 |
| (2) 18 R.S. 4 | (12) 348 B.M. 1 |
| (3) 31 P.M. 37 | (13) 20061005 O.R. 1120 |
| (4) 55 P.M. 29 | (14) 20070302 O.R. 1439 |
| (5) 40 R.S. 44 | (15) 20070302 O.R. 1440 |
| (6) 316 B.M. 8 | (16) 20080208 O.R. 0891 |
| (7) 326 B.M. 5 | (17) 20131217 O.R. 0825 |
| (8) 851114 O.R. 1354 | (18) MONTELENA LLM |
| (9) 20020506 O.R. 0559 | |
| (10) 871014 O.R. 0691 | |



BOUNDARY SHEET
SUBDIVISION NO. RC-04-132.9

FINAL MAP OF
MONTELENA VILLAGES 9 AND 10

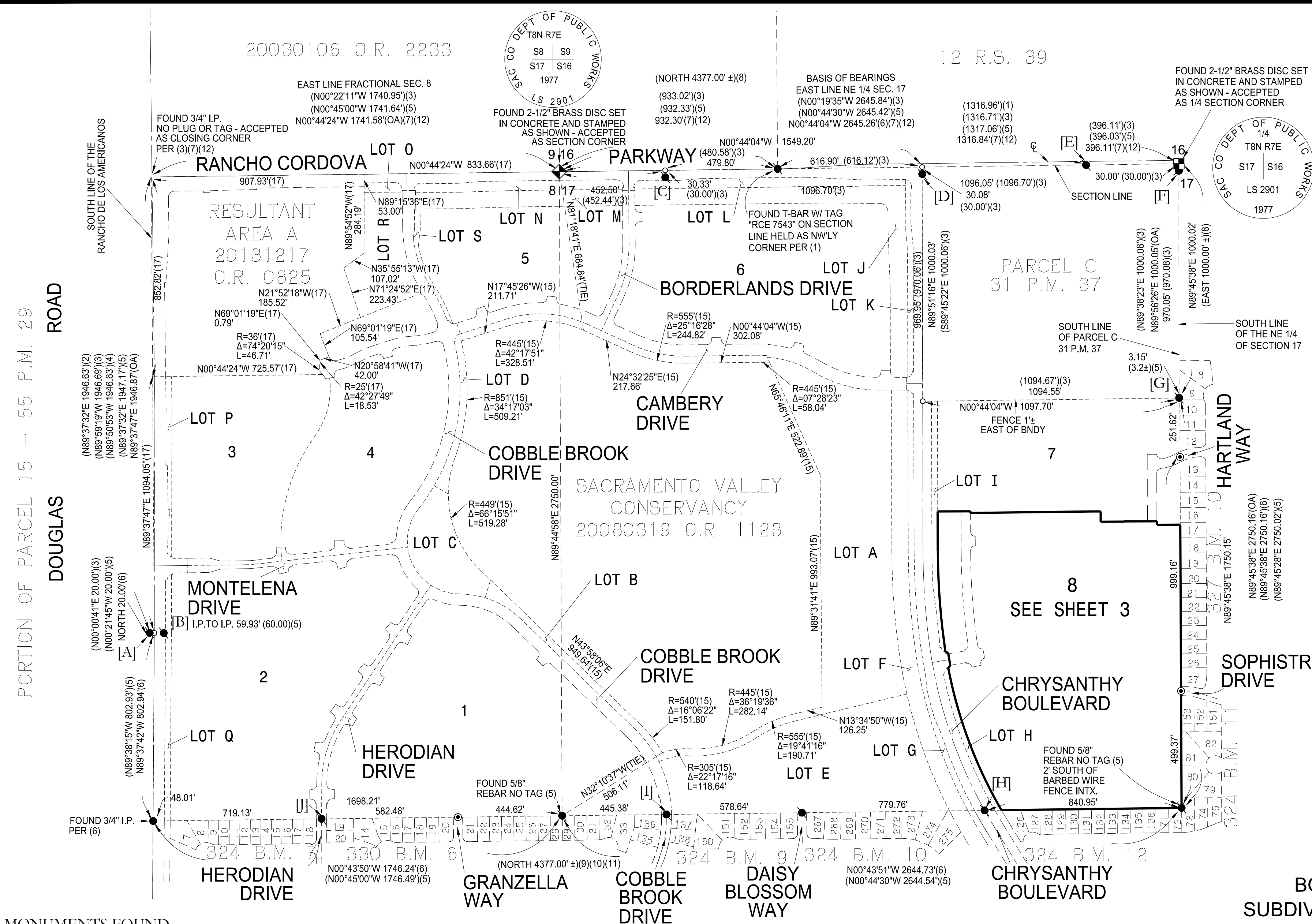
BEING ALL OF LOT 8 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "LARGE LOT MAP OF MONTELENA" FILED FOR RECORD IN BOOK ___ OF MAPS, AT PAGE ___, SACRAMENTO COUNTY RECORDS SECTION 17, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.

CITY OF RANCHO CORDOVA • SACRAMENTO COUNTY • CALIFORNIA

JUNE 2018

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

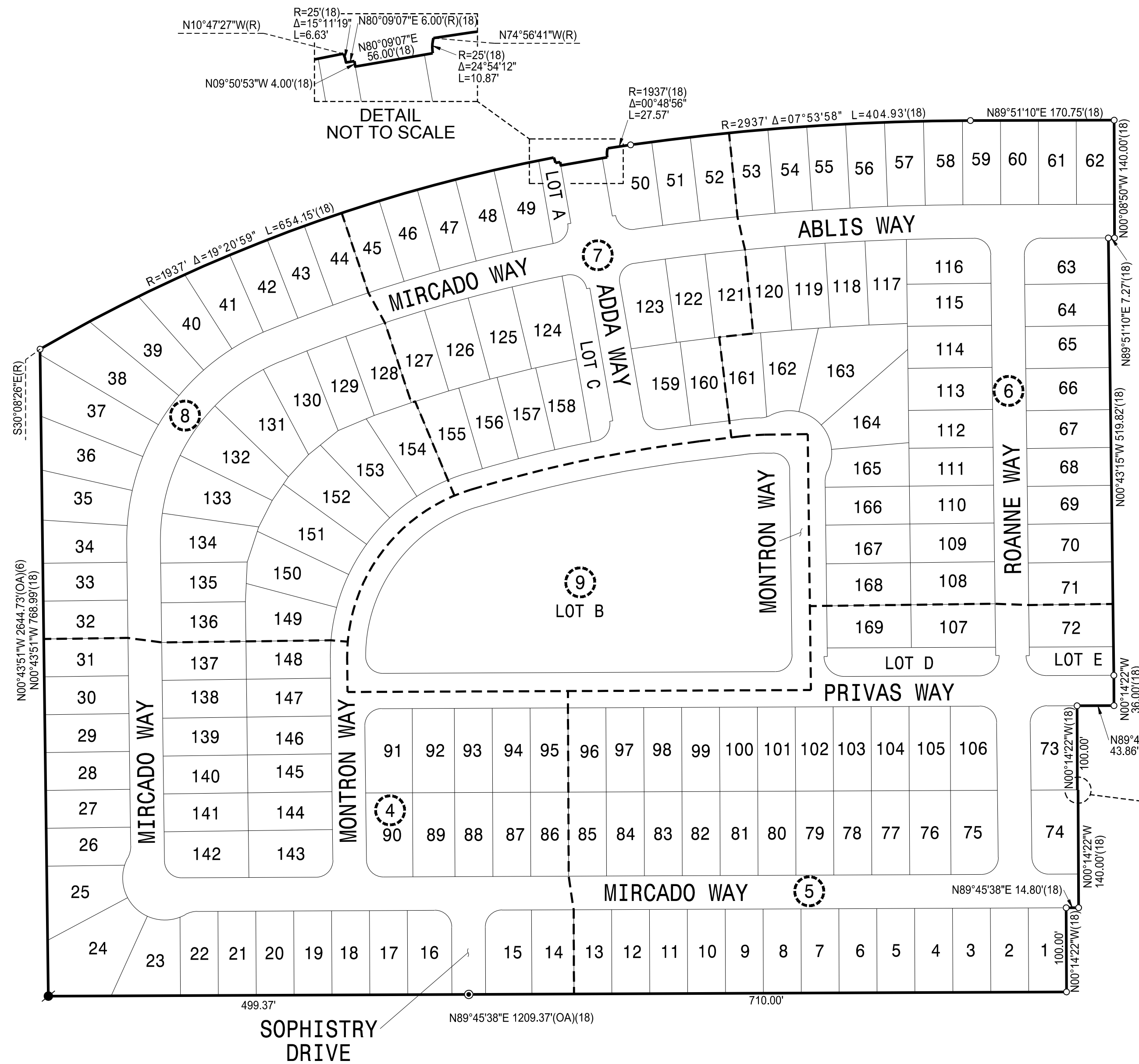
SHEET 2 OF 10 27042.090/.100



MONUMENTS FOUND

- | | |
|--|---|
| [A] 3/4" I.P. (5) (1" I.P. PER.)(2) | [H] 3/4" I.P. W/ PLASTIC CAP STAMPED LS 6046(6) |
| [B] 1-1/2" I.P. NO TAG (1" I.P. PER.)(5) | [I] 3/4" I.P. W/ PLASTIC CAP STAMPED LS 6600 PER 324 B.M. 9 |
| [C] 5/8" REBAR NO TAG | [J] 3/4" I.P. W/ PLASTIC CAP STAMPED LS 6600 PER 324 B.M. 7 |
| [D] 1/2" IRON PIN NO TAG, FENCE INTX SOUTH 0.60' | |
| [E] T-BAR NO TAG, S89°15'56"W 0.21' | |
| [F] 1/2" REBAR NO TAG | |
| [G] 5/8" REBAR NO TAG, 0.19' EAST OF S.E. CORNER OF PARCEL C, 3.15' NORTH OF SECTION LINE. | |

SEE SHEET 2 FOR FOUND MONUMENTS
LEGEND AND REFERENCES



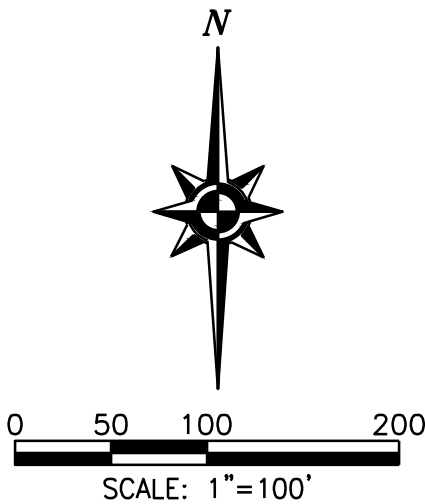
NOTES

- 1. ALL CURVE DIMENSIONS SHOWN ARE RADIUS, DELTA AND ARC LENGTH, ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- 2. TOTAL AREA OF THIS MAP IS 27.79 ± ACRES, CONSISTING OF 169 LOTS AND 5 MISCELLANEOUS LOTS.
- 3. A PRELIMINARY SOILS REPORT WAS PREPARED WALLACE-KUHL AND ASSOC., WKA NO. 6961.18, DATED DECEMBER 12, 2013. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
- 4. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN LOT ALONG THE STREET RIGHT-OF-WAY.
- 5. THERE SHALL BE A 12.5 AND/OR 16 FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN EACH LOT ALONG ALL PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON.
- 6. LOT B SHALL BE GRANTED IN FEE SIMPLE TO THE CORDOVA RECREATION AND PARK DISTRICT FOR PARK PURPOSES BY SEPRATE DOCUMENT.
- 7. LOTS A, C, D & E SHALL BE GRANTED IN FEE SIMPLE TO THE CITY OF RANCHO CORDOVA FOR LANDSCAPE PURPOSES BY SEPRATE DOCUMENT.
- 8. THE IRREVOCABLE OFFERS OF DEDICATION SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "LARGE LOT OF MONTELENA" FILED IN BOOK ____ OF MAPS, AT PAGE ____, S.C.R., LIES ENTIRELY WITHIN ADDA WAY & ABLIS WAY RIGHT-OF-WAY SHOWN HEREON.

BASIS OF BEARINGS

THE BEARING NORTH 00°44'04" WEST AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 17 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "LARGE LOT OF MONTELENA" FILED IN BOOK ____ OF MAPS, AT PAGE ____, SACRAMENTO COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

DETAIL
NOT TO SCALE



SUBDIVISION NO. RC-04-132.9

FINAL MAP OF

MONTELENA VILLAGES 9 AND 10

BEING ALL OF LOT 8 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "LARGE LOT MAP OF MONTELENA" FILED FOR RECORD IN BOOK ____ OF MAPS, AT PAGE ____, SACRAMENTO COUNTY RECORDS SECTION 17, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.

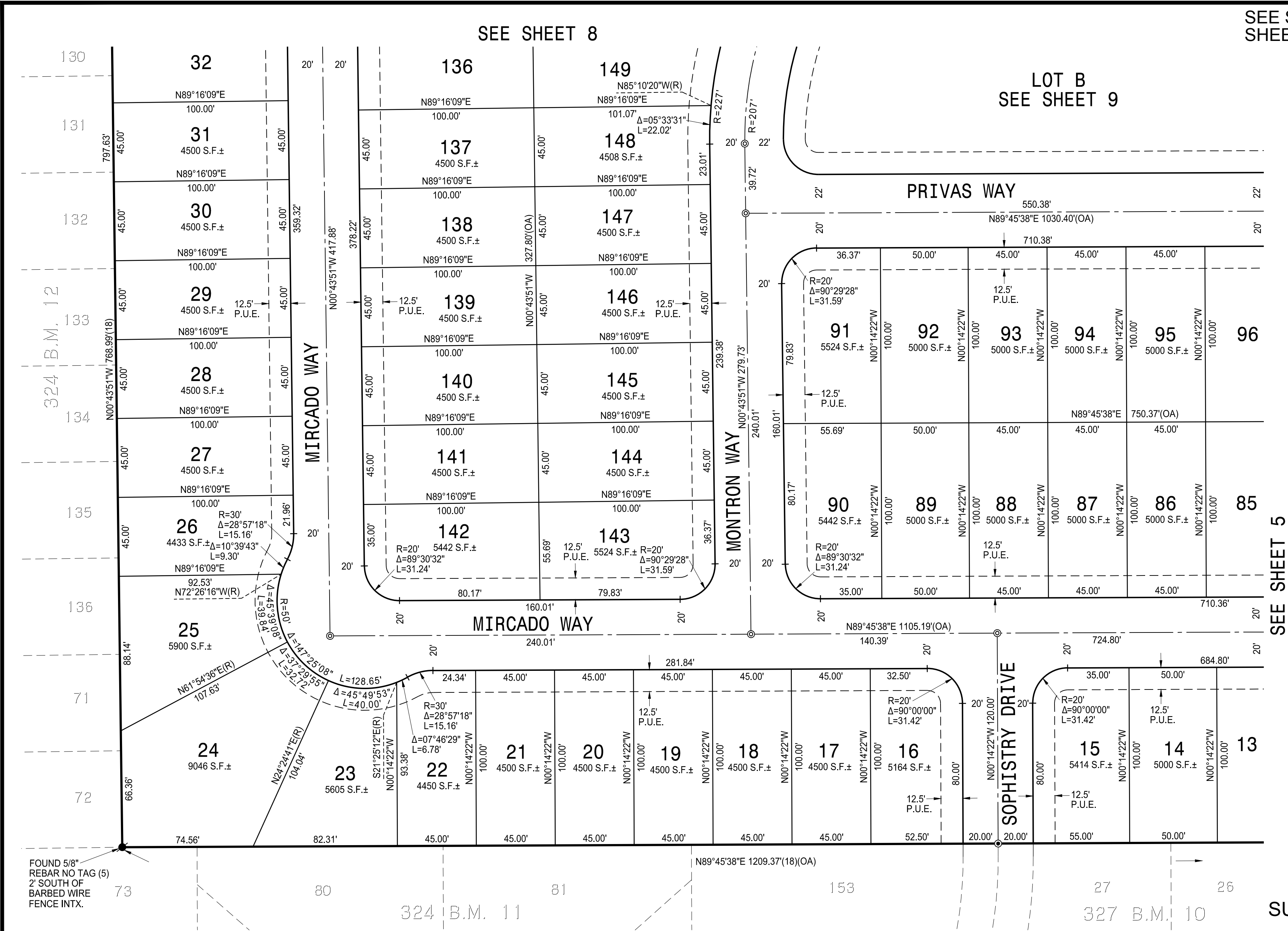
CITY OF RANCHO CORDOVA • SACRAMENTO COUNTY • CALIFORNIA

JUNE 2018

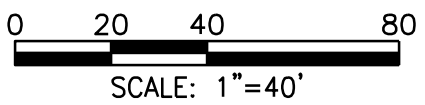
Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

SHEET 3 OF 10 27042.090/.100

SEE SHEET 2 FOR LEGEND AND REFRENCES. SEE SHEET 3 FOR BASIS OF BEARING AND NOTES.



SEE SHEET 5



SUBDIVISION NO. RC-04-132.9
FINAL MAP OF
MONTELENA VILLAGES 9 AND 10

BEING ALL OF LOT 8 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "LARGE LOT MAP OF MONTELENA" FILED FOR RECORD IN BOOK ___ OF MAPS, AT PAGE ___, SACRAMENTO COUNTY RECORDS SECTION 17, TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.

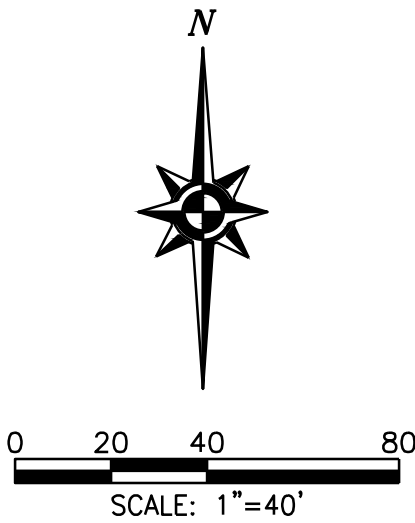
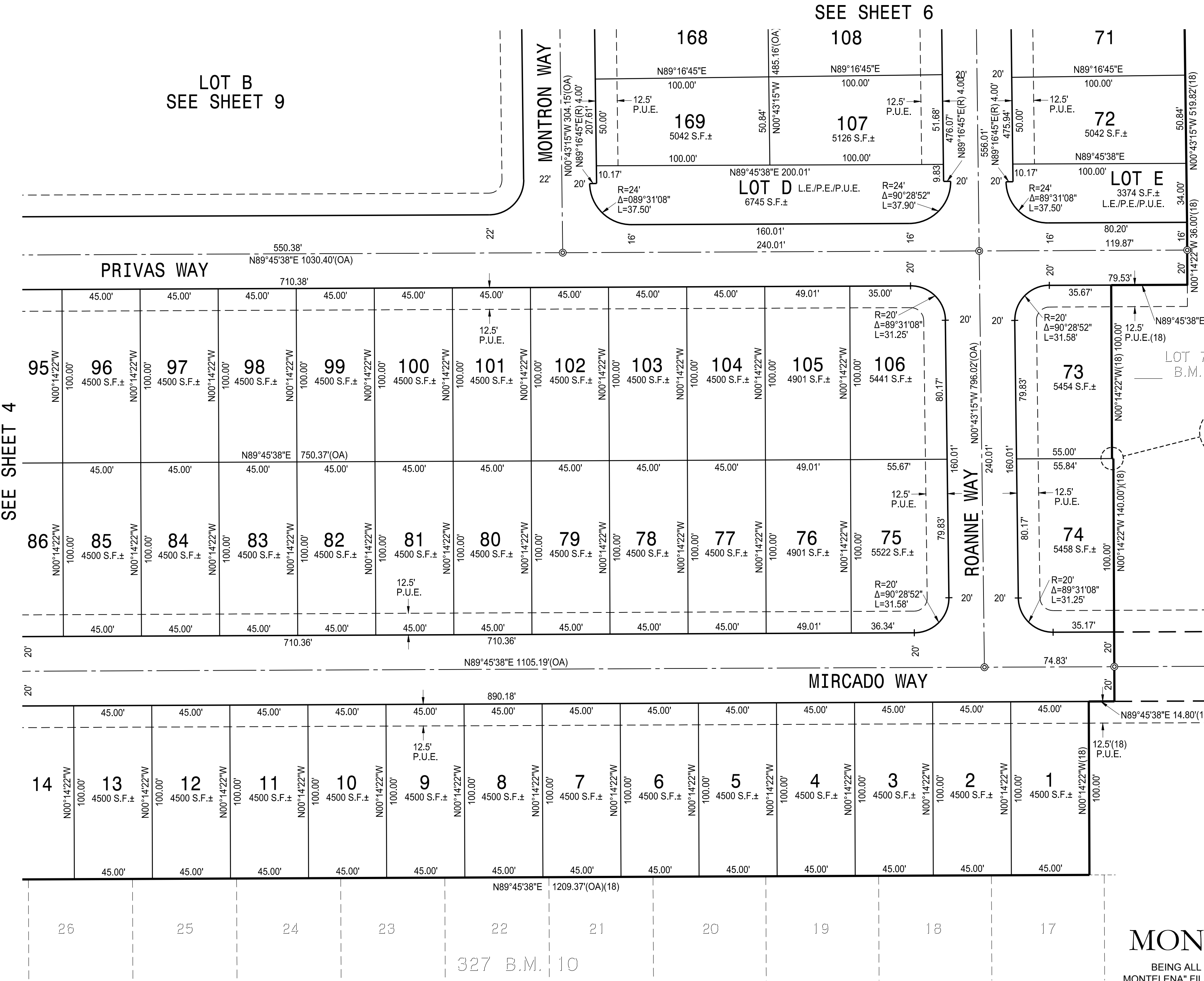
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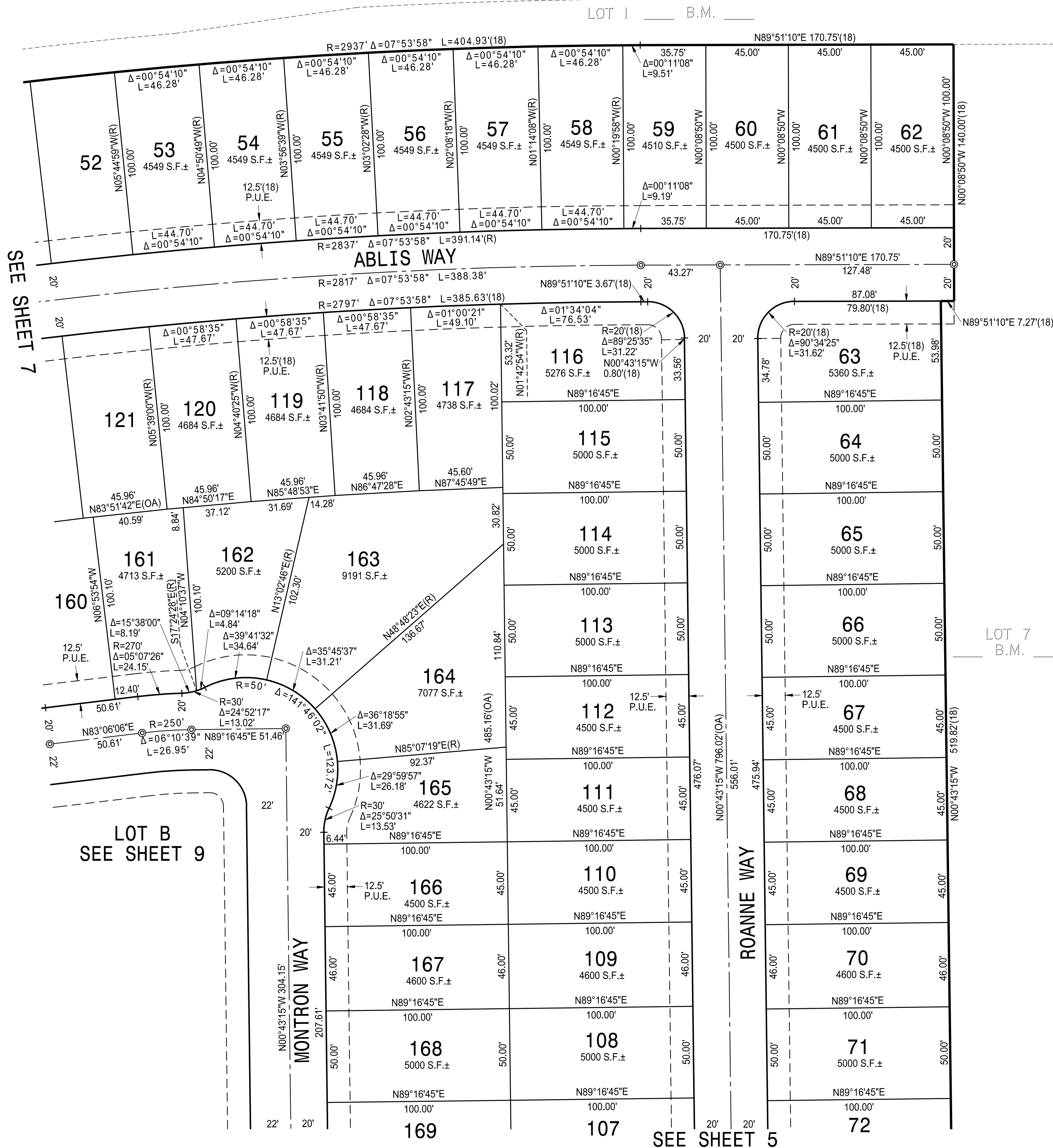
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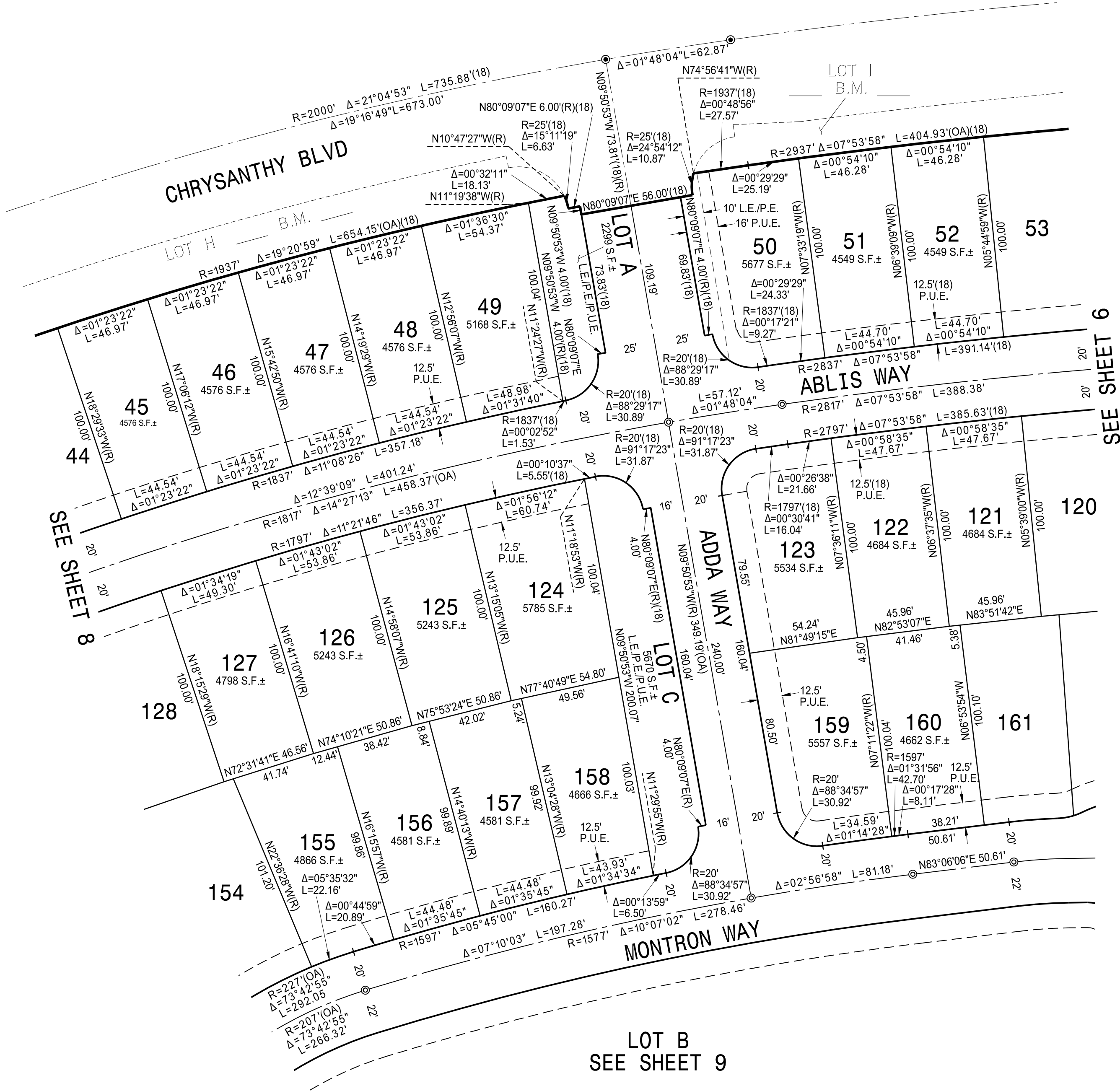
SHEET 5 OF 10 27042.090/.100

SEE SHEET 2 FOR LEGEND AND REFRENCES. SEE SHEET 3 FOR BASIS OF BEARING AND NOTES.



AGENDA ITEM 14.11

SEE SHEET 2 FOR LEGEND AND REFRENCES. SEE SHEET 3 FOR BASIS OF BEARING AND NOTES.



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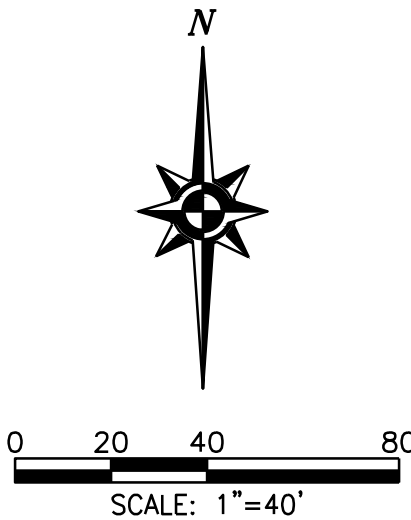
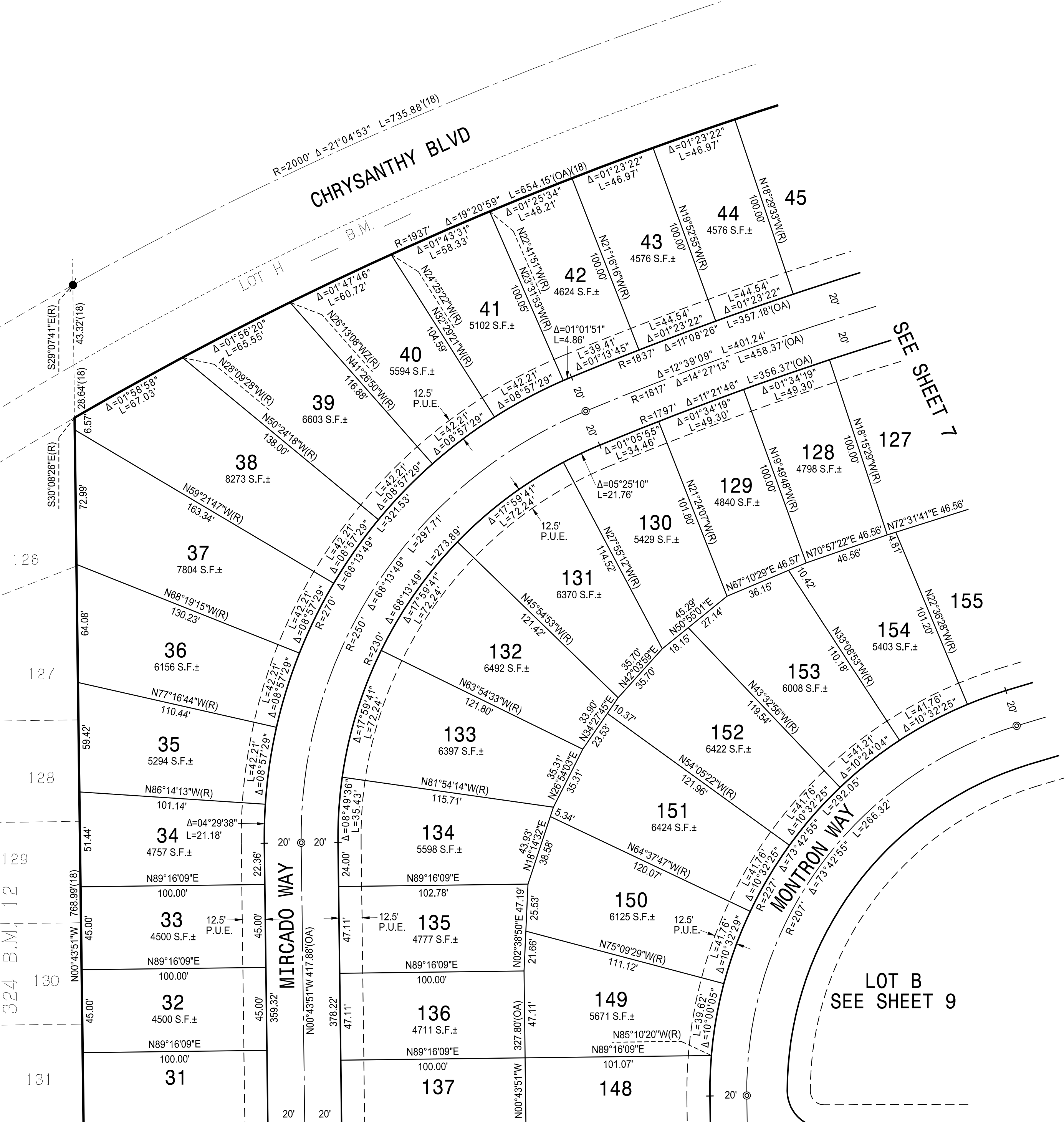
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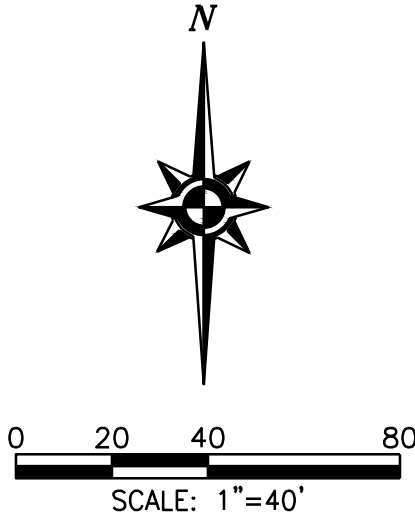
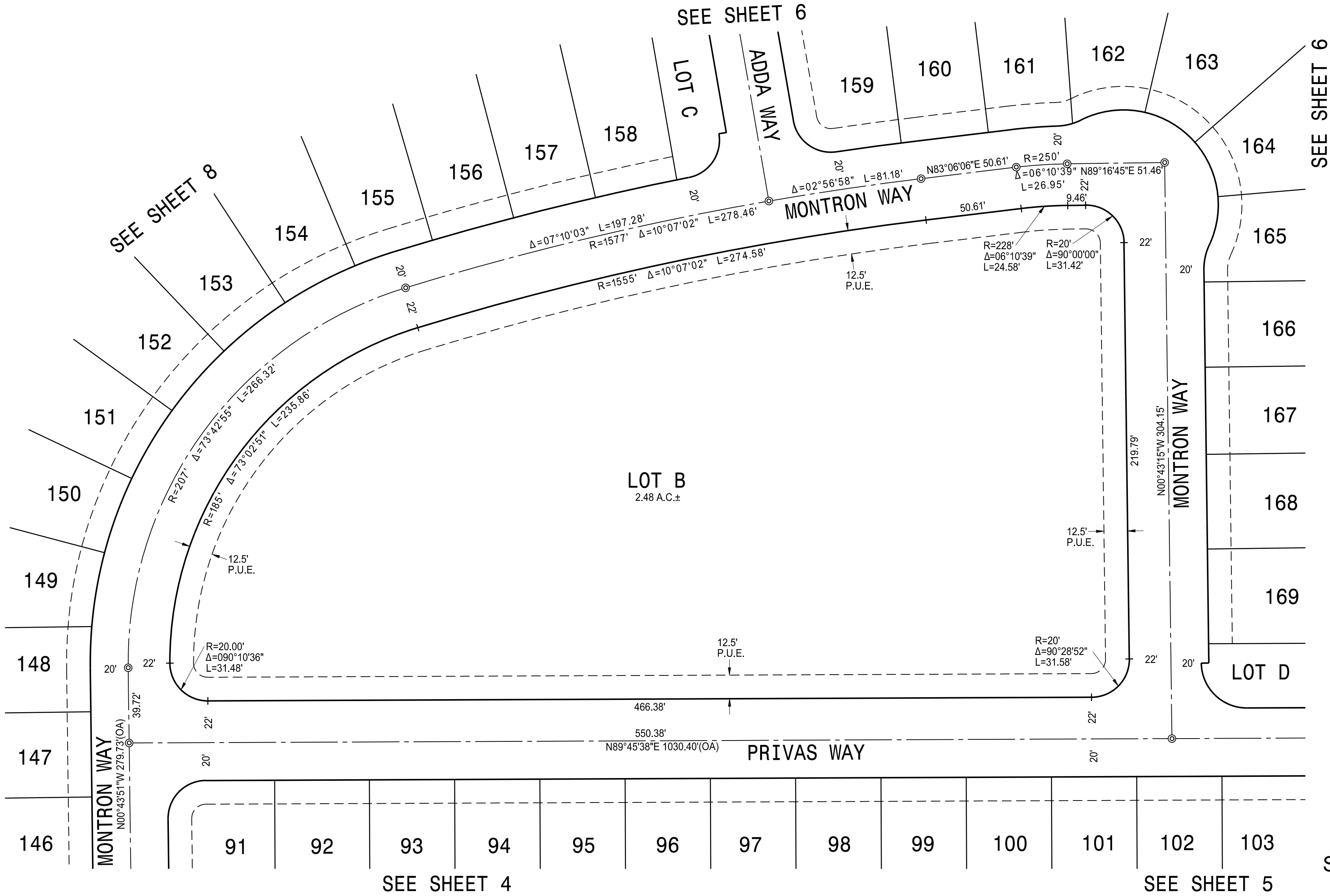
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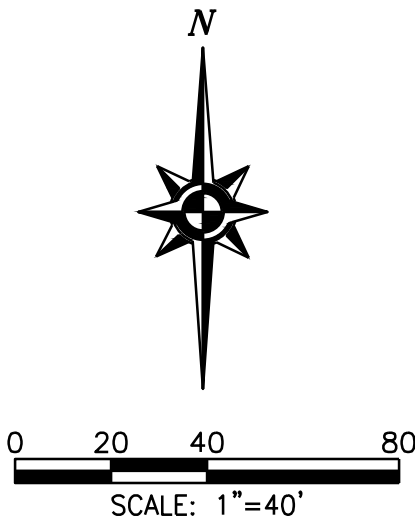
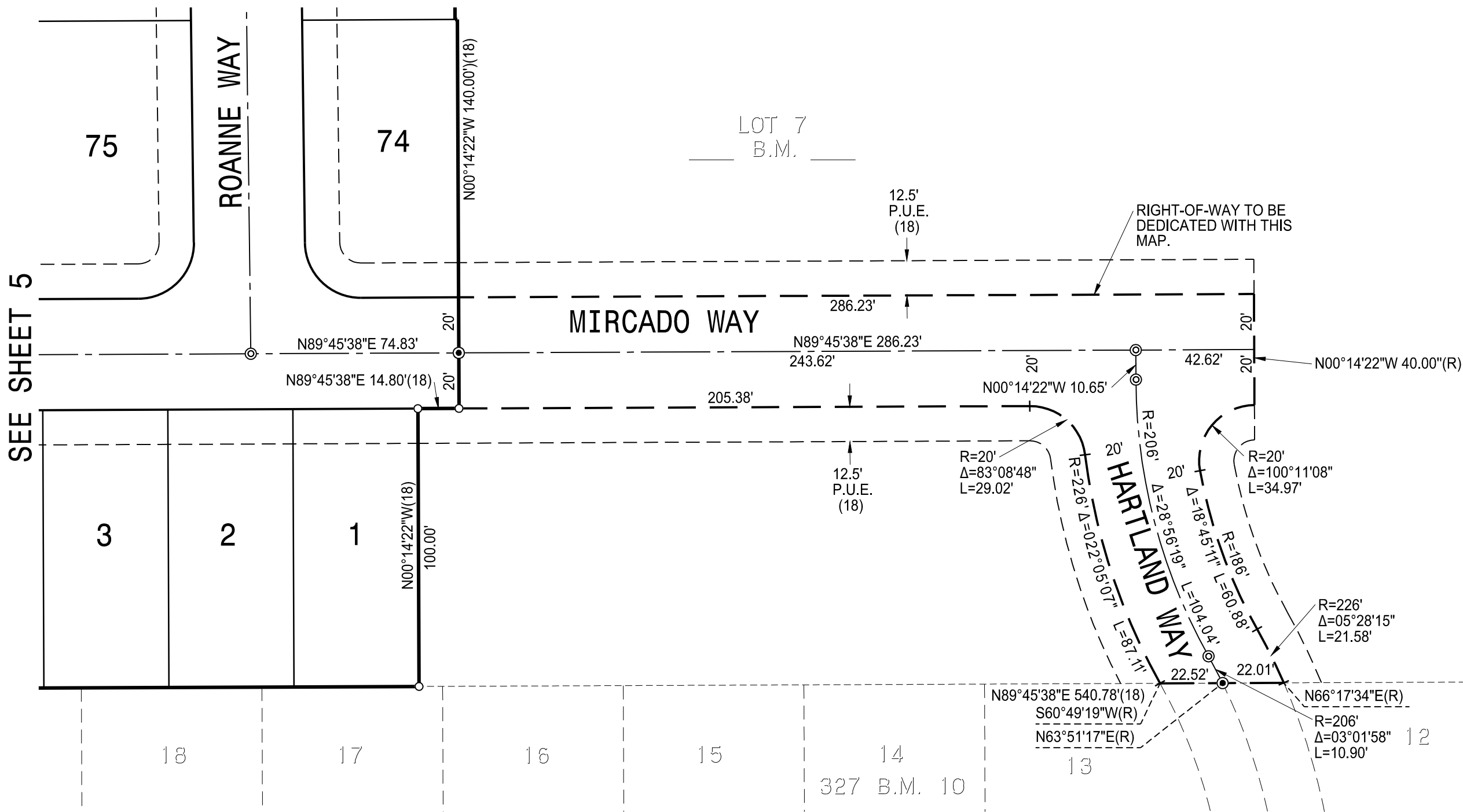
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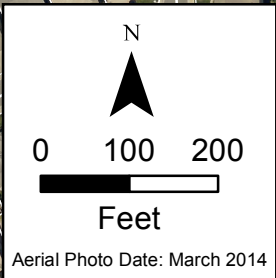
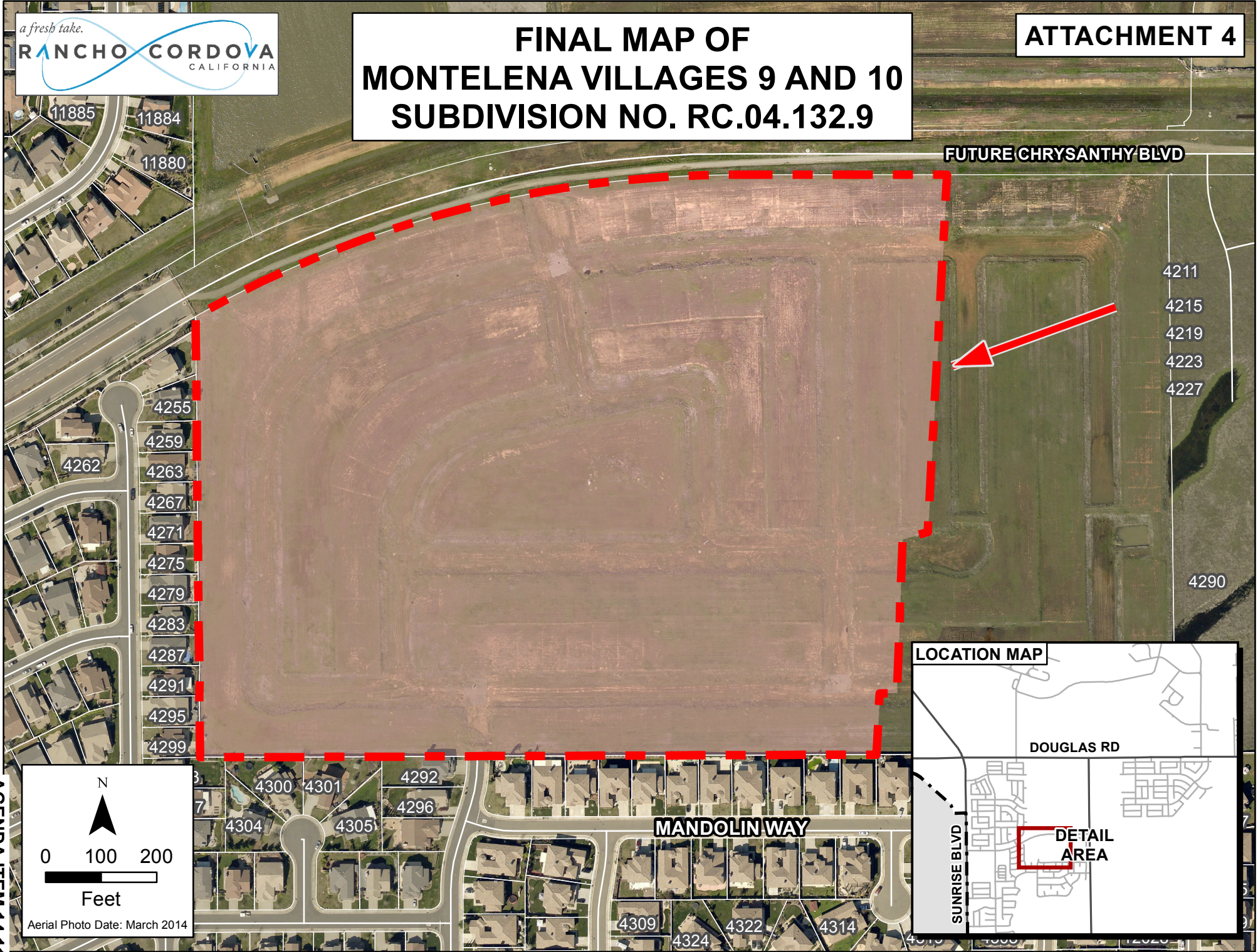
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SHEET 10 OF 10 27042.090/.100

FINAL MAP OF MONTELENA VILLAGES 9 AND 10 SUBDIVISION NO. RC.04.132.9



AGENDA ITEM 14.11

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk

SUBJECT: APPROVAL OF COUNCIL MEMBER APPOINTMENTS TO REGIONAL BOARDS, COMMISSIONS, AND COMMITTEES



RECOMMENDATION

That Council confirms commitments to serve on other agency boards, commissions, and committees.

RESULT OF RECOMMENDED ACTION

The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency board, commission, or committees of any changes or reappointments and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed.

BACKGROUND

Council Members serve on various advisory boards in the community to ensure that the City has representation within the region. By confirming their appointments annually, the members of the Council are committing their time to serve in these important leadership roles.

ATTACHMENT

1. 2019 Proposed City of Rancho Cordova Council Member Appointments to Regional Boards, Commissions, and Committees.

2019 Proposed - City of Rancho Cordova

Council Member Appointments to Regional Agency Boards, Commissions and Committees

Agency	2018 Appointment	2019 Proposed
Local Appointments		
Capital SouthEast Connector Joint Powers Authority	Sander Alt: Budge	Sander Alt: Budge
Lower American River Conservancy Program Advisory Committee	Terry Alt: Gatewood	Terry Alt: Gatewood
Folsom Lake College/Rancho Cordova Promise Advisory Board	Terry and Abhar	Terry and Abhar
City Selection Committee of Sacramento County	Budge (M)	Mayor
Greater Sacramento Economic Council	Sander Alt: Abhar	Sander Alt: Abhar
Folsom Lake College Foundation Board	Abhar/McGarvey	Abhar/McGarvey
Sacramento Area Council of Governments (SACOG)/Capitol Valley Regional SAFE	Sander Alt: Budge	Sander Alt: Budge
Sacramento Area Sewer District (Meets with Regional Sanitation District)	McGarvey Alt: Gatewood	McGarvey Alt: Gatewood
Sacramento Regional Sanitation District (Meets with Sacramento Area Sewer District) Form 700 For: Sacramento County Sanitation Districts Financing Authority Sacramento Regional County Sanitation District Sacramento Area Sewer District	McGarvey Alt: Gatewood	McGarvey Alt: Gatewood
Sacramento County Criminal Justice Cabinet	Budge (M)	Mayor
Sacramento Local Agency Formation Commission (LAFCo)	Will Hold Seat 1/1/21-12/31/22 (Alternate 1/1/19-12/31/20)	Will Hold Seat 1/1/21-12/31/22 (Alternate 1/1/19-12/31/20)
Sacramento Metro Cable Television Commission (Ex Officio Member)	Gatewood Alt: McGarvey (Donald resigned as primary on 3/10/16)	Gatewood Alt: McGarvey (Donald resigned as primary on 3/10/16)
Sacramento Metropolitan Air Quality Management District (SMAQMD)	Terry Alt: McGarvey	Terry Alt: McGarvey
Sacramento Placerville Transportation Corridor Joint Powers Authority	Sander Alt: Budge	Sander Alt: Budge
Sacramento Public Library Authority Governing Board	Budge Alt: Gatewood	Gatewood Alt: Budge
Sacramento Regional Transit (RT) District Board of Directors	Budge Alt: Sander	Budge Alt: Sander
Sacramento Transportation Authority (STA)	Gatewood Alt: Terry	Gatewood Alt: Terry
Sacramento-Yolo Mosquito & Vector Control District Board	McGarvey Alt: Sander	McGarvey Alt: Sander
South Sacramento Habitat Conservation Plan (SSHCP) Elected Advisory Board	Budge/Gatewood Alt: Terry/McGarvey	Budge/Gatewood Alt: Terry/McGarvey
2 x 2 Meetings		
Cordova Recreation and Park District 2x2 - Coordinating Committee	Not Active	Not Active
Elk Grove Unified School District 2x2	Gatewood, Terry	Gatewood, Terry

ATTACHMENT 1

Agency	2018 Appointment	2019 Proposed
Folsom Cordova Unified School District 2x2	Sander, Terry	Sander, Terry
Golden State Water 2x2	Budge, McGarvey (M/VM)	Mayor/Vice Mayor
Sac Metro Fire 2x2	McGarvey, Budge	McGarvey, Budge
Sacramento City Unified School District 2x2	Gatewood, Terry	Gatewood, Terry
Sacramento County 2x2	Budge, McGarvey (M/VM)	Mayor/Vice Mayor
SMUD 2x2	Budge, McGarvey (M/VM)	Mayor/Vice Mayor

MEMORANDUM



DATE: December 17, 2018

TO: Honorable Mayor and Council Members

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

SUBJECT: A RESOLUTION CREATING SPECIAL TAX AREA ZONE 23 AND AN ORDINANCE ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR THE GOLD VALLEY CENTER PROJECT

RECOMMENDATION

Adopt a Resolution creating special tax area Zone 23; and introduce and waive the first reading of an Ordinance establishing a special tax for transit-related services for the Gold Valley Center project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution and Ordinance will assist the City in meeting the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the Gold Valley Center project.

BACKGROUND

The City Council adopted Resolution No. 141-2005 on November 7, 2005, providing for a special tax for transit-related services to be imposed upon new development within the City. Pursuant to that resolution, a property owner approves a special tax on the parcels within a subdivision or project. The City Council then adopts a Resolution creating a zone that encompasses the subdivision or project and an ordinance establishing the special tax.

The City Council, on April 2, 2018, adopted a Resolution approving the Design Review construction a 22,184 square foot industrial/ retail building known as the Gold Valley Center project. SFC Leasing, L.P. is the current property owner of the approximately 1.73-acre site. The provision of funding to provide transit-related services by approving a special tax was made a condition of approval for the design review.

This item will establish tax area Zone 23, the boundaries of which will be contiguous to the boundaries of the Gold Valley Center project. In addition to creating the special tax, the Ordinance will also set the date for the transit-related services tax election, which will be held on February 27, 2019, at which time the ballot(s) will be tabulated by the City, and the results be declared at the City Council meeting on March 18, 2019.

FISCAL IMPACT

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

ATTACHMENTS

1. Resolution
2. Exhibit A to Resolution-Boundary Map
3. Ordinance Establishing a Special Tax for Transit-Related Services Subject to Voter Approval within the European Parts Depot Project including
4. Exhibit A to Ordinance – Boundary Map
5. Exhibit B to Ordinance – Property Land Use Category

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. XXX-2018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, CREATING SPECIAL TAX AREA ZONE 23 FOR THE GOLD
VALLEY CENTER PROJECT**

WHEREAS, it is the intention of the City Council to create Zone 23 within the City of Rancho Cordova Transit-Related Services Special Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an Ordinance establishing a special tax for transit-related services within Zone 23; and

WHEREAS, the City recognizes the need for increased transit-related services in Zone 23 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct an election by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, the City Council approved the Major Design Review for construction of a 22,184 square-foot industrial/ retail building, known as the Gold Valley Center project. The provision of funding to provide transit-related services was made a condition of approval for the project. Condition No. 22 of the Major Design Approval requires the property owner/applicant to participate in the provision of funding to provide transit-related services for the project. This will be accomplished by the property owner(s) participation in the transit-related services special tax area.

WHEREAS, the transit-related services tax as inflated to Fiscal Year 2018-2019 is \$68.89 per low density residential dwelling unit or low density residential dwelling unit equivalent, \$55.11 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, \$41.33 per high density residential dwelling unit or high density residential dwelling unit equivalent, \$1,766.34 per retail and service commercial acre, \$1,518.34 per commercial mixed use or office acre, and \$633.47 per light industrial acre, subject to an annual inflator formula based on the Consumer Price Index for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less. Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the transportation tax); and

WHEREAS, for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 23 is a person who owns real property within Zone 23, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office, at the time that the City Council submits an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 23. At the time that the Council adopted this Resolution, there were zero (0) registered voters residing within Zone 23 and one property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 23 and paid by the owner of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax

ATTACHMENT 1

to property owners in Zone 23 is appropriate and consistent with the principles and requirements of California Constitution article XIII C (Proposition 218).

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

1. That portion of the City of Rancho Cordova shown on the Map, Exhibit A hereto is established as Zone 23 of the Rancho Cordova Transit-Related Services Special Tax Area.
2. That Ordinance, reviewed and approved by the City Council on the same date as this Resolution, is to be presented for approval of the voter of Zone 23 by a mail ballot election, to be held on February 27, 2019. The ballot proposition shall read as follows:

 "Shall Ordinance No. XX-2019 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 23 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?"
3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held February 27, 2019.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

Exhibit A to the Resolution

CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES SPECIAL TAX AREA
ANNEXATION 23
(GOLD VALLEY CENTER PROJECT)

**Legend**

Annexation Boundary

Parcel Boundary

ATTACHMENT 3**CITY OF RANCHO CORDOVA****ORDINANCE NO. XX-2018****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED
SERVICES FOR THE GOLD VALLEY CENTER PROJECT SUBJECT TO VOTER
APPROVAL****THE CITY COUNCIL OF THE CITY OF THE RANCHO CORDOVA DOES ORDAIN AS
FOLLOWS:**Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of and employees working in the City receive high quality transit-related services. In carefully reviewing the City's budget and revenue projections, it is clear to City staff that the City budget does not contain adequate funding to ensure the continued delivery of adequate high quality transit-related services unless additional revenues are obtained.

It is the purpose and intent of this non-codified Ordinance to generate additional funds to pay for transit-related services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 23 of the Rancho Cordova Transit-Related Services Special Tax Area (the "Zone").

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law. This tax is not an ad valorem property tax; it is an excise tax on the use of property. Because the revenue from the tax may be used only to fund transit-related services, it is also a special tax.

The revenues raised by this tax are to be used solely for the purpose of providing transit-related services as are deemed necessary by the City Council for the benefit of the residents and/or employees of Zone 23.

At the time that the Council adopted this non-codified Ordinance, there were zero (0) registered voters residing in Zone 23 and one (1) property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 23 and paid by the owners of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax to property owners in Zone 23 is appropriate and consistent with the principles and requirements of California Constitution article XIII C (Proposition 218).

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

ATTACHMENT 3

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3(A) herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3(B) herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of Zone 23 nor any land or improvements owned by any governmental entity.

E. "Rancho Cordova Transit-Related Services Special Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

F. "Rancho Cordova Transit-Related Services Special Tax Area Zone 23 (the "Zone")" means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries as shown on the map **Exhibit A** to this Ordinance.

G. "Transit-Related Services" means providing, operating, maintaining and subsidizing transit services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the Rancho Cordova Transit-Related Services Special Tax Area, and shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, September 7, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

H. "Voter" means a person who owns real property within Zone 23, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office, at the time that the City Council adopts an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 23.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2019 through June 30, 2020) shall be the amount of Tax per Parcel for a Land Use Code Category as set forth on **Exhibit B** hereto. The use code assigned to each parcel shall be reviewed and updated periodically.

ATTACHMENT 3

Rates in **Exhibit B** to this Ordinance shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, September 7, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

B. For Subsequent Fiscal Years:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 23 for the then current fiscal year, as set forth below.

For each Land Use Category on **Exhibit B**, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For Immediately Preceding X Fiscal Year	Consumer Price Index from April of immediately Preceding Fiscal Year to April of then Current Fiscal Year OR 6 percent, whichever is less
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Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

C. Nature of Tax Levy.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedures regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes (as established by Sacramento County) shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

ATTACHMENT 3

1. The secured roll tax bills shall be the only notices required for this tax, and
2. The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

D. Use of Tax Revenue.

The revenue collected from the tax imposed by this ordinance shall be placed into a separate account and may be used only to fund transit-related services, including the costs of administering and collecting the tax and enforcing the provisions of this ordinance. Revenue from the tax may be used for transit-related services citywide.

E. Refunds.

1. Whenever the amount of any tax, interest or penalty has been overpaid or paid more than once, or has been erroneously or illegally collected or received by the City pursuant to this ordinance, it may be refunded as provided in this Section.
2. No refund may be made except upon a written claim verified by the person who paid the tax or by his or her guardian or conservator or the executor or administrator of his or her will or estate and stating the grounds upon which the claim is made. All claims filed pursuant to this subsection must be presented within one year after payment of the amount for which the claimant is seeking a refund.
3. No order of a refund may be made until a written claim therefor has been presented in accordance with this subsection. No suit for money, damages or a refund may be brought against the City until a written claim therefor has been presented to the City and has been acted upon or has been deemed rejected by the City, in accordance with this subsection. Only the person who filed the claim may bring such a suit, and if another person should do so, judgment shall not be rendered for the plaintiff.

F. Initiatives to Affect Tax.

Consistent with the California Constitution (art. XIII C, § 3) the tax imposed by this ordinance may be affected by initiative. The procedures for qualification of such an initiative and the election on a qualified initiative shall be consistent with the California Constitution (art. 2, sec. 8), the California Elections Code (Chapter 3 of Division 9), and the Municipal Code. The minimum number of signatures necessary to qualify an initiative to affect the tax approved by this ordinance shall be equal to 5 percent of the votes in the City for all candidates for Governor at the last gubernatorial election. The election on a qualified initiative to affect the tax shall be a regular citywide election. An initiative affecting the tax shall be approved only if at least two-thirds of the votes cast on the measure are in favor of its approval.

ATTACHMENT 3Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 23 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentence, phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its approval by two-thirds of the voters voting within the Zone in an election to be held on February 27, 2019 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2019.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

Exhibit A to the Ordinance

CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES SPECIAL TAX AREA
ANNEXATION 23
(GOLD VALLEY CENTER PROJECT)

**Legend**

Annexation Boundary

Parcel Boundary

ATTACHMENT 5

Exhibit B to the Ordinance

Amount of Tax per Parcel by Land Use Category

A. Residential Dwelling Units

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2018-2019 for Residential Land Use Categories shall be \$68.89 per low density residential dwelling unit or low density residential dwelling unit equivalent, \$55.11 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, or \$41.33 per high density residential dwelling unit or high density residential dwelling unit equivalent (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the Transit-Related Services Special Tax).

B. Non-Residential

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2018-2019 for Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$1,766.34 per retail and service commercial acre, \$1,518.34 per commercial mixed use or office commercial acre, and \$633.79 per light industrial acre.

C. Inflator Formula

The tax is subject to an annual inflator formula based on the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less.

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: GENERAL PLAN SAFETY ELEMENT AMENDMENT FOR THE MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN



RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

The approval of the Resolution will amend the General Plan Safety Element to include the 2016 Multi-Jurisdictional Local Hazard Mitigation Plan.

BACKGROUND

On October 20, 2017, the City of Rancho Cordova adopted the 2016 Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP). The LHMP assesses natural hazards of concern to Sacramento County and Cities within; evaluates risk to life safety, public health, property, and the environment; and evaluates mitigation measures to reduce these risks and vulnerabilities, minimize losses, and increase community resilience. The LHMP Goals are as follows:

- Goal 1:** Minimize risk and vulnerability of the Sacramento County and Cities to the impacts of natural hazards and protect lives and reduce damages and losses to property, public health, economy, and the environment.
- Goal 2:** Improve public outreach, awareness, education, and preparedness for all hazards to minimize hazard related losses.
- Goal 3:** Improve the capabilities of the community to mitigate losses and to be prepared for, respond to, and recover from a disaster event.
- Goal 4:** Maintain FEMA Eligibility/Position Jurisdictions for Grant Funding.

ANALYSIS

The LHMP includes an Action Plan for each City within Sacramento County that identifies actions to be completed under the current Hazard Mitigation Plan. Adoption of the Multi-Jurisdictional Local Hazard Mitigation Plan into the City of Rancho Cordova General Plan Safety Element is identified as one of the Mitigation Action items to be completed by the end of 2018. Approval of the General Plan Amendment will complete the Hazard Mitigation Plan action item.

ENVIRONMENTAL ANALYSIS

The Multi-Jurisdictional Local Hazard Mitigation Plan is exempt under the California Environmental Quality Act, Statutory Exemption - Regulation Section 15262, Feasibility and Planning Studies.

FISCAL IMPACT

There is no anticipated fiscal impact of the proposed action on City finances.

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution - General Plan Amendment to Safety Element

ATTACHMENT 1**CITY OF RANCHO CORDOVA****CITY COUNCIL RESOLUTION NO. XXX-2018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, TO AMEND THE GENERAL PLAN SAFETY ELEMENT TO
INCLUDE THE MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN**

WHEREAS, City of Rancho Cordova recognizes the threat natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property within our community; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 emphasizes the need for pre-disaster mitigation of potential natural hazards; and

WHEREAS, the City of Rancho Cordova adopted the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) on October 16, 2017; and

WHEREAS, the City of Rancho Cordova Action Plan within the Multi-Jurisdictional Local Hazard Mitigation Plan identifies that the Hazard Mitigation Plan is included within the City of Rancho Cordova General 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 does amend the General Plan to include the 2016 Multi-Jurisdictional Local Hazard Mitigation Plan (Exhibit A).

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTACHMENT 1**ATTEST:**

Stacy Leitner, City Clerk



XI SAFETY ELEMENT

RELATED PLANS AND PROGRAMS

The Safety Element relates to several other plans and programs, including the following:

- **Plans and activities of the Federal Emergency Management Agency (FEMA).** FEMA is the federal agency charged with preparing the nation for all hazards and effectively managing federal responses and recovery efforts following any national incident (e.g., major flood, earthquake, tornado, hurricane). FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration. FEMA will coordinate with the City's designated emergency responders.
- **Governor's Office of Emergency Services (OES).** The OES coordinates overall state agency response to major disasters in support of local government. The office is responsible for assuring the state's readiness to respond to and recover from natural, manmade, and war-caused emergencies, and for assisting local governments in their emergency preparedness, response and recovery efforts. OES Headquarters is located in the City of Rancho Cordova and they will review and support the City's adoption of a local Emergency Management Plan.
- **California Environmental Quality Act (CEQA).** CEQA is the State's environmental review process that requires public agencies to identify the significant environmental effects of a project, including potential safety hazards, and either avoid the significant environmental effects, where feasible, or mitigate the significant environmental effects, where feasible. All qualifying projects within the Rancho Cordova General Plan Planning Area will be subject to environmental analysis consistent with CEQA.
- **Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP).** The LHMP assesses natural hazards of concern to Sacramento County and Cities within; evaluates risk to life safety, public health, property, and the environment; and evaluates mitigation measures to reduce these risks and vulnerabilities, minimize losses and increase community resilience.
- **Local Emergency Management Plan.** As provided for in State law, local jurisdictions are required to establish plans and ordinances addressing emergency management operations. This includes identifying hazards that may pose a major threat to the City and how to address these potential threats should an emergency occur. OES provides requirements and guidelines for such plans.
- **Sacramento Metropolitan Fire District (SMFD) Master Plan.** The SMFD Master Plan provides policy guidance, objectives, and activities in an effort to improve emergency response to the district's citizens, use existing resources more efficiently, and improve district facilities. Goals for Rancho Cordova include goals to improve emergency response time and address deficiencies of existing fire stations and equipment.

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner



SUBJECT: GRANTLINE 208 LENNAR HOMES MAJOR DESIGN REVIEW AND ADJUSTMENT; PROJECT NO. DD9818 – LOCATED SOUTH OF DOUGLAS ROAD AND WEST OF GRANTLINE ROAD

PROPERTY OWNER: Lennar Homes of CA, Inc 1420 Rocky Ridge Drive, Suite 320 Roseville, CA 95661	APPLICANT/DEVELOPER: Pierre Martinez 1420 Rocky Ridge Drive, Suite 320 Roseville, CA 95661
PROJECT: Applicant is requesting a Major Design Review for new homes in Grantline 208. The Grantline 208 community is zoned RD-5, RD-7, and RD-10 and contains a total of 502 lots. The Design Review is for a total of nine floor plans ranging from 1,603 square feet to 3,312 square feet with a total of five different architectural styles. The Applicant is also requesting an adjustment for a 6 foot reduction in the rear yard setback (21' to 15') and a 1 foot reduction in the front yard setback (16' to 15'). This adjustment would only be applicable to the Plan 2 floor plan on the 45' wide lots. FILE: DD9818 LOCATION: Located South of Douglas Road and West of Grantline Road ZONING: RD-10, RD-7, and RD-5 GP ZONING: Medium Density Residential (MDR) APN: 067-0040-034 PLANNER: Nicholas Sosa, Assistant Planner	

RECOMMENDATION

That Council:

- 1) Determine the project Exempt per Section 15182, of the California Environmental Quality Act (CEQA) Guidelines; and
- 2) Adopt Resolution.

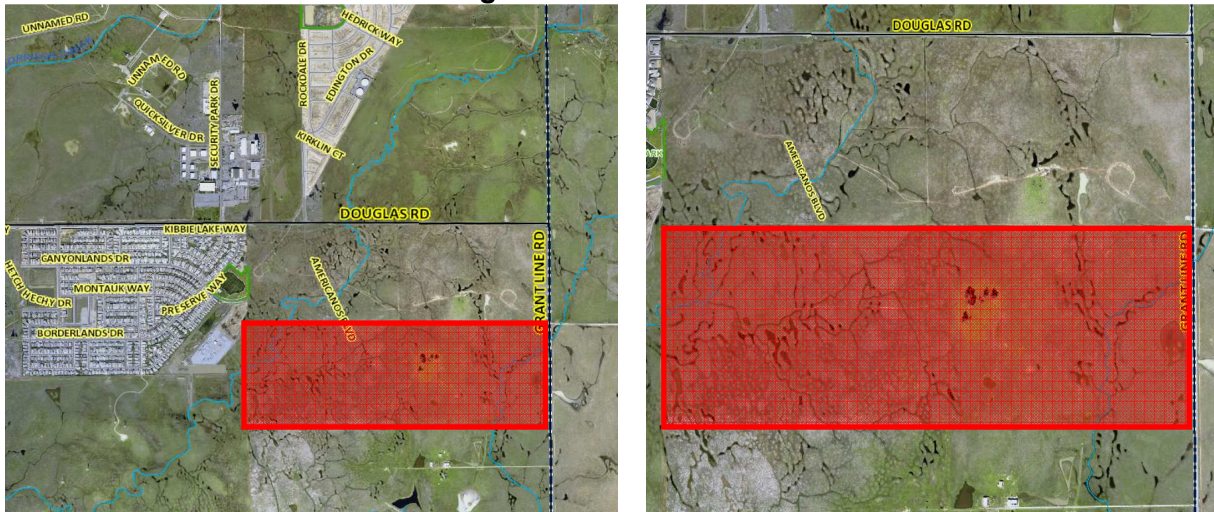
RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the design for 9 floor plans ranging from 1,603 square feet to 3,312 square feet, located within the Grantline 208 community. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

Grantline 208 is located within the Sunridge Specific Plan, which was approved in July of 2002 by Sacramento County, prior to the City's incorporation. The Specific Plan area includes residential, commercial, office and open space throughout.

Figure 1: Grantline 208



Grantline 208 will contain 502 single family homes at its completion. The area contains various residential zoning designations including RD-5, RD-7, and RD-10. The project will have two neighborhoods, the Viridian Collection with smaller lots of 45' wide x 105' deep, and the Ventana Collection will have lots of 55' wide by 105' deep. The Viridian will have homes ranging from 1,603 square feet to 2,617 square feet with three architectural styles. The Ventana will have homes ranging from 1,950 square feet to 3,312 square feet with three architectural styles.

	Lot Size	# Floor Plans	Home Sq ft range	# Architectural Styles	# Color Schemes
Viridian	45' x 105'	3	1,603 sq ft to 2,617 sq ft	3 elevations for each plan	4 schemes for each style
Ventana	55' x 105'	3	1,950 sq ft to 3,312 sq ft	3 elevations for each floor plan	4 schemes for each style

Site Design

All plans are required to meet the minimum setbacks as dictated by the Sunridge Specific Plan as well as any required easements or setbacks provided by public utilities. A setback exhibit was submitted with the design package (**Exhibit A**) showing typical home locations. The typical setbacks as required by the Sunridge Specific Plan are as follows:

Table 1: Setback Minimums

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

*PL = Property Line

*ROW = Right of Way

The Applicant is requesting an adjustment to reduce the rear yard setback for Plan 2 homes for the 45' wide lots, from 20% of the rear yard setback (per Sunridge Specific Plan), down to a definitive 15 feet. The Applicant is also requesting to reduce the front yard setback for Plan 2 from 16 feet to 15 feet in order to be able to fit the single story home on the smaller lot. This will be explained further in the adjustment analysis.

Figure 2: Typical Setback Exhibit (Viridian)

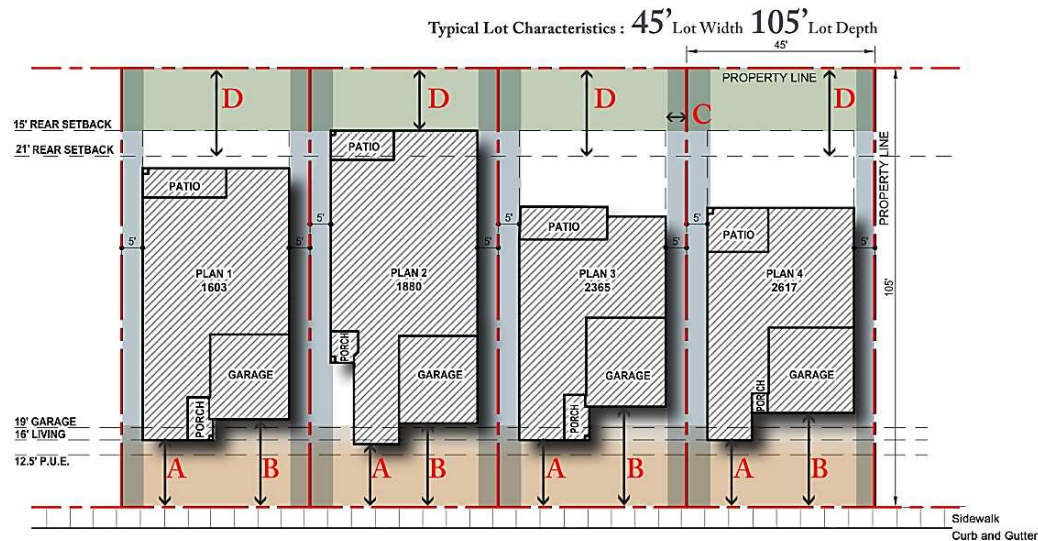
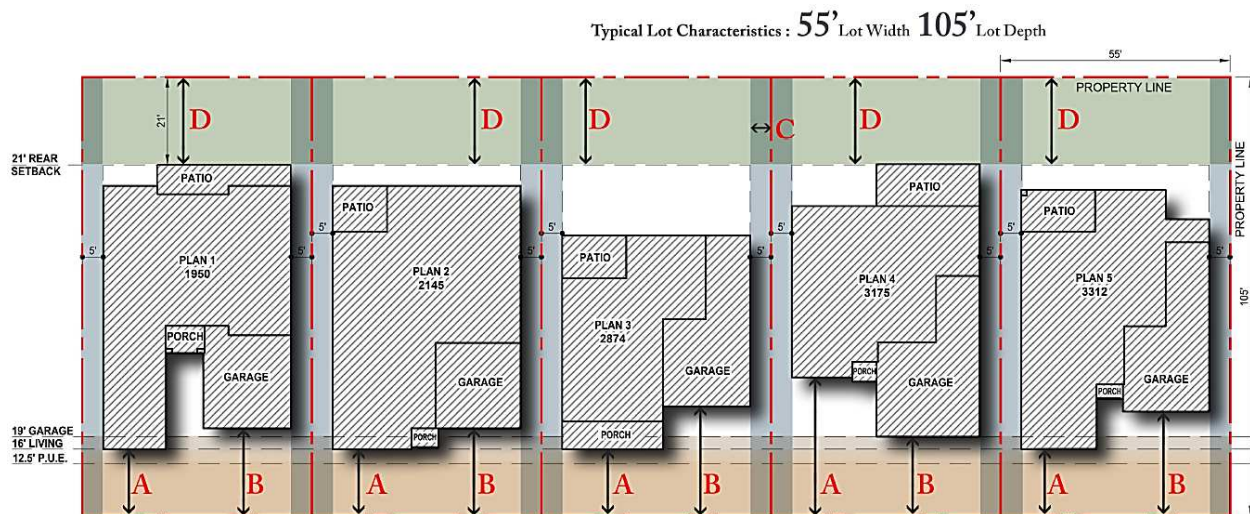


Figure 3: Typical Setback Exhibit (Ventana)



DESIGN REVIEW:

Architectural Design

The proposed project is for two neighborhoods, Viridian and Ventana, each with their own floor plans and architectural styles. In total, the project includes 9 floor plans integrated throughout, which provides a streetscape with various styles each with four color schemes as well as alternation between single and two story homes. Color schemes included in the project plans (**Attachment 2**) include colors for body and accent body colors, fascia, trim/garage, as well as

picture samples of stone and roof materials. The location of each neighborhood can be seen in **Figure 3** with Viridian (smaller) lots highlighted in blue and Ventana (larger) lots highlighted in Green.

Figure 3: Neighborhood Locations



All floor plans will have tiled roofs and a variation of façade materials to create aesthetic interest and variation in the streetscape. Enhanced elevations located along main street corridors or on corner lots include additional shutters and architectural details. All floor plans include a two-car garage for off-street parking with garage door windows as a standard feature for all homes.

Viridian 45' x 105' lots

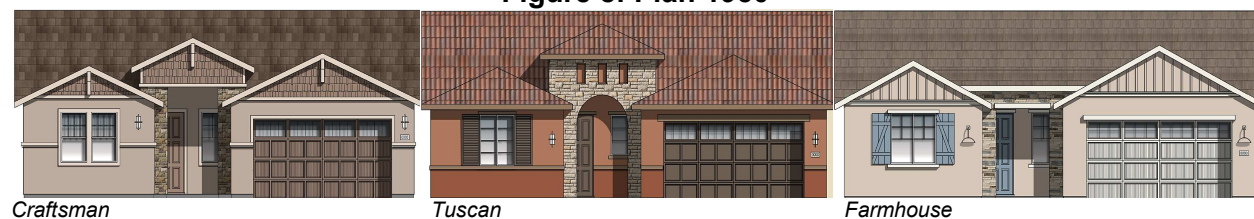
Of the total 502 lots within the Grantline 208 subdivision, 342 of those lots will be Viridian lots and will house the smaller product ranging from 1,603 square feet to 2,617 square feet. This product will contain four floor plans each with 3 architectural styles: Mediterranean Revival, Italian, and Farmhouse. Elevations for each floor plan are shown in **Figures 4–7**.

Figure 4: Plan 1603



Figure 5: Plan 1880**Figure 6: Plan 2365****Figure 7: Plan 2617****Ventana 55' x 105' lots**

In addition to the Viridian lots, the remaining 160 lots will be Ventana lots and will house the larger product ranging from 1,950 square feet to 3,312 square feet. This product will contain five floor plans each with 3 architectural styles: Craftsman, Tuscan, and Farmhouse. Elevations for each floor plan are shown in **Figures 8–12**.

Figure 8: Plan 1950**Figure 9: Plan 2145**

*Craftsman**Tuscan**Farmhouse***Figure 10: Plan 2874***Craftsman**Tuscan**Farmhouse***Figure 11: Plan 3175***Craftsman**Tuscan**Farmhouse***Figure 12: Plan 3312***Craftsman**Tuscan**Farmhouse*

Landscape Design

The submitted typical landscape plans for both Viridian and Ventana, depict a variation of trees, shrubs and ground cover along the front streetscape as well as along side yards. The landscape will contain a layer of brown bark 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. Also, the project has been conditioned to install weed barrier prior to installation of bark groundcover in order to minimize future issues with weeds and unwanted growth on the property. All areas will be properly irrigated. As shown in **Figures 13 & 14**, each home will have a 4' x 10' concrete pad behind the side gate for storage of all trash receptacles (Green, Recycle, and Trash). A 3-foot wide concrete path will also be provided from the driveway to the garage man-door as well as a path from the driveway to the front door for all floor plans.

Figure 13: Typical Landscape Plans for Viridian



Figure 14: Typical Landscape Plan for Ventana

**GENERAL PLAN CONSISTENCY:**

The proposed site has a General Plan Zoning Designation of Medium Density Residential (MDR). The MDR zone is generally characterized by small lot single-family detached, single family attached and small apartment complexes. The project is proposing single-family detached homes throughout the residential areas of Grantline 208. The project design provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to neighboring amenities such as the school and the park area.

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 23.141.070. Findings and supportive evidence are shown below:

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

Evidence: The General Plan designation for the residential areas of Grantline 208 is Medium Density Residential (MDR). The MDR zone is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The project is consistent with the City's Design Guidelines for residential homes. The project is consistent with the requirements and standards of the Sunridge Specific Plan however, the applicant is requesting an adjustment for the rear yard setback and front yard setback for the project's 1,880 square foot floor plan (Plan 2). The adjustment would only apply to this floor plan.

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

Evidence: Lennar Homes of California has presented a design package which includes nine different floor plans with multiple architectural types (Mediterranean Revival, Tuscan, Craftsman, Italian, and Farmhouse). Variations in colors and materials along with living spaces forward of the garage will create a vibrant and welcoming streetscape that will complement anticipated future construction in the area. Conditions of Approval (**Attachment 3**) have been developed to alternate between sizes and architectural styles throughout the neighborhood to increase street variation.

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

Evidence: The proposed residential architecture establishes a clear design concept and is compatible with other neighboring communities such as North Douglas, Douglas 98, and Sunridge Park. Grantline 208 provides floor plans ranging from 1,603 to 3,312 square feet in size and numerous architectural styles that create an aesthetically appealing streetscape that would establish a standard for anticipated commercial and additional residential areas nearby.

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

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

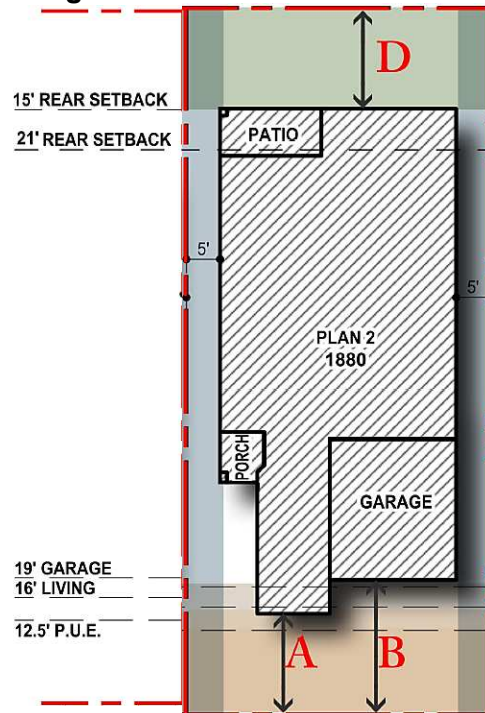
ADJUSTMENT

In addition to the Major Design Review for the single family homes, Lennar Homes is also requesting an adjustment for the Plan 2 floor plan within the 45' wide x 105' deep lots. Plan 2 is a 1,880 square foot home which is their larger single-story floor plan. This floor plan is a highly desirable floor plan that is also currently being constructed in the North Douglas subdivision. The Applicant would like to continue to provide this floor plan for buyers. Chapter 23.131.20 of the Rancho Cordova Municipal Code allows for up to a 40% reduction in setbacks to accommodate unique site conditions so long as evidence for the required findings are met. As shown in the Applicant's Pre-Plot Plan Exhibit in the Design Booklet (**See Attachment 2**), on a typical lot of 45' x 105', Plan 2 is only able to provide a rear yard setback of 15 feet and a front yard setback of 15 feet (**See Figure 15**). Therefore, the Applicant is requesting the adjustment,

shown in the table below, to allow for the Plan 2 homes to be constructed on these lots. The requested adjustment would only be applicable to lots built with the Plan 2 floor plan. All other lots would need to meet the required setbacks of the Sunridge Specific Plan.

	Rear Yard Setback	Front Yard Setback
Sunridge Specific Plan	20% of Lot Depth (21 feet)	16 feet
Requested Setbacks	15 feet (28% reduction)	15 feet (6% reduction)

Figure 15: Pre-Plot for Plan 2



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: Grantline 208 contains a total of 502 single family lots. The community is anticipated to have a school as well as a park and open space, providing a desirable environment. The adjustment would allow for a larger single story home on the 45' x 105' size lots which, according to the applicant, is the desirable option of today's market. The proposed development size is sufficient and is designed to provide a desirable environment within its own boundaries, as the requested setbacks would permit desirable home designs to be included in the development and maintain enough space in between homes.

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

Evidence: The project is surrounded by other communities of single family homes as well as anticipated commercial areas. With the adjustment, Plan 2 of the project would still be compatible with the other homes in the surrounding area.

- 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 requested adjustment does not create any deviations or exceptions from the density requirements and does not create any project amenities to the property. Reduction of the rear yard and front yard setback would not affect any neighboring properties and the property would still be required to meet side setbacks in order to maintain fire and building safety requirements. Reductions in the setbacks are necessary to allow a popular home model to be included in the development.

- 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 in the rear and front setbacks will not affect any neighboring properties, as such homes are not yet constructed. The adjustment would only affect the Plan 2 homes and the reduction in setbacks would allow for the home to be set closer to the street as encouraged by the City's design guidelines.

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

Evidence: The Adjustment is requesting an approximate 28% reduction in the rear yard setback and an approximate 6% reduction in the front yard setback from Specific Plan standards. The site will still be utilized for single family housing as shown in the General Plan. The adjustment will change the setbacks as required by the Sunridge Specific Plan however, the property will still be consistent with all other aspects of the Specific Plan and Zoning Code and the Code permits adjustments when all findings are met.

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

Evidence: The requested adjustment is the minimum amount necessary to fit the Plan 2 floor plan on the typical 45' x 105' lot size. The reduction would allow for the home to be adjusted in order to meet the 2 foot off-set in the front yard setback that is encouraged by the City's Design Guidelines. This adjustment would only be applicable to Plan 2 homes within the 45' x 105' lots and would not be applicable to any other floor plan within the Grantline 208 community.

ENVIRONMENTAL

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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." The proposed Grantline 208 project is a project under CEQA.

The County certified an Environmental Impact Report ("EIR") for the Sunrise Douglas Community Plan ("SDCP") and Sunridge Specific Plan ("SRSP") in July 2002 (State

Clearinghouse Number 97022055) and the City subsequently certified a Court-Ordered Partially Revised Draft Environmental Impact Report (Revised DEIR) to the SDCP/SRSP EIR addressing long-term water supply plan and other water supply related issues (State Clearinghouse Number 97022055). The Grant Line 208 project is part of the SDCP and SRSP. The City Council originally approved a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement, and Tentative Subdivision Map for the Grant Line 208 project in 2006 as part of its approval for the Sunridge East Projects, which were approved under a Mitigated Negative Declaration that relied upon the SDCP/SRSP EIR that was incorporated by reference into the Sunridge East MND. In 2015, the City Council approved a tentative map that included 222 fewer dwelling units than originally approved.

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

RECOMMENDED MOTION

Staff recommends that the City Council find the project categorically exempt from further CEQA review per CEQA Guidelines Section 15182 and adopt the Resolution approving the Major Design Review and Adjustment for Grantline 208 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

ATTACHMENT 1**CITY OF RANCHO CORDOVA****CITY COUNCIL RESOLUTION NO. XXX-2018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW AND ADJUSTMENT FOR
GRANTLINE 208 PROJECT NO. DD9818**

WHEREAS, Lennar Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval of Grantline 208 located in the Grantline 208 subdivision with nine new floor plans each with three architectural styles; and

WHEREAS, the submitted application also includes an Adjustment for a rear yard setback reduction of 6 feet and a front yard setback reduction of 1 foot for lots with a Plan 2 floor plan due to the size of the home on the 45' x 105' lot; 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 Sunridge East Properties (Sunridge East MND) adopted by the City of Rancho Cordova, and which the original project was revised and includes 222 fewer dwelling units than previously approved and therefore the City adopted a CEQA Addendum in 2015 (Resolution 24-2015), thereby satisfying the requirements for the California Environmental Quality Act; and

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

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

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

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

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

ATTACHMENT 1

2. 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 residential areas of Grantline 208 is Medium Density Residential (MDR). The MDR zone is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The project is consistent with the City's Design Guidelines for residential homes. The project is consistent with the requirements and standards of the Sunridge Specific Plan however, the applicant is requesting an adjustment for the rear yard setback and front yard setback for the project's 1,880 square foot floor plan (Plan 2). The adjustment would only apply to this floor plan.

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

Evidence: Lennar Homes of California has presented a design package which includes nine different floor plans with multiple architectural types (Mediterranean Revival, Tuscan, Craftsman, Italian, and Farmhouse). Variations in colors and materials along with living spaces forward of the garage will create a vibrant and welcoming streetscape that will complement anticipated future construction in the area. Conditions of Approval (**Attachment 3**) have been developed to alternate between sizes and architectural styles throughout the neighborhood to increase street variation.

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

Evidence: The proposed residential architecture establishes a clear design concept and is compatible with other neighboring communities such as North Douglas, Douglas 98, and Sunridge Park. Grantline 208 provides floor plans ranging from 1,603 to 3,312 square feet in size and numerous architectural styles that create an aesthetically appealing streetscape that would establish a standard for anticipated commercial and additional residential areas nearby.

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

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

ATTACHMENT 1

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: Grantline 208 contains a total of 502 single family lots. The community is anticipated to have a school as well as a park and open space, providing a desirable environment. The adjustment would allow for a larger single story home on the 45' x 105' size lots which, according to the applicant, is the desirable option of today's market. The proposed development size is sufficient and is designed to provide a desirable environment within its own boundaries, as the requested setbacks would permit desirable home designs to be included in the development and maintain enough space in between homes.

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

Evidence: The project is surrounded by other communities of single family homes as well as anticipated commercial areas. With the adjustment, Plan 2 of the project would still be compatible with the other homes in the surrounding area.

- 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 requested adjustment does not create any deviations or exceptions from the density requirements and does not create any project amenities to the property. Reduction of the rear yard and front yard setback would not affect any neighboring properties and the property would still be required to meet side setbacks in order to maintain fire and building safety requirements. Reductions in the setbacks are necessary to allow a popular home model to be included in the development.

- 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 in the rear and front setbacks will not affect any neighboring properties. The adjustment would only affect the Plan 2 homes and the reduction in setbacks would allow for the home to be set closer to the street as encouraged by the City's design guidelines.

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

Evidence: The Adjustment is requesting an approximate 28% reduction in the rear yard setback and an approximate 6% reduction in the front yard setback from Specific Plan standards. The site will still be utilized for single family housing as shown in the General Plan. The adjustment will change the setbacks as required by the Sunridge Specific

ATTACHMENT 1

Plan however, the property will still be consistent with all other aspects of the Specific Plan and Zoning Code and the Code permits adjustments when all findings are met.

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

Evidence: The requested adjustment is the amount necessary to fit the Plan 2 floor plan on the typical 45' x 105' lot size. The reduction would allow for the home to be adjusted in order to meet the 2 foot off-set in the front yard setback that is encouraged by the City's Design Guidelines. This adjustment would only be applicable to Plan 2 homes within the 45' x 105' lots and would not be applicable to any other floor plan within the Grantline 208 community.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

2670723.1

GRANTLINE 208

CITY OF RANCHO CORDOVA
CALIFORNIA



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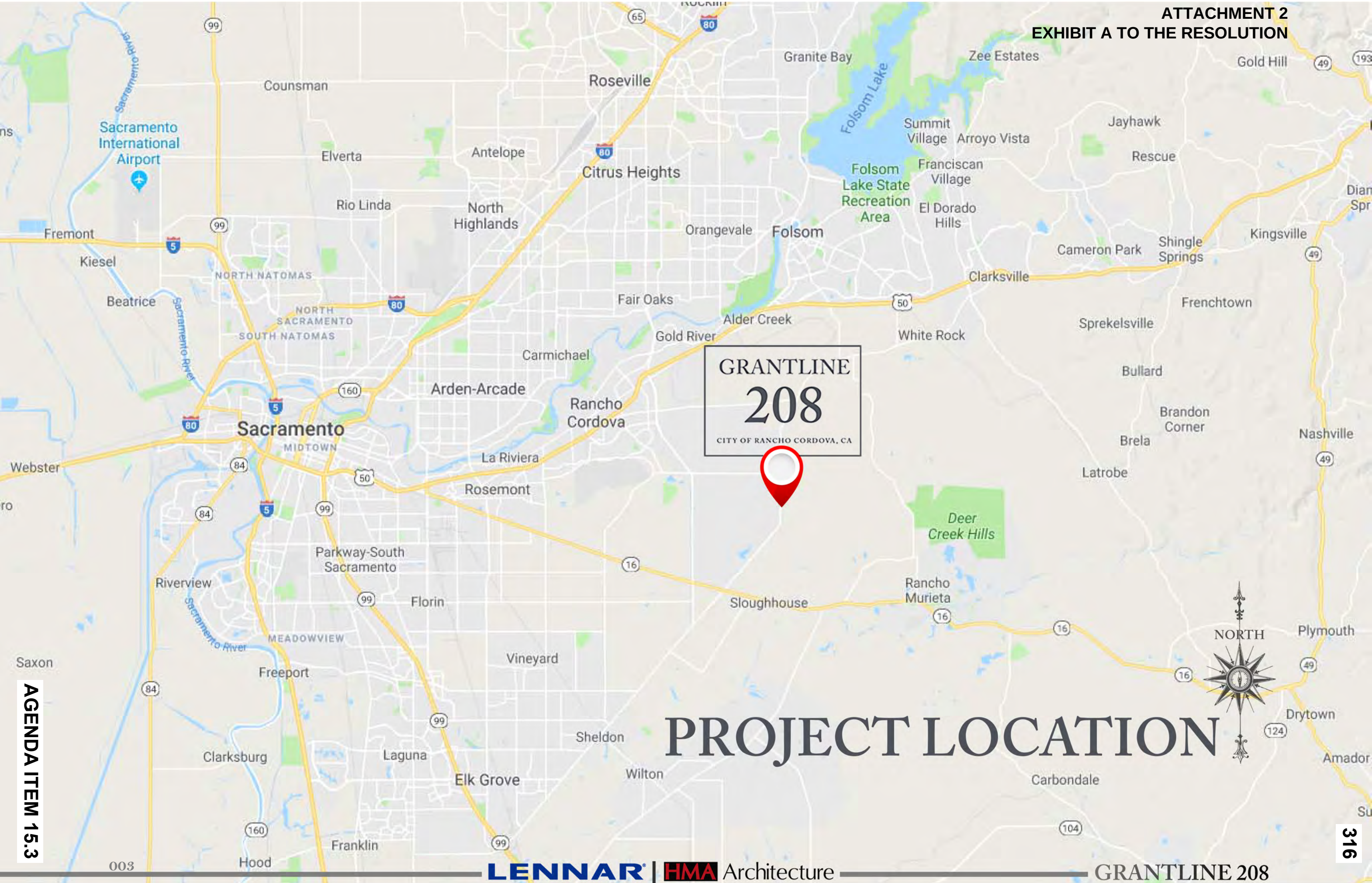
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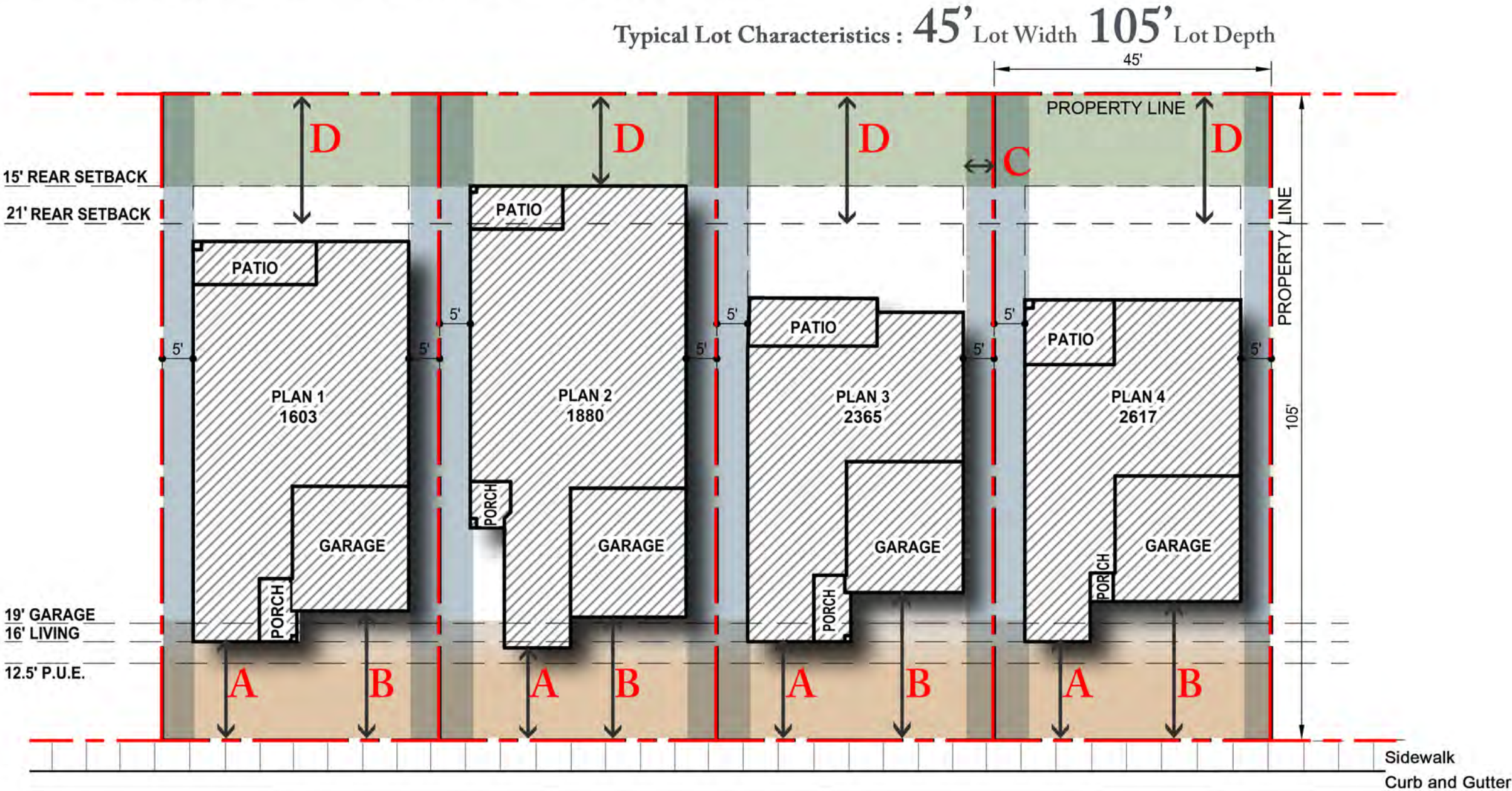
SITE PLAN | VILLAGES 1-6



AGENDA ITEM 15.3

SETBACK EXHIBIT

The following Exhibit displays typical lot conditions within the Grantline 208 Development



AGENDA ITEM 15.3

Building
Setbacks

Plan 1,3,4
Plan 2
Requested with Adjustment

A Setback to Front Livable / Porch - 16'
Setback to Front Livable / Porch - 15'

B Setback to Front of Garage - 19'

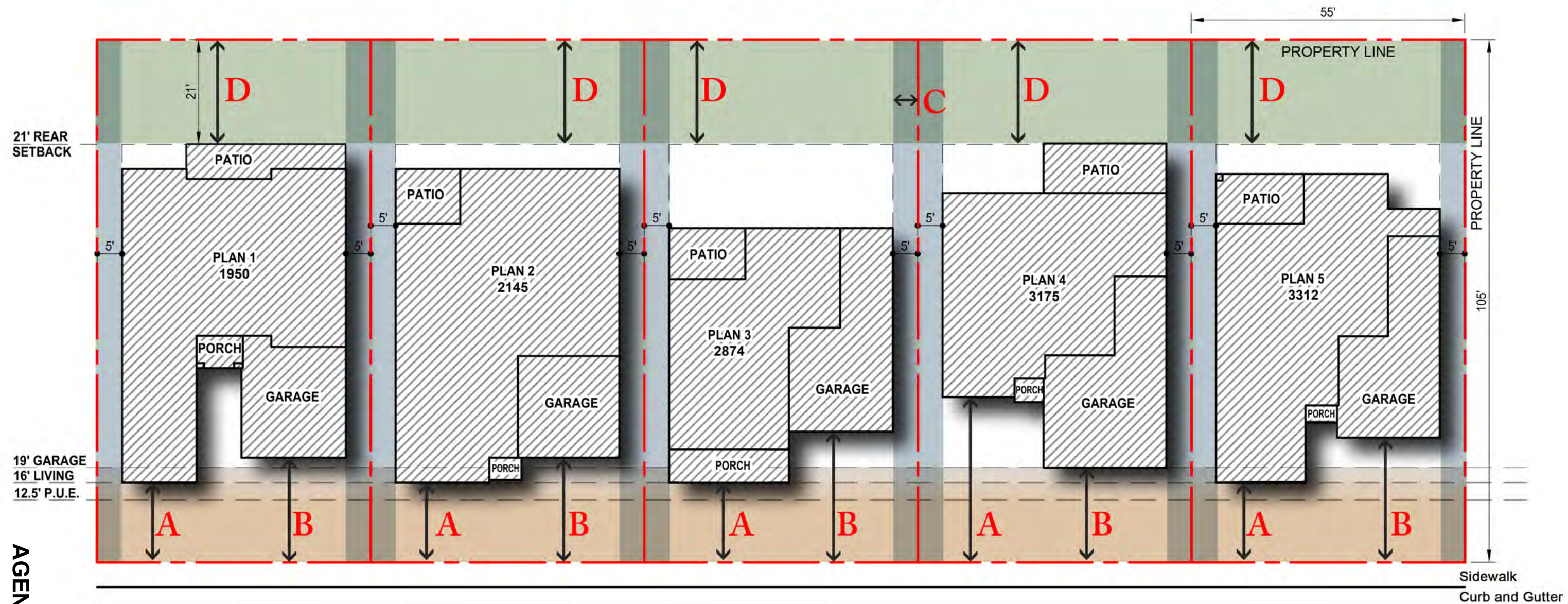
C Side Setback - 5'

D Rear Setback - 21' (20% of lot depth)
Rear Setback - 15'

SETBACK EXHIBIT

The following Exhibit displays typical lot conditions within the Grantline 208 Development

Typical Lot Characteristics : 55' Lot Width 105' Lot Depth



Building
Setbacks

A

Setback to Front
Livable / Porch - 16'

B

Setback to Front
of Garage - 19'

C

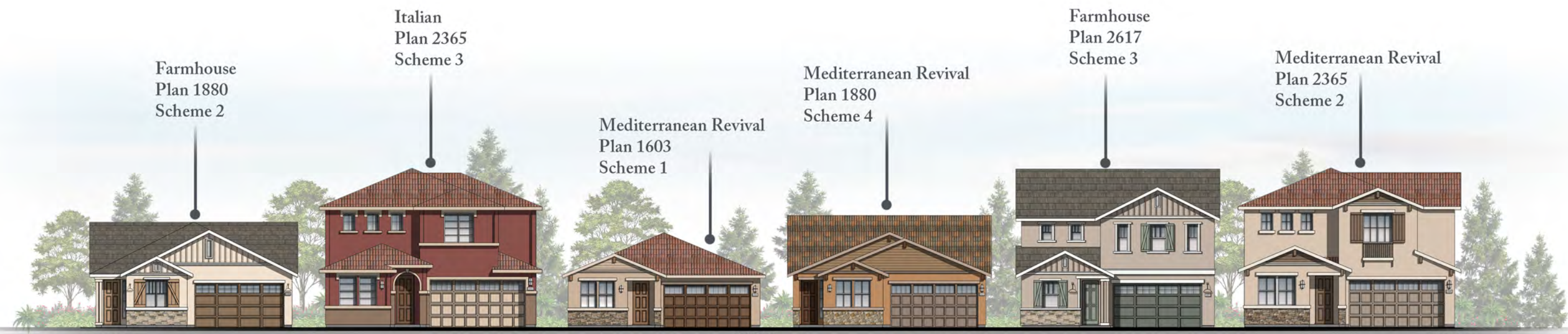
Side Setback - 5'

D

Rear Setback - 21'
"20% of Lot Depth"

AGENDA ITEM 15.3

STREETSCAPE EXHIBIT



Viridian | 35's Product



Ventana | 45's Product

AGENDA ITEM 15.3

ARCHITECTURAL INSPIRATIONS



ITALIAN STYLE

Distinct features of Italian Villa architecture are influenced by the emergence of world travel in the late 1800's, with the ability to travel to Italy, Americans experienced the architecture firsthand and began to bring elements of the style back to America. Italian Villa architecture is simple and formal, with details such as arches and decorative window surrounds characterizing the style. Roof forms are simple with low pitches.

5:12 roof slope



MEDITERRANEAN REVIVAL

Mediterranean Revival is a design style introduced in the United States in the waning nineteenth century, Peaking in popularity during the 1920s and 1930s, the movement drew heavily on the style of palaces and seaside villas and applied them to the rapidly expanding coastal resorts of California and Florida. Structures are typically based on a rectangular floor plan, and feature massive, symmetrical primary façades. Stuccoed walls, red tiled roofs, windows in the shape of arches or circles, one or two stories, wood or wrought iron balconies with window grilles, and articulated door surrounds are characteristic.[1][2] Keystones were occasionally employed. Ornamentation may be simple or dramatic.

5:12 roof slope



FARMHOUSE STYLE

The Farmhouse style is representative of the rural agricultural countryside so prevalent of northern and central California. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable roof forms, covered porches, shutters, and traditional brick accents.

6:12 roof slope

ARCHITECTURAL INSPIRATIONS



TUSCAN STYLE

Tuscan architecture is the traditional architecture of Tuscany, a region in central Italy. Stone, wood, wrought iron and tile are some of the building materials commonly used in Tuscan style buildings. With simple, clean lines and design elements drawn from as long ago as the Roman Empire, Tuscan architecture is a rustic yet sophisticated style particularly suited to its original Mediterranean setting and increasingly used in other parts of the world.

5:12 roof slope

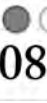


CRAFTSMAN STYLE

The Craftsman style home is simple informal, and efficient, and the exteriors emphasize the use of natural materials. The Craftsman style primarily exhibits horizontal floor plans, covered porches, and low slung roof forms. True to the nature of the design, exteriors are often painted in colors found naturally in the surroundings environment. Craftsman homes are characterized by exposed or expressive structural elements like battered columns and knee braces at the eaves

5:12 roof slope

PLANS

					
Loft					
Two Story					
Garage					
Bathroom					
Bedroom					
					
					
					
					

1603
PLAN

1880
PLAN

2365
PLAN

2617
PLAN

1950
PLAN

2145
PLAN

2874
PLAN

3175
PLAN

323
PLAN

PLAN
1603 SQ. FT.

1  SINGLE STORY
2  CAR GARAGE
2  BATHROOMS
3  BEDROOMS



FLOOR PLAN

MEDITERRANEAN REVIVAL COLOR SCHEMES

ELEVATION “A”

SCHEME 1



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6100	Practical Beige	Main Body
Accent	SW 6095	Toasty	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 9096	Beige Intenso	Siding Panels

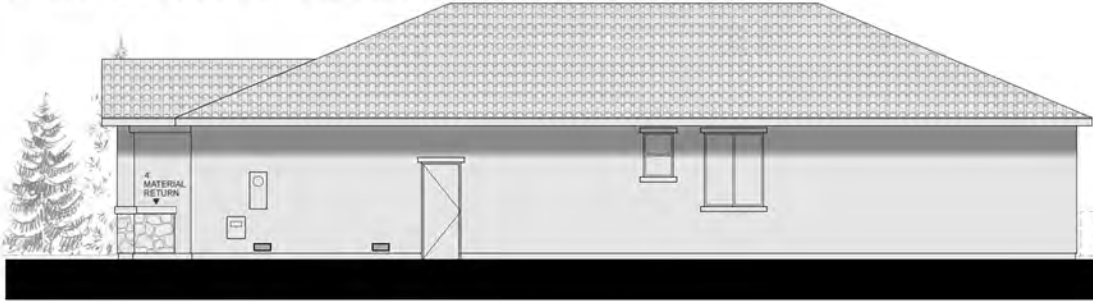
SCHEME 2



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6099	Sand Dollar	Main Body
Accent	SW 7509	Tiki Hut	Accent Areas
Trim	SW 7101	Futon	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 7037	Balanced Beige	Siding Panels

RIGHT ELEVATION



REAR ELEVATION



MEDITERRANEAN REVIVAL COLOR SCHEMES

ELEVATION “A”

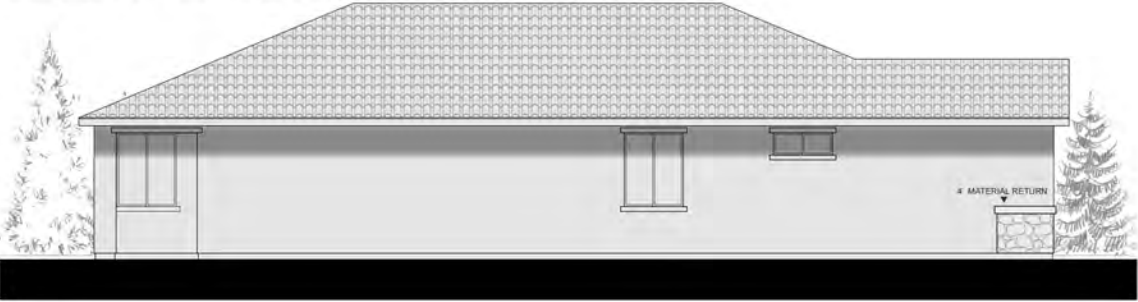
SCHEME 3



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 7502	Dry Dock	Main Body
Accent	SW 9091	Half-Caff	Accent Areas
Trim	SW 6092	Lightweight Beige	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Bucks County	Masonry Area
Second Base Color	SW 6081	Down Home	Siding Panels

LEFT ELEVATION



SCHEME 4

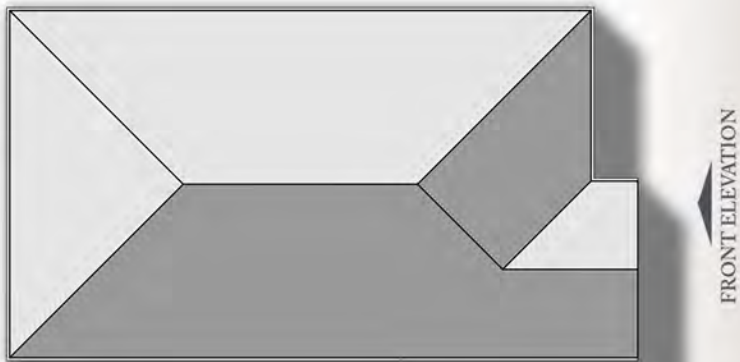


LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6090	Java	Accent Areas
Trim	SW 6066	Sand Trap	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Aspen	Masonry Area
Second Base Color	SW 6109	Hopsack	Siding Panels

ROOF PLAN

ROOF PITCH 5:12



ITALIAN COLOR SCHEMES
ELEVATION “B”

SCHEME 1



MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6093	Familiar Beige	Main Body
Accent	SW 6241	Aleutian	Accent Areas
Trim	SW 7562	Roman Column	Trim, Fascia, Garage Door
Second Base Color	SW 7502	Dry Dock	Main Entry

SCHEME 2



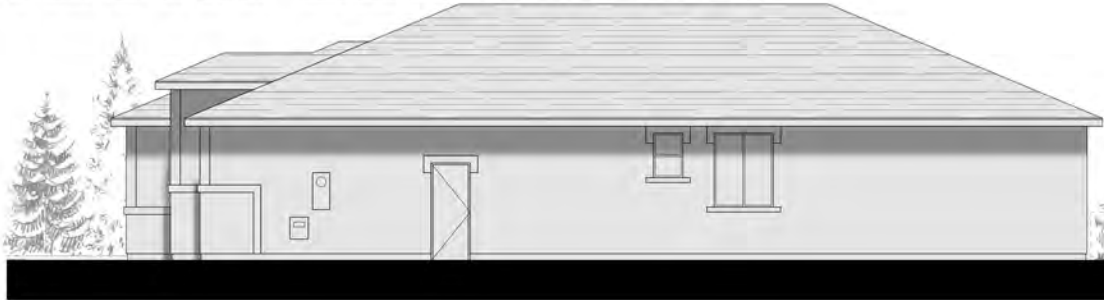
MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 0053	Porcelain	Trim, Fascia, Garage Door
Second Base Color	SW 7710	Brandywine	Main Entry

RIGHT ELEVATION



REAR ELEVATION



ITALIAN COLOR SCHEMES

ELEVATION “B”

SCHEME 3



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0006	Toile Red	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7719	Fresco Cream	Trim, Fascia, Garage Door
Second Base Color	SW 6081	Down Home	Main Entry

SCHEME 4



MATERIAL
EXAMPLE

LEGEND

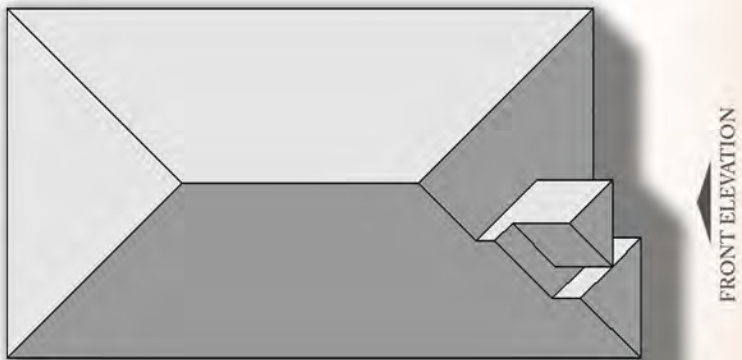
Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6394	Sequin	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Second Base Color	SW 7038	Tony Taupe	Main Entry

LEFT ELEVATION



ROOF PLAN

ROOF PITCH 5:12



FARMHOUSE COLOR SCHEMES

ELEVATION “C”

SCHEME 1



Trim Roofing Main Body Stone Accent

MATERIAL EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country LedgeStone-Echo Ridge	Masonry Area

SCHEME 2



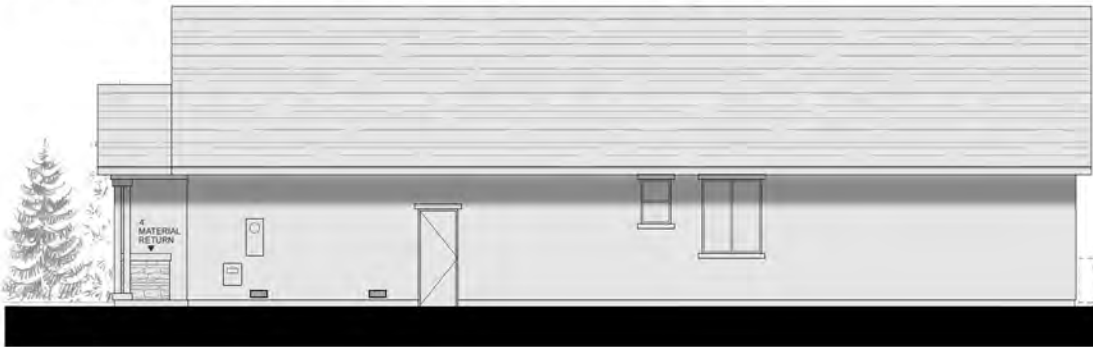
Trim Roofing Main Body Stone Accent

MATERIAL EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country LedgeStone-Echo Ridge	Masonry Area

RIGHT ELEVATION



REAR ELEVATION



FARMHOUSE COLOR SCHEMES

ELEVATION “C”

SCHEME 3



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country LedgeStone-Echo Ridge	Masonry Area

SCHEME 4

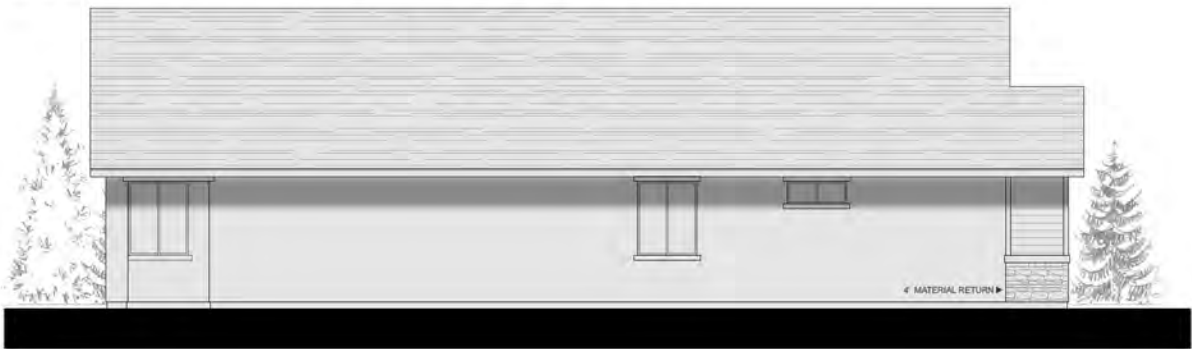


MATERIAL
EXAMPLE

LEGEND

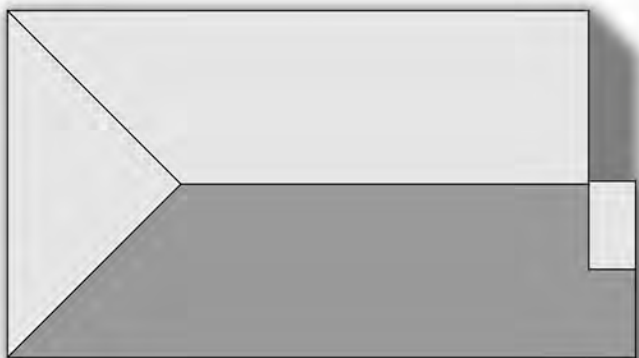
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country LedgeStone-Echo Ridge	Masonry Area

LEFT ELEVATION



ROOF PLAN

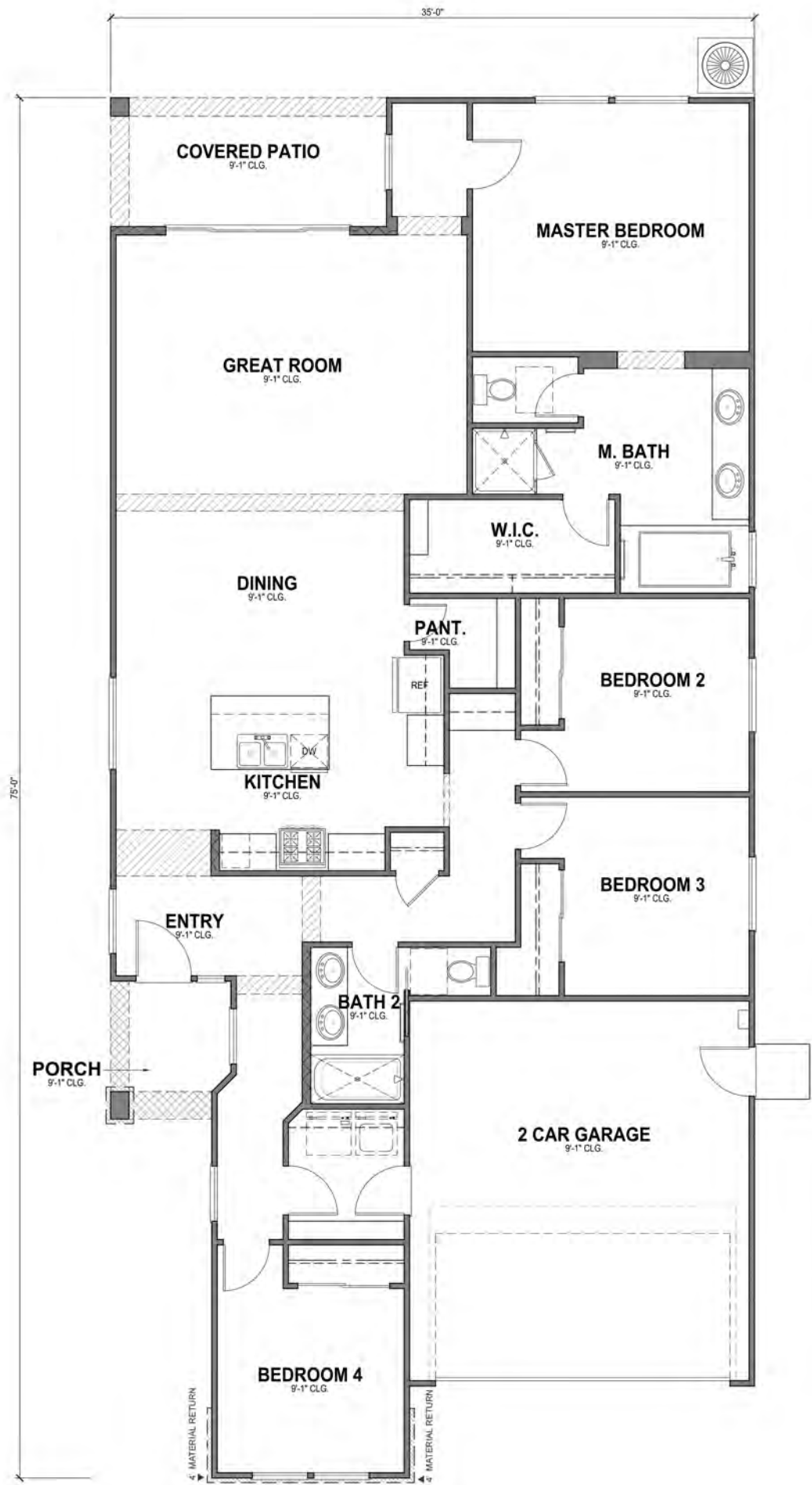
ROOF PITCH 6:12



FRONT ELEVATION

PLAN
1880 SQ. FT.

1 SINGLE STORY
2 CAR GARAGE
2 BATHROOMS
4 BEDROOMS



FLOOR PLAN

[A] MEDITERRANEAN REVIVAL	1880
[B] ITALIAN	2365
[C] FARMHOUSE	2617
333	1950
2145	2874
3175	333

MEDITERRANEAN REVIVAL COLOR SCHEMES

ELEVATION "A"

SCHEME 1



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6100	Practical Beige	Main Body
Accent	SW 6095	Toasty	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 9096	Beige Intenso	Siding Panels

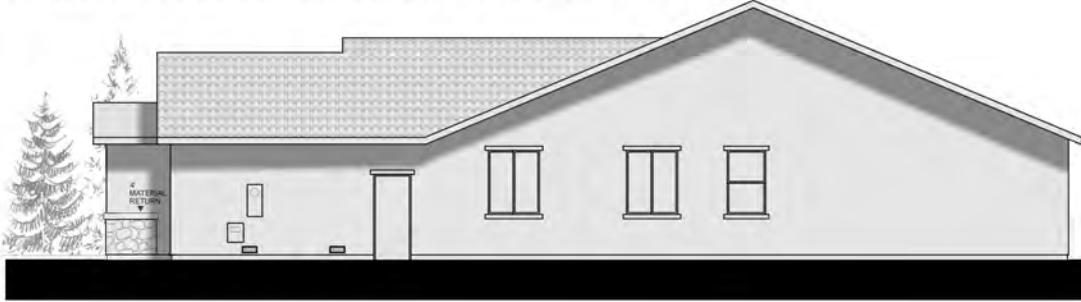
SCHEME 2



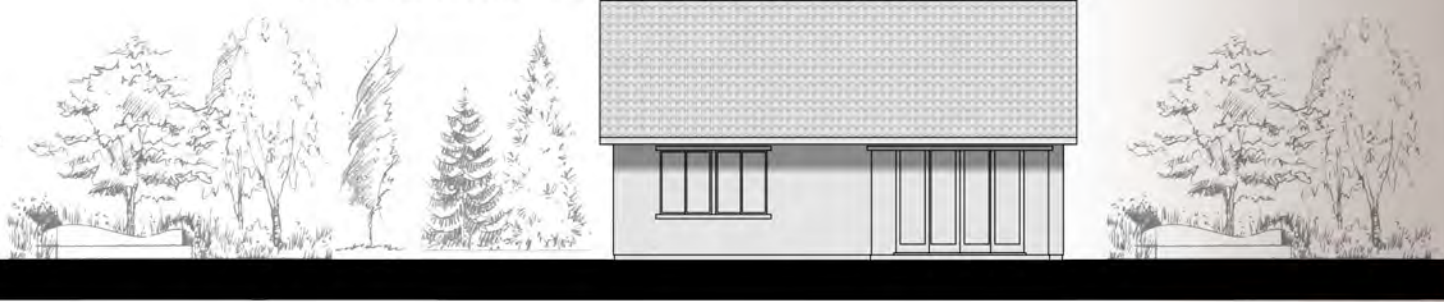
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6099	Sand Dollar	Main Body
Accent	SW 7509	Tiki Hut	Accent Areas
Trim	SW 7101	Futon	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 7037	Balanced Beige	Siding Panels

RIGHT ELEVATION



REAR ELEVATION



MEDITERRANEAN REVIVAL COLOR SCHEMES

ELEVATION "A"

SCHEME 3



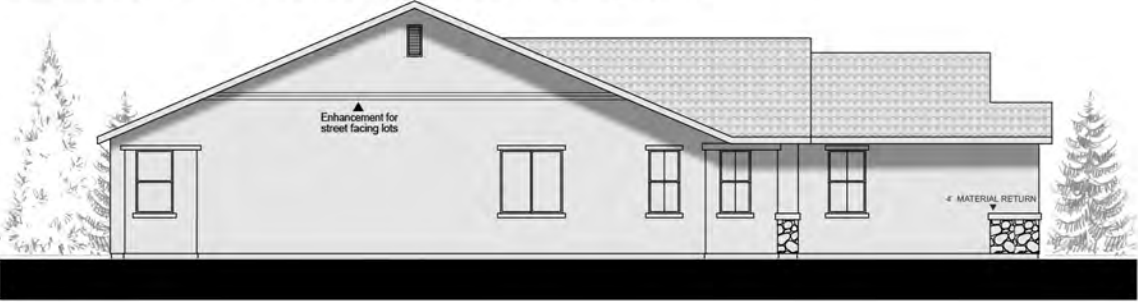
MATERIAL EXAMPLE

Trim Roofing Main Body Stone Accent Second Color

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 7502	Dry Dock	Main Body
Accent	SW 9091	Half-Caff	Accent Areas
Trim	SW 6092	Lightweight Beige	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Bucks County	Masonry Area
Second Base Color	SW 6081	Down Home	Siding Panels

LEFT ELEVATION



SCHEME 4



MATERIAL EXAMPLE

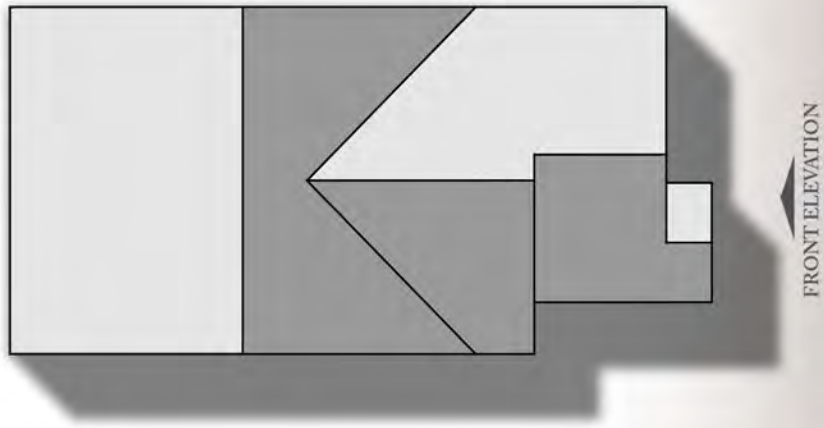
Trim Roofing Main Body Stone Accent Second Color

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6090	Java	Accent Areas
Trim	SW 6066	Sand Trap	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Aspen	Masonry Area
Second Base Color	SW 6109	Hopsack	Siding Panels

ROOF PLAN

ROOF PITCH 5:12



FRONT ELEVATION

ITALIAN COLOR SCHEMES
ELEVATION “B”

SCHEME 1



MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6093	Familiar Beige	Main Body
Accent	SW 6241	Aleutian	Accent Areas
Trim	SW 7562	Roman Column	Trim, Fascia, Garage Door
Second Base Color	SW 7502	Dry Dock	Masonry Area

SCHEME 2



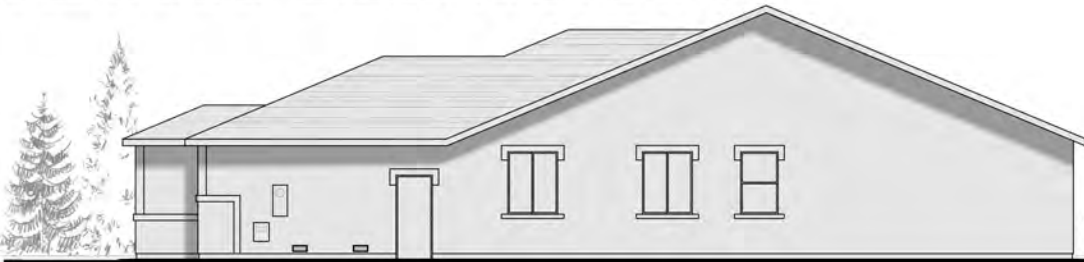
MATERIAL
EXAMPLE



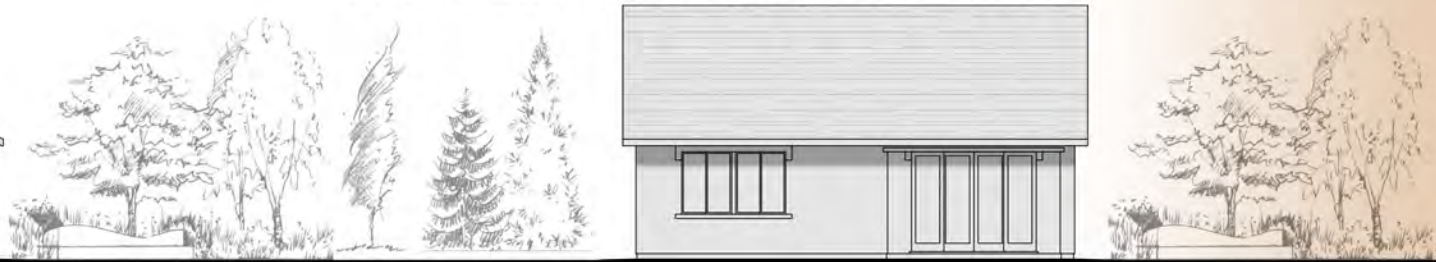
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 0053	Porcelain	Trim, Fascia, Garage Door
Second Base Color	SW 7710	Brandywine	Masonry Area

RIGHT ELEVATION



REAR ELEVATION



ITALIAN COLOR SCHEMES
ELEVATION “B”

SCHEME 3



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0006	Toile Red	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7719	Fresco Cream	Trim, Fascia, Garage Door
Second Base Color	SW 6081	Down Home	Masonry Area

SCHEME 4

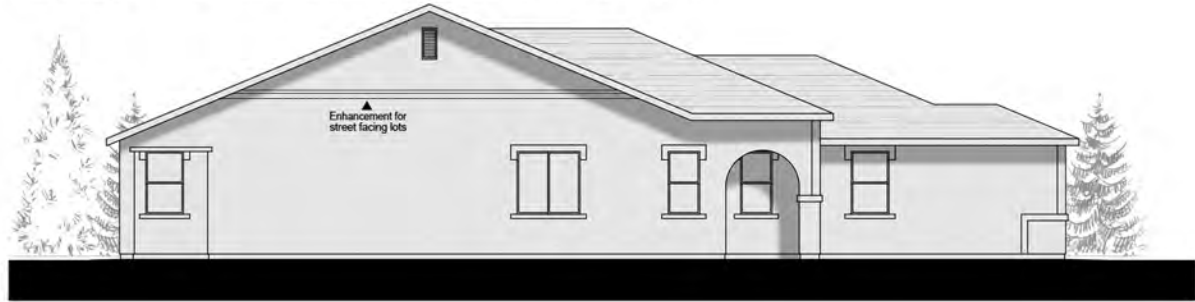


MATERIAL
EXAMPLE

LEGEND

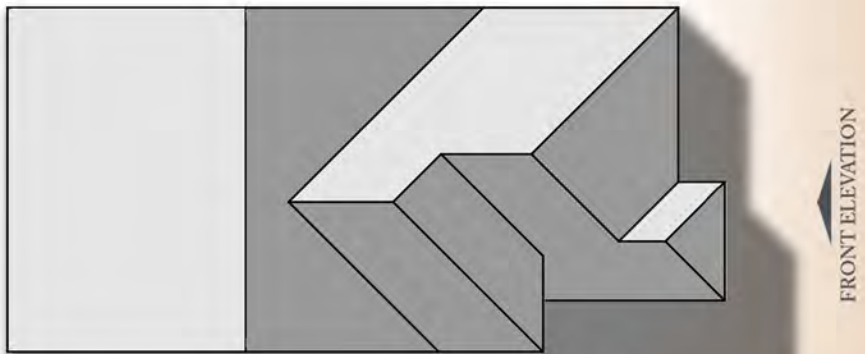
Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6394	Sequin	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Second Base Color	SW 7038	Tony Taupe	Masonry Area

LEFT ELEVATION



ROOF
PLAN

ROOF PITCH 5:12



FRONT ELEVATION

FARMHOUSE COLOR SCHEMES

ELEVATION “C”

SCHEME 1



MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 2



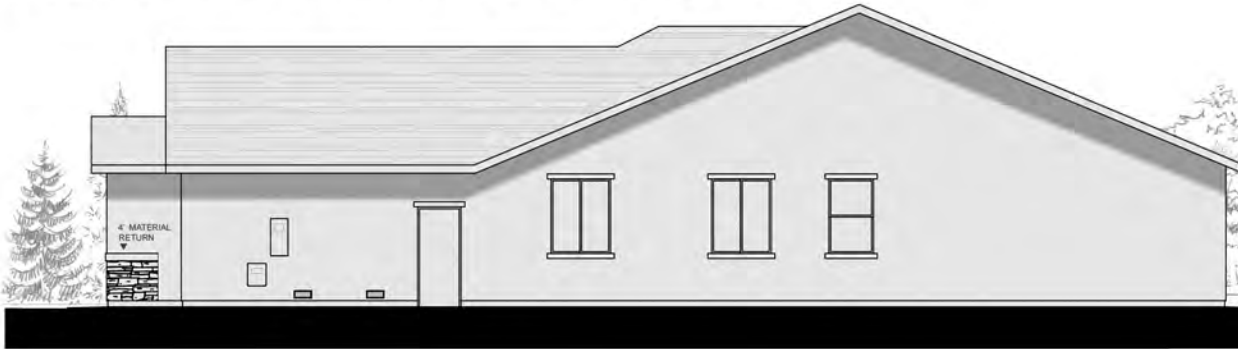
MATERIAL
EXAMPLE



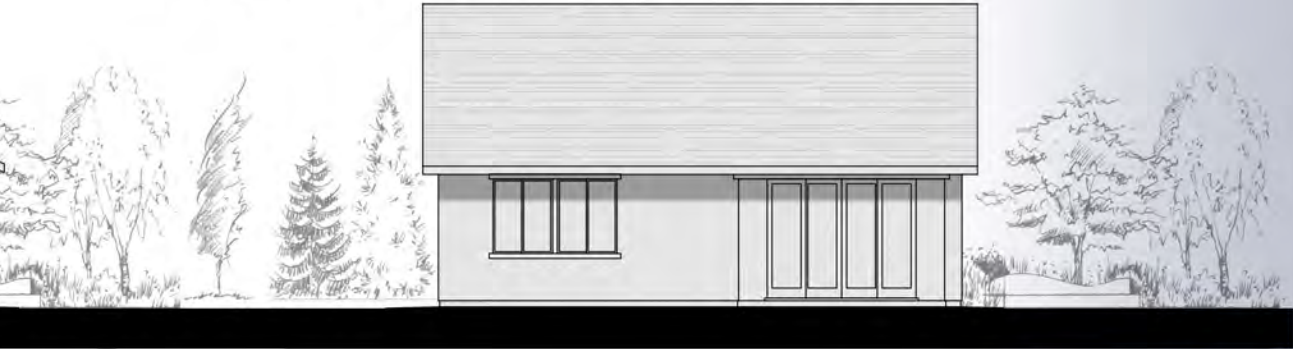
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

RIGHT ELEVATION



REAR ELEVATION



FARMHOUSE COLOR SCHEMES

ELEVATION “C”

SCHEME 3



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 4



MATERIAL
EXAMPLE

LEGEND

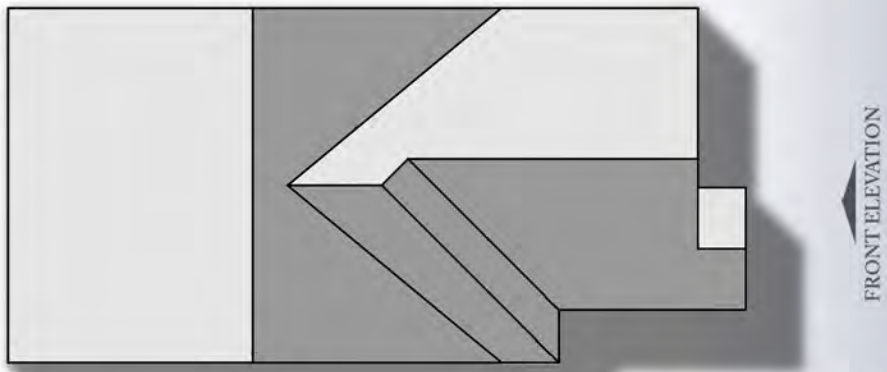
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

LEFT ELEVATION



ROOF PLAN

ROOF PITCH 6:12



PLAN
2365 SQ. FT.

- 1



LOFT
- 2



TWO STORY
- 2



CAR GARAGE
- 3



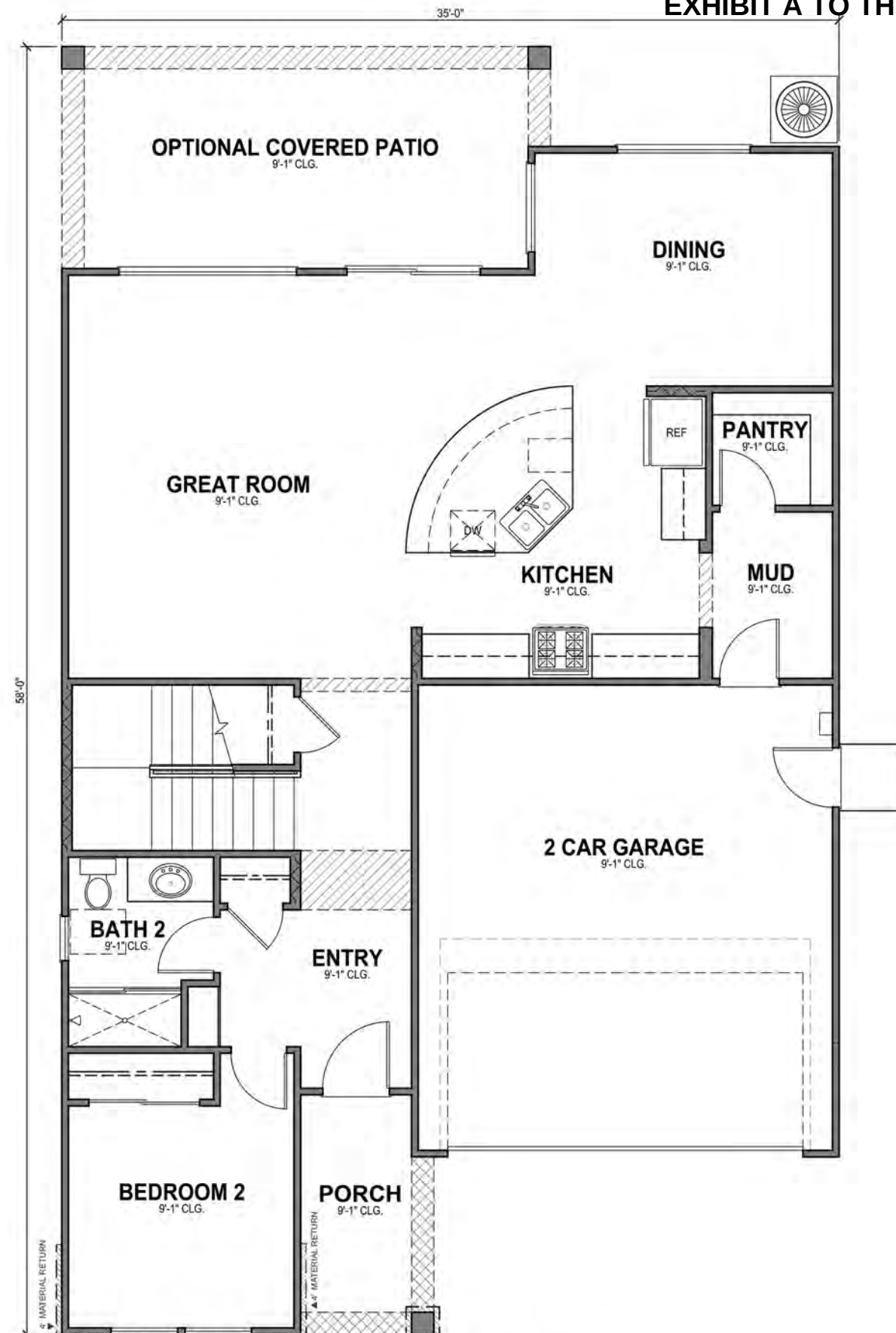
BATHROOMS
- 4



BEDROOMS



SECOND LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

MEDITERRANEAN REVIVAL COLOR SCHEMES

ELEVATION "A"

SCHEME 1



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6100	Practical Beige	Main Body
Accent	SW 6095	Toasty	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 9096	Beige Intenso	Siding Panels

SCHEME 2



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6099	Sand Dollar	Main Body
Accent	SW 7509	Tiki Hut	Accent Areas
Trim	SW 7101	Futon	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 7037	Balanced Beige	Siding Panels

RIGHT
ELEVATION



REAR
ELEVATION



MEDITERRANEAN REVIVAL COLOR SCHEMES

ELEVATION "A"



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 7502	Dry Dock	Main Body
Accent	SW 9091	Half-Caff	Accent Areas
Trim	SW 6092	Lightweight Beige	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Bucks County	Masonry Area
Second Base Color	SW 6081	Down Home	Siding Panels

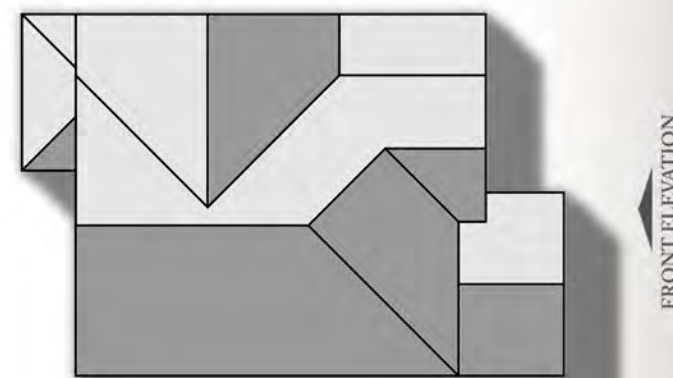


LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6090	Java	Accent Areas
Trim	SW 6066	Sand Trap	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Aspen	Masonry Area
Second Base Color	SW 6109	Hopsack	Siding Panels



ROOF PLAN
ROOF PITCH 5:12



ITALIAN COLOR SCHEMES
ELEVATION “B”



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6093	Familiar Beige	Main Body
Accent	SW 6241	Aleutian	Accent Areas
Trim	SW 7562	Roman Column	Trim, Fascia, Garage Door
Second Base Color	SW 7502	Dry Dock	Masonry Area



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 0053	Porcelain	Trim, Fascia, Garage Door
Second Base Color	SW 7710	Brandywine	Masonry Area



ITALIAN COLOR SCHEMES
ELEVATION “B”



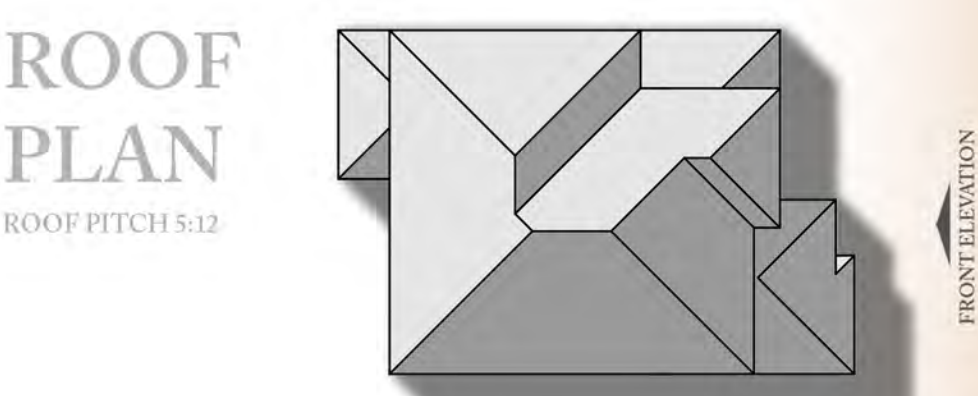
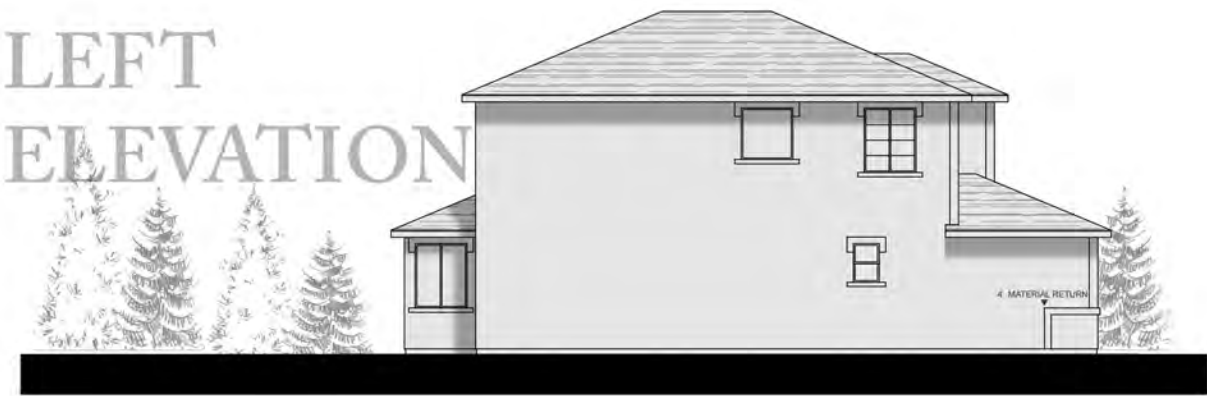
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0006	Toile Red	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7719	Fresco Cream	Trim, Fascia, Garage Door
Second Base Color	SW 6081	Down Home	Masonry Area



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6394	Sequin	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Second Base Color	SW 7038	Tony Taupe	Masonry Area



FARMHOUSE COLOR SCHEMES

ELEVATION “C”



Trim Roofing Main Body Stone Accent

MATERIAL EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area



Trim Roofing Main Body Stone Accent

MATERIAL EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area



AGENDA ITEM 15.3

2365 PLAN
2617 PLAN
1950 PLAN
2145 PLAN
2874 PLAN
3175 PLAN
346 PLAN

FARMHOUSE COLOR SCHEMES
ELEVATION “C”

SCHEME 3



Trim Roofing Main Body Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 4



Trim Roofing Main Body Stone Accent

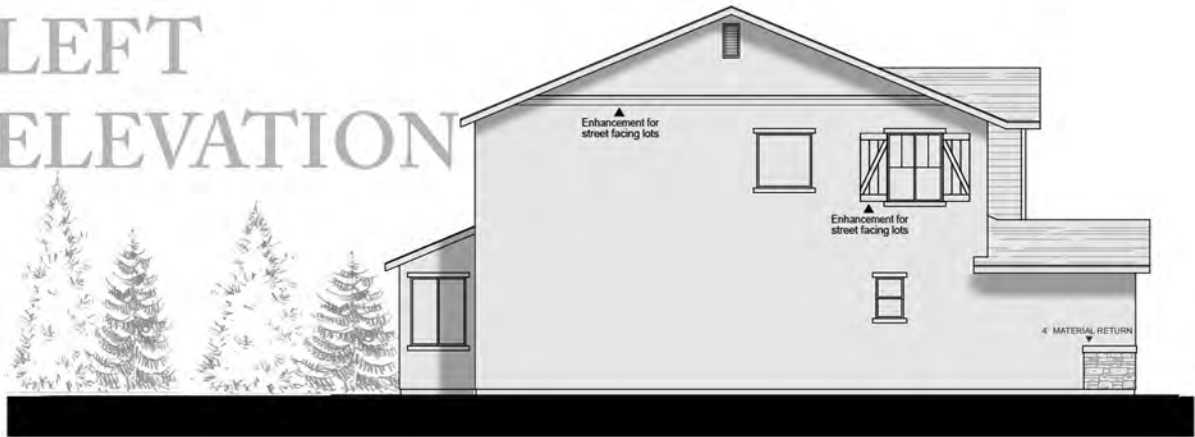
MATERIAL
EXAMPLE



LEGEND

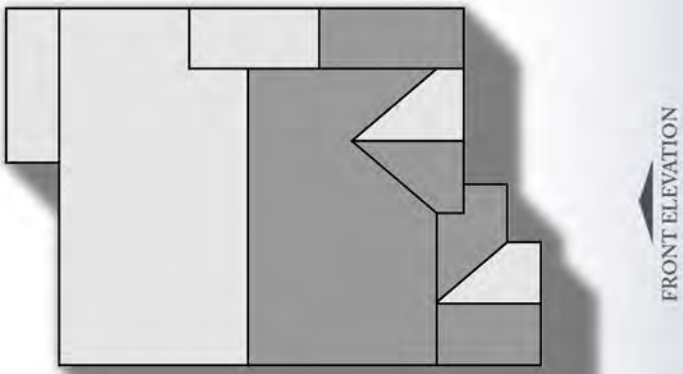
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

LEFT
ELEVATION



ROOF
PLAN

ROOF PITCH 6:12



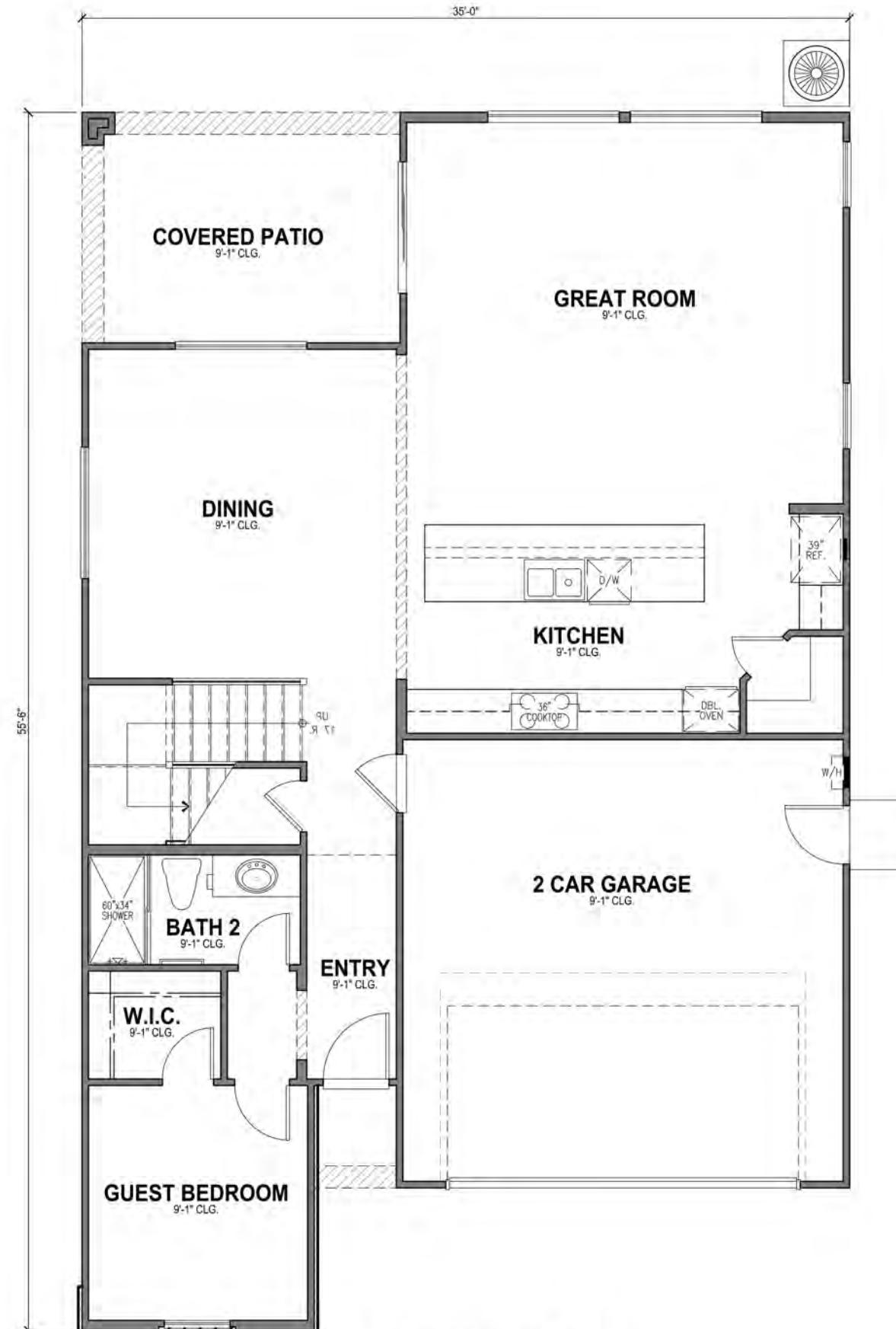
FRONT ELEVATION

PLAN
2617 SQ. FT.

1 LOFT 2 TWO STORY 2 CAR GARAGE 3 BATHROOMS 5 BEDROOMS



SECOND LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

MEDITERRANEAN REVIVAL COLOR SCHEMES

ELEVATION "A"



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6100	Practical Beige	Main Body
Accent	SW 6095	Toasty	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Southern Ledgestone - Chardonnay	Masonry Area
Second Base Color	SW 9096	Beige Intenso	Siding Panels



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6099	Sand Dollar	Main Body
Accent	SW 7509	Tiki Hut	Accent Areas
Trim	SW 7101	Futon	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Southern Ledgestone - Chardonnay	Masonry Area
Second Base Color	SW 7037	Balanced Beige	Siding Panels



MEDITERRANEAN REVIVAL COLOR SCHEMES

ELEVATION “A”



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 7502	Dry Dock	Main Body
Accent	SW 9091	Half-Caff	Accent Areas
Trim	SW 6092	Lightweight Beige	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Bucks County	Masonry Area
Second Base Color	SW 6081	Down Home	Siding Panels



LEGEND

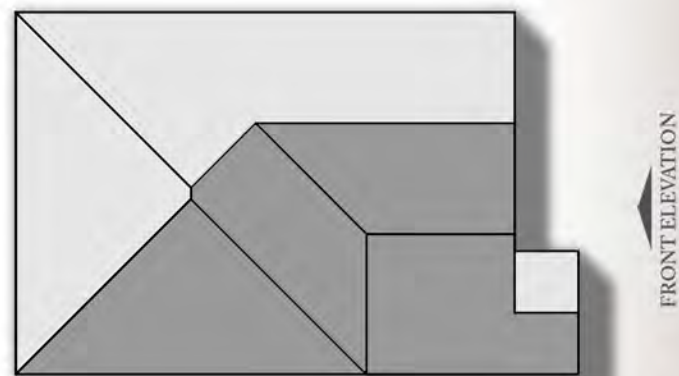
Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6090	Java	Accent Areas
Trim	SW 6066	Sand Trap	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Aspen	Masonry Area
Second Base Color	SW 6109	Hopsack	Siding Panels

RIGHT
ELEVATION



ROOF
PLAN

ROOF PITCH 5:12



ITALIAN COLOR SCHEMES
ELEVATION “B”



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6093	Familiar Beige	Main Body
Accent	SW 6241	Aleutian	Accent Areas
Trim	SW 7562	Roman Column	Trim, Fascia, Garage Door
Second Base Color	SW 7502	Dry Dock	Masonry & Entry Area



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 0053	Porcelain	Trim, Fascia, Garage Door
Second Base Color	SW 7710	Brandywine	Masonry & Entry Area

LEFT
ELEVATION



REAR
ELEVATION



ITALIAN COLOR SCHEMES
ELEVATION “B”



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0006	Toile Red	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7719	Fresco Cream	Trim, Fascia, Garage Door
Second Base Color	SW 6081	Down Home	Masonry & Entry Area



LEGEND

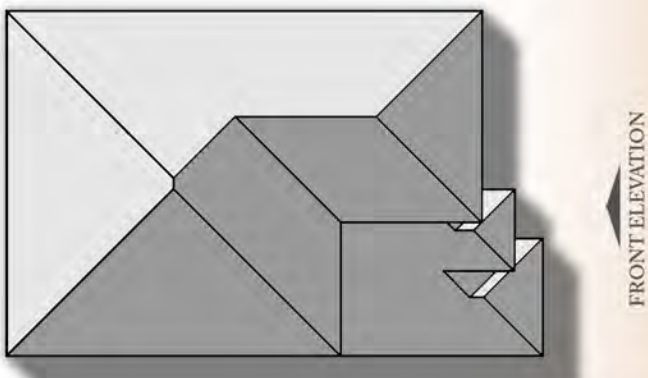
Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6394	Sequin	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Second Base Color	SW 7038	Tony Taupe	Masonry & Entry Area

RIGHT
ELEVATION



ROOF
PLAN

ROOF PITCH 5:12



FRONT ELEVATION

FARMHOUSE COLOR SCHEMES

ELEVATION “C”



Trim Roofing Main Body Stone Accent

MATERIAL EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country LedgeStone-Echo Ridge	Masonry Area

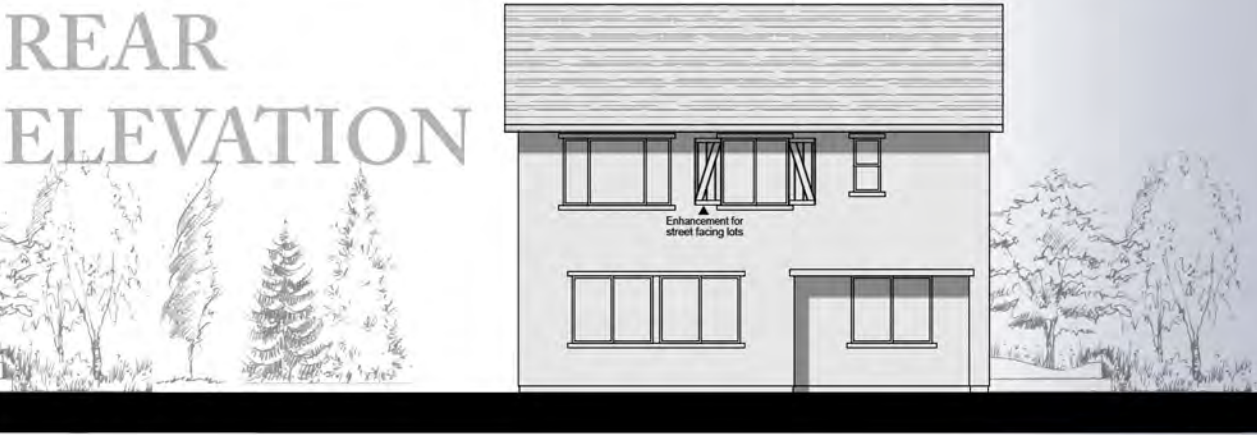
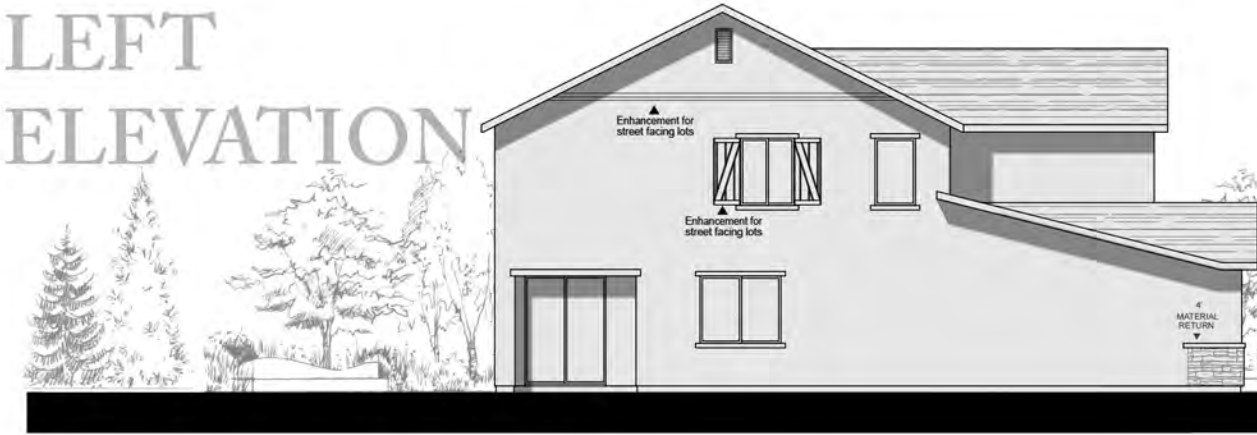


Trim Roofing Main Body Stone Accent

MATERIAL EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country LedgeStone-Echo Ridge	Masonry Area



FARMHOUSE COLOR SCHEMES

ELEVATION “C”



Trim Roofing Main Body Stone Accent

MATERIAL EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area



Trim Roofing Main Body Stone Accent

MATERIAL EXAMPLE

LEGEND

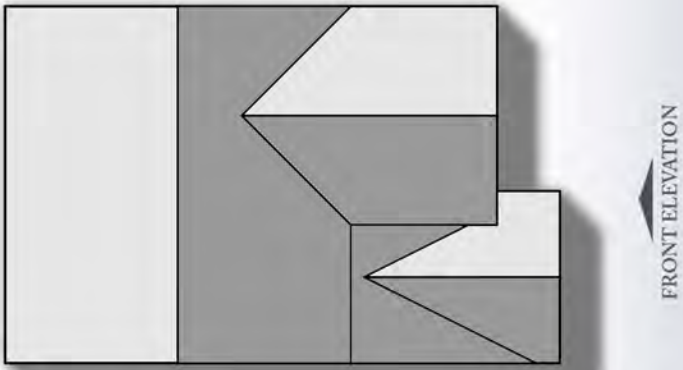
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - DarkAsh	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

RIGHT ELEVATION



ROOF PLAN

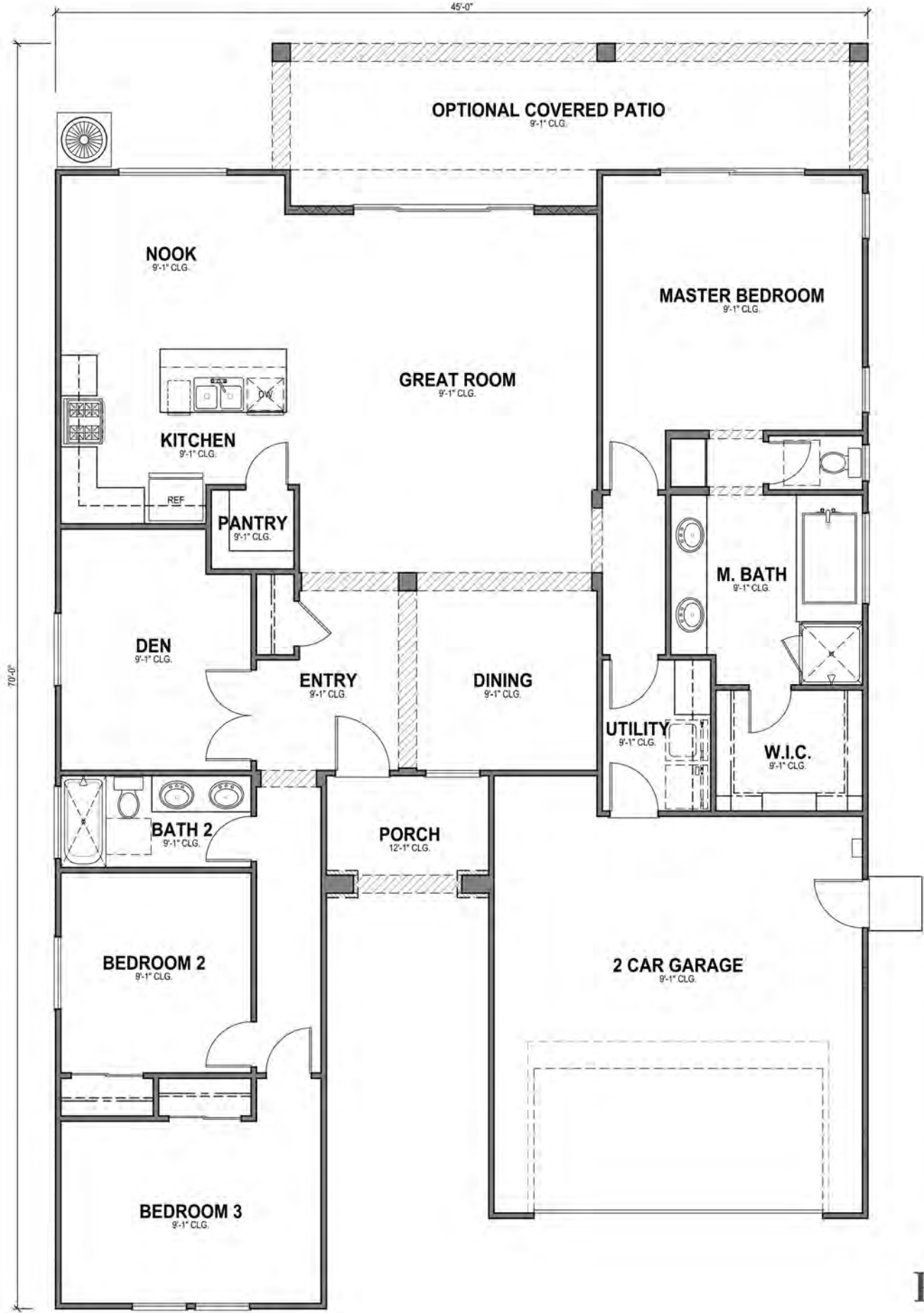
ROOF PITCH 6:12



Viridian
GRANTLINE 208

PLAN
1950 SQ. FT.

1  DEN
1  SINGLE STORY
2  CAR GARAGE
2  BATHROOMS
3  BEDROOMS



FLOOR PLAN

CRAFTSMAN COLOR SCHEMES

ELEVATION “A”

SCHEME 1



Trim Roofing Main Body Siding Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 0002	Chelsea Mauve	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9083	Dusted Truffle	Siding - Main Body Color

SCHEME 2



Trim Roofing Main Body Siding Stone Accent

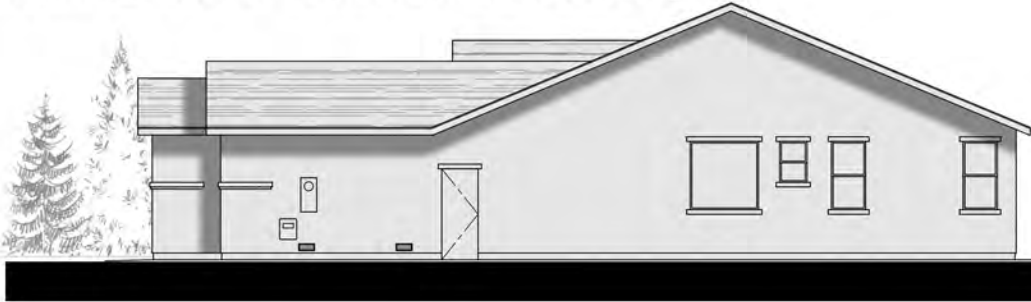
MATERIAL
EXAMPLE



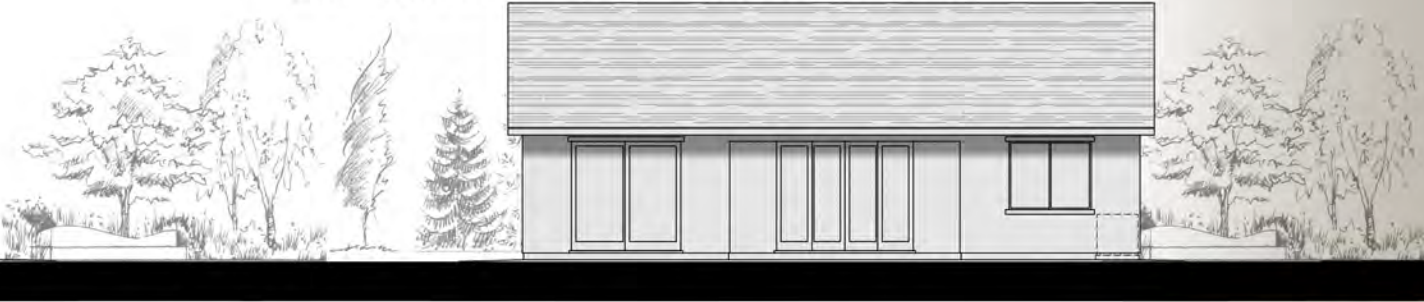
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6036	Angora	Main Body
Accent	SW 2856	Fairfax Brown	Accent Areas
Trim	SW 7100	Arcade White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6038	Truly Taupe	Siding - Main Body Color

RIGHT ELEVATION



REAR ELEVATION



CRAFTSMAN COLOR SCHEMES

ELEVATION "A"

SCHEME 3



Trim Roofing Main Body Siding Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6350	Intricate Ivory	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6080	Utterly Beige	Siding - Main Body Color

LEFT ELEVATION



SCHEME 4



Trim Roofing Main Body Siding Stone Accent

MATERIAL
EXAMPLE

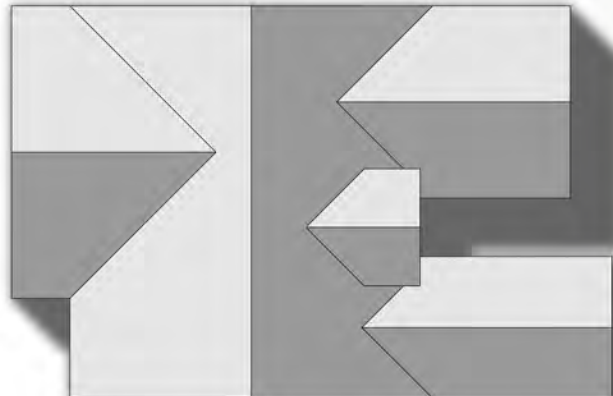


LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 7546	Prairie Grass	Main Body
Accent	SW 2843	Roycroft Brass	Accent Areas
Trim	SW 7564	Polar Bear	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9117	Urban Jungle	Siding - Main Body Color

ROOF PLAN

ROOF PITCH 5:12



FRONT ELEVATION

TUSCAN COLOR SCHEMES

ELEVATION “B”

SCHEME 1



MATERIAL EXAMPLE

Trim Roofing Main Body Stone Accent Second Color

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6108	Latte	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Entry Area
Second Base Color	SW 7535	Sandy Ridge	Masonry Area

SCHEME 2



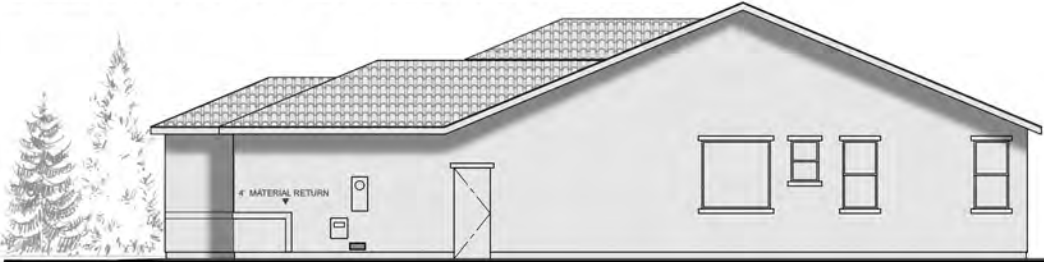
MATERIAL EXAMPLE

Trim Roofing Main Body Stone Accent Second Color

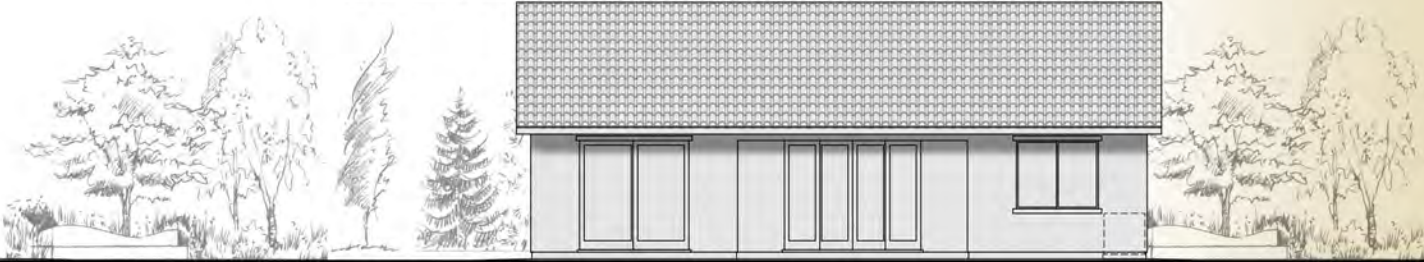
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 7702	Spiced Cider	Main Body
Accent	SW 7515	Homestead Brown	Accent Areas
Trim	SW 6102	Portabello	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Entry Area
Second Base Color	SW 2803	Rookwood Terra Cotta	Masonry Area

RIGHT ELEVATION



REAR ELEVATION



AGENDA ITEM 15.3

TUSCAN COLOR SCHEMES
ELEVATION “B”

SCHEME 3



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0028	Caen Stone	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7033	Brainstorm Bronze	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Entry Area
Second Base Color	SW 6129	Restrained Gold	Masonry Area

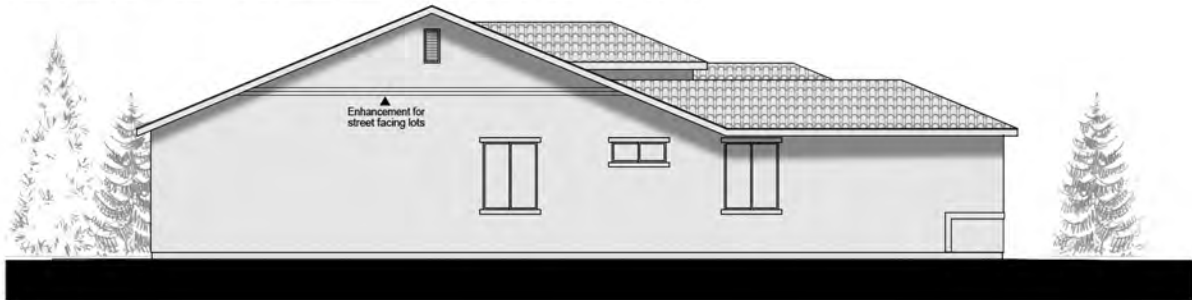
SCHEME 4



LEGEND

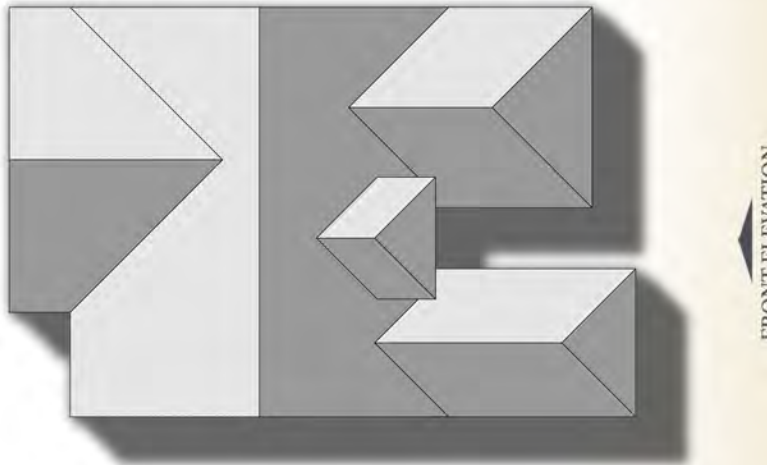
Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6065	Bona Fide Beige	Main Body
Accent	SW 6040	Less Brown	Accent Areas
Trim	SW 7514	Foothills	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Entry Area
Second Base Color	SW 9081	Redend Point	Masonry Area

LEFT ELEVATION



ROOF
PLAN

ROOF PITCH 5:12



FRONT ELEVATION

FARMHOUSE COLOR SCHEMES

ELEVATION “C”

SCHEME 1



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 2

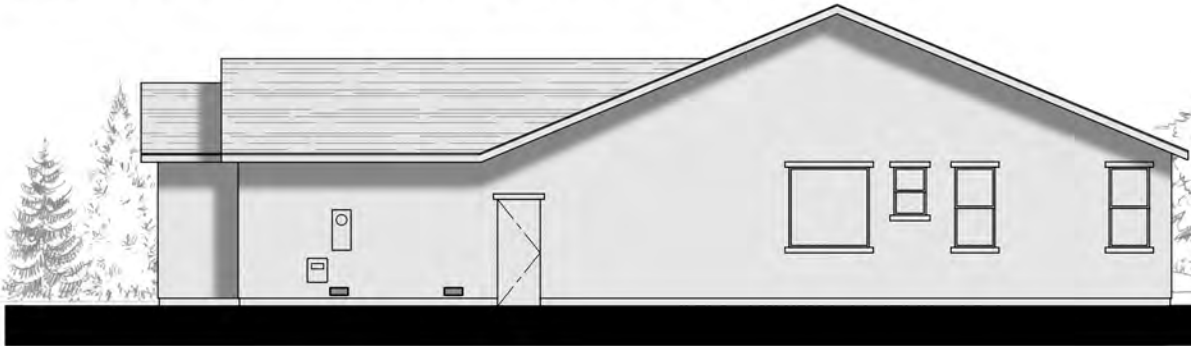


MATERIAL
EXAMPLE

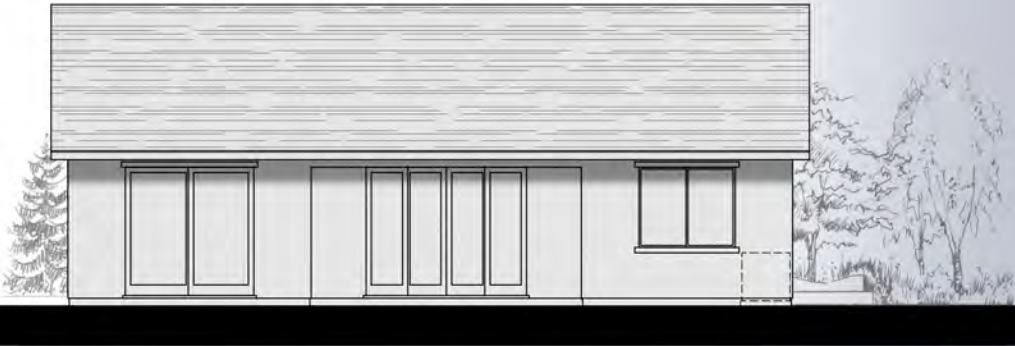
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

RIGHT ELEVATION



REAR ELEVATION



FARMHOUSE COLOR SCHEMES

ELEVATION “C”

SCHEME 3



Trim Roofing Main Body Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 4



Trim Roofing Main Body Stone Accent

MATERIAL
EXAMPLE



LEGEND

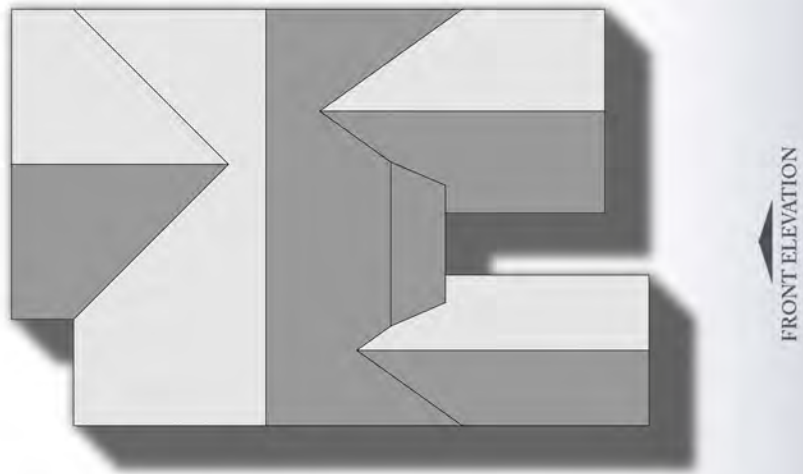
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

LEFT ELEVATION



ROOF PLAN

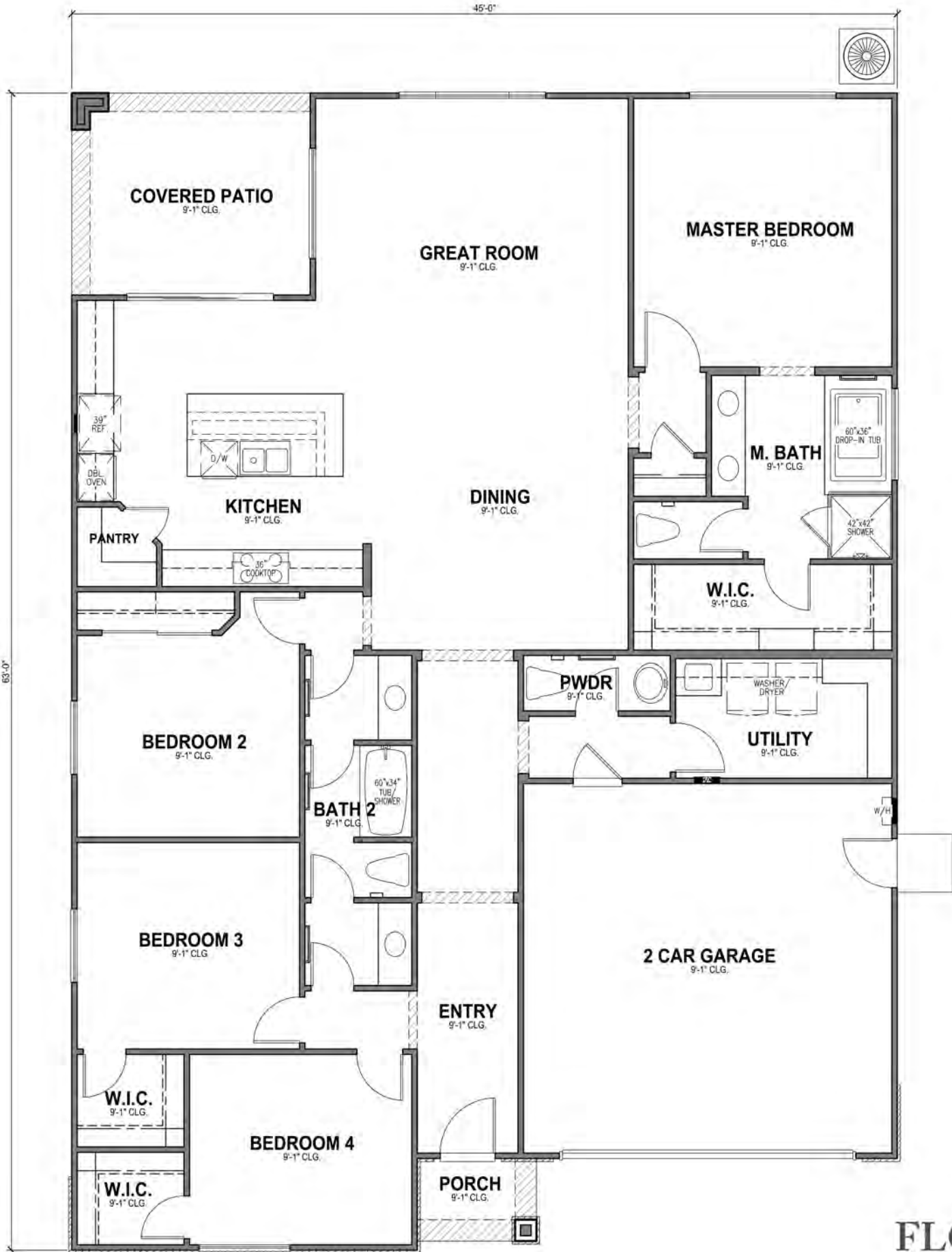
ROOF PITCH 6:12



FRONT ELEVATION

PLAN
2145 SQ. FT.

1  SINGLE STORY
2  CAR GARAGE
2½  BATHROOMS
4  BEDROOMS



FLOOR PLAN

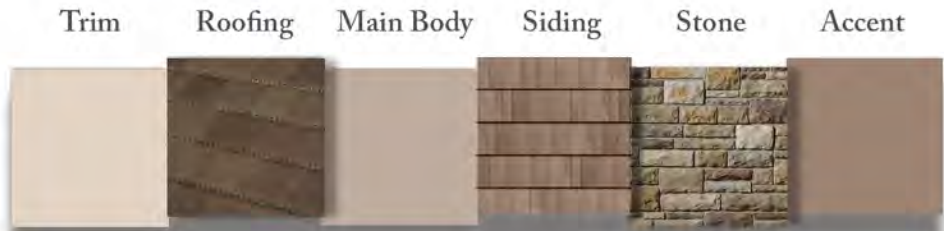
CRAFTSMAN COLOR SCHEMES

ELEVATION "A"

SCHEME 1



MATERIAL
EXAMPLE



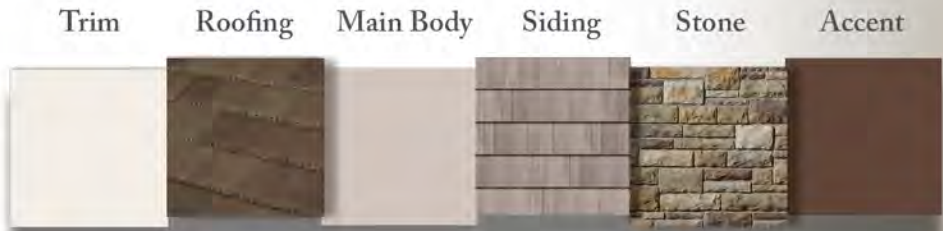
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 0002	Chelsea Mauve	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9083	Dusted Truffle	Siding - Hardie Shingle

SCHEME 2



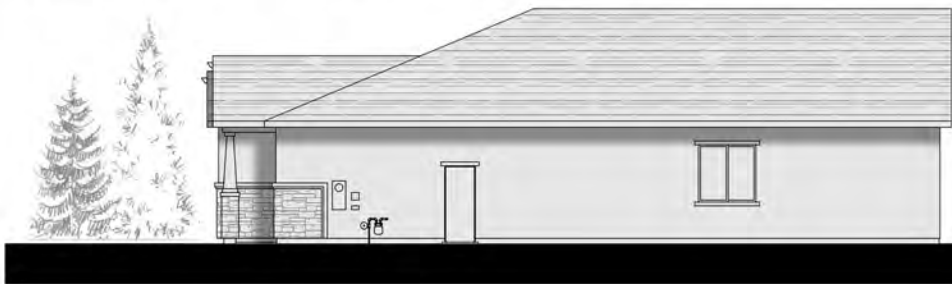
MATERIAL
EXAMPLE



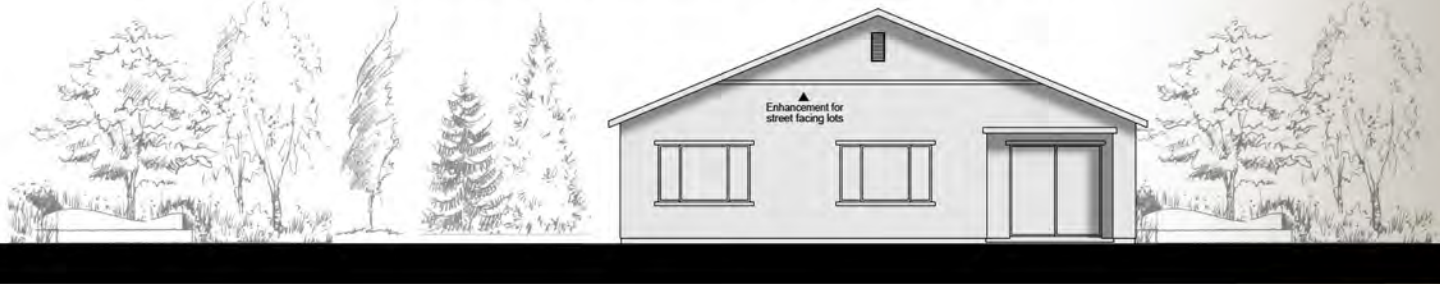
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6036	Angora	Main Body
Accent	SW 2856	Fairfax Brown	Accent Areas
Trim	SW 7100	Arcade White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6038	Truly Taupe I	Siding - Hardie Shingle

RIGHT ELEVATION



REAR ELEVATION

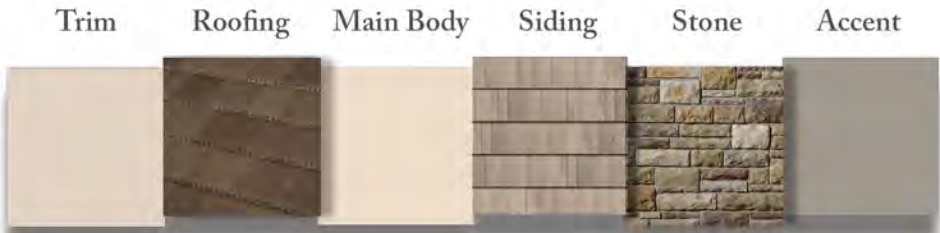


CRAFTSMAN COLOR SCHEMES
ELEVATION “A”

SCHEME 3



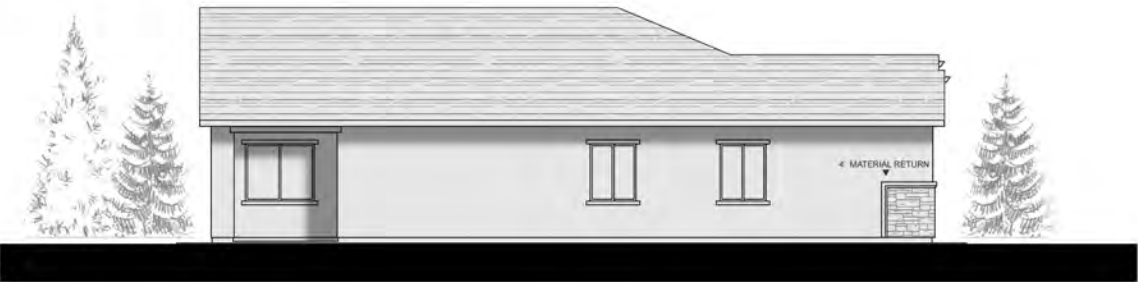
MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6350	Intricate Ivory	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6080	Utterly Beige	Siding - Hardie Shingle

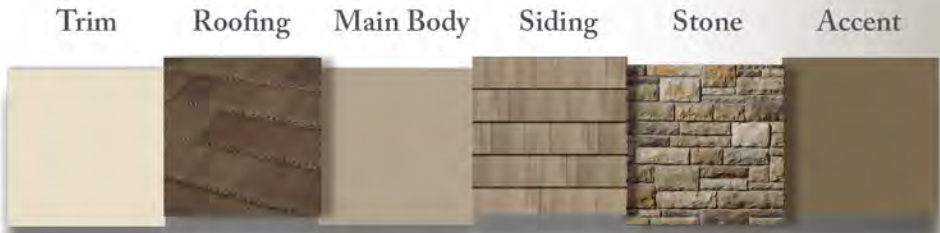
LEFT ELEVATION



SCHEME 4



MATERIAL
EXAMPLE

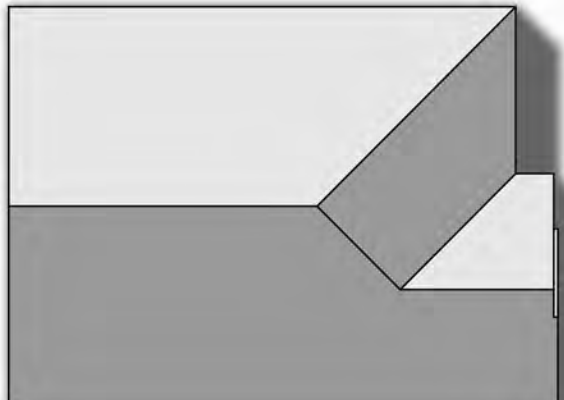


LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 7546	Prairie Grass	Main Body
Accent	SW 2843	Roycroft Brass	Accent Areas
Trim	SW 7564	Polar Bear	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9117	Urban Jungle	Siding - Hardie Shingle

ROOF
PLAN

ROOF PITCH 5:12



FRONT ELEVATION

TUSCAN COLOR SCHEMES
ELEVATION “B”

SCHEME 1



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6108	Latte	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 7535	Sandy Ridge	Entry Area

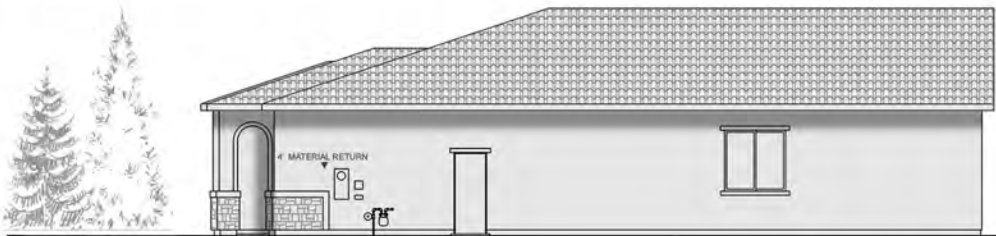
SCHEME 2



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 7702	Spiced Cider	Main Body
Accent	SW 7515	Homestead Brown	Accent Areas
Trim	SW 6102	Portabello	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 2803	Rookwood Terra Cotta	Entry Area

RIGHT ELEVATION



REAR ELEVATION



TUSCAN COLOR SCHEMES
ELEVATION “B”

SCHEME 3



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0028	Caen Stone	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7033	Brainstorm Bronze	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 6129	Restrained Gold	Entry Area

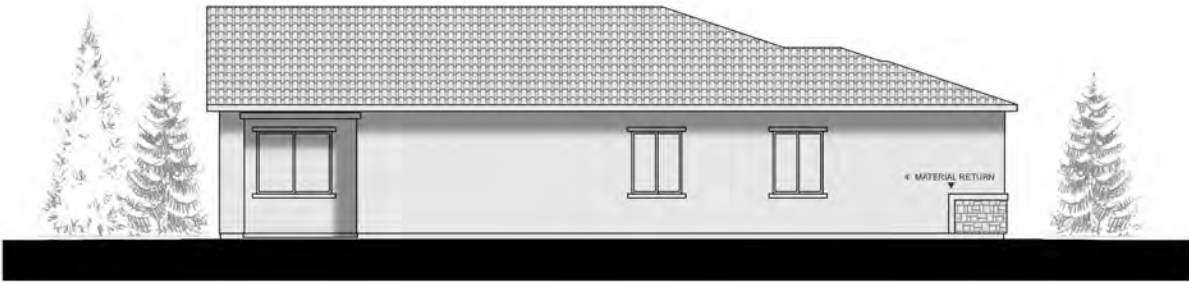
SCHEME 4



LEGEND

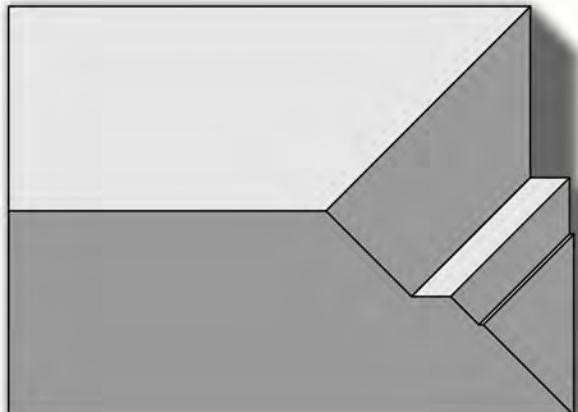
Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6065	Bona Fide Beige	Main Body
Accent	SW 6040	Less Brown	Accent Areas
Trim	SW 7514	Foothills	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 9081	Redend Point	Entry Area

LEFT ELEVATION



ROOF
PLAN

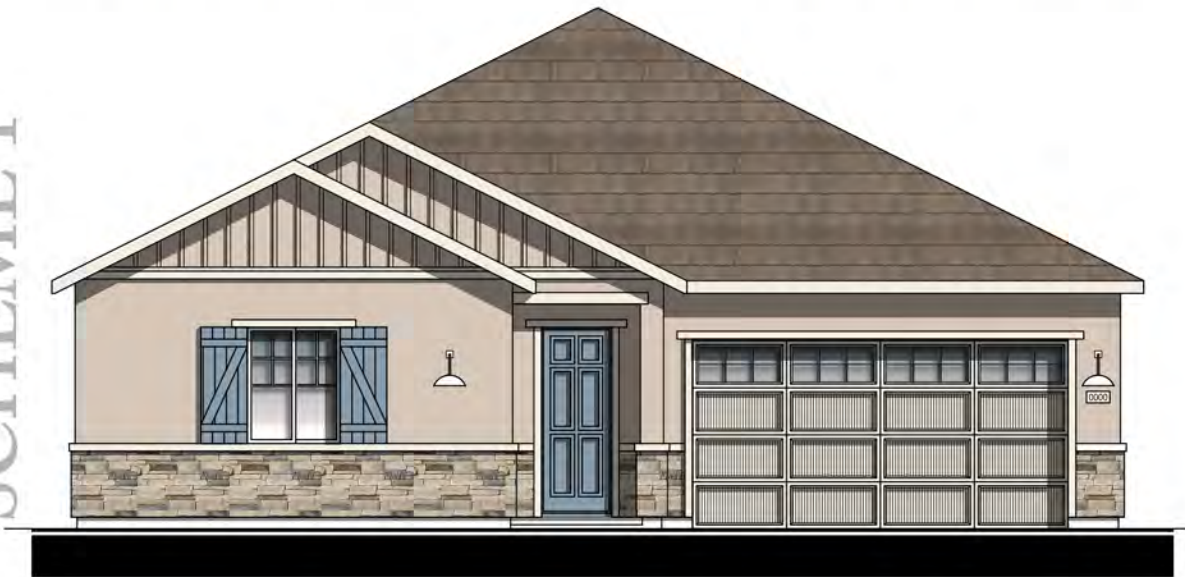
ROOF PITCH 5:12



FRONT ELEVATION

FARMHOUSE COLOR SCHEMES - ELEVATION "C"

SCHEME 1



Trim Roofing Main Body Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 2



Trim Roofing Main Body Stone Accent

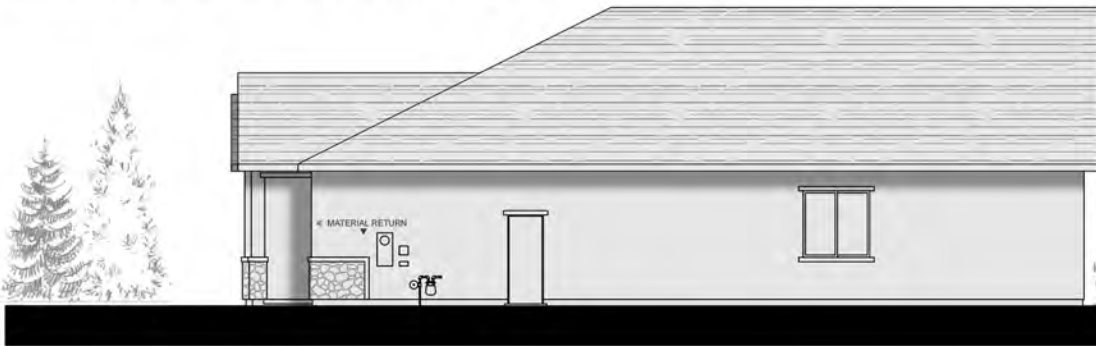
MATERIAL
EXAMPLE



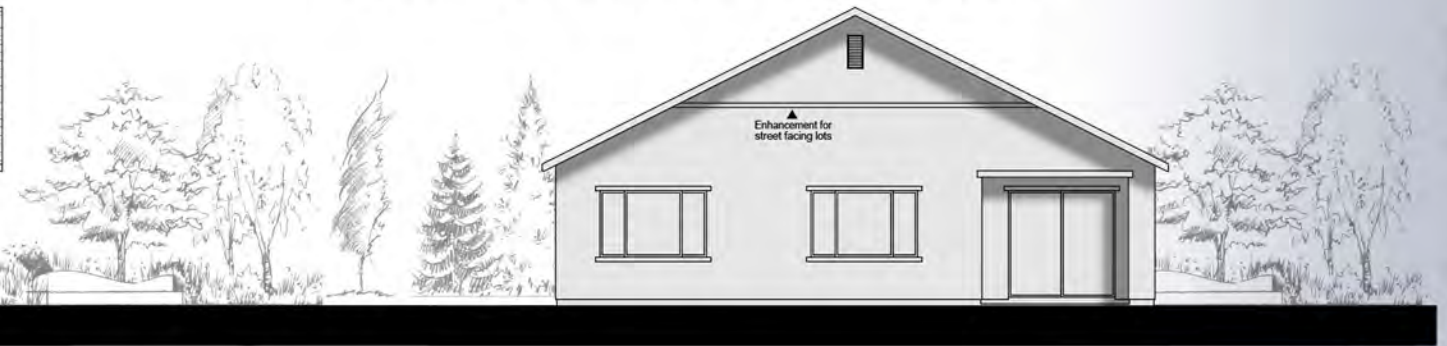
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

RIGHT ELEVATION



REAR ELEVATION



FARMHOUSE COLOR SCHEMES - ELEVATION "C"

SCHEME 3



Trim Roofing Main Body Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 4



Trim Roofing Main Body Stone Accent

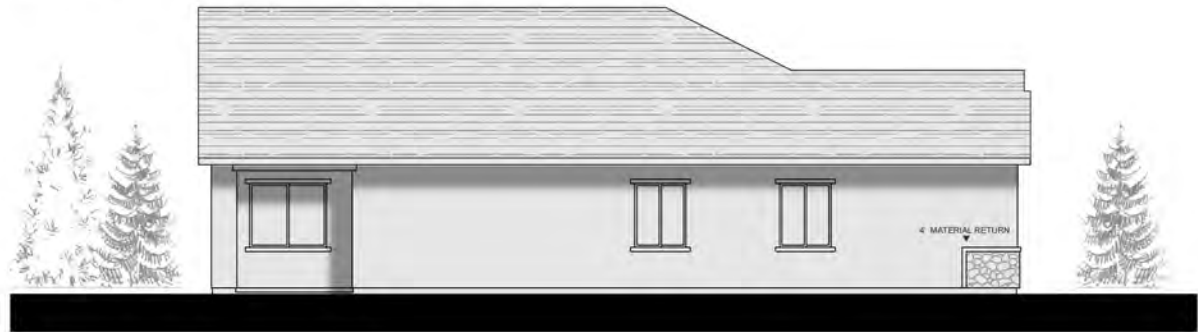
MATERIAL
EXAMPLE



LEGEND

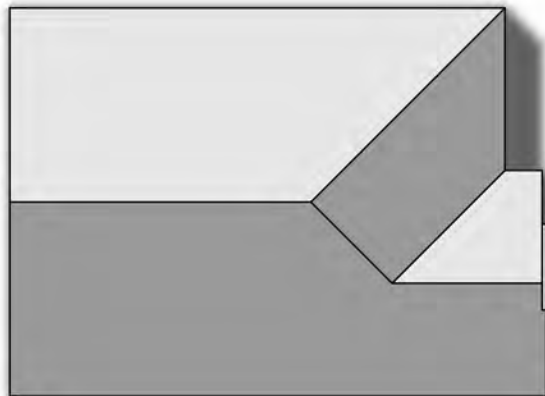
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

LEFT ELEVATION



ROOF
PLAN

ROOF PITCH 6:12



FRONT ELEVATION

PLAN
2874 SQ. FT.

1 LOFT 2 TWO STORY 3 CAR GARAGE 3 BATHROOMS 5 BEDROOMS



CRAFTSMAN COLOR SCHEMES | ELEVATION "A"

SCHEME 1



Trim Roofing Main Body Siding Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 0002	Chelsea Mauve	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9083	Dusted Truffle	Siding - Hardie Shingle

SCHEME 2



Trim Roofing Main Body Siding Stone Accent

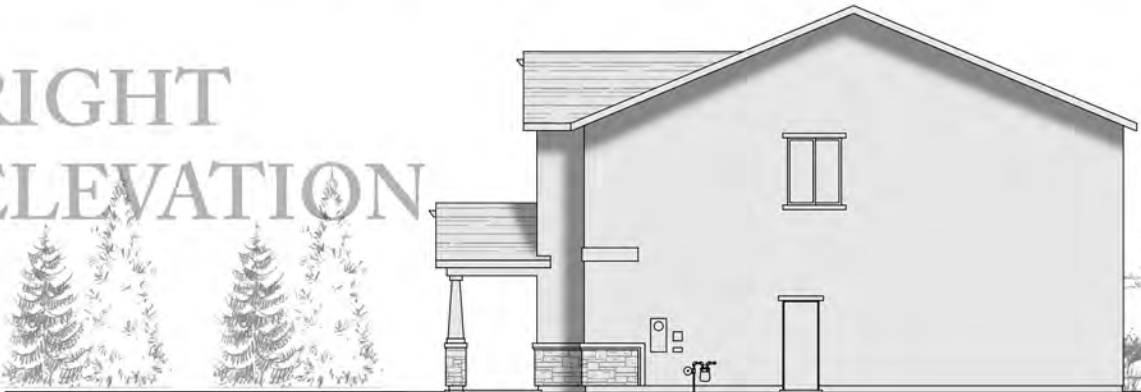
MATERIAL
EXAMPLE



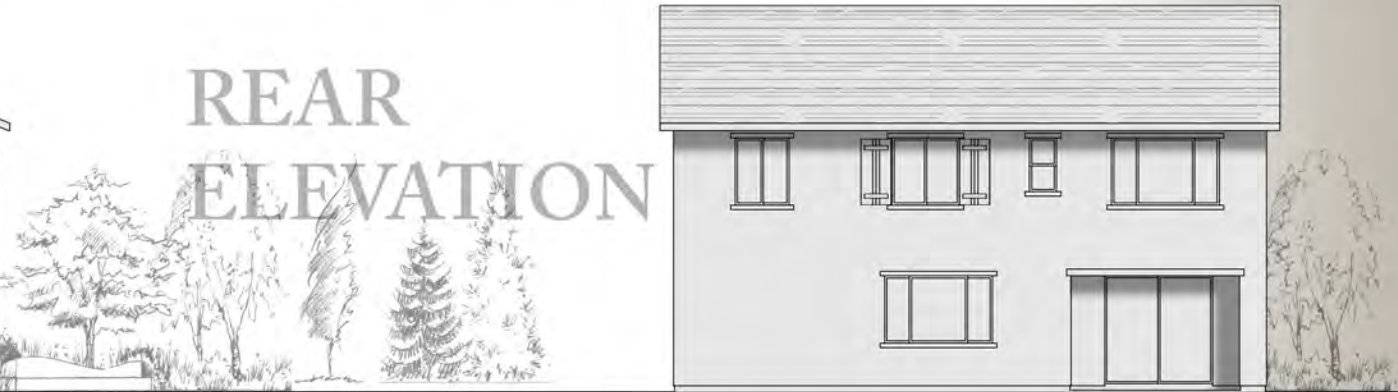
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6036	Angora	Main Body
Accent	SW 2856	Fairfax Brown	Accent Areas
Trim	SW 7100	Arcade White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6038	Truly Taupe	Siding - Hardie Shingle

RIGHT
ELEVATION



REAR
ELEVATION



CRAFTSMAN COLOR SCHEMES | ELEVATION "A"



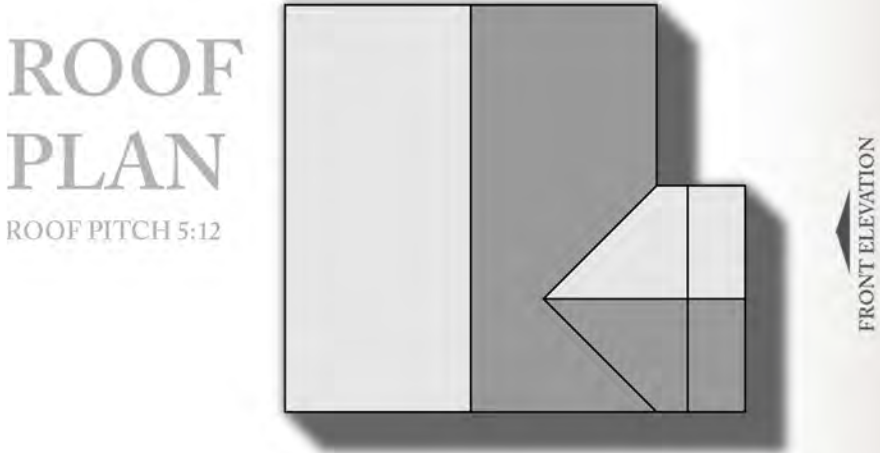
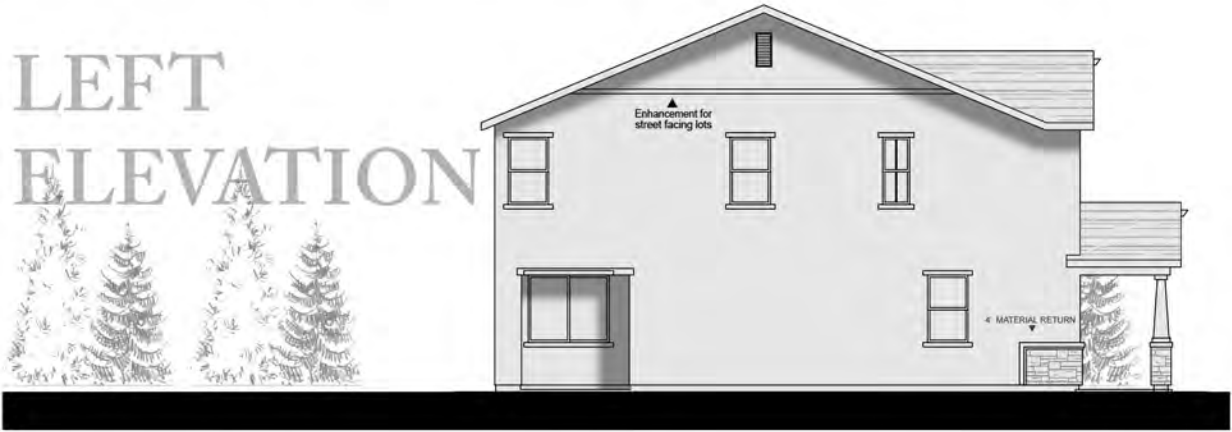
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6350	Intricate Ivory	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6080	Utterly Beige	Siding - Hardie Shingle



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 7546	Prairie Grass	Main Body
Accent	SW 2843	Roycroft Brass	Accent Areas
Trim	SW 7564	Polar Bear	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9117	Urban Jungle	Siding - Hardie Shingle



TUSCAN COLOR SCHEMES | ELEVATION "B"

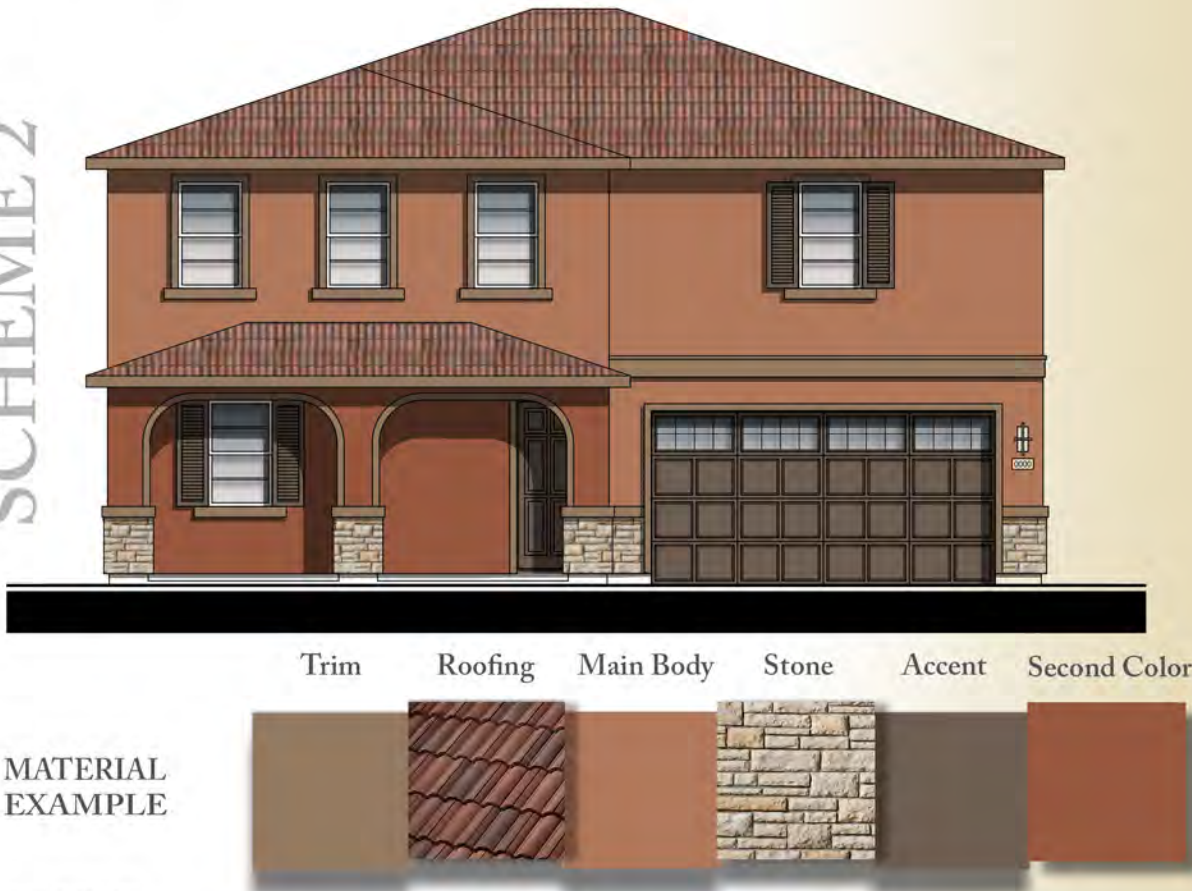
SCHEME 1



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6108	Latte	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 7535	Sandy Ridge	Entry Area

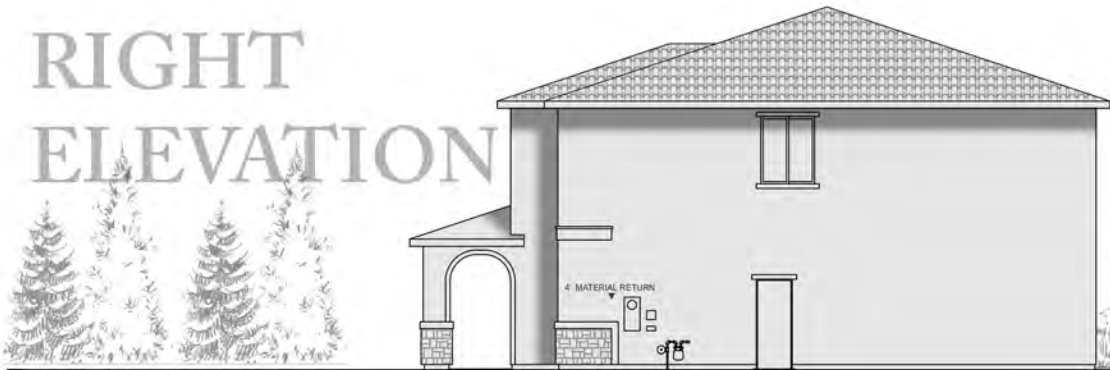
SCHEME 2



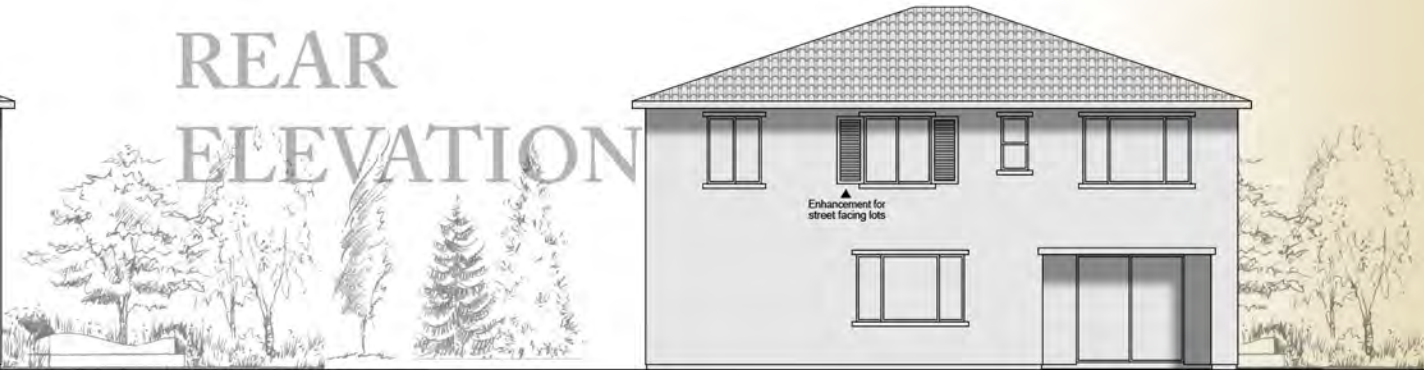
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 7702	Spiced Cider	Main Body
Accent	SW 7515	Homestead Brown	Accent Areas
Trim	SW 6102	Portabello	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 2803	Rookwood Terra Cotta	Entry Area

RIGHT
ELEVATION



REAR
ELEVATION



TUSCAN COLOR SCHEMES | ELEVATION “B”

SCHEME 3



Trim Roofing Main Body Stone Accent Second Color

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0028	Caen Stone	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7033	Brainstorm Bronze	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 6129	Restrained Gold	Entry Area

SCHEME 4



Trim Roofing Main Body Stone Accent Second Color

MATERIAL
EXAMPLE



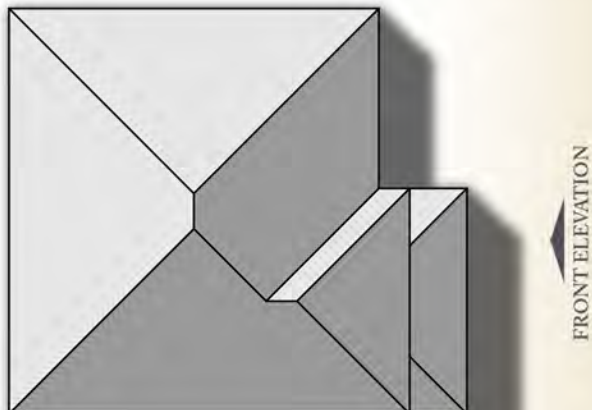
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6065	Bona Fide Beige	Main Body
Accent	SW 6040	Less Brown	Accent Areas
Trim	SW 7514	Foothills	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 9081	Redend Point	Entry Area

LEFT
ELEVATION



ROOF
PLAN
ROOF PITCH 5:12



FARMHOUSE COLOR SCHEMES | ELEVATION "C"

SCHEME 1



Trim Roofing Main Body Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 2



Trim Roofing Main Body Stone Accent

MATERIAL
EXAMPLE



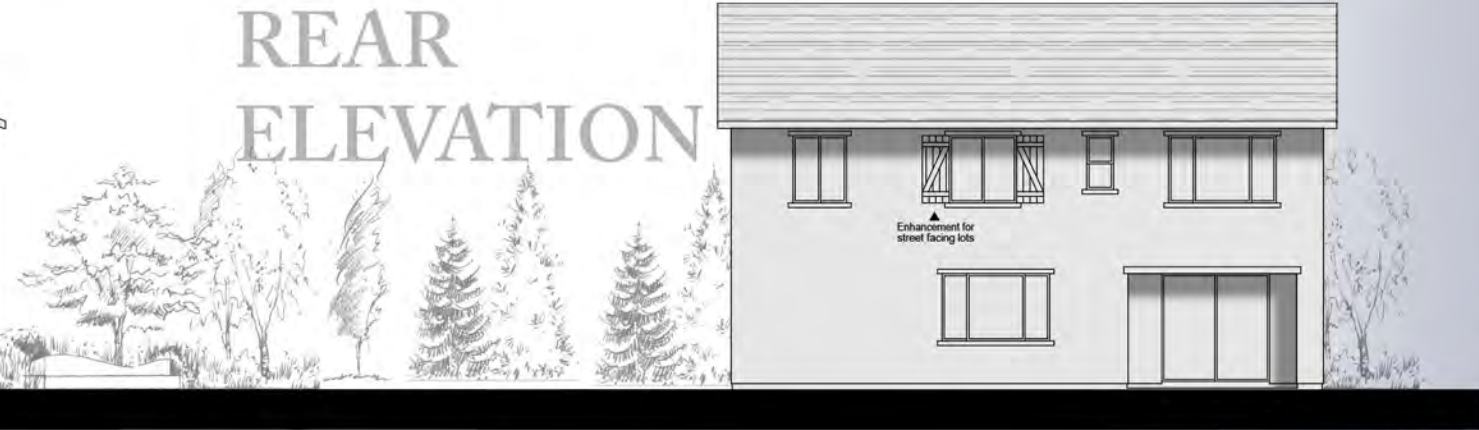
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

RIGHT
ELEVATION



REAR
ELEVATION



FARMHOUSE COLOR SCHEMES | ELEVATION “C”

SCHEME 3



Trim Roofing Main Body Stone Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 4



Trim Roofing Main Body Stone Accent

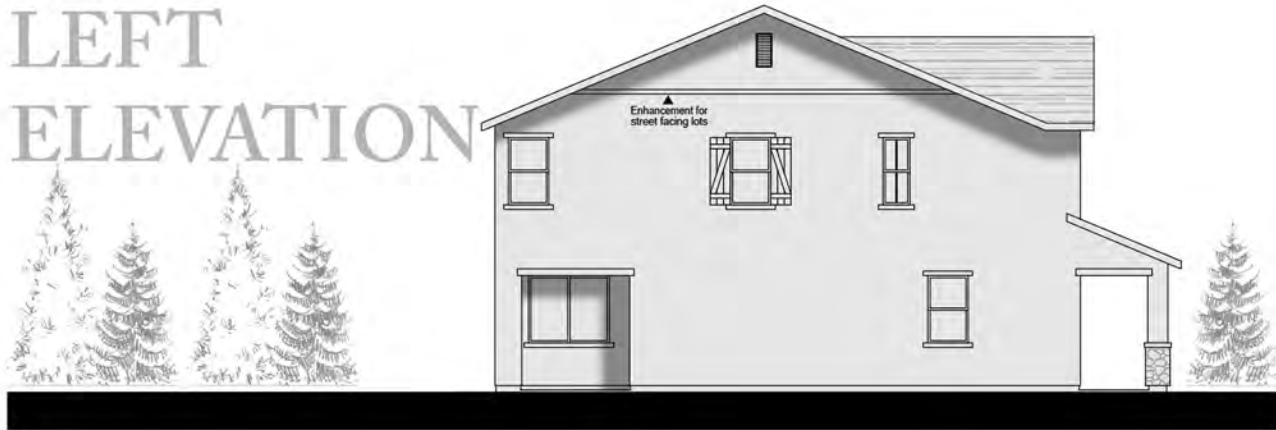
MATERIAL
EXAMPLE



LEGEND

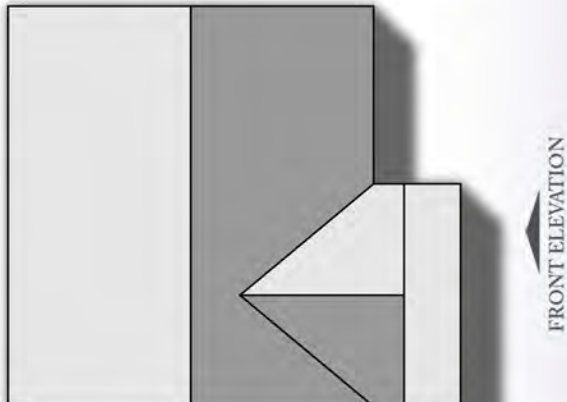
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

LEFT
ELEVATION



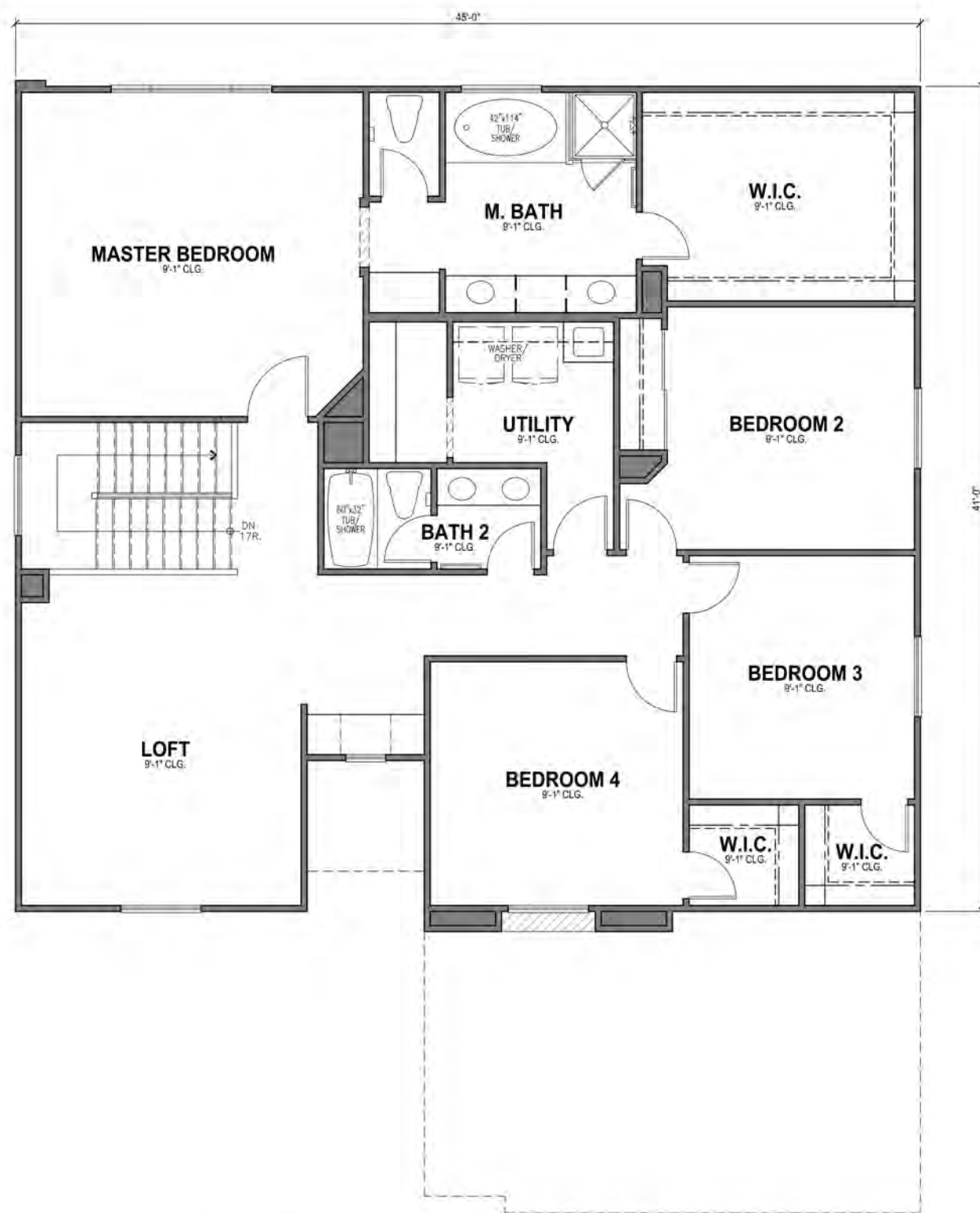
ROOF
PLAN

ROOF PITCH 6:12



PLAN
3175 SQ. FT.

1 LOFT 2 TWO STORY 3 CAR GARAGE 3 BATHROOMS 5 BEDROOMS



SECOND LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

CRAFTSMAN COLOR SCHEMES

ELEVATION "A"



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 0002	Chelsea Mauve	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9083	Dusted Truffle	Siding - Hardie Shingle



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6036	Angora	Main Body
Accent	SW 2856	Fairfax Brown	Accent Areas
Trim	SW 7100	Arcade White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6038	Truly Taupe	Siding - Hardie Shingle

RIGHT
ELEVATION



REAR
ELEVATION



CRAFTSMAN COLOR SCHEMES | ELEVATION "A"



LEGEND

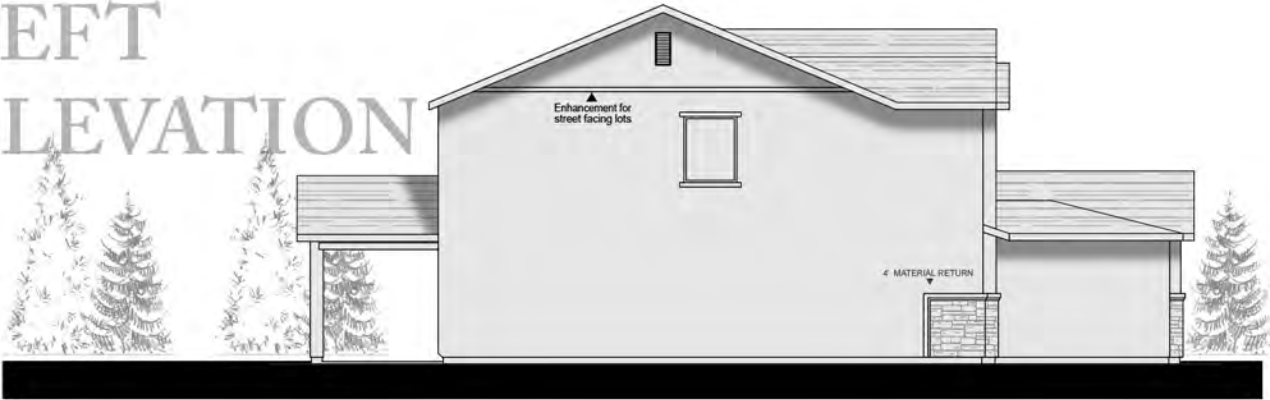
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6350	Intricate Ivory	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6080	Utterly Beige	Siding - Hardie Shingle



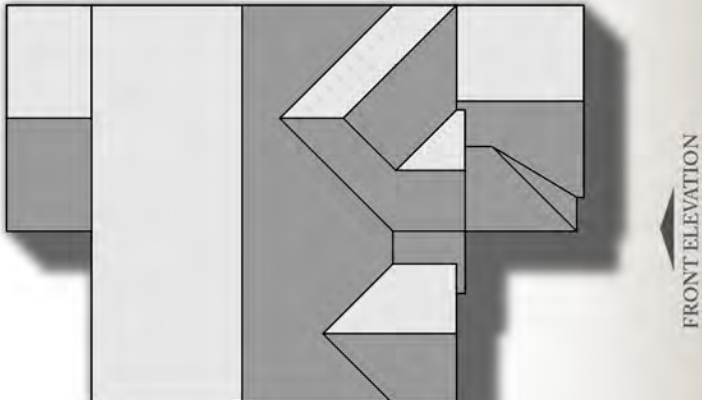
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 7546	Prairie Grass	Main Body
Accent	SW 2843	Roycroft Brass	Accent Areas
Trim	SW 7564	Polar Bear	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9117	Urban Jungle	Siding - Hardie Shingle

LEFT
ELEVATION



ROOF
PLAN
ROOF PITCH 5:12



FRONT ELEVATION

TUSCAN COLOR SCHEMES
ELEVATION “B”

SCHEME 1



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6108	Latte	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 7535	Sandy Ridge	Entry Area

SCHEME 2



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 7702	Spiced Cider	Main Body
Accent	SW 7515	Homestead Brown	Accent Areas
Trim	SW 6102	Portabello	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 2803	Rookwood Terra Cotta	Entry Area

RIGHT
ELEVATION



REAR
ELEVATION



TUSCAN COLOR SCHEMES
ELEVATION "B"

SCHEME 3



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0028	Caen Stone	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7033	Brainstorm Bronze	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 6129	Restrained Gold	Entry Area

SCHEME 4

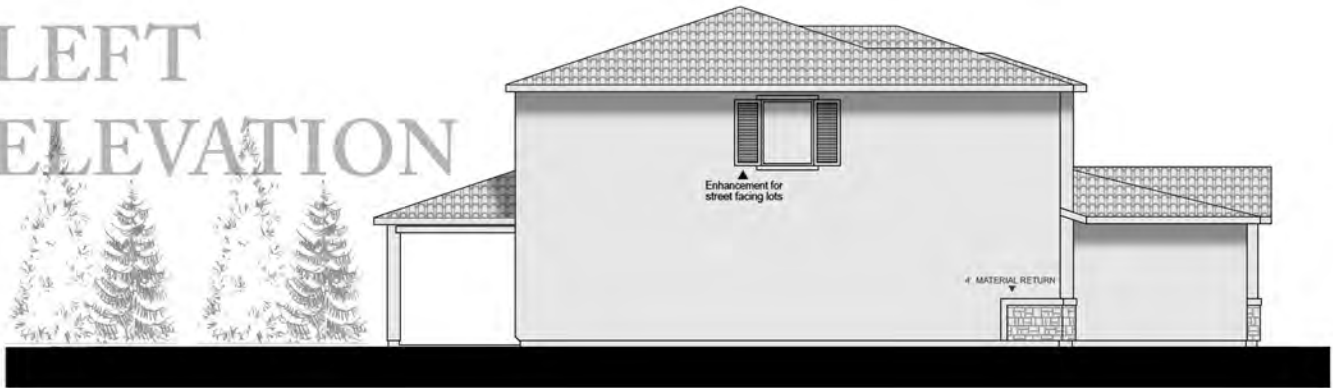


MATERIAL
EXAMPLE

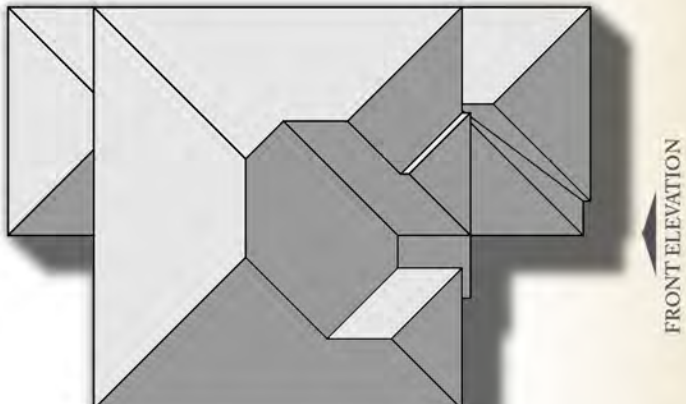
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6065	Bona Fide Beige	Main Body
Accent	SW 6040	Less Brown	Accent Areas
Trim	SW 7514	Foothills	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 9081	Redend Point	Entry Area

LEFT
ELEVATION



ROOF
PLAN
ROOF PITCH 5:12



FRONT ELEVATION

FARMHOUSE COLOR SCHEMES

ELEVATION “C”

SCHEME 1



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

SCHEME 2



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

RIGHT
ELEVATION



REAR
ELEVATION



FARMHOUSE COLOR SCHEMES

ELEVATION "C"



MATERIAL EXAMPLE

Trim	Roofing	Main Body	Stone	Accent

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area



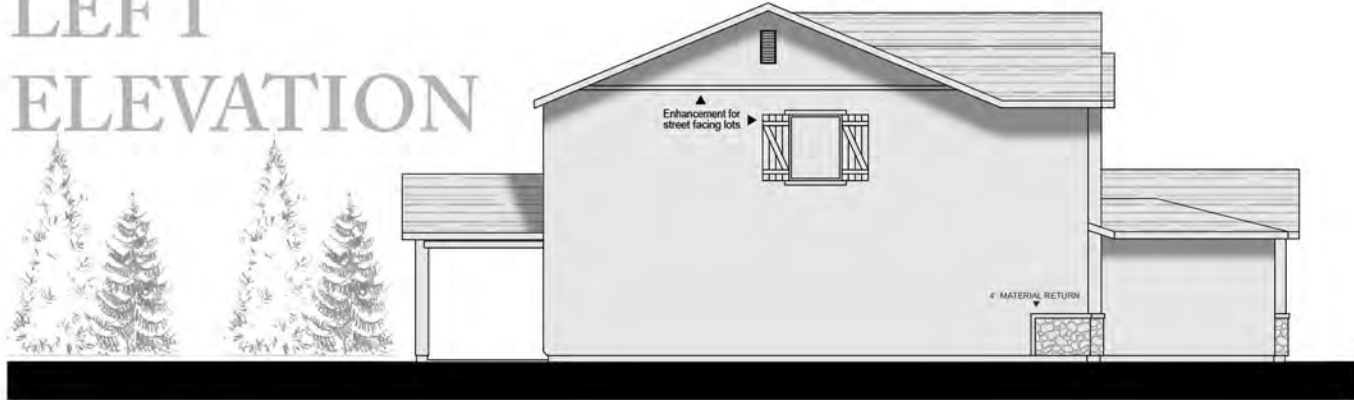
MATERIAL EXAMPLE

Trim	Roofing	Main Body	Stone	Accent

LEGEND

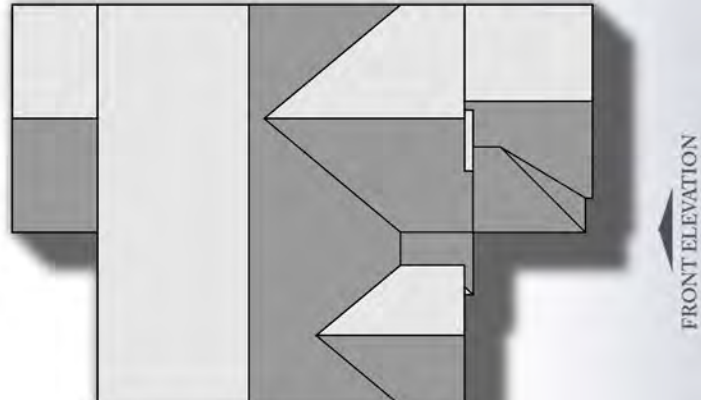
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

LEFT ELEVATION



ROOF PLAN

ROOF PITCH 6:12 / 5:12

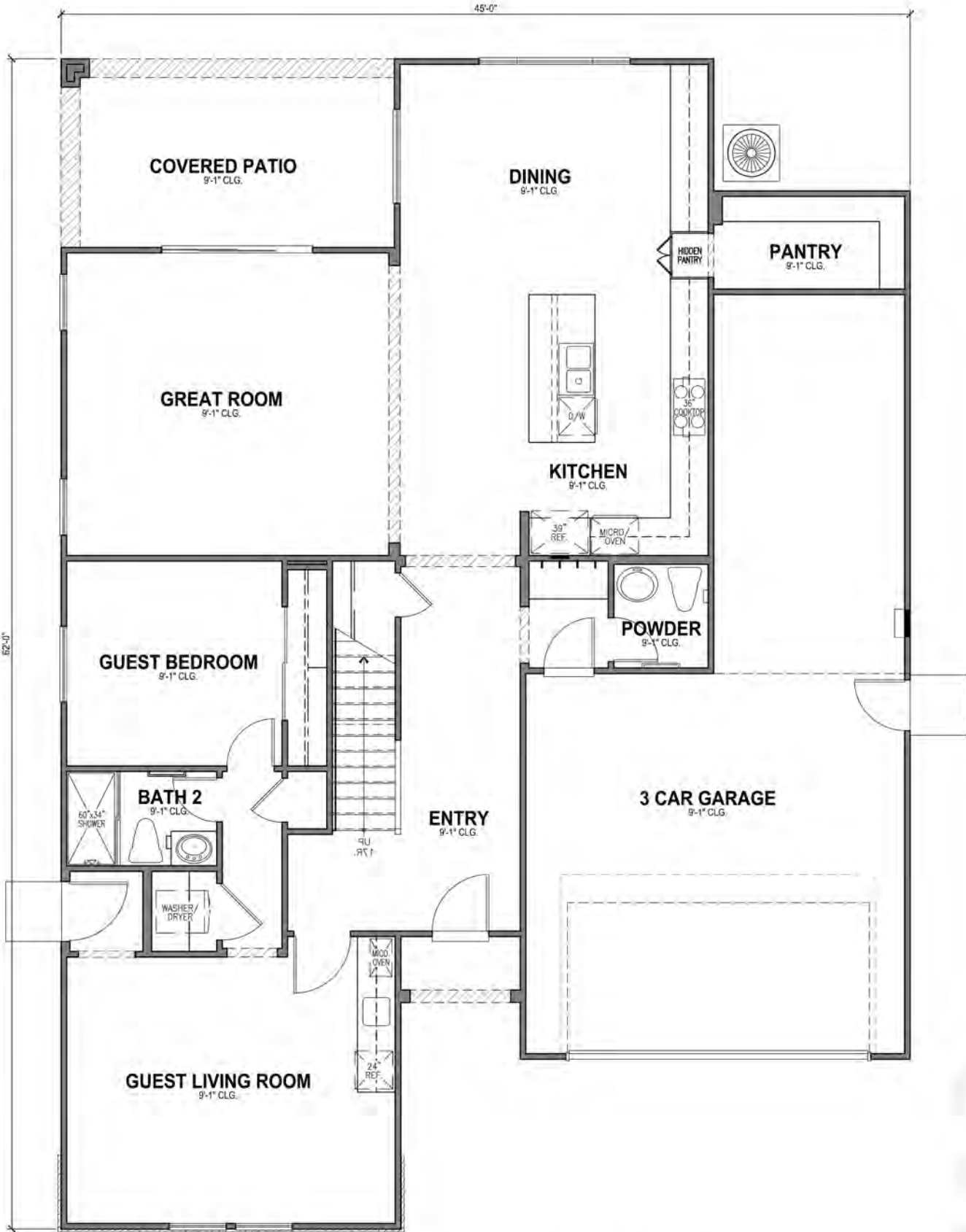


PLAN
3312 SQ. FT.

1  LOFT
2  TWO STORY
3  CAR GARAGE
3½  BATHROOMS
4  BEDROOMS



SECOND LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

CRAFTSMAN COLOR SCHEMES | ELEVATION "A"



MATERIAL EXAMPLE

Trim Roofing Main Body Siding Stone Accent

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 0002	Chelsea Mauve	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9083	Dusted Truffle	Siding - Hardie Shingle

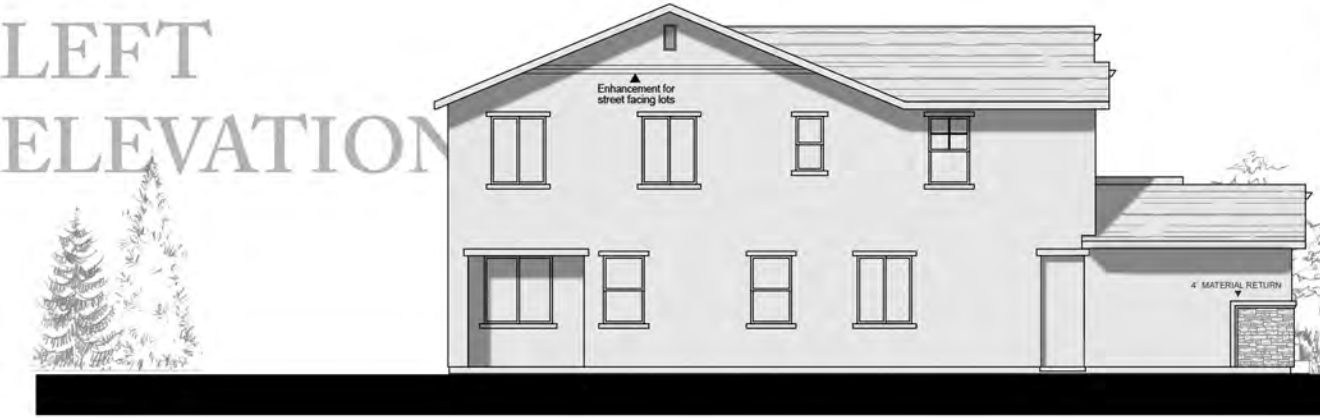


MATERIAL EXAMPLE

Trim Roofing Main Body Siding Stone Accent

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6036	Angora	Main Body
Accent	SW 2856	Fairfax Brown	Accent Areas
Trim	SW 7100	Arcade White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6038	Truly Taupe	Siding - Hardie Shingle



AGENDA ITEM 15.3

[A] CRAFTSMAN
[B] TUSCAN
[C] FARMHOUSE

390
PLAN

CRAFTSMAN COLOR SCHEMES | ELEVATION "A"



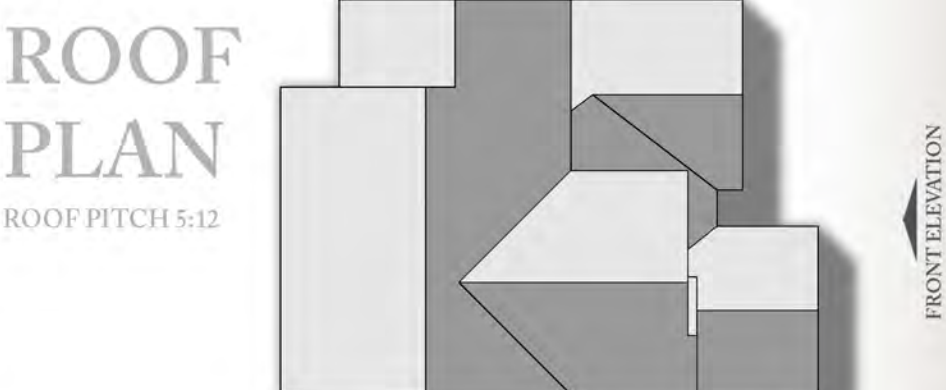
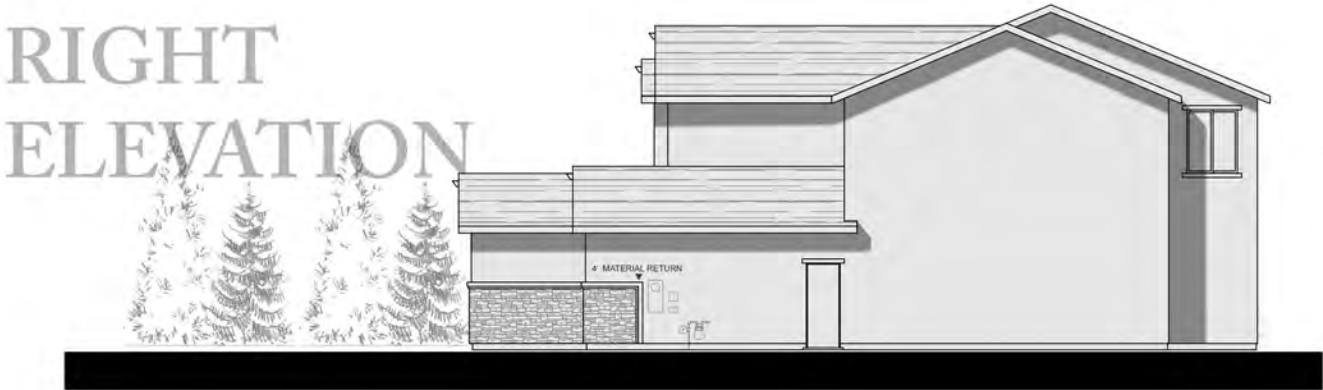
LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6350	Intricate Ivory	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6080	Utterly Beige	Siding - Hardie Shingle



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 7546	Prairie Grass	Main Body
Accent	SW 2843	Roycroft Brass	Accent Areas
Trim	SW 7564	Polar Bear	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9117	Urban Jungle	Siding - Hardie Shingle



TUSCAN COLOR SCHEMES
ELEVATION “B”

SCHEME 1



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6108	Latte	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 7535	Sandy Ridge	Entry Area

SCHEME 2

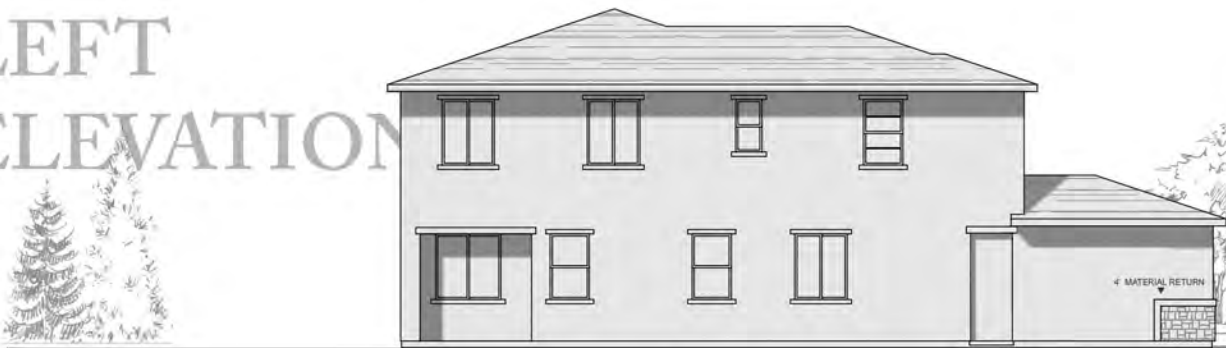


MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 7702	Spiced Cider	Main Body
Accent	SW 7515	Homestead Brown	Accent Areas
Trim	SW 6102	Portabello	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 2803	Rookwood Terra Cotta	Entry Area

LEFT
ELEVATION



REAR
ELEVATION



TUSCAN COLOR SCHEMES
ELEVATION “B”

SCHEME 3



MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0028	Caen Stone	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7033	Brainstorm Bronze	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 6129	Restrained Gold	Entry Area

SCHEME 4

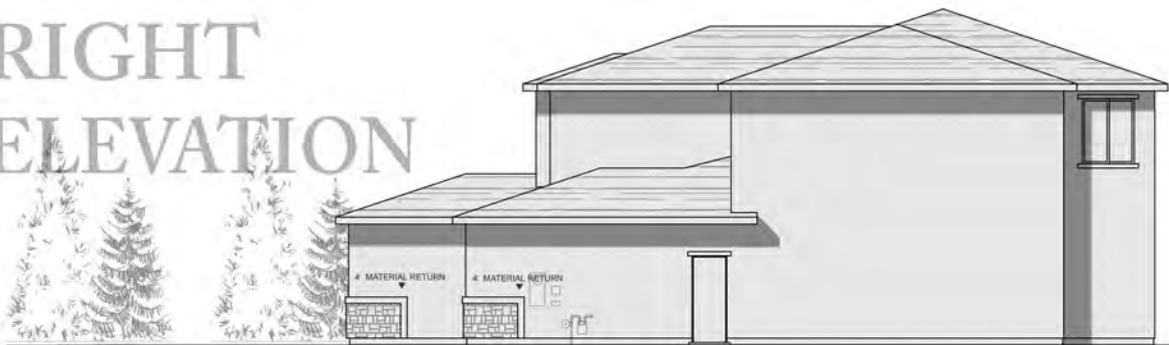


MATERIAL
EXAMPLE

LEGEND

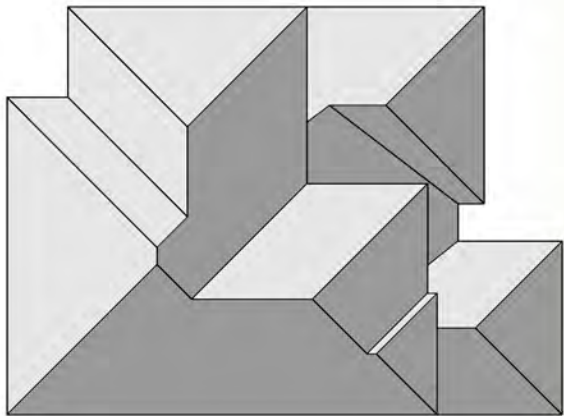
Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6065	Bona Fide Beige	Main Body
Accent	SW 6040	Less Brown	Accent Areas
Trim	SW 7514	Foothills	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 9081	Redend Point	Entry Area

RIGHT
ELEVATION



ROOF
PLAN

ROOF PITCH 5:12



FRONT ELEVATION

FARMHOUSE COLOR SCHEMES | ELEVATION "C"



LEGEND

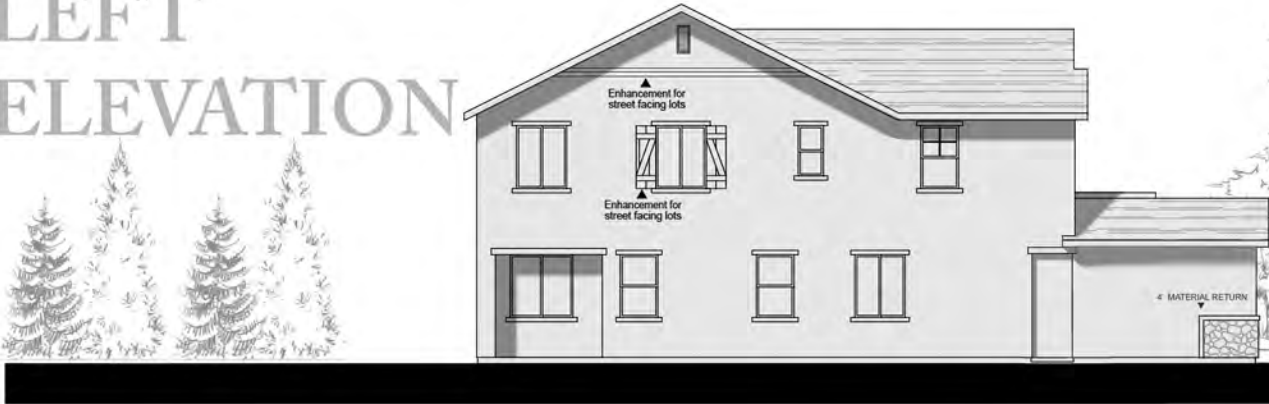
Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

LEFT
ELEVATION



REAR
ELEVATION



FARMHOUSE COLOR SCHEMES

ELEVATION "C"



MATERIAL EXAMPLE

Trim Roofing Main Body Stone Accent

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area

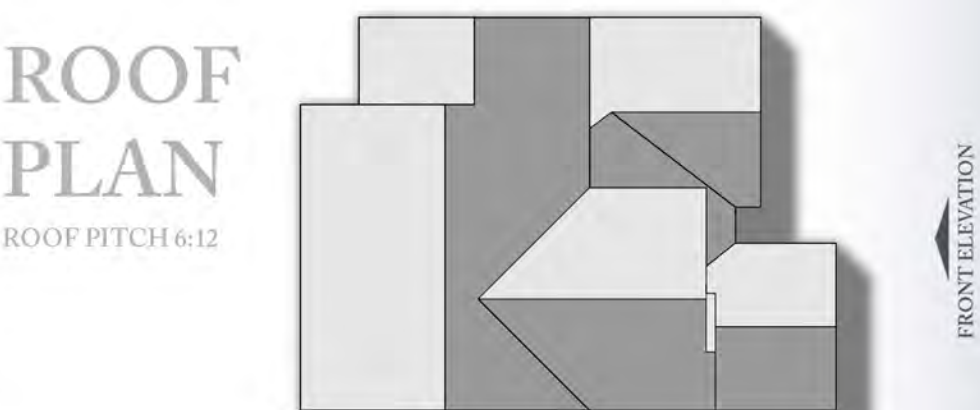
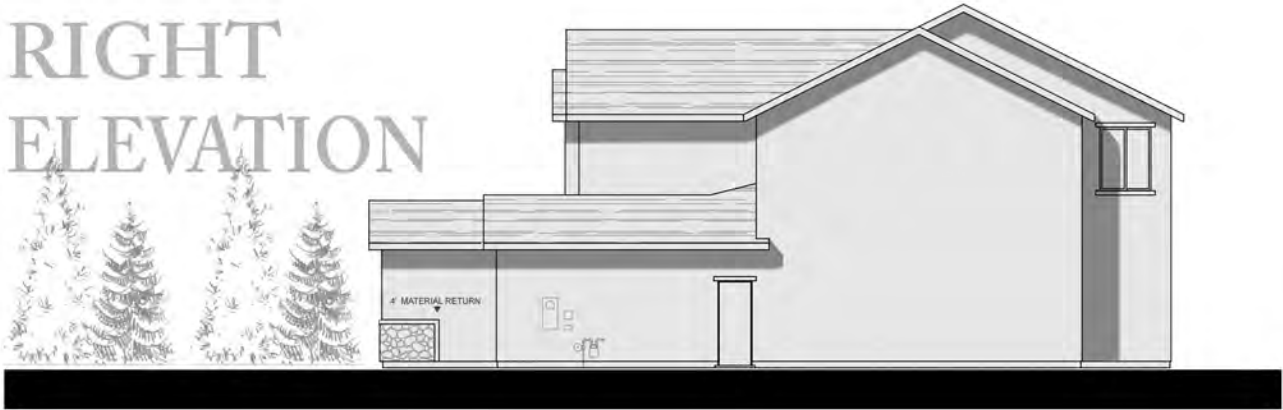


MATERIAL EXAMPLE

Trim Roofing Main Body Stone Accent

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia
Stone	Boral / Cultured Stone	Country Ledgestone-Echo Ridge	Masonry Area





COLOR SCHEMES PALETTES

MEDITERRANEAN REVIVAL COLOR SCHEMES

SCHEME 1 Trim Roofing Main Body Stone Accent Second Color

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6100	Practical Beige	Main Body
Accent	SW 6095	Toasty	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 9096	Beige Intenso	Siding Panels

SCHEME 2 Trim Roofing Main Body Stone Accent Second Color

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6099	Sand Dollar	Main Body
Accent	SW 7509	Tiki Hut	Accent Areas
Trim	SW 7101	Futon	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 7037	Balanced Beige	Siding Panels

SCHEME 3 Trim Roofing Main Body Stone Accent Second Color

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 7502	Dry Dock	Main Body
Accent	SW 9091	Half-Caff	Accent Areas
Trim	SW 6092	Lightweight Beige	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Bucks County	Masonry Area
Second Base Color	SW 6081	Down Home	Siding Panels

SCHEME 4 Trim Roofing Main Body Stone Accent Second Color

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6330	Villa 900 - Salerno Clay	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6090	Java	Accent Areas
Trim	SW 6066	Sand Trap	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Dressed Fieldstone-Aspen	Masonry Area
Second Base Color	SW 6109	Hopsack	Siding Panels

SCHEME 5 Trim Roofing Main Body Stone Accent Second Color

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6374	Torchlight	Main Body
Accent	SW 6034	Arresting Auburn	Accent Areas
Trim	SW 7684	Concord Buff	Trim, Fascia
Stone	Boral / Cultured Stone	Southern LedgeStone - Chardonnay	Masonry Area
Second Base Color	SW 7513	Sanderling	Siding Panels

AGENDA ITEM 15.3

ITALIAN COLOR SCHEMES

SCHEME 1

Trim Roofing Main Body Accent 1 Second Color

MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6093	Familiar Beige	Main Body
Accent	SW 6241	Aleutian	Accent Areas
Trim	SW 7562	Roman Column	Trim, Fascia, Garage Door
Second Base Color	SW 7502	Dry Dock	Entry Area

SCHEME 2

Trim Roofing Main Body Accent Second Color

MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6116	Tatami Tan	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 0053	Porcelain	Trim, Fascia, Garage Door
Second Base Color	SW 7710	Brandywine	Entry Area

SCHEME 3

Trim Roofing Main Body Accent Second Color

MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0006	Toile Red	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7719	Fresco Cream	Trim, Fascia, Garage Door
Second Base Color	SW 6081	Down Home	Entry Area

SCHEME 4

Trim Roofing Main Body Accent Second Color

MATERIAL
EXAMPLE

LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6394	Sequin	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia, Garage Door
Second Base Color	SW 7038	Tony Taupe	Entry Area

CRAFTSMAN COLOR SCHEMES

SCHEME 1



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 0002	Chelsea Mauve	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9083	Dusted Truffle	Siding - Hardie Shingle

SCHEME 2



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6036	Angora	Main Body
Accent	SW 2856	Fairfax Brown	Accent Areas
Trim	SW 7100	Arcade White	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6038	Truly Taupe	Siding - Hardie Shingle

SCHEME 3



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 6350	Intricate Ivory	Main Body
Accent	SW 9083	Dusted Truffle	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 6080	Utterly Beige	Siding - Hardie Shingle

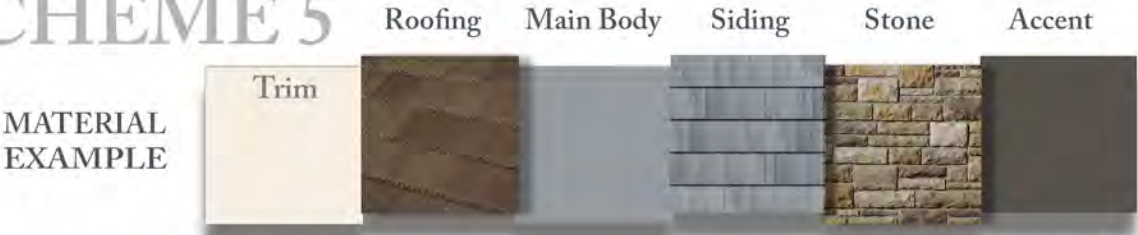
SCHEME 4



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 7546	Prairie Grass	Main Body
Accent	SW 2843	Roycroft Brass	Accent Areas
Trim	SW 7564	Polar Bear	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	SW 9117	Urban Jungle	Siding - Hardie Shingle

SCHEME 5



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCJ3184	SAXONY 900 - Rustic Brown Blend	Concrete Roof Tile
Main Body	SW 9161	Dustblu	Main Body
Accent	SW 7645	Thunder Gray	Accent Areas
Trim	SW 7104	Cotton White	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Bucks County	Masonry Area
Shingle Panel	Hardie Shingle	Staggered Edge Panel	Siding - Hardie Shingle

TUSCAN COLOR SCHEMES

SCHEME 1



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6108	Latte	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7596	Only Natural	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 7535	Sandy Ridge	Entry Area

SCHEME 2



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 7702	Spiced Cider	Main Body
Accent	SW 7515	Homestead Brown	Accent Areas
Trim	SW 6102	Portabello	Trim, Fascia, Garage Door
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 2803	Rookwood Terra Cotta	Entry Area

SCHEME 3



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 0028	Caen Stone	Main Body
Accent	SW 6089	Grounded	Accent Areas
Trim	SW 7033	Brainstorm Bronze	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 6129	Restrained Gold	Entry Area

SCHEME 4



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1VICS6464	Villa 900 -California Mission Blend	Concrete Roof Tile
Main Body	SW 6065	Bona Fide Beige	Main Body
Accent	SW 6040	Less Brown	Accent Areas
Trim	SW 7514	Foothills	Trim, Fascia
Stone	Boral / Cultured Stone	Limestone - Golden buckeye	Masonry Area
Second Base Color	SW 9081	Redend Point	Entry Area

FARMHOUSE COLOR SCHEMES

SCHEME 1

Trim Roofing Main Body Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6085	Simplify Beige	Main Body
Accent	SW 9151	Daphne	Accent Areas
Trim	SW 7566	Westhighland White	Trim, Fascia, Garage Door

SCHEME 2

Trim Roofing Main Body Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6357	Choice Cream	Main Body
Accent	SW 7724	Canoe	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia

SCHEME 3

Trim Roofing Main Body Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6079	Diverse Beige	Main Body
Accent	SW 9132	Acacia Haze	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia

SCHEME 4

Trim Roofing Main Body Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 7757	High Reflective White	Main Body
Accent	SW 6523	Denim	Accent Areas
Trim	SW 7757	High Reflective White	Trim, Fascia

SCHEME 5

Trim Roofing Main Body Accent

MATERIAL
EXAMPLE



LEGEND

Material	Product Code	Product Name	Location
Roofing	Boral - 1FBCF5139	Saxony 900 Shake - Dove Brown II	Concrete Roof Tile
Main Body	SW 6236	Grays Harbor	Main Body
Accent	SW 7669	Summit Gray	Accent Areas
Trim	SW 7014	Eider White	Trim, Fascia

COVERED PATIO OPTIONS



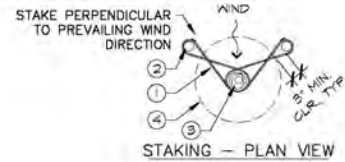
MEDITERRANEAN REVIVAL

FARMHOUSE

BACK ELEVATION "PLAN 2365"

*Typical elevation enhancements when street facing

LANDSCAPE PLAN



1. 24" CORDED RUBBER TIE - ATTACH TO STAKE W/ 2 GALVANIZED SCREWS
2. UNTREATED LODGEPOLE PINE STAKE - INSTALL NO CLOSER THAN 18" FROM TRUNK
3. TREE - SEE PLAN FOR SIZE AND TYPE
4. ROOTBALL - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
5. 4" LAYER WOOD CHIP MULCH NO MULCH WITHIN 4" OF TRUNK
6. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
7. SIDEWALK, CURB, OR WALL
8. BACKFILL MIX - 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
9. SUBGRADE
10. TREE PLANTING PRE-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
11. SLOW-RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE.
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.

TREE PLANTING

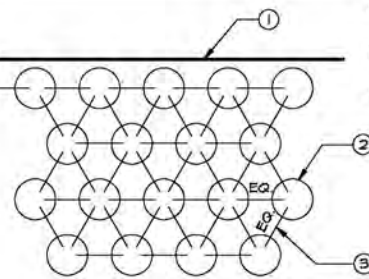
SCALE: N.T.S.

1. SHRUB - SEE PLAN FOR SIZE AND TYPE
2. ROOTBALL - SET TOP OF ROOTBALL 2" ABOVE FIN. GRADE
3. 3"-4" LAYER MULCH - NO MULCH WITHIN 4" OF TRUNK
4. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
5. FINISH GRADE
6. BACKFILL MIX - 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
7. SHRUB PLANTING PRE-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
8. SUBGRADE
9. SLOW-RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

SHRUB PLANTING

SCALE: N.T.S.

1. CURB, FENCE OR PAVEMENT EDGE
2. GROUND COVER OR SHRUB
3. SPACING PER PLANT LEGEND



GROUND COVER SPACING/LAYOUT

SCALE: N.T.S.

CONCEPTUAL PLANT LIST

General design intent shall be the creation of a pleasing mix of plant material as needed to maintain visual interest and a varied but somewhat cohesive streetscape throughout the community. See additional notes below.
See container size recommendations in each section below.
Plant density MIN/MAX shall be 1 plant per each 15 square foot of planter area.

STREET TREES: 25% TO BE 24" BOX / 30% EVERGREEN
Street Tree plantings shall be specified on final landscape plans. Street tree types and installation methods (staking, etc.) shall be detailed.
Final Plans shall select from the following list (WATER USE IN PARENTHESES):

Zelkova serrata 'City Sprite'	Compact silver leaf zelkova (MOD)
Acer ginnia	Anar maple (MOD)
Magnolia grandiflora 'St. Mary's'	Compact magnolia (MOD)
Eriocarya deflexa	Bronze loquat (MOD)

ACCENT TREES: ALL 15 GALLON SIZE
These small accent trees are used as understory trees to the taller street trees above. These trees are installed in the front yards as shown.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf eastern redbud (MOD)
Acer palmatum 'Sango Kaku'	Coral bark Japanese maple (MOD)
Prunus caroliniana 'Compacta'	Compact carolina cherry (LOW)
Magnolia grandiflora 'Little Gem'	Dwarf southern magnolia (MOD)

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE
These small accent trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Feijoa sellowiana - patio tree	Pineapple guava patio tree (LOW)
Cercis occidentalis - standard	Western redbud (LOW)
Lagerstroemia 'Dynamite' - Standard	Compact Crape Myrtle (LOW)
Lagerstroemia 'Zuni' - Standard	Compact Crape Myrtle (LOW)

SIDE YARD TREES: ALL 15 GALLON SIZE
These trees are installed along the side yard of corner lots.
Final Plans shall select from the following list:

Prunus cerasifera 'Krauter Vesuvius'	Purple leaf flowering plum (MOD)
--------------------------------------	----------------------------------

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE
These larger evergreen shrubs are used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Feijoa sellowiana	Pineapple guava (LOW)
Ligustrum texanum	Texas privet (LOW)
Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)
Xylocma congestum 'Compacta'	Compact shiny xylocma (LOW)

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE
These shrubs are used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica 'Compacta'	Compact heavenly Bamboo (LOW)
Salvia greggii 'Rosea'	Autumn sage
Rosa 'Iceberg'	Iceberg rose (MOD)

ACCENT SHRUBS: ALL 5 GALLON SIZE
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Lagerstroemia - Petite Purple	Bush crape myrtle - purple flower (LOW)
Lagerstroemia 'Ever Red'	Compact crape myrtle (MOD)
Lagerstroemia - Dwarf Red	Bush crape myrtle - red flower (LOW)
Buddleja 'Buzz' Upright Varieties	Dwarf Butterfly Bush - upright varieties (MOD)

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Calistemon 'Little John'	Dwarf bottlebrush (LOW)
Raphiolepis umbellata minor	Compact india hawthorn (LOW)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Rosmarinus 'Tuscan Blue'	Upright rosemary (LOW)

LAYERING SHRUBS (SPREADING): ALL 5 GALLON SIZE
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana - trailing white	Trailing lantana - white (LOW)
Rosa 'Drift' varieties	Drift Rose (assorted colors) (MOD)
Lantana - trailing lavender	Trailing lantana - lavender (LOW)

LAYERING SHRUBS (UPRIGHT): ALL 5 GALLON SIZE
These shrubs are more upright in habit than the spreading layering shrubs above, and are used in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Erythronium 'Bowen's Mauve'	Wallflower (LOW)
Rosmarinus 'off. Prostratus'	Prostrate rosemary (LOW)
Lantana - trailing lavender	Trailing lantana - lavender (LOW)
Bouteloua g. 'Blonde Ambition'	Blue grama grass (LOW)

LAYERING SHRUBS (SMALL): ALL 1 GALLON SIZE
These smaller shrubs are used as smaller companions to the upright layering shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Accellera 'Moonshine'	Yarrow (LOW)
Accellera 'Red Velvet'	Yarrow (LOW)
Tulbaghia violacea	Society garlic (LOW)

ENTRY ACCENT SHRUBS: ALL 1 GALLON SIZE
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Dianella 'Tee Red'	Dwarf fax lily (LOW)
Pennisetum 'Little Bunny'	Dwarf fountain grass (LOW)
Eriogonum karwinskianus	Santa Barbara daisy (LOW)
Tracholopium jasmindos	Star jasmine (MOD)

GRASS-LIKE SHRUBS: ALL 5 GALLON SIZE
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

Dietes bicolor	Butterfly lily (LOW)
----------------	----------------------

TRANSITION GROUND COVER: ALL 1 GALLON SIZE
This low, spreading groundcover is used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Mossyport parviflorum 'Puffin Creek'	Creeping mossyport
--------------------------------------	--------------------

GROUND COVER: ALL 1 GALLON SIZE @ 18"-24" O.C.
This low, evergreen groundcover is used along the back of the sidewalk as a low, unifying groundcover along the streetscape.
Final Plans shall select from the following list:

Teucrium chamaedrys 'Prostratum'	Wall germander (LOW)
Thymus praecox	Creeping thyme (LOW)
Gazania 'Mitsuba Yellow'	Clumping gazania (LOW)



CONCEPTUAL LANDSCAPE NOTES

- Prior to construction, final landscape plans shall be prepared by a licensed landscape architect and shall be certified in accordance with City water conservation requirements.
Landscape Plans shall specify:
 - Planting and installation details and notes including soil amendments.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow, controller, and water meter devices identified.
- All side yard gates shall swing away from the rear yard as shown on plans.
- All tree, shrub, and groundcover selections shall be specified on final plans for each lot within the community.
- All shrub and groundcover areas shall have an approved weed barrier fabric installed per manufacturer's specifications.
- All shrub and groundcover areas shall receive a 3" minimum layer of bark topdressing. Bark shall be 'Mocha Chips' as available from Recology (or equal - submit sample for approval).
- Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
- For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation. Bark topdressing may be applied in this area.
- Installer shall make every effort to maintain smooth and even grades throughout project areas, with no abrupt changes in grade where possible.
- All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen and the Qualifier Specifications for Nursery Tree Quality, published by The Urban Tree Foundation. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
- Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.).
- All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box.
Distance measurements are from centerline to centerline of meter box to tree / shrub trunk.
- All trees shall maintain a 10 foot minimum clearance around all utility poles. All street trees within 10' or less to any street or walkway shall be deep rooted species or be separated from hardscapes with an approved root barrier to prevent damage to public improvements.

Rev.	Revision	Date

PLANTING LAYOUTS

Date	AUGUST 4, 2018
Drawn By	JL
Scale	1/8" = 1'-0"

LANDSCAPE ARCHITECTURE - SITE DESIGN

EarthLine
DESIGN

PO BOX 661 • OAKLAND, CA • 94662
916.430.7864 • www.earthlinedesign.com

GRANTLINE 208 - 35' WIDE PRODUCT
RANCHO CORDOVA, CALIFORNIA

LENNAR

1420 ROCKY RIDGE DR. - #320 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES MICHAEL LUTTRELL, C.A.S.T.
Signature
4-2020
Expiry Date
8-4-2018
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title

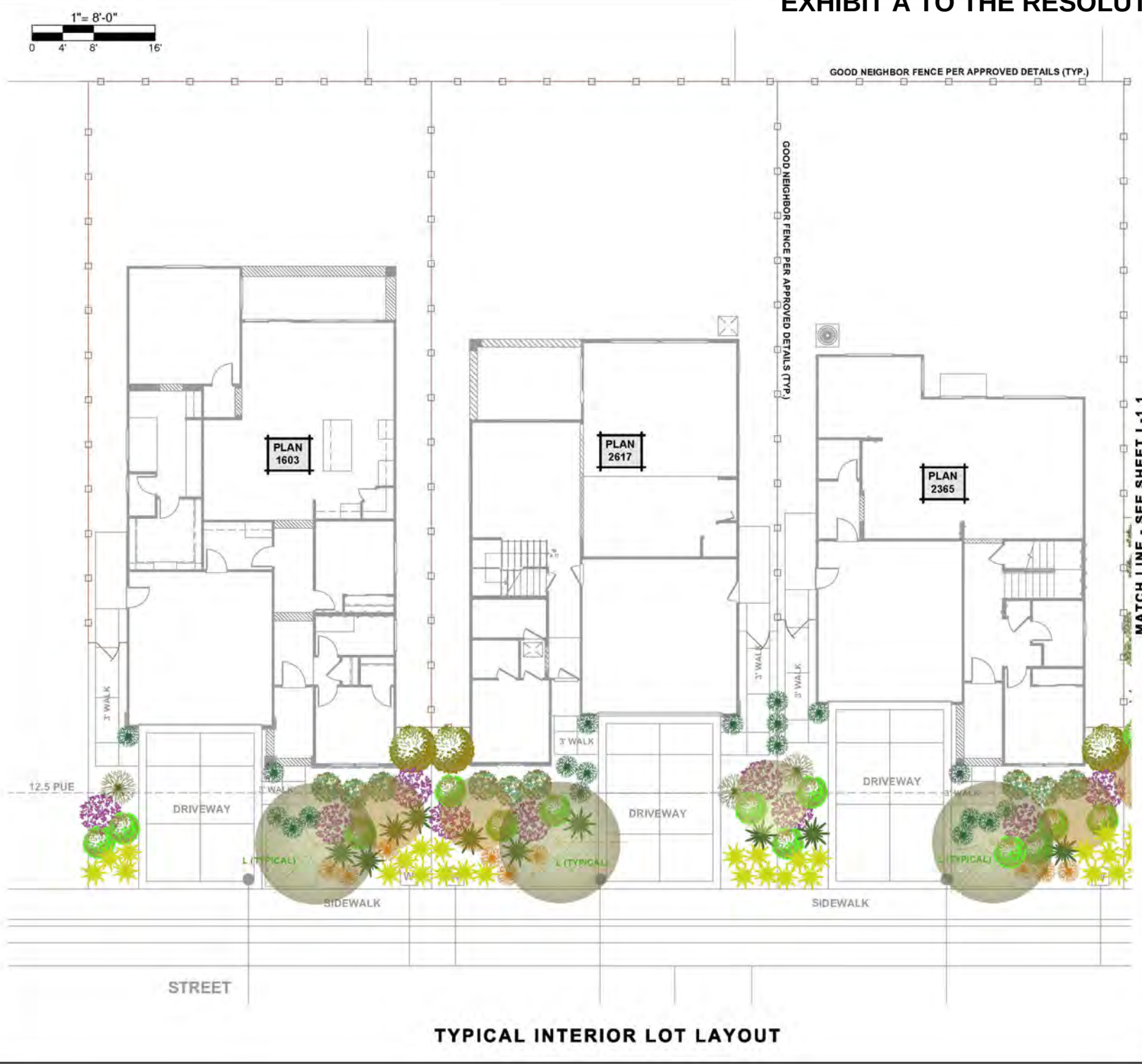
PLANTING
LAYOUTS

Date
AUGUST 4, 2018

Drawn By
JL

Scale
1/8" = 1'-0"

L-1.2

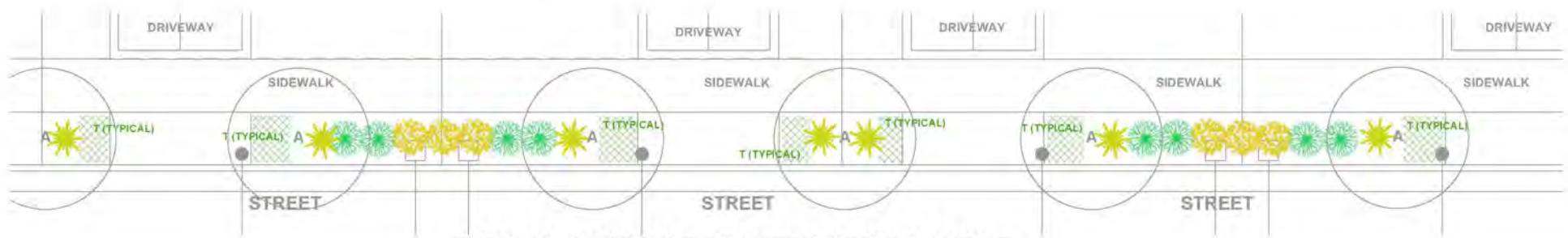


TYPICAL INTERIOR LOT LAYOUT

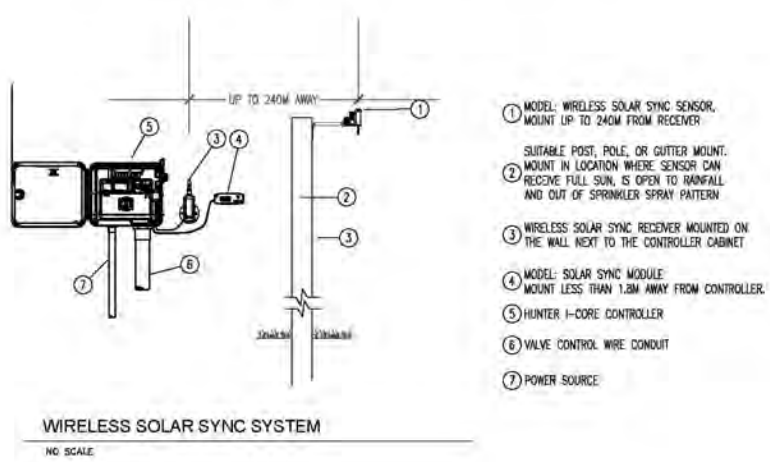
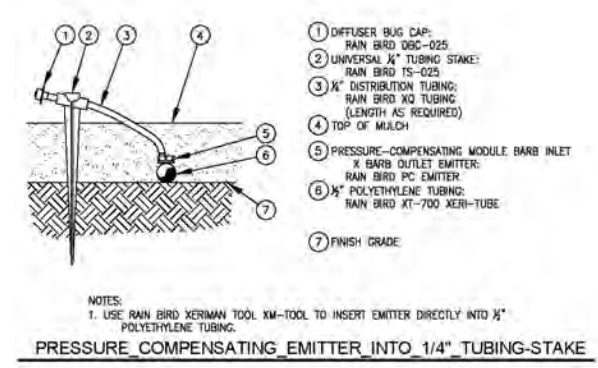
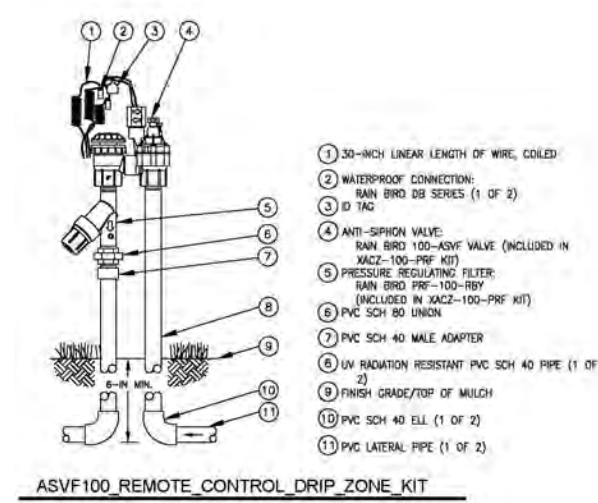
CURBSIDE PLANTER STRIP PLANT LIST ONLY

- FOUNDATION PLANTS:** ALL 5 GALLON SIZE
These compact evergreen shrubs are installed in the curbside planter strip in blocks as shown.
Final Plans shall select from the following list:
- Westringia fruticosa 'Morning Light' Coast rosemary
- LAYERING PLANTS:** ALL 5 GALLON SIZE
These low shrubs are installed in the curbside planter strip as shown.
Final Plans shall select from the following list:
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Groundcover in the curbside planter strip shall be:
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T (TYPICAL)



TYPICAL CURBSIDE PLANTER STRIP LAYOUT
(SEE CIVIL PLANS FOR LOCATIONS)



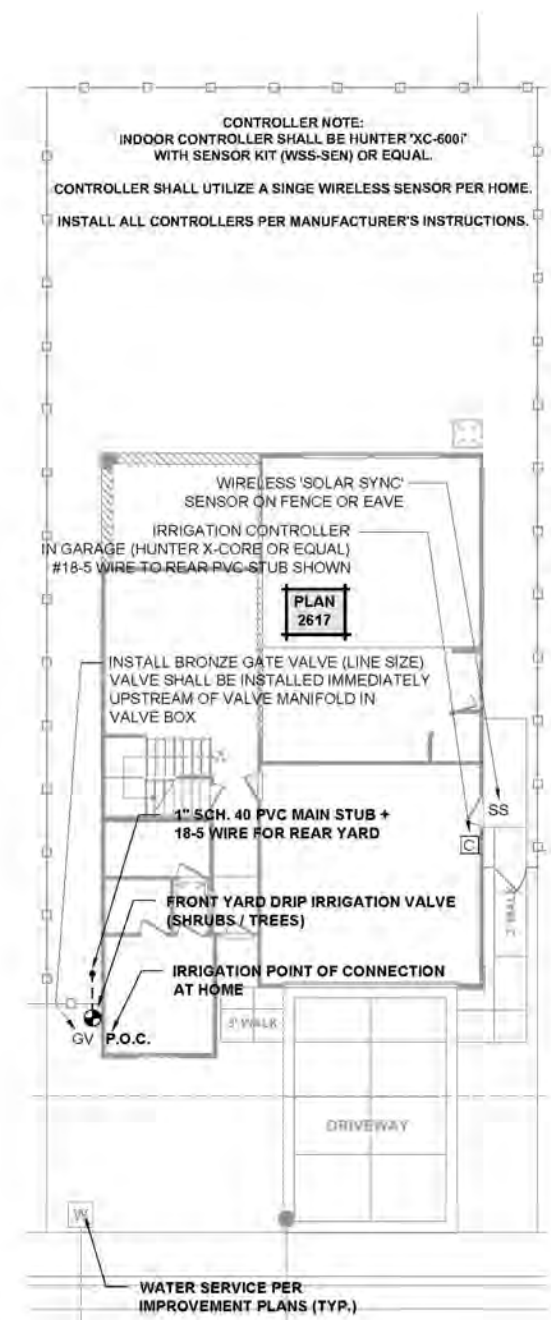
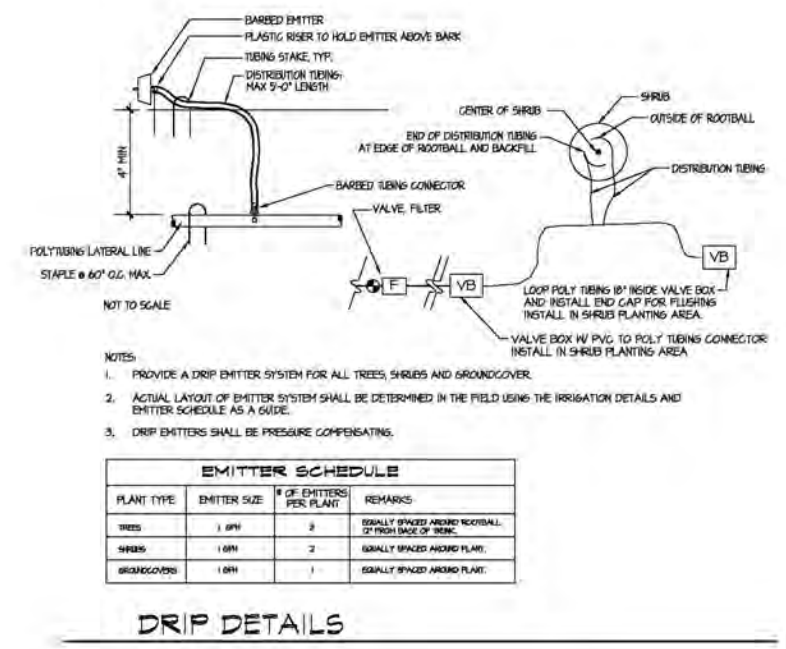
IRRIGATION AND DRAINAGE NOTES:

IRRIGATION:

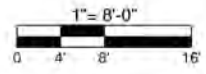
- These irrigation plans are diagrammatic and represent the work to be installed. All piping, valves, parts, etc. shall be installed in planting areas wherever possible.
- Irrigation system installation shall conform to all local codes and ordinances.
- All main pressure lines under paving surfaces shall be placed in schedule 40 PVC sleeves (verify sleeve locations on site).
- All landscaped areas shall be drip irrigated. Irrigation details and schedules shall be shown on Final Irrigation Plans.
- Install manual bronze gate valve (line size) upstream of front yard valve manifold at P.O.C. for each home.
- Irrigation controllers shall be Hunter X-Core with Wireless SolarSync weather sensor installed for each home per manufacturer's recommendations (ET-based controller system).
- All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802.2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802.2014.
- Water Use shall be demonstrated on Final Landscape Plans and shall conform to State of CA Conservation Ordinance and all amendments (latest edition).

DRAINAGE:

- All areas that cannot be surfaced drained shall be drained using 3" PVC solid drain lines, fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
- All roof downspouts within property shall be connected to underground drainage system (not shown on plans). This includes all front and rear yard roof downspouts.
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- Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.



TYPICAL INTERIOR LOT LAYOUT - ALL LOTS
PLAN 2617 SHOWN



LANDSCAPE ARCHITECTURE - SITE DESIGN
EarthLine
DESIGN
PO BOX 641 • ORANGEVILLE • CA • 91362
916.430.7641 • www.earthlinedesign.com

GRANTLINE 208 - 35' WIDE PRODUCT
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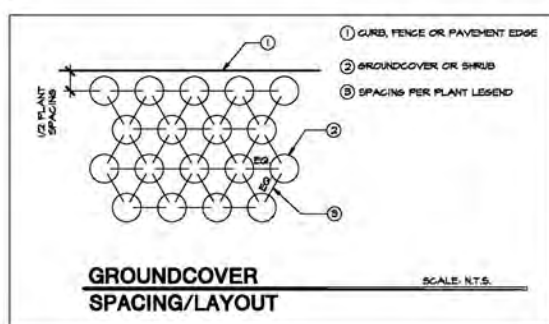
Sym.	Revision	Date

Drawing Title
IRRIGATION SCHEMATIC

Date
AUGUST 4, 2018
Drawn By
JL
Scale
1/8" = 1'-0"

L-2.1

L-1.1



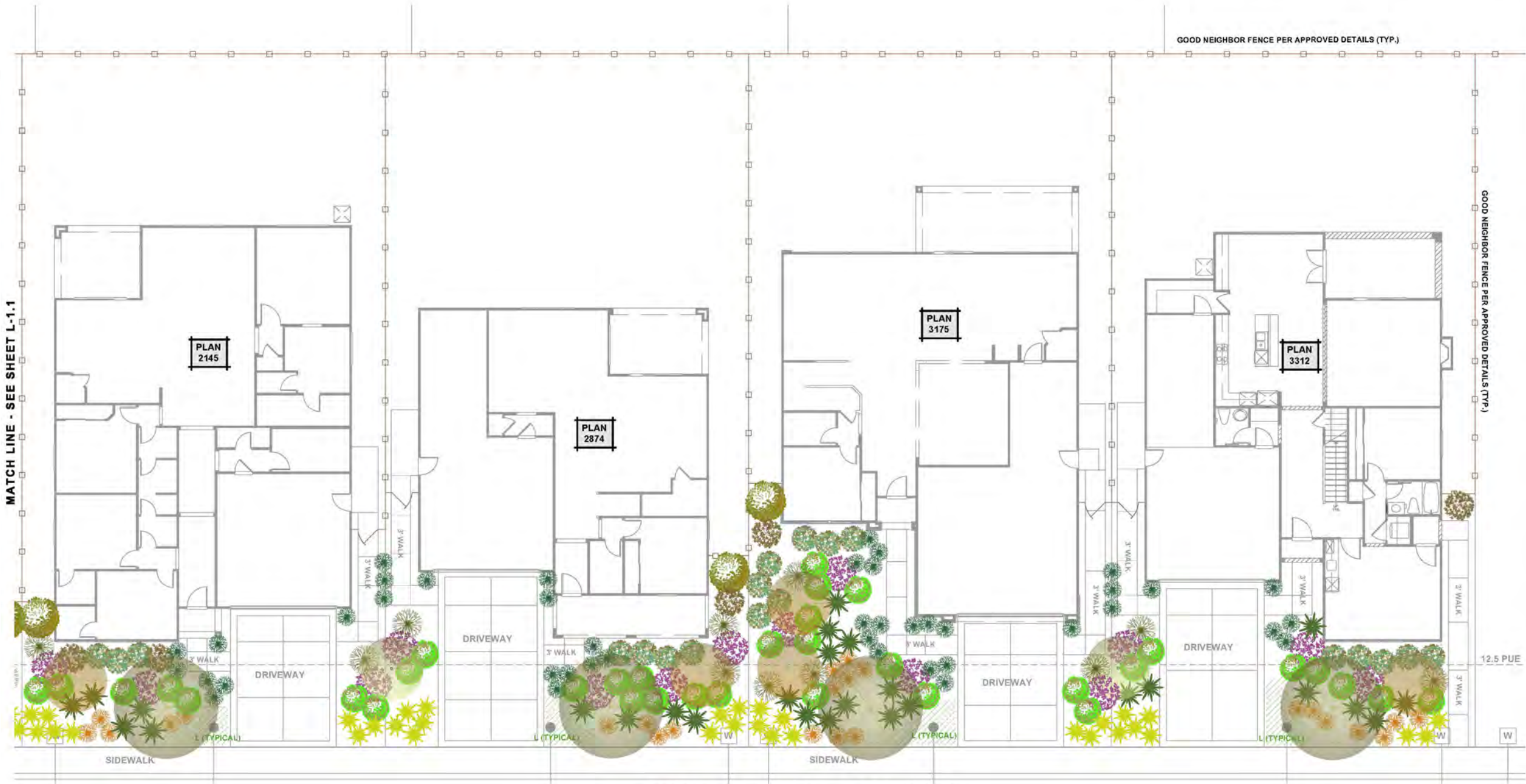
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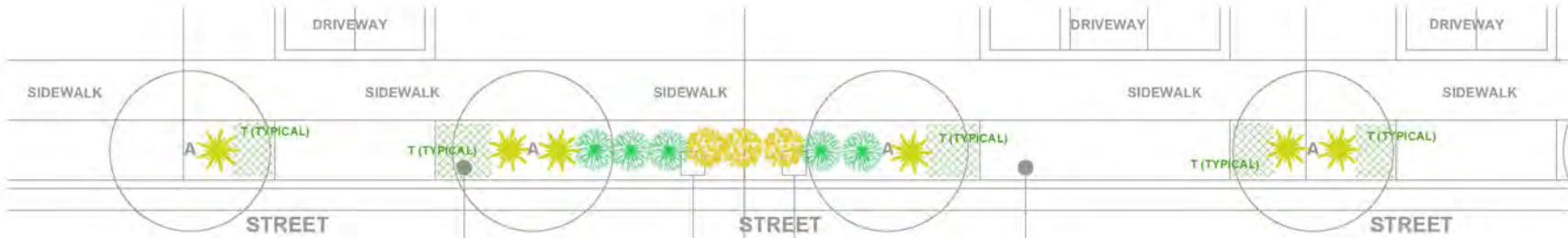
1" = 8'-0"



TYPICAL INTERIOR LOT LAYOUT

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TYPICAL CURBSIDE PLANTER STRIP LAYOUT
(SEE CIVIL PLANS FOR LOCATIONS)

1" = 8'-0"



GRANTLINE 208 - 45' WIDE PRODUCT

RANCHO CORDOVA, CALIFORNIA

LENNAR

1420 ROCKY RIDGE DR. - #320 / ROSEVILLE, CA

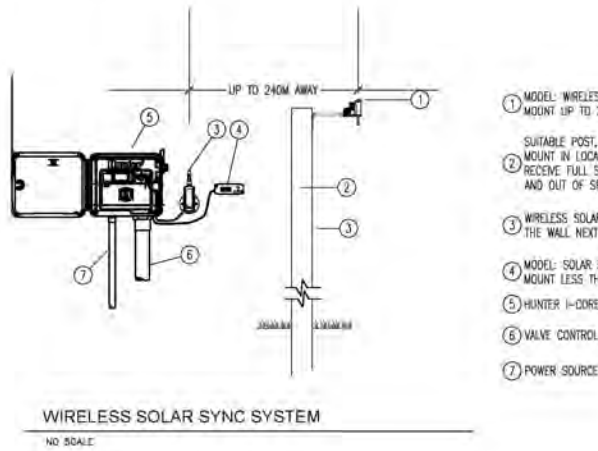
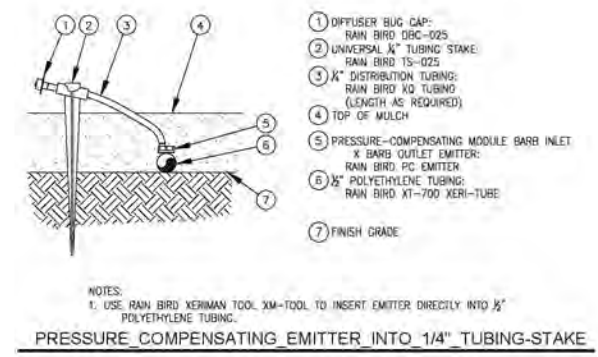
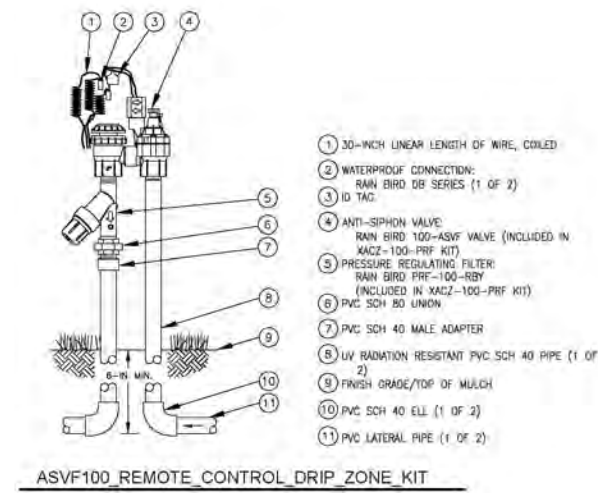


Sym.	Revision	Date

Planting Title
PLANTING LAYOUTS

Date **AUGUST 4, 2018**
Drawn By **JL**
Scale **1/8" = 1'-0"**

L-1.2



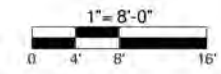
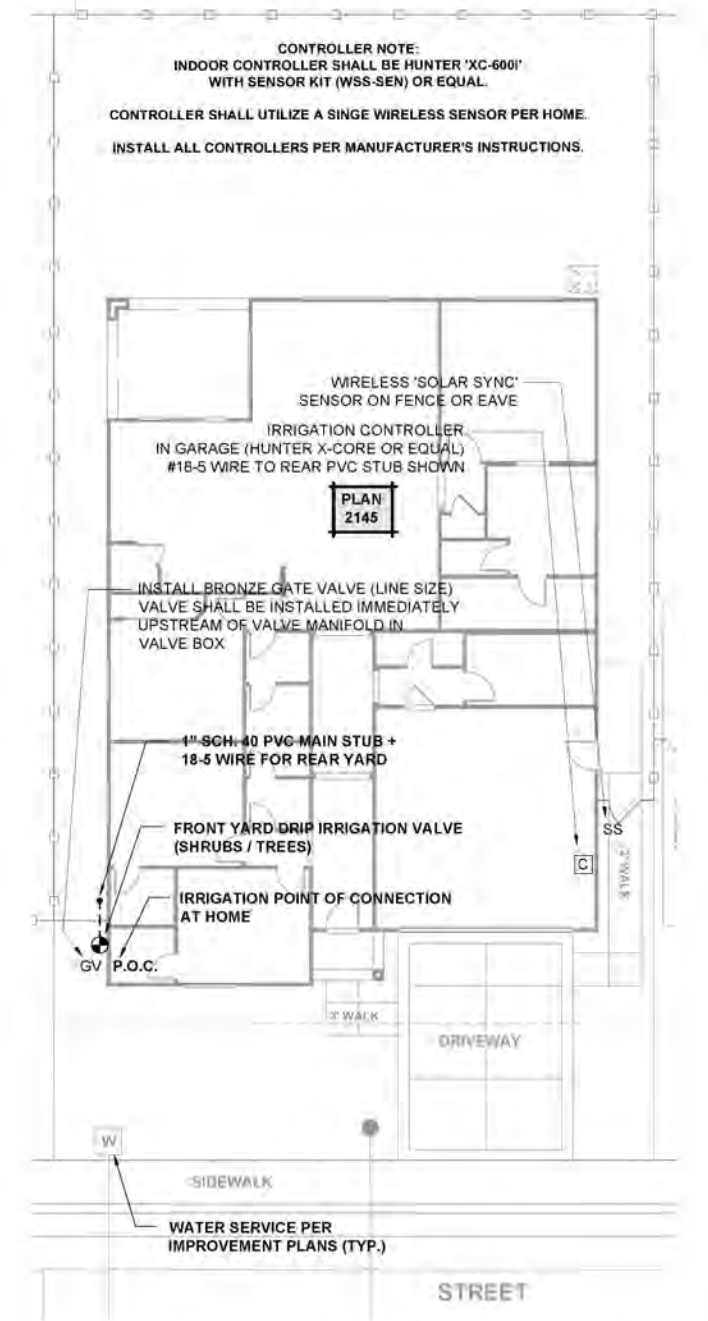
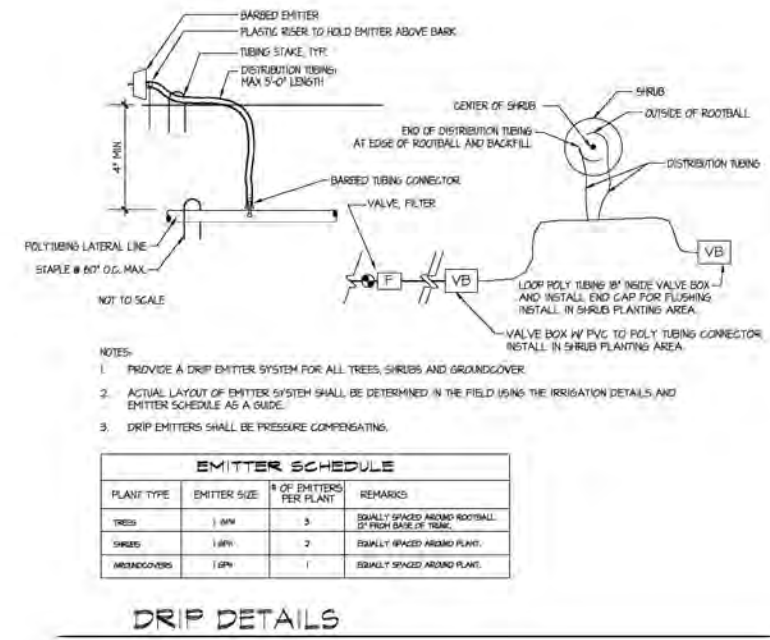
IRRIGATION AND DRAINAGE NOTES:

IRRIGATION:

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DRAINAGE:

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- All roof downspouts within property shall be connected to underground drainage system (not shown on plans). This includes all front and rear yard roof downspouts.
- Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #1 above.
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Rev.	Revision	Date

Drawing Title
IRRIGATION SCHEMATIC

Date
AUGUST 4, 2018

Drawn By
JL

Scale
1/8" = 1'-0"

P R E P A R E D B Y

HMA Architecture

2330 East Bidwell St., Ste. 204
Folsom, Ca. 95630
(916) 597-1500

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 nine new floor plans, elevations, color and materials sample and preliminary landscape plans to be built in Grantline 208. 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 includes an adjustment that allows for a 15 foot rear yard setback and a 15 foot front yard setback. The adjustment shall only be applicable to 45' x 105' lots with a Plan 2 floor plan, all other lots shall be held to the rear yard setback (20% of the lot depth) as required by the Sunridge Specific Plan.	On-Going	Planning	
3.	This permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	On-Going	Planning	
4.	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	
5.	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	

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 has existing overhead 12kV facilities along Grant Line Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
7.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	On-Going	SMUD	
8.	In the event the applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	On-Going	SMUD	
9.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	
	Prior to Issuance of Building Permits			
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	

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
11.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5 foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's (IOD).	Prior to Building Permit Issuance	SMUD	
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: http://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	Prior to Building Permit Issuance	SMUD	
13.	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	
14.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Prior to Building Permit Issuance	SMUD	
15.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities	Prior to Building Permit Issuance	SMUD	
16.	Development phases submitted for new service should include all lots fronting streets.	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)
17.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from drivable surface.	Prior to Building Permit Issuance	SMUD	
18.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department.	Prior to Building Permit Issuance	Planning	
19.	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	
20.	The Applicant shall meet the following: Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permits being issued. If applicable: Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District <u>does not</u> allow deferred submittals for Fire Sprinkler and/or Fire Alarm Plans.	Prior to Building Permit Issuance	Sac Metro Fire	
21.	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	
22.	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.	Prior to Building Permit Issuance	Planning	

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	- No two of the same floor plans may be placed next to each other, unless they have different elevations. - Any two story house on a corner shall provide all the window trims and casing, shutters and other enhancements found on the front elevation on all sides, as shown on the design elevations. - Any home located on a corner lot shall provide all enhancements that are shown in the design review booklet as enhancements for street facing lots. - The front yard setbacks for any two adjacent lots shall not be the same distance. A two foot offset shall be the minimum setback when plausible unless special circumstances do not allow. - Man doors are required in the garage to exit into the sideyard. - Garage doors with windows shall be standard for all elevations and shall not be considered an option/upgrade.			
23.	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			
24.	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	

CONDITIONS OF APPROVAL

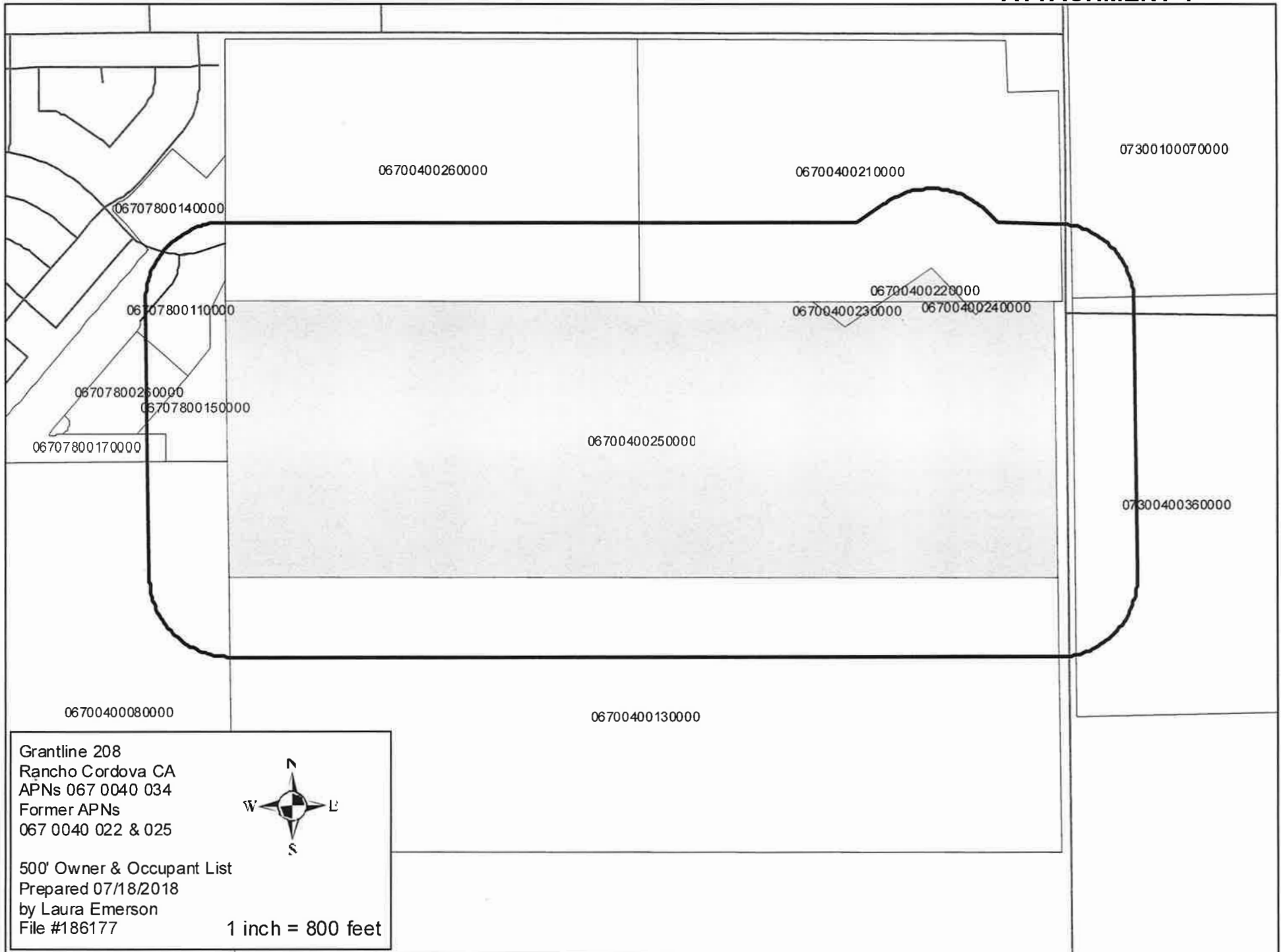
ATTACHMENT 3 Exhibit B to the Resolution

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
25.	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	
26.	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	
27.	Rear elevations for Village 3 lots 14, 15, & 16 adjacent to Grantline Road must contain additional enhancements for street facing lots as shown in the approved design booklet.	Prior to Final Occupancy	Planning	
28.	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	
29.	Gates shall be in accordance with Sacramento County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Prior to Final Occupancy	Sac Metro Fire	
30.	Rancho Cordova Police Department requests the following recommendations: Landscaping should be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under vulnerable windows.	Prior to Final Occupancy	Rancho Cordova Police Department	

CONDITIONS OF APPROVAL

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	• All curbs should be vertical in design. Round curbs should be avoided wherever possible. • Vertical wrought-iron fencing materials should be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes. • There should be on-street and driveway lighting to allow for adequate visibility by residents, law enforcement, and passerby during nighttime hours.			



ATTACHMENT 4

067 0040 008 0000
K Hovnanian At Jaeger Ranch LLC
1375 Exposition Blvd #300
Sacramento CA 95815

067 0040 022 0000
Douglas Road 105 LLC
7700 College Town Dr #201
Sacramento CA 95826

067 0040 025 0000
Douglas Road 105 LLC
7700 College Town Dr #201
Sacramento CA 95826

067 0780 014 0000
Rancho Cordova Rec & Park District
2729 Prospect Park Dr #230
Rancho Cordova CA 95670

067 0780 026 0000
Sacramento Municipal Utility District
6201 S St
Sacramento CA 95817

067 0040 013 0000
Occupant
4200 Grant Line Rd
Rancho Cordova CA 95742

067 0040 013 0000
Arista Del Sol Jcp LLC
2020 L St
Sacramento CA 95811

067 0040 023 0000
Lennar Homes Of California Inc
1420 Rocky Ridge Dr #320
Roseville CA 95661

067 0040 026 0000
Lal Brothers LLC
353 E Bonneville Ave #807
Las Vegas NV 89101

067 0780 015 0000
Sacto Vly Conservancy
Po Box 163351
Sacramento CA 95816

073 0010 007 0000
Rose Reinheimer
1443 35th Ave
San Francisco CA 94122

067 0780 026 0000
Occupant
4151 Poopenaut Ct
Rancho Cordova CA 95742

067 0040 021 0000
Woodside 05n LP
2408 Professional Dr #200
Roseville CA 95661

067 0040 024 0000
Lennar Homes Of California Inc
1420 Rocky Ridge Dr #320
Roseville CA 95661

067 0780 011 0000
Sunridge Park LLC
2410 Fair Oaks Blvd #110
Sacramento CA 95825

067 0780 017 0000
City Of Rancho Cordova
2729 Prospect Park Dr
Rancho Cordova CA 95670

073 0040 036 0000
Cordova Hills LLC
5241 Arnold Ave
McClellan CA 95652

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

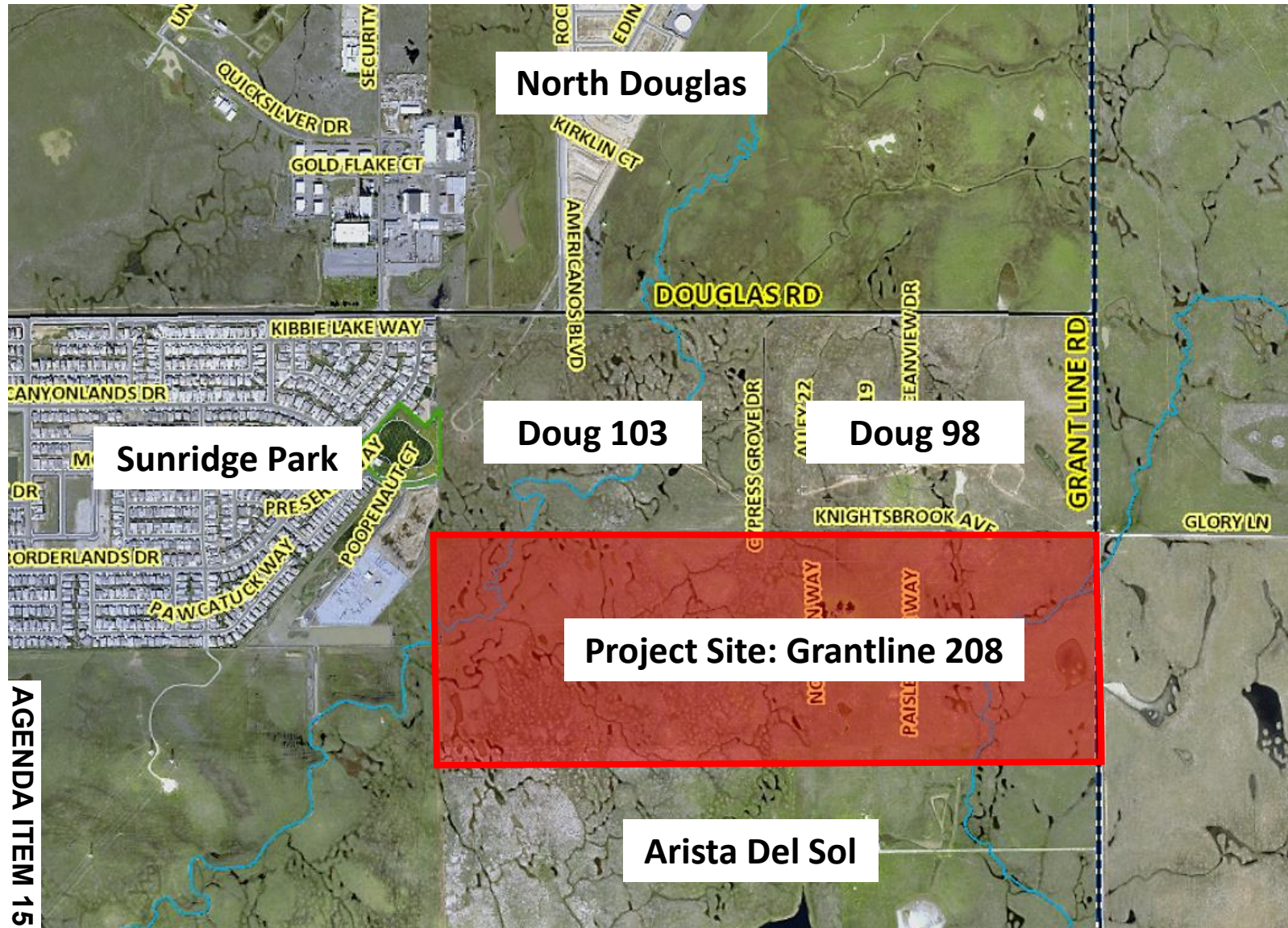
CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

Lennar Homes at Grantline 208

DD9818 – December 17, 2018

Major Design Review & Adjustment

Nicholas Sosa, Assistant Planner



Grantline 208

- Zoned designation of RD-10, RD-7, and RD-5
- Part of the Sunridge East Properties along with Doug 98, Doug 103 and Arista Del Sol
- Total 502 Single Family Homes

Project Request

- The Applicant, Lennar Homes of CA, is requesting a Major Design Review for the Grantline 208 community.
 - 502 single family units
 - 2 neighborhoods (Viridian and Ventana)
 - 9 floor plans ranging from 1,603 to 3,312 square feet
 - 5 elevations (Mediterranean Revival, Italian, Farmhouse, Craftsman, and Tuscan)
- The Applicant is also requesting an Adjustment for rear and front yard setbacks in the smaller lots (Viridian). The adjustment would only be applicable to the Plan 2 floor plan.

SITE PLAN | VILLAGES 1-6



45'S LOTS "Viridian"

55'S LOTS "Ventana"

DOUGLAS RD 105 LLB
LAL BROTHERS LLC
057-0040-023

LOT I
LANDSCAPE LOT
0.2± AC. (G)
0.1± AC. (N)
O

LOT J
LANDSCAPE LOT
1.7± AC. (G)
1.7± AC. (N)
O

LOT S
PEDESTRIAN PASEO
0.1± AC. (N)
O

LOT U
COMMUNITY PARK
UNDERCROSSING
RESERVATION
0.4± AC. (N)
O

LOT D
DETENTION BASIN
10.9± AC. (G)
10.2± AC. (N TO R/W)
RD-10

VILLAGE 6
(61) 45x105(TYP.) LOTS
9.9± AC. (G)
9.9± AC. (N)
RD-10

LOT B
COMMUNITY PARK
7.7± AC. (G)
6.5± AC. (N)
O

LOT R
PEDESTRIAN PASEO
0.5± AC. (N)
RD-5

LOT A
ELEMENTARY SCHOOL
11.6± AC. (G)
9.7± AC. (N TO R/W)
RD-5

LOT Q
PEDESTRIAN PASEO
0.4± AC. (N)
RD-7

VILLAGE 5
(51) 45x105(TYP.) LOTS
(37) 55x105(TYP.) LOTS
16.3± AC. (G)
15.9± AC. (N)
RD-7

VILLAGE 2
(79) 55x105(TYP.) LOTS
14.5± AC. (G)
14.5± AC. (N)
RD-10

VILLAGE 1
(62) 45x105(TYP.) LOTS
(3) 55x105(TYP.) LOTS
10.8± AC. (G)
10.8± AC. (N)
RD-10

LOT K
PEDESTRIAN PASEO
0.1± AC. (N)
RD-10

DOUGLAS RD 105 LLB
057-0040-021

LOT L & M
PEDESTRIAN PASEO
0.2± AC. (N)
RD-10

VILLAGE 3
(96) 45x105(TYP.) LOTS
16.5± AC. (G)
15.6± AC. (N)
RD-10

LOT C
DETENTION BASIN
3.8± AC. (G)
3.7± AC. (N)
RD-10

LOT F
WETLAND PRESERVE
11.5± AC. (G)
11.5± AC. (N)
O

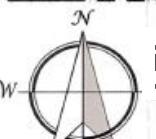
PROPOSED 100'
CHANNEL ESMT.

VILLAGE 4
(72) 45x105(TYP.) LOTS
(41) 55x105(TYP.) LOTS
18.6± AC. (G)
18.5± AC. (N)
RD-5

LOT P
PEDESTRIAN PASEO
0.1± AC. (N)
RD-5

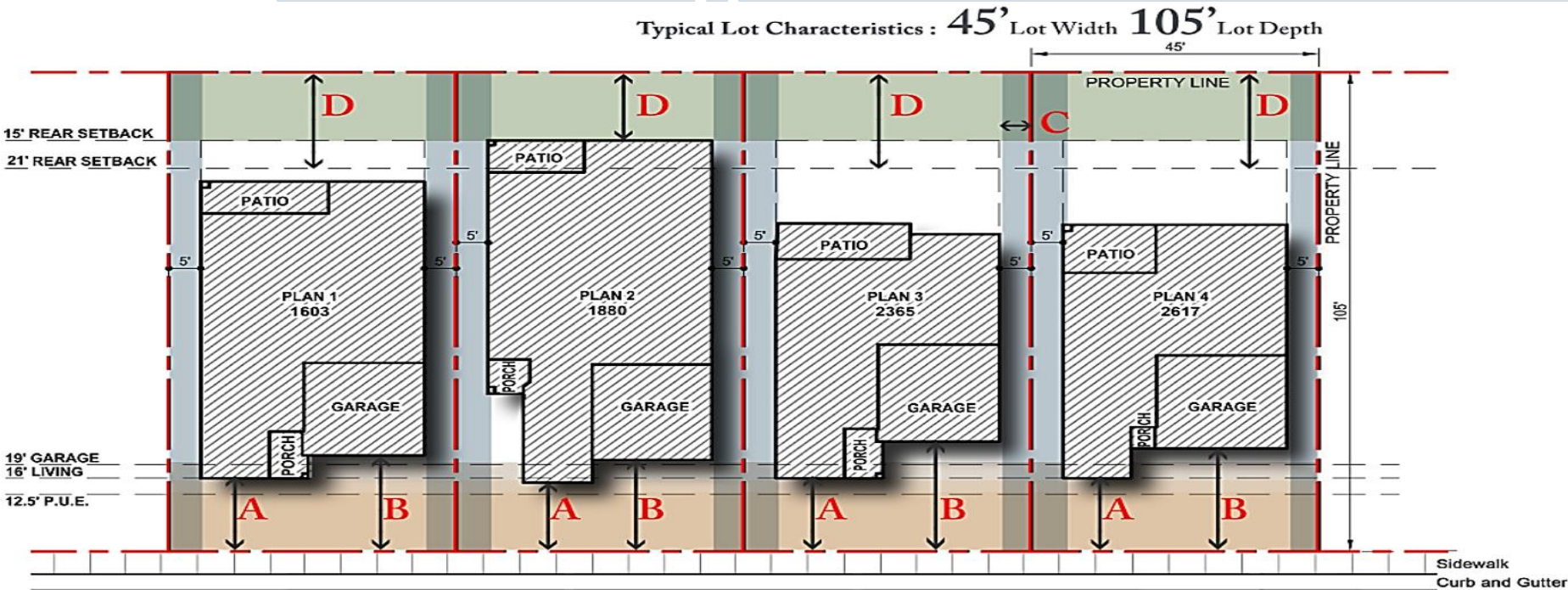
ARISTA DEL SOL

200 0 100 200 400

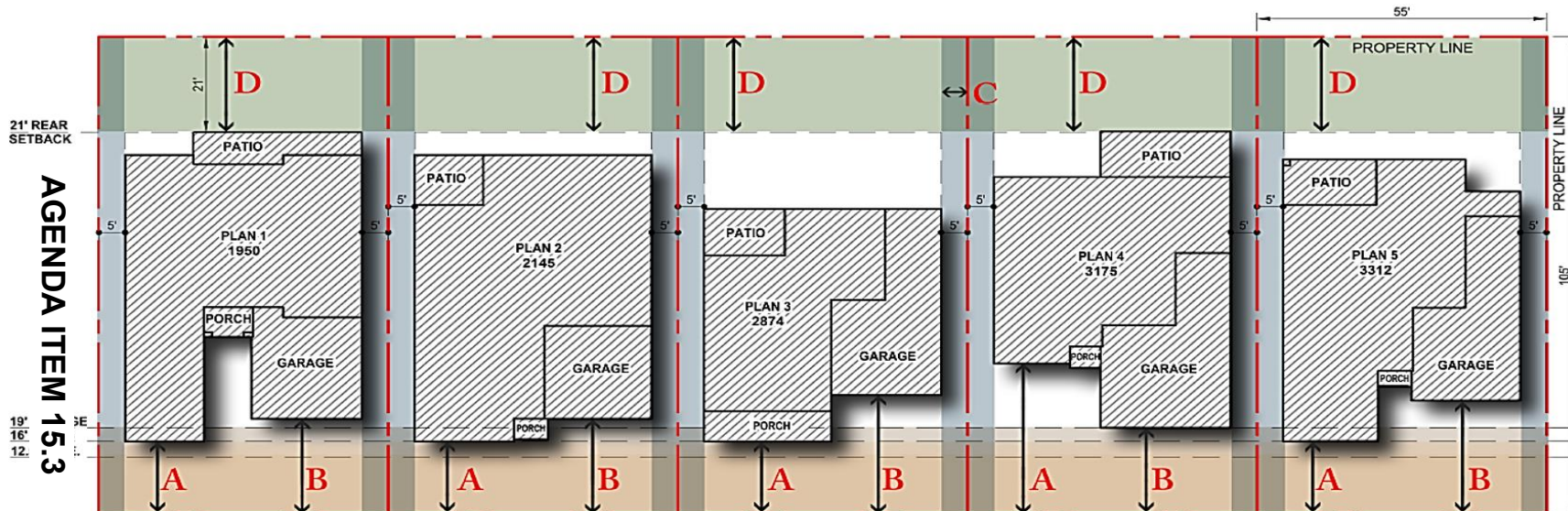


Typical Setback Exhibits

ATTACHMENT 5



Typical Lot Characteristics : 55' Lot Width 105' Lot Depth



Minimum Setbacks

- 20% lot depth Rear yard Setback
- 5' Interior Side Setback
- 19' Garage Setback
- 16' Living Area Setback
- 12.5' Street Side Setback

- Three floor plans ranging from 1,603 sqft to 3,312 sqft.
- Five architectural styles are proposed throughout the community; Mediterranean Revival, Italian, Farmhouse, Craftsman, and Tuscan.
- Elevations are proposed in four color schemes for each elevation.



MEDITERRANEAN REVIVAL

ITALIAN STYLE

FARMHOUSE STYLE

TUSCAN STYLE

CRAFTSMAN STYLE



Plan 1603: Mediterranean Revival



Plan 1880: Italian



Plan 2365: Farmhouse



Plan 2671: Mediterranean Revival



Plan 1950: Tuscan



Plan 2145: Craftsman



Plan 3312: Farmhouse



Plan 2874: Farmhouse



Plan 3175: Tuscan

Typical Landscape/Hardscape Plan ATTACHMENT 5



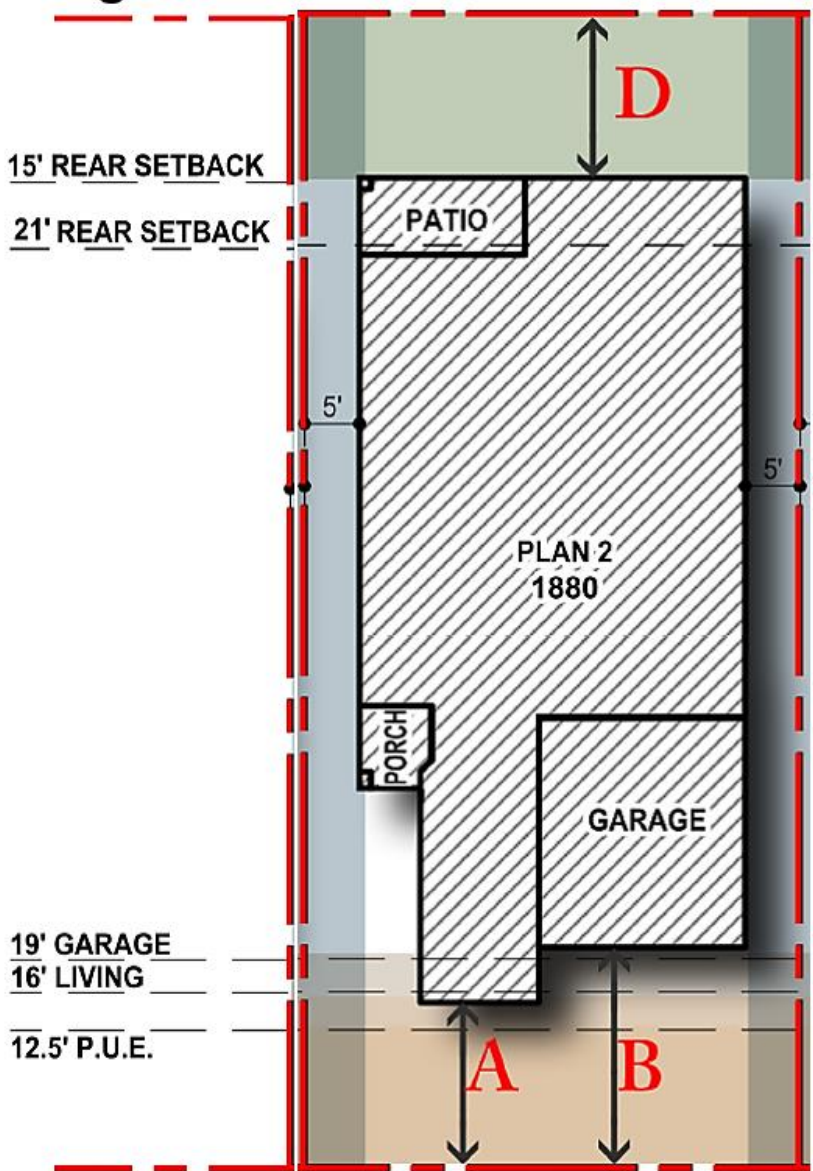
- Landscape plans include drought tolerant plants and trees.
- The landscape plan also shows a 4-foot x 10-foot concrete slab poured behind the fence for the storage of 3 garbage receptacles.
- The project has been conditioned to utilize weed barrier prior to the installation of ground cover to keep weeds to a minimum.

Adjustment

- The Applicant is requesting an Adjustment that would be applicable to only the Plan 2: 1880 SF floor plan within the Viridian 45’ wide lot areas.
- The Applicant is requesting the adjustment to continue to offer a highly desirable floor plan currently being sold in North Douglas.
- The City Zoning Code allows for up to a 40% setback reduction with approval by the City Council. The Applicant is requesting the below adjusted setbacks:

	Rear Yard Setback	Front Yard Setback
Sunridge Specific Plan	20% of Lot Depth (approx. 21 feet)	16 Feet to Living Area
Requested Setbacks	15 feet (28% reduction)	15 feet (6% reduction)

AGENDA ITEM 15.3



Recommended Motions

Staff recommends that the City Council:

- Adopt the Resolution approving the Major Design Review and Adjustment for Grantline 208 subject to the Findings and Conditions of Approval (**Exhibit A and Exhibit B**) and find the project exempt from further CEQA review.

QUESTIONS??

licenses within the area. The Council requested additional information regarding other alcohol licenses in the area and their respective types, and additional information on calls for service at the 7 Eleven across the street or any other gas stations that the Applicant may own within the County that has calls for service information accessible by RCPD.

As a result of Council's concerns and request for additional information, the project was continued and Staff has been working with RCPD and the Applicant is obtaining the requested information. Staff had originally recommended denial of the Applicant's request and continues to make that recommendation alongside RCPD. A copy of the original October 15, 2018 Staff Report is included as Attachment 2.

COUNCIL DISCUSSION

The Council raised a variety of questions and comments about the existing alcohol licenses in the area and existing calls for service at similar establishments. Some of these questions required additional research and clarification from Staff and RCPD. Provided below are the general comments expressed by the Council at the **October 15, 2018 Council Meeting** with the additional follow-up information.

- **Council was interested in seeing the calls for services at the neighboring 7-Eleven to compare the two locations.**
 - The Rancho Cordova Police Department was able to pull the calls for service at the neighboring 7-Eleven between the dates of January 1, 2017 and December 31, 2017. The Figures below show the two graphs for each location, one shows a pie chart of the types of calls that were documented and the other shows a bar graph of the calls for service by month. These graphs only show calls for service that were directly for the Chevron and 7-Eleven locations and do not include surrounding areas.

Figure 2: Mather Field Chevron

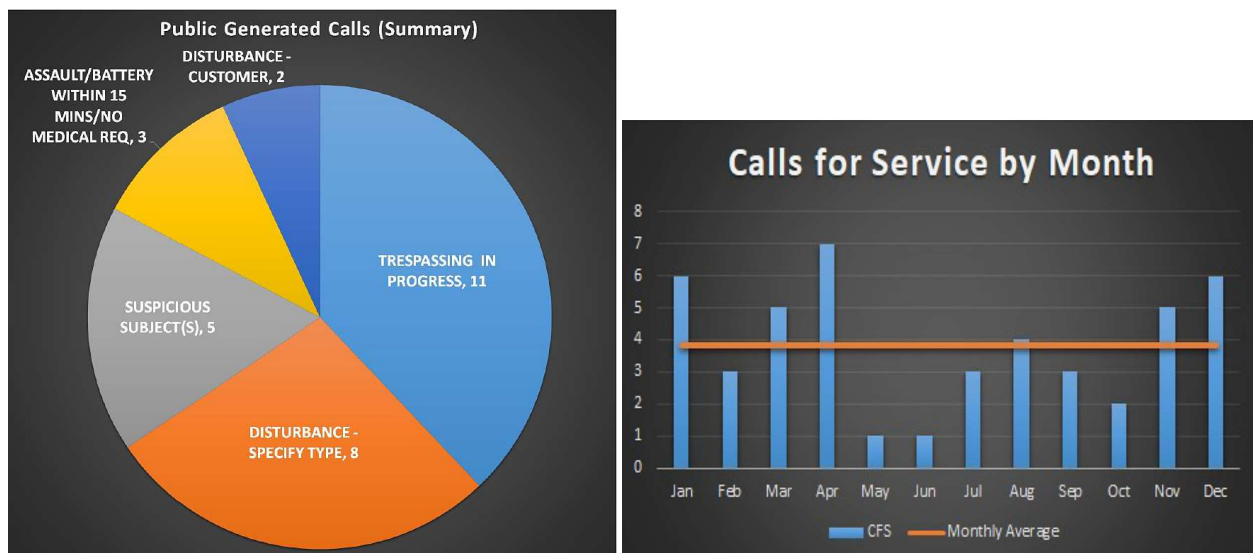
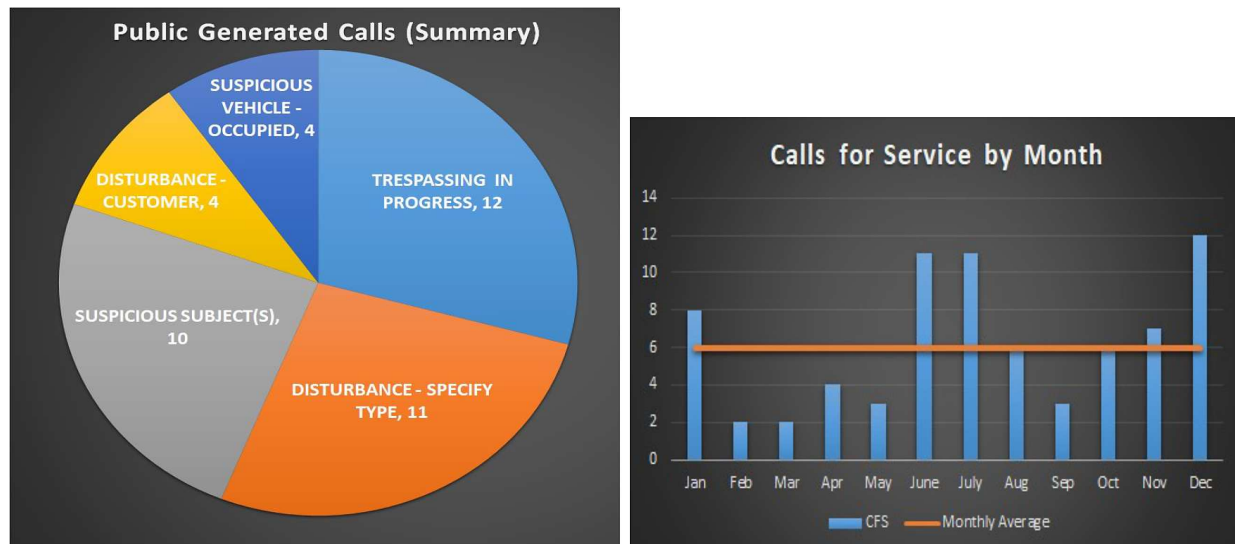
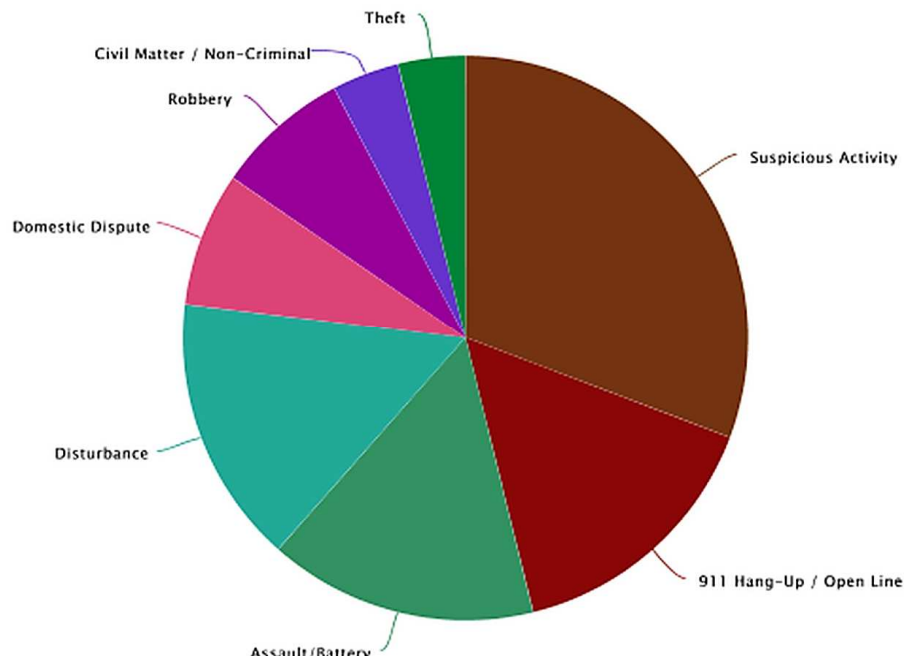


Figure 3: 7-Eleven Gas Station



- The Mather Field Chevron had a total of 46 calls for service between January and December of 2017, the content of those calls can be seen in **Figure 1** with a more detailed explanation in Attachment 3. Between those same dates the 7-Eleven across the street, which currently has off-site alcohol sales, had a total of 96 calls for service and the content of those calls can be seen in **Figure 2** with a more detailed explanation in Attachment 4. It is important to note that the 7-Eleven is located deeper within the neighborhood behind an existing commercial building, while the Chevron is located within clear visibility of high traffic Mather Field Road.
- **Council also requested any information regarding calls for service for other locations owned by the applicant within the City or Sacramento County.**
 - The Applicant currently has an alcohol license at 2400 Fruitridge Road within the City of Sacramento jurisdiction. This location is a Chevron with an Extra Mile food mart and has had an alcohol license since 2003. RCPD was able to pull information regarding calls for service for this site. According to RCPD there were 26 calls for service at this location between January 1, 2017 and December 31, 2017. Given that this location is under the City of Sacramento jurisdiction, the City of Sacramento may have different criteria for dispatching calls than RCPD which could be a variable in the difference in calls for service. **Figure 1** shows the reported criminal activity for the 26 calls that were recorded.

Figure 1: Graph of 2400 Fruitridge Calls for Service

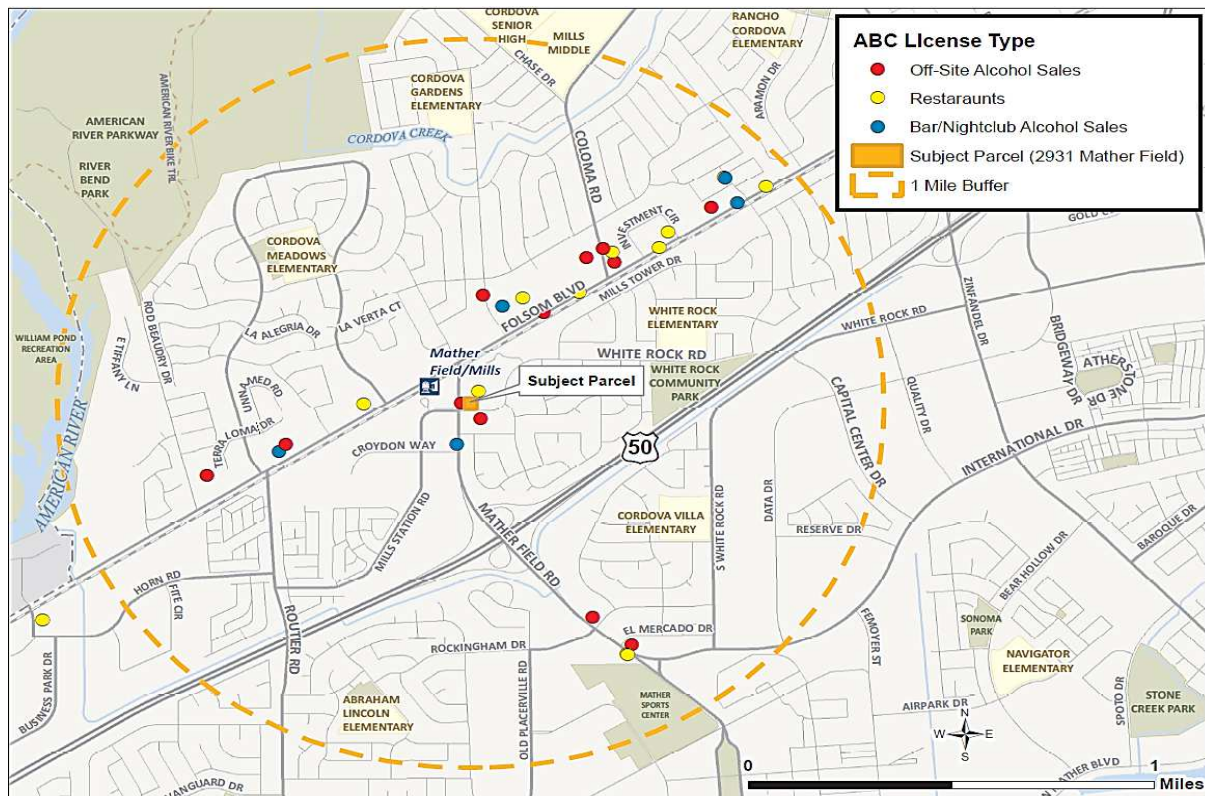


- **Council requested to see alcohol licenses within a radius larger than 1,000 feet in order to grasp a better understanding of alcohol licenses within the surrounding area.**
 - Within 1,000 feet of the subject property, there were 4 active alcohol licenses. At Council's request staff has expanded that radius to within 1 mile of the subject property. As a result, the number of licenses has grown from 4 to 29 active licenses. Shown below in **Table-1** is the business name and address of each establishment categorized by its color. The Table shows 12 Off-site alcohol licenses, 12 restaurants, and 5 bars/nightclubs within the 1 mile radius area. The map below (**See Figure 2**) shows all active 29 license separated by the type of alcohol licenses shown in different colors (Off-site alcohol sales = Red, Restaurants = Yellow, and Bar/nightclub = Blue).

Table-1: List of alcohol licenses

1	United Oil #477 (76 Station)	Gas Station	3329 Mather Field Rd	Type 21 - Off-Site	ACTIVE
2	Sonny's Market	Convenience Store	3291 Mather Field Rd	Type 21 - Off-Site	PENDING
3	7 Eleven Store 2235	Convenience Store/ Gas Station	10246 Mills Station Rd	Type 20 - Off Site	ACTIVE
4	Servo Gasoline (Chevron)	Convenience Store/ Gas Station	2931 Mather Field Rd	Type 20 - Off Site	PENDING
5	Capital Food and Liquor	Convenience Store	10009 Folsom Blvd	Type 21 - Off-Site	ACTIVE
6	Thind Petroleum (Chevron)	Covenience Store/Gas Station	10109 Folsom Blvd	Type 20 - Off-Site	ACTIVE
7	Dawes Wine & Spirits	Convenience Store	2724 Dawes St	Type 21 - Off-Site	ACTIVE
8	Dollar Tree	Retail/Grocery	10337 Folsom Blvd	Type 20 - Off-Site	ACTIVE
9	Viva Supermarket	Grocery Store	10385 Folsom Blvd	Type 21 - Off-Site	ACTIVE
10	JJ Food & Liquor	Convenience Store	10401 Folsom Blvd	Type 21 - Off-Site	ACTIVE
11	P&A Food & Liquor	Convenience Store	10152 Coloma Rd	Type 21 - Off-Site	ACTIVE
12	Cordova Food and Liquor	Convenience Store	10469 Folsom Blvd	Type 21 - Off-Site	ACTIVE
13	Taqueria La Bonita	Restaurant	3332 Mather Field Rd	Type 41 - On-Site	ACTIVE
14	Little Buddha Thai Bistro	Restaurant	3334 Mather Field Rd	Type 41 - On-Site	ACTIVE
15	Straw Hat Pizza	Restaurant	2929 Mather Field Rd	Type 41 - On Site	ACTIVE
16	Brookside	Restaurant	9819 Horn Rd	Type 47 - On Site	ACTIVE
17	Huong Lan Sandwiches	Restaurant	10145 Folsom Blvd	Type 41 - On-Site	PENDING
18	Las Americas	Restaurant	10319 Folsom Blvd	Type 41 - On-Site	ACTIVE
19	Round Table Pizza	Restaurant	10375 Folsom Blvd	Type 41 - On-Site	ACTIVE
20	Rancho Cordova Moose Lodge	Club	10124 Coloma RD	Type 51 - Club	ACTIVE
21	Mountain Mikes Pizza	Restaurant	10419 Folsom Blvd	Type 41 - On-Site	ACTIVE
22	El Favorito Taqueria	Restaurant	10427 Folsom Blvd	Type 41 - On-Site	ACTIVE
23	La Jalisco Carniceria Y Taqueria	Restaurant	2728 Mills Park Dr.	Type 41 - On-Site	ACTIVE
24	San Miguel's Mexican & American Food	Restaurant	10535 Folsom Blvd	Type 41 - On-Site	ACTIVE
25	Rancho Club Casino	Bar/Tavern	2740 Mills Park Dr	Type 42 - On- Site	ACTIVE
26	Louie's Cocktail Lounge	Bar/Nightclub	3030 Mather Field Rd	Type 48 - On-Site	ACTIVE
27	Tumbleweed Inn	Bar/Nightclub	10083 Folsom Blvd	Type 48 - On-Site	ACTIVE
28	Diamond Billiards	Bar/Nightclub	10303 Folsom Blvd	Type 40 - On-Site	ACTIVE
29	Monty's Lounge	Bar/Nightclub	10493 Folsom Blvd	Type 48 - On-Site	ACTIVE

Figure 2: Alcohol Licenses within 1 Mile

**Findings and Evidence:**

After review of the additional information provided by the Rancho Cordova Police Department Staff continues to recommend denial of the requested Conditional Use Permit and contingent Letter of Public Convenience and Necessity.

In order to approve the requested entitlement, Zoning Code Section 23.134.070 states that specific findings and the evidence to support them must be found. Sufficient evidence to support all findings was not found. The findings and evidence are shown below:

- a) **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 request is for the off-site sales of alcoholic beverages (beer & wine). The proposed use will not have any impact on the physical site of the project however utilizing the provided information by RCPD, the amount of calls for service provides a description of the high crime within the area, the addition of another off-site alcohol sales within the vicinity likely would have negative impacts on the safety of the surrounding neighborhood.

- b) **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 negative impacts of the addition of another alcohol license in the area would not be able to be mitigated through reasonable conditions of approval. Any allowance of alcohol sales, whether it be unrestricted or restricted through conditions of approval, has the potential to increase the already high volume of calls for service and crime in the area. RCPD and the Department of ABC have deemed the area over concentrated with alcohol licenses and RCPD and Staff does not recommend concentrating the area further.

- c) *Finding: All required public facilities have adequate capacity to serve the proposal.*

Evidence: The project site has adequate capacity for the proposed service station. The addition of alcohol sales would not require any additional capacity on public facilities other than what is already required for a typical service station.

- d) *Finding: The project meets the requirements of the Zoning Code including development standards, design guidelines, and special use provisions.*

Evidence: Alcohol sales is allowed within the Commercial Mixed Use zone of the Folsom Boulevard Specific Plan with the approval of a Conditional Use Permit (CUP). However, Staff does not support the request and is recommending denial of the CUP and therefore would not meet the requirements of the Rancho Cordova Zoning Code and Folsom Boulevard Specific Plan.

- e) *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 existing service station does not currently have alcoholic beverages as part of their inventory. In addition to the applicant's request for a CUP for alcoholic beverage sales the applicant has also requested a second CUP for the proposed service station. All nonconforming elements are required to be brought into compliance through the second CUP.

RECOMMENDED MOTIONS

Staff recommends that Council approve the Resolution which would effectively deny the requested Conditional Use Permit and contingent Letter of Public Convenience and Necessity for the requested off-site alcohol sales (beer & wine) subject to the findings, information provided by RCPD and the Opposition Letter also provided by RCPD ([Attachment 5](#)). Should the Council deny the requested CUP and PCN, then the Department of Alcoholic Beverage Control will not move forward with the Applicant's application and the Applicant's request for alcohol sales would be denied.

ATTACHMENTS

1. Resolution for Denial of the Conditional Use Permit and Letter of Public Convenience and Necessity for off-site alcohol sales (beer & wine)
2. Detailed Description of calls for service for 2931 Mather Field Road
3. Detailed Description of calls for service for 10246 Mills Station Road
4. 500' Radius Map with Mailing Labels
5. RCPD Opposition Letter Dated December 10, 2018
6. Mather Field Chevron Project PowerPoint

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DENYING A REQUEST FOR A CONDITIONAL USE PERMIT WITH
CONTINGENT LETTER OF PUBLIC CONVENIENCE AND NECESSITY FROM THE CITY OF
RANCHO CORDOVA FOR THE MATHER FIELD CHEVRON GAS STATION PROJECT
#DD9734**

WHEREAS, on October 31, 2017, K12 Architects, Inc. (referred to as the applicant) filed a formal submittal to request a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for off-site alcohol sales (beer and wine) in conjunction with a CUP and Minor Design Review for a Service Station with car wash located within a Commercial Mixed Use zone within the Folsom Boulevard Specific Plan located at 2931 Mather Field Road, Assessor's Parcel Number: 077-0030-004-0000; and

WHEREAS, this project was reviewed by all applicable City departments and agencies, including the Rancho Cordova Police Department (RCPD), for comments and conditions; and

WHEREAS, on September 5, 2018, Staff received a formal letter of opposition from RCPD regarding the request for CUP and PCN for off-site alcoholic beverage sales; and

WHEREAS, the opposition letter included statistics regarding a high volume of calls for service and a high concentration of alcohol license within the proposed area and based upon this information Staff has recommended denial of the requested CUP and contingent PCN; and

WHEREAS, this item went to City Council on October 15, 2018 and City Council continued the item to a date uncertain, requesting additional information for the project,

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

WHEREAS, no further environmental analysis is required per Regulation 15270 of the California Environmental Quality Act, which exempts from review projects that are not approved; and

WHEREAS, the City Council of the City of Rancho Cordova 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 THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize and adopt Resolution No.XX-2018 to deny the requested Conditional Use Permit and contingent Letter of Public Convenience and Necessity based on the following findings.

1. Conditional Use Permit: In order to approve the requested entitlement, Zoning Code Section 23.134.070 states that specific findings and the evidence to support them must be found. Sufficient evidence to support all findings were not found. The findings and evidence are shown below:

ATTACHMENT 1

- a) 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 request is for the off-site sales of alcoholic beverages (beer & wine). The proposed use will not have any impact on the physical site of the project however utilizing the provided information by RCPD, the amount of calls for service provides a description of the high crime within the area, the addition of another off-site alcohol sales within the vicinity may likely would have negative impacts on the safety of the surrounding neighborhood.

- b) 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 negative impacts of the addition of another alcohol license in the area would not be able to be mitigated through reasonable conditions of approval. Any allowance of alcohol sales whether it be unrestricted or restricted through conditions of approval, has the potential to increase the already high volume of calls for service in the area. RCPD and the Department of ABC have deemed the area over concentrated with alcohol licenses and RCPD and Staff does not recommend concentrating the area further.

- c) Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: The project site has adequate capacity for the proposed service station. The addition of alcohol sales would not require any additional capacity on public facilities other than what is already required for a typical service station.

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

Evidence: Alcohol sales is allowed within the Commercial Mixed Use zone of the Folsom Boulevard Specific Plan with the approval of a Conditional Use Permit (CUP). However, Staff does not support the request and is recommending denial of the CUP and therefore would not meet the requirements of the Rancho Cordova Zoning Code and Folsom Boulevard Specific Plan.

- e) 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. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.030)].

Evidence: The existing service station does not currently have alcoholic beverages as part of their inventory. In addition to the applicant's request for a CUP for alcoholic beverage sales the applicant has also requested a second CUP for the proposed service station. All nonconforming elements are required to be brought into compliance through the second CUP.

ATTACHMENT 1

Be it further resolved that if the City Council does not support the requested CUP entitlement required to allow off-site alcohol sales at 2931 Mather Field Road, then by virtue of the findings for the CUP, Council should not approve the applicant's request for a Public Convenience and Necessity (PCN).

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Linda Budge, Mayor

Stacy Leitner, City Clerk



LOCATION SNAPSHOT

SACRAMENTO COUNTY SHERIFF'S DEPARTMENT

Sacramento, CA



CHEVRON

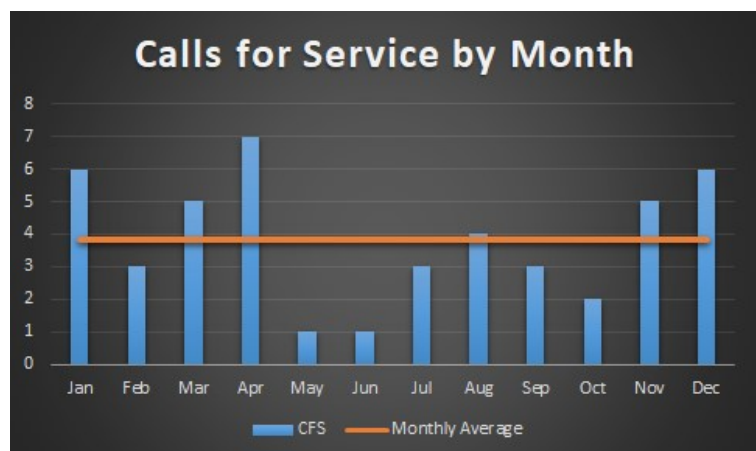
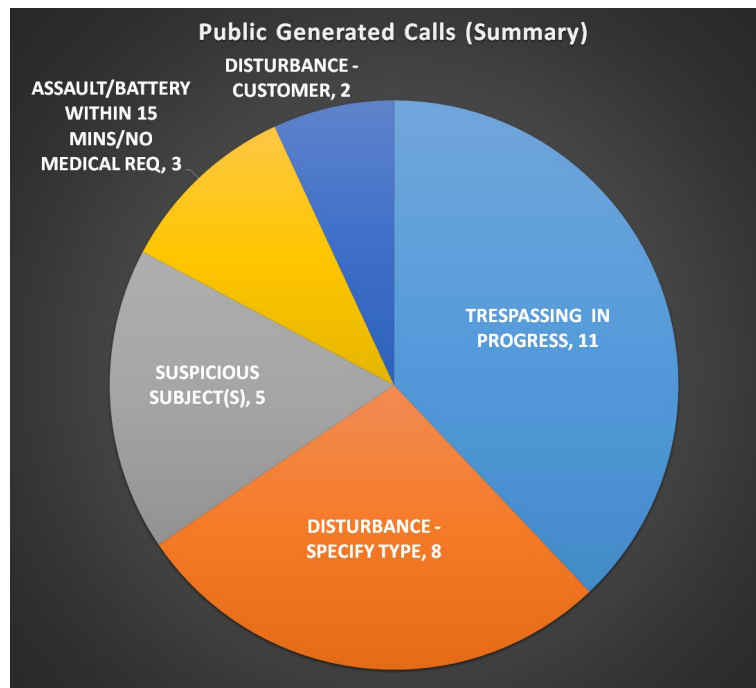
2931 MATHER FIELD RD.

Between January 1, 2017 and December 31, 2017, there have been 46 total calls for service at the Chevron. 44 of those calls were public-initiated, and 2 were officer-initiated activities.

PUBLIC-GENERATED CALLS

The top five public generated call types represent 65% of all public generated calls to this location. The adjacent chart illustrates a specific breakdown of the five top call types. Reviewing the synopsis of the calls revealed that many of the CFS originate from the business because of homeless in the area refusing to leave the property when told to do so and/or those same individuals unlawfully camping on the backside of the building.

On average, this agency responds to this location for a public-initiated call 3.83 times per month. The adjacent chart shows actual calls for each month of this study period.





LOCATION SNAPSHOT

SACRAMENTO COUNTY SHERIFF'S DEPARTMENT

Sacramento, CA



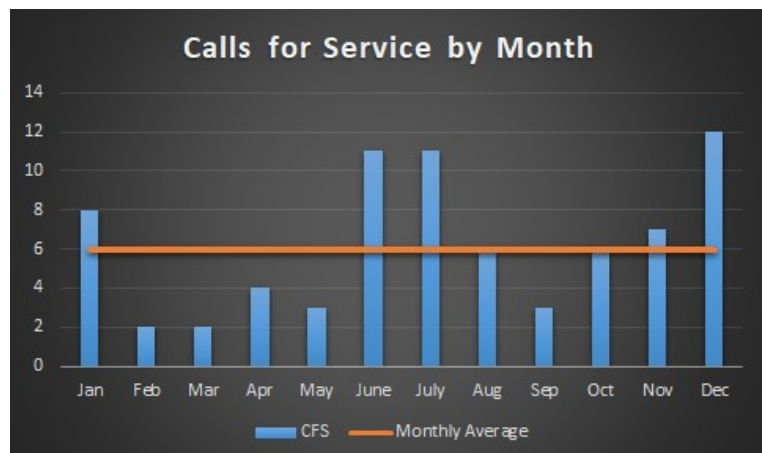
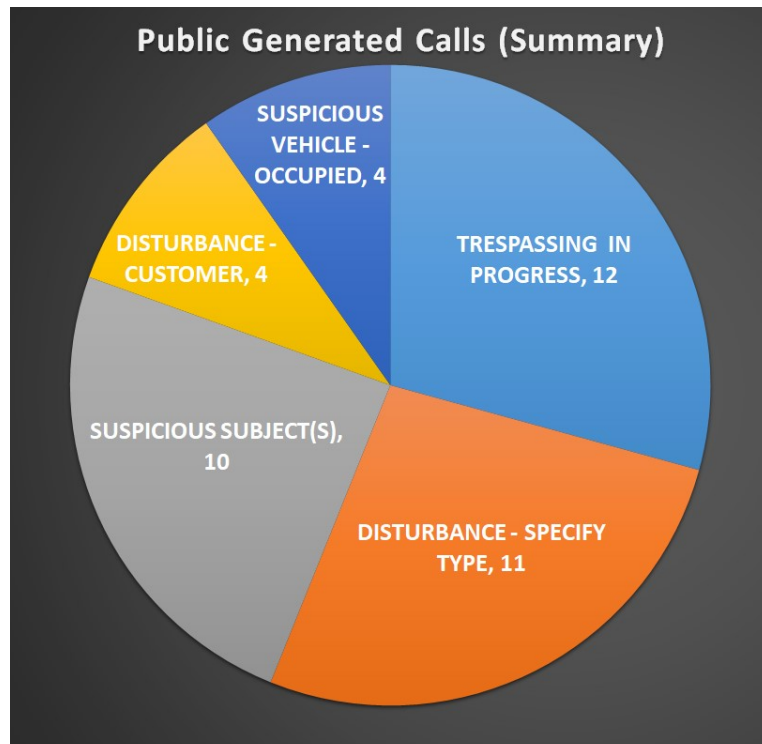
7-ELEVEN 10246 MILLS STATION RD.

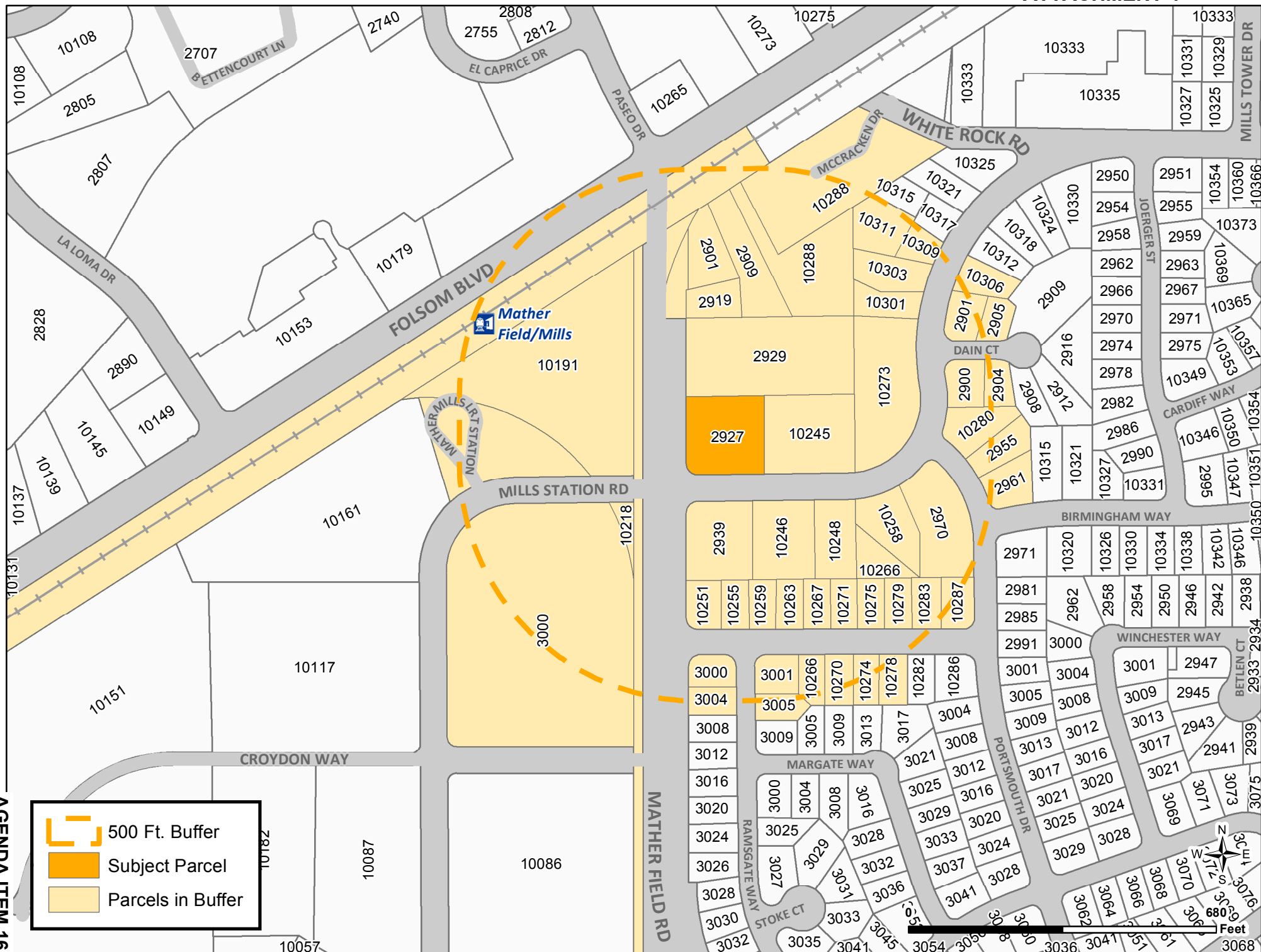
Between January 1, 2017 and December 31, 2017, there have been 96 total calls for service at the 7-Eleven. 75 of those calls were public-initiated, and 21 were officer-initiated activities.

PUBLIC-GENERATED CALLS

The top five public generated call types represent 54% of all public generated calls to this location. The adjacent chart illustrates a specific breakdown of the five top call types. Reviewing the synopsis of the calls revealed that many of the CFS originate from the business because of homeless in the area refusing to leave the property when told to do so and/or those same individuals threatening the employees when they refuse to provide items free of charge.

On average, this agency responds to this location for a public-initiated call 6 times per month. The adjacent chart shows actual calls for each month of this study period.





CHAUHAN GURVINDER K/SAMY S
10049 BOND RD
ELK GROVE CA 95624

CURRENT RESIDENT
10191 MILLS STATION RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10218 MILLS STATION RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10245 MILLS STATION RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10245 MILLS STATION RD APT 15
RANCHO CORDOVA CA 95670

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10248 MILLS STATION RD
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10248 MILLS STATION RD # A
RANCHO CORDOVA CA 95670

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10248 MILLS STATION RD # B
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10248 MILLS STATION RD # C
RANCHO CORDOVA CA 95670

SOTELO ISIDRO A
10251 CROYDON WAY
RANCHO CORDOVA CA 95670

PENA KELLY/JOHNNY B
10255 CROYDON WAY
RANCHO CORDOVA CA 95670

STENT ALYCE
10257 MCCracken DR
NIMBUS CA 95670

CURRENT RESIDENT
10257 MCCracken DR UNIT A
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10257 MCCracken DR UNIT B
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10258 MILLS STATION RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10259 CROYDON WAY
RANCHO CORDOVA CA 95670

MARTIN CLIFFORD W MARTIN SHARON
A/ETAL
10259 MCCracken DR
NIMBUS CA 95670

CURRENT RESIDENT
10260 MILLS STATION RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
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RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10262 MILLS STATION RD
RANCHO CORDOVA CA 95670

CHAVEZ FLOR M/OCTAVIO A LOYO H
10263 CROYDON WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10263 MCCracken DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10264 MILLS STATION RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10265 MCCracken DR
RANCHO CORDOVA CA 95670

GONZALES MELISSA A
10266 CROYDON WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10266 MILLS STATION RD
RANCHO CORDOVA CA 95670

OLIVARES ZAIDA
10267 CROYDON WAY
RANCHO CORDOVA CA 95670

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10274 MCCRACKEN DR
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HOUDELETTE MONA LOUISE JR
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HARRIS FRANCES A
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CURRENT RESIDENT
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RANCHO CORDOVA CA 95670

TYLER TYRESHA A
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WHITE PAMELA G
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RANCHO CORDOVA CA 95670

XIONG BEE/MAI TONG LOR/LENG
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CURRENT RESIDENT
10313 MILLS STATION RD # A
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
10313 MILLS STATION RD # B
RANCHO CORDOVA CA 95670

WENELL NATHAN
1069 GALSTON DR
FOLSOM CA 95630

IM CHAE BONG/CHONG NAM
110042 TINTA FINA DR
RANCHO CORDOVA CA 95670

WHAL PROPERTIES L P
11249 GOLD COUNTRY BLVD 170
GOLD RIVER CA 95670

URQUILLA JOSE
155 LUCY LN
RICHMOND CA 94801

THR CALIFORNIA LLC
1717 MAIN ST STE 2000
DALLAS TX 75201

ASPARAGUS MEADOWS LLC/W ORSER
RICHARD LIVING TRUST
2201 FRANCISCO DR STE 140 139
EL DORADO HILL CA 95762

GULFSTREAM PORTFOLIO
MANAGEMENT LLC
2210 CEMO CIR
GOLD RIVER CA 95670

GULFSTREAM PORTFOLIO
MANAGEMENT LLC
2210 CEMO CIR A
GOLD RIVER CA 95670

ROSELLA W BOYCE FAMILY TRUST
2241 ZINFANDEL DR
RANCHO CORDOVA CA 95670

SCHWARZ HEINZ JOERG
2393 HIGHLAND HILLS DR
EL DORADO HILL CA 95762

ASRES KAFFL LIVING TRUST
2422 CORUM CT
UNION CITY CA 94587

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

MENDOZA LEONSO
2900 DAIN CT
RANCHO CORDOVA CA 95670

GOROBCHUK
TATYANA/ALEKSANDR/PAVEL
2901 DAIN CT
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2901 MATHER FIELD RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2901 MATHER FIELD RD # A
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2901 MATHER FIELD RD # B
RANCHO CORDOVA CA 95670

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2901 MATHER FIELD RD # C
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2902 DAIN CT
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2903 DAIN CT
RANCHO CORDOVA CA 95670

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2904 DAIN CT
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2905 DAIN CT
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2907 DAIN CT
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2909 MATHER FIELD RD
RANCHO CORDOVA CA 95670

VALTIERRA MARTIN/MARIA
2919 MATHER FIELD RD
RANCHO CORDOVA CA 95670

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2927 MATHER FIELD RD
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2929 MATHER FIELD RD
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2931 MATHER FIELD RD
RANCHO CORDOVA CA 95670

GATES VETERINARY PROPERTIES LLC
2939 MATHER FIELD RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2955 PORTSMOUTH DR
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
2955 PORTSMOUTH DR APT 1
RANCHO CORDOVA CA 95670

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2955 PORTSMOUTH DR APT 2
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CURRENT RESIDENT
2970 PORTSMOUTH DR APT 9
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3000 MATHER FIELD RD
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3000 RAMSGATE WAY
RANCHO CORDOVA CA 95670

INSCOE WINDY
3001 RAMSGATE WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3004 RAMSGATE WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3005 RAMSGATE WAY
RANCHO CORDOVA CA 95670

QUINTANILLA JESUS/ADINA
34 JEANETTE WAY
WATSONVILLE CA 95076

NIJER HARJINDER S/HARNINDER K
4495 PACIFIC RIM WAY
SAN JOSE CA 95121

KHOLOD OKSANA
4940 WINDSOR VILLAGE LN
FAIR OAKS CA 95628

SEHHAT MOSTAFA/OLGA
5229 VALONIA ST
FAIR OAKS CA 95628

DICKSON LIVING TRUST
6233 COLE AVE
CARMICHAEL CA 95608

SUSANNE GOLD 1992 REVOCABLE
TRUST
7043 COPE RIDGE WAY
ROSEVILLE CA 95747

CASO VINCENT F/FIDELIZ S
711 S JUANITA AVE
REDONDO BEACH CA 90277

HOUSING AUTHORITY OF THE CITY OF
SACRAMENTO
801 12TH ST
SACRAMENTO CA 95814

SIMPSON JOHN W JR/MARY O
8189 NIESSEN WAY
FAIR OAKS CA 95628

JAMEY L PUDGE REVOCABLE TRUST
9072 BREVARD DR
SACRAMENTO CA 95829

BERRY THOMAS Z JR/TONISE
94 OAKSTONE WAY
AMERICAN CANYO CA 94503

PANYCH IGOR/NATALYA/VASILY
963 PATRICK CIR
FOLSOM CA 95630

UNITED STATES OF AMERICA
FOLSOM BLVD
SACRAMENTO CA 95816

BARQUE PROPERTIES INC
PO BOX 160007
SACRAMENTO CA 95816

SAC-PLCRVLE TRANSPORTATION CORR
JOINT POWERS AUTHO
PO BOX 2110
SACRAMENTO CA 95812

GEORGE N II/DEBORAH S KEYSTON REV
LIVING TRUST
PO BOX 4120
PORTLAND OR 97208

BADIE BAHRAM
PO BOX 661471
SACRAMENTO CA 95866

KWIK-CHEK REALTY CO INC
PO BOX 711
DALLAS TX 75221

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

FOLSOM CORDOVA UNIFIED SCHOOL
DISTRICT
1965 BIRKMONT DRIVE
RANCHO CORDOVA CA 95742

CAL AMERICAN WATER COMPANY
4701 BELOIT DRIVE
SACRAMENTO CA 95838

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



RANCHO CORDOVA POLICE DEPARTMENT

Chris Pittman
Chief of Police

2897 Kilgore Road
 Rancho Cordova, California 95670
 916.875.9600 – Main
 916.875.8673 – Fax
www.RanchoCordovaPD.com

December 10, 2018

City of Rancho Cordova
 Planning Department
 2729 Prospect Park Dr.
 Rancho Cordova, California 95670

SUBJECT: OPPOSITION TO TYPE 20 LICENSE FOR MATHER FIELD CHEVRON, 2931 MATHER FIELD ROAD, FILE #596759

Dear Mr. Sosa:

The Rancho Cordova Police Department has reviewed the project plan for the Mather Field Chevron, application DD9734, located at 2931 Mather Field Road. After review of the site plans, calls for service, and concentration of alcohol establishments near the applicant location, the Rancho Cordova Police Department opposes the issuance of a Letter of Public Convenience/Necessity related to the ABC type 20 license #596759.

HIGH CRIME DESIGNATION

The applicant's premise is located in an area that is considered High Crime per the California Department of Alcoholic Beverage Control (ABC). In reviewing statistics, within ¼ mile of the applicant's premises for the calendar year 2017, the Rancho Cordova Police Department was dispatched to 1,193 public-initiated calls for service. This includes:

- 108 calls for Trespassing In Progress
- 95 calls for Peace Disturbances
- 79 calls for Suspicious Subjects
- 45 calls for Welfare Checks
- 44 Suspicious Occupied Vehicles
- 37 calls for Family Disturbances
- 36 calls for Suspicious Circumstances
- 22 calls for Assault and Battery

Attachment 1 illustrates the locations where the most public initiated calls within both a quarter and half mile of the subject premise. This does not include hang-up 9-1-1 calls or officer-initiated activity, such as vehicle stops and POP Officer activities.

Attachment 2 is a zoomed-in view of calls for service density with the quarter mile radius of the subject premise.

NICHOLAS SOSA

December 10, 2018

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OVER CONCENTRATION DESIGNATION

The subject premise is also located in an area that is Over-Concentrated per ABC criteria. This is located in census tract 90.08 which allows for five (5) type 20/21 licenses but there are five (5) existing licenses. Five (5) of the existing licenses are type 20 licenses.

Specific to the City of Rancho Cordova requirement for a Conditional Use Permit, there are currently six off-site alcohol establishments within ½ mile of the subject premise. In addition, there are seven on site establishments in the same area. These locations are:

Location Name	Address	License Type
7 Eleven	10246 Mills Station Rd.	Off Sale
Dawes Wine and Spirits	2724 Dawes St.	Off Sale
Dollar Tree	10337 Folsom Blvd.	Off Sale
Viva Supermarket	10385 Folsom Blvd.	Off Sale
JJ Food and Liquor	10401 Folsom Blvd.	Off Sale
Rancho Chevron	10109 Folsom Blvd.	Off Sale
Louie's Cocktail Lounge	2998 Mather Field Road	On Sale
Tumbleweed Inn	10083 Folsom Blvd.	On Sale
Huong Lan Sandwiches (Proposed)	10145 Folsom Blvd.	On Sale
Straw Hat Pizza	2929 Mather Field Rd.	On Sale
Diamond Billiards	10303 Folsom Blvd.	On Sale
Las Americas	10319 Folsom Blvd.	On Sale
Round Table Pizza	10375 Folsom	On Sale

It should be noted that there is currently one existing Off Sale permit located within 100 feet of the subject property as it is currently proposed.

Attachment 3 shows the proximity of all ABC-licensed establishments within one-half mile of the subject premise.

LOCATION ANALYSIS

An analysis of calls for service at the subject premise, as well as the neighboring alcohol establishment was performed. The subject premise had 44 public-generated calls for service. Attachment 4 breaks down the top call types at this location. 7-Eleven located at 10246 Mills Station Road had 75 public imitated calls during the same time period. Attachment 5 provides the top calls at this location.

Additionally, the applicant owns another Chevron station located at 2400 Fruitridge Road, in the City of Sacramento. This location has 24 calls for police service during the calendar year 2017. Due to differing response protocols between the Sacramento Police Department and the Rancho Cordova Police Department, it is difficult to compare this location to others.

NICHOLAS SOSA

December 10, 2018

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CONDITIONS OF APPROVAL

If this Conditional Use Permit and Letter of Public Convenience and Necessity are approved, the Rancho Cordova Police Department requests the following conditions be applied to the Use Permit:

- 1) No more than 33 percent of the square footage of the windows and clear doors of an off-sale premises shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensure that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.
- 2) Payphones shall be prohibited on the property.
- 3) The sales and service of alcohol beverages shall be permitted only between the hours of 8:00 a.m. and 8:00 p.m. each day of the week.
- 4) Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 72 hours of being applied.
- 5) The rear doors of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the convenience store's premises. There shall be no use of rear doors for delivery.
- 6) There shall be locking devices on doors where alcohol is stored in cold boxes. Locking devices will be activated at 10:00 p.m. each day and de-activated at 6:00 a.m. each day. Buzzers will be on the doors of the cold box, so that clerks will know when someone has removed alcohol from the cold box.
- 7) Timed drop safe shall be utilized. Signage shall be posted declaring that no more than \$30.00 - \$50.00 is available to the cashier.
- 8) Height tape shall be installed next to the exit.
- 9) Surveillance camera monitors shall be prominently displayed to the customer showing the interior entrance, cash register area and parking area.
- 10) Surveillance camera system shall operate 24 hours a day and be capable of being recorded for a minimum of 30 days. Assistant Managers and Managers shall be trained to operate, retrieve and download information on a readable DVD format for law enforcement.
- 11) Store employees shall be responsible for maintaining the premises free of litter, including the adjacent public sidewalks and all parking lots under their control. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

NICHOLAS SOSA

December 10, 2018

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- 12) There shall be no coin operated games or video machines maintained upon the premises at any time.
- 13) Beer and/or malt beverages shall be sold in original factory of a six-pack or greater, except wine based coolers. At no time shall a single unit be sold individually or in conjunction with another brand/size container of beer and/or malt beverage to constitute a six-pack or larger quantity.
- 14) The sale of wine shall be in bottles or containers no smaller than 750 ml.
- 15) The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the premises.
- 16) There shall be no exterior advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- 17) The applicant shall post and maintain on the premises and in the parking lot used in conjunction therewith, notices or signs, no less than 18 inches by 24 inches in size, clearly visible to patrons of the convenience store and parking lot and to persons on the public sidewalk stating in two-inch block lettering the following: **UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. BP 25612.5 PC 647e (a); RCMC 9.92.020.**

The applicant shall post and maintain on the premises and in the parking lot used in conjunction therewith, notices or signs, no less than 18 inches by 24 inches in size, clearly visible to patrons of the convenience store and parking lot and to persons on the public sidewalk stating in two-inch block lettering the following: **NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES.**

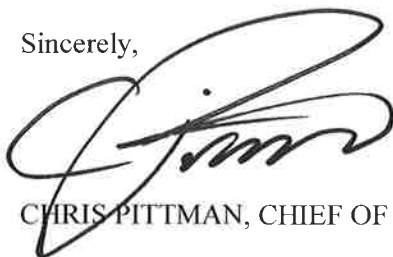
OVERVIEW

The Rancho Cordova Police Department **OBJECTS** to the issuance of this Conditional Use Permit and PCN Letter due to:

- The premises is located in a census tract that is classified by ABC as “**HIGH CRIME.**”
- The 90.08 census tract is “**OVER CONCENTRATED**” and does not fit the criteria for PCN.
- There are currently no less than 5 other locations within one half mile of this location in which to purchase beer and wine for off-site consumption

If you have any questions, please contact Crime Prevention Specialist Tina Aldama at (916) 875-5852 or taldama@sacsheriff.com.

Sincerely,

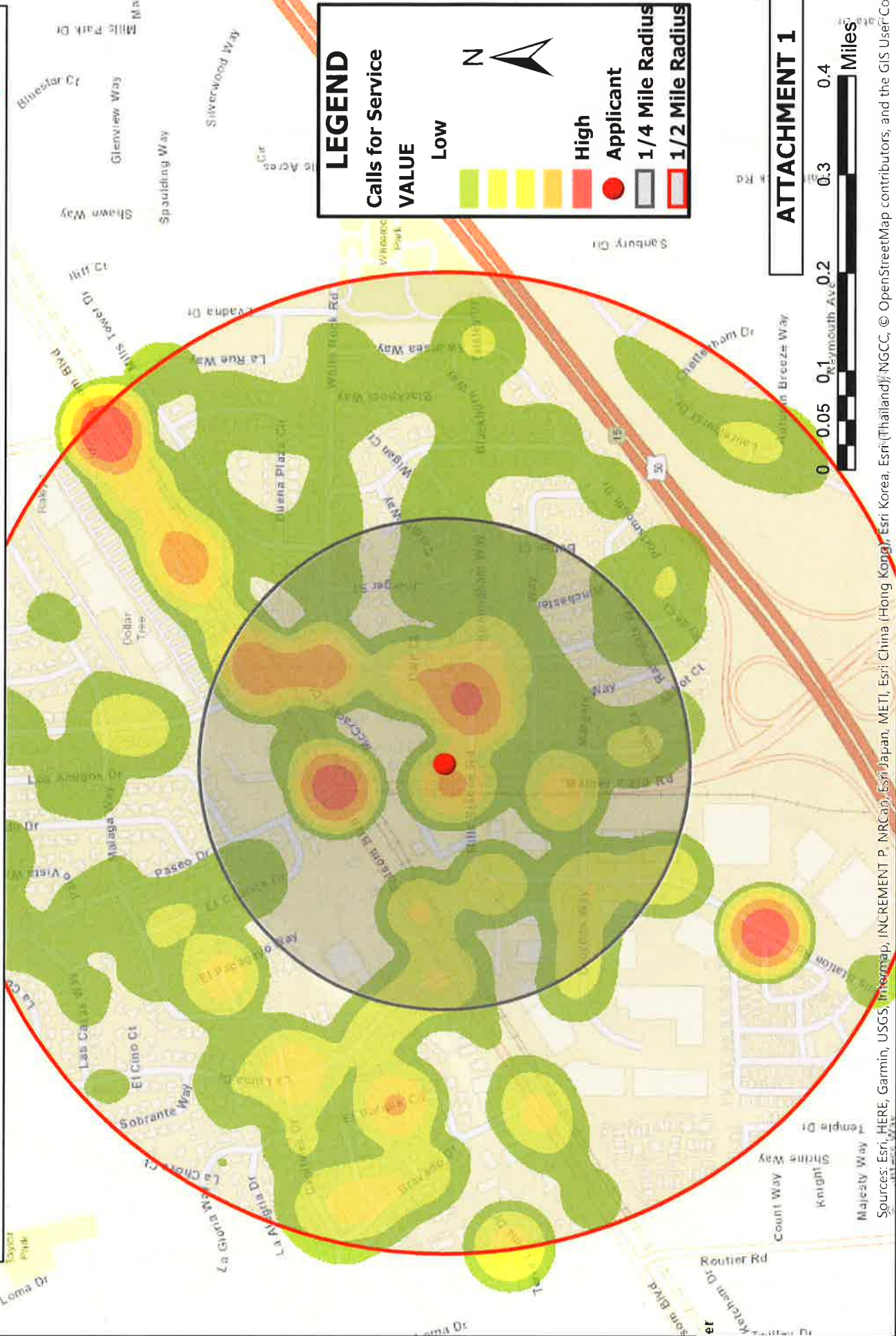


CHRIS PITTMAN, CHIEF OF POLICE



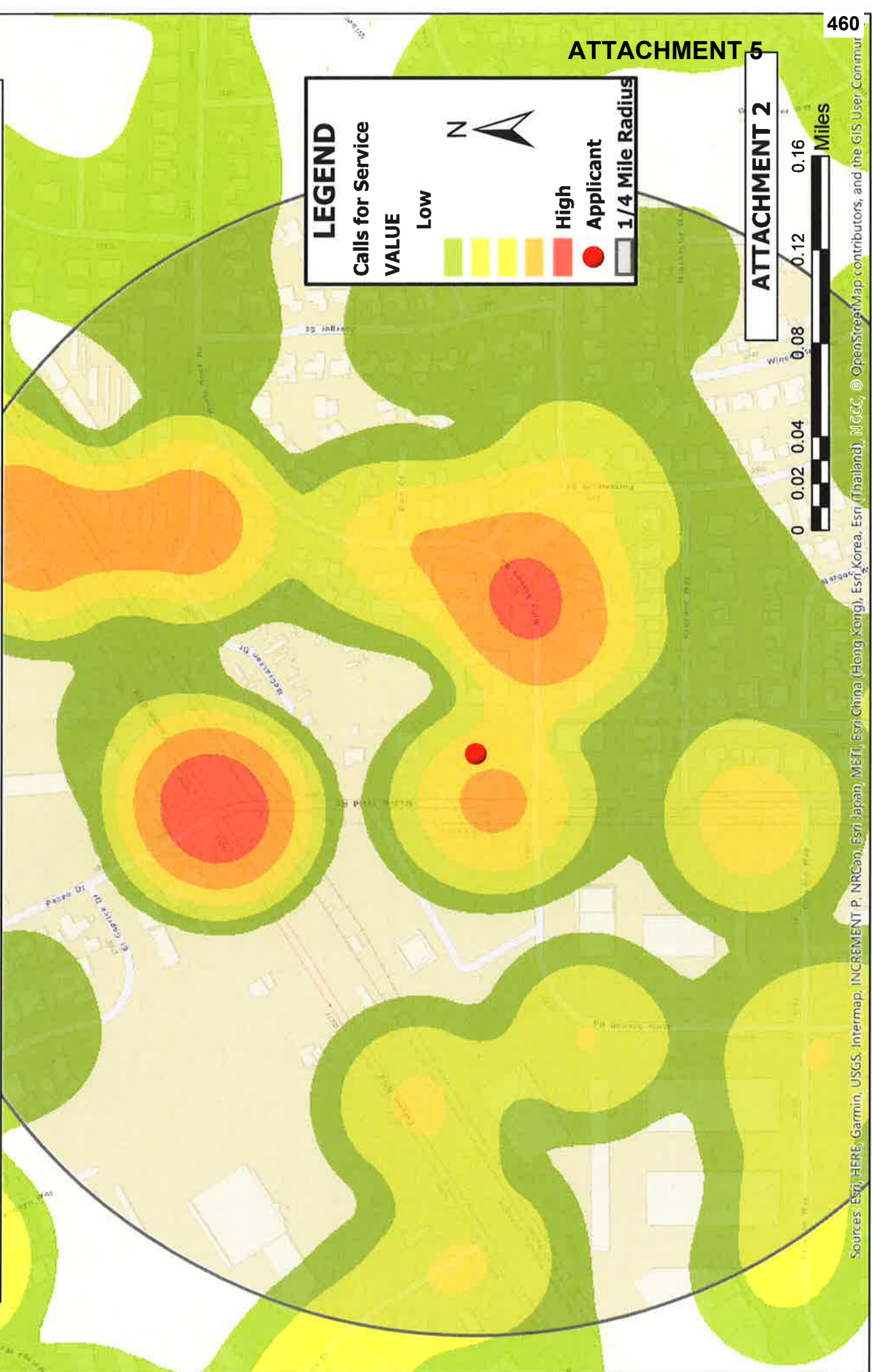
Calls for Service Within 1/2 Mile of Applicant Property

January 1 - December 31, 2017



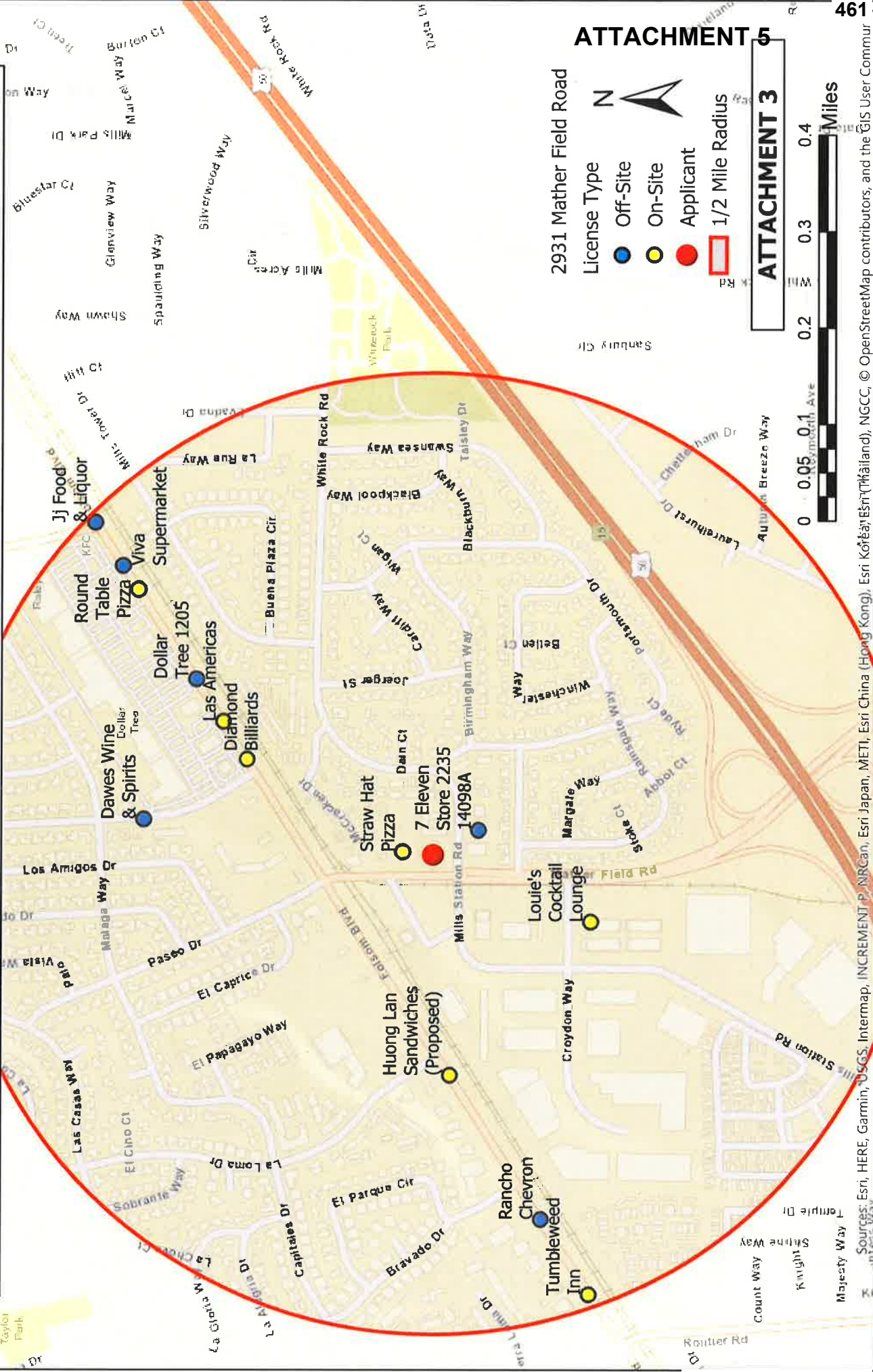
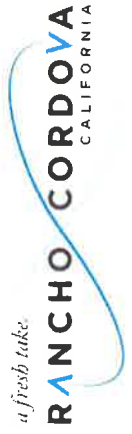
Calls for Service Within 1/4 Mile of Applicant Property

January 1 - December 31, 2017





ABC Licenses Within 1/2 Mile of Applicant Property





LOCATION SNAPSHOT

SACRAMENTO COUNTY SHERIFF'S DEPARTMENT

Sacramento, CA



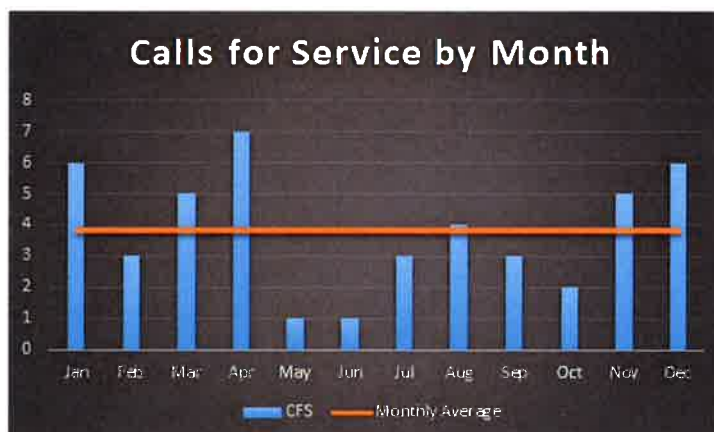
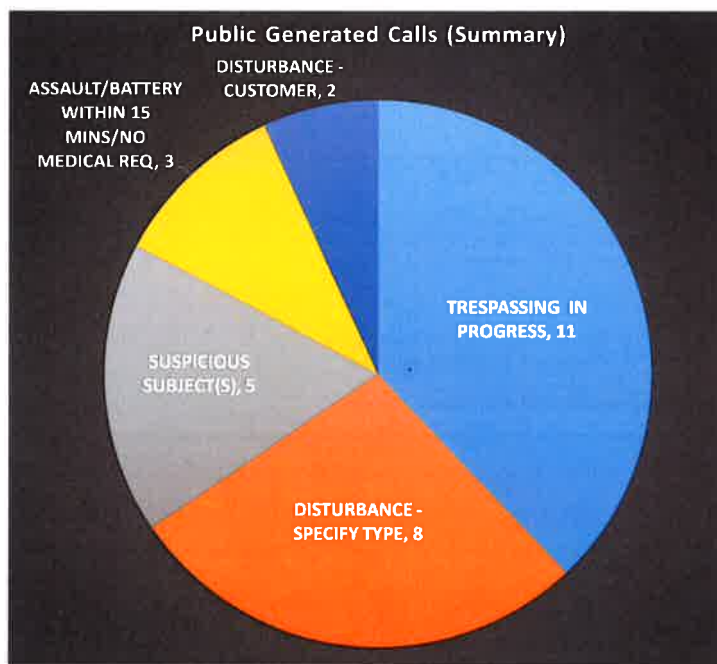
CHEVRON 2931 MATHER FIELD RD.

Between January 1, 2017 and December 31, 2017, there have been 46 total calls for service at the Chevron. 44 of those calls were public-initiated, and 2 were officer-initiated activities.

PUBLIC-GENERATED CALLS

The top five public generated call types represent 65% of all public generated calls to this location. The adjacent chart illustrates a specific breakdown of the five top call types. Reviewing the synopsis of the calls revealed that many of the CFS originate from the business because of homeless in the area refusing to leave the property when told to do so and/or those same individuals unlawfully camping on the backside of the building.

On average, this agency responds to this location for a public-initiated call 3.83 times per month. The adjacent chart shows actual calls for each month of this study period.





LOCATION SNAPSHOT

SACRAMENTO COUNTY SHERIFF'S DEPARTMENT

Sacramento, CA



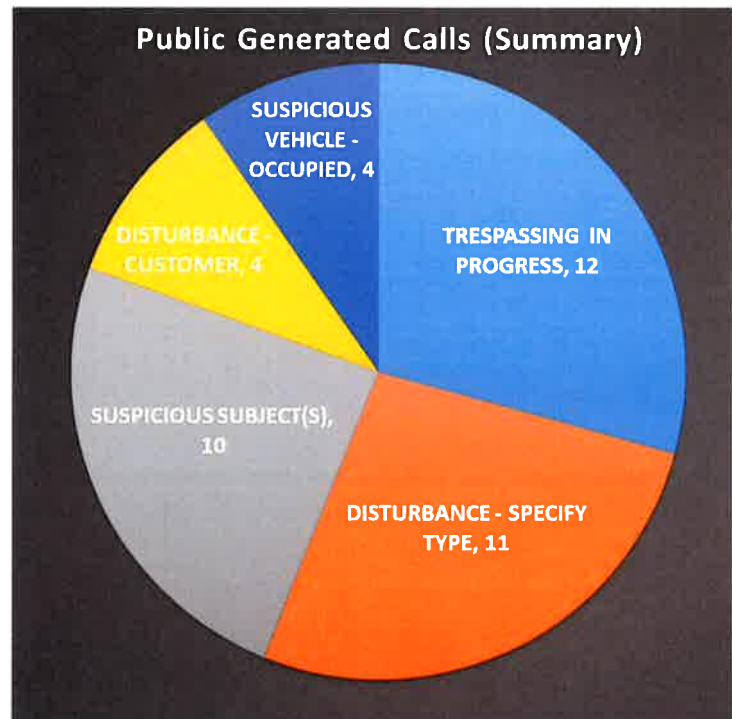
7-ELEVEN 10246 MILLS STATION RD.

Between January 1, 2017 and December 31, 2017, there have been 96 total calls for service at the 7-Eleven. 75 of those calls were public-initiated, and 21 were officer-initiated activities.

PUBLIC-GENERATED CALLS

The top five public generated call types represent 54% of all public generated calls to this location. The adjacent chart illustrates a specific breakdown of the five top call types. Reviewing the synopsis of the calls revealed that many of the CFS originate from the business because of homeless in the area refusing to leave the property when told to do so and/or those same individuals threatening the employees when they refuse to provide items free of charge.

On average, this agency responds to this location for a public-initiated call 6 times per month. The adjacent chart shows actual calls for each month of this study period.



Mather Field Chevron

CUP and PCN

DD9734

Rancho Cordova City
Council

Nicholas Sosa, Assistant
Planner

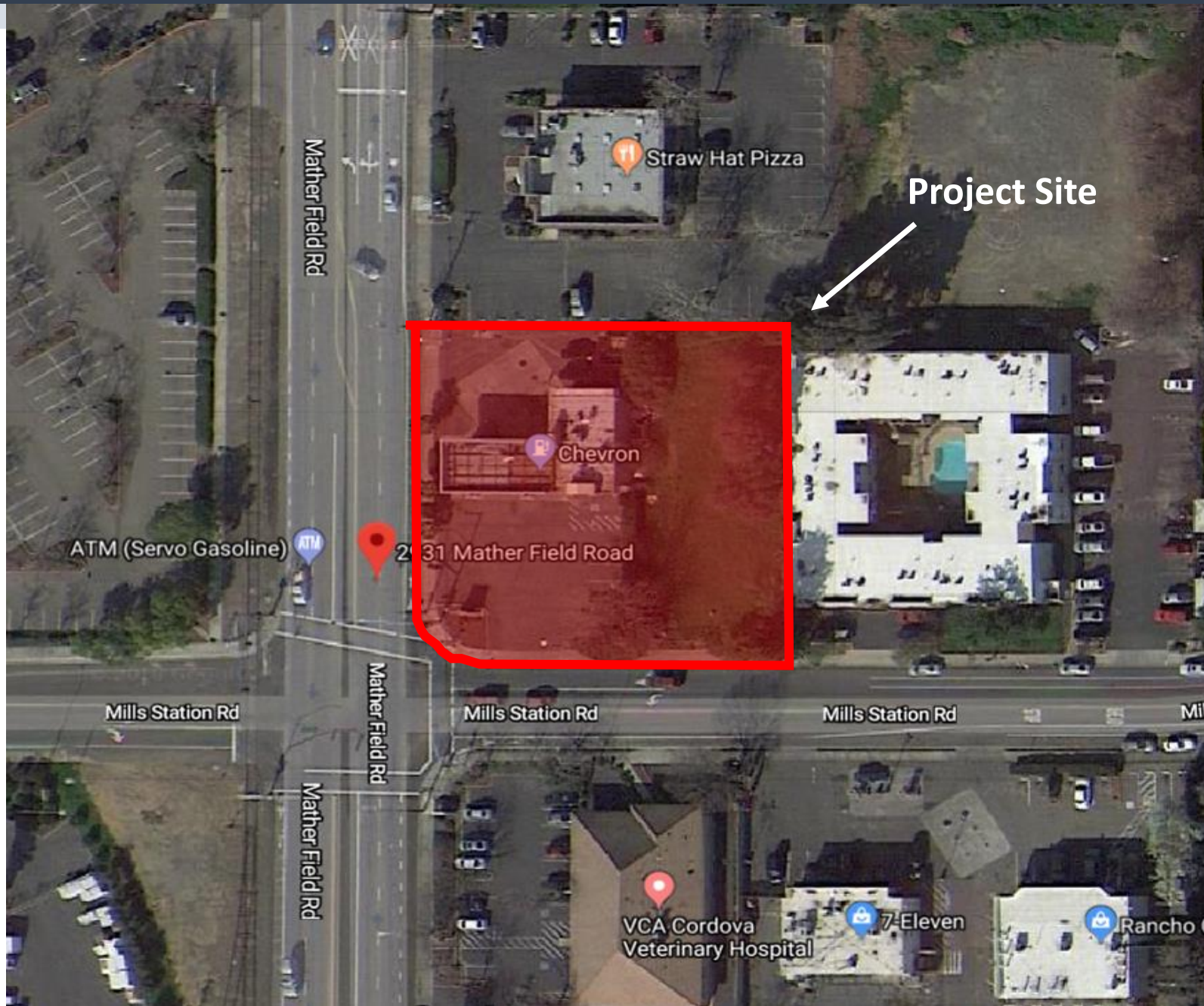
December 17, 2018

Project Background

- This project was brought to Council on October 15, 2018. The original project include a Design Review and CUP for a gas station as well as a CUP and PCN for alcohol sales.
- The Design Review and CUP for the gas station was approved however, Council requested additional information for the alcohol sales.
- Staff and RCPD are here today to provide the requested information to Council.
- The Applicant continues to request a CUP and contingent PCN for offsite alcohol sales (Beer and Wine) at 2931 Mather Field Road.

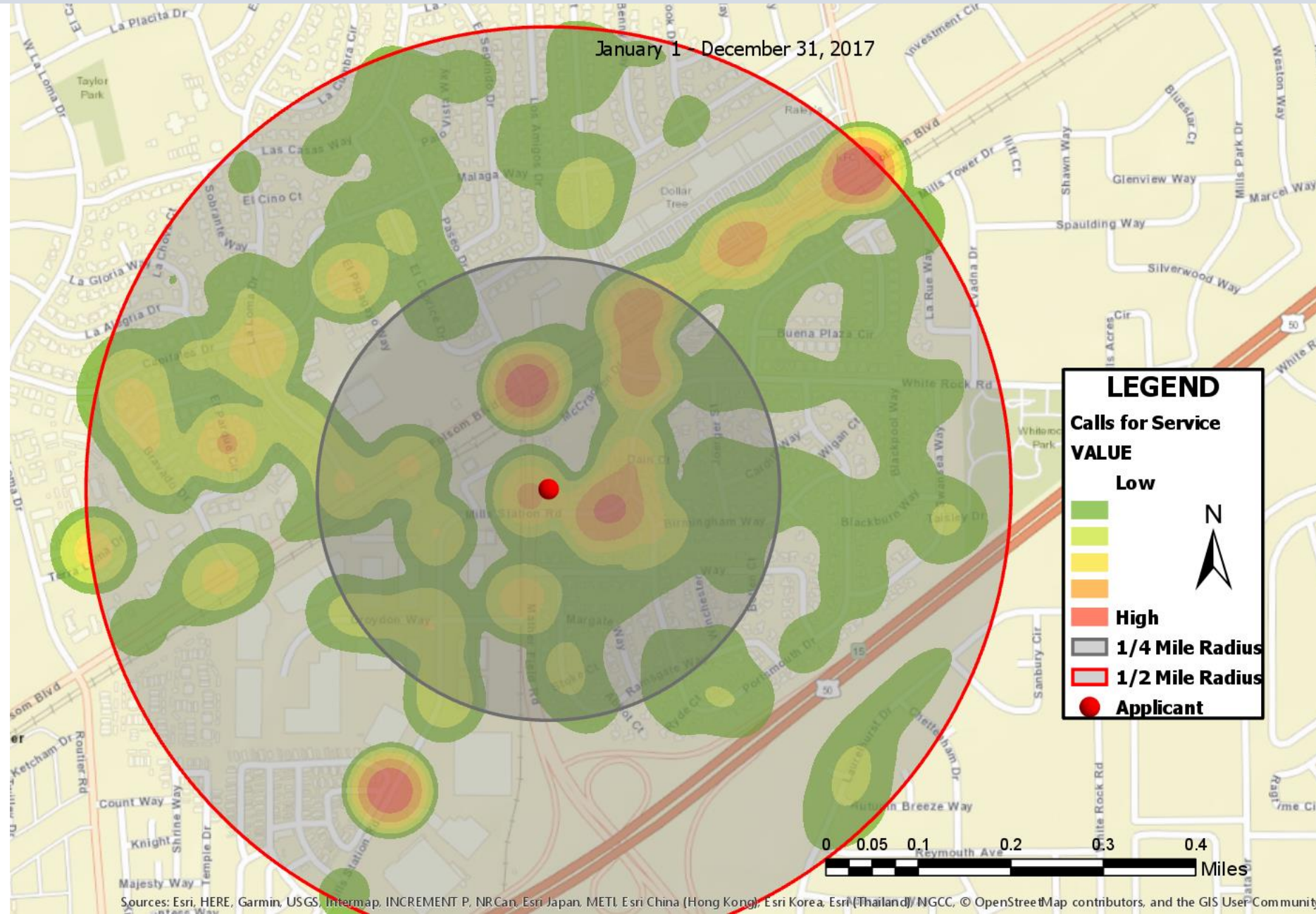
Site Location

ATTACHMENT 6



Call Density Within ¼ Mile of Subject Property

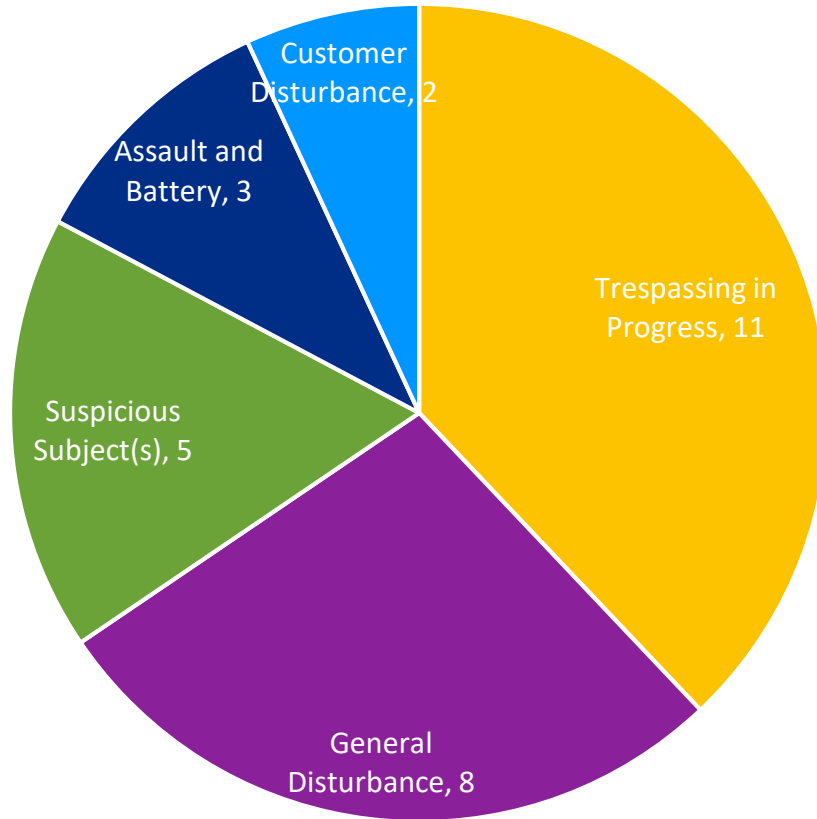
ATTACHMENT 6



Calls for Service Chevron vs 7-Eleven

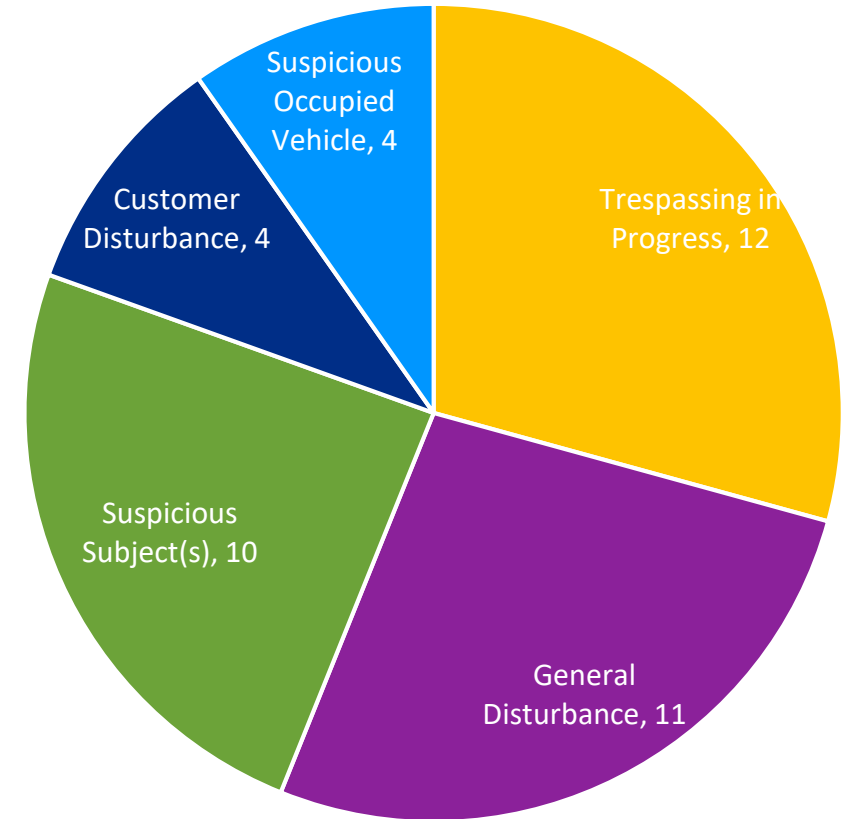
ATTACHMENT 6

Chevron Public Generated Calls (2017)



- 44 public generated calls for service
- Top 5 (above) represent 65% of all calls at location
- RCPD responds, on average 3.83 times per month

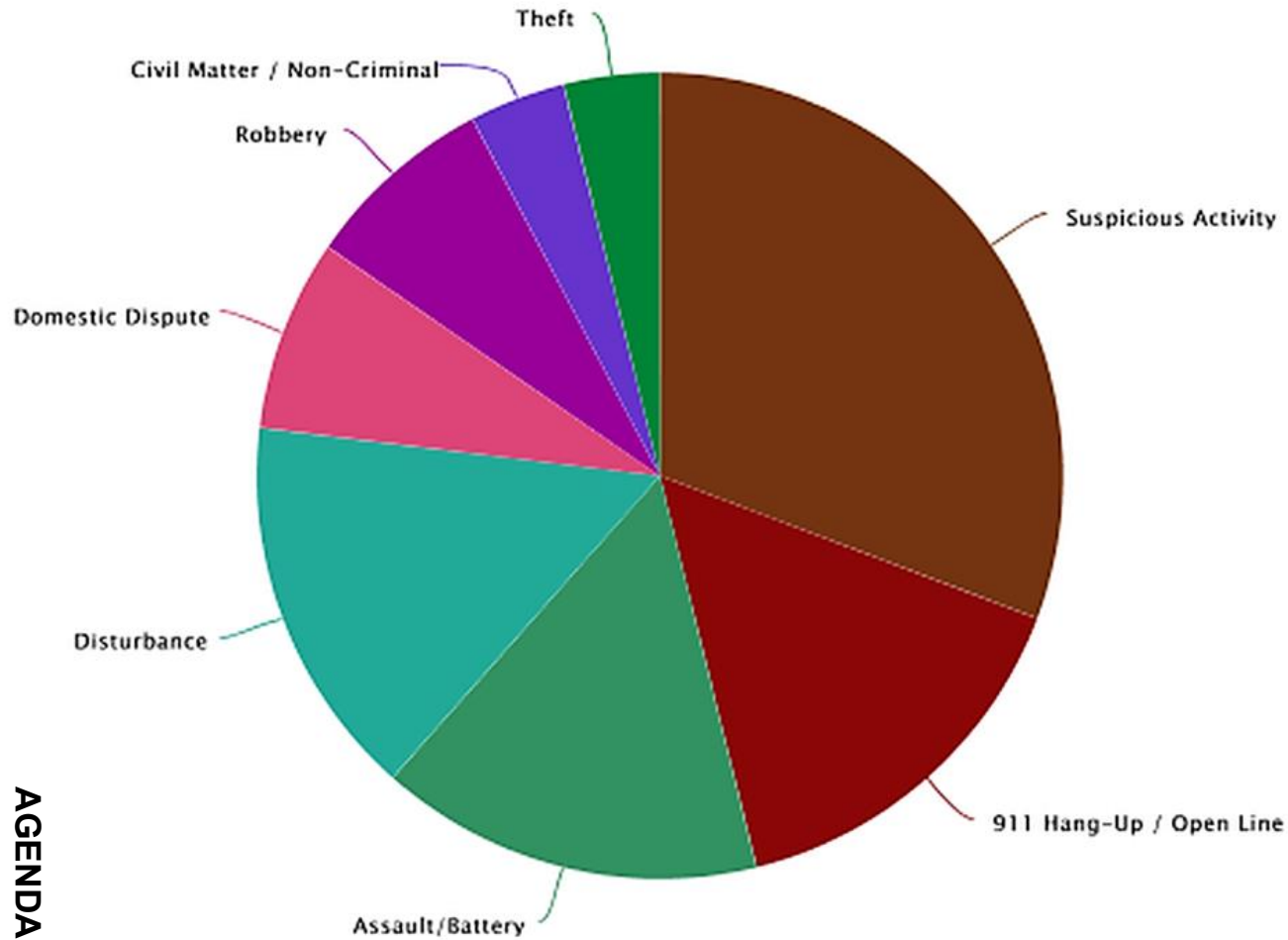
7-Eleven Public Generated Calls (2017)



- 75 public generated calls for service
- Top 5 (above) represent 54% of all calls at location
- RCPD responds, on average 6 times per month

Calls for Service at other Sac County Locations

ATTACHMENT 6



- Council requested information regarding calls for service at any other locations owned by the applicant within Sacramento County.
- The applicant has a 2nd location at 2400 Fruitridge Road in Sacramento County.
- This location is also a Chevron with an Extra Mile convenience store attached.
- Alcohol license since 2003.
- There were 26 calls for service between Jan. 2017 and Dec. 2017.

Alcohol Licenses within a 1/2 mile radius

ATTACHMENT 6

Location Name	Address	License Type
7 Eleven	10246 Mills Station Rd.	Off Sale
Dawes Wine and Spirits	2724 Dawes St.	Off Sale
Dollar Tree	10337 Folsom Blvd.	Off Sale
Viva Supermarket	10385 Folsom Blvd.	Off Sale
JJ Food and Liquor	10401 Folsom Blvd.	Off Sale
Rancho Chevron	10109 Folsom Blvd.	Off Sale
Louie's Cocktail Lounge	2998 Mather Field Road	On Sale
Tumbleweed Inn	10083 Folsom Blvd.	On Sale
Huong Lan Sandwiches (Proposed)	10145 Folsom Blvd.	On Sale
Straw Hat Pizza	2929 Mather Field Rd.	On Sale
Diamond Billiards	10303 Folsom Blvd.	On Sale
Las Americas	10319 Folsom Blvd.	On Sale
Round Table Pizza	10375 Folsom	On Sale

- The original Staff report included a map showing alcohol licenses within 1,000 ft. of the business.
- Staff has increased the radius to within ½ mile of the property. All data from ABC website.
- Off-Site Licenses: 6
- On-Site Licenses: 7
- Total: 13

ATTACHMENT 6



Conditional Use Permit (Beer and Wine)

- Due to the higher than average concentration of alcohol permits within the area and RCPD's information regarding calls for service, Staff continues to support the Rancho Cordova Police Department's original Letter of Opposition and is recommending denial of the requested CUP.
- Since the Letter of Public Convenience and Necessity (PCN) is contingent upon the approval of the CUP, Staff is also recommending denial of the PCN.

Recommended Motions

- Staff recommends that Council approve the Resolution to Deny the requested CUP and contingent PCN for the requested off-site alcohol sales (beer and wine) subject to the findings and information provided by Staff and RCPD.

Questions???

MEMORANDUM



DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING SECTIONS OF THE RANCHO CORDOVA MUNICIPAL CODE RELATED TO TITLE 4 BUSINESS REGULATIONS, TITLE 6 HEALTH AND SANITATION AND TITLE 23 ZONING CODE AND DISCUSSION AND DIRECTION ON FUTURE CODE AMENDMENTS

RECOMMENDATION

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

RESULT OF RECOMMENDED ACTION

The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.29 Bingo Suppliers, Title 6 (Health and Sanitation), Chapter 6.68 Noise Control and Title 23 (Zoning Code), Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, Article 9 Specific Use Provisions and Article 11 Definitions of the Rancho Cordova Municipal Code. No formal action is requested of Council at this time on the discussion of future code amendments.

BACKGROUND

Periodically, amendments to the Municipal Code are necessary to address ambiguities, provide clarification, to be consistent with customary practice or comply with changes in State law. In the past, various Titles of the code have routinely been amended for these assorted reasons, as well as to include new development standards to address uses that may not be in the code. Past practice has been to provide the City Council with information on the various areas where amendments are needed and seek direction before preparation and scheduling the amendments for a public hearing and action. The amendments proposed with this Ordinance are mostly clean up items to address unnecessary permit processes and clarify uncertainties in the code. Staff did not believe these minor changes warranted a discussion with the City Council prior to scheduling the amendments for a public hearing. However, there are two discussion items that staff is seeking direction from the City Council on. Those will be discussed later in this staff report after the proposed amendments.

ANALYSIS

Attachment 3 includes all draft amendments to Title 4 Business Regulations, Title 6 Health and Safety and Title 23 Zoning Code. Draft amendments are shown with track changes with new draft language underlined and language proposed for removal with strike-throughs. Only those chapters and/or sections with proposed changes are included in the attached documents as excerpts from the Rancho Cordova Municipal Code. A summary of the changes is provided below. As a note, Attachment 2 includes all the codes amendments in a non-track change format. This is provided as an exhibit to the Ordinance. The items that staff is seeking discussion and direction on from the Council are discussed after the summary of the proposed amendments.

Title 4, Chapter 4.29 Bingo Suppliers

Section 4.29.030 C. – delete the reference to Chapter 4.28, as this chapter was repealed in September and combined with Chapter 4.26 Bingo of the RCMC.

Title 6, Chapter 6.68 Noise Control

Chapter 6.68 discusses various aspects of noise control for properties located within the City. Within this Chapter there are sections that refer to obtaining permits to exceed the maximum noise levels on a temporary basis or long term through a variance process. Staff has reviewed these sections of the code and is recommending deleting the following sections:

- Section 6.68.190 Special condition permits
- Section 6.68.200 Variance procedure
- Section 6.68.210 Hearing board
- Section 6.68.220 Appeals

To date, the City has not issued any special condition permits or variances to temporarily or permanently operate outside of the specified noise control measures. The City has not established a hearing board per the requirements outlined in the code and would not be able to do so as currently written. These procedures were set up as a joint effort between the County and City of Sacramento. Temporary noise increases would likely be associated with an event and increases of noise could be addressed through a temporary use permit if need be. The City does not have uses that would operate in a manner that would benefit from a special condition permit or variance for noise increases. Therefore staff is proposing to delete these sections from the code and renumber some of the sections.

Title 23, Article 3

Dormitories

One of the colleges currently located in the City has a draft proposal to build a dormitory on the site of the college in order to expand the classes they currently offer and be able to house students, including international students. While the code is clear as to what zones a college or university are allowed in, it is not clear if this includes accessory uses such as a dormitory. Upon further review of the land use definitions, a dormitory is included in the definition of “group residential.” Unfortunately, group residential facilities are not allowed in most of the zones that permit a college or university. This makes it very difficult to provide student housing opportunities for existing or future schools.

In consideration of how to resolve this in the code, staff looked at the typical uses associated with a college or university. Besides classrooms, other uses typically associated with a college or university include common areas, cafeteria, administration buildings, sports facilities and dormitories. Rather than create a new land use category in the permitted uses tables in the code, staff has proposed to add a footnote that states:

Dormitories are permitted as an accessory use to a public or private school, subject to approval of the appropriate design review.

Requiring a design review for the living aspect of the school will ensure that the site can adequately accommodate the use and is integrated with the learning aspect of the college. The level of design review required will be determined by the size of the building. In many cases, a major design review will be required, which is for new construction over 5,000 sq. ft. Table 23.310-1 Allowed Use and Permit Requirements for Residential Zoning Districts and Table 23.313-1 Allowed Use and Permit Requirements for Mixed-use Districts would be amended to add the above mentioned footnote.

Storage, Warehouse

Table 23.313-1 Allowed Use and Permit Requirements for Mixed-use Districts and Table 23.316-1 Allowed Use and Permit Requirements for General Commercial and Industrial Zoning Districts are being amended to call out the reference to a specific chapter in the code that further regulates outdoor storage. This is just a clean-up item and will help guide readers to additional information in the code related to outdoor storage areas.

Title 23, Article 7

Parking for Dormitories

Chapter 23.719 Parking and Loading does not address parking requirements for dormitories and parking the use similar to an apartment complex could result in more parking than necessary. Research of other jurisdictions resulted in very similar results. Most places park them based on 1 stall per every 3 occupants or 3 beds. This seems to be a consistent industry standard, as not all students that live on the premises will have a car. Therefore, staff is proposing to amend Table 23.719-1 Required Minimum Vehicle Ratios to add dormitories to the table with a ratio of 1 stall/3 occupants.

Outdoor Storage

Chapter 23.728 discusses special use regulations for outdoor display, sales and storage. Within this Chapter there are development standards specific to each use, including outdoor storage as an incidental use to a principal use. The code currently states that if not approved as part of the original development permit for the principal use, permanent outdoor storage can be permitted with a design review. Additionally, it must be consistent with all the listed development standards (i.e. screening, height, noise, hours of operation, etc.).

Often times, the review of permanent outdoor storage for a use that is already established is fairly routine, as the development standards are clearly identified in the code. Outdoor storage usually consists of storage of goods, materials, etc. behind a screened in area and usually doesn't involve construction requiring a building permit. There is very little review of any type of site design, other than general layout of where items are stored. Typically a design review can take 2-3 months to process due to routing and public notification requirements. While this process is more effective and often necessary for storage yards as a primary use, as an accessory use, this type of permit and the submittal requirements are not necessary. The

Zoning Code has a zoning certification process that would be more suitable for approving these incidental storage yards. Staff is still required to ensure that all development standards and findings are met and provide a written approval, but a public hearing would not be required. Therefore staff is proposing to amend Section 7.28.020 B. to delete the reference to a minor design review and replace it with a zoning certification.

Additionally, to ensure that there is not any confusion as to what process is required for approval of a permanent storage yard as a primary use, staff is also proposing an amendment to the same section to add a clarifying sentence related to the discretionary process for this type of use. The new section would read as follows:

23.728.020 Permit requirements and exemptions.

B. Permanent Outdoor Storage. Permanent outdoor storage is permitted as an incidental use to a principal use in all zoning designations, except for agricultural and residential zoning districts. If not part of the original development permit for the principal use, permanent outdoor storage may be permitted subject to a zoning certification, when consistent with the development standards of this chapter. A storage yard as a primary use may be permitted subject to a minor design review, when consistent with the development standards of this chapter.

Accessory Structures

Chapter 23.734 address various development standards for accessory structures and includes a section of exceptions to the standards. More specifically, Section 23.734.030 (A) and (B) exempts enclosed/solid-roofed accessory structures, landscape features and play equipment less than 120 sq. ft. and 8 ft. in height from the development standards. However, if these structures are combustible, they must maintain a 3 ft. setback to the side and rear property lines to maintain necessary fire breaks. Because the code does not specifically identify or define combustible structures, staff has to make determinations on each accessory structure as to whether or not it is combustible. While more times than not, they are combustible, it would be easier to just require all accessory structures to meet the 3 ft. setback and avoid any missed determinations. Therefore, staff is proposing to amend this section to delete the reference to combustible structures. Structures that meet the square footage and height limitations will still be exempt from certain standards, but all will now have to maintain the 3 ft. setback.

Title 23, Article 9 Site Planning and Development Standards

Chapter 23.922 regulates temporary uses, including those uses that need to obtain a temporary use permit (TUP). One use on the list that requires a TUP is a model home or model home complex. Routinely what staff is looking at is to ensure that the homes are meeting all the required setbacks, have landscaping, and generally comply with all code and regulations. All of these items are also routine items staff checks when reviewing building permits for the model homes. Therefore, the effort is being unnecessarily duplicated. Once the model homes are no longer needed, any office space has to be converted back into the garage and landscaping installed before Planning will sign off on the final inspection. Therefore, everything that is currently be addressed by the TUP, can be addressed through the building permit. Staff is proposing to delete Section 23.922.030 (B)(4) and renumber the remaining numbers in the section.

Title 23, Article 11 Definitions

Staff is proposing to amend the following definitions:

- Group residential – delete dormitories

- Schools, private and special studio and Schools, public to include a reference to dormitories as an accessory use to the school.

DISCUSSION ITEMS

As previously mentioned, staff is seeking discussion and direction from the City Council on potential code amendments that would be brought back for consideration in the first quarter of 2019. Along with what is discussed below, staff is also working on a code amendment to address new legislation that will go into effect on January 1, 2019 related to street vendors.

Solar Canopies

Staff has received several inquiries in the past few months regarding the desire to remove existing parking lot shade trees and replace them with solar shade structures. Essentially, these structures look like a carport, but the roof is a solar panel. While this is something that is commonly occurring in many of the surrounding jurisdictions, up until recently, there hasn't been the need to amend the code to address these types of structures, as there wasn't a high demand for it.

The code currently states that parking lots shall include shade trees to cover 50 percent of the total parking area with tree canopies within 15 years of securing a building permit. If the code language was not specific to say tree canopies, there may be some area of discretion to allow solar canopies to serve as parking lot shading. While staff recognizes that solar is an important aspect of energy generation, there are some aesthetic and environmental impacts caused by removing all parking lot trees to accommodate these types of structures.

In looking at what other jurisdictions have done to address these structures, the examples range from allowing the canopies to count towards the total shade requirement without replacement of trees, to allowing them to count towards a percentage, with some replacement of trees or other landscaping on site in the parking lot islands. Language could also be included to retain perimeter trees to serve as a buffer between the street and the parking lot. Staff is seeking direction on the following:

- A potential amendment to the code to allow solar canopies to count towards all or a percentage of the required parking lot shade.
- Requirement to retain perimeter trees.
- Replacement of trees or other landscape on site.

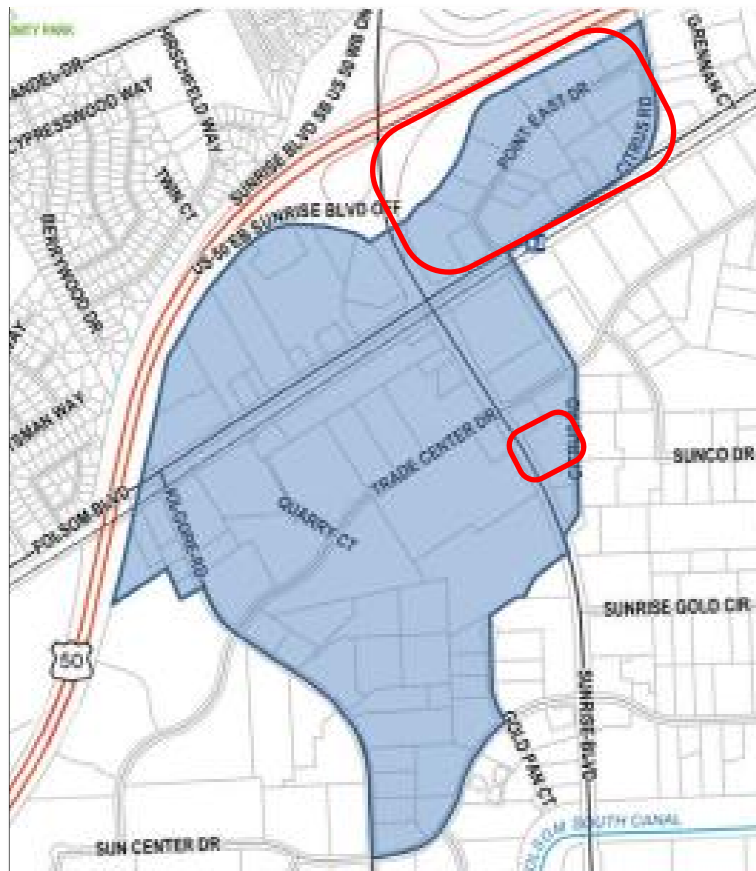
Based upon the direction that the City Council gives staff, the tree ordinance may also need to be amended to address the removal of trees due to the installation of solar shade canopies. The ordinance currently does not speak to this particular circumstance and whether or not mitigation would be required.

Cigar Lounge

The owner of the Magnolia House located on Folsom Boulevard, east of Sunrise has inquired about the potential to open up a cigar lounge in a space above the existing restaurant. A cigar lounge would fall within the land use category of a smoking lounge, which is only permitted in two zones within the City: General Commercial (GC) and Light Industrial (M-1). While the property in question has a GC zone, it is also located in the Convention Overlay District, which has a specific use table and smoking lounges are not permitted. Additionally, Section 23.919.100 which outlines all the operational and development standards for a smoking lounge, states that smoking lounges cannot be located within 1,000 feet of a card room. While not yet

operational, a card room will be opening in the near future within the same building. Due to these specific provisions, a code amendment would be required if the City Council was open to permitting a cigar lounge within the Convention Overlay District only.

The figure below depicts the area included within the overlay district, which is consistent with the General Plan's convention overlay. Uses in this district include some retail, entertainment, hotels, office complexes, eating establishments and some lighter industrial users. The parcels outlined in red below are GC zoned parcels that are located within the convention overlay district. The parcel south of Trade Center Drive is currently vacant. The parcels in between Hwy 50 and Folsom Blvd. include a few office uses, automotive based uses, hotels, a sushi restaurant and the Magnolia House.



Staff is seeking the following direction from City Council:

- A potential amendment to the convention overlay use table to permit smoking lounges in the GC zone in the overlay.
- A potential amendment to consider a distance requirement of less than 1,000 ft. from a card room, but specific to the convention overlay district.

ENVIRONMENTAL ANALYSIS

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 4, Business Regulations, Title 6, Health and Sanitation and Title 23, Zoning are clean up items to address unnecessary permit processes and clarify uncertainties in the code. Any specific development projects that may result from these changes will be subject to environmental 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 amendments are exempt from review under CEQA and no further environmental review is necessary.

FISCAL IMPACT

There is no anticipated fiscal impact of the proposed action on City finances.

ATTACHMENTS

1. Ordinance
2. Exhibit A of Ordinance
3. Draft Amendments in track change format
4. Presentation

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING TITLE 4 (BUSINESS REGULATIONS), CHAPTER 4.29 BINGO SUPPLIERS, TITLE 6 (HEALTH AND SANITATION), CHAPTER 6.68 NOISE CONTROL; AND TITLE 23 (ZONING CODE), ARTICLE 3 ZONING DISTRICT, ALLOWABLE USES, AND GENERAL DEVELOPMENT STANDARDS, ARTICLE 7 SITE PLANNING AND DEVELOPMENT STANDARDS, ARTICLE 9 SPECIAL USE PROVISIONS, 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 4 (Business Regulations), Chapter 4.29 Bingo Suppliers are necessary to delete a reference to Chapter 4.28 which has been repealed; and

WHEREAS, certain amendments to the Title 6 (Health and Sanitation), Chapter 6.68 Noise Control are necessary to delete a permit process that was included in Sacramento County Codes that the City no longer uses; and

WHEREAS, certain amendments to the Title 23 (Zoning), Articles 3, 7, 9 and 11 are necessary to reflect best management practices and eliminate ambiguities in the code; and

WHEREAS, on December 17, 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

ATTACHMENT 1

4 Business Regulations, 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 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 4.29 Bing Suppliers 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 6 Health and Sanitation

The City Council hereby adopts the amendments to Chapter 6.68 Noise Control of Title 6 of the Rancho Cordova Municipal Code (Health and Sanitation), as shown and incorporated in **Exhibit A** to this ordinance.

Section 5. Amendments to Title 23 Zoning

The City Council hereby adopts the amendments to Article 3, Article 7, Article 9, and Article 11 of Title 23 of the Rancho Cordova Municipal Code (Zoning), as shown and incorporated in **Exhibit A** to 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 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

ATTACHMENT 1

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 ____ day of _____, 2019 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

ATTACHMENT 2
Exhibit A to the Ordinance

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

Title 4 Business Regulations

Chapter 4.29

Bingo Suppliers

ATTACHMENT 2
Exhibit A to the Ordinance

Chapter 4.29

BINGO SUPPLIERS

4.29.030 Issuance.

The chief of police shall issue a special business license unless:

C. The applicant has a current license under Chapter 4.26 RCMC; or

ATTACHMENT 2
Exhibit A to the Ordinance

Title 6 Health and Sanitation
Chapter 6.68
Noise Control

ATTACHMENT 2

Exhibit A to the Ordinance

Chapter 6.68

NOISE CONTROL

Sections:

- 6.68.010 Findings.
- 6.68.020 Declaration of policy.
- 6.68.030 Liberal construction.
- 6.68.040 Severability.
- 6.68.050 Definitions.
- 6.68.060 Sound level measurement generally.
- 6.68.070 Exterior noise standards.
- 6.68.080 Interior noise standards.
- 6.68.090 Exemptions.
- 6.68.110 Schools, hospitals and churches.
- 6.68.120 Machinery, equipment, fans and air conditioning.
- 6.68.130 Off-road vehicles.
- 6.68.140 Waste disposal vehicles.
- 6.68.145 Audio devices on publicly owned property.
- 6.68.150 General noise regulations.
- 6.68.160 Administration.
- 6.68.170 Noise control program – Recommendations.
- 6.68.180 Rules and standards.
- 6.68.190 Violation.
- 6.68.200 Other remedies

6.68.190 Violation.

Upon the receipt of a complaint from any person, the Rancho Cordova chief of police, the city health officer, or their duly authorized representatives may investigate and assess whether the alleged noise levels exceed the noise standards set forth in this chapter. If such officers have reason to believe that any provision(s) of this chapter has been violated, they may cause written notice to be served upon the alleged violator. Such notice shall specify the provision(s) of this chapter alleged to have been violated and the facts alleged to constitute a violation, including dBA readings noted and the time and place of their detection, and may include an order that corrective action be taken within a specified time. If corrective action is not taken within such specified time or any extension thereof approved by the city health officer, upon conviction the violation shall constitute an infraction. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 576 § 6, 1983; SCC 254 § 1 (part), 1976].

6.68.200 Other remedies.

A. Provisions of this chapter are to be construed as an added remedy of abatement of the public nuisance declared and not in conflict or derogation of any other action, proceedings or remedies provided by law.

B. Any violation of the provisions of this chapter shall be and the same is declared to be unlawful and a public nuisance, and the duly constituted authorities of the city shall, upon order of the city council, immediately commence actions or proceedings for the abatement or injunction thereof in the manner

ATTACHMENT 2
Exhibit A to the Ordinance

provided by law and shall take such steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate such nuisance. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 254 § 1 (part), 1976].

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 (*)**.

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

ATTACHMENT 2 Exhibit A to the Ordinance

Chapter 23.310

RESIDENTIAL ZONING DISTRICTS

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

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	
Community Centers/Civic Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Courses/Clubhouse	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
Indoor Fitness and Sports Facility	N	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	
Libraries and Museums	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Outdoor Commercial Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C	
Resource Protection and Restoration	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Resource-Related Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Schools, Private and Special/Studios ¹⁷	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C	
Schools, Public ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Notes:

17. Dormitories are permitted as an accessory use to a public or private school, subject to approval of a Conditional Use Permit.

ATTACHMENT 2 Exhibit A to the 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
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios ³¹	P	P	P	P	C	P	P	P	
Schools, Public ³¹	P	P	P	P	P	P	P	P	
Theaters and Auditoriums	C	P	P	P	N	AUP	P	P	

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	

ATTACHMENT 2

Exhibit A to the Ordinance

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	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	P ¹⁴	P ¹⁴	N	N	N	

Notes:

31. Dormitories are permitted as an accessory use to a public or private school, subject to approval of a Conditional Use Permit.

[Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); 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 the Ordinance

Chapter 23.313

MIXED-USE ZONING DISTRICTS

**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	Chapter 23.728 RCMC
Wholesaling and Distribution	P	P ²	P	

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 (*)**.

Article 7 Site Planning and Development Standards

ATTACHMENT 2 Exhibit A to the Ordinance

Chapter 23.719

PARKING AND LOADING

Table 23.719-1: Required Minimum Vehicle Ratios

Land Use Category	Vehicle Parking Spaces
Residential Uses	
Adult Day Care Home	None beyond single-family
Caretaker Housing	1/bedroom
Dwelling, Multifamily	
Studio and one-bedroom units	1.5/unit
Two- and three-bedroom units	2/unit
Four- or more bedroom units	2/unit
+ Guest parking	0.6/unit
Accessory Dwelling Unit ¹	1/unit
Junior Accessory Dwelling Unit	No minimum
Dwelling, Single-Family ^{1,2}	2/unit
Dwelling, Two-Family ^{1,2}	2/unit
Family Day Care Home, Large	1 additional
Family Day Care Home, Small	No minimum
Dormitories	1 space/3 occupants
Group Residential	None beyond single-family
Guest House	0 additional
Home Occupations ³	1 additional
Live-Work Facility	2/unit (plus 0.25/unit for guests)
Manufactured Home	2/unit
Mobile Home	2/unit
Mobile Home Park	2/unit
Residential Care Home	1 space per employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Senior Independent Living Facility	0.5/unit (plus 0.1 per unit for guests)

ATTACHMENT 2 Exhibit A to the Ordinance

Chapter 23.728

OUTDOOR DISPLAY, SALES, AND STORAGE

23.728.020 Permit requirements and exemptions.

The following outdoor activities shall be subject to the permit requirements listed herein:

B. Permanent Outdoor Storage. Permanent outdoor storage is permitted as an incidental use to a principal use in all zoning designations, except for agricultural and residential zoning districts. If not part of the original development permit for the principal use, permanent outdoor storage may be permitted subject to a zoning certification, when consistent with the development standards of this chapter. A storage yard as a primary use may be permitted subject to a minor design review, when consistent with the development standards of this chapter.

ATTACHMENT 2

Exhibit A to the Ordinance

Chapter 23.734

ACCESSORY STRUCTURES

23.734.030 Permit requirements and exceptions.

Except as otherwise exempt below, the majority of accessory structures governed by this chapter shall go through a simple plan check (zoning certification) at the time a building permit is issued to ensure compliance with applicable regulations. The following structures shall be exempt from the requirements of this chapter as specified below and are subject to compliance with all other provisions of this title:

A. Enclosed and/or solid-roofed accessory structures that are smaller than 120 square feet in size with no portion of the structure equal to or greater than eight feet in height. Structures shall not be located in a required front yard. Accessory structures shall be set back a minimum of three feet from side and rear property lines with a minimum six-foot separation between structures.

B. Landscape features and play equipment that are smaller than 120 square feet in size with no portion of the structure equal to or greater than eight feet in height. Landscape features that exceed 120 square feet in size and greater than eight feet in height shall meet the accessory structure standards and setbacks. Landscape features shall be set back a minimum of three feet from all interior property lines with a minimum six-foot separation between structures.

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 (*)**.

Article 9 Specific Use Provisions

ATTACHMENT 2 Exhibit A to the Ordinance

Chapter 23.922

TEMPORARY USES

23.922.030 Temporary use regulations.

B. Allowed Temporary Uses and Related Standards. The following temporary uses may only be established after first obtaining a valid temporary use permit as described in RCMC 23.922.020 (Permit required). Uses that do not fall within the categories defined below shall comply with the use and development regulations and planning permit requirements that otherwise apply to the property:

1. Construction office. A temporary construction office, used during the construction of a main building or buildings on the same site.
2. Construction yards – off-site. Site contractors' construction yards, in conjunction with an approved construction project.
3. A mobile home for temporary caretaker quarters during the construction of a subdivision, multifamily, or nonresidential project, while a valid building permit is in force.
4. Temporary real estate offices, including sales trailers and related facilities, may be established within the area of an approved residential subdivision project, solely for the first sale of homes. In addition, conditions of approval regulating the hours of operation, landscaping, or other aspects as deemed necessary may be imposed as part of the temporary use permit.
5. Outdoor storage, displays, and sales (e.g., sidewalk sales). Outdoor storage, sales, and display of goods, including promotional sales, may be conducted as part of an otherwise lawfully permitted or allowed permanent use. The temporary activity must be related to the on-site use and provided all activities shall be conducted within the buildable portion of the lot. The temporary activity is limited to a maximum of 30 consecutive days. A total maximum of four 30-day periods are permitted per year. Storage, sales, and display may not occupy more than 10 percent of the parking area and shall not substantially alter the existing circulation pattern of the site. Temporary storage, sales, and displays shall not obstruct any existing handicapped-accessible parking space.
6. Seasonal sales lots. Temporary seasonal sales activities (e.g., Christmas trees, pumpkin sales, and other similar outdoor sales) may be permitted in any commercial or industrial zoning district, or on any religious facility or school site that abuts a collector or arterial roadway as designated in the General Plan. Seasonal sales (e.g., Christmas tree sales, pumpkin sales) may be permitted in any nonresidential zoning district upon issuance of a temporary use permit. Only one permit per property is permitted within a one-year time period and the term of permit shall not exceed 60 days.
7. Temporary dwellings, including mobile homes, when a primary dwelling is being constructed or remodeled may be permitted, provided a valid building permit has been issued. The temporary dwelling shall be limited to a maximum of one year.
8. Temporary signs. Banners and other signage displays are permitted for a period not to exceed 60 days. No more than two temporary use permits for temporary signs shall be issued for the same property per calendar year. Inflatable signs are prohibited. See RCMC 23.743.070 (Allowed temporary on-site sign standards, for standards); and additional limitations.

ATTACHMENT 2

Exhibit A to the Ordinance

9. Temporary structures (e.g., tents). A Sacramento metro fire permit is required as part of application.

10. Grand opening event/special day or weekend event (e.g., auction, craft fair, carnival, parking lot sale). The temporary activity is limited to a maximum of 30 consecutive days. A total maximum of four 30-day periods are permitted per year. The use must be located on mixed-use, automotive, and industrial zoned land. Flea markets are not permitted.

11. Farmers' markets may be permitted, provided such markets qualify as certified farmers markets and all producers/vendors qualify as certified producers under the California Department of Food and Agriculture. The market must be located within the buildable portion of the lot on which it is to be located. The temporary use permit may impose conditions establishing the length of the permit, days and hours of operation, and other development factors as deemed appropriate.

12. When a temporary use is not specifically listed in this section, the director shall determine whether the proposed use is similar in nature to listed use(s) and shall establish the term and make necessary findings and conditions for the particular use. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.8.030)].

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 (*)**.

Article 11 Definitions

ATTACHMENT 2

Exhibit A to the Ordinance

Chapter 23.1104

GENERAL DEFINITIONS

23.1104.040 Land use definitions.

“Group residential” means shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boarding houses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

“Schools, private and special/studio” includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or online), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). This also includes dormitories as an accessory use to a private school. Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor fitness and sports facilities.”

“Schools, public” means public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies. This also includes dormitories as an accessory use to a public school.

Chapter 4.29

BINGO SUPPLIERS

4.29.030 Issuance.

The chief of police shall issue a special business license unless:

C. The applicant has a current license under Chapter 4.26 ~~or 4.28~~ RCMC; or

Chapter 6.68

NOISE CONTROL

Sections:

- 6.68.010 Findings.
- 6.68.020 Declaration of policy.
- 6.68.030 Liberal construction.
- 6.68.040 Severability.
- 6.68.050 Definitions.
- 6.68.060 Sound level measurement generally.
- 6.68.070 Exterior noise standards.
- 6.68.080 Interior noise standards.
- 6.68.090 Exemptions.
- 6.68.110 Schools, hospitals and churches.
- 6.68.120 Machinery, equipment, fans and air conditioning.
- 6.68.130 Off-road vehicles.
- 6.68.140 Waste disposal vehicles.
- 6.68.145 Audio devices on publicly owned property.
- 6.68.150 General noise regulations.
- 6.68.160 Administration.
- 6.68.170 Noise control program – Recommendations.
- 6.68.180 Rules and standards.
- 6.68.190 ~~Special condition permits.~~ [Violation.](#)
- 6.68.200 ~~Variance procedure.~~ [Other remedies](#)
- ~~6.68.210 Hearing board.~~
- ~~6.68.220 Appeals.~~
- ~~6.68.230 Violation.~~
- ~~6.68.240 Other remedies.~~

~~6.68.190~~ — ~~Special condition permits.~~

~~Notwithstanding any provision of this chapter, the city health officer may grant special condition permits for a period not exceeding three days when the general purpose and intent of this chapter can be carried out by the granting of the special condition permit. Said special condition permits may be renewed for periods not exceeding three days at the discretion of the health officer. [Ord. 21 2003 §§ 2, 4; Ord. 20 2003 §§ 2, 4; SCC 254 § 1 (part), 1976].~~

~~6.68.200~~ — ~~Variance procedure.~~

~~A. The owner or operator of a noise source which violates any of the provisions of this chapter may file an application with the health officer for a variance from the provisions thereof. The application shall set forth all actions taken to comply with this chapter, the reasons why immediate compliance cannot be achieved, a proposed method for achieving compliance, and a proposed time schedule for its accomplishment. Said application shall be accompanied by a fee in the amount of \$75.00. A separate application shall be filed for each noise source; provided, however, that several mobile sources under common ownership or several fixed sources on a single property may be combined into one application. Upon receipt of said application and fee, the health officer shall refer the application, with his recommendation thereon, within 10 days to the hearing board.~~

~~B. Upon receipt of an application for a variance, the hearing board shall schedule a public hearing, to be conducted within 60 days of receipt of the application. During the public hearing the applicant and the health officer may submit oral and documentary evidence relative to their respective contentions.~~

~~C. The hearing board may deny the application for a variance or may grant a variance. A variance may be for a limited period and may be subject to any other terms, conditions and requirements as the hearing board may deem~~

~~reasonable to achieve maximum compliance with the provisions of this chapter. Such terms, conditions and requirements may include, but shall not be limited to, limitations on noise levels and operating hours.~~

~~D. Each variance shall set forth the approved method of achieving maximum compliance and a time schedule for its accomplishment. In its determinations, the hearing board shall consider the magnitude of nuisance caused by the offensive noise, the uses of property within the area of impingement by the noise, the time factors related to study, design, financing and construction of remedial work, the economic factors related to age and useful life of equipment, and the general public interest and welfare.~~

~~E. In deciding whether to grant a variance, the hearing board shall consider all facts relating to whether strict compliance with the requirement of this chapter will cause practical difficulties, unnecessary hardship or unreasonable expense and any other relevant considerations.~~

~~F. The hearing board shall render a decision within 30 days of completion of the hearing. The decision of the hearing board shall be transmitted to the applicant and to the health officer. [Revised during 2008 codification; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 254 § 1 (part), 1976].~~

6.68.210 — Hearing board.

~~A. There is created a joint city-county hearing board consisting of nine members.~~

~~B. Four members of the hearing board shall be appointed by the mayor of the city of Sacramento with the approval of the city council. One member shall be an acoustical consultant with a background in engineering and with a demonstrated knowledge and experience in the field of acoustics; one member shall have been admitted to the practice of law in the state of California; one member shall be a mechanical contractor holding a current active state of California C-20 or SC-20 license; and one member shall be representative of the general public.~~

~~C. Four members shall be appointed by the board of supervisors of the county of Sacramento. One member shall be a licensed professional mechanical engineer; one member shall be a physician licensed in the state of California, qualified in the field of physiological effects of noise; one member shall be a general contractor engaged in general building or engineering construction holding a current active state of California A or B license; and one member shall be a representative of the general public.~~

~~D. One member shall be appointed by the members of the board who have been appointed by the city of Sacramento and the county of Sacramento pursuant to subsections (B) and (C) of this section. This member shall be a representative of business and industry.~~

~~E. The term of office of each member shall be for three years and until the appointment and qualification of a successor. The first members of the hearing board shall classify themselves by lot so that the term of three members is for one year, three members is for two years, and three members is for three years.~~

~~F. Any member may be removed by the appointing authority or authorities. Vacancies occurring during a term, whether by removal, resignation or other cause, shall be filled for the unexpired term by the appointing authority or authorities.~~

~~G. The health officer of the county of Sacramento, or his appointing representative, shall be a nonvoting ex-officio member of the hearing board and shall act as secretary of the board.~~

~~H. The hearing board shall adopt rules and regulations for its own procedures in carrying out its functions under the provisions of this chapter.~~

~~I. Five members of the hearing board shall constitute a quorum. If five or more members of the hearing board conduct a hearing, concurrence of the majority of those present shall be necessary for decision.~~

~~J. Meetings of the hearing board shall be held at the call of the secretary and at such times and locations as said board shall determine. All such meetings shall be open to the public. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 360 § 1, 1978; SCC 351 § 1, 1978; SCC 273 § 1, 1976; SCC 254 § 1 (part), 1976].~~

~~6.68.220~~ Appeals.

~~A. Within 10 days following the decision of the hearing board on an application for a variance, the applicant or the health officer may appeal the decision to the city council by filing a notice of appeal with the secretary of the hearing board.~~

~~B. Within 10 days following receipt of a notice of appeal, the secretary of the hearing board shall forward to the city council copies of the application for variance and all papers and exhibits concerning said application received by the hearing board and its decision thereon. Any person may file with the city council written arguments in favor of or against said decision.~~

~~C. The clerk of the city council shall mail to the applicant, health officer and other individuals or entities so requesting a notice of the date set for hearing of the appeal. The notice shall be mailed at least 10 days prior to the hearing date.~~

~~D. Within 30 days following conduct of the hearing before the city council, the council shall either affirm, modify or reverse the decision of the hearing board. In deciding the appeal, the city council shall have the same powers as are conferred on the hearing board. The city council may also direct the hearing board to conduct further proceedings on said application. Failure of the city council to affirm, modify or reverse a decision of the hearing board, or to direct the hearing board to conduct further proceedings within a 30 day period from the date of the hearing, shall constitute an affirmation of the decision of the hearing board. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 254 § 1 (part), 1976].~~

6.68.230190 Violation.

Upon the receipt of a complaint from any person, the Rancho Cordova chief of police, the city health officer, or their duly authorized representatives may investigate and assess whether the alleged noise levels exceed the noise standards set forth in this chapter. If such officers have reason to believe that any provision(s) of this chapter has been violated, they may cause written notice to be served upon the alleged violator. Such notice shall specify the provision(s) of this chapter alleged to have been violated and the facts alleged to constitute a violation, including dBA readings noted and the time and place of their detection, and may include an order that corrective action be taken within a specified time. If corrective action is not taken within such specified time or any extension thereof approved by the city health officer, upon conviction the violation shall constitute an infraction. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 576 § 6, 1983; SCC 254 § 1 (part), 1976].

6.68.20040 Other remedies.

A. Provisions of this chapter are to be construed as an added remedy of abatement of the public nuisance declared and not in conflict or derogation of any other action, proceedings or remedies provided by law.

B. Any violation of the provisions of this chapter shall be and the same is declared to be unlawful and a public nuisance, and the duly constituted authorities of the city shall, upon order of the city council, immediately commence actions or proceedings for the abatement or injunction thereof in the manner provided by law and shall take such steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate such nuisance. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 254 § 1 (part), 1976].

Chapter 23.310

RESIDENTIAL ZONING DISTRICTS

Table 23.310-1: Allowed Use and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	
Community Centers/Civic Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Courses/Clubhouse	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
Indoor Fitness and Sports Facility	N	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	
Libraries and Museums	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Outdoor Commercial Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C	
Resource Protection and Restoration	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Resource-Related Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Schools, Private and Special/Studios ¹⁷	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C	
Schools, Public ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Notes:

¹⁷ Dormitories are permitted as an accessory use to a public or private school, subject to approval of the appropriate design review.

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
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios ³¹	P	P	P	P	C	P	P	P	
Schools, Public ³¹	P	P	P	P	P	P	P	P	
Theaters and Auditoriums	C	P	P	P	N	AUP	P	P	

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	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	p ¹⁴	p ¹⁴	N	N	N	

Notes:

[31. Dormitories are permitted as an accessory use to a public or private school, subject to approval of the appropriate design review.](#)

[Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); 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)].

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	Chapter 23.728 RCMC
Storage, Yards	N	N	P ²	Chapter 23.728 RCMC
Wholesaling and Distribution	P	P ²	P	

Chapter 23.719

PARKING AND LOADING

Table 23.719-1: Required Minimum Vehicle Ratios

Land Use Category	Vehicle Parking Spaces
Residential Uses	
Adult Day Care Home	None beyond single-family
Caretaker Housing	1/bedroom
Dwelling, Multifamily	
Studio and one-bedroom units	1.5/unit
Two- and three-bedroom units	2/unit
Four- or more bedroom units	2/unit
+ Guest parking	0.6/unit
Accessory Dwelling Unit ¹¹	1/unit
Junior Accessory Dwelling Unit	No minimum
Dwelling, Single-Family ^{1,2}	2/unit
Dwelling, Two-Family ^{1,2}	2/unit
Family Day Care Home, Large	1 additional
Family Day Care Home, Small	No minimum
Dormitories	1 space/3 occupants
Group Residential	None beyond single-family
Guest House	0 additional
Home Occupations ³	1 additional
Live-Work Facility	2/unit (plus 0.25/unit for guests)
Manufactured Home	2/unit
Mobile Home	2/unit
Mobile Home Park	2/unit
Residential Care Home	1 space per employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Senior Independent Living Facility	0.5/unit (plus 0.1 per unit for guests)

Chapter 23.728**OUTDOOR DISPLAY, SALES, AND STORAGE**

23.728.020 Permit requirements and exemptions.

The following outdoor activities shall be subject to the permit requirements listed herein:

B. Permanent Outdoor Storage. Permanent outdoor storage is permitted as an incidental use to a principal use in all zoning designations, except for agricultural and residential zoning districts. If not part of the original development permit for the principal use, permanent outdoor storage may be permitted subject to a ~~minor design review~~[zoning certification](#). ~~In all cases, permanent outdoor storage shall be~~ [when](#) consistent with the development standards of this chapter. [A storage yard as a primary use may be permitted subject to a minor design review, when consistent with the development standards of this chapter.](#)

Chapter 23.734

ACCESSORY STRUCTURES

23.734.030 Permit requirements and exceptions.

Except as otherwise exempt below, the majority of accessory structures governed by this chapter shall go through a simple plan check (zoning certification) at the time a building permit is issued to ensure compliance with applicable regulations. The following structures shall be exempt from the requirements of this chapter as specified below and are subject to compliance with all other provisions of this title:

A. Enclosed and/or solid-roofed accessory structures that are smaller than 120 square feet in size with no portion of the structure equal to or greater than eight feet in height. Structures shall not be located in a required front yard. ~~In order to maintain necessary fire breaks, all combustible a~~ Accessory structures shall be set back a minimum of three feet from side and rear property lines with a minimum six-foot separation between structures.

B. Landscape features and play equipment that are smaller than 120 square feet in size with no portion of the structure equal to or greater than eight feet in height. Landscape features that exceed 120 square feet in size and greater than eight feet in height shall meet the accessory structure standards and setbacks. ~~In order to maintain necessary fire breaks, combustible l~~ Landscape features shall be set back a minimum of three feet from all interior property lines with a minimum six-foot separation between structures.

Chapter 23.922

TEMPORARY USES

23.922.030 Temporary use regulations.

B. Allowed Temporary Uses and Related Standards. The following temporary uses may only be established after first obtaining a valid temporary use permit as described in RCMC 23.922.020 (Permit required). Uses that do not fall within the categories defined below shall comply with the use and development regulations and planning permit requirements that otherwise apply to the property:

1. Construction office. A temporary construction office, used during the construction of a main building or buildings on the same site.

2. Construction yards – off-site. Site contractors' construction yards, in conjunction with an approved construction project.

3. A mobile home for temporary caretaker quarters during the construction of a subdivision, multifamily, or nonresidential project, while a valid building permit is in force.

~~4. Model homes. A model home or model home complex may be authorized before the completion of subdivision improvements.~~

~~5~~4. Temporary real estate offices, including sales trailers and related facilities, may be established within the area of an approved residential subdivision project, solely for the first sale of homes. In addition, conditions of approval regulating the hours of operation, landscaping, or other aspects as deemed necessary may be imposed as part of the temporary use permit.

~~5~~6. Outdoor storage, displays, and sales (e.g., sidewalk sales). Outdoor storage, sales, and display of goods, including promotional sales, may be conducted as part of an otherwise lawfully permitted or allowed permanent use. The temporary activity must be related to the on-site use and provided all activities shall be conducted within the buildable portion of the lot. The temporary activity is limited to a maximum of 30 consecutive days. A total maximum of four 30-day periods are permitted per year. Storage, sales, and display may not occupy more than 10 percent of the parking area and shall not substantially alter the existing circulation pattern of the site. Temporary storage, sales, and displays shall not obstruct any existing handicapped-accessible parking space.

~~6~~7. Seasonal sales lots. Temporary seasonal sales activities (e.g., Christmas trees, pumpkin sales, and other similar outdoor sales) may be permitted in any commercial or industrial zoning district, or on any religious facility or school site that abuts a collector or arterial roadway as designated in the General Plan. Seasonal sales (e.g., Christmas tree sales, pumpkin sales) may be permitted in any nonresidential zoning district upon issuance of a temporary use permit. Only one permit per property is permitted within a one-year time period and the term of permit shall not exceed 60 days.

~~7~~8. Temporary dwellings, including mobile homes, when a primary dwelling is being constructed or remodeled may be permitted, provided a valid building permit has been issued. The temporary dwelling shall be limited to a maximum of one year.

~~8~~9. Temporary signs. Banners and other signage displays are permitted for a period not to exceed 60 days. No more than two temporary use permits for temporary signs shall be issued for the same property per calendar

year. Inflatable signs are prohibited. See RCMC 23.743.070 (Allowed temporary on-site sign standards, for standards); and additional limitations.

~~109~~. Temporary structures (e.g., tents). A Sacramento metro fire permit is required as part of application.

~~101~~. Grand opening event/special day or weekend event (e.g., auction, craft fair, carnival, parking lot sale). The temporary activity is limited to a maximum of 30 consecutive days. A total maximum of four 30-day periods are permitted per year. The use must be located on mixed-use, automotive, and industrial zoned land. Flea markets are not permitted.

~~112~~. Farmers' markets may be permitted, provided such markets qualify as certified farmers markets and all producers/vendors qualify as certified producers under the California Department of Food and Agriculture. The market must be located within the buildable portion of the lot on which it is to be located. The temporary use permit may impose conditions establishing the length of the permit, days and hours of operation, and other development factors as deemed appropriate.

~~123~~. When a temporary use is not specifically listed in this section, the director shall determine whether the proposed use is similar in nature to listed use(s) and shall establish the term and make necessary findings and conditions for the particular use. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.8.030)].

Chapter 23.1104

GENERAL DEFINITIONS

23.1104.040 Land use definitions.

“Group residential” means shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, ~~dormitories~~, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boarding houses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

“Schools, private and special/studio” includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or online), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). This also includes dormitories as an accessory use to a private school. Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor fitness and sports facilities.”

“Schools, public” means public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies. This also includes dormitories as an accessory use to a public school.

Municipal Code Amendments

December 17, 2018

MEETING GOALS

- Review various Municipal Code Amendments
- Introduce and waive first reading for Ordinance
- Discussion and direction on future code amendments

Title 4 – Ch. 4.29 Bingo

- ***Section 4.29.030 C.***
 - Delete reference to Chapter 4.28 (repealed in September)

Title 6 – Ch. 6.68 Noise Control

- ***Delete Sections:***
 - 6.68.190 Special condition permits
 - 6.68.200 Variance procedure
 - 6.68.210 Hearing board
 - 6.68.220 Appeals
- City has not issued any special condition permits or variances for noise.
- Temporary noise increases typically associated with events or construction.
- Absent uses that would operate in a manner to need to increase noise standards with a variance.

Title 23 – Article 3

Dormitories

- Generally an accessory use to a college or university.
 - Definition of schools in code does not include dormitories
 - Group residential includes dormitories
 - College/universities and group residential aren't always allowed in the same zone which makes it difficult to provide housing opportunities when the need arises.
- Amend the allowed use tables to include a footnote stating that dormitories are permitted as an accessory use to a public or private school, subject to a design review.

Title 23 – Article 3

Storage, Warehouse

- Add reference to Chapter 23.728 to the allowed use table to guide the reader to additional information in the code related to outdoor storage areas.

Parking for Dormitories

- Add parking requirements to Table 23.719-1 requiring 1 stall/3 occupants

Outdoor Storage – amend Section 23.728.020 to:

- Require a zoning certification for outdoor storage as an incidental use to a primary use.
- Clarify that a design review is required for outdoor storage as a primary use.

Accessory Structures

- Delete a reference to accessory structures that are combustible. Code does not define combustible material and requires staff to make a determination on the ultimate setback.
- Deleting the reference will require all accessory structures to maintain the 3 foot setback.

Title 23 – Article 9

Temporary Use Permit

- Model home complex/model home must obtain a TUP
- Routine items checked for TUP are also handled through the building permit – duplicating the process.
- Amend Section 23.922.030 to delete (B)(4) which will no longer require a TUP for model home complexes/model homes.

Title 23 – Article 11

- Amend definition of group residential to delete dormitories.
- Amend definition of schools, public and private, to include a reference to dormitories as an accessory use to the school.

Solar Canopies

- Inquiries to remove parking lot shade trees and replace with solar canopies or carport structures.
- Code requires parking lots to include shade trees to cover 50% of the parking area with a tree canopy w/in 15 years.
- Existing language leaves no room to allow solar canopies to count towards shade requirement.



Potential amendments could include:

- Allowing canopies to count for the entire percentage of required shade.
- Canopies count for a percentage of shade and the rest has to be achieved with a tree canopy.
- Require the perimeter trees to be maintained to serve as a buffer.
- Require landscape islands to be planted with low lying shrubs/greenery.

Cigar Lounge – Convention Overlay

ATTACHMENT 4

- Magnolia House – inquired about opening up a cigar lounge (smoking lounge) in a space above the existing restaurant.
- Only allowed in GC and M-1 zones.
- Magnolia House is zoned GC but within the convention overlay which does not allow smoking lounges
- Additionally there is a separation requirement of 1,000 ft. from a card room, which will open within the building in the near future.



Potential amendments could include:

- Permit smoking lounges in the GC zone in the overlay.
- A distant requirement of less than 1,000 ft. from a card room, but specific to the convention overlay district.

Recommendation

- 1. Find the project exempt from CEQA*
- 2. Introduce and waive the first reading of Ordinance.*

City Council Direction

Solar Canopies:

1. A potential amendment to the code to allow solar canopies to count towards all or a percentage of the required parking lot shade.
2. Requirement to retain perimeter trees.
3. Replacement of trees or other landscape on site.

Cigar Lounge:

1. A potential amendment to the convention overlay use table to permit smoking lounges in the GC zone in the overlay.
2. A potential amendment to consider a distance requirement of less than 1,000 ft. from a card room, but specific to the convention overlay district.

THANK YOU

QUESTIONS & DISCUSSION

MEMORANDUM

DATE: December 17, 2018

TO: Honorable Mayor and Council Members

FROM: Maria Kniestedt, Communications & Public Affairs Director and Kerry Simpson, Neighborhood Services Manager

SUBJECT: 2019 LEGISLATIVE PRIORITIES



RECOMMENDATION

Hear presentations by Simon and Company, Inc. and Joe A. Gonsalves & Son. Provide direction and approval to staff on City's 2019 Legislative Priorities.

RESULT OF RECOMMENDED ACTION

Staff will proceed with recommended direction and approval to finalize the City's 2019 legislative program. This includes producing the annual legislative brochure, which Council and staff use for meetings with legislators and key agencies.

BACKGROUND

There are three elements to the 2019 Legislative Priorities update:

1. Federal Funding Requests

Annually, the City has an opportunity to submit applications for federal and/or state funding. If appropriations opportunities exist for Fiscal Year 2019, applications will be submitted through the offices of our elected representatives or appropriate federal agency in Washington, D.C., or through the appropriate state-level process.

In keeping with recommended practices in designing our requests, proposed projects need to be well developed, sharply focused, and resonate with benefits that are readily seen by an audience at the federal level. With this in mind, staff is recommending submission of the attached projects to the appropriate federal agencies, along with elected officials. These projects have been vetted and further the City's goals of sustaining a vibrant community and improving transportation and connectivity.

Attachment 1 provides a list of questions used to evaluate projects eligible for funding requests and determine their readiness for submission. Attachment 2 includes the recommended projects based on questions in Attachment 1, as well as follow-up discussions with City staff.

2. 2019 Legislative Advocacy Platform

Managing federal funding requests is just one part of the City's legislative program. The program, founded on a set of policy guidelines that were first approved by the Council in 2007, also directs our advocacy efforts to support or oppose legislation that significantly impacts the

City, or to work with legislators through our advocacy partners on amendments. Attachment 3 shows the City's proposed 2019 Legislative Platform.

In the coming 2019-20 legislative session, we look forward to continuing to track and/or pursue the attached legislative priorities as strategic objectives to enable the City to ensure a continued quality of life for our residents.

3. 2019 Legislative Priority Tasks

In addition to federal funding requests and the priorities laid out in the legislative platform, staff has compiled a list of priority tasks that are vital to operating the City's governmental and legislative presence. This encompasses staff's monitoring of state and federal legislation of interest to the City, as well as acting as a clearinghouse for legislative issues, intergovernmental grant funding, and other resources. The tasks include:

- At the start of each legislative session, staff will work with the League of California Cities and our advocacy partners to determine bills of interest to the City.
- Throughout the legislative session, staff will track key bills affecting the City to determine a support, oppose or neutral position.
- Staff will monitor key issues and work with Council, the City Manager, City departments and our advocacy partners to determine whether proactive legislative efforts would be in the City's best interests.
- Staff will provide departments with federal and state funding opportunities, as they become available.
- Staff will liaise with departments and the City's advocacy partners on legislative issues affecting the City.
- Staff will proactively participate in key legislative briefings, workshops, trainings and regional groups.
- Staff will conduct research on key legislative issues and provide other legislative support at the request of Council.

ATTACHMENTS

1. FY 2019 Project Development Questions
2. FY 2019 Projects for Possible Federal Funding Opportunities
3. 2019 Legislative Advocacy Platform
4. 2019 PowerPoint Presentation

ATTACHMENT 1

FY 2019 Project Development Questions

- What is the total project cost?
- What is the federal nexus (if necessary)?
- What is the prior year(s) federal funding history? (What other federal funds has this project received?)
- If this project has received previous federal funds, how have they been spent?
- What are the sources and amounts of state, local or private matching funds (if any)?
- What other agencies are affected by the requested project?
- What is the current status of the project described in this application?
- What is the background/justification for the requested amount (project need and federal role)?
- What other state, local or nonprofit organizations *support* this application?
- Provide a budget breakdown of how the requested funds will be used.
- What is the priority order of this request? (Example: 2 of 9)
- How quickly will these funds be expended? What is the expected work schedule?
- Is this a one-time request? Does the City anticipate requesting funding for this project again in future years?

ATTACHMENT 2

FY 2019 Projects for Possible Federal Funding Opportunities

Project	Description
White Rock Road Improvements, Sunrise Boulevard to the City Limits	Improve White Rock Road, from Sunrise Boulevard to Grant Line Road. This project will eliminate the two-lane bottleneck between the existing six-lane road at Sunrise Boulevard and Grant Line Road where Sacramento County has constructed additional lanes. White Rock Road has regional significance, as it will provide parallel relief capacity for U.S. Highway 50. This will increase the goods movement capacity and allow for increased freight and commerce capacity both within and through the Sacramento area. Completed in coordination with Sacramento County's similar White Rock Road east of Grant Line Road, this project will greatly enhance the safety benefits of this regional asset. This project was identified as a priority project by the Highway 50 Mobility Partnership. The total project cost of \$31.9 million builds a four-lane arterial with median improvements. If funding for the total project cost is not immediately available, the construction can be phased. The City of Rancho Cordova has programmed \$6.9 million in local developer transportation improvement fees and secured \$5.5 million in CMAQ & RSTP funds towards the total project and/or a phased approach. Furthermore, for an additional \$9.5 million, the project could extend a 4 lane road to Grant Line Road in a partnership between the City and County. The federal funding request is for \$19.5 million for completion from Sunrise to the City limits.
Zinfandel Complex Improvements	Phase I project consists of modifications to the Zinfandel/Highway 50 ramp intersections, including widening the existing overcrossing, adding through lanes and modifying traffic striping to ease congestion. The total project cost is \$11.6 million with a total of \$4.4 million coming from federal grants. Phase I of the project is anticipated to begin construction in May 2019 and be to be completed by January 2020. Phase II of this project is the improvements for Zinfandel Boulevard overcrossing U.S. Highway 50. The project includes a grade separated multi-use path from White Rock Road that crosses under Gold Center Drive and US 50 eastbound on-ramp and westbound off-ramp. A protected intersection will be added at Zinfandel Drive and Olson Drive intersection that will connect to a multi-use path from Olson Drive to Zinfandel Light Rail Station. The City is recommended to receive a \$3.3 million grant from the SACOG Regional Funding Program for the design phase of the pedestrian overcrossing. The total project cost is \$23 million. The federal funding request is \$19.7 million.

Sunrise Boulevard – Kiefer Blvd to SR16	Widen Sunrise Boulevard from two to four lanes from Kiefer Boulevard to State Route 16 (Jackson Highway) and construct partial intersection improvements at Sunrise Boulevard and State Route 16. The project includes modifications to the bridge on Sunrise Boulevard over Laguna Creek. The total project cost of \$13 million would provide two additional lanes on Sunrise Boulevard from Kiefer Boulevard to State Route 16 (Jackson Highway). This is the only section of Sunrise Boulevard that is two lanes and is currently at capacity. This project will include raising a portion of Sunrise Boulevard above a local flood plain. When this section of Sunrise Boulevard floods, it cuts off a critical connection to the southeast county. The City has secured \$6.5 million in local funds. The federal funding request is for \$6.5 million.
Douglas Road, Sunrise Boulevard to West City Boundary	This project will widen Douglas Road from two to four lanes from Sunrise Boulevard to the west City Boundary. This project will include removing the existing bridge over the Folsom South Canal and replacing it with a six-lane bridge. This will be a complete streets project and will provide better access for bicycle and pedestrian mobility. This project will also provide relief to the congestion along Sunrise Boulevard. The federal funding request is for \$16.5 million.
Sunrise Boulevard, Douglas Road to Folsom Boulevard – Water Conservation	This project will provide for water conservation improvements along Sunrise Boulevard from Douglas Road to White Rock Road. The enhancements include replacing much of the existing landscaping with native and drought resistant plantings. The irrigation infrastructure will be replaced to conserve water and meet the requirements of State Assembly Bill 1881 (2006). The total project cost is \$2.0 million. The City has secured \$500,000 for this project. The federal funding request is for \$1.5 million.
Rancho Cordova Parkway Interchange	This project proposes to construct a new interchange at US highway 50, auxiliary lanes on US Highway 50 between Sunrise Boulevard and Hazel Avenue, and a four lane arterial connection of Rancho Cordova Parkway from US Highway 50 to White Rock Road. The Phase 1 of this project will complete the project design (PS&E) for this project. The federal funding request for Phase 1 is \$ 6 million.
Mather Redevelopment	The City of Rancho Cordova is interested in acquiring and initiating the redevelopment of a former air force base headquarters facility. The redeveloped facility would be a centerpiece for services and amenities for veterans. Concepts include: office space for veterans organizations, a meeting/event hall and kitchen for social functions and other community activities, and a veterans museum that would feature and preserve artifacts and memorabilia from various wars. Although this project has City sponsorship, it would require substantial additional funding to fill in construction and operations cost gaps. The total construction costs are estimated at \$10 million with operations costs estimated to run \$600,000 per year.

Senior Housing Assistance	The City's senior population is more vulnerable due to health and financial challenges than the rest of that same population in this county. Coupled with lower area median rents, we find that efforts to develop affordable rental options are not able to fund the cost gap that exists. Traditional Federal assistance to both rental development and modest income senior owner-occupied rehabilitation efforts is no longer supported. This City is particularly impacted as we have had no senior facilities developed since we became a city more than 15 years ago. Increased Federal participation in response to this growing senior need is encouraged.
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ATTACHMENT 3

2019 Legislative Advocacy Platform

The Statement of Priorities is adopted annually to authorize the City's active participation to influence federal and state decision-making on legislation and budget issues. It also guides City staff and contract lobbyists in pursuing federal or state funding, and/or to act upon legislative issues. Using this document as a guide, the City will take positions on specific legislation and amendments. The Mayor or appointed designee will sign legislative letters based on the City's identified interests; additionally, Council Members may be actively involved in advocacy efforts.

Priorities are stated broadly in order to provide the flexibility needed to respond in a timely way to the rapid changes inherent in the federal and state legislative process. This document will serve as a guide to assist staff in identifying specific issues that are important to the City and in determining City interest in specific legislation. These priorities will help City officials, staff, and contract lobbyists to focus on key issues and funding areas when speaking to representatives. The legislative programs of the League of California Cities, the National League of Cities, and other organizations may also influence City activities when there are common interests.

In addition, the City will evaluate legislation, pursue funding, and serve as a broker, facilitator, and catalyst to enhance the community, based on specific policy areas, such as transportation and infrastructure, economic development, planning, public safety, housing, and parks and recreation.

Generally, the City will evaluate legislation based on the following broad criteria:

- § Protection of local revenues
- § Protection/increase of local government discretion
- § Protection/increase of funding for specific programs or services Support of key programmatic goals
- § Prevention of unfunded mandates
- § Consistency with existing City policy
- § Direct impact upon the City and the region

Based on the above criteria, the following policy positions are recommended:

Please note: All changes from 2018 are highlighted. Additions to the 2019 Legislative Platform are in **BOLD**. Deletions to the 2019 Legislative Platform are noted with ~~strikethrough~~.

Brown Act/Elections Code/Political Reform Act/Public Records Act

Support:

- Legislation ~~that simplifies and streamlines the administration on administration~~ of the Brown Act, ~~the Elections Code, the Political Reform Act,~~ and **that** provides **additional** opportunities to recover costs.
- Legislation that seeks to protect the City's ability to obtain confidential advice from legal counsel on items such as anticipated and pending litigation and real estate acquisition.

Oppose:

- Additional mandates in this policy area without full cost recovery.

ATTACHMENT 3

- Legislation that would invade the attorney-client privilege and upset the balance between the public's right to know the conduct of its business and a city's temporary need for privileged conversations with legal counsel.

Economic Development

Support:

- Legislation, strategies, and policies that: attract, retain, and expand business; support job creation, retention, and expansion, extended opportunity zones, and new redevelopment plans; maximize revenue opportunities; foster place making; and enhance community amenities. Legislation that promotes the state as an economically viable and strong destination for businesses to locate.

Oppose:

- Legislation that adversely impacts the ability of communities to attract and retain jobs.
- Legislation that creates competitive disadvantages for new and existing businesses.

Environment

Support:

- Legislation that ensures local government representation and participation on state and federal environmental regulatory bodies.
- Legislation to standardize and streamline state and federal environmental regulations.
- Legislation that provides the City with the flexibility to enact environmental standards that are stricter than state or federal standards if the City so chooses.

Oppose:

- Legislation that, under the guise of environmental protection, restricts its land use authority.
- Legislation that deletes local government representation and participation on state and federal environmental regulatory bodies.

Housing

Support:

- Legislation that provides needed resources and flexibility to local governments for the production of housing that meets all socioeconomic needs and local demands.
- Legislation that supports and facilitates affordable housing production of special needs populations (e.g. veterans, homeless, seniors)
- Measures that would provide local governments with greater flexibility in the housing element process.
- Legislation that provides or enhances needed federal and state incentives that help facilitate the production and preservation of affordable housing units including, but not limited to, housing bond funds and tax credits, housing element self-certification, relief from prevailing wage requirements, and CEQA reform.

ATTACHMENT 3

- State or federal legislation that provides capital advances that will serve supportive housing for very low-income elderly or frail elderly (e.g. HUD Section 202 Program).
- **Adequate and fair funding for the City and equitable distribution of housing dollars in the region.**

Oppose:

- Legislation that eliminates opportunities for public review, project-level environmental review and restricts design review.
- Legislation that eliminates or weakens the low income housing tax credit, ~~or~~ the new markets tax credit, **or Community Development Block Grants.**

Local Control

Support:

- Legislation that enhances local control of resources and tools that allows the City Council to make decisions that address the needs of residents and businesses within the local jurisdiction they serve, as well as the broader interest of the region.

Oppose:

- Legislation that erodes local control, whether by state or federal legislation, or ballot propositions.
- Legislation that eliminates or weakens the low-income housing tax credit or the new markets tax credit.

Mandates

Support:

- Legislation that encourages the use of state and federal incentives for local government action rather than mandates.
- Legislation to enhance local government's ability to comply with state and federal mandates.
- Measures to provide funding for federal and state mandates.
- Measures to streamline the process by which local governments are reimbursed by the state for the cost of unfunded mandates.
- Future legislation that repeals previously unfunded mandates.

Oppose:

- Legislation that seeks to impose additional unfunded mandates on local governments that produce inequitable burdens and financial and other hardships.
- Measures that would further delay reimbursement for unfunded mandates.

ATTACHMENT 3

Planning

Support:

- Measures that seek to enhance the flexibility of local planning agencies to meet community needs, strengthen local land-use policies and provide community enhancement.
- Legislation to resolve ambiguous or unworkable planning and environmental statutes so that local agencies have clear direction from the federal and state governments.
- Legislation that provides technical and financial support for streamlining Endangered Species Act and Clean Water Act permitting programs.

Oppose:

- Legislation to impose additional mandatory and arbitrary reviews by non-local agencies of local planning documents.

Public Safety

Support:

- Legislation and measures to enhance public safety by providing additional funding for local agencies in their efforts to safeguard the public, increase the quality of life, reduce or prevent crime, educate citizens, and build community partnerships.
- Legislation that provides local law enforcement with additional tools to protect the public and prevent crime.
- Measures that establish task forces, which unite multiple public safety resources in an effort to combat criminal acts, which extend beyond the jurisdictional borders.
- Legislation to assist local law enforcement in its role as “first responders” to natural and man-made disasters.

Oppose:

- Legislation that limits the public safety policy tools available to local governments to deal with local conditions.
- Measures to reduce subventions and grant programs for public safety.
- Legislation that will limit or restrict public safety professionals from the efficient performance of their duties or that limits the law enforcement tools available to local public safety professionals.
- **Legislation that provides local enforcement with additional tools to protect the public from substandard housing and dangerous structures.**

Revenue Protection

Support:

- Measures that give local government greater stability and independence in the state-local fiscal relationship, including full, constitutional protection of all local government revenues.
- Legislation that provides additional opportunities for local governments to be financially self-sufficient and oppose legislation that erodes the fiscal independence of local governments.

ATTACHMENT 3

- Legislation that will enhance the state's fiscal stability and minimize the impact to local governments of state budget deficits.

Oppose:

- Legislation that would give the state or federal government greater control over local revenue sources or in any way reduces or diminishes City authority over local revenues.
- Legislation that would result in the permanent loss of City revenues unless it is part of a broader local government revenue protection package.
- Legislation that further exacerbates the state's long-term budget imbalance and further exposes local governments to the effects of state budget deficits.

Telecommunications and Cable Franchises

Support:

- Legislation that maintains local control over public rights-of-way; protects local revenues used for essential local services, including public safety; guarantees access to, and funding for, public, educational and government access television.
- Legislation that ensures that the public is appropriately compensated by telecommunications providers that use the public's rights-of-way.

Oppose:

- Any legislation that does not adhere to the principles above.

Transportation and Infrastructure

Support:

- Additional funding for local transportation and other critical unmet infrastructure needs.
- Adequate and fair funding for the City and equitable distribution of transportation dollars within the SACOG region.

Oppose:

- Legislation that would reduce the ability of growing communities to address transportation and infrastructure needs with adequate funding (from diversified sources) and with as much flexibility as possible.
- Legislation that would in any way unduly restrict the City's ability to ensure that necessary public improvements are completed as part of new subdivisions.

2019 Legislative Priorities

Annual Update

Overview of Tonight's Presentation

Goals of
Annual Update

Presentations
by City's
Advocacy
Partners

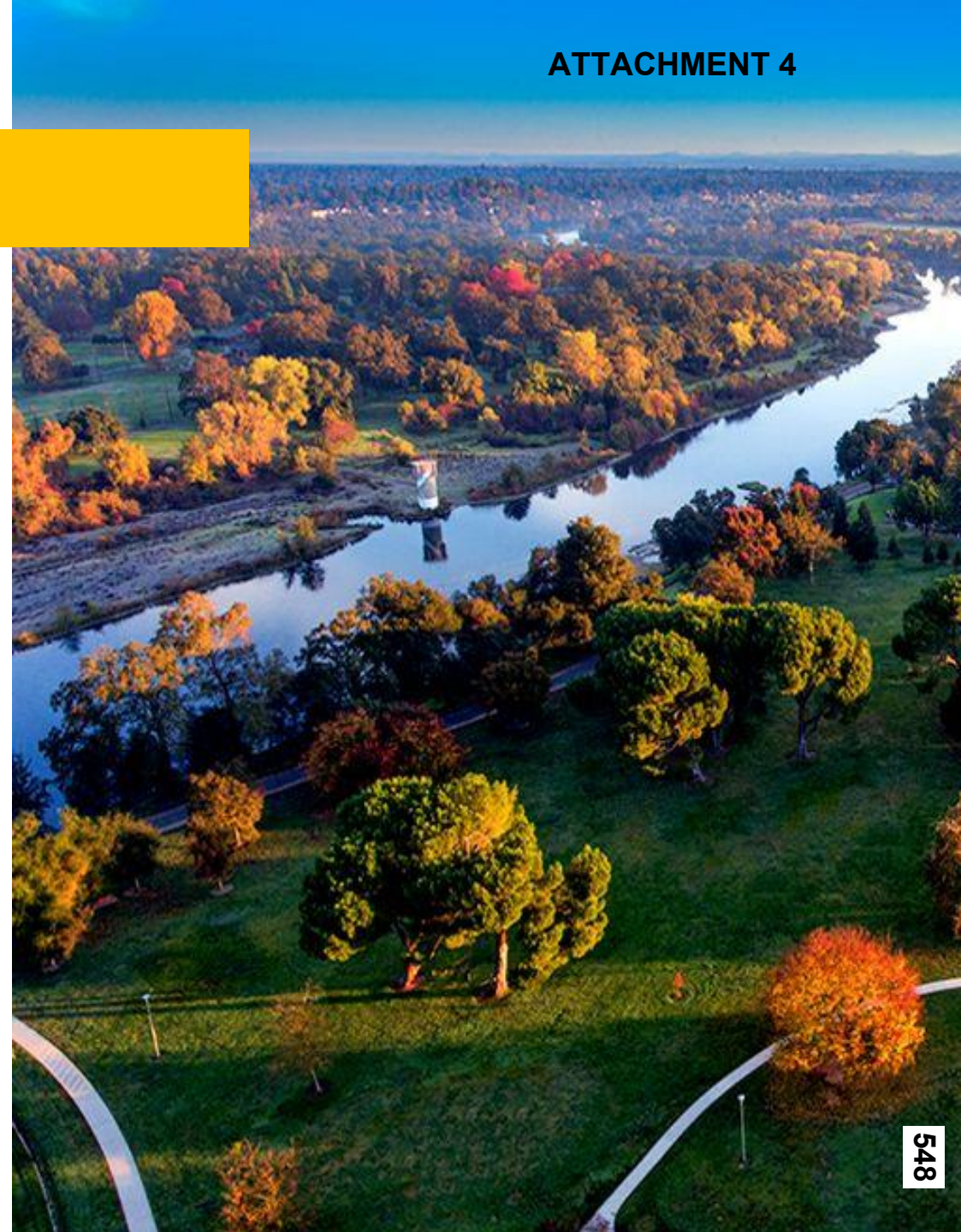
- Joe A. Gonsalves & Son
- Simon and Company, Inc.

Discussion of
Legislative
Priorities
Update

Legislative
Program Wins

Tonight's Goals

- Provide presentations from our State and Federal advocacy partners
- Present updated legislative platform and projects for possible federal funding
 - Outcome: Discussion/Direction/Approval



Our Advocacy Partners

- Presentation by Joe A. Gonsalves & Son (earlier this evening)
- Presentation by Simon and Company, Inc.



Legislative Priorities Update

- 2019 Legislative Platform
 - Summary of Changes
- 2019 Federal Funding Requests



Legislative Program Wins

- U.S. Conference of Mayors support
- Meetings with US DOT, federal legislators
- Cap-to-Cap support
- BUILD Grant, SACOG Grant Support
- Fisher House Visit
- League of California Cities

2019 Legislative Priorities

Questions?

Thank you!