

AGENDA
CITY OF RANCHO CORDOVA
CITY COUNCIL

Monday, June 20, 2005

5:30 p.m. – Regular Meeting

Council Chambers
3121 Gold Canal Drive, Rancho Cordova, California



Ken Cooley, Mayor
Robert J. McGarvey, Vice Mayor
Linda Budge, Council Member
David M. Sander, Council Member
Dan Skoglund, Council Member

MAKING YOUR POINT – MAKING IT COUNT

Government decision-making takes time—time for public input, time for analysis, and time for weighing both sides of the issue before making an informed decision.

People sometimes complain that the process takes too long, delay progress, costs extra money and is frustrating for discussion participants. Others say that the process doesn't give people enough time to comment and that decisions are made too quickly without enough consideration for all sides of the issue.

The foundation for democracy in America is our constitutional right to tell our elected leaders what we think about issues that affect us. This right is enjoyed by all citizens, regardless of education, background, or experience. Rancho Cordova leaders welcome you to public meetings and encourage you to participate in discussions that affect you.

The way you present your message at the podium can help or hurt your ability to persuade your audience. It can either facilitate or obstruct the public participation process. Whether you are an experienced public speaker or speaking at the podium for the first time, it may be helpful to remember these public meeting tips:

- Identify your main points. Writing them down will help you organize your thoughts and remember them when you're at the podium.
- Check your facts. Accuracy improves your credibility and helps you make a positive impression.
- Handouts summarizing your position may be distributed to policy makers and staff before or after your presentation. Busy leaders appreciate clear, concise information (one or two pages) that helps them identify your key points and remember your presentation.
- Don't be nervous. If you are, don't apologize for it. Public Officials see many citizens who are nervous when speaking in front of an audience. It may help to take a deep breath and exhale slowly just before you approach the podium.
- As you begin to speak, state your name and address clearly for the record. If you represent a group or organization, please state that information as well.



- Make your position known at the beginning, then present supporting information. You will sound organized, which helps people to understand your position.
- Keep your presentation short and simple. Attention spans are brief and people will remember a short presentation better than they will one that rambles and includes too much information.

- Don't repeat yourself. It uses valuable time and people tune out when they hear the same thing over and over. If a previous speaker has already made the point you planned to make, simply refer to that speaker and emphasize your support for that position.

- Be cautious about using humor which is very subjective. While some may laugh, others may be offended.

- Persuade, don't badger your audience. Compelling presentations can be very persuasive to both policy makers and public meeting audiences; however, insulting or degrading language can make you

appear belligerent, reducing your credibility as well as the power of your message.

- Close your comments with an action statement such as, "Adopt this resolution" or "I urge you to vote 'no' on this ordinance."

Rancho Cordova City leaders appreciate your interest in issues that affect the community. We hope these tips will help you prepare and present your remarks so they will be clear, concise, accurate and credible. If you follow these guidelines, your audience is likely to listen, pay attention, and maybe even agree with you!

Rancho Cordova City government is not the City Council, City staff or Rancho Cordova citizens – it's all of us working together to understand each others' opinions so we can make the best decisions for our community.

THANK YOU FOR PARTICIPATING!



REVISED AMENDED AGENDA #2

CITY COUNCIL AGENDA
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

Monday, June 20, 2005

~~4:30 P.M. — Closed Session - CANCELLED~~
5:30 P.M. — Regular Meeting

Call to Order

~~**Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley**~~

Oral Communications

A. ~~Public Comment~~

~~Citizens wishing to address the Council for any matter on the Closed Session agenda may do so at this time. **Please keep your comments to three minutes or less and provide a Speaker Card to the City Clerk.** Please state your name and community of residence.~~

Adjourn to Closed Session for the Following Purpose:

~~Conference with Legal Counsel — Pending Litigation. Government Code Section 54956.9(c) — (one case).~~

Regular Meeting

Call to Order

~~**Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley**~~

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Reverend Elder Dr. Freda Smith, Senior Pastor of the Cathedral of Promise (at Mather) will give the invocation.

Presentations

2. Proclamation for Lysette Lemay, Educator, A.M. Winn Elementary School
3. Proclamation for Allstate Insurance's "Helping Hands" Program

Consent Calendar – Roll Call Vote

4. **Subject:** Minutes of City Council Meetings:
 - a. Special Meeting of May 10, 2005
 - b. Regular Meeting of May 16, 2005
 - c. Regular Meeting of June 6, 2005

Recommendation: Adopt Minutes.

5. **Subject:** Resolution Supporting the Efforts of the Central and South Sacramento County Regional Water Partnership to Prepare and Submit a Grant Application for Funds Available from Chapter 8 of Proposition 50 for the Purpose of Funding Regional Projects.

Recommendation: Adopt Resolution No. 74-2005.

6. **Subject:** Resolution Authorizing the City to Amend its Investment Policy to Purchase a Public Bond as one of the Investment Instruments.

Recommendation: Adopt Resolution No. 75-2005.

7. **Subject:** Resolution Authorizing the City Manager to Execute Agreement with the Sacramento Society for the Prevention of Cruelty to Animals (SPCA) to Provide Kenneling Services.

Recommendation: Adopt Resolution No. 76-2005.

Consent Public Hearings

None

Oral Communications

8. Public Comment

Citizens wishing to address the Council for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item other than a Consent Calendar item, please wait until that point on the agenda. Comments on Consent Calendar items will be heard prior to action on the Consent Calendar by providing a Speaker Card to the City Clerk before the Consent Calendar is discussed. **Please keep your comments to three minutes or less and provide a Speaker Card to the City Clerk.** Please state your 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 unagendized item 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.

Public Hearings

9. **Subject:** Sierra Sunrise – RC 05-155 – Rezone, Tentative Parcel Map. Applicant is requesting a rezone from AG-80 to AG-20 and a two-lot parcel map for future sale of the land.

Recommendation: Waive first reading and introduce Ordinance No. 12-2005 that will change the zoning from AG-80 to AG-20 and Adopt Resolution No. 73-2005 approving a Tentative Parcel Map for the two parcels subject the Conditions of Approval. **(Roll Call Vote)**

10. **Subject:** Consider Adoption of Resolutions to: (a) Confirm the Formation of Landscaping and Lighting District No. 2005-1 and Order the Levy and Collection of Assessments; (b) Approve the Engineer's Report on Annual Assessments Commencing in FY 2005-2006; (c) Declaring the Results of the Property Owner Ballot Proceedings

Recommendation: Adopt Resolution No. 65-2005 Declaring the Results of the Property Owner Protest Ballot Proceeding, Resolution No. 66-2005 Approving the Engineer's Report and the Levy and Collection of Annual Assessments, and Resolution No. 67-2005 Confirming the Formation of Landscaping and Lighting District No. 2005-1 and Ordering the Levy and Collection of Assessments for Fiscal Year 2005/2006 **(The Council will take a break prior to taking action in order to allow the City Clerk to tally the ballots.)**

***7:00 pm Break**

11. **Subject:** Resolution Approving a Three-Year Agreement with Sacramento Housing and Redevelopment Agency (SHRA) for Participation in the HOME Program - Housing Investment Partnerships Program **(continued from June 6th meeting)**

Recommendation: Adopt Resolution No. 70-2005.

12. **Subject** Adoption of the Fiscal Year 2005-06 Budget

Recommendation: Adopt Resolution No. 77-2005 adopting an operating budget for the City of Rancho Cordova for the fiscal year beginning July 1, 2005 and ending on June 30, 2006.

13. **Subject** Adoption of the Appropriations Limit for Fiscal Year 2005-06.

Recommendation: Adopt Resolution No. 78-2005 adopting the appropriations limit for the City of Rancho Cordova for the fiscal year beginning July 1, 2005 and ending on June 30, 2006.

Regular Calendar

14. **Subject:** Discussion on the General Plan Scope of Services and Schedule.

Recommendation: Authorize a six-month extension for the adoption of the General Plan and provide direction for processing of specific development applications (projects in the pipeline) prior to Plan adoption.

15. **Subject:** Discussion on Potential City Fees and Plan for Financial Vibrancy

Recommendation: Information item only on building financial sustainability while creating a city that provides a high quality of life.

16. **Subject:** Folsom Boulevard Streetscape Enhancements and Phase I Project.

Recommendation: Consider overview of the Streetscape Master Plan and provide direction for Phase I Project

Correspondence

17. Request from Elk Grove Unified School District to Establish Four Annual Meetings of Subcommittee of the Board and Council.

Council Reports

Council Requests for Future Agenda Items

City Manager's Report

Public Works Department

Adjournment

Upcoming Meeting Dates:

<i>Tuesday, July 5, 2005</i>	<i>4:30 p.m. – Closed Session 5:30 p.m. – Regular Meeting</i>
<i>Wednesday, July 13, 2005</i>	<i>5:30 p.m. – Study Session – CIP Adjustment of Road Fees & Parks Fees Proposal</i>
<i>Monday, July 18, 2005</i>	<i>4:30 p.m. – Closed Session 5:30 p.m. – Regular Meeting</i>

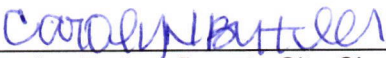
Tonight's meeting of the Rancho Cordova City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems, and will be shown in its entirety. Tune to Metro Cable Channel 14, for playback times. It will be webcast at www.sacmetroable.tv. The city does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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) 942-0255 or lhare@cityofranhocordova.org at least 48 hours prior to the meeting.

City Clerk's Certificate of Posting of Agenda

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing **revised amended** agenda for the June 20, 2005 Regular Meeting of the Rancho Cordova City Council was posted on June 17, 2005 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 17th day of June 2005 at Rancho Cordova, California.



Carolyn Butler, Deputy City Clerk



CITY COUNCIL AGENDA
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

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Consent Calendar – Roll Call Vote

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Recommendation: Adopt Minutes.

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Consent Public Hearings

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Oral Communications

8. Public Comment

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Adjournment

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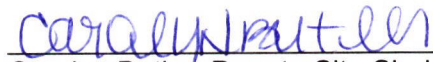
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Signed this 16th day of June 2005 at Rancho Cordova, California.



Carolyn Butler, Deputy City Clerk



CITY COUNCIL

MINUTES

**Special Meeting
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova**

**Tuesday, May 10, 2005
5:30 P.M.**

Call to Order

The meeting was called to order at 5:45 p.m. by Mayor Cooley.

Roll Call

Present: Council Members: Budge, McGarvey, Sander, Skoglund and Mayor Cooley
Staff Present: Gaebler, Meyers, Carney, Hare, Haven, DeHaan, Trimberger and Lt. Rich Krop

The Mayor reordered the agenda to take public comment prior to Item 1.

Oral Communication

2. Public Comment

David Fanton and Cameron Billeci spoke regarding the poor condition of overgrown weeds and grass in the open space along the North side bike trail (Stonecreek at Zinfandel).

Study Session

1. **Subject:** Discussion with Police, Code Enforcement, Economic Development, Attorney and Other City Staff about Steps Being Taken and Proposed to Address Vagrancy, Homeless, and Code Enforcement Concerns
Recommendation: No action is recommended at this time. Consider staff's presentation and provide general direction concerning the level of enforcement desired for Police and Code Enforcement Departments and ordinances needed to be drafted by the City Attorney in order to address vagrancy, homelessness and associated private property management concerns.

OUTCOME: Jim Carney introduced the topic and introduced Yvonne Dehaan, Code Enforcement Manager and Lt. Kropp from the Police Department who made presentations to the Council, staff and citizens.

Adjournment

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lillian Hare, City Clerk



**RANCHO CORDOVA
CITY COUNCIL & FINANCING CORPORATION BOARD OF DIRECTORS**

MINUTES

**Monday, May 16, 2005
4:00 P.M. – Closed Session
4:30 P.M. – Study Session
5:30 P.M. – Regular & Special Meeting**

Call to Order

The meeting was called to order at 4:06 p.m. by Mayor Cooley.

Roll Call

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff Present: Gaebler, Lindgren, Hare, Abhar, Junker, Thomas

Oral Communications

1. Public Comment

None

Adjourn to Closed Session for the Following Purpose:

2. Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Subdivision (b) of Government Code Section 54956.9 (two cases).

Present in Closed Session were all Council Members, Ted Gaebler, Adam Lindgren, Bill Thomas, Paul Junker, and Cyrus Abhar.

Reconvene to Study Session

Mayor Cooley reconvened the meeting to the study session at 4:55 p.m.

Study Session

3. **Subject:** Rio del Oro Specific Plan Study Session – RC-03-14 City Council study session to review the current project status and to discuss land use and circulation design issues associated with the project

Recommendation: Staff will provide an overview of the project, the currently projected schedule for project review, and issues currently under consideration within the project's review. The Council is requested to provide general comments and input, but no formal action is requested or proposed within this study session.

OUTCOME: Key issues of the Land Use Plan Revisions (i.e., noise contours, school sites, parks and open space, commercial sites, drainage improvements) and the Circulation Plan Revisions (i.e., modified grid, international road alignment) were discussed. Staff will continue working with the applicant team on the Specific Plan, Tentative Subdivision Maps and Development Agreements.

Regular Meeting

Call to Order

Mayor Cooley called the meeting to order at 4:45 p.m. and announced the cablecast playback schedule for the meeting.

Roll Call

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff Present: Gaebler, Lindgren, Hare, Olea-Moger, Junker, Abhar, Haven, Trimberger, Franklin, DeHaan, McMahon

Reports from Closed Session

Mayor Cooley advised that Council, in Closed Session, received advice, gave direction, and took no reportable action.

Pledge of Allegiance

Council Member Sander led the Pledge.

Invocation

1. Reverend Doctor Keith Posehn, Cordova Presbyterian Church, gave the invocation.

Presentations

2. Proclamation for National Public Works Week, May 15-21, 2005 Mayor Cooley presented Public Works Director Cyrus Abhar with a Proclamation in honor of National Public Works Week.
3. Sacramento County Sheriff's Department of Communication. Captain Mark Dickerson provided an overview of the Communications Center operations.

Consent Calendar – Roll Call Vote

ACTION: Motion by Sander second by McGarvey and passed by unanimous roll call vote, Council approved the Consent Calendar with the exception of Item #6 that was pulled for separate discussion.

4. **Subject:** Minutes of City Council Meetings:
 - a. Special Meeting of April 26, 2005
 - b. Regular Meeting of May 2, 2005

Recommendation: Adopt Minutes.

5. **Subject:** Resolution Adopting the Sacramento County Multi-Hazard Mitigation Plan as Rancho Cordova's Official Plan to meet the Requirements for Funding under the Federal Emergency Management Agency (FEMA) Pre and Post Disaster Mitigation Grant Programs
Recommendation: Adopt Resolution No. 63-2005.

This Item was pulled from the Consent Calendar for individual discussion.

6. **Subject:** Resolution Amending the Findings on which Resolution No. 28-2005, Adopting Park and Open Space Standards, was Adopted
Recommendation: Adopt Resolution No. 61-2005 amending Resolution No. 28-2005 and adding additional findings to park and open space standards.

The following individual addressed the Council on this item:

Ardie Zahedani, Legislative Advocate of the Building Industry Association of Superior California, concerning letter submitted to the Council from BIA's legal counsel outlining their belief that the City's park dedication requirement violates the Quimby Act.

ACTION: Motion by Budge second by Skoglund and passed by unanimous roll call vote, Council adopted Resolution No. 61-2005.

Consent Public Hearings

Mayor Cooley opened the Consent Public Hearings. There being no speakers, the public hearings were closed.

7. **Subject:** Adoption of Disadvantaged Business Enterprise (DBE) Program for the City of Rancho Cordova and DBE Goals for Federal Fiscal Year 2005/06
Recommendation: Adopt Resolution No. 59-2005 the DBE Program and Resolution No. 60-2005 approving the annual DBE goal of five percent for U.S. Department of Transportation-Assisted Projects for Federal Fiscal Year 2005/06
8. **Subject:** Resolution Documenting Findings for Local Electrical Code Amendments and Ordinance Updating the Rancho Cordova Electrical Code
Recommendation: Adopt Resolution No. 54-2005 and waive first reading and introduce Ordinance No. 11-2005. **(Roll Call Vote)**

ACTION: Motion by Budge second by McGarvey and passed by unanimous roll call vote, Council adopted Resolution No. 59-2005, Resolution No. 60-2005, and Resolution No. 54-2005, and introduced Ordinance No. 11-2005.

Oral Communications

9. Public Comment

The following individuals addressed the Council:

- a) Rex Albright, CEO of the Rancho Cordova Chamber, regarding recent and upcoming events.
- b) Kimee S. Kim, regarding a County road.

Public Hearings

10. **Subject:** Northwest Exteriors – RC-04-137 – Sun Center Drive at Gold Pan Court - Design Review – Design Review for construction of two concrete tilt-up office/warehouse buildings in the MP zoning on a 1.65 acre site.

Recommendation: Adopt Resolution No. 56-2005 approving the Design Review for Northwest Exteriors, project No. RC-04-137, subject to the findings, evidence, Design Review Package and Conditions of Approval.

Mayor Cooley opened the public hearing. There being no speakers, Mayor Cooley closed the public hearing.

ACTION: Motion by Sander second by McGarvey and unanimously carried, Council adopted Resolution No. 56-2005.

11. **Subject:** Rancho Cordova Interim General Plan - Adoption of the Draft Land Use Map Book and Draft Circulation Plan as part of the Interim General Plan: Provide direction to staff to proceed with the preparation of a Final Land Use Map and with the creation of a Draft General Plan that implements the Draft Land Use Map and Draft Circulation Plan and with the preparation of a Draft Environmental Impact Report based on the Draft Land Use Map.

Recommendation: Adopt Resolution No. 57-2005 and direct staff to proceed.

Mayor Cooley opened the public hearing. The following individual addressed the Council on this item:

Chuck Shaw, Fite Development Company, in support of the recommendation.

Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by Sander and unanimously carried, Council approved changing the land use designation for White Rock Road at Zinfandel to commercial mixed use in the Interim General Plan Draft Land Use Map Book.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 57-2005 with minor amendments, listed below:

Land Use Map Book Changes:

- Introduction (page 1) - third paragraph - last sentence - strike the words "in Greenfield areas ... (to the end of the sentence)".
- Land use Designations (page 4) - in the notes under Transit-Oriented/Town Center Mixed Use, add the words "and horizontally" after the word "vertically" with reference to integrating a mix of uses.
- Land Use Designations (page 5) - in the notes under Downtown District, add the word "main" before "police and fire stations".
- Staff was directed to research the residential density issue in terms of potential conversion issues associated with existing residential lots. If adjustments are necessary to the density thresholds, staff will make the necessary corrections.
- Sunrise Boulevard South Planning Area (page 13) - strike the word "light" when listed before the word "industrial" in three locations in the conceptual land uses discussion

and add reference to the enhancement of Folsom South Canal for bicycle transportation and activity nodes under the conceptual circulation and transit discussion.

- Council directed the redesignation of the 3-acre parcel on the northeast corner of Zinfandel and White Rock Road from Office Mixed Use to Commercial Mixed Use on the General Plan Map

Circulation Plan Changes: In addition to the changes shown on the updated/corrected Circulation Plan distributed at the meeting, City Council provided the following comments:

- Roadway System Map - At Mather Field and Folsom, need to be sure we're showing support for a dual right turn lane
- Bikeway and Trails Map - Remove the Special Treatment Facility along the drainage channel in the northwestern part of the City
- Bikeway and Trails Map - Add an off-street trail along the railroad alignment near Rockingham and Old Placerville from just north of 50 to Mather Field Airport
- Bikeway and Trails Map - Add an off-street connection between the trails at Villages at Zinfandel and the Folsom South Canal
- Bikeway and Trails Map - Add an off-street connection between Stone Creek and the Folsom South Canal
- Bikeway and Trails Map - Add an off-street connection between Rio del Oro and Folsom Boulevard through Westborough
- Transit Map - Add a "Potential Location for Light-Rail Grade-Separations" notation at Watt Avenue and Folsom/Light Rail

At this time, Council took a brief recess. The full Council reconvened.

12. **Subject:** Urgency Resolution to Establish An Interim Traffic Impact Mitigation Fee to be Applied at the Same Rates as Those Adopted Previously as Part of Urgency Ordinance No. 30-2005 which Established an Interim Traffic Impact Mitigation Fee Applicable to New Commercial and Residential Developments in the City.

Recommendation: Adopt Urgency Resolution No. 58-2005.

Mayor Cooley opened the public hearing. The following individual addressed the Council on this item:

Dave Kalembe, Pulte Homes, to advise it would be nice if developers could get a final number on the fee.

Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 58-2005.

Adjourn to Financing Corporation Board Special Meeting

Mayor Cooley adjourned the Council meeting to convene the Rancho Cordova Financing Corporation Board Meeting.

Call to Order

President Cooley called the Special Meeting of the Rancho Cordova Financing Corporation Board of Directors to order at 9:05 p.m.

Roll Call

Present: Directors Budge, McGarvey, Sander, Skoglund & President Cooley
Staff Present: Gaebler, Thomas, Hare, Olea-Moger

13. **Subject:** Resolution Authorizing the Execution and Delivery of Not to Exceed \$21 Million Certificates of Participation, Authorization and Directing Execution of Related Lease Financing Documents, Approving Official Statement and Authorizing Official Actions
Recommendation: Adopt Resolution No. 2005-04.

ACTION: Motion by Budge second by Sander and unanimously carried, the Board adopted Resolution No. 2005-04.

Reconvene to Rancho Cordova City Council Meeting

Mayor Cooley reconvened the City Council Meeting at 9:10 p.m.

Regular Calendar Items

14. **Subject:** Resolution Authorizing the Execution and Delivery of Not to Exceed \$21 Million Certificates of Participation, Authorizing and Directing Execution of Related Lease Financing Documents, Trust Agreement, and Certificate Purchase Agreement, Approving Official Statement and Authorizing Official Actions
Recommendation: Adopt Resolution No. 62-2005.

ACTION: Motion by Sander second by McGarvey and unanimously carried, Council adopted Resolution No. 62-2005.

Correspondence

Mayor Cooley reported on various invitations and events to which Council was invited.

Council Reports

Council Members reported on various meetings, invitations, and events since the last Council meeting.

Council Requests for Future Agenda Items

Council Member Sander requested a status report on the development working group discussed at the May 2nd Council meeting.

Council Member Sander requested staff look into the posting of sign(s) in Sunrise/Douglas development referencing area as being in the Elk Grove School District.

Vice Mayor McGarvey requested Council consider modifying the City's logo to add "July 1" before the 2003 incorporation date.

Vice Mayor McGarvey requested Council consider modifying the City's logo to add "July 1" before the 2003 incorporation date.

City Manager's Report

Economic Development Director Curt Haven reported on the economic development and redevelopment goals and objectives.

Adjournment

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Anna Olea-Moger, Assistant City Clerk



**CITY COUNCIL MEETING
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova**

MINUTES

**Monday, June 6, 2005
12:00 P.M. – Study Session
4:30 P.M. – Closed Session
5:30 P.M. – Regular Meeting**

Call to Order

The meeting was called to order by Mayor Cooley at 12:37 p.m.

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff Present: Gaebler, Thomas, Hare, Olea-Moger, Behrends, Junker, Abhar, Trimberger,
McMahon, Howard, Haven, Miller, DeHaan

Oral Communications

1. Public Comment

None

Study Session

2. **Subject:** 2005-06 FY Proposed Budget
Recommendation: Review preliminary budget and direct staff as deemed appropriate.

ACTION: By general consensus, Council directed this item be continued to the June 15th study session.

Adjourn to Closed Session for the Following Purpose:

Council adjourned to Closed Session at 4:30 p.m.

3. Conference with Legal Counsel – Anticipated Litigation. Government Code Section 54956.9, Subdivision C, (four cases).

Present in Closed Session were all Council Members, Ted Gaebler, Steve Meyers, Libby Silver, Adam Lindgren and Bill Thomas. The Council reconvened into Open Session at 5:55 p.m.

Regular Meeting

Call to Order

Mayor Cooley called the meeting to order at 6:03 p.m. and announced the cablecast playback schedule for the meeting.

Roll Call

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff Present: Gaebler, Meyers, Hare, Olea-Moger, Haven, Junker, Franklin, Abhar, Thomas, Lindgren, Trimberger, Carney

Reports from Closed Session

Mayor Cooley announced the Council discussed one item, received legal advice, gave direction, and took no reportable action.

Pledge of Allegiance

Jim Bueto, Executive Director of Diogenes Youth & Family Services in Rancho Cordova led the Pledge.

Invocation

1. Reverend Becky Goodwin of United Methodist Church, gave the invocation.

Presentations

2. Proclamation for Lysette Lemay, Educator, A.M. Winn Elementary School (deferred to the June 20th Council meeting)
3. Proclamation for Allstate Insurance's "Helping Hands" Program (deferred to the June 20th Council meeting)

Sgt. Richard Johnson presented Vice Mayor McGarvey with a plaque recognizing his support of the Mather Youth Academy Military School in Rancho Cordova.

Consent Calendar – Roll Call Vote

ACTION: Motion by Budge second by Sander and unanimously carried by roll call vote, the Consent Calendar was approved with the exception of Item #5 that was pulled for separate discussion.

4. **Subject:** Second Reading of Ordinance No. 11-2005 Amending Chapter 16.28, "Electrical Code" of the Rancho Cordova Municipal Code
Recommendation: Waive second reading and adopt Ordinance No. 11-2005. (**Roll Call Vote**)
6. **Subject:** Correction to Capital Village Special Planning Area for Setback Requirement - RC 04-123. This is a Ministerial Correction to an Error in the Final Special Planning Area Document.

Recommendation: Information only; no action required.

7. **Subject:** Resolution Authorizing Submittal of Grant Applications to the California Integrated Waste Management Board for all Available Grants Under the California Oil Recycling Enhancement Act and all Available Household Hazardous Waste Grants for the Period from June 30, 2005 through June 29, 2010

Recommendation: Adopt Resolution No. 71-2005.

This item was pulled for separate discussion:

5. **Subject:** Resolution Approving a Three-Year Agreement with Sacramento Housing and Redevelopment Agency (SHRA) for Participation in the HOME Program - Housing Investment Partnerships Program

Recommendation: Adopt Resolution No. 70-2005.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council continued this item to the June 20th meeting.

Consent Public Hearing

Mayor Cooley opened the public hearing. There being no speakers, the public hearing was closed.

8. **Subject:** Resolution to Extend Interim Traffic Impact Mitigation Fee

Recommendation: Adopt Resolution No. 72-2005 extending Urgency Resolution No. 58-2005 establishing an Interim Traffic Impact Mitigation Fee, for 30 days.

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Resolution No. 72-2005.

Oral Communications

9. Public Comment

The following individuals addressed the Council:

- a) Michael Storman regarding the \$42 per month rent increase at the Bradshaw Mobile Home Park.
- b) Moira Lynch resident at the Bradshaw Mobile Home Park regarding the same rent increase issue mentioned by Mr. Storman.
- c) Lloyd Logan representative of the Golden State Manufactured Homeowners League requesting Council consider a rent stabilization ordinance tied to annual COLA.
- d) Conrade Mayer reporting on various events and activities in the community.
- e) Bruce Risley reporting on various events and activities in the community.
- f) Patricia Owens regarding rent stabilization for mobile home owners.

Public Hearings

10. **Subject:** Cordova Neighborhood Church – RC-05-149 10600 – Conditional Use Permit Amendment and Design Review. An amendment to an existing Conditional Use Permit to allow a preschool for up to 96 children and Design Review for 3,500 square feet of new children's classroom facilities and a 13,000 square foot multi-purpose facility.

Recommendation: Adopt Resolution No. 64-2005 approving the Conditional Use Permit Amendment and Design Review for Cordova Neighborhood Church, Project No. RC-05-149, subject to the findings, project plans, Design Review Package and Conditions of Approval.

For the record, Mayor Cooley recused himself due to a conflict of interest (stating his wife receives income from Cordova Neighborhood Church) and left the dais. Vice Mayor McGarvey presided. Vice Mayor McGarvey opened the public hearing. Project applicant Brian Williams addressed the Council to answer any questions. Vice Mayor McGarvey closed the public hearing.

ACTION: Motion by Sander second by Budge and carried by 4:0 vote (Cooley absent), Council adopted Resolution No. 64-2005 and the Conditions of Approval amended as follows:

- Condition No. 2 to include the following underlined language: ...“use of a day-care center for 96 children ages pre-school through elementary school and the addition of a 13,000 square foot multi-use building.”
- Added Condition as follows: ...“the trash enclosure will be moved from its existing placement on the site plan, to the north, away from the southerly property line and the adjoining residential use.”

11. **Subject:** Ellenwood Estates – RC-04-125 – Design Review Amendment – Design Review Amendment to allow a change in the approved conditions for Project No. RC-04-125, which required the applicant to place a home model with a wrap-around porch on the nine corner lots within the subdivision. The applicant is requesting the change due to the fact that one of the corner lots, lot 47, is not large enough to accommodate the model with the wrap-around porch.

Recommendation: Review the alternatives proposed by staff and make a determination based on the information presented in the staff report and information provided by the applicant.

Mayor Cooley opened the public hearing. Project applicants Marcus LaDuca and Matt Allen addressed the Council to present their alternatives. Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by McGarvey and carried by 3:2 vote (Cooley and Skoglund dissenting), Council approved the proposed amendments made by the applicant subject to added conditions as follows.

- Lot 47 will not have a wrap-around porch as requested by the applicant.
- A wrap-around porch will be added to the house models on Lots 12 and 24.
- Wrap-around patios will be added on the house models on Lots 3, 20, 49, and 50.
- The patio walls shall be consistent with the stucco and color of the house model and the patio “columns” shall be finished with the same brick or masonry trim used on the house model.
- Should there be any further violations of the City’s approved design standards, a stop work order shall be issued for the entire Ellenwood subdivision.

12. **Subject:** Proposed 2005-06 Fiscal Year Budget

Recommendation: Receive comments and provide direction on the proposed budget. Final adoption of the budget is scheduled for June 20th.

Mayor Cooley opened the public hearing. There being no speakers, the public hearing was closed.

ACTION: No action required; public comment period only.

Regular Calendar Items

13. **Subject:** Resolution Authorizing Execution of Agreement with Sacramento County to Provide Animal Care and Regulation Services

Recommendation: Adopt Resolution No. 69-2005 authorizing the City Manager to execute Animal Services Contract.

ACTION: Motion by Budge second by Sander and unanimously carried, Council adopted Resolution No. 69-2005.

At this time, Council took a brief recess. The full Council reconvened.

14. **Subject:** City of Rancho Cordova 2005 Road Rehabilitation Project – Authorization to Contract with Sacramento County for the 2005 Pavement Overlay Project.

Recommendation: That Council:

- a. Approve the City of Rancho Cordova 2005 Road Rehabilitation Project which will facilitate improvement of several streets within the City
- b. Execute the agreement which authorizes the County of Sacramento to administer and construct the 2005 Pavement Overlay Project

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council approved the above recommendations.

15. **Subject:** Rancho Cordova Weed and Seed Program Organization, Funding and Staffing

Recommendation: Authorize staff to implement the necessary action to take over the responsibility of fiduciary agent from the Folsom Cordova Unified School District Foundation for the Weed and Seed Grant.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council voted to approve the City taking over the fiduciary agency role for the Weed and Seed Grant.

16. **Subject:** General Plan Review of Landowner Requests for General Plan Amendment

Recommendation: Receive property owner request(s) and direct staff as deemed appropriate.

The following individuals addressed the Council to answer any questions on their request:

- Judy Waegell
- Mike Carney
- Todd Chambers
- Robert Riedel
- George Wernette
- Chuck Shaw
- Bob Shaddock
- David Hatch
- David Wade
- Dean Sioukas

- Ron Alvarado
- Darren Anderson
- Pat Willis

ACTION: Information only; no action.

Correspondence

None

Council Reports

Council Members reported on various meetings, invitations, and events since the last Council meeting.

Council Requests for Future Agenda Items

Council Members Budge and McGarvey requested the City Attorney prepare a street racing ordinance similar to what cities of Oakland and Sacramento have adopted.

City Manager's Report

Public Works Department (continued to June 20th meeting)

Adjourn to Closed Session for the Following Purpose:

Council adjourned into Closed Session at at 10:55 p.m.

17. Conference with Legal Counsel – Anticipated Litigation. Government Code Section 54956.9, Subdivision C, (four cases).

Present in Closed Session were all Council Members, Ted Gaebler, and Steve Meyers.

Reports form Closed Session

Mayor Cooley announced the Council discussed two items, received legal advice, gave direction and took no reportable action.

Adjournment

The meeting adjourned at 12:10 a.m. in memory of Anthony Geremia, USMC 1st Sargeant Michael Scott Barnhill Sr., and Thomas "Drew" Massi.

Respectfully submitted,

Anna Olea-Moger, Assistant City Clerk

MEMORANDUM

DATE: June 20, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

**SUBJECT: SUPPORT OF THE FREEPORT REGIONAL
WATER AUTHORITY'S APPLICATION FOR A PROPOSITION 50
GRANT – Resolution 74-2005.**



RECOMMENDATION

It is recommended that the Council adopt the attached resolution supporting the efforts of the Central and South Sacramento County Regional Water Partnership (CSSCRWP) to prepare and submit a grant application for funds available from Chapter 8 of Proposition 50 for the purpose of funding regional projects that have multiple purposes, benefits and/or serve multiple parties to better manage the resources within the Central and South areas of Sacramento County.

BACKGROUND

Proposition 50 was approved by the State electorate in November of 2002 and authorizes the issuance of \$3,440,000,000 in general obligation bonds to be repaid from the State's General Fund to fund a variety of water projects. Chapter 8 of Proposition 50 provides a funding mechanism for projects that are part of an integrated regional water management process.

Integrated Regional Water Master Plans have become the standard for planning and coordinating the water resource needs of the State. These plans require a comprehensive approach for addressing water resource needs and must include drainage, flooding, urban storm drainage water quality, water recycling, surface and groundwater supplies, conjunctive use, etc. Since different entities often manage these various functions successful plans require close coordination and interaction between these entities.

The Freeport Regional Water Authority (consisting of the Sacramento County Water Agency and East Bay Municipal Utilities District), the County of Sacramento, the Sacramento Regional County Sanitation District, and the Nature Conservancy have formed a partnership collectively known as the Central and South Sacramento County Regional Water Partnership (CSSCRWP). The CSSCRWP was formed to serve as an applicant for a Proposition 50 implementation grant to construct regional projects that have multiple purposes, benefits and/or serve multiple parties to better manage the available water resources. A majority of the grant funding would offset the construction costs for

the Freeport Regional Water Project. This project is consistent with the Water Forum Agreement, will facilitate conjunctive use south of the American River and serves as the backbone for numerous other future beneficial projects such as enhancing Cosumnes River flows for salmon and groundwater banking.

FISCAL IMPACT:

This item will not result in any fiscal impact to the City of Rancho Cordova.

Enclosure:

Attachment A - Resolution Supporting the Freeport Regional Water Authority's Application for a Proposition 50 Grant

CITY OF RANCHO CORDOVA

RESOLUTION NO. 74-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
SUPPORTING THE FREEPORT REGIONAL WATER AUTHORITY'S
APPLICATION FOR A PROPOSITION 50 GRANT**

Whereas, Proposition 50 was approved by the State electorate in November of 2002 and authorizes the issuance of \$3,440,000,000 in general obligation bonds to be repaid from the State's General Fund to fund a variety of water projects, and

Whereas, Chapter 8 of Proposition 50 provides a funding mechanism for projects that are part of an integrated regional water management process, and

Whereas, the Freeport Regional Water Authority (FRWA) has undertaken a collaborative process to identify potential stakeholders in the Central Sacramento County Groundwater Basin (Central Basin) that may be interested in partnering in the submittal of a single application for the first cycle of Proposition 50 funding in July of 2005 (Grant Application), and

Whereas, the focus of this collaborative process has been the Water Forum Agreement which provides a comprehensive framework to meet the water supply needs of the Sacramento Region. This framework includes a water supply for the Central Basin that will be met by a combination of groundwater, surface water, recycled water, and remediated water, and

Whereas, in order to more fully address groundwater issues within the Central Basin, the Water Forum Agreement included the creation of the Central Sacramento County Groundwater Forum that is charged with developing mechanisms to address groundwater quantity, groundwater quality, cost, and a flexible basin management structure within the Central Basin, and

Whereas, the collaborative process undertaken by FRWA in connection with the Grant Application has been directed at identifying potential projects within the Central Basin region that are both eligible for Proposition 50 funding and consistent with the goals of the Water Forum Agreement and the efforts of the Central Sacramento County Groundwater Forum, and

Whereas, in the course of this collaborative process, FRWA has identified the Freeport Regional Water Project ("FRWP") and projects proposed by the County of Sacramento, the Sacramento Regional County Sanitation District, and the Nature Conservancy (collectively, entities) as meeting the above-described criteria, and

Whereas, the FRWP facilities were identified and approved as part of the Water Forum Agreement as a means of providing the physical infrastructure

necessary to operate a conjunctive use program in the Central Basin. The FRWP is also part of the Sacramento County Water Agency's ("SCWA") Zone 40 Master Plan in that its various components will provide the surface water supply and treatment facilities to be used conjunctively with the Central Basin's groundwater supply as contemplated by the Zone 40 Master Plan, and

Whereas, The Central and South Sacramento County Regional Water Partnership was formed by the above listed entities not only to assist in FRWA's grant application, but also with an objective to encourage, foster and develop integrated regional water projects that have multiple purposes, benefits and/or serve multiple parties to better manage the resources at hand.

Now, Therefore, be it resolved, that the City of Rancho Cordova resolves and determines to support the efforts of FRWA to prepare and submit a Grant Application for funds available from Chapter 8 of Proposition 50 for the purpose of funding regional projects that have multiple purposes, benefits and/or serve multiple parties to better manage the resources within the Central and South areas of Sacramento County.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted by the City Council of Rancho Cordova, State of California, this 20th day of June, 2005, with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian Hare, City Clerk

Memorandum

Date: June 15, 2005

To: Mayor and Council Members

From: William J. Thomas, Chief Financial Officer

Subject: **Resolution Authorizing the Addition of Local Agency Bonds as a Permitted Investment**



RECOMMENDATION:

Adopt the proposed resolution.

BACKGROUND AND DISCUSSION

The City will issue Certificates of Participation (COPs) on June 21, 2005 when we will close on the sale of the bonds. The next day, the proceeds from these bonds will be used to purchase property that will be used for the City Hall as well as provide an improvement fund to pay for tenant improvements..

Although the bonds were actually sold on June 14th, the City has asked the bond underwriters to hold back one \$5,000 bond that will be purchased by the City. This bond, representing partial ownership in City Hall, will be split and used to recognize employee performance as well as various other uses.

The City's current investment policy does not include the purchase of Certificates of Participation as a permitted investment. The proposed resolution provides for the inclusion of this type of investment in the overall investment policy. Although we will be adding Section L under permitted investments, the remainder of the existing Investment Policy does not change. The revised Investment Policy is part of the proposed resolution. The change that is proposed is shown in Section K under Permitted Investments.

Attachment

Investment Policy

Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. 75-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
REVISING THE STATEMENT OF INVESTMENT POLICY**

WHEREAS, the City Council adopted the annual Investment Policy on November 15, 2004; and,

WHEREAS, the City Treasurer has the responsibility to invest the pooled idle cash from all of the City's funds; and,

WHEREAS, the City wishes to amend its annual Investment Policy to include the purchase of Local Agency Bonds as a permitted investment.

NOW, THEREFORE BE IT RESOLVED, that the City Council approves the Revised Investment Policy as shown in Exhibit A that is attached.

ADOPTED, THIS 20th day of June, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA, CALIFORNIA
2005 STATEMENT OF INVESTMENT POLICY

William J. Thomas
Chief Financial Officer/City Treasurer

EXHIBIT A TO THE RESOLUTION
ADOPTED NOVEMBER 15, 2004
REVISED JUNE 20, 2005

CITY OF RANCHO CORDOVA, CALIFORNIA 2005 STATEMENT OF INVESTMENT POLICY

POLICY

It is the policy of the City of Rancho Cordova, CA (the "City") to invest public funds in a manner that will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds.

SCOPE

This investment policy applies to all financial assets of the City. These funds are accounted for in the City Comprehensive Annual Financial Report and may include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Internal Service Funds
- Permanent and Private Purpose Trust Funds

This Policy shall also apply to all funds of the City of Rancho Cordova including those funds which may be created during the period ending December 31, 2005 as well as any other fund under the control of the City Treasurer.

PRUDENCE

Investments shall be made with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City.

OBJECTIVE

The primary objective in priority order, of the City's investment activities shall be:

- **Safety:** Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective is to mitigate credit risk and interest rate risk summarized as follows:
 - **Credit Risk:** This is a risk of loss due to the failure of the security issuer or backer. Credit risk may be mitigated by:
 - Limiting investments to the safest types of securities.
 - Pre-qualifying the financial institution, broker/dealers, intermediaries and advisors with which an entity will do business.

- Diversifying the investment portfolio so that potential losses on individual securities will be minimized.
 - **Interest rate risk:** This is a risk that the market value of securities in the portfolio will fall due to changes in general interest rates. Interest rate risk may be mitigated by:
 - Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market before maturity.
 - Investing operating funds primarily in shorter-term securities.
- **Liquidity:** The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity).
- **Return on Investments (Yield):** The City's investments shall be designed with the objective of attaining a market rate of return throughout the budget and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of least importance compared to the safety and liquidity objectives described above. The core of investments is limited to relatively low risk securities in anticipation of earning a reasonable return relative to the risk being assumed. Securities shall not be sold before maturity with the following exceptions:
- A declining credit security could be sold early to minimize loss of principal
 - A security swap would improve the quality, yield or target duration in the portfolio.
 - Liquidity needs of the portfolio require that the security be sold.
 - A capital gain would be realized that better positions the overall portfolio in achieving investment policy goals.

DELEGATION OF AUTHORITY

The City Treasurer is appointed by the City Manager. The City Treasurer is also the City's Chief Financial Officer (Finance Director). Pursuant to the Government Code, the City Council delegates the authority to invest or to reinvest funds, or to sell or exchange securities so purchased, to the City Treasurer for a one-year period. The City Treasurer is charged with the responsibility for carrying out the policies of the City Council and shall assume full responsibility for investment transactions until the delegation of authority is revoked or expires.

The daily cash management, investment transactions and account reconciliation's are the primary responsibilities of the City Treasurer. These activities are also carried out by other members of the Finance Department under the direction of the City Treasurer. The City Treasurer shall establish procedures for the operation consistent with this investment policy.

The City Treasurer and authorized individuals acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

ETHICS AND CONFLICT OF INTEREST

Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program or which could impair their ability to make impartial decisions. Officers and employees involved in the investment process shall abide by the Conflict of Interest Code, (California Government Code Section 1090 et seq.) and the California Political Reform Act (California Government Code Section 81000 et seq.).

PERMITTED INVESTMENTS

California Government Code Sections 53601, 53635 and 16429.1 governs the investments permitted for purchase by the City. Within the investments permitted by the Code, the City seeks to further restrict eligible investments to the investments listed below.

Percentage limitations, where indicated, apply at the time of the purchase. Rating requirements, where indicated, apply at the time of purchase. In the event a security held by the City is subject to a rating change that brings it below the minimum specified rating requirement, the City Treasurer shall notify the City Council of the change. The course of action to be followed will then be decided on a case-by-case basis, considering such factors as the reason for the rate drop, prognosis for recovery or further rate drops, and the market price of the security. Investment maturities shall be based on review of cash flow forecasts. Maturities will be scheduled so as to permit the City to meet all projected obligations.

No investment shall be made in any security, other than a security underlying a repurchase or reverse repurchase agreement, that at the time of the investment has a term remaining to maturity in excess of five years, unless the City Council has granted express authority to make that investment no less than three months prior to the investment.

ELIGIBLE INVESTMENTS

- A. **State of California Local Agency Investment Fund ("LAIF").** The City may invest in LAIF. A maximum of \$40 million may be invested in this category.
- B. **California Asset Management Trust.** The City may invest in the shares in the California Asset Management Trust, so long as the portfolio is rated among the top two rating categories by one of the nationally recognized rating agencies. A maximum of \$40 million may be invested in this category, net of bond proceeds.
- C. **Certificates of Deposit.** FDIC insured or fully collateralized time certificates of deposit in financial institutions located in California. Eligible investments are restricted to those issuing institutions that have been in business at least five years. The maximum term for deposits shall be one year. Investments in certificates of deposit are further limited to 20% of surplus funds. All time deposits must be collateralized in accordance with California Government Code

section 53561. The City, at its discretion, may waive the collateralization requirements for any portion of the deposit that is covered by federal insurance.

- D. **Negotiable Certificates of Deposit.** Negotiable certificates of deposit issued by a nationally or state chartered bank or a state or federal savings and loan association or by a state-licensed branch of a foreign bank; provided that the senior debt obligations of the issuing institution are rated "AA" or better by Moody's or Standard & Poor's. Investments in negotiable certificates of deposit are limited to 30% of the portfolio
- E. **Banker's Acceptances.** Banker's acceptances issued by domestic or foreign banks, which are eligible for purchase by the Federal Reserve System. Purchases of banker's acceptances may not exceed 180 days maturity. Eligible banker's acceptances are restricted to issuing financial institutions with short-term paper rated in the highest category by one or more nationally recognized rating services. Investments in banker's acceptances are further limited to 40% of the portfolio with no more than 30% of surplus invested in the banker's acceptances of any one commercial bank.
- F. **U.S. Government Issues.** United States Treasury notes, bonds, bills, or certificates of indebtedness, or those for which the faith and credit of the United States are pledged for the payment of principal and interest.
- G. **Federal Agency Securities.** Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.
- H. **Repurchase Agreements.** Repurchase agreements are to be used solely as short-term investments not to exceed 30 days. The City may enter into repurchase agreements with primary government securities dealers rated "A" or better by two nationally recognized rating services. Counterparties should have (i) a short-term credit rating of at least "A-1/P-1"; (ii) minimum assets and capital of \$25 billion in assets and \$350 million in capital; (iii) five years of acceptable audited financial results; and (iv) a strong reputation among market participants. A maximum of 20% of the portfolio may be invested in this category.

The following collateral restrictions will be observed:

Only U.S. Treasury securities or Federal Agency securities will be acceptable collateral. All securities underlying repurchase agreements must be delivered to the City's custodian bank versus payment or be handled under a properly executed tri-party repurchase agreement. The total market value of all collateral for each repurchase agreement must equal or exceed 102 percent of the total dollar value of the money invested by the City for the term of the investment. For any repurchase agreement with a term of more than one day, the value of the underlying securities must be reviewed on an on-going basis according to market conditions. Market value must be calculated each time there is a substitution of collateral.

The City or its' Trustee shall have perfected first security interest under the Uniform Commercial Code in all securities subject to repurchase agreements. The City shall have properly executed a Professional Services Agreement with each counter party with which it enters into repurchase agreements.

- I. **Commercial Paper.** Commercial paper of “prime” quality of the highest ranking or of the highest letter and number rating as provided by a nationally recognized statistical-rating organization (NRSRO). The entity that, issues commercial paper shall meet all of the following conditions in one of the following

- a. The entity meets the following criteria:
- i. Is organized and operating within the United States as a general corporation.
 - ii. Have total assets in excess of \$500 million.
 - iii. Has debt other than commercial paper, if any, that is rated “A” or higher by a nationally recognized statistical-rating organization (NRSRO)

(or)

- b. The entity meets the following criteria:
- i. Is organized within the United States as a special purpose corporation, trust, or limited liability company.
 - ii. Has program wide credit enhancements including, but not limited to, over collateralization, letters of credit, or surety bond.

Investments in commercial paper are limited to a maximum of 25% of the portfolio. Purchases shall not exceed 10 percent of the outstanding paper of the issuing corporation. The maximum investment maturity is restricted to 270 days.

- J. **Money Market Funds.** Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission (SEC) under the Investment Company Act of 1940 (15 U.S.C., Sec. 80a-1, et seq.).

The City may invest in shares of beneficial interest issued by a company shall have met either of the following criteria:

- a. Attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized rating services.

(or)

- b. Retained an investment advisor registered or exempt from registration with the SEC with not less than five years experience in managing money market mutual funds with assets under management in excess of five hundred million dollars (\$500,000,000).

The purchase price of shares of beneficial interest purchased pursuant to this subdivision shall not include any commission that the companies may charge. Investments in Money Market Funds are limited to 20% of the portfolio.

- K. **Local Agency Bonds.** Bonds, including Certificates of Participation, notes or evidences of indebtedness issued by any state, municipality or local agency, whether payable from any fund of such entity or from special revenues pledged for such payment.

ELIGIBLE INVESTMENTS FOR BOND PROCEEDS

Bond proceeds shall be invested in securities permitted by the applicable bond documents. If the bond documents are silent as to the permitted investments, bond proceeds will be invested in securities permitted by this Policy.

With respect to maximum maturities, the Policy authorizes investing bond reserve fund proceeds beyond five years if prudent in the opinion of the City Treasurer.

INELIGIBLE INVESTMENTS

As provided in California Government Code section 53601.6, the City shall not invest any funds in inverse floaters, range notes, mortgage derived interest-only strips or in any security that could result in zero interest accrual if held to maturity.

The purchase of any security not listed above, but permitted by the California Government Code is prohibited unless the City Council approves the investment either specifically or as a part of an investment program approved by the Council

BROKERS

In selecting securities brokers, the City Treasurer shall conduct credit and capitalization analysis to determine that firms are adequately financed to conduct public business.

LOCAL INVESTMENT POOL POLICIES AND REPORTS

To the extent there are investments in the State or CAMP investment pools, the City Treasurer shall review and maintain current copies of the adopted investment policies of the State and CAMP. The policies shall be reviewed for concurrence with the investment policy of the City.

SAFEKEEPING AND CUSTODY

All security transactions entered into by the City of Rancho Cordova, CA shall be conducted on a delivery-versus payment basis. A third party custodian designated by the City Treasurer and evidenced by safekeeping receipts will hold securities.

The only exceptions to the foregoing are Local Agency Investment Pools, Certificates of Deposit, and Money Market funds since the purchased securities are not deliverable. In all cases, purchased securities shall be held in the City's name.

Internal Control

The City Treasurer shall establish an annual process of independent review by an external auditor. This review will provide internal control by assuring compliance with policies and procedures.

PERFORMANCE STANDARDS

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs.

The City will measure the portfolio's performance against a market benchmark that is commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio.

REPORTING

The City Treasurer shall provide a monthly investment report to the City Council, which provides a clear picture of the status of the current investment portfolio, including transactions. This report will be formally submitted to the City Council each quarter at a public meeting.

Schedules in the quarterly Treasurer's Report will include the following:

- A list of individual securities held at the end of the reporting period by authorized investment category
- Average life and final maturity of all investments
- Earnings rate on an annualized basis
- Market value, par value and amortized book value
- Percentage of the portfolio by investment category

The quarterly report shall state compliance of the portfolio to the investment policy, or manner in which the portfolio is not in compliance. The quarterly report shall also include a statement denoting the ability of the City to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

POLICY REVIEW

The investment policy shall be adopted by resolution of the City Council on, at minimum, an annual basis. The investment policy shall be reviewed at least annually to ensure its consistency with the overall objections of preservation of principal, liquidity and yield, and its relevance to current law and financial and economic trends. Any amendments to the policy shall be forwarded to the City Council for approval.

**CITY OF RANCHO CORDOVA
2005 STATEMENT OF INVESTMENT POLICY**

**GLOSSARY OF TYPES OF INVESTMENTS
AVAILABLE TO LOCAL GOVERNMENTS**

STATE INVESTMENT POOL (LAIF)

The Local Agency Investment Fund (LAIF) is a voluntary program created by statute; began in 1977 as an investment alternative for California's local governments and special districts. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code.

This program offers local agencies the opportunity to participate in a major portfolio, which invests hundreds of millions of dollars, using the investment expertise of the Treasurer's Office investment staff at no additional cost to the taxpayer. This in-house management team is comprised of civil servants who have each worked for the State Treasurer's Office for an average of 20 years.

The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1953 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee. The PMIB members are the State Treasurer, Director of Finance, and State Controller.

The Local Investment Advisory Board (LIAB) provides oversight for LAIF. The Board consists of five members as designated by statute. The Chairman is the State Treasurer or his designated representative. Two members qualified by training and experience in the field of investment or finance, and the State Treasurer appoints two members who are treasurers, finance or fiscal officers or business managers employed by any county, city or local district or municipal corporation of this state. The term of each appointment is two years or at the pleasure of the appointing authority.

All securities are purchased under the authority of Government Code Section 16430 and 16480.4. The State Treasurer's Office takes delivery of all securities purchased on a delivery versus payment basis using a third party custodian. All investments are purchased at market and a market valuation is conducted monthly.

Additionally, the PMIA has Policies, Goals and Objectives for the portfolio to make certain that our goals of Safety, Liquidity and Yield are not jeopardized and that prudent management prevails. These policies are formulated by investment staff and reviewed by both the PMIB and the LIAB on an annual basis.

The State Treasurer's Office is audited by the Bureau of State Audits on an annual basis and the resulting opinion is posted to the STO website following its publication. The Bureau of State Audits also has a continuing audit process throughout the year. All investments and LAIF claims are audited on a daily basis by the State Controller's Office as well as an in-house audit process involving three separate divisions.

Under Federal Law, the State of California cannot declare bankruptcy, thereby allowing the Government Code Section 16429.3 to stand. This Section states that "moneys placed with the Treasurer for deposit in the LAIF by cities, counties, special districts, nonprofit corporations, or qualified quasi-governmental agencies shall not be subject to either of the following: (a) transfer or loan pursuant to Sections 16310, 16312, or 16313, or (b) impoundment or seizure by any state official or state agency."

During the 2002 legislative session, California Government Code Section 16429.4 was added to the LAIF's enabling legislation. The Section states that "the right of a city, county, city and county, special district, nonprofit corporation, or qualified quasi-governmental agency to withdraw its deposited moneys from the LAIF, upon demand, may not be altered, impaired, or denied in any way, by any state official or state agency based upon the state's failure to adopt a State Budget by July 1 of each new fiscal year."

The LAIF has grown from 293 participants and \$468 million in 1977 to 2,750 participants and \$19.8 billion in 2004.

There is a limitation of \$40 million per legal entity within an agency. There is also a maximum of fifteen transactions, deposits or withdrawals per month.

CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP)

CAMP provides California public agencies, together with any bond trustee acting on behalf of such public agency, assistance with the investment of and accounting for bond proceeds and surplus funds. For bond proceeds, the objective of CAMP is to invest and account of such proceeds in compliance with arbitrage management and rebate requirements of the Internal Revenue Service. The program includes the California Asset Management Trust, a California common law trust organized in 1989. The Trust currently offers a professionally managed money market investment portfolio, the Cash Reserve Portfolio, to provide public agencies with a convenient method of pooling funds for temporary investment pending their expenditure. The Trust also provides record keeping, custodial and arbitrage rebate calculation services for bond proceeds. As part of the program, public agencies may also establish individual, professionally managed investment accounts.

The Pool seeks to attain as high a level of current income as is consistent with the preservation of principal. The Pool purchases only investments of the type in which public agencies are permitted by statute to invest surplus funds and proceeds of their own bonds.

CERTIFICATES OF DEPOSITS (CD)

Certificates of Deposits, sometimes known as "Jumbo Accounts" or "Fixed CD's" are savings accounts with Banks or Savings and Loans. These accounts are for a specific amount, have a set interest rate, and set maturity date. There is a substantial interest penalty if the CD is withdrawn prior to the maturity date.

The State law requires Public Fund CD's to be collateralized by the financial institution at 110% with US Government notes/bonds or at 150% with quality First Trust Deeds. This

collateral can be waived if Federal Insurance (FDIC for banks or FSLIC for savings and loans) is available. These federal agencies will insure each account up to \$100,000.

The City generally waives the collateralization requirements for the FDIC or FSLIC insurance. The waiver of collateral is a wide spread practice and will generally generate higher interest rates and provide the greatest security for the funds from the Federal Insurance Agencies. For deposits in excess of \$100,000, the collateralization requirements are not waived.

NEGOTIABLE CERTIFICATE OF DEPOSIT (NCD)

This investment is similar to the Fixed CD's above. However, the NCD can be sold through a broker on a "secondary market" prior to the maturity date. Normally, NCD's are issued in \$500,000 and \$1,000,000 amounts. The State Code limits NCD's to not more than 30% of the local agency's portfolio and to a five-year maximum term. The security is the credit worthiness of the issuer. These deposits are uninsured and uncollateralized promissory notes.

BANKER'S ACCEPTANCES (BA)

A Banker's Acceptance is a time draft of invested funds, which has been drawn on and accepted for repayment by a bank. This financial instrument is generally used for short term (30 and 180 days) financing of export, import, or storage of goods. By accepting the draft (investment of City funds), the bank is liable for the payment at maturity. This bank liability makes the Banker's Acceptance a marketable investment. The State Code limits BA's to not more than 180 days to maturity and 40% of the local agency's portfolio. In addition, not more than 30% of the local agency's portfolio may be placed in any one bank.

US TREASURY BILLS

Commonly referred to as T-Bills, these are short-term marketable securities sold as obligations of the US Government. They are offered in three month, six month, nine month and one-year maturities. T-Bills do not accrue interest but are sold at a discount, and pay the face value at maturity.

US TREASURY NOTES

These are marketable, interest-bearing securities sold as obligations of the US Government with original maturities of one to ten years. Interest is paid semi-annually.

US TREASURY BONDS

These are the same as US Treasury Notes except they have original maturities of ten years or longer.

FEDERAL AGENCY ISSUES

Many Federal Government Agencies are authorized to issue short term and long term obligations that are used to finance various programs such as home loans, business loans, farm loans, etc. These Agencies were created by the Federal Government in the 1930's and have since become independent quasi-public agencies. The security for their issues is the guarantee of the Agency to pay. The Federal Government has only an implied liability to the extent that the Agency has an open credit line to borrow from

the U.S. Treasury. It is widely accepted that Federal Agency issues are as secure as U.S. Government notes.

There is an active secondary market available to sell these issues prior to maturity. The issues are fairly liquid depending on the prevailing market interest rates at the time of sale.

Some of the more common agency notes are issued by the Federal National Mortgage Association (Fannie Mae), Federal Home Loan Banks, Federal Home Loan Mortgage Corporation (Freddie Mac), and the Federal Farm Credit Banks.

REPURCHASE AGREEMENTS AND REVERSE REPURCHASE AGREEMENTS (REPOS)

A Repurchase Agreement is a short-term investment agreement to loan City funds for a fixed period in return for a fixed interest rate and secured collateral, such as U.S. Treasuries or Agency Notes. This type of investment is usually done for overnight or very short term (7 days) investment of funds left in the general operating checking account. Reverse Repurchase agreements is a short-term investment, which is used to take advantage of market interest rate changes and increase the size of the portfolio. State law was amended in 1996 to limit the use of both repurchase and reverse repurchase agreements. The City Council must approve each reverse repurchase agreement.

COMMERCIAL PAPER (CP)

Commercial Paper is unsecured promissory notes of industrial corporations, utilities and bank holding companies. The notes are in bearer form in amounts starting at \$100,000. State law limits the City to investments in United States corporations having assets in excess of five hundred million dollars with an "A" or higher rating. Cities may not invest more than 25% of the portfolio in commercial paper and the CP's may not exceed a term of 270 days.

MUTUAL FUNDS

An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments, cities may invest in Mutual Funds or Money Market funds that receive the highest ranking or the highest letter and numerical rating by two of the three largest nationally recognized rating services. The Mutual Funds must abide by the same investment restrictions and regulations that apply to public agencies in California. Money Market Funds must follow regulations specified the Security and Exchange Commission under the Investment Company Act of 1940. The City must verify that the Mutual Fund is in compliance with state laws for public agencies prior to purchasing shares.

GUARANTEED INVESTMENT CONTRACT (GIC)

This is an agreement acknowledging receipt of funds for deposit, specifying terms for withdrawal and guaranteeing a rate of interest to be paid. The investment follows all state laws for the investment of public funds.

Memorandum

Date: June 15, 2005

To: Mayor and Council Members

From: William J. Thomas, Chief Financial Officer



Subject: Authorization to sign an Agreement with the Sacramento Society for Prevention of Cruelty to Animals (SPCA) and the City of Rancho Cordova to Provide Kenneling Services for the City beginning January 1, 2006.

RECOMMENDATION:

Authorize the City Manager to execute the Agreement between the Sacramento SPCA and the City.

BACKGROUND AND DISCUSSION

The City has provided Animal Services since incorporation. Up to and including the current fiscal year, those services have been provided by the Sacramento Animal Control Department. The contract provides for "as-needed" responses to animal services calls. It has been our intent to expand this service so that the City offers its residents a dedicated officer that would not only respond to calls for service but also provide a proactive, educational outreach program to residents. This service was initially intended to be provided by Sacramento County under a contract with them. For a period of time beginning in July 2004, staff was attempting to finalize a contract with them to provide this level of service. However, we were approached by the City of Elk Grove to determine our interest in forming a partnership with them to provide animal services. During the past months, staff has not only forged this relationship but has also contacted the Sacramento SPCA (SPCA) to determine their interests in becoming the animal kenneling provider for the City. Recently, their Board of Directors agreed to provide this service to the City beginning in January 2006. They had previously agreed to provide the same service to the City of Elk Grove who will start their own program in September 2005.

The Council agreed on June 6, 2005 to authorize the City Manager to enter into an agreement with Sacramento County Animal Control Department to provide services retroactive to July 1, 2004. Additionally, Sacramento County has agreed to extend that agreement for an additional six months (2-3 month extensions) so that the City can transition to the SPCA as well as our own officers. The County Board of Supervisors will consider that agreement at their June 21st meeting.

Included in the FY 2005 – 2006 budget that will be adopted tonight, are sufficient funds to not only covering the proposed contract but also to begin the City's animal services program in January 2006. Additionally, the City will begin at that time a sharing agreement with the City of Elk Grove to provide animal services after hours and on weekends. The City and Elk Grove will share officers during that period of time.

The SPCA is not a "No-Kill Facility". That type of facility either limits the number and breed of animals they accept or are part of a public shelter. The SPCA, while endeavoring to make as many placements as possible, will euthanize animals.

Attachments:

Resolution

Proposed Contract

CITY OF RANCHO CORDOVA

RESOLUTION NO. 76-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT WITH
SACRAMENTO SOCIETY FOR THE PREVENTION OF CRUELTY TO
ANIMALS TO PROVIDE ANIMAL CARE SERVICES**

WHEREAS, the City and Sacramento Society for Prevention of Cruelty to Animals (SPCA) wish to enter into an agreement; and

WHEREAS, this agreement will provide the framework for a working relationship between the City and SPCA; and

WHEREAS, the City desires that the SPCA provide animal services including kenneling services, low-cost rabies clinics, licensing of animals and kenneling services beginning on January 1, 2006; and

WHEREAS, the term of the agreement is for an initial three years with options to extend beyond that period.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova authorizes the City Manager of the City of Rancho Cordova to sign an agreement with Sacramento SPCA to provide animal care services beginning on January 1, 2006.

This resolution shall become effective immediately upon adoption.

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 20th day of June, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

AGREEMENT

SACRAMENTO SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS WITH THE CITY OF RANCHO CORDOVA

THIS AGREEMENT is made and entered into on the date shown on the attached Master Services Agreement Signature page(s) attached to this Master Services Agreement ("MSA") by and between the City of Rancho Cordova, California ("CITY") and the Sacramento Society for the Prevention of Cruelty to Animals ("SPCA"), a non-profit corporation; and

WHEREAS, CITY desires services consisting of acceptance, as specified below, of all animals by SPCA; and

WHEREAS SPCA is qualified, experienced and desires to provide such services;

IT IS THEREFORE AGREED:

1. **Services:**

- a. **Acceptance:** SPCA shall accept all dogs and cats, and all other animals within the capability and capacity, delivered to the SPCA at 6201 Florin-Perkins Road, Sacramento CA 95828, by Animal Control Officers of CITY, City Police Officers, other persons designed by the CITY and CITY residents. CITY residency shall be documented by a current photo I.D. showing a City address. SPCA shall not be required to accept injured or seriously ill animals, which will be determined by SPCA. CITY shall provide SPCA with a current map to be used to determine whether the address shown is actually within the CITY limits.
- b. **Availability for Acceptance:** The SPCA will maintain open hours at a minimum from 11 am-6pm Tuesday through Sunday. The SPCA will also maintain adequate after-hours acceptance/drop-off facilities (receiving area with kennels/cages) for the use of persons designated by the CITY.
- c. **Farm Animals:** The SPCA will make available for use by CITY at least one temporary holding pen for the holding of farm animals.
- d. **Low Cost Rabies Clinics:** The SPCA will make available to the residents of CITY, yearly Low Cost Rabies Clinics.

- e. **Licensing:** The SPCA will license animals belonging to CITY residents, as required by law, when necessary, including rabies inoculations and the CITY will grant to the SPCA authority to provide citations for inoculations during those times when a veterinarian is not available at the SPCA. CITY will grant to the SPCA authority to act as the CITY's agent to collect fees, including impound fees, boarding fees, license fees, and other fees as necessary.
- f. **Holding:** The SPCA agrees to hold accepted animals for a period of one-day longer than the statutory minimum time before disposition.

2. **Compensation.** The CITY shall pay at a monthly installment rate for all live animals delivered by persons designated by the CITY and CITY residents that the SPCA is required to accept as stated above. The CITY shall pay SPCA One Hundred Seven and Zero/100'ths Dollars (\$107.00) for each animal in excess of the following:

- i. (Year 1) CITY will pay One Hundred Fifty-Five Thousand Five Hundred Fifty-Five and Zero/100'ths Dollars (\$155,555), payable in monthly installments of \$12,962.92 due the 1st day of each month, and the SPCA will accept up to 1,200 animals in the 12 month period of January 1, 2006 _through December 31, 2006.
 - ii. (Year 2) CITY will pay One Hundred Seventy-Three Thousand, Seven Hundred, Thirty Eight and Zero/100'ths Dollars (\$173,738.00), payable in monthly installments of \$14,478.17 due the 1st day of each month, and the SPCA will accept up to 1,400 animals in the 12 month period of January 1, 2007 through December 31, 2007.
 - iii. (Year 3) CITY will pay One Hundred Ninety-One Thousand, Nine Hundred Ninety-Two and Zero/100'ths Dollars (\$191,992), payable in monthly installments of \$15,999.33 due on the 1st day of each month, and the SPCA will accept up to 1,600 animals in the 12 month period of January 1, 2008 through December 31, 2008.
- b. SPCA shall maintain software and technology to provide real time information regarding all animals in the care of the SPCA, which information will be available to the City on the internet.
 - c. SPCA shall keep sufficient books and records to substantiate all charges provided pursuant to this MSA, and all books and records shall be open to inspection and copying by CITY at all reasonable times.
 - d. The SPCA will provide monthly reports in a form acceptable to the CITY and SPCA, which reports shall include at a minimum the number

of animals received, number euthanized, the number adopted, the number received dead, the number received injured, number returned to the owner, and other information as agreed to by the CITY and the SPCA.

- e. The SPCA will make available upon request by the CITY copies of its Annual Report, any Audits and Budget.
- f. The delivery of dead animals shall not be included in the count of animals for compensation purposes.
- g. The CITY will allow flexibility to the SPCA to waive impound fees for animals if the owner agrees to sterilize their animal.
- h. Any animal medical expenses incurred by the SPCA for animals held pursuant to this agreement will be billed separately.

3. Rendering Service for Dead Animals: CITY shall pay SPCA the cost of rendering services of dead animals at the rate of Four Hundred Fifty and Zero/100'ths Dollars (\$450) monthly.

4. Term: This MSA shall terminate for the CITY as shown on the Master Services Agreement Signature Page. However, this MSA may be extended or renewed, with or without amendment, for additional periods of one year upon written mutual consent of the parties. The parties shall attempt in good faith, to meet and confer no later than six (6) months prior to the termination date to discuss the possibility of extension or renewal of this MSA.

5. Access to Records: Duly authorized representatives of CITY shall have right of access during normal business hours to SPCA's files and records relating to the services performed hereunder, and may review the files and records at appropriate stages during performance of the services.

6. Humane investigations: City Animal Control Officers will continue to handle humane investigations in the manner performed prior to the execution of this Service Agreement. Humane cases requiring extended care or quarantine beyond the normal animal drop-off services will be charged at Twenty Five and Zero/100'ths Dollars (\$25.00) per day. Animals held in protective custody will be charged at Fifteen and Zero/100'ths Dollars (\$15.00) per day. SPCA will attempt to collect these fees from the animal's owner, and if successful, CITY will not be charged the daily fee

7. Indemnification: Each party to this MSA shall defend, indemnify and save and hold harmless each other party, their officers, agents, contractors, volunteers, elected and appointed officials, and employees from any claims, suits or actions of every name, kind and description brought forth, or on account of,

injuries to or death of any person (including but not limited to workers and public), or damage to property, resulting from or arising out of any party's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this MSA, except those matters arising from party's sole active negligence. The parties intend that this provision shall be broadly construed within the limits of state law.

8. Insurance: SPCA agrees to maintain in full force and affect the following policies of insurance during the term of this MSA.

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	Bodily Injury: \$1,000,000 each occurrence \$2,000,000 aggregate Property Damage: \$1,000,000 each occurrence Personal Injury: \$1,000,000 each occurrence \$2,000,000 aggregate
Automobile liability including Endorsements for owned Hired and non-owned vehicles	Bodily injury and Property Damage: \$1,000,000 each occurrence and

SPCA shall submit a certificate evidencing such coverage in a form satisfactory to the CITY's risk management team, prior to undertaking any work hereunder. A separate endorsement form showing CITY, its officers, agents, contractors, volunteers, elected and appointed officials, and employees as additional named insureds, except for Workers' Compensation, shall also be provided. Such insurance shall specifically cover the contractual liability of SPCA under this MSA. The coverage shall be primary as to each additional insured and no coverage of the CITY shall be called upon to contribute to a loss. Said certificates shall provide at least thirty (30) days written notice to CITY prior to cancellation or modification, for any reason, of any insurance required by MSA. SPCA shall furnish a certificate for the period covered by the MSA. Any insurance written on a claims-made basis is subject to the approval of the CITY's risk management team. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SPCA of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this MSA or law.

9. Compliance with Laws: SPCA will comply with all federal, state and local laws and ordinances as may be applicable to the performance of services under this MSA.

10. Ability to Perform: SPCA agrees and represents that it has the time, ability, professional expertise and authority to perform the services required under this MSA.

11. Termination of Agreement: The CITY may terminate this MSA, as to itself, without cause by giving SPCA one hundred twenty (120) days advance written notice. SPCA may terminate this MSA without cause by giving CITY one hundred twenty (120) days advance written notice.

12. Attorney's Fees and Venue: In the event of any action brought to enforce this MSA, the prevailing party shall be entitled to recover its reasonable attorney's fees and related litigation expenses. Any action arising out of this MSA shall be brought in Sacramento County, regardless of where else venue may lie.

13. Notices: Any notices to parties required by this MSA shall be delivered personally or mailed, U.S. first class, postage prepaid, addressed as follows:

CITY OF RANCHO CORDOVA

**William J. Thomas, CFO
3121 Gold Canal Drive
Rancho Cordova CA 95670**

SPCA

**Rick Johnson, Executive Director
Sacramento SPCA
6201 Florin-Perkins Road
Sacramento CA 95828**

Either party may amend its address for notice by notifying the other party in writing.

14. Integrated Agreement: This is an integrated agreement, and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole

15. Agreement to Terms of Master Services Agreement: The terms of this MSA is agreed to by the CITY, as shown by the Resolution and the fully endorsed Master Services Agreement Signature Page which is attached to and incorporated into this MSA. No change to this MSA shall be valid without the advance written consent of the CITY operating under the terms of the MSA and the Sacramento SPCA

FOR THE CITY OF RANCHO CORDOVA:

TED GAEBLER
CITY MANAGER

DATE

STEVE MEYERS
CITY ATTORNEY

DATE

**FOR THE SACRAMENTO SOCIETY FOR THE PREVENTION OF CRUELTY
TO ANIMALS:**

RICK JOHNSON
EXECUTIVE DIRECTOR

DATE

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MEMORANDUM

DATE: June 20, 2005
TO: City Council
FROM: William Campbell, Principal Planner
SUBJECT: Sierra Sunrise Rezone and Tentative Parcel Map.

**OWNER:**

Smith/Dunmore Venture LLC
9801 Mira Del Rio Dr.
Sacramento, CA 95827

APPLICANT:

Lennar Communities
1075 Creekside Ridge Dr. Suite 110
Roseville, CA 95678
Attn: Bob Shattuck

PROJECT: Rezone AG-80 to AG-20 and a two lot Parcel Map and a remainder lot.
FILE: RC-05-155
LOCATION: East of Jaeger Road, north of Keifer Blvd. with the proposed Sun creek Specific Plan Area.
APN: 067-0100-018
PLANNER: William Campbell

REQUEST

- The applicant is requesting a rezone from AG-80 to AG-20 and a two lot parcel map for future sale of the land.

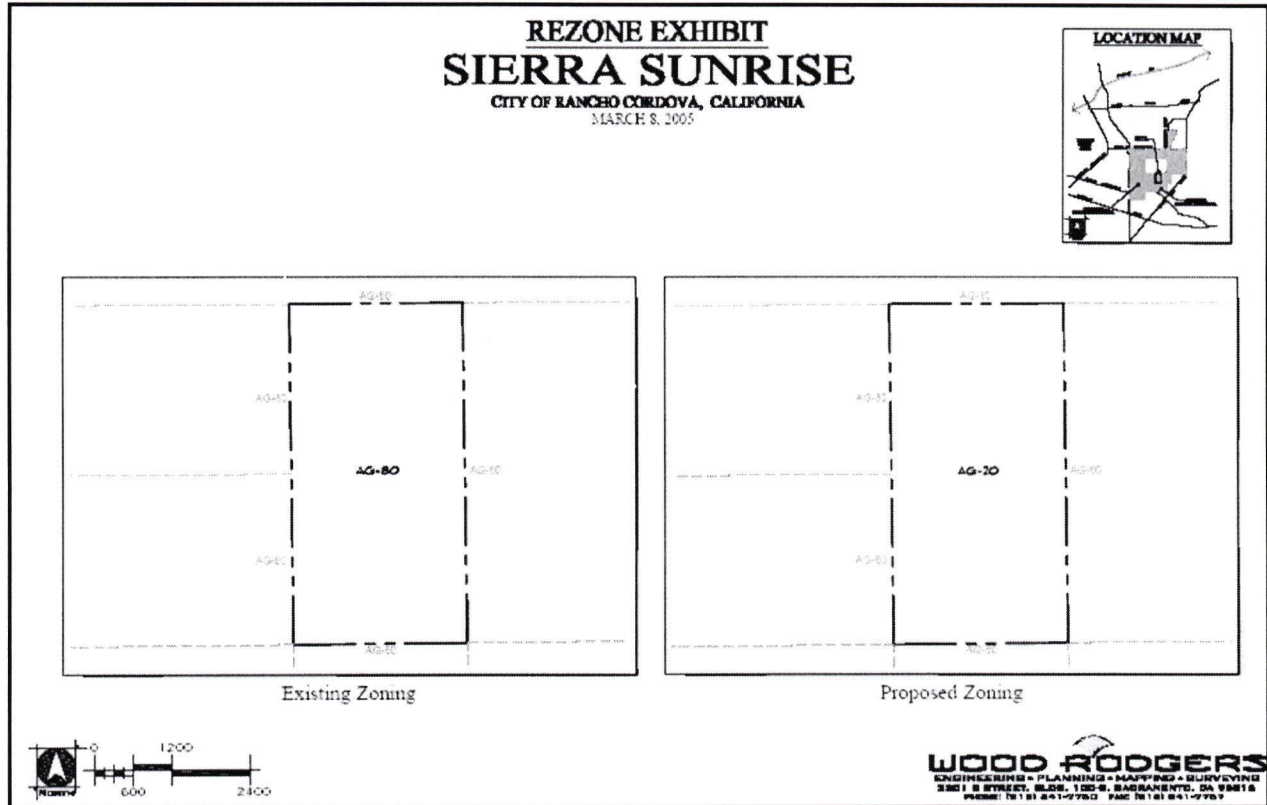
RECOMMENDATION

The Planning Commission has recommended the City Council find the Negative Declaration adequate in addressing the project and approve Ordinance 12-2005 that will change the zoning from AG-80 to AG-20 and adopt Resolution 73-2005 approving a Tentative Parcel Map for the two parcels.

ANALYSIS**Rezone**

Lennar Communities is requesting a rezone and a two lot Parcel Map in order to prepare for the possible sale of the property to the Elk Grove Unified School District for a new school site and a portion of the lands needed by the Cordova Parks District for a Community Park. The current property is zoned AG-80 with a minimum lot size of 80 acres according to the Zoning Code. The intended sale will require the parcel to be split and the new parcels would be reduced in size below the 80 acre lot minimum, thus requiring the property to be rezoned consistent with zoning standards. The zone change would allow the split parcels to remain consistent with the

Zoning Code, until the whole area is rezoned consistent with the new Specific Plan. The request is consistent with the draft General Plan and would remain consistent with the existing zoning classifications.



The following table provides additional background information regarding the site:

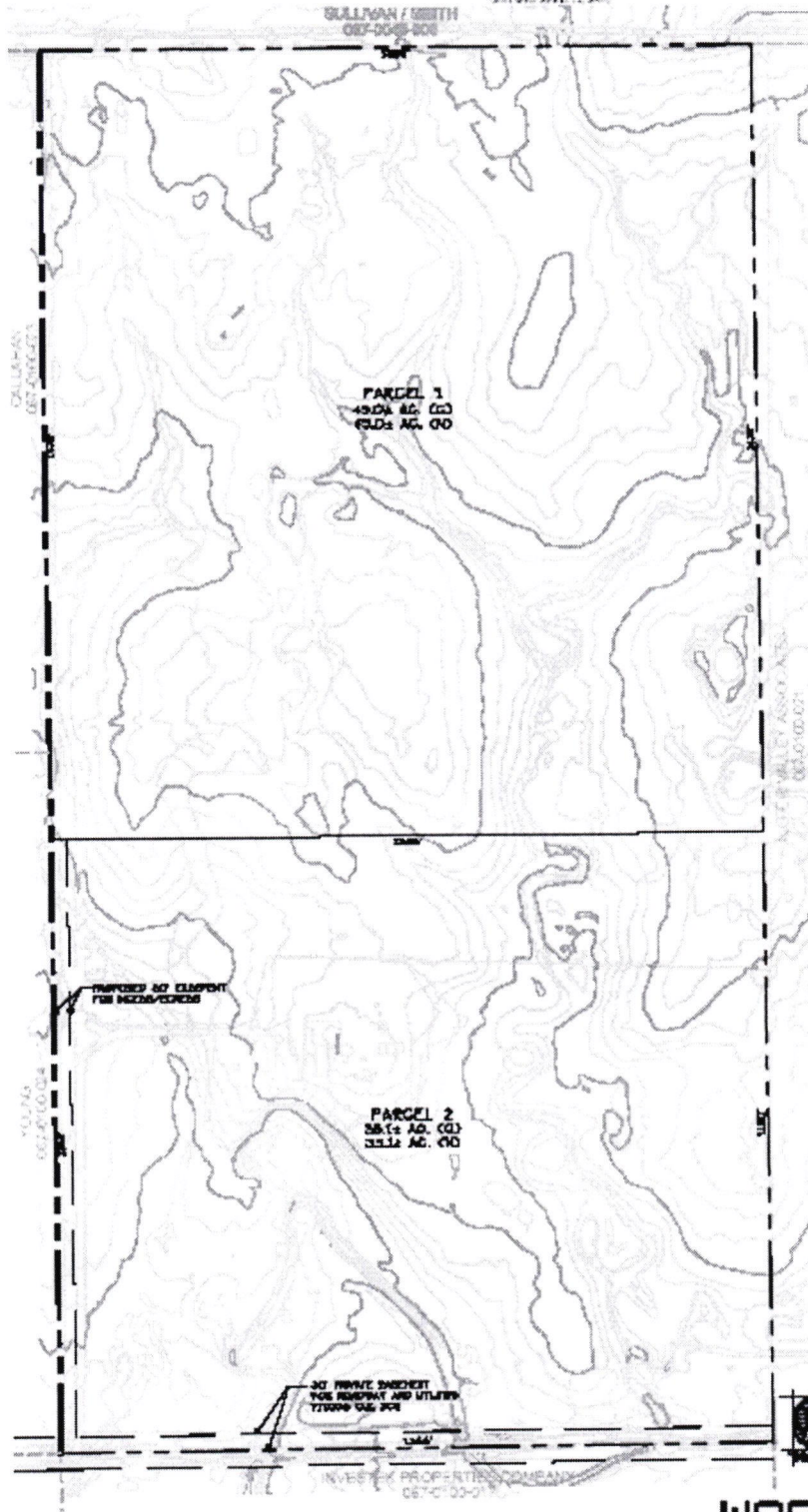
	General Plan Designation	Zoning	Existing Land Use
Subject Property	Urban Development Area	AG-80	Vacant
North	Urban Development Area	AG-80	Proposed "the Preserve"
East	Urban Development Area	AG-80	Vacant
South	Urban Development Area	AG-80	Vacant
West	Urban Development Area	AG-80	Vacant

Parcel Map

The applicant has provided a map that would divide the 80 acres into two parcels. In order to accomplish the split, the City would need to change the zoning of the property as described above. The application is consistent with the existing General Plan and the required findings and evidence to support the action has been provided in the attached resolution.

刊登廣告日期: 2015 年 12 月 24 日
 廣告刊登於: 本報第 2007 頁
 廣告類別: 其他 (1.1, 24 頁)

GULLMAN / SMITH
OCT-20-1984

[illegible]

Tentative Parcel Map

CONCLUSION:

The subject property is within the proposed Suncreek planning area and has been identified as part of the future high/middle school and a portion of the central community park that will serve the Sunridge and Suncreek Specific Planning areas. The request will facilitate the sale of the property and would allow the School District to begin the planning of the new facility, in advance of the pending residential development. Elk Grove Unified has a history of providing facilities in advance of the development curve, which significantly reduces the potential for overcrowding of existing facilities or the need for busing school age children long distances.

ENVIRONMENTAL ANALYSIS:

An Initial Study was performed to address any environmental impacts associated with the request to split the parcel and rezone the property to be consistent with required minimum area standards in the Zoning Code. The land division as a stand alone request would have been Categorically Exempt, however the rezone could not be considered exempt. No construction activity would result from the lot split or rezone and future development impacts on the site would occur at the time the proposed Suncreek Specific Plan is prepared. A Negative Declaration has been prepared that has found the proposed action would not have a significant environmental impact and no mitigation measures have been identified that would reduce impacts to a less than significant level.

FINANCIAL IMPLICATIONS TO CITY:

There is no fiscal impact to the City associated with this project.

RECOMMENDED MOTIONS:

"I move the City Council determine the project will not have a significant impact on the environment and the Negative Declaration/Initial Study supports that finding, according to the Guidelines of the California Environmental Quality Act (CEQA) and approve Ordinance 12-2005, subject to the attached rezone exhibit and adopt Resolution 73-2005 approving the Tentative Parcel Map, subject the Conditions of Approval exhibit."

ATTACHMENTS:

1. Ordinance 12-2005 , including the Rezone Exhibit (Exhibit A)
2. Resolution 73-2005, including the Tentative Parcel Map (Exhibit A) and Conditions of Approval (Exhibit B).
3. Negative Declaration/ Initial Study
4. 500' Radius Map and Notice List

ORDINANCE 12-2005

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
AMENDING THE ZONING CODE
ON ASSESSOR PARCEL NUMBER 067-0100-018
FOR A PROJECT KNOWN AS SIERRA SUNRISE
PROJECT NO. RC-05-155**

The City Council of the City of Rancho Cordova does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the Zoning Map within the City of Rancho Cordova from AG-80 Agriculture to AG-20 Agriculture, for the parcel specified within the attached exhibit.

Section 2: Findings

1. Finding: The proposal will not have a significant adverse impact on the environment and a Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project that addressed the zone change. On the basis of the Negative Declaration, comments received, and the whole record, there is no substantial evidence the project will have a significant adverse impact on the environment.

2. Finding: The proposed Rezone request would be consistent with goals and policies of the General Plan of the City of Rancho Cordova.

Evidence: The reduction of the minimum lot size from 80 acres to 20 acres would not cause a significant impact in the Agriculture Zone. No development is proposed on the lots and any future development would be required to perform additional environmental assessment at that time.

Section 3: Action

The City Council hereby amends the City of Rancho Cordova Zoning Map for Assessor's Parcel Number 067-0100-018, as shown on the attached exhibits.

Section 4: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City

Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 6: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this _____ day of July 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

KEN COOLEY, MAYOR of the
CITY OF RANCHO CORDOVA

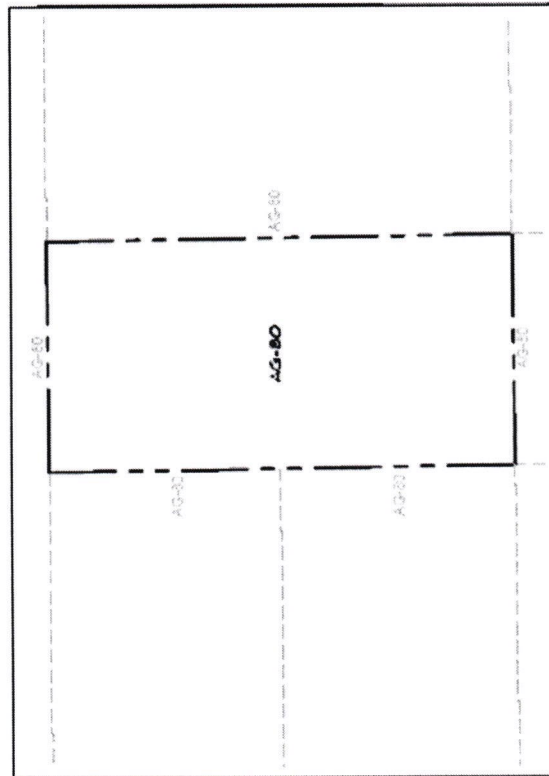
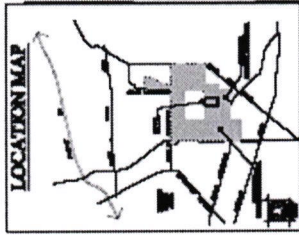
ATTEST:

APPROVED AS TO FORM:

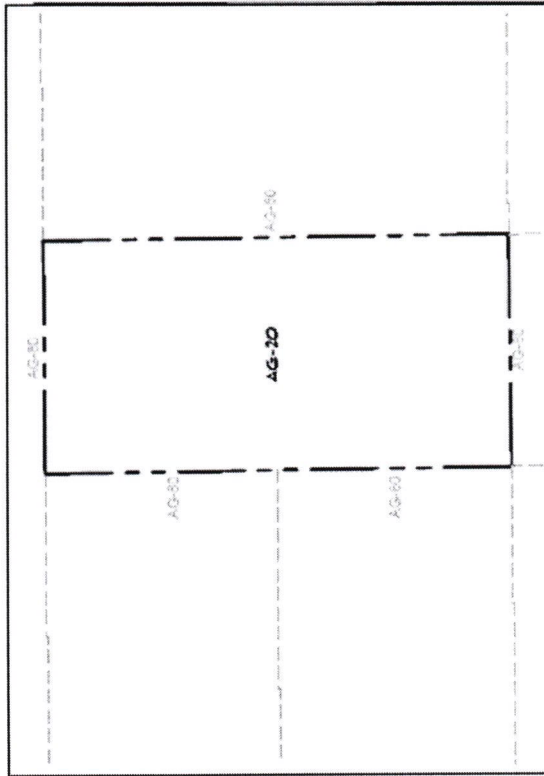
LILLIAN HARE
CITY CLERK

STEVE MYERS
CITY ATTORNEY

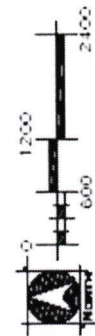
REZONE EXHIBIT **SIERRA SUNRISE** CITY OF RANCHO CERRITO, CALIFORNIA MARCH 8, 2005



Existing Zoning



Proposed Zoning



WOOD ROGERS
 ENGINEERING • PLANNING • MAPPING • SURVEYING
 3361 B STREET, SUITE 100-B, SACRAMENTO, CA 95816
 PHONE: (916) 841-9780 FAX: (916) 841-9781

Exhibit A

RESOLUTION NO. 73-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A TWO LOT TENTATIVE PARCEL MAP FOR
ASSESSOR PARCEL NUMBER 067-0100-018
FOR THE SIERRA SUNRISE PROJECT NO. RC-05-155.**

WHEREAS, the Sierra Sunrise project, represented by Lennar Communities Inc. (hereinafter referred to as Applicants) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a two lot Parcel Map (Exhibit A); and

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

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on June 20, 2005 and received a staff report and public testimony at the public hearing.

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

1. Approve the Tentative Parcel Map (Exhibit A), subject to the Conditions of Approval (Exhibit B), based on the following findings:

A. California Environmental Quality Act

Finding: The proposal will not have a significant adverse impact on the environment and a Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project. On the basis of the Initial Study, a Negative Declaration was prepared and based on comments received, and the whole record, there is no substantial evidence the project would have a significant adverse impact on the environment.

B. Subdivision Map Act

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Parcel Map and the City should approve the request based on the following evidence:

- a. The proposed map is consistent with the density limits, as specified in General Plan.
- b. The design or improvements of the proposed subdivision are consistent with the General Plan that has designated the area for future urban development.
- c. The site is physically suitable for the development of residential uses and densities of the City of Rancho Cordova Zoning Code.
- d. The site is physically suitable for the proposed density of development.
- e. The project has been evaluated according to CEQA and a Negative Declaration has been prepared addressing the potential environmental impacts associated with the project. The Negative Declaration has identified no significant environmental impacts therefore the project would not be likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. The splitting of one 80 acre parcel into 2 parcels of approximately 40 acres each is not likely to cause serious public health problems. The future development of the site will be further addressed in the environmental impact report for the Sun Creek Specific Plan.
- g. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 20th day of June, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

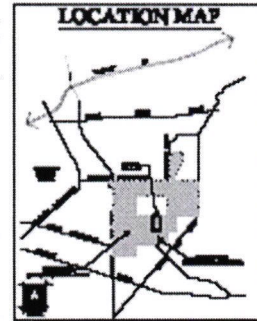
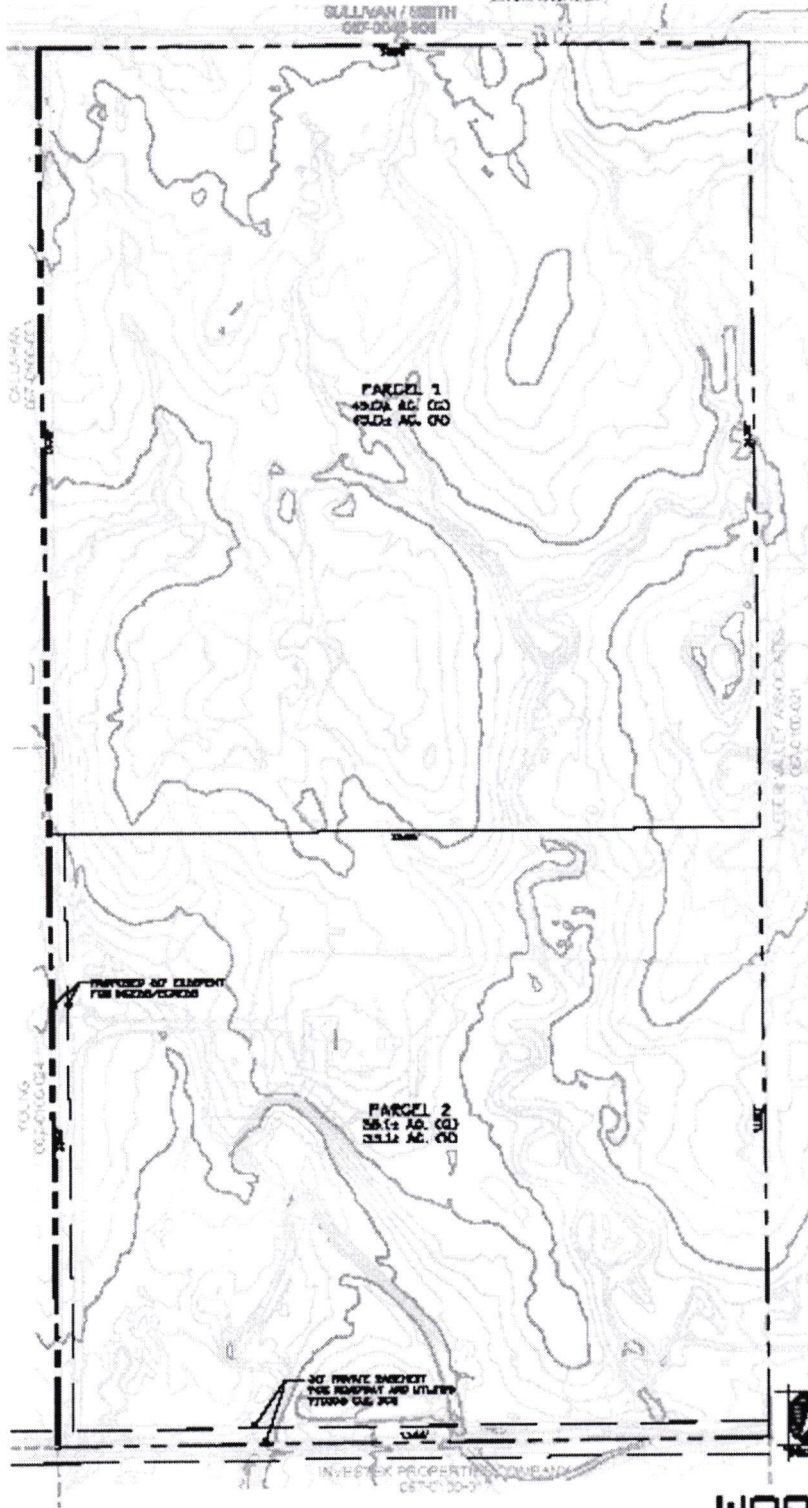
KEN COOLEY, MAYOR of the
CITY OF RANCHO CORDOVA

LILLIAN HARE
CITY CLERK

TENTATIVE PARCEL MAP SIERRA SUNRISE CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 24, 2015
REVISED: MARCH 8, 2015
REVISED: APRIL 16, 2015

SULLIVAN / SMITH
027-0048-001



PROJECT NOTES	
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.	
2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.	
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.	
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.	
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.	
6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.	
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9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.	
10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.	

WOOD RODGERS
ENGINEERING - PLANNING - SURVEYING
2501 S STREET, SUITE 100, RANCHO CORDOVA, CA 95761
PHONE: (916) 841-1100 FAX: (916) 841-1100

Exhibit A Tentative Parcel Map

Conditions of Approval

Exhibit B

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The development approved by this action is for a rezone from AG-80 Agriculture to AG-20 Agriculture and a two lot Tentative Parcel Map, as shown within the exhibits. The rezone and parcel split are for potential land sale purposes and no development of the site is proposed at this time.	On-Going	Planning	
2.	No development is proposed and no grading or site disturbance will be allowed until the site is environmentally assessed for protected species and/or habitat.	On-Going	Planning	
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e)	Three years, commencing with the date of Planning Commission approval.	Planning	
4.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, 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	
	Prior to Recordation of the Parcel Map			
5.	The Parcel Map may not be recorded until the subject property has been formally rezoned, according to the Ordinance and it exhibits.			

Conditions of Approval

Exhibit B

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6.	Applicant shall pay any outstanding staff costs associated with the preparation of the tentative map.	Prior to recordation of the map.	Finance	
7.	Sewer easements may be required for the construction of public collector and trunk sewer to the satisfaction of CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	Prior to Recordation of the Map	CSD-1	
8.	Record the 30 feet private easement for utilities and ingress and egress along western boundary proposed parcel 2, to the satisfaction of the Public Works Director.	Prior to Recordation of the Map	Public Works	
9.	Annex to the County of Sacramento Stormwater Utility pursuant to the Sacramento County Water Agency Code, and the Sacramento County Improvement Standards.	Prior to Recordation of the Map	Water Resources	
10.	Provide drainage easements and install or bond for facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Recordation of the Map	Water Resources	

NEGATIVE DECLARATION

April 11, 2005

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Environmental Quality Act (CEQA) Guidelines, the Environmental Coordinator of the City of Rancho Cordova, State of California, does prepare, make, declare, publish, and cause to be filed with the City Clerk this Negative Declaration regarding the project as described below.

Project Title: Sierra Sunrise RC-05-155

Project Description: The proposed project consists of a rezone of the property from AG-80, Permanent Agricultural-Extensive Land Use Zone, to AG-20, Permanent Agricultural Intensive Land Use Zone, and a parcel map to create two (2) parcels on approximately 80.1± acres of vacant land. The rezone is required to keep the parcel split consistent with zoning for the area. This project is a land division only and does not include any development. As required by CEQA, any future development projects that may result from this rezone and parcel split will be evaluated for impacts to the environment in a separate document. Currently, this project falls within the SunCreek Specific Plan and any future projects on the proposed site would, therefore, be reviewed with the SunCreek Specific Plan and associated projects.

Project Location: The project is located approximately 2700± feet east of Jaeger Road and approximately 2700± feet north of Kiefer Boulevard in the Sunrise Douglas Community of the City of Rancho Cordova City of Rancho Cordova.

Project APN Number: 067-0100-018

Project Applicant: Lennar Communities
Bob Shattuck
1075 Creekside Ridge Dr., #110
Roseville, CA 95678
(916) 783-3224

The said project will not have a significant effect on the environment, due to the following reasons:

- a) It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) It will not have impacts, which are individually limited, but cumulatively considerable.

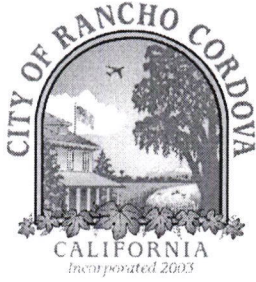
- c) It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
- d) The environmental impacts of the project have been reduced to a less than significant level, therefore, this project will qualify for a De Minimus finding and will not be subject to established recording fees for the California Department of Fish and Game.

As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

The attached Initial Study has been performed by the City of Rancho Cordova Planning Department in support of this Negative Declaration. Further information may be obtained by contacting the Planning Department at 3161 Gold Canal, Rancho Cordova, CA 95670(916) 942-0278.

City of Rancho Cordova Planning Department

By _____
William Campbell
Principal Planner



Initial Environmental Study

1. **Project Title:** Sierra Sunrise RC-05-155
2. **Lead Agency Name and Address:** City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
3. **Contact Person and Phone Number:** William Campbell (916) 942-0278
4. **Project Location:** The project is located approximately 2700± feet east of Jaeger Road and approximately 2700± feet north of Kiefer Boulevard in the Sunrise Douglas Community of the City of Rancho Cordova City of Rancho Cordova (see Exhibit A).
5. **Project Sponsor's Name and Address:** Lennar Communities
Bob Shattuck
1075 Creekside Ridge Dr., #110
Roseville, CA 95678
(916) 783-3224
6. **General Plan Designation(s):** Urban Development Area
7. **Zoning:** AG-80-Agricultural
8. **General Plan:** The project location is within the City of Rancho Cordova, which has adopted the Sacramento County General Plan by reference. The City is preparing a General Plan that is unique to the City. The project is also subject to the Interim General Plan and Vision Book.
9. **APN Number:** 067-0100-018
10. **Description of the Project:** The proposed project consists of a rezone of the property from AG-80, Permanent Agricultural-Extensive Land Use Zone, to AG-20, Permanent Agricultural Intensive Land Use Zone, and a parcel map to create two (2) parcels on approximately 80.1± acres of vacant land (see Exhibit B). The rezone is required to keep the parcel split consistent with zoning for the area. This project is a land division only and does not include any development. As required by CEQA, any future development projects that may result from this rezone and parcel split will be evaluated for impacts to the environment in a separate document. Currently, this project falls within the SunCreek Specific Plan and

any future projects on the proposed site would, therefore, be reviewed with the SunCreek Specific Plan and associated projects.

11. **Surrounding Land Uses and Setting:** The project site is surrounded by other vacant land in the AG-80 and AG-20 zones (see Exhibit A).
12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).**
 1. City of Rancho Cordova

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| ☐ Land Use and Planning | ☐ Transportation/Traffic | ☐ Public Services |
| ☐ Population and Housing | ☐ Biological Resources | ☐ Utilities & Service Systems |
| ☐ Geology & Soil | ☐ Mineral Resources | ☐ Aesthetics |
| ☐ Hydrology/Water Quality | ☐ Hazards & Hazardous Materials | ☐ Cultural Resources |
| ☐ Air Quality | ☐ Noise | ☐ Recreation |
| ☐ Agricultural Resources | ☐ Mandatory Findings of Significance | |

DETERMINATION**(To be completed by the Lead Agency)**

On the basis on this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains to be addressed.
- ☐ I find that, although the proposed project could have a significant effect on the environment, there will NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Signature

William Campbell
Printed Name

April 11, 2005

Date

City of Rancho Cordova

For

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Sierra Sunrise project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Negative Declaration. (The discussion demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less-than-significant level. Therefore, an EIR is not warranted.)

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

INITIAL STUDY CHECKLIST

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

I. AESTHETICS. Would the project:
--

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | ☐ | ☐ | ☐ | ☒ |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a) *No Impact*- The proposed project is not currently in the vicinity of a scenic vista; therefore there will be *no impact*.
- b) *No Impact*- The proposed project is not in the vicinity of a scenic highway; therefore, there will be *no impact*.
- c) *No Impact*- The project consists of a rezone and parcel split only and does not include any new structures or other alteration of the land that would result in the degradation of the visual character of the area. As required by CEQA, any aesthetic impacts associated with future projects that may result from this rezone and parcel split will be reviewed in a separate document for that project.
- d) *No Impact*- See c), above.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a) *Less than Significant Impact* – Although the project site is currently zoned AG-80, Permanent Agricultural, the project site is not considered prime or unique farmland or farmland of statewide importance. Although the project consists of a rezone, the proposed new zoning is also a Permanent Agricultural zoning designation. As required by CEQA, any impacts to agriculture associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project. Therefore, the impact is considered *less than significant*.
- b) *No Impact* – The project site does not conflict with existing zoning for agricultural uses or a Williamson Act contract.
- c) *No Impact* – The project is a rezone and parcel split only, and does not involve any changes in the existing environment. See a), above.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | ☐ | ☐ | ☐ | ☒ |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | ☐ | ☐ | ☐ | ☒ |
| d) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| e) Create objectionable odors affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a) *No Impact*- The project consists of a rezone and parcel split only and as such will not generate any emissions or result in any new air quality impacts. As required by CEQA, any air quality impacts associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- b) *No Impact*- See a) above.
- c) *No Impact*- See a) above.
- d) *No Impact*- See a) above.
- e) *No Impact*- The project will not create any new odors. See a), above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒

Discussion of Impacts

- a) *No Impact-* The proposed project is a rezone and parcel split only, and does not include any actions that would physically alter the existing nature of the land. As such, the project will not cause any impacts to vegetation or other habitat, or to any animal species. As required by CEQA, any impacts to habitat or other biological resources associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- b) *No Impact-* See a), above.
- c) *No Impact-* See a), above.

- d) *No Impact*- Implementation of the proposed projects would not interfere with the movement of any fish or wildlife species or impede the native wildlife nursery sites or corridors. See a), above.
- e) *No Impact*- The proposed project will not result in the removal of, or any other impacts to any trees. See a), above.
- f) *No Impact*- Currently, there is not an adopted Habitat Conservation Plan (HCP) for the City of Rancho Cordova or Sacramento County. See a), above.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

V. CULTURAL RESOURCES. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| c) | Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? | ☐ | ☐ | ☐ | ☒ |
| d) | Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a) *No Impact*- The proposed project is a rezone and parcel split only, and therefore, would not result in the alteration of any on-site features, including any potential cultural, archeological or paleontological resources. As required by CEQA, any impacts to cultural, archeological or paleontological resources associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- b) *No Impact*- See a), above.
- c) *No Impact*- See a), above.
- d) *No Impact*- See a), above.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☐ | ☒ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☐ | ☒ |
| iv) Landslides? | ☐ | ☐ | ☐ | ☒ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☐ | ☒ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☐ | ☒ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a)
- i. *No Impact*- The proposed project is a rezone and parcel split only, and therefore, would not result in any physical land disturbance. In addition, the potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area.
 - ii. *No Impact*- See a) i., above. The potential for strong seismic ground shaking is not a significant environmental concern due to the infrequent seismic activity of the area. In addition, any future development resulting from this project would be required to comply with any seismic standards enforced by the UBC.
 - iii. *No Impact*- See a) i., above. The soils in the area are stable and the area has been compacted over many years; therefore, there is a very low potential for liquefaction or ground failure.

- iv. *No Impact*- See a) i., above. The topography of the site is relatively flat; therefore, there is a very low potential for landslides.
- b) *No Impact*- The proposed project is a rezone and parcel split only and as such would not require any grading. Therefore, this project would not result in any erosion or siltation impacts. As required by CEQA, any impacts to geologic and soils resources associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- c) *No Impact*- See a) and b), above.
- d) *No Impact*- See a) and b), above.
- e) *No impact*- See a) and b), above. The project would not require the construction of any new wastewater disposal systems; therefore, there is *no impact* in relation to soils and wastewater disposal systems.

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VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a) *No Impact*- The proposed project consists of a rezone and parcel split only, and as such does not propose to transport, use or dispose of any hazardous materials, or to emit any hazardous substances. As required by CEQA, any impacts related to hazards and hazardous materials associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- b) *No Impact*- See a), above.
- c) *No Impact*- See a), above.

- d) *No Impact.* The project site is not located on a hazardous materials site, nor are there any known contaminated sites within one mile of the project site. As a rezone and parcel split only, there would be no ground disturbance associated with the project; therefore, if there were any unreported areas of underground contamination in the project vicinity, it is unlikely that implementation of the project would result in any hazard to the public or the environment.
- e) *No Impact.* The project site is not located within the Comprehensive Land Use Planning (CLUP) area of the Sacramento County Mather Airport, but is within two miles of the facility. Implementation of the project would not adversely affect operations of this facility. As a rezone and parcel split only, the project would not create any new jobs or housing, nor would it create any new hazards to people residing or working in the area. See a), above.
- f) *No Impact.* There are no private airports located within the project area.
- g) *No Impact.* As a rezone and parcel split only, the project will not create any new uses which may impair or interfere with any emergency response plan. See a), above.
- h) *No Impact.* The Planning Area is not located near or intermixed with any wildlands, so the risk of wildland fires is very low. In addition, the project would not include any new construction or any other physical alteration to the land which could result in increased risk of wildland fires. See a), above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒

Discussion of Impacts

- a) *No Impact*- The proposed project is a rezone and parcel split, which would not require water treatment or waste discharge. As required by CEQA, any impacts related to water quality and hydrology associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.

- b) *No Impact*- The proposed project does not include any uses which will require any additional groundwater supplies. See a), above.
- c) *No Impact*- Although there is a stream course that runs through the project site, the project does not propose any physical alteration of the land. Therefore, this project is not expected to alter the drainage of the area. See a), above.
- d) *No Impact*- See c), above.
- e) *No Impact*- See c), above.
- f) *No Impact*- See c), above.
- g) *No impact*- The project site is located outside of the 100-year floodplain; therefore there is *no impact*.
- h) *No impact*-See g), above.
- i) *No Impact*- See g), above.
- j) *No impact*- The project site is not located near the Pacific Ocean, nor is it near a large water body that would be capable of creating seiches or tsunamis; therefore, there is *no impact*.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. LAND USE AND PLANNING. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☒ | ☐ |

Discussion of Impacts

- a) *Less Than Significant Impact*- The proposed project is located within a large agriculturally zoned area. The project consists of a rezone, which will convert the parcel from AG-80, agricultural zoning, to AG-20, agricultural zoning, and a parcel split. There will be no development associated with this project. As required by CEQA, any impacts related to land use and planning associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project. Therefore, this impact is considered *less than significant*.
- b) *Less Than Significant Impact*- See a), above. This parcel is a portion of the Sunrise Douglas Community Plan area, and as such, future urban development of the entire area was addressed at the programmatic level in an Environmental Impact Report. At this time, there is no development planned for the project site, and the zoning change to AG-20 will keep the project site consistent with the current agricultural zoning of the area. Therefore, this impact is considered *less than significant*.
- c) *Less Than Significant Impact*- Currently, there is no adopted Habitat Conservation Plan (HCP) or natural community conservation plan in the City of Rancho Cordova or the County of Sacramento; therefore, this impact is considered *less than significant*.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a) *No Impact.* There are no known mineral resources of importance on the project site. Additionally, this project does not include any physical alteration of the land; therefore, any unknown mineral resources would not be impacted by the project, and access to them would still be available.
- b) *No Impact.* See a), above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion of Impacts

- a) *No Impact*- The proposed project is a rezone and parcel split only, and as such would not generate any noise either temporary or permanent, nor would it bring any additional people to the area that could be exposed to potentially existing nuisance noise levels. As required by CEQA, any impacts related to noise associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- b) *No Impact*- See a), above.
- c) *No Impact*- See a), above.
- d) *No Impact*- See a), above.
- e) *No Impact*- see a), above.
- f) *No impact*- There are no private airstrips within the vicinity of the proposed project site; therefore, *no impacts* would occur.

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XII. POPULATION AND HOUSING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a) *Less Than Significant Impact*- The project would consist of the rezone and parcel split of an existing 80-acre parcel zoned for agriculture. Although the parcel would be divided, the change in zoning would keep the agriculture designation (rezone to AG-20), thereby limiting the amount of development on each new parcel, and only allow up to four parcels on the site. The project only proposes a two parcel split and there is no development proposed with this project. As required by CEQA, any impacts related to population and housing associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project. Therefore, this impact is considered *less than significant*.
- b) *Less Than Significant Impact*- See a), above. Although there is an existing house on the project site, this project is a rezone and parcel split only, and does not propose to remove the existing house. The residence would fall completely within the new property boundaries of one of the created parcels. Therefore, this impact is considered *less than significant*.
- c) *Less Than Significant Impact*- See b), above.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fire protection? | ☐ | ☐ | ☒ | ☐ |
| b) Police protection? | ☐ | ☐ | ☒ | ☐ |
| c) Schools? | ☐ | ☐ | ☒ | ☐ |
| d) Parks? | ☐ | ☐ | ☒ | ☐ |
| e) Other public facilities? | ☐ | ☐ | ☒ | ☐ |

Discussion of Impacts

- a) *Less Than Significant Impact*- The project is a rezone and parcel split only. Although the parcel would be divided, the change in zoning would keep the agriculture designation (rezone to AG-20), thereby limiting the amount of development on each new parcel, and only allow up to four parcels on the site. The project only proposes a two parcel split and there is no development proposed with this project. The proposed project would not result in the need for any additional governmental/public facilities, nor would it increase demand on existing governmental/public facilities. As required by CEQA, any impacts related to public services associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project. Therefore, the impacts are considered *less than significant*.
- b) *Less Than Significant Impact*- See a), above.
- c) *Less Than Significant Impact*- See a), above.
- d) *Less Than Significant Impact*- See a), above.
- e) *Less Than Significant Impact*- See a), above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion of Impacts

- a) *No Impact*- The project is a rezone and parcel split only. Although the parcel would be divided, the change in zoning would keep the agriculture designation (rezone to AG-20), thereby limiting the amount of development on each new parcel, and only allow up to four parcels on the site. The project only proposes a two parcel split and there is no development proposed with this project. As such, the proposed project would not result in the need for any additional recreational facilities. As required by CEQA, any impacts related to recreation associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- b) *Less Than Significant Impact*- See a), above. The proposed change in zoning and parcel split would allow recreational facilities to be constructed on the project site, however, such facilities are not proposed at this time, and any future proposals would require further environmental review per CEQA. Therefore, this impact is considered *less than significant*.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion of Impacts

- a) *No Impact*- The proposed project is a rezone and parcel split only. Although the parcel would be divided, the change in zoning would keep the agriculture designation (rezone to AG-20), thereby limiting the amount of development on each new parcel, and only allow up to four parcels on the site. The project only proposes a two parcel split and there is no development proposed with this project. As such, the proposed project would not result in an increase in traffic or a change in traffic patterns. As required by CEQA, any impacts related to transportation/traffic associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- b) *No Impact*- See a), above.
- c) *No Impact*- See a), above. The proposed project does not involve any aviation-related uses. Although it lies within two miles of Mather Field Airport, because there is no physical alteration of the project site associated with this project, it would not affect the air traffic patterns of the airport.
- d) *No impact*- See a), above. There are no design features or incompatible uses proposed for this project that would substantially increase hazards.

- e) *No Impact-* See a), above. This project does not propose any alteration of the land, and as such would not result in a change to the emergency access requirements of the area.
- f) *No Impact-* See a), above. There is no development associated with this project; therefore, there is no parking required for the project.
- g) *No Impact-* See a), above. There is no development associated with this project; therefore, this project would not conflict with any alternative transportation policies, plans or programs.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | ☐ | ☐ | ☐ | ☒ |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | ☐ | ☐ | ☐ | ☒ |
| e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ☐ | ☐ | ☐ | ☒ |
| g) Comply with federal, state and local statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

Discussion of Impacts

- a) *No Impact*- The proposed project is a rezone and parcel split only. Although the parcel would be divided, the change in zoning would keep the agriculture designation (rezone to AG-20), thereby limiting the amount of development on each new parcel, and only allow up to four parcels on the site. The project proposes a two parcel split only, and there is no development proposed with this project. As such, the project would not result in an increased burden on existing utilities and service systems in the area, nor would it require the construction of any new utilities or service systems. As required by CEQA, any impacts related to utilities and service systems associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project.
- b) *No Impact*- See a), above.
- c) *No Impact*- See a), above.
- d) *No Impact*- See a), above.
- e) *No Impact*- See a), above.

- f) *No Impact- See a), above.*
- g) *No Impact- See a), above.*

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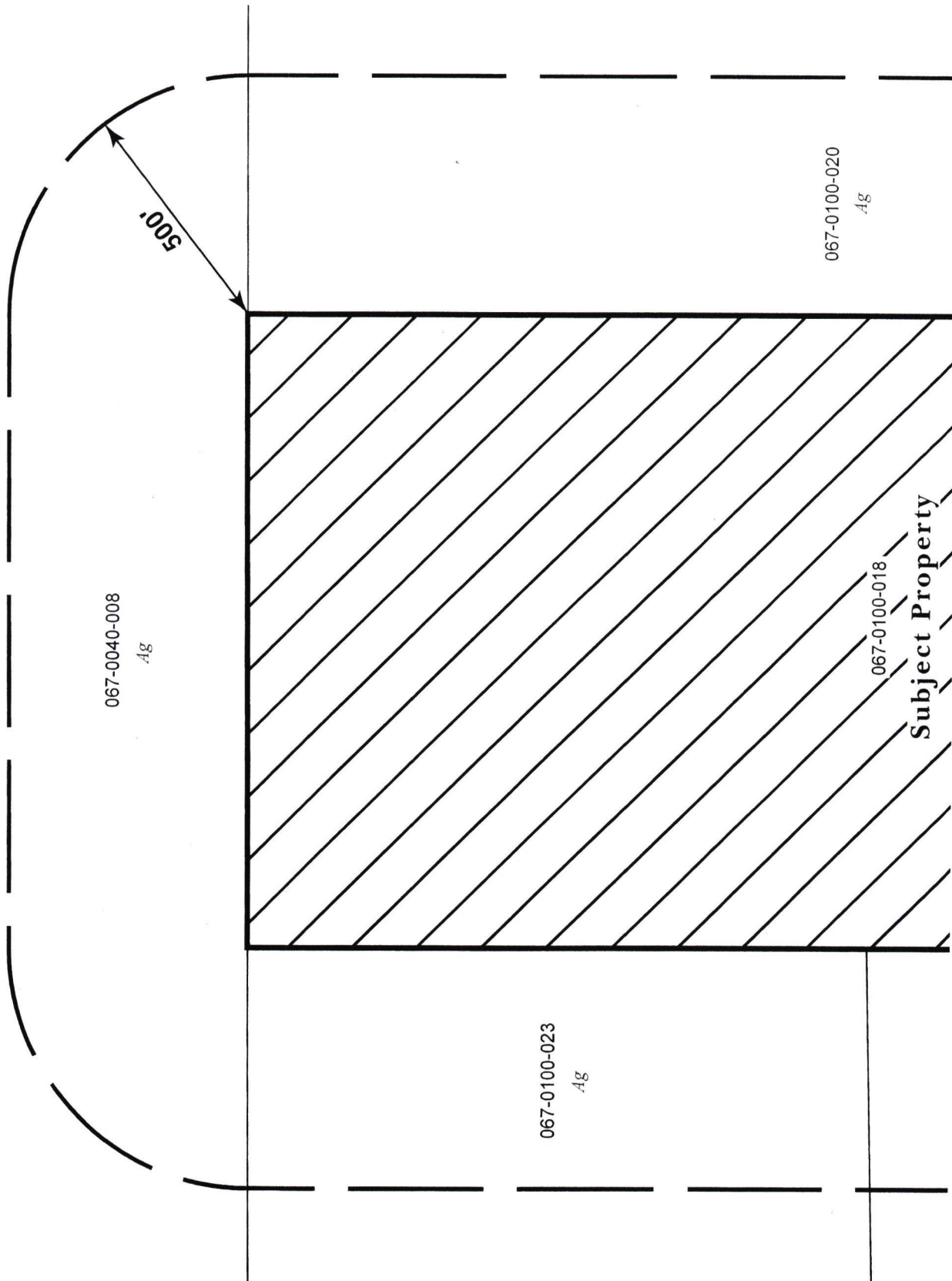
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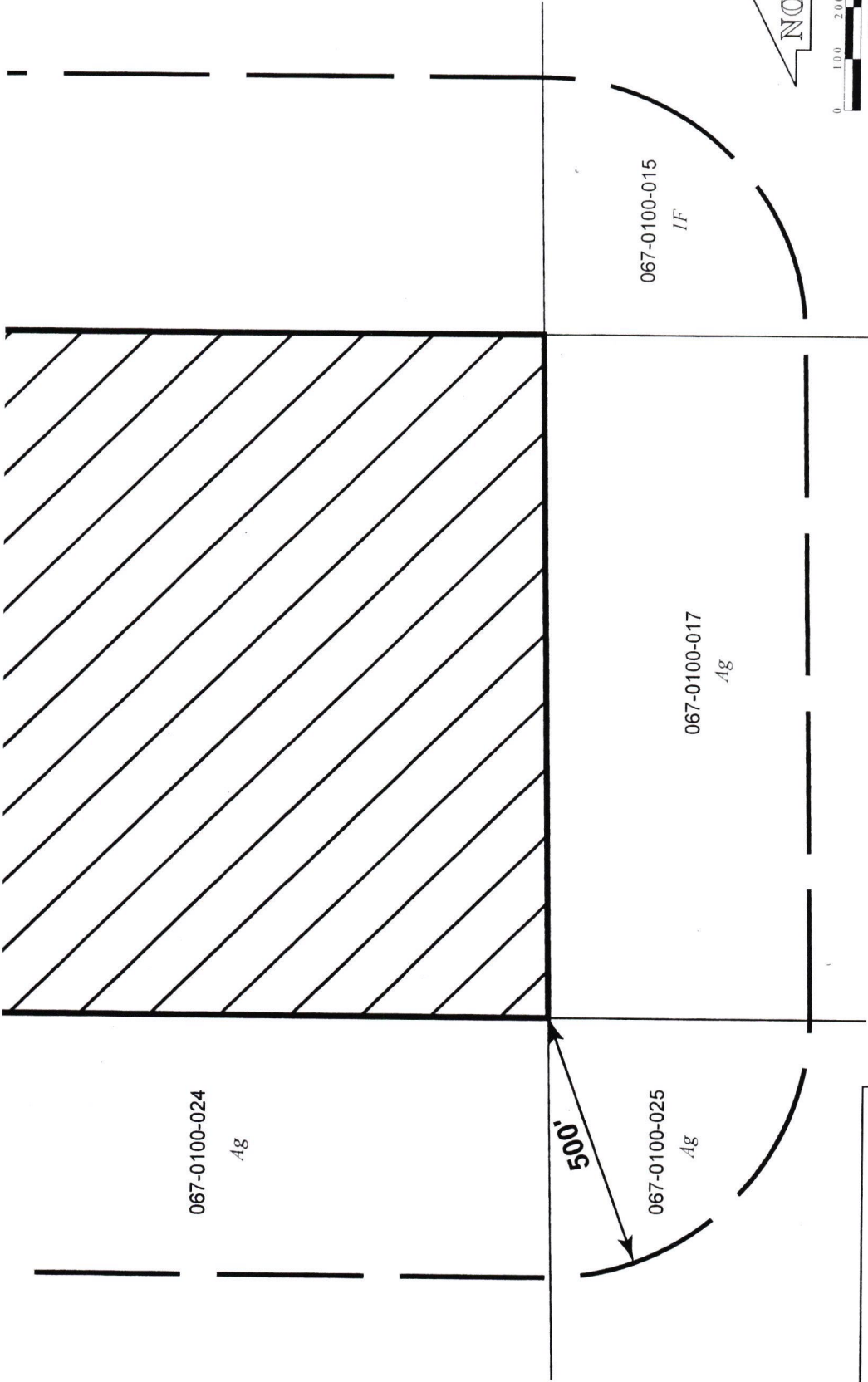
XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. | ☐ | ☐ | ☒ | ☐ |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

Discussion of Impacts

- a) *Less Than Significant Impact*- As noted in sections I through XVI above, the project is not expected to result in any significant impacts related to biological or cultural resources; therefore, this impact is considered *less than significant*.
- b) *Less Than Significant Impact*- This project is a rezone from an AG-80 agricultural designation to an AG-20 agricultural designation, and a parcel split from one to two parcels. This small split would not result in cumulatively considerable impacts. Additionally, the project falls within the Sunrise Douglas Community Plan Area, which has been designated for future urban development, and associated cumulative impacts were addressed in the EIR for the Sunrise Douglas Community Plan. As required by CEQA, any cumulatively considerable impacts associated with future projects that may result from this rezone and parcel split will be evaluated in a separate document for that project. Therefore, this impact is considered *less than significant*.
- c) *Less Than Significant Impact*- As rezone and two lot parcel map only with no associated development, the project will have no significant adverse effects on human beings. Therefore, this impact is considered *less than significant*.





500 FT. RADIUS MAP

APN 067-0100-018

February 9, 2005

ADDITIONAL PARCELS TO MAKE
THE TEN (10) PARCEL MINIMUM:

APN 067-0040-010

APN 067-0040-013

APN 067-0040-016

APN 067-0100-021

· INVESTEK PROPERTIES COMPANY
LLC/ETAL
P.O. BOX 586
BURLINGAME, CA 94011

ELISABETH COVER YOUNG
TESTAMENTARY TRUST
4163 RIVA RIDGE DRIVE
FAIR OAKS, CA 95628

JACK SIOUKAS REVOCABLE
TRUST/ETAL
2277 FAIR OAKS BLVD 295
SACRAMENTO, CA 95825

PAPPAS LOUIE J/VOULA L
5229 YORKVILLE PL
CARMICHAEL, CA 95608

SMITH MURRAY M JR/ETAL
9801 MIRA DEL RIO DR
SACRAMENTO, CA 95827

CRESLEIGH HOMES CORPORATION
433 CALIFORNIA ST 7TH
SAN FRANCISCO, CA 94104

SULLIVAN LOUIS B/BOYD C
SMITH/TR
2560 MISSION COLL BLVD 101
SANTA CLARA, CA 95050

LENNAR SIERRA SUNRISE LLC
1075 CREEKSIDE RIDGE DR
ROSEVILLE, CA 95678

LERA VINCENT E
55 MANLEY CT
SACRAMENTO, CA 95820

ALICE M CALLAHAN
GRANDCHILDREN'S IRREV
TRUST/ETAL
4163 RIVA RIDGE DRIVE
FAIR OAKS, CA 95628

SIERRA HOLDINGS
3600 AMERICAN RIVER DR 105
SACRAMENTO, CA 95864

WOOD-RODGERS INC
3301 C STREET BLDG 100-B
SACRAMENTO, CA 95816

MEMORANDUM

DATE: June 20, 2005
TO: Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director



SUBJECT: CONSIDER ADOPTION OF RESOLUTIONS TO (1) CONFIRM THE FORMATION OF LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1 AND ORDER THE LEVY AND COLLECTION OF ASSESSMENTS; (2) APPROVE THE ENGINEER'S REPORT ON ANNUAL ASSESSMENTS COMMENCING IN FY 2005-2006; 3) DECLARE THE RESULTS OF THE PROPERTY OWNER BALLOT PROCEEDINGS

RECOMMENDATION

Adopt Resolution No. 65-2005 Declaring the Results of the Property Owner Protest Ballot Proceeding, Resolution No. 66-2005 Approving the Engineers Report and the Levy and Collection of Annual Assessments, and Resolution No. 67-2005 Confirming the Formation of Landscaping and Lighting District No. 2005-1 and Ordering the Levy and Collection of Assessments for Fiscal Year 2005/2006 (The Council will take a break prior to taking action in order to allow the City Clerk to tally the ballots.)

BACKGROUND

State law requires that when a City incorporates, Districts which assess property owners for service must be transferred from the County to the City by ballot of the affected property owners. A portion of Zone 4 and all of Zone 5 of Sacramento County Landscape Maintenance District (District) are in the City of Rancho Cordova. A yes vote by the Assessed property owners continues the assessments and transfers management from the County to the City. A no vote dissolves the District. The attached resolutions complete the process of conducting the election, approve the Engineer's Report, confirm the formation of the Landscape and Lighting District No. 2005-1 and levy the assessments.

The District provides public landscaping on island medians and in some areas behind the curb near Ellenwood Ave. and Capital Center Dr. District Zone 4 assesses 105 parcels. The total assessment is \$44,625. The residential charge is \$42.50 per year. The commercial charge is \$66.51 per acre. District Zone 5 assesses 281 parcels. The total assessment is \$79,744. District Zone 5 adjusts assessment rates based on distance from the landscaped area. The median rate is \$30.48 per acre per year. The Zinfandel rate is \$1,413.24 per acre per year. District rates have remained unchanged for over nine years. There is no proposed rate change.

Information was mailed to all owners of assessed properties of the District on April 13, 2005 addressing voting on the District change over from County to City, explaining the impacts of a yes or no vote and inviting District members to an informational meeting on April 20, 2005 at 6:00 P.M. There was one call from a property owner prior to the informational meeting. No members of the public appeared at the informational meeting.

Ballots were mailed to all property owners on May 6, 2005. Ballots are required to be returned to the City prior to the close of the Public Hearing. Following the close of the Public Hearing, the City Clerk will tally the vote and declare that tally to the City Council. If a majority of the assessed levy votes yes, the Council may choose to proceed with adoption of the attached resolutions. If a majority of the assessed levy votes no, the Council may not proceed with adoption of the attached resolutions.

- | | |
|-----------------------|---|
| Attachment #1: | Resolution No. 65-2005 Declaring the Results of the Property Owner Protest Ballot Proceeding for Landscaping and Lighting District No. 2005-1 and Approving Certain Related Actions |
| Attachment #2 | Resolution No. 66-2005 Approving the Engineer's Report Regarding Formation of Landscaping and Lighting District No. 2005-1 and the Levy and Collection of Annual Assessments Related Thereto Commencing in Fiscal Year 2005/2006 |
| Attachment #3 | Resolution No. 67-2005 Confirming the Formation of Landscaping and Lighting District No. 2005-1 and Ordering the Levy and Collection of Assessments for Fiscal Year 2005-06 |
| Attachment #4 | Boundary Map of Landscaping & Lighting District No. 2005-1. |
| Attachment #5 | Notice of Public Hearing |
| Attachment #6 | Sample Ballot |

CITY OF RANCHO CORDOVA

RESOLUTION NO. 65-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
CALIFORNIA, DECLARING THE RESULTS THE PROPERTY OWNER PROTEST
BALLOT PROCEEDING FOR LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1
AND APPROVING CERTAIN RELATED ACTIONS**

WHEREAS, the City Council of the City of Rancho Cordova, California (hereafter referred to as "City Council") called and duly held a property owner protest proceeding for Rancho Cordova Landscaping and Lighting District No. 2005-1 (hereafter referred to as "District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the "Act") and the California Constitution Articles XIII C and XIII D, for the purpose of presenting to the qualified property owners within the proposed District the continued annual levy of assessments for the costs and expenses related to the ongoing operation, maintenance and servicing of local landscaping and appurtenant facilities to be provided by the City that has previously been maintained and assessed by the County of Sacramento as part of the Sacramento Landscape Maintenance District and;

WHEREAS, the landowners of record within the proposed District as of the close of the Public Testimony at the Public Hearing held on June 20, 2005 did cast their ballots, weighted by the proportional financial obligation of each ballot, the results of which are illustrated below:

Yes: \$ _____
No: \$ _____

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: The results of the tabulation of the valid property owner protest ballots returned by the property owners of record within said District, prior to the conclusion of the Public Hearing on June 20, 2005, is hereby confirmed and made public record.

Section 3: The tabulation of the valid property owner protest ballots returned by the property owners within said District indicates that majority protest of the

assessment does not exist, and the City Council is authorized to take the necessary steps to levy the assessments as approved.

Section 4: The City Clerk is hereby directed to enter this Resolution on the minutes of the City Council, which shall constitute the official declaration of the result of such property owner protest proceeding.

Section 5: This Resolution shall become effective immediately upon its adoption.

Section 6: The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED THIS 20th DAY OF June, 2005.

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO ss.
CITY OF RACNHO CORDOVA

I, Lillian E. Hare, City Clerk of the City of Rancho Cordova, County of Sacramento, State of California does hereby certify that the foregoing Resolution No. 65-2005 was adopted by the City Council of said City of Rancho Cordova at a regular meeting of said City Council held on the 20th day of June, 2005 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA

RESOLUTION NO. 66-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
CALIFORNIA, APPROVING THE ENGINEER'S REPORT REGARDING THE
FORMATION OF LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1 AND THE
LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO
COMMENCING IN FISCAL YEAR 2005/2006**

WHEREAS, The City Council of the City of Rancho Cordova, California (hereafter referred to as "City Council"), pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code, did by previous Resolution order the Engineer, MuniFinancial, to prepare and file a report in accordance with Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22565, in connection with the formation of Rancho Cordova Landscaping and Lighting District No. 2005-1 (hereafter referred to as the "District") and the proposed continued levy and collection of assessments related thereto commencing with fiscal year 2005/2006, said fiscal year starting July 1, 2005 and ending June 30, 2006; and

WHEREAS, The Engineer has prepared and filed with the City Clerk of the City of Rancho Cordova and the City Clerk has presented to the City Council such report entitled "Engineer's Report for the Formation of Landscaping and Lighting District No. 2005-1, fiscal year 2005/2006" (hereafter referred to as "Engineer's Report") in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the "Act"); and

WHEREAS, The City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Engineer's Report as presented, consists of the following:

- a) Plans and specifications that describe the District and Improvements.
- b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the

calculations used to establish each parcel's proportional special benefit assessment.

- c) The Budget that outlines the costs and expenses to service, and maintain the improvements including incidental expenses authorized by the Act to operate the District.
- d) An Assessment Diagram that identifies the boundaries of the District.
- e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and first year's assessment commencing fiscal year 2005/2006.

Section 3: The Engineer's Report as presented, is hereby approved (as submitted or amended by direction of this City Council), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4: The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer's Report.

PASSED, APPROVED, AND ADOPTED THIS 20th DAY OF June, 2005.

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO ss.
CITY OF RANCHO CORDOVA

I, Lillian E. Hare, City Clerk of the City of Rancho Cordova, County of Sacramento, State of California does hereby certify that the foregoing Resolution No. 66-2005 was adopted by the City Council of said City of Rancho Cordova at a regular meeting of said City Council held on the 20th day of June, 2005 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA
ENGINEER'S REPORT FOR THE FORMATION OF
LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1
FISCAL YEAR 2005/2006



RANCHO CORDOVA
LANDSCAPING AND LIGHTING DISTRICT NO. 2005-1

Intent Meeting: May 02, 2005
Public Hearing: June 20, 2005



Corporate Office

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Lancaster, CA	Phoenix, AZ
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Oakland, CA	Seattle, WA

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ENGINEER'S REPORT AFFIDAVIT

Formation of the Rancho Cordova Landscaping and Lighting District No. 2005-1 And establishment of Annual Assessments for said District

City of Rancho Cordova,
County of Sacramento, State of California

This Report and the enclosed budget, assessments, descriptions and diagrams outline the proposed formation of Landscaping and Lighting District No. 2005-1 and includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2005.

MuniFinancial
Assessment Engineer
On Behalf of the City of Rancho Cordova

By: _____

Jim McGuire
Senior Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

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INTRODUCTION

Pursuant to the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (hereafter referred to as the "California Constitution"), the City Council of the City of Rancho Cordova, County of Sacramento, State of California (hereafter referred to as "City"), has by resolution initiated proceedings in connection with the the establishment of the special benefit assessment district to be designated as:

Landscaping and Lighting District No. 2005-1

(hereafter referred to as "District"), for the purpose of continuing and providing for the ongoing maintenance and operation of landscaping and lighting improvements within the District that has previously been provided and administered by the County of Sacramento as part of the Sacramento Landscape Maintenance District ("SLMD"). Upon property owner approval of the proposed assessments described herein and the formation of this District, the maintenance and operation of the improvements will become the responsibility of the City of Rancho Cordova with the City Council acting as the legislative body for the District. The City Council proposes to form the District, and continue the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements for all lots and parcels of land that were previously included in that portion of the Sacramento Landscape Maintenance District Zone 4 and Zone 5 that are within the boundaries of the City of Rancho Cordova and for which the County of Sacramento has been maintaining through the annual levy of assessments.

This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the formation of said District and the levy and collection of annual assessments related thereto commencing in fiscal year 2005/2006, as required pursuant to Chapter 1, Article 4 of the 1972 Act. This Report describes the District, the improvements, and the proposed assessments to be levied on properties within the District in connection with the special benefits the properties receive from the maintenance and servicing of the District improvements. The formation of this District and the annual assessments will provide a continued funding source (annual assessments) for the ongoing operation and maintenance of public landscaping and lighting improvements associated with the properties within the District.

The improvements and assessments described in this Report are based on the improvements and assessments previously established by the County of Sacramento for SLMD Zone 4 and Zone 5 and represent an estimate of the direct expenditures, incidental expenses, and fund balances associated with the maintenance and servicing of those improvements. The formation of the District, the structure of the District (organization), the improvements, the method of apportionment, and assessments described herein have been established to continue the maintenance of the existing improvements and assessments previously established by the County of Sacramento as outlined in the Fiscal Year 2004/2005 Engineer's Report of the Sacramento Landscape Maintenance District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) by the Sacramento County Assessor's Office. The Sacramento County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for special benefit assessments.

As part of this District formation to continue the assessments previously levied by the County of Sacramento as part of the Sacramento Landscape Maintenance District Zone 4 and Zone 5 for properties within the boundary of the City, the City of Rancho Cordova shall conduct a Property Owner Protest Ballot proceeding for the District assessments pursuant to the provisions of the *California Constitution, Article XIII D Section 4*. In conjunction with this ballot proceeding, the City Council will conduct a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists (ballots shall be weighted based on assessment amounts), and by resolution the City Council will confirm the results of the ballot tabulation. If majority protest exists, proceedings for the levy of District assessments shall be abandoned. If tabulation of the ballots indicates that majority protest does not exist for the continuation and transfer of assessments presented and described herein, the City Council may approve the Report (as submitted or amended), order the formation of the District, and approve the levy and collection of assessments. In such case, the assessments for fiscal year 2005/2006 shall be submitted to the Sacramento County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District, any changes to the District or improvements, and the proposed budget and assessments for that fiscal year, and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed annual assessments for the District or portion thereof, exceed the maximum assessments described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before the new or increased assessment may be imposed. It should be noted that

an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Part I

Plans and Specifications: A description of the District boundaries and the proposed improvements associated with the District. The District is being formed with four (4) benefit zone encompassing all lots and parcels of land within the boundaries of the City of Rancho Cordova that were included in Zone 4 and Zone 5 of the Sacramento Landscape Maintenance District in fiscal year 2004/2005.

Part II

The Method of Apportionment: A discussion of benefits the improvements and services provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment.

Part III

The District Budget: An estimate of the annual costs to operate, maintain and service the landscaping and lighting improvements and facilities previously provided and maintained by the County of Sacramento as part of the Sacramento Landscape Maintenance District. This budget includes an estimate of anticipated direct maintenance costs and incidental expenses including, but not limited to administration expenses and fund balances to establish a maximum assessment to be approved by the property owners of record. The special benefit assessments are based on the overall operation costs minus any costs that are considered general benefit. The proposed initial assessments for the District are consistent with the assessments previously adopted by the County of Sacramento for the Sacramento Landscape Maintenance District. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget section of this Report establishes the maximum assessment for the District and Zones therein commencing in fiscal year 2005/2006. Each subsequent year the City shall establish a budget for operating, maintaining and servicing the District improvements for that fiscal year including any funds necessary to perform maintenance activities that cannot be reasonably collected in a single fiscal year to establish the proposed assessments for that year. Should the proposed assessments exceed the assessments described herein, property owner ballot proceedings shall be conducted to approve such an increase before the increase may be imposed.

Part IV

District Diagram: A Diagram showing the exterior boundaries of the District and the Zones therein is provided in this Report and includes all parcels that receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Sacramento County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: A listing of the proposed assessment amount to be presented to the property owners of record in the protest ballot proceedings required pursuant to the provisions of the California Constitution. The proposed assessment amount for each parcel is based on the parcel's proportional special benefit as outlined in the method of apportionment and the proposed maximum assessment rate.

Part I — Plans and specifications

A. Description of the District

The territory within the District consists of all lots and parcels of land within the boundaries of the City of Rancho Cordova that in fiscal year 2004/2005 were designated as a portion of Zone 4 and all of Zone 5 of the Sacramento Landscape Maintenance District. Said territory encompasses an area of land totaling approximately five hundred twelve acres (512 acres) that is centrally located within the City of Rancho Cordova, generally south of Highway 50 and north of the City limits. The District includes:

- That portion of SLMD Zone 4 that is within the City of Rancho Cordova, which consists of the one hundred five (105) parcels within the residential subdivision known as Ellenwood Court located south of Ellenwood Avenue. These parcels shall be established in the District as Zone 1 to reflect the proportional special benefit these parcels receive from the District improvements, specifically the landscape improvements associated with the development located on the south side of Ellenwood Avenue.
- All of the parcels that were identified as SLMD Zone 5, which includes a total of two hundred thirty-seven (237) parcels generally located south of the American River, east of Mather Field Road and in close proximity to Zinfandel Drive and International Drive. These parcels shall be established in the District as Zones 2; 3 and 4 to reflect the proportional special benefit the various parcels receive from the District improvements namely:
 - Zone 2 includes the one hundred fifty-nine (159) parcels within the residential subdivision known as California Jazz Units 1 & 2 generally located east of Data Drive, north of Reserve Drive, south of Capital Center Drive and west of International Drive. These parcels shall proportionately share in the costs of maintaining the median landscaping on International Drive and Zinfandel Drive within the boundaries of the District as well as the parkway landscaping surrounding and adjacent to this residential subdivision.
 - Zone 3 includes the eight (8) parcels located on either side of Zinfandel Drive from Data Drive to the southern boundary of the District (approximately 700 feet south of International Drive). These parcels shall proportionately share in the costs of maintaining the median landscaping on International Drive and Zinfandel Drive as well as the parkway landscaping

on Zinfandel Drive that is in close proximity to these parcels and within the District boundaries.

- Zone 4 includes the remaining seventy (70) parcels previously included in SLMD Zone 5 that are not designated as either Zone 2 or Zone 3 of the District. This Zone includes parcels along Data Drive, International Drive, Capital Center Drive, White Rock Road, Quality Drive, Disk Drive, Prospect Park Drive and Kilgore Road. These parcels shall proportionately share in the costs of maintaining the median landscaping on International Drive and Zinfandel Drive within the District boundaries.

B. Description of Improvements and Services

Landscape Improvements

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements within the District that was previously funded in whole or in part by annual assessments associated with the Sacramento Landscape Maintenance District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District. These improvements may include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting and landscape improvements including but not limited to parkways, medians and other designated easements, right-of-ways or public areas within the District. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape (parkway) landscaping along the South side of Ellenwood Avenue east of Routier Road that is within the public right-of-ways or easements and dedicated to the City for maintenance. The costs and special benefits of these improvements are proportionately shared by only the properties within Zone 1 of the District.
- Streetscape (parkway) landscaping adjacent to the California Jazz subdivision on the north side of Reserve Drive from Data Drive to International Drive; the east side of Data Drive from Reserve Drive north to the end of the subdivision; the west side of Capital Center Drive from International Drive north to the end of the subdivision; and the north side of International Drive from Reserve Drive to Capital Center Drive. The costs and special benefits of these improvements are proportionately shared by only the properties within Zone 2 of the District.

- Streetscape (parkway) landscaping on both sides of Zinfandel Drive between International Drive and Data Drive. The costs and special benefits of these improvements are proportionately shared by only the properties within Zone 3 of the District.
- All median landscape improvements within the District located on International Drive from approximately 570 feet westerly of Data Drive to Kilgore Road and on Zinfandel Drive from Data Drive to International Drive. The costs and special benefits of these improvements are proportionately shared by all the properties within Zone 2, 3 and 4 of the District.
- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provide by another assessment or tax levied by the City or County and any improvement provided and maintained by a Homeowner's Association or similar entity.

Detailed descriptions of the location and extent of the specific improvements to be maintained by the District are on file with the City of Rancho Cordova and by reference are made part of this Report. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public right-of-ways. Specifically the landscape improvement areas for this District generally consist of the following:

- Approximately 9,600 square feet of streetscape (parkway) landscaping and 34 trees within the public right-of-ways located on the south side of Ellenwood Avenue.
- Approximately 11,000 square feet of turf, 28,455 square feet of streetscape (parkway) landscaping including 110 trees, located on the north side of Reserve Drive from Data Drive to International Drive; east side of Data Drive, from Reserve Drive north to end of California Jazz tract Unit No. 1; west side of Capital Center Drive, from International north to end of California Jazz Tract Unit No. 2; and north side of International Drive, from Reserve Drive to Capital Center Drive.

- Approximately 19,400 square feet of turf, 11,500 of streetscape (parkway) landscaping including 57 trees, located on the west side of Zinfandel Drive, south of International Drive.
- Approximately 152,340 square feet of turf, 55,600 square feet of streetscape and median landscaping including 392 trees along the medians and frontage corridors on Zinfandel Drive, from Data Drive to International Drive; and medians on International Drive, west of Data Drive to Kiloge Road.

Public Lighting Improvements

Lighting facilities that may be located within the landscaped areas including safety lights, security lights or ornamental lights installed as part of the landscape improvements are budgeted as part of the landscape maintenance costs.

Although the District improvements and associated assessments do not currently include public street lighting, these improvements may be incorporated into the District budget and assessments at a later date particularly to future annexations to the District. At such time, the lighting improvements may include but shall not be limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with the street lighting, safety lighting and/or traffic signals within the District including public lighting facilities on designated arterial and collector streets as well as lighting facilities within residential subdivisions or public areas such as parks. The cost of such improvements shall be allocated based on the proportional special benefits properties receive from these improvements.

Improvements and Services Permitted Pursuant to the 1972 Act

As generally defined by the Landscaping and Lighting Act of 1972, the improvements and associated assessments for this District may include now or in the future one or more of the following:

- 1) The installation or planting of landscaping;
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- 3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;

- 5) The installation of park or recreational improvements, including, but not limited to, all of the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts, and public restrooms.
- 6) The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- 7) The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d) The removal of trimmings, rubbish, debris, and other solid waste;
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
 - f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c) Compensation payable to the County for collection of assessments;
 - d) Compensation of any engineer or attorney employed to render services;

- e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- f) Costs associated with any elections held for the approval of a new or increased assessment.

Part II — METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. Benefit Analysis

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified, and allocated based on special benefit pursuant to the provisions of the California Constitution and 1972 Act. The improvements provided by the District and for which properties will be assessed have been identified as necessary, required and/or desired for the development of properties within the District and as such, the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of the parcels within the District. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. Any improvement or portion thereof that is considered to be of general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within the District.

Special Benefit

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from specific improvements and the desirability and security of those properties is enhanced by the presence of well-maintained improvements in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

All of the preceding factors contribute to a specific enhancement and desirability of each of the assessed parcels within the District and thereby provide special benefits to the properties. Furthermore, it has been determined that the a lack of funding to properly service and maintain the District improvements could have a negative impact on the properties within the District.

General Benefit

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely for the benefit of properties within the District and the ongoing maintenance and operation of the improvements will directly effect the properties within the District. Although the improvements include public areas, easements, right-of-ways and other amenities available or visible to the public at large, the construction and installation of these improvements were only in direct benefit to the properties within the District and were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the improvements and the ongoing maintenance, servicing and operation of those improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District.

C. Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

All costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIII D Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs it is necessary to consider the entire

scope of improvements to be maintained by the District as well as individual property development within the District. Upon review of the improvements to be maintained by the City of Rancho Cordova that will be transferred from the Sacramento Landscape Maintenance District, it has been determined that there are four (4) distinct areas that benefit differently from the improvements within the District and therefore the landscape maintenance and assessments have been established as four (4) benefit zones for the allocation of the assessments and proportional special benefit.

Zones and Assessments:

Zone 1 of the District is comprised of one hundred five (105) parcels that were previously part of the Sacramento Landscape Maintenance District Zone 4. These residential parcels are assessed on a per parcel basis at the pre-existing rate of \$42.50 per parcel.

Zone 2 of the District is comprised of one hundred fifty-nine (159) parcels that were previously part of Sacramento Landscape Maintenance District Zone 5 and are part of the residential developments known as California Jazz Unit No.1 and Unit No. 2. These parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscape improvements and parkway landscape improvements associated with these parcels.

Zone 3 of the District is comprised of eight (8) parcels that were previously part of Sacramento Landscape Maintenance District Zone 5 and these parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscaping and \$1,382.76 per acre for the landscaping along the parkways of Zinfandel Drive, totaling \$1,413.24 per acre.

Zone 4 of the District is comprised of seventy (70) parcels that were previously part of the Sacramento Landscape Maintenance District Zone 5 that are not included as part of this Districts Zone 2 and 3. These parcels shall be assessed on an acreage basis at the pre-existing rate of \$30.48 per acre for the median landscape improvements within the District.

Exempt Parcels — Properties within the District that are not assessed for special benefit include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;

- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

Special Cases — In many districts where multiple land uses and zones exist, the typical property classification and assessment methodology does not accurately identify the special benefits received from the improvements for each and every parcel. For example, in some cases, only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. These special circumstances will be reviewed annually by the assessment engineer.

Part III — DISTRICT BUDGET

The proposed Maximum Assessment per Parcel or Acre shown above is based on the cost of providing the District improvements and does not include any other assessments or charges imposed on the properties. The budget below identifies the cost to maintain the improvements within each specified Zone of the District. The budget has been prepared under the premises that the reserves previously collected by the Sacramento Landscape Maintenance District would be transferred in proportion to the cost of maintaining the landscape area that will be part of the newly formed District. The City and the County of Sacramento have not finalized the particulars and exact balances to be transferred to the District and the reserve balances displayed within the Budget Summary are projected ending balances for Fiscal Year 2004/2005. If the reserves are not transferred to the District or a lesser amount is transferred, the City may reduce the level of maintenance provided down to a level that can be financed by the District and assessments collected.

CITY OF RANCHO CORDOVA
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 2005-1
BUDGET SUMMARY

BUDGET ITEM	Total Budget	Zone 1 Budget	Zone 2 Budget	Zone 3 Budget	Zone 4 Budget	First Year's Assessment
MAINTENANCE (DIRECT COSTS)						
Contract Maintenance	93,396	2,613	30,594	48,405	11,784	93,396
Landscape Utilities (Water/Electricity)	21,534	540	7,878	10,207	2,908	21,533
Periodic Repair/Rehabilitation	11,654	615	2,477	6,375	2,187	11,654
ANNUAL DIRECT COSTS	126,584	3,768	40,949	64,987	16,879	126,583
ADMINISTRATION						
City Administration Overhead	9,194	252	3,078	4,689	1,175	9,194
Professional Fees for Admin	4,822	137	1,492	2,578	615	4,822
County Administration Fee	92	23	32	4	33	92
Miscellaneous Administration Expenses	141	4	46	73	18	141
Total Administration	14,249	416	4,648	7,344	1,841	14,249
Total Costs & Expenses	140,832	4,184	45,597	72,331	18,720	140,832
LEVY ADJUSTMENTS						
Reserve Fund Collection / Transfers	(56,945)	(62)	(45,044)	(6,324)	(5,516)	(56,945)
Revenues from Other Sources	-	-	-	-	-	-
BALANCE TO LEVY	\$83,887	\$4,123	\$554	\$66,007	\$13,204	83,887
Total Parcels		105	159	8	70	342
Parcels Levied		97	154	8	63	322
Total Acreage		NA	18.16	48.71	433.15	NA
Levy per Parcel / Acre		\$ 42.50	\$ 30.48	\$ 1,413.24	\$ 30.48	
Maximum Levy per Parcel / Acre		\$ 42.50	\$ 30.48	\$ 1,413.24	\$ 30.48	
FUND BALANCE INFORMATION						
Beginning Reserve Fund Balance [1]	317,508					
Reserve Fund Adjustments	(56,945)					
Estimated Ending Reserve Fund Balance	260,563					

[1] Projected estimates of the ending reserve fund balances for Fiscal Year 2004-05 that should be transferred to the District. Actual amount to be transferred from the Sacramento Landscape Maintenance District have not been finalized. Fiscal Year 2004-05 estimates of ending reserve fund balances are: \$36,883 for Working Capital Reserve, \$109,357 for Reserve Fund, and \$171,268 for Rate Stabilization Reserve.

Part IV — DISTRICT DIAGRAMS

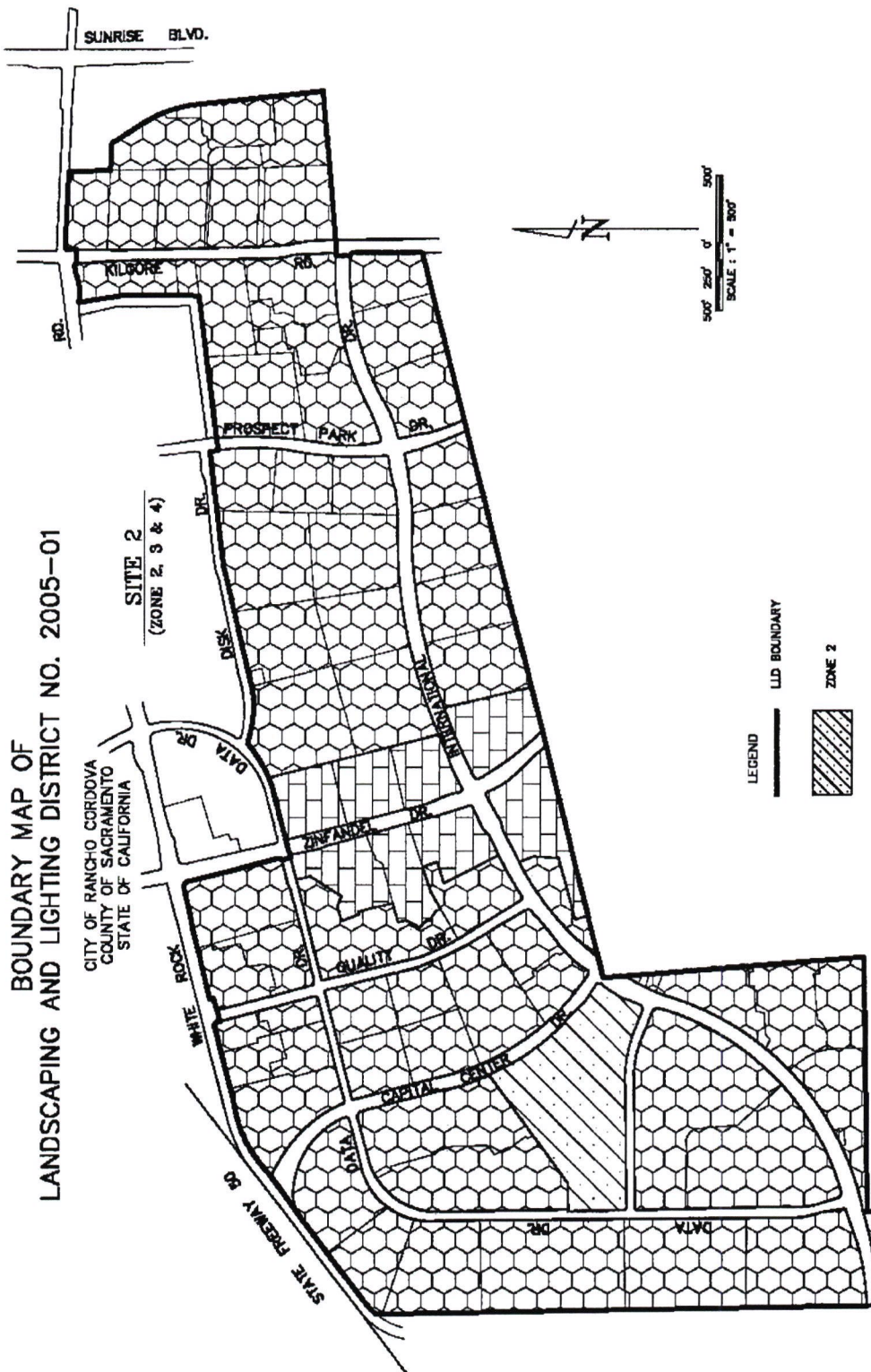
The parcels involved with the continuation of assessments through the transferring of the Sacramento Landscape Maintenance District to the City of Rancho Cordova Landscaping and Lighting Maintenance District No. 2005-1 consist of all lots, parcels and subdivisions of land located within the boundaries of the map designated as "Boundary Map of Landscaping and Lighting District No. 2005-1." The District covers approximately five hundred twelve acres (512 acres) within the City of Rancho Cordova.

The following District Diagram is based on the Sacramento County Assessor's Maps and the Sacramento County Assessor's information and identifies all the parcels of land within the proposed District, as the same existed at the time this Report was prepared. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram. The maximum assessment rate and the continuation of assessments for each of the existing parcels within the District as described herein, shall be presented to the property owners of record for approval or protest in accordance with the provisions of the California Constitution.

BOUNDARY MAP OF LANDSCAPING AND LIGHTING DISTRICT NO. 2005-01

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

SITE 2
(ZONE 2, 3 & 4)

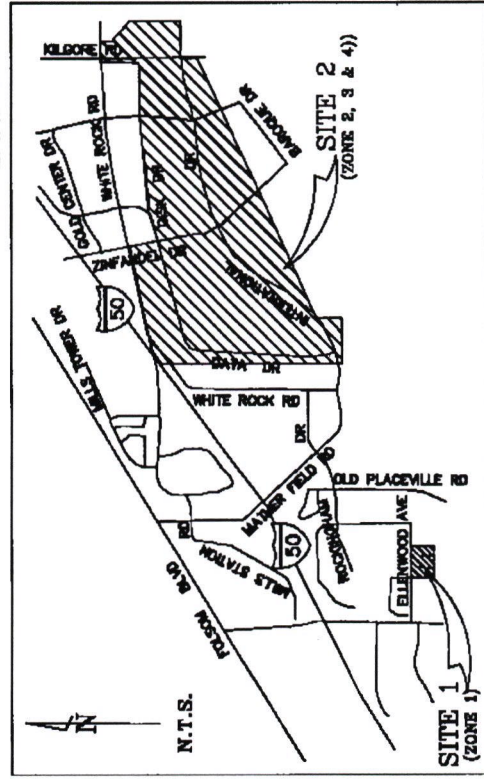


- LEGEND**
- LLD BOUNDARY
 - ZONE 2
 - ZONE 3
 - ZONE 4

MuniFinancial
87200 Via Inductria
Suite 110
Tucson, Arizona 85705-0000
Phone (520) 887-8800 Fax (520) 887-8810

BOUNDARY MAP OF LANDSCAPING AND LIGHTING DISTRICT NO. 2005-01

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

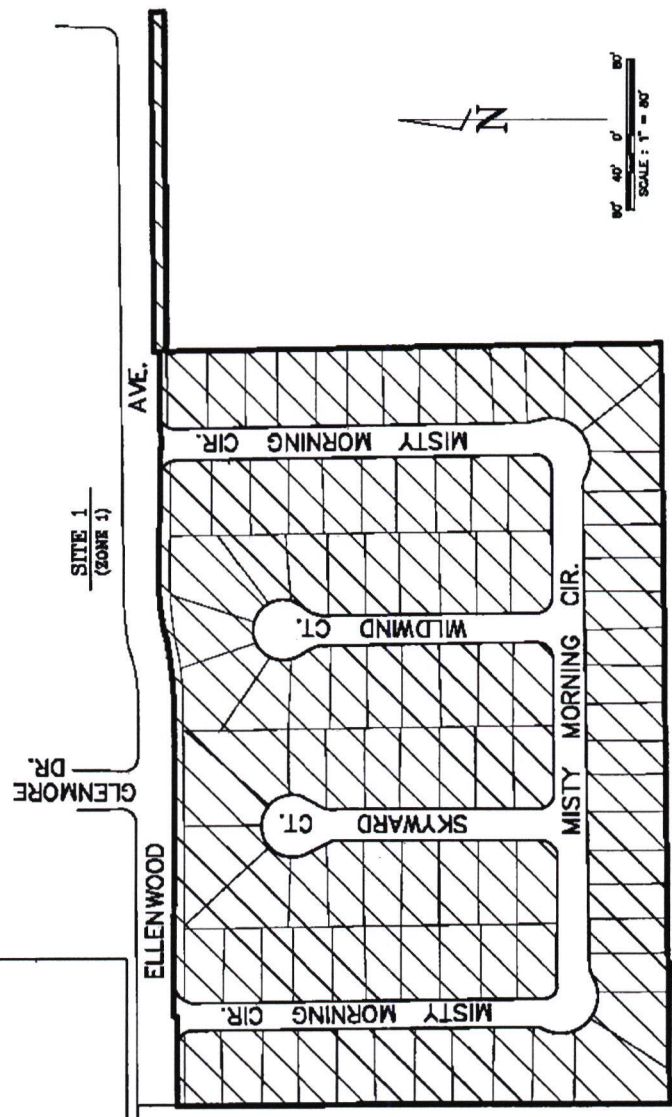


FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 2008.

I HEREBY CERTIFY THAT THIS MAP SHOWING THE BOUNDARIES OF LANDSCAPING AND LIGHTING DISTRICT NO. 2005-01, CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULAR MEETING HEREOF, HELD ON THE _____ DAY OF _____ 2008, BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF CORDOVA

VICINITY MAP



MuniFinancial
 87750 Y St
 Suite 110
 Cordova, CA 95626
 Phone (916) 897-8800 Fax (916) 897-8810

Part V — ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the Sacramento County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

The following is a list of the parcels and proposed assessment amounts for each of the parcels within the District as determined by the assessment rates and method of apportionment described herein:

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
077-0370-002	1	1	\$42.50
077-0370-003	2	1	\$42.50
077-0370-004	3	1	\$42.50
077-0370-005	4	1	\$42.50
077-0370-006	5	1	\$42.50
077-0370-007	6	1	\$42.50
077-0370-008	7	1	\$42.50
077-0370-009	8	1	\$42.50
077-0370-010	9	1	\$42.50
077-0370-011	10	1	\$42.50
077-0370-012	11	1	\$42.50
077-0370-013	12	1	\$42.50
077-0370-014	13	1	\$42.50
077-0370-015	14	1	\$42.50
077-0370-016	15	1	\$42.50
077-0370-017	16	1	\$42.50
077-0370-018	17	1	\$42.50
077-0370-019	18	1	\$42.50
077-0370-020	19	1	\$42.50
077-0370-021	20	1	\$42.50
077-0370-022	21	1	\$42.50
077-0370-023	22	1	\$42.50
077-0370-024	23	1	\$42.50
077-0370-025	24	1	\$42.50
077-0370-026	25	1	\$42.50
077-0370-027	26	1	\$42.50
077-0370-028	27	1	\$42.50
077-0370-029	28	1	\$42.50
077-0370-030	29	1	\$42.50
077-0370-031	30	1	\$42.50
077-0370-032	31	1	\$42.50
077-0370-033	32	1	\$42.50
077-0370-034	33	1	\$42.50
077-0370-035	34	1	\$42.50
077-0370-036	35	1	\$42.50
077-0370-037	36	1	\$42.50
077-0370-038	37	1	\$42.50
077-0370-039	38	1	\$42.50
077-0370-042	39	1	\$42.50
077-0370-043	40	1	\$42.50
077-0370-044	41	1	\$42.50
077-0370-045	42	1	\$42.50
077-0370-046	43	1	\$42.50
077-0370-047	44	1	\$42.50

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
077-0370-048	45	1	\$42.50
077-0370-049	46	1	\$42.50
077-0370-050	47	1	\$42.50
077-0370-051	48	1	\$42.50
077-0370-052	49	1	\$42.50
077-0370-053	50	1	\$42.50
077-0370-054	51	1	\$42.50
077-0370-055	52	1	\$42.50
077-0370-056	53	1	\$42.50
077-0370-057	54	1	\$42.50
077-0370-058	55	1	\$42.50
077-0370-059	56	1	\$42.50
077-0370-060	57	1	\$42.50
077-0370-061	58	1	\$42.50
077-0370-062	59	1	\$42.50
077-0370-063	60	1	\$42.50
077-0370-064	61	1	\$42.50
077-0370-065	62	1	\$42.50
077-0370-066	63	1	\$42.50
077-0370-067	64	1	\$42.50
077-0370-068	65	1	\$42.50
077-0370-069	66	1	\$42.50
077-0370-070	67	1	\$42.50
077-0370-071	68	1	\$42.50
077-0370-072	69	1	\$42.50
077-0370-073	70	1	\$42.50
077-0370-074	71	1	\$42.50
077-0370-075	72	1	\$42.50
077-0370-076	73	1	\$42.50
077-0370-077	74	1	\$42.50
077-0370-078	75	1	\$42.50
077-0370-079	76	1	\$42.50
077-0370-080	77	1	\$42.50
077-0370-081	78	1	\$42.50
077-0370-082	79	1	\$42.50
077-0370-083	80	1	\$42.50
077-0370-084	81	1	\$42.50
077-0370-085	82	1	\$42.50
077-0370-086	83	1	\$42.50
077-0370-087	84	1	\$42.50
077-0370-088	85	1	\$42.50
077-0370-089	86	1	\$42.50
077-0370-090	87	1	\$42.50
077-0370-091	88	1	\$42.50

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
077-0370-092	89	1	\$42.50
077-0370-093	90	1	\$42.50
077-0370-094	91	1	\$42.50
077-0370-095	92	1	\$42.50
077-0370-096	93	1	\$42.50
077-0370-097	94	1	\$0.00
077-0370-098	95	1	\$0.00
077-0370-099	96	1	\$0.00
077-0370-100	97	1	\$0.00
077-0370-102	98	1	\$42.50
077-0370-103	99	1	\$0.00
077-0370-104	100	1	\$0.00
077-0370-105	101	1	\$42.50
077-0370-106	102	1	\$42.50
077-0370-107	103	1	\$0.00
077-0370-108	104	1	\$0.00
077-0370-109	105	1	\$42.50
072-1340-001	106	2	\$3.96
072-1340-002	107	2	\$3.96
072-1340-003	108	2	\$3.06
072-1340-004	109	2	\$3.06
072-1340-005	110	2	\$3.06
072-1340-006	111	2	\$3.06
072-1340-007	112	2	\$3.06
072-1340-008	113	2	\$3.06
072-1340-009	114	2	\$3.06
072-1340-010	115	2	\$3.06
072-1340-011	116	2	\$3.06
072-1340-012	117	2	\$3.06
072-1340-013	118	2	\$3.96
072-1340-014	119	2	\$4.28
072-1340-015	120	2	\$3.66
072-1340-016	121	2	\$3.06
072-1340-017	122	2	\$3.66
072-1340-018	123	2	\$3.96
072-1340-019	124	2	\$3.66
072-1340-020	125	2	\$3.36
072-1340-021	126	2	\$3.36
072-1340-022	127	2	\$3.06
072-1340-023	128	2	\$3.66
072-1340-024	129	2	\$3.96
072-1340-025	130	2	\$3.36
072-1340-026	131	2	\$4.58
072-1340-027	132	2	\$5.80

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-1340-028	133	2	\$5.18
072-1340-029	134	2	\$4.88
072-1340-030	135	2	\$3.06
072-1340-031	136	2	\$3.06
072-1340-032	137	2	\$4.28
072-1340-033	138	2	\$3.96
072-1340-034	139	2	\$3.06
072-1340-035	140	2	\$3.06
072-1340-036	141	2	\$3.06
072-1340-037	142	2	\$3.06
072-1340-038	143	2	\$4.28
072-1340-039	144	2	\$5.50
072-1340-040	145	2	\$3.96
072-1340-041	146	2	\$3.36
072-1340-042	147	2	\$3.36
072-1340-043	148	2	\$3.36
072-1340-044	149	2	\$4.88
072-1340-045	150	2	\$5.18
072-1340-046	151	2	\$3.66
072-1340-047	152	2	\$3.06
072-1340-048	153	2	\$3.66
072-1340-049	154	2	\$3.06
072-1340-050	155	2	\$3.06
072-1340-051	156	2	\$3.06
072-1340-052	157	2	\$3.06
072-1340-053	158	2	\$3.06
072-1340-054	159	2	\$3.06
072-1340-055	160	2	\$3.06
072-1340-056	161	2	\$3.06
072-1340-057	162	2	\$3.06
072-1340-058	163	2	\$3.06
072-1340-059	164	2	\$3.66
072-1340-060	165	2	\$3.06
072-1340-061	166	2	\$3.06
072-1340-062	167	2	\$3.36
072-1340-063	168	2	\$3.36
072-1340-064	169	2	\$4.88
072-1340-065	170	2	\$3.96
072-1340-066	171	2	\$3.06
072-1340-067	172	2	\$3.06
072-1340-068	173	2	\$3.06
072-1340-069	174	2	\$3.06
072-1340-070	175	2	\$4.28
072-1340-071	176	2	\$4.28

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-1340-072	177	2	\$4.28
072-1340-073	178	2	\$4.58
072-1340-074	179	2	\$3.96
072-1340-075	180	2	\$0.00
072-1340-076	181	2	\$0.00
072-1340-077	182	2	\$0.00
072-1350-001	183	2	\$5.50
072-1350-002	184	2	\$3.96
072-1350-003	185	2	\$3.96
072-1350-004	186	2	\$4.28
072-1350-005	187	2	\$5.18
072-1350-006	188	2	\$5.18
072-1350-007	189	2	\$5.80
072-1350-008	190	2	\$6.10
072-1350-009	191	2	\$3.36
072-1350-010	192	2	\$3.36
072-1350-011	193	2	\$3.36
072-1350-012	194	2	\$3.36
072-1350-013	195	2	\$4.58
072-1350-014	196	2	\$3.66
072-1350-015	197	2	\$3.06
072-1350-016	198	2	\$3.36
072-1350-017	199	2	\$3.96
072-1350-018	200	2	\$3.96
072-1350-019	201	2	\$4.88
072-1350-020	202	2	\$3.06
072-1350-021	203	2	\$3.36
072-1350-022	204	2	\$3.66
072-1350-023	205	2	\$3.36
072-1350-024	206	2	\$3.36
072-1350-025	207	2	\$3.36
072-1350-026	208	2	\$3.36
072-1350-027	209	2	\$3.36
072-1350-028	210	2	\$3.36
072-1350-029	211	2	\$3.36
072-1350-030	212	2	\$3.36
072-1350-031	213	2	\$3.36
072-1350-032	214	2	\$3.96
072-1350-033	215	2	\$3.06
072-1350-034	216	2	\$3.06
072-1350-035	217	2	\$3.06
072-1350-036	218	2	\$3.06
072-1350-037	219	2	\$3.06
072-1350-038	220	2	\$3.06

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-1350-039	221	2	\$3.06
072-1350-040	222	2	\$3.06
072-1350-041	223	2	\$3.06
072-1350-042	224	2	\$3.06
072-1350-043	225	2	\$3.06
072-1350-044	226	2	\$3.06
072-1350-045	227	2	\$3.06
072-1350-046	228	2	\$3.06
072-1350-047	229	2	\$3.06
072-1350-051	230	2	\$3.06
072-1350-052	231	2	\$3.06
072-1350-053	232	2	\$3.06
072-1350-054	233	2	\$3.36
072-1350-055	234	2	\$3.36
072-1350-056	235	2	\$3.36
072-1350-057	236	2	\$3.36
072-1350-058	237	2	\$3.06
072-1350-059	238	2	\$3.06
072-1350-060	239	2	\$3.36
072-1350-061	240	2	\$3.36
072-1350-062	241	2	\$3.36
072-1350-063	242	2	\$3.06
072-1350-064	243	2	\$3.06
072-1350-065	244	2	\$3.06
072-1350-066	245	2	\$3.36
072-1350-067	246	2	\$3.36
072-1350-068	247	2	\$4.58
072-1350-069	248	2	\$5.50
072-1350-070	249	2	\$3.66
072-1350-071	250	2	\$3.36
072-1350-072	251	2	\$3.96
072-1350-073	252	2	\$6.10
072-1350-074	253	2	\$4.28
072-1350-075	254	2	\$3.06
072-1350-076	255	2	\$3.36
072-1350-077	256	2	\$3.06
072-1350-078	257	2	\$3.36
072-1350-079	258	2	\$3.36
072-1350-080	259	2	\$3.36
072-1350-081	260	2	\$0.00
072-1350-082	261	2	\$3.66
072-1350-084	262	2	\$3.06
072-1350-085	263	2	\$3.66
<u>072-1350-086</u>	<u>264</u>	<u>2</u>	<u>\$0.00</u>

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-0680-010	265	3	\$7,536.22
072-0680-011	266	3	\$6,915.42
072-0680-012	267	3	\$6,251.32
072-0680-038	268	3	\$9,932.80
072-0690-090	269	3	\$8,792.26
072-0690-091	270	3	\$7,160.86
072-0690-096	271	3	\$11,968.44
072-0690-098	272	3	\$7,449.60
072-0260-006	273	4	\$117.36
072-0260-031	274	4	\$144.78
072-0260-032	275	4	\$145.08
072-0260-048	276	4	\$0.00
072-0260-049	277	4	\$144.48
072-0370-060	278	4	\$381.00
072-0370-062	279	4	\$0.00
072-0370-063	280	4	\$380.10
072-0680-013	281	4	\$293.52
072-0680-014	282	4	\$331.62
072-0680-015	283	4	\$230.74
072-0680-016	284	4	\$211.84
072-0680-017	285	4	\$268.54
072-0680-018	286	4	\$312.42
072-0680-019	287	4	\$164.90
072-0680-020	288	4	\$135.94
072-0680-021	289	4	\$132.90
072-0680-026	290	4	\$0.00
072-0680-034	291	4	\$167.94
072-0680-035	292	4	\$218.24
072-0680-036	293	4	\$213.06
072-0680-037	294	4	\$251.46
072-0680-040	295	4	\$140.22
072-0680-042	296	4	\$285.90
072-0680-043	297	4	\$171.60
072-0680-048	298	4	\$148.44
072-0680-049	299	4	\$201.78
072-0680-050	300	4	\$201.48
072-0680-062	301	4	\$203.62
072-0680-063	302	4	\$131.98
072-0680-064	303	4	\$183.18
072-0680-065	304	4	\$71.94
072-0680-067	305	4	\$214.28
072-0680-068	306	4	\$153.92
072-0680-069	307	4	\$134.42
072-0680-070	308	4	\$214.88

City of Rancho Cordova
Landscaping and Lighting District No. 2005-1

Assessment Roll

<u>Assessor's Parcel No.</u>	<u>Assessment I.D. No.</u>	<u>Zone</u>	<u>Assessment</u>
072-0690-019	309	4	\$0.00
072-0690-022	310	4	\$0.00
072-0690-023	311	4	\$0.00
072-0690-024	312	4	\$0.00
072-0690-036	313	4	\$146.92
072-0690-037	314	4	\$141.12
072-0690-038	315	4	\$138.38
072-0690-039	316	4	\$123.44
072-0690-060	317	4	\$181.66
072-0690-061	318	4	\$283.78
072-0690-062	319	4	\$281.64
072-0690-063	320	4	\$485.86
072-0690-064	321	4	\$257.56
072-0690-078	322	4	\$259.08
072-0690-079	323	4	\$47.86
072-0690-080	324	4	\$57.30
072-0690-081	325	4	\$80.48
072-0690-082	326	4	\$89.00
072-0690-084	327	4	\$410.58
072-0690-085	328	4	\$367.28
072-0690-086	329	4	\$273.10
072-0690-089	330	4	\$311.82
072-0690-093	331	4	\$104.56
072-0690-094	332	4	\$117.66
072-0690-095	333	4	\$99.68
072-0690-099	334	4	\$164.60
072-0690-100	335	4	\$139.30
072-0690-101	336	4	\$128.02
072-0690-104	337	4	\$149.36
072-0690-105	338	4	\$157.28
072-0690-107	339	4	\$610.82
072-0690-108	340	4	\$499.88
072-0690-113	341	4	\$169.48
072-0690-114	342	4	\$221.28

342Parcels

CITY OF RANCHO CORDOVA

RESOLUTION NO. 67-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
CALIFORNIA CONFIRMING THE FORMATION OF LANDSCAPING AND LIGHTING
DISTRICT NO. 2005-1 AND ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR FISCAL YEAR 2005/2006**

WHEREAS, The City Council of the City of Rancho Cordova, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings and declared its intention to form Landscaping and Lighting District No. 2005-1 (hereafter referred to as the "District") and to levy special benefit assessments against parcels of land within the said District commencing with fiscal year 2005/2006, said fiscal year commencing July 1, 2005 and ending June 30, 2006; pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereinafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping and all appurtenant facilities related thereto that was previously maintained by the County of Sacramento as part of the Sacramento Landscape Maintenance District; and

WHEREAS, The Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed formation and levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2005 and ending June 30, 2006, to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping and all appurtenant facilities related thereto; and

WHEREAS, The City Council has conducted a property owner protest ballot proceeding for the District assessments proposed to be levied commencing fiscal year 2005/2006, as described in the Engineer's Report, and based on the results of such balloting finds that majority protest of the assessments did not exist pursuant to the provisions of the California State Constitution Article XIID.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY
THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, THE LEGISLATIVE
BODY FOR SAID DISTRICT, AS FOLLOWS:**

Section 1: Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection therewith; the levy and collection of assessments, and

considered all oral and written statements, protests and communications made or filed by interested persons. The City Council has determined that the property owners in accordance with the requirements of the California State Constitution, Article XIID have approved the assessments so presented.

Section 2: Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- a) The land within District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.
- b) The District includes all of the lands receiving such special benefit.
- c) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2005 and ending June 30, 2006.

Section 3: The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to, parkway landscaping along Ellenwood Avenue, Zinfandel Drive, Reserve Drive, Data Drive, Capital Center Drive, and International Drive; median landscaping on International Drive and Zinfandel Drive; as described in the Engineer's Report.

Section 4: The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of Sacramento County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Landscaping and Lighting District No. 2005-1, and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

Section 6: The adoption of this Resolution constitutes the formation of the District, the establishment of the maximum assessment rate described in the Engineer's Report and the levy of assessments for the fiscal year commencing July 1, 2005 and ending June 30, 2006.

Section 7: The City Clerk is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED THIS 20th DAY OF June, 2005.

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO ss.
CITY OF RANCHO CORDOVA

I, Lillian E. Hare, City Clerk of the City of Rancho Cordova, County of Sacramento, State of California does hereby certify that the foregoing Resolution No. 67-2005 was adopted by the City Council of said City of Rancho Cordova at a regular meeting of said City Council held on the 20th day of June, 2005 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

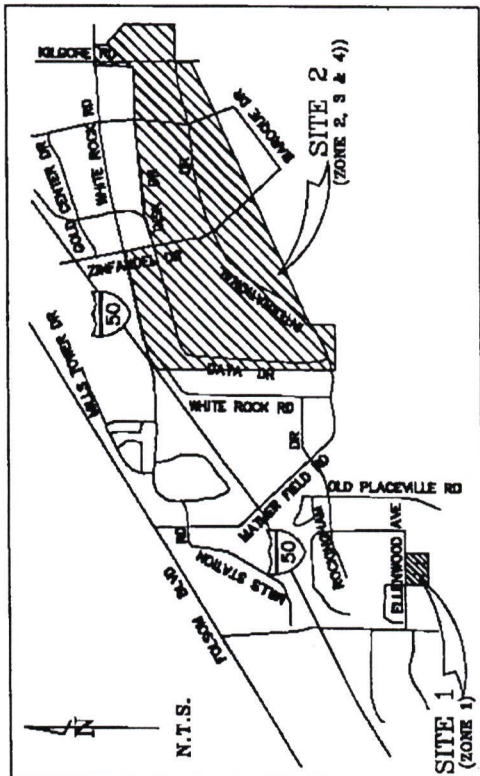
Lillian E. Hare, City Clerk

Attachment #4

Boundary Map of Landscaping and Lighting District 2005-1

BOUNDARY MAP OF LANDSCAPING AND LIGHTING DISTRICT NO. 2005- 1

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



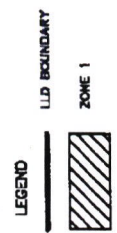
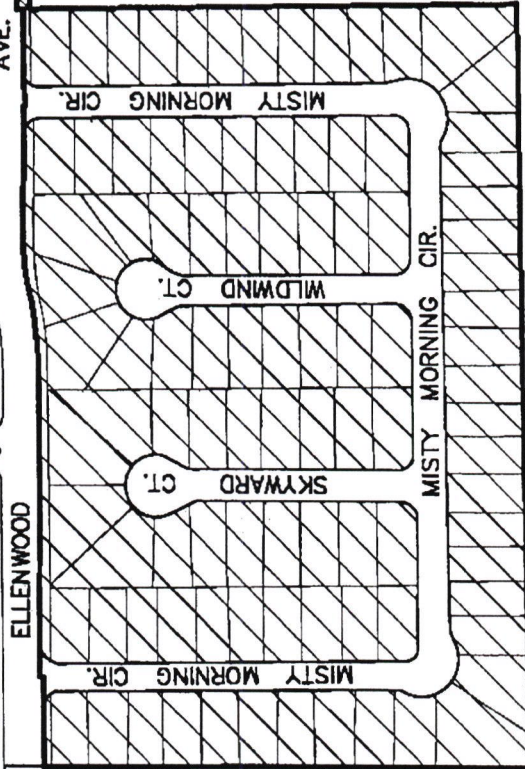
FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2005.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE BOUNDARIES OF LANDSCAPING AND LIGHTING DISTRICT NO. 2005- 1, CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2005, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF CORDOVA

SITE 1
(ZONE 1)

VICINITY MAP

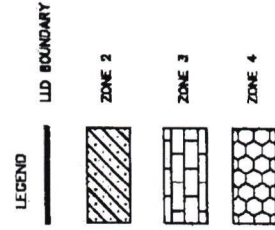
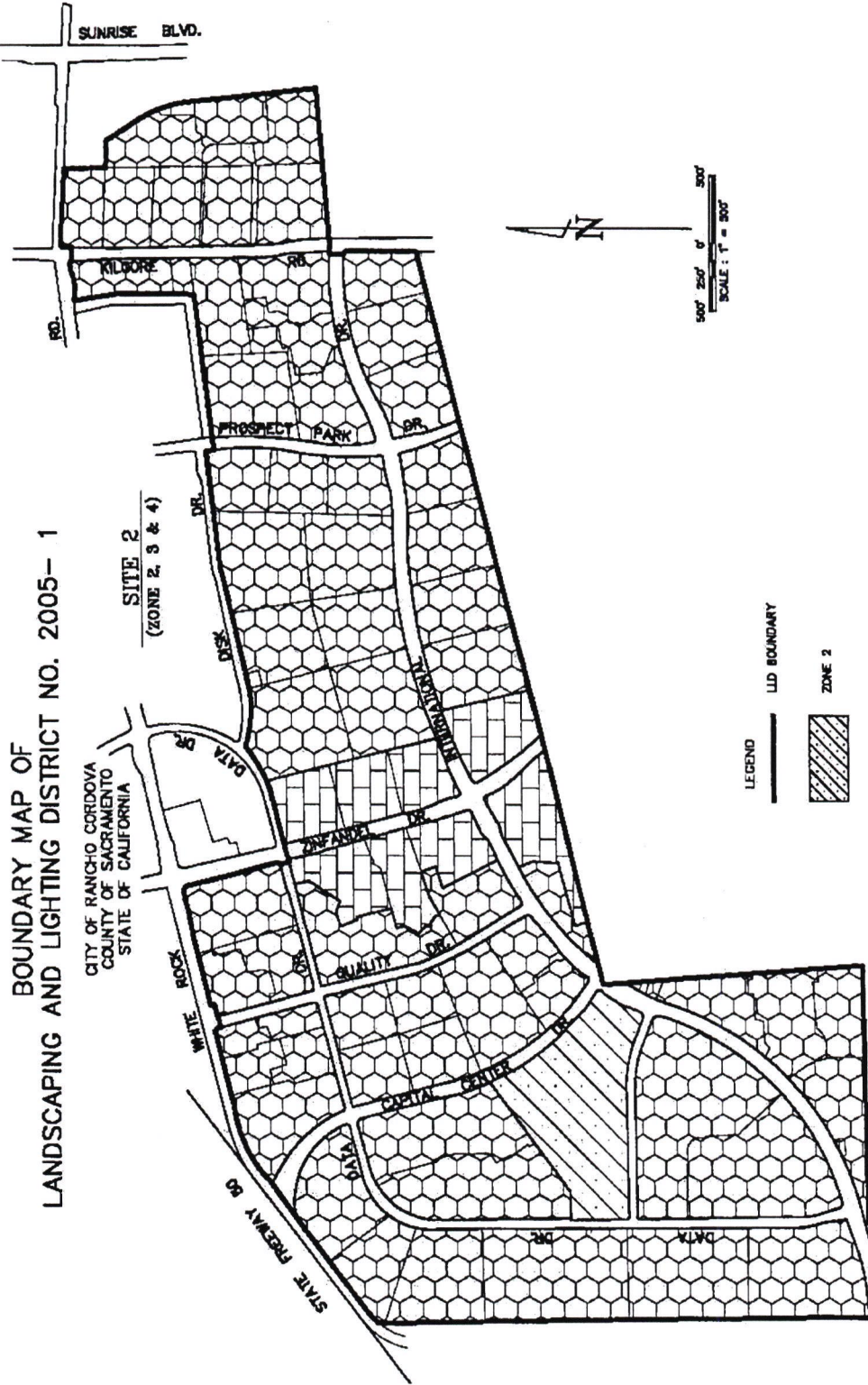


MuniFinancial
 2700 S. Van Ness
 Suite 110
 San Francisco, CA 94108
 Phone: (415) 777-8800 Fax: (415) 777-8810

BOUNDARY MAP OF LANDSCAPING AND LIGHTING DISTRICT NO. 2005- 1

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

SITE 2
(ZONE 2, 3 & 4)



MuniFinancial
 8700 Via Inductria
 Suite 100
 Sacramento, California 95820-0001
 Phone (916) 887-8500 Fax (916) 887-8510



Attachment #5

Notice of Public Hearing

CITY OF RANCHO CORDOVA
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 2005-1



NOTICE OF PUBLIC HEARING

The City Council of the City of Rancho Cordova has declared their intention to form the Rancho Cordova Landscaping and Lighting Maintenance District No. 2005-1 (hereafter referred to as "District") and to levy annual assessments on properties within the District to provide the continued ongoing maintenance and operation of landscape improvements previously provided by the County of Sacramento and assessed by the County as part of the Sacramento Landscape Maintenance District.

The City is sending you this notice and accompanying ballot as part of the process for the City to assume responsibility for maintenance of the improvements and continue the levy of assessments that have been previously administered by the County, per the requirements of California Constitution Articles XIII C and XIII D (Proposition 218) and the Landscaping and Lighting Act of 1972. The proposed assessment on the accompanying ballot represents your proportional share of the costs to maintain the improvements that provide special benefit to your property. This proposed assessment, if approved, will replace the Sacramento Landscape Maintenance District assessment currently placed on your property tax bill. **The proposed assessment for your property is the same amount currently assessed by the County.** The enclosed ballot is your opportunity to approve or protest the establishment of the District and the imposition of an annual assessment by the City to continue funding for the annual operations and maintenance of landscaping services within the boundaries of the District.

The City of Rancho Cordova will be holding a public hearing for the property owner's benefit to discuss the continuation of the assessment through the transfer of the Sacramento County Landscape Maintenance District to the Rancho Cordova Landscaping and Lighting Maintenance District No. 2005-1. The public hearing will be held:

Monday, June 20, 2005 at 5:30 p.m.

City Council Chambers, 3121 Gold Canal Drive, Rancho Cordova, California 95670

This will be a public hearing to allow public testimony regarding the District and the proposed assessment. After the close of public testimony at the public hearing, the City Council will direct the City Clerk to tabulate the assessment ballots returned to determine if majority protest exists (ballots are weighted by the proportional dollar amount of each ballot). By resolution, the City Council will declare the results of the ballot tabulation and if majority protest does not exist, the City Council will adopt the necessary resolutions for the District formation and the levy of assessments. If majority protest exists, the City will abandon their proposed levy of the assessment.

For More Information...

Informative literature has been provided and is on file with the City Clerk. Should you have further questions prior to the public hearing, please contact:

Jim McGuire
MuniFinancial, Assessment Engineer
(800) 755-6864

Some Frequently Asked Questions

Q. Why is the Rancho Cordova Landscaping and Lighting District No. 2005-1 being formed?

A. The City is proposing to form this district to continue the ongoing maintenance and assessments for landscape improvements that are now within the City of Rancho Cordova that have previously been provided by the County and assessed as part of the County's Sacramento Landscape Maintenance District. Your proposed assessment for the Rancho Cordova Landscaping and Lighting Maintenance District No. 2005-1 is the same amount previously levied by the County and will provide appropriate funding necessary to continue and ensure the integrity and ongoing maintenance of landscaping improvements in your area.

Q. What will my assessment pay for?

A. The annual levy of assessments provides a funding source for the continued operation and servicing of landscape improvements that were installed in connection with the development of your property. These improvements may include, but are not limited to, the materials, equipment, utilities, labor and appurtenant facilities related to those improvements as well as incidental expenses related to the administration of the District and collection of assessments.

Each assessed property within the District receives special benefit from specific improvements and services provided by the District. The proposed District is divided into four different zones of benefit that reflect the specific improvements and assessments associated with each property that have been included as part of the County's Sacramento Landscape Maintenance District and are now within the City of Rancho Cordova. Zone 1 provides of the maintenance of parkway landscaping along the south side of Ellenwood Avenue. Zones 2, 3 and 4 each proportionately share in the maintenance of the landscaped medians installed in their area, and in addition to these medians Zones 2 and 3 have specific parkway improvements that were installed as part of their property development.

Q. How is my proposed assessment determined?

A. Each year the City determines how much it will cost to provide the landscaping improvements and services within the District to appropriately allocate the costs to only the benefiting properties. Your property will be proportionately assessed for only those improvements that provide a special benefit to your property.

All residential parcels within Zone 1 are assessed on a per parcel basis for the annual maintenance and operation of Zone 1 improvements and each parcel is assigned one Equivalent Benefit Unit (1.0 EBU). Properties within Zones 2, 3 and 4 are proportionately assessed based on acreage for the improvements that benefit the properties within each zone and each parcel's acreage represents its proportional EBU. The net cost of providing the improvements (amount to be levied) for each Zone is divided by the total EBU in that Zone to establish the proposed Assessment Rate. This Assessment Rate, multiplied by each parcel's proportional EBU establishes each parcel's proportional assessment amount.

The formulas used for calculating assessments within Zone 1, is:

$$\text{Net Annual Cost of Zone 1 (Budget) / Total Number of Parcels} = \\ \text{Assessment Rate per Parcel}$$

The formulas used for calculating assessments within Zones 2, 3, and 4, is:

$$\text{Net Annual Cost for each Zone (Budget) / Total Acreage of parcels within each Zone} = \\ \text{Assessment Rate per Acre for the Zone}$$

$$\text{Assessment Rate per Acre for each Zone} \times \text{Parcel Acreage} = \text{Levy per Parcel}$$

For purposes of establishing the proposed assessment for your property as part of this District formation and ballot process, the net annual cost of providing the improvements in your Zone and the EBU assigned to your property are essentially the same as the costs and benefit previously established by the County resulting in an assessment that is equal to the assessment levied by the County last fiscal year. The preceding calculation of the assessment establishes the proposed maximum assessment rate for fiscal year 2005/2006. For subsequent years, the assessment rate may not be increased without re-balloting the affected property owners for the proposed assessment increase.

The proposed assessment amount shown on the enclosed ballot represents your property's proportional share of the total assessment amount being balloted for the entire District (\$83,887). These amounts are based on a maximum assessment rate of \$42.50 per parcel for Zone 1, \$30.48 per acre for Zone 2, \$1,413.24 per acre for Zone 3, and \$30.48 per acre for Zone 4.

Q. Does the proposed assessment have an end date?

A. There is no "sunset" for the assessments because they provide funding for the ongoing maintenance of the improvements; however, the law does allow property owners the right to protest an assessment district every year. The assessments levied each year shall be based on the cost of providing the improvements and may result in an assessment less than the maximum. Each year the budgets and assessments for the District are reviewed and approved by the City Council during a Public Hearing.

Attachment #6

Sample Ballot

ABOUT YOUR ASSESSMENT BALLOT

Duration of the Assessments: Annually for on-going maintenance, service, and operation of the improvements. (Assessments cannot be increased without additional property owner approval.)

Basis of Calculation: All residential parcels within Zone 1 are assessed on a per parcel basis for the annual maintenance and operation of Zone 1 improvements and each parcel is assigned one Equivalent Benefit Unit (1.0 EBU). Properties within Zones 2, 3 and 4 are proportionately assessed based on acreage for the improvements that benefit the properties within each zone and each parcel's acreage represents its proportional EBU. The net cost of providing the improvements (amount to be levied) for each Zone is divided by the total EBU in that Zone to establish the proposed Assessment Rate. This Assessment Rate, multiplied by each parcel's proportional EBU establishes each parcel's proportional assessment amount.

The formulas used for calculating assessments within Zone 1, is:

$$\text{Net Annual Cost of Zone 1 (Budget) / Total Number of Parcels} = \\ \text{Assessment Rate per Parcel}$$

The formulas used for calculating assessments within Zones 2, 3, and 4, is:

$$\text{Net Annual Cost for each Zone (Budget) / Total Acreage of parcels within each Zone} = \\ \text{Assessment Rate per Acre for the Zone}$$

$$\text{Assessment Rate per Acre for each Zone} \times \text{Parcel Acreage} = \text{Levy per Parcel}$$

Protest Provisions: Pursuant to California Constitution Article XIID, Section 4 (e), at the Public Hearing, the City Council shall consider all protests against the continuation of the assessments. At the conclusion of public testimony the property owner ballots returned will be opened and tabulated to determine if majority protest exits. Please ensure that your Assessor's Parcel Number (APN) is included on any written protest or correspondence so that your property can be correctly identified.

THIS BALLOT is your opportunity to indicate whether or not you approve of the District transfer and the continuation of the assessments that will cover the annual cost of providing maintenance and operations services for the landscaping improvements associated with your property. If the assessment is approved, your property will be assessed annually for the property's proportional share of the budgeted cost to maintain the improvements each year. The amounts listed on this Assessment Ballot as "Assessment Rate per Parcel or Acre" for Landscaping reflect the proposed maximum assessment rates for fiscal year 2005-2006 applicable to your property. These rates will not increase in subsequent years without additional property owner ballot proceedings.

Details regarding the district transfer and continuation of assessments are set forth in the Engineer's Report, on file for review in the City Clerk Department.

At the close of the Public Hearing on June 20, 2005, the City shall count all ballots received, weighted according to the proportional financial obligation of each property. If the ballots submitted in opposition to the assessment (for all properties balloted) do not exceed the ballots submitted in favor of the assessment, then the assessments for your property continue to be imposed. If the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, then the City may consider ballots for your local zone.

To Cast Your Vote

Ballots may be mailed or personally delivered to the City Clerk Department in accordance with the instructions set forth in the Assessment Ballots (replacement ballots are available upon request to the City Clerk), at the following address:

City Clerk, City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Completed ballots MUST be received by the City Clerk no later than the close of public testimony at the Public Hearing, which begins on Monday June 20, 2005 at 5:30 p.m., in the Council Chambers, 3121 Gold Canal Drive, Rancho Cordova, CA. 95670.

How to cast your ballot:

1. ☒ Check Yes or No
2. ☒ Sign it
3. ☒ Return to the City Clerk on or before the close of the Public Hearing on Monday, June 20, 2005.

LANDSCAPING AND LIGHTING ASSESSMENT BALLOT
LANDSCAPING & LIGHTING MAINTENANCE DISTRICT NO. 2005-1

Assessor's Parcel Number: «PARCEL1»

Proposed Maximum Assessments beginning Fiscal Year 2005/06

«OWNER»
«MAILADDR»
«CITY», «ST», «ZIP»

Maximum Landscaping Assessment

Assessment Rate per «Rate_Type»: «Zone_Rate»
Your Landscaping Assessment Amount:
«ASMNT»

Total Assessment for all Parcels Balloted in District: «District»
Total Assessment for all Parcels Balloted within Zone «New_Zones»: «Zone_Assessment»
Your Proposed Annual Assessment Amount (This Parcel): «ASMNT»

- Mail or deliver this completed ballot to: City Clerk, City of Rancho Cordova,
3121 Gold Canal Drive, Rancho Cordova, CA 95670●

*Completed ballots must be **received** by the City Clerk no later than the close of the Public Hearing, which begins on
Monday, June 20, 2005, 5:30 p.m., in the Council Chambers,
Located at 3121 Gold Canal Drive, Rancho Cordova, CA. 95670*

To complete your ballot, mark the square before the word "YES" or before the word "NO", sign and date the ballot, and return it to the City Clerk. If you wrongly mark, tear, or deface this ballot, return it to the City Clerk to obtain another.

LANDSCAPING AND LIGHTING ASSESSMENT BALLOT
LANDSCAPING & LIGHTING MAINTENANCE DISTRICT NO. 2005-1

This ballot represents: «OWNER»

Parcel Number: «PARCEL1»

Proposed Assessment Amount: «ASMNT»

- ☐ Yes, I do approve of the proposed continued assessment shown on this ballot and the formation of the Rancho Cordova Landscaping and Lighting Maintenance District No. 2005-1, to pay for the continued maintenance of local landscaping improvements that benefit my property.
- ☐ **No**, I do not approve of the proposed continued assessment on my property for the continued maintenance of local landscaping improvements that benefit my property.

Signed _____ Date _____



MEMORANDUM

DATE: June 20, 2005
TO: Mayor and Council Members
FROM: Jim Carney, Senior Management Advisor
SUBJECT: **ADOPTION OF A RESOLUTION APPROVING A THREE-YEAR AGREEMENT WITH SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) FOR PARTICIPATION IN THE HOUSING INVESTMENT PARTNERSHIPS PROGRAM**



RECOMMENDATION

Adopt Resolution Number 70-2005

FOLLOW-UP

On June 6, 2005, the City Council continued the subject item to the June 20, 2005 meeting and asked for additional information, noted as follows:.

City Choices for HOME Program Participation:

1. **Direct Allocation** from the U.S. Department of Housing and Urban Development (HUD) to City – as an entitlement city with a population of over 50,000, Rancho Cordova meets the minimum threshold for a direct allocation for city administration of the HOME program. However, HUD's allocation formula precludes this option.

Attachment "A" provides a summary of HUD's allocation process. In short, the minimum is \$500,000 per year.

Attachment "B" provides a calculation for Rancho Cordova using HUD's formula consisting of five factors that indicates that the City would receive \$380,199. That amount is less than the HUD minimum of \$500,000. Therefore the City cannot secure a direct grant from HUD.

Given the formula and trend of decreasing federal funding such programs it is likely to take several years before Rancho Cordova could qualify for the minimum HOME direct allocation of \$500,000, if at all.

2. State HCD Competitive HOME Program

- a. As discussed below, this is a highly competitive program. The City can apply for \$500,000 to \$1 million per year for affordable housing program, such as first-time homebuyers, housing rehabilitation and housing development. The City would have to commit General Funds to dedicate staff or consultant services to develop projects and programs and apply for grants. Once a program is established HOME administration funds can cover some of the program management costs.
- b. In addition, the City can recognize a non-profit housing and community development organization to be designated by state HCD as a Community Housing Development Organization (CHDO) that can compete for the 15% set-aside of County HOME consortium funds. CHDO's can also compete separately for state HCD HOME funds annually.

Criteria for CHDO designation include:

- o Must be a legal non-profit with IRS approved tax-exempt status and state Secretary of State non-profit status
- o Must have a board of directors that representative of
 - one-third low income
 - not more than one-third public employees
 - one-third unrestricted membership
- o Capacity of paid staff with experience and skills to develop and manage housing programs
- o At least one year of experience of the organization developing and managing HOME eligible housing project and programs
- o Approval of the governing board in the jurisdictions in which the non-profit seeks to operate
- o Approval of state HCD

Currently, four CHDO's are designated by state HCD to operate within Sacramento County, including Rancho Cordova:

- o Mercy Housing
- o Sacramento Mutual Housing Association
- o Community Housing Corporation of Davis
- o Jamboree – recently funded by County HOME funds for the Village East apartments acquisition and rehabilitation in Lincoln Village

Rancho Cordova Community Economic Development Corporation application for CHDO status is pending at state HCD.

3. **County Consortium** – In addition to information outlined below about the Sacramento County HOME consortium, :
 - o Concern about SHRA's administrative share of HOME City's funds—per SHRA officials, of the total \$380,199 per year that would be allocated for Rancho Cordova,
 - a. The 15% for CHDO set-aside is \$57,030
 - b. The SHRA administration share at 10% is \$38,000 – to cover all tasks including meetings, applications, financial and program performance reports to state HCD, financial payments, record keeping and audits.
 - c. Leaving \$285,149 for project or programs in Rancho Cordova
 - o Three year commitment from January 2006 through December 2008

BACKGROUND

The HOME program was designed exclusively to create affordable housing for low-income households. HOME provides formula grants to States and localities to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low income people.

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median family income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median.

CITY PARTICIPATION

The population of Rancho Cordova is not large enough to receive HOME funds directly from HUD. The minimum amount of a direct HUD HOME allocation is \$500,000. Even at that level of funding there is insufficient funds to cover program and administrative costs

Consequently, there are two options for the City to participate in the HOME program:

1. apply to the California Housing and Community Development Department (HCD) for HOME funds (an annual competitive process), or
2. enter into the HOME Consortium with the Sacramento County and the City of Citrus Heights.

Application to HCD

HCD issues a Notice of Funding Availability (NOFA) for State HOME funds annually. Jurisdictions not receiving HOME funds directly or participating in a consortium may

apply for these HOME funds. Typically, a jurisdiction can apply for a maximum \$500,000 to \$1,000,000 depending on the project(s) proposed for funding, which may include first-time homebuyer new construction, first-time homebuyer acquisition, first-time homebuyer acquisition and rehabilitation, multifamily new construction, multifamily acquisition and rehabilitation, and tenant-based rental assistance. The HOME application process is competitive and HCD does not fund all applications that meet the minimum threshold requirements.

Benefits: Benefits of applying annually for HOME funds include:

- local control of activities and projects;
- opportunity for more funds than would be provided annually through SHRA; and
- the ability to accrue program income to develop a long-term funding source for housing programs.

Disadvantages: The disadvantages of receiving funds through HCD include:

- no access to SHRA programs, limiting the array of programs and services available to the City and its residents;
- staff time and expense required to prepare the applications and administrative burden the state HCD HOME program; and
- no certainty of receiving funding annually.

HOME Consortium

The City can enter into a HOME Consortium agreement with Sacramento County (Urban County includes the Cities of Sacramento, Folsom, Isleton, and Galt) and the Cities of Citrus Heights and Elk Grove. The City would have access to all SHRA programs funded through HOME, including First-Time Homebuyer. SHRA would revise its First-time Homebuyer Program to include criteria and assistance appropriate for Rancho Cordova. In addition, the City could apply annually for HOME funds to be designated for a specific project in the City; however, SHRA would make the final decision regarding in which jurisdiction(s) the HOME funds are spent. (See Attachment "A" - letter from SHRA inviting Rancho Cordova to join the County HOME consortium).

Benefits: Benefits of participating in the HOME consortium include:

- availability of the programs provided by SHRA, such as multi-family acquisition and rehabilitation, multi-family housing new construction, first-time homebuyer program, and a boarded and vacant rehabilitation incentive; and
- SHRA handles administrative burden and prepares consolidated plan and annual plans.

Disadvantages: The disadvantages of participating in the HOME consortium include:

- SHRA control over expenditure of funds which may limit the types of projects funded by the City;
- amount of funds provided by SHRA may be less than what the City could receive annually through the competitive process; and
- no accrual of program income.

Conclusion: Given the risks and uncertainty of participating in the annual state HCD HOME funding competition and associated administrative expense, Rancho Cordova staff recommends participation in the County HOME Consortium, for the next three years. This program will direct funds to housing program and projects within the City, our residents and property owners will benefit and the City will avoid administrative expenses that it is not ready to absorb at this time.

Attachment(s): Resolution Number 70-2005
Attachment A – Overview of the HOME Program
Attachment B – HUD's Formula Consisting of Five Factors
Attachment C – SHRA letter

CITY OF RANCHO CORDOVA

RESOLUTION NO. 70-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A THREE-YEAR AGREEMENT WITH SACRAMENTO
HOUSING AND REDEVELOPMENT AGENCY (SHRA) FOR
PARTICIPATION IN THE HOUSING INVESTMENT PARTNERSHIPS
PROGRAM**

WHEREAS, the Congress of the United States has enacted the Cranston Gonzales National Affordable Housing Act of 1990 and Federal regulations have been adopted pursuant thereto, hereinafter called the "Act"; and

WHEREAS, Title II of the Act creates the Home Investment in Affordable Housing Program, hereinafter called "HOME", that provides funds to states and local governments for acquisition, rehabilitation, new construction of affordable housing and tenant-based rental assistance; and

WHEREAS, funds from Title II are distributed to **metropolitan cities, urban counties, States, and consortia** of local governments; and

WHEREAS, the Act allows local governments to form consortia for the purpose of receiving and administering HOME funds and carrying out purposes of the Act; and

WHEREAS, the Act allows a local government member of an urban county to participate in a consortium **through** the county; and

WHEREAS, the Act requires that a consortium shall have one member unit of general local government authorized to act in a representative capacity for all members for purposes of the Act and to assume overall responsibility for the Act, including requirements concerning the Consolidated Plan; and

WHEREAS, the City of Rancho Cordova elects to participate in the HOME Consortium with the County of Sacramento; and

WHEREAS, Sacramento Housing and Redevelopment Agency (AGENCY) administers the HOME program on behalf of the County HOME Consortium; and

WHEREAS, the Agreement with SHRA for participation in the County HOME Consortium contains provisions specifying that, pursuant to Volume 24 of the Code of Federal Regulations, Part 92, the City of Rancho Cordova is subject to the same requirements applicable to members of the consortium.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA to authorize the City Manager or the City Manager's designee to execute a three-year agreement with Sacramento Housing and Redevelopment Agency for Participation in the County HOME Consortium.

ADOPTED by the City Council of the City of Rancho Cordova this 20th day of June, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

CHAPTER 1: OVERVIEW OF THE HOME PROGRAM**NOTES**

- FY 1999 \$1.6 billion
 - FY 2000 \$1.6 billion
 - FY 2001 \$1.76 billion
- ◆ **Categories:** To date, participating jurisdictions (PJs) committed the total appropriated HOME funds to different housing activities as follows:
- Rental housing and tenant-based rental assistance 56%
 - Homebuyer programs 25%
 - Homeowner rehabilitation 19%
 - 100%
- ◆ Recent trends include:
- Significant increase in use of funds to assist homebuyers – 20% of funds committed in FY 1995 were for this purpose, compared to 25% in FY 2000.
 - Commitments to rental units have decreased slightly during the same time – from 58% of funds committed in FY 1995 to 56% in FY 2000.
 - However, in terms of dollars, most funds are still committed to rental housing and TBRA – \$4.73 billion through FY 2000.

ALLOCATION OF FUNDS TO PJs [92.50 and 92.102]

- ◆ HOME funds are allocated by formula to PJs. PJs are state and local governments (including consortia) that receive funds to operate the program.
- After set-asides for technical assistance and insular areas are subtracted from the total appropriation from Congress, 40 percent of each annual appropriation is allocated by formula to states and 60 percent to local governments.
 - The formula is based in part on factors including age of units, substandard occupied units, number of families below the poverty rate and population.
- ◆ **Minimum allocations for state PJs:** Congress established a minimum allocation of \$3 million for state PJs.
- ◆ **Minimum thresholds for local governments:** In order to participate in the HOME Program, a local government's share of HOME funds, as determined by the formula calculation, must be at least \$500,000 (or \$335,000 in years in which Congress appropriates less than \$1.5 billion).

NOTES

A local government whose share of HOME funds under the formula calculation is less than \$500,000 (or \$335,000 in years in which Congress appropriates less than \$1.5 billion) is not offered an allocation and cannot apply for designation as a participating jurisdiction under the HOME Program.

In addition, a local government must allocate at least \$750,000 (or \$500,000 in years in which Congress appropriates less than \$1.5 billion) to its HOME Program. To reach this minimum allocation level, a local government must:

- Have a direct allocation of HOME funds from HUD based on the formula calculation of \$750,000 (or \$500,000 in years in which Congress appropriates less than \$1.5 billion);

OR

- Fill the gap between the minimum direct allocation from HUD of at least \$500,000 (or \$335,000 in years in which Congress appropriates less than \$1.5 billion) and \$750,000 (or \$500,000 in years in which Congress appropriates less than \$1.5 billion). The gap may be filled with local funds or state funds, including a transfer of state HOME funds to the local government.
- ◆ **Consortia:** A group of local governments may choose to form a consortium, particularly when one or more members are not eligible to receive a formula allocation, or their formula allocation would not meet the minimum threshold for funding. A consortium must:
- Comprise contiguous units of local government;
 - Provide HUD a notice of intent to form a consortium by March 1 of the year prior to funding (for example, fiscal year 2002 consortia requests are submitted by March 1, 2001);
 - Submit a written certification from the state that the consortium will direct its activities to alleviate housing problems within the state;
 - Have a legally binding cooperation agreement between participating local governments which authorizes one local government to act as the lead agency and assume overall responsibility; and

ATTACHMENT B

California

GROUP	EPISKEY	STUSAB	STATE	PLACE	PLACENAME	COUNTY	COUNTYNAME	COUSUB	COUSUBNAME	POP100	HUI100	PCJ	FAMPOV	VACRENT	RENTOCC	ALLRENTALS	TRHPOV	TRHCA	P40RHP
A-Place	0659444	CA	06	59444	Rancho Cordova CDP	067	Sacramento County			55060	21584	17992	1747	429	10418	10847	2091	5006	57
DISCLAIMER																			
Deviations from these estimates WILL occur for any number of reasons including, but not limited to the final appropriated amounts and final HOME Consortium participation rosters. CPD has no obligation or liability, legal or otherwise, if there is a discrepancy between these estimates and any final calculated formula grant amounts.																			
Estimated value of the RENTAL HOUSING OCCURRED BY POOR RENTERS factor							\$36,340												
Estimated value of the POVERTY HOUSEHOLDS LIVING IN RENTAL HOUSING UNITS WITH ONE OR MORE OF FOUR PROBLEMS factor							\$42,260												
Estimated value of the RENTAL HOUSING UNITS OCCURRED BY POOR RENTERS factor							\$8,446												
Estimated value of the POVERTY HOUSEHOLDS LIVING IN RENTAL HOUSING UNITS WITH ONE OR MORE OF FOUR PROBLEMS factor							\$94,495												
Estimated value of the RENTAL HOUSING UNITS WITH ONE OR MORE OF FOUR PROBLEMS factor							\$196,638												
Estimated TOTAL							\$380,199												

ATTACHMENT C



RECEIVED
APR 06 2005
BY: _____

April 5, 2005

Mr. Ted A. Gaebler, City Manager
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Mr. Gaebler,

The Sacramento Housing and Redevelopment Agency (SHRA) administers a consortium of federal HOME Investment Partnership Program funds on behalf of the County of Sacramento and the cities of Citrus Heights and Elk Grove. This consortium must be renewed every three years with the Department of Housing and Urban Development (HUD), with the current period expiring on December 31, 2005. SHRA is currently in the renewal process of the consortium for the period of January 1, 2006 until December 31, 2008. At this time, we would like to offer the City of Rancho Cordova the opportunity to join the consortium.

In a March 8, 2005 letter addressed to Sandy Piekarski of our office, you expressed an interest in participating in the HOME Consortium. As a member of the HOME consortium, Rancho Cordova would enter into an agreement with SHRA for general administration of the HOME program. Under this arrangement, we believe the City would benefit from the Agency's continued ability to fund diverse activities in Rancho Cordova such as down payment assistance for first time homebuyers, home ownership counseling, and gap financing for new construction and rehabilitation (both ownership and rental housing). Our activities are always open to change and improvement and we would welcome Rancho Cordova's involvement in their planning.

To receive HOME funds directly from HUD, a city must qualify as a Participating Jurisdiction (PJ). To become a PJ, HUD looks at many factors including population, poverty rate, and age of housing stock. Based on these factors, the City of Rancho Cordova would probably not qualify as a PJ.

Based on the HOME funding formula, were Rancho Cordova able to qualify as a PJ, it would be eligible for a HOME allocation of approximately \$380,199 for 2005. After deducting the allowable ten percent administration fee as well as the required fifteen percent Community Housing Development Organization (CHDO) set-aside, Rancho Cordova would be eligible for approximately \$285,149 of HOME funds annually for projects, should you decide to join the consortium.

Mr. Ted Gabler
City Manager, Rancho Cordova
April 1, 2005
Page -2-

The other option for the City to access HOME dollars is to apply annually through the State's competitive program.

If you are interested in participating in the Sacramento County HOME Consortium for the period 2006-2008, please respond in writing on or before **April 30, 2005**.

Upon receipt of your written confirmation of interest, a consortium agreement and a sample City Council resolution will be mailed to you. HUD regulations require we have the executed consortium agreement and approved resolution returned to them by **June 15, 2005**. The signed agreement and resolution can be sent to the Development Services Department which administers the HOME Program.

Their address is:

SHRA Development Services
630 I Street, 2nd Floor
Sacramento, CA 95814
Attn: Christine Groth Weichert

We are very interested in exploring all avenues of cooperation with Rancho Cordova. Our housing problems are too great and our resources too small to do anything else. We share the same priorities for increasing home ownership and decreasing problem properties, and hope we can work with you toward that end.

Sincerely,



Stephen Young
Director of County Community Development

Cc: Darren Bobrowsky
Christine Groth Weichert
Jamie McLeod

CITY OF RANCHO CORDOVA

RESOLUTION NO. 77-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING AN OPERATING BUDGET FOR THE CITY FOR THE FISCAL YEAR JULY 1, 2005
THROUGH JUNE 30, 2006, AND PROVIDING FOR THE APPROPRIATIONS AND
EXPENDITURES OF ALL SUMS SET FORTH IN SAID BUDGET**

WHEREAS, the City Manager has submitted to the City Council of Rancho Cordova a Fiscal Year 2005 – 2006 Preliminary Budget for the fiscal year July 1, 2005 through June 30, 2006; and

WHEREAS, after conducting a workshop and a public hearing on the preliminary budget, the City Council has approved the same; and

WHEREAS, it is the intention of the Council to adopt the preliminary budget as submitted by the City Manager as modified and amended by the City Council at their June 20, 2005 meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova as follows:

1. That certain document referred to as "The City of Rancho Cordova, California Fiscal Year 2005 – 2006 Preliminary Budget" presented by the City Manager and subsequently amended by the City Council is hereby adopted and the appropriations for the annual budget of the City of Rancho Cordova for the fiscal year beginning on July 1, 2005 and ending on June 30, 2006, is hereby adopted.
2. That the several amounts stated in the preliminary budget, as amended, shall become and thereafter be appropriated to the offices, departments, activities, objects, and purposes stated therein and said monies are hereby authorized to be expended for the purposes and objects specified in said budget.
3. The City Manager is authorized to approve expenditure adjustments within individual funds so long as the total appropriated within each major fund is not exceeded.

This resolution shall become effective immediately upon adoption.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Rancho Cordova, held on the 20th day of June, 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

MEMORANDUM



DATE: June 20, 2005
TO: Mayor and Council Members
FROM: Ted Gaebler, City Manager
Paul Junker, Planning Director

SUBJECT: GENERAL PLAN SCOPE OF SERVICES AND SCHEDULE

RECOMMENDATION

Approve staff's recommendation for an extension of the General Plan schedule of up to one year (minimum six months); approve staff's recommendation for the processing schedule to be applied to pending projects; and direct staff to present detailed amendments to the General Plan scope of services for City Council consideration on July 18, 2005.

BACKGROUND

At the work session on June 15, 2005 staff introduced the City Council to issues associated with the General Plan and requested that the Council provide direction on various additional tasks that have been identified since approval of the General Plan scope of services one year ago. Staff has attempted to respond to comments provided at the June 15, 2005 meeting through the information in this report and further discussion to occur at the June 20, 2005 meeting of the City Council.

GENERAL PLAN/PENDING PROJECTS RELATIONSHIP

As discussed at the June 15, 2005 meeting, a strong relationship exists between the General Plan process and the Pending Projects currently under review by the City. Staff understood the Council's desire to avoid unnecessary delays to the Pending Projects. To address this concern, staff has prepared the following findings to be applied to the Pending Projects. If these findings can be made for a project, then that project would have adequately addressed the key outstanding General Plan issues. If these findings cannot be made for a given project, then that project could still proceed through review, with no approval occurring until the outstanding issues are addressed. Should the applicant of a Pending Project proceed with project review without adequately addressing the noted findings, then such an applicant would be proceeding at risk, and might be required to modify his or her Project once the General Plan is adopted. Prior to approval of any project, it must be determined that it is reasonably probable that it will be consistent with the final General Plan (Government Code 6530).

Draft Findings for Review of Pending Projects

1. The project is consistent with the General Plan Vision Book, General Plan Land Use Map Book, General Plan Draft Circulation Plan and other policies anticipated within the General Plan effort.
2. The project provides a mix of land uses and development strategy that ensure the project will contribute to the long-term fiscal viability of the City. Such revenue contributions and municipal expenses must be considered at both the project level and in the context of the entire City.
3. The project provides all facilities necessary to ensure its orderly development within the City.
4. The project provides all funding required all operational costs that will be incurred by the City when providing services to the project.
5. The project is consistent with the park standards and open space standards of the City of Rancho Cordova. Such standards are currently under development.
6. To the extent applicable, the project either contributes to the establishment of a vibrant Downtown District or at a minimum will not undermine development of a Downtown District.

The burden of providing evidence to make these findings will be on applicants. In certain circumstances, a development agreement may provide further evidence that one or more of the findings can be made.

Potential Remedy Through Development Agreement

It is likely that issues noted above and arising from policies within the Draft General Plan cannot be completely addressed in a timeframe that will meet the schedules of all Pending Projects. In cases where the applicant is highly motivated to proceed with project processing, and where the City determines it to be in the best interests of the City, it is possible to provide assurances to the City through project Development Agreements that would allow projects to move forward in advance of the General Plan adoption.

OUTSTANDING CORE ISSUES FOR THE GENERAL PLAN

Based on both Council comments and staff's understanding of the issues within the General Plan process, the following five work efforts are recommended to occur as an integral part the General Plan process.

General Plan Pro Forma (Fiscal Impacts/Market Analysis)

Staff understood the City Council to recognize the need to evaluate the fiscal implications of the proposed General Plan land uses. While various Pending Projects will be required to complete project specific analysis of the fiscal impacts proposed land uses, the analysis required for Rancho Cordova is beyond a project-by-project review and must consider the overall results of build-out as envisioned under the General Plan. As such, it is recommended that the City conduct an overall fiscal analysis (General Plan Pro Forma) and also require more detailed fiscal analysis through individual project reviews (infrastructure and operational).

Initial contacts with consulting firms suggest a rough analysis of the overall fiscal implications of the General Plan will require approximately two to three months to complete. Given a detailed scope for this work has not been prepared and no contract negotiations have occurred, it is likely the initial fiscal analysis will not be completed for six to eight weeks. This initial analysis will provide a general understanding of fiscal issues and may identify major concerns related to proposed land uses. If such major concerns are identified, staff will return immediately to the City Council to discuss options for the Council on how to proceed.

Following the initial effort noted above, staff proposes additional steps in the Pro Forma that will consider the likelihood that revenue generating uses (commercial) will be built on schedule and the implications of delays in commercial construction after new homes have been built. Completion of this market analysis component will require additional time beyond the initial two months, possibly requiring up to six months depending on the results of the analysis.

If it is determined that the overall land use plan is not fiscally viable or that potential or likely delays in commercial would harm the City, then staff would report immediately to the City Council for direction on how to proceed with the General Plan and the review of Pending Projects. The fiscal information will be used to help determine the right balance of land uses for the General Plan Land Use Map and to establish viable land use alternatives for consideration in the environmental analysis.

Parks and Open Space Standards

Staff did not receive clear direction on the issue of parks and open space at the June 15, 2005 meeting. This remains a significant issue and staff recommends that park and open space issues be further resolved before adoption of the General Plan.

Core park issues are an increase in park requirements to seven (7.0) acres of parks per 1,000 residents, how parks in new development will be configured, and what facilities should be provided within parks. The City has yet to establish guidelines for a balance between large community parks and small neighborhood parks, determine a basic allocation of land between active recreation fields and passive recreation areas, or clearly address how increased residential density will affect the types of parks required by residents. These and many other park design issues have significant implications in the review of Pending Projects.

The City has adopted a policy requiring open space within new development and is currently working with the firm MIG to define our expectation of open space. It is likely this effort will require four (4) months to complete, present to the development community, submit to the Planning Commission and bring forward to the City Council for action.

Due to the importance of park and open space amenities with the community, particularly for higher density residential, it would be desirable to resolve the park and open space standards prior to finalizing the General Plan. Additionally, the chosen park and open space standards may influence the outcomes of the General Plan Pro Forma in that the land dedication, park improvement fees and maintenance costs associated with these facilities will be significant costs for which developers and future residents will be obligated.

Capital Improvement Plan/Roads Planning

The City is currently completing a nexus study for its Capital Improvement Plan (CIP), an effort that focuses primarily on roadway and circulation improvements, but will include additional

facilities in the future. This effort will better define the cost of providing circulation improvements proposed within the General Plan. It is anticipated that this effort will result in an increase to the interim road fee that is currently in place.

In addition to the CIP improvements, the City has initiated studies on the timing of required road improvements that may result in changes to the timing of road projects as adopted by Sacramento County prior to City incorporation. Modifications to the timing and phasing of previously approved road improvements may trigger additional CEQA analysis. The scope of changes proposed may be adjusted to allow the City to continue to rely as much as possible on previously approved CEQA documents. Currently, the City is restricted from recording residential lots within the Sunridge Specific Plan until roadway improvements are initiated or completed for the 2,000, 3,025, and 6,500 lot thresholds as described in the conditions of approval for the Sunridge Specific Plan. Additionally, there are challenging questions on whether the restrictions that apply to the Sunridge Specific Plan should also apply to other major development projects that impact similar facilities.

In addition to the local roadway network, there has been considerable effort dedicated to planning the Elk Grove/Rancho Cordova/El Dorado Hills Connector Road. This proposed major road corridor between Highway 50 and Interstate 5 may follow the existing Grantline/White Rock Road alignment and would have significant implications to road planning within the City. Details of this road will likely not be resolved prior to General Plan adoption. However, it is quite possible that major questions regarding alignment and level of access to the road could be addressed in the coming months and that such information would better inform Rancho Cordova's circulation planning efforts.

PLACE³S Analysis

In discussing the application of PLACE³S software in the General Plan process, the Council was generally supportive, but cautious. While considerable discussion was placed on the market analysis and marketing values of PLACE³S, a more basic application of the software is immediately available. The City has established a series of new land use designations and Planning Areas that cover large tracts of undeveloped land. PLACE³S would allow staff to develop assumptions for the extensive lands covered by the General Plan that are not addressed by a current Pending Project. The assumptions for development drive numerous key issues, including traffic and circulation analysis, air quality and noise analysis, and fiscal analysis of the General Plan. PLACE³S, with its GIS application, is the best tool available for refining development assumptions and modeling alternative development scenarios for the General Plan analysis. The model allows the City to refine many assumptions, particularly as it relates to land use. Staff is interested to learn more about the specific concerns that some Council members expressed about the SACOG Blueprint assumptions.

In addition to this technical application, PLACE³S also provides some value as a market analysis tool that could be used by planning and economic development staff, decision makers, and the development community in making land use and development determinations. Since the study session on Wednesday, staff has talked with SACOG staff about the travel model programming and corresponding employment sector changes planned for PLACE³S and have been told that updates to the model could be incorporated into the base data we propose to set up for land use and market analysis.

Downtown Rancho Cordova

In discussing this issue with the City Council, it was clear that no single vision for the Downtown has been established. Given the stated goal of planning a "city not a suburb" and the key role a downtown plays in the future of Rancho Cordova, it appears necessary to give further consideration to the concept of a Downtown. Like many efforts currently underway in Rancho Cordova, there are few successful models of edge cities creating true downtowns where no such feature has previously existed. As discussed in the June 15, 2005 meeting, it may not be possible to achieve both a vibrant Downtown and the currently proposed Regional and Local Town Centers planned throughout the community. This issue will be better understood once the market analysis component of the General Plan Pro Forma has been completed.

SUPPLEMENTAL/RELATED GENERAL PLAN ISSUES

In addition to the core issues discussed above, four additional issues were discussed with the City Council on June 15, 2005. Based on Council comments and further consideration, staff has prepared the following comments. With the exception of providing additional time for review and consideration of the General Plan, no issue below will slow either the adoption of the General Plan or the review of Pending Projects.

Folsom Boulevard Strategy

Staff received direction from the City Council that while additional efforts on Folsom Boulevard may be appropriate at this time, such efforts should occur outside the General Plan process. Staff has held several internal meetings to discuss how best to proceed with planning and implementation of Folsom Boulevard revitalization and will present ideas to the City Council at a later date.

Housing Conditions Survey

During the June 15, 2005 meeting the City Council was not clearly supportive of completing additional housing survey work within the General Plan. This work is not required for the General Plan, but rather is primarily intended to support the City's timely formation of a Redevelopment District. Recently acquired equipment will allow this survey to be logged digitally in the field and incorporated directly into the City's GIS project files. Such information will not only support the Redevelopment District efforts, but will also provide a greater level of detail for the General Plan Housing Element. The General Plan team appears to be in the best position to complete this required survey, due to familiarity with the City and available technology. However, the City may also request the Redevelopment team to complete this work or to secure an outside consultant for these services.

Pace of Development

The issue of the pace of development has not been discussed directly with the City Council. To date, staff has received no indication the City Council wishes to control the pace of development within the City other than to ensure that development pays for its impacts (infrastructure and operational). No major work effort is required to address this issue. However, staff sees value in an open discussion with the City Council on the potential implications of rapid urbanization both on a fiscal and a community basis.

Additional Review/Revision Period

In discussing the schedule of the General Plan, staff received comments from members of the Council regarding the need for adequate public hearings within the Plan adoption process. A clear benefit of a six month to one year delay of Plan adoption would be the additional time allowed to the Council, the GPAC and the community to review and comment upon the General Plan. The completion schedule to adopt the General Plan by December 31, 2005 has always been aggressive and appears to unnecessarily rush a very important undertaking of the City, the adoption of the first General Plan for the City of Rancho Cordova.

NEXT STEPS

Staff proposes the following actions be taken by the City. These actions are a combination of decisions to be made during this meeting of June 20, 2005 and subsequent work products anticipated to be provided to the Council on July 18, 2005.

1. City Council to authorize a request to OPR for a one year extension for the General Plan (revised completion date no later than December 31, 2006).
2. Authorize staff to immediately proceed with the General Plan Pro Forma effort, with authorization granted to the City Manager to determine the scope of this effort and selection of consultant(s).
3. Direct staff to prepare Findings to guide the processing of Pending Projects while the General Plan is completed.
4. Direct staff to return to the City Council on July 18, 2005 with a revised scope of services for the General Plan that would address:
 - General Plan Pro Forma (Fiscal Impacts/Market Analysis)
 - Parks and Open Space Standards
 - Capital Improvement Plan/Roads Planning
 - Downtown Rancho Cordova
 - PLACE³S Analysis
 - Housing Conditions Survey

Memorandum

Date: June 15, 2005

To: Mayor and Council Members

From: William J. Thomas, Chief Financial Officer



Subject: Resolution Adopting the Appropriations Limit for Fiscal Year 2005-2006 and Making the Annual Election for Adjustment Factors

RECOMMENDATION:

Adopt the proposed resolution.

BACKGROUND AND DISCUSSION

As part of the incorporation documents, LAFCO established the City's first appropriation limit at \$34,250,000. Measure A, passed in November 2004, adjusted the appropriation limit for fiscal year 2004 – 2005 to \$36,010,121. Based on that figure, the City is now required to adjust the appropriation limit each year in conjunction with the adoption of the annual budget.

The limit, referred to as the "GANN Limitation" is based on a delineation of revenues between those that are discretionary and those that are not discretionary. Discretionary revenues are those that the City can use for any purpose and non-discretionary revenues are those that are restricted in their use. The General Fund is usually considered to be discretionary while Special Revenue Funds are considered to be non-discretionary. Attachment 1 of the resolution provides a breakdown on the various revenues that the City receives and their classifications. The calculation of the Appropriations Limit is shown on Attachment #2. The limit is increased by the two factors:

- The change in the population of Rancho Cordova
- The change in the per capita income in California

These two factors are then multiplied together to arrive at the "factor" that is used to increase the appropriations limit for fiscal year 2005 – 2006. As shown, that factor was a combination of 0.86% increase in population and 5.26% increase in per capita income to create an overall factor of 6.17%. The Appropriations Limit that was approved by the voters of \$36,010,121 is then increased by that amount to arrive at the new Appropriations Limit of \$38,230,230, as shown on Attachment #2A.

The "Proceeds of Taxes", as shown on Attachment #1 is then compared against the Appropriations Limit to determine if the City has exceeded their Appropriations Limit. Proceeds of taxes are decreased by the allowable "exclusions" as shown on Attachment #2B. The net result is then compared against the Appropriations Limit to determine if the City is in compliance with the limits. As shown on Attachment #2A, the City is under the Appropriations Limit by \$22,041,356

The proposed resolution will establish the Fiscal Year 2006 Appropriations Limit.

Attachments

Resolution with GANN Calculations

CITY OF RANCHO CORDOVA

RESOLUTION NO. 78-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2005 – 2006
AND MAKING THE ANNUAL ELECTION FOR ADJUSTMENT FACTORS**

WHEREAS, the people of California on November 6, 1979, added Article XIII-B to the State Constitution placing various limitations on the appropriations of state and local governments; and

WHEREAS, the State Legislature adopted Chapters 1205 and 1342 of the 1980 Statutes which implemented Article XIII-B; and

WHEREAS, the people of California on June 5, 1990 amended Article XIII-B effective July 1, 1990; and

WHEREAS, the provisions of the amendments have been interpreted by a coalition of statewide organizations, and the organizations have issued through the League of California Cities revised guidelines to calculate the appropriations limit; and

WHEREAS, section 7910 of the Government Code requires cities to adopt a resolution setting the annual appropriations limit at a regularly scheduled meeting or a noticed special meeting; and

WHEREAS, the City of Rancho Cordova has complied with the provisions of Article XIII-B in calculating the Appropriations Limit for Fiscal Year 2005 – 2006.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Rancho Cordova that:

1. The Fiscal Year 2005 – 2006 Appropriations Limit shall be \$38,230,230
2. The Fiscal Year 2005 – 2006 Appropriations subject to the Limit is \$16,188,874
3. The annual election for Adjustment Factors shall be to use the growth in City population and the increase in the per-capita personal income for the State of California.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Rancho Cordova, held on the 20th day of June, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

**CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2006 GANN CALCULATIONS
BASED ON FY 2006 ADOPTED BUDGET**

Attachment #1

ALLOCATION OF TAXES

	General Fund		Special Revenue Fund		Total	
	Subject	Not Subject	Subject	Not Subject	Subject	Not Subject
Property Taxes	5,345,000	-	-	-	5,345,000	-
Sales Taxes	9,500,000	-	-	-	9,500,000	-
Other Taxes:						
Garbage Franchise Fee	-	649,496	-	-	-	649,496
Cable Franchise Fee	-	233,226	-	-	-	233,226
PG&E Franchise Fee	-	27,000	-	-	-	27,000
Telephone Franchise	-	25,000	-	-	-	25,000
Business Lic. Tax	-	-	-	-	-	-
Property Transfer Tax	215,000	-	-	-	215,000	-
Police Tax	150,000	-	-	-	150,000	-
Utility User Tax	1,585,000	-	-	-	1,585,000	-
Transient Occupancy Tax	2,000,000	-	-	-	2,000,000	-
Traffic Mitigation Fees	-	-	-	-	-	-
TOTAL TAXES	18,795,000	934,722	-	-	18,795,000	934,722
From State:						
Motor Vehicle In Lieu	3,700,000	-	-	-	3,700,000	-
Off Highway	-	-	-	-	-	-
Gas Tax	-	-	-	1,350,000	-	1,350,000
Prop. 172 Sales Taxes	-	-	-	-	-	-
Homeowners Relief	4,500	-	-	-	4,500	-
SB 90 Reimbursements	-	-	-	-	-	-
Sub-Total	3,704,500	-	-	1,350,000	3,704,500	1,350,000
Other Intergovernmental						
Measure A Sales Tax	-	-	-	2,449,102	-	2,449,102
Zinfandel Impact Fees	-	-	-	3,145,500	-	3,145,500
CDBG Block Grant	-	-	-	784,000	-	784,000
Grants	-	95,423	-	342,796	-	438,219
Comm. Fac. Fees	-	-	-	1,501,000	-	1,501,000
Traffic Impact Fees	-	-	-	2,200,000	-	2,200,000
Park Development Impact	-	-	-	950,000	-	950,000
Low Income Housing	-	-	-	95,000	-	95,000
Sunrise Douglas Impact	-	-	-	4,142,000	-	4,142,000
General Plan Impact	-	-	-	131,600	-	131,600
Environmental Impact	-	-	-	50,000	-	50,000
Flood Mitigation	-	-	-	-	-	-
Sub-Total Other Intergovt'l	-	95,423	-	15,790,998	-	15,886,421
Locally Raised:						
Sp. Benefit - Assmt. Districts	-	-	-	110,000	-	110,000
Licenses Permits & Fees	-	5,202,313	-	-	-	5,202,313
Interest	-	-	-	-	-	-
Alarm Permits	-	-	-	-	-	-
Fines/Forfeitures & Penalties	-	448,572	-	-	-	448,572
Rents	-	1,112,646	-	-	-	1,112,646
Charges for Services	-	2,476,328	-	-	-	2,476,328
Transfers In	-	575,456	-	-	-	575,456
Other	-	-	-	-	-	-
Sub-Total Locally Raised	-	9,815,315	-	110,000	-	9,925,315
TOTAL ALL FUNDS	22,499,500	10,845,460	-	17,250,998	22,499,500	28,096,458

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2006 GANN CALCULATIONS
BASED ON FISCAL YEAR 2006 ADOPTED BUDGET

Attachment #1A

CALCULATION OF PROCEEDS OF TAXES

REVENUE	Proceeds of Taxes	Non-Proceeds of Taxes	Total
Taxes	\$ 18,795,000	\$ 934,722	\$ 19,729,722
Subventions from State			-
Motor Vehicle In Lieu	3,700,000	-	3,700,000
Gas Tax	-	1,350,000	1,350,000
Homeowner's Relief	4,500	-	4,500
SB 90 Reimbursements	-	-	-
Other Intergovernmental	-	784,000	784,000
Locally Raised			-
Local Dedicated Sales Tax	-	2,449,102	2,449,102
Special Benefit-Landscape Assessments	-	110,000	110,000
Impact Fees	-	12,215,100	12,215,100
Grants	-	438,219	438,219
Licenses and Permits	-	5,202,313	5,202,313
Fines, Forfeiture and Penalties	-	448,572	448,572
Rents	-	1,112,646	1,112,646
Charges for Services	-	2,476,328	2,476,328
User Fees	-	7,113,951	7,113,951
Transfers In	-	575,456	575,456
Other	-	-	-
SubTotal	22,499,500	35,210,409	57,709,909
			-
Interest Earnings	17,957	21,143	39,100
Total Revenue	22,517,457	35,231,552	57,749,009
Reserve Withdrawals	-	-	-
TOTAL BUDGET APPROPRIATIONS	\$ 22,517,457	\$ 35,231,552	57,749,009
			17,128,498

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2006 GANN CALCULATIONS
BASED ON FISCAL YEAR 2006 ADOPTED BUDGET

Attachment #1B

INTEREST EARNINGS PRODUCED BY TAXES

	Amount	Source
A. Non-Interest Tax Proceeds	\$ 22,499,500	Worksheet # 2
B. Minus Exclusions	<u>6,328,583</u>	Worksheet # 7
C. Net Invested Taxes	<u>16,170,917</u>	(A-B)
D. Total Non-Interest Budget	<u>35,210,409</u>	Worksheet # 2
E. Tax Proceeds as % of Budget	45.93%	(C/D)
F. Interest Earnings	39,100	Budget
G. Amount of Interest Earned from Taxes	<u>\$ 17,957</u>	(E*F)
H. Amount of Interest Earned from Non-Taxes	<u>\$ 21,143</u>	(F-G)

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2006 GANN CALCULATIONS
BASED ON FISCAL YEAR 2006 ADOPTED BUDGET

Attachment #2

APPROPRIATIONS LIMIT

	<u>Amount</u>	<u>Source</u>
A. Last Year's Limit	\$ 36,010,121	Voter Approved
B. Adjustment Factors		
1. Growth in Rancho Corodova Popultion	1.0086	State Finance
2. Growth in California Per Capita Income	1.0526	State Finance
Total Adjustment %	1.0617	(B1 * B2)
C. Annual Adjustment \$	<u>2,220,109</u>	(B*A)
D. Other Adjustments		
Lost Responsibility (-)	-	
Transfer to Private (-)	-	
Transfer to Fees (-)	-	
Assumed Responsibility (+)	<u>-</u>	
SubTotal	-	
E. Total Adjustments	<u>2,220,109</u>	(C+D)
F. This Year's Limit	<u><u>\$ 38,230,230</u></u>	(A+E)

**CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2006 GANN CALCULATIONS
BASED ON FISCAL YEAR 2006 ADOPTED BUDGET**

Attachment #2A

APPROPRIATIONS LIMIT ANALYSIS

FY 2004-2005 Appropriations Limit (Approved by voters)	\$ 36,010,121
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Adjustment Factors

Change in Per Capita Personal Income (FY 2004-2005)	1.0526
---	--------

Increase in Rancho Cordova Population	1.0086
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Factor for Fiscal Year 2005-2006	1.0617
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FY 2005-2006 Appropriations Limit	<u>\$ 38,230,230</u>
--	-----------------------------

FY 2005-2006 Proceeds of Taxes	22,517,457
Exclusion	<u>(6,328,583)</u>

FY 2005-2006 Appropriations Subject to Limit	<u>16,188,874</u>
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FY 2005-2006 Appropriations Under Limit	\$ 22,041,356
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CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2006 GANN CALCULATIONS
BASED ON FISCAL YEAR 2006 ADOPTED BUDGET

Attachment #2B

EXCLUSIONS TO APPROPRIATIONS LIMIT

COURT ORDERS	\$	-
FEDERAL MANDATES		
FLSA Payments		6,200
Medicare Payments		52,257
Landfill Closure Costs		-
Underground Tank Monitoring		-
Unemployment Payments		12,376
TOTAL FEDERAL MANDATES		70,833
QUALIFIED CAPITAL OUTLAYS		
Computer Software		785,000
Office Improvements		-
Vehicles		245,000
Computer Upgrades		150,000
		1,180,000
QUALIFIED DEBT SERVICE		
County Mitigation Payment		-
County Revenue Neutrality Agreement		5,077,750
		5,077,750
TOTAL EXCLUDED APPROPRIATIONS	\$	<u><u>6,328,583</u></u>

CITY OF RANCHO CORDOVA, CA
FISCAL YEAR 2006 GANN CALCULATIONS
BASED ON FISCAL YEAR 2006 ADOPTED BUDGET

Attachment #2C

APPROPRIATIONS SUBJECT TO LIMITATION

	Amount	Source
A. Proceeds of Taxes	\$ 22,517,457	Worksheet # 2
B. Exclusions	<u>6,328,583</u>	Worksheet # 7
C. Appropriations Subject to Limitation	<u>16,188,874</u>	(A-B)
D. Current Year Limitation	<u>38,230,230</u>	Worksheet # 6
E. Over/(Under) Limit	<u>\$ (22,041,356)</u>	(C-D)

MEMORANDUM

DATE: June 20, 2005
TO: Mayor and Council Members
FROM: Lillian E. Hare, City Clerk/HR Director
SUBJECT: Consider Request from the Elk Grove Unified School District to Establish Four Annual Meetings of a Subcommittee of the Board and Council



RECOMMENDATION

Consider the request and determine possible dates for the meetings suggested for September, November, February and April.

BACKGROUND

Mayor Cooley asked that the request from Superintendent Ladd, of the Elk Grove School District (attached) be brought forward to the City Council for discussion. Superintendent Ladd has requested the establishment of four annual meetings between himself, district board members Ms. Pollyanna Cooper-Le Vangie and Mr. Brian Myers, and appropriate City Council and staff of the City of Rancho Cordova.

Attachment(s): Letter from Superintendent Steven Ladd, Ed.D.



Members of the Board
Jeanette J. Amavisca
Pollyanna Cooper-LeVangie
Priscilla S. Cox
Pamela A. Ireby
William H. Lugg, Jr.
Chet Madison, Sr.
Brian D. Myers

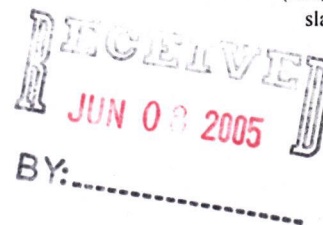
Steven M. Ladd, Ed.D.
Superintendent

(916) 686-7700
(916) 686-7787 (FAX)
sladd@egusd.net

Unified School District

9510 Elk Grove-Florin Road, Elk Grove, California 95624

June 2, 2005



The Honorable Ken Cooley
Mayor, City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Mayor Cooley:

The Board of Education of the Elk Grove Unified School District expressed to me as the incoming Superintendent its desire to forge a relationship with the City of Rancho Cordova.

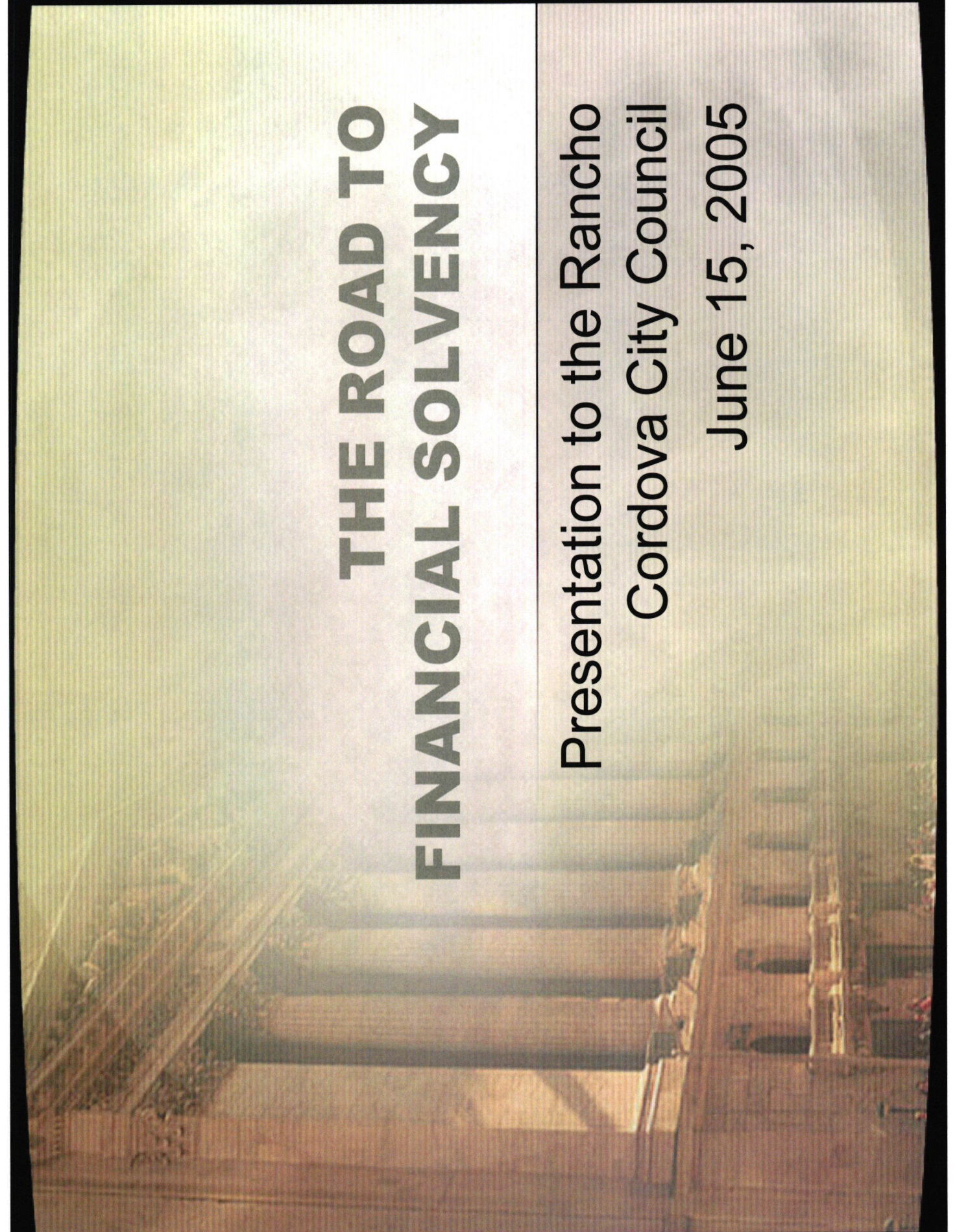
To that end, I am soliciting your support in the establishment of four annual meetings between yourself and appropriate city staff and myself and district board members Ms. Pollyanna Cooper-LeVangie and Mr. Brian Myers. If this is acceptable, I suggest that the meetings be held in September, November, February, and April. I envision the meetings to be informal, allowing a chance for the representatives of the two agencies to have conversations that further our desired mutual relationship.

Please respond to Ms. Deb Gilles, my administrative assistant, so we may proceed with planning. If you would like to discuss this suggestion, please call me at (916) 686-7700.

Sincerely,

Steven M. Ladd, Ed.D.
Superintendent

cc: Board of Education, Elk Grove Unified School District
Mr. Ted Gaebler, City Manager



THE ROAD TO FINANCIAL SOLVENCY

Presentation to the Rancho
Cordova City Council

June 15, 2005

RANCHO CORDOVA FINANCE

- Revenue Neutrality
 - Eliminates a significant portion of Property Taxes for 31 years
- Results in a Heavy Reliance on Unstable Resources:
 - Sale Taxes
 - Property Transfer Taxes
 - Transient Occupancy Taxes
 - Franchise Fees
- These Fees Represent 37.9% of FY 2006 Revenues

CONSEQUENCES

- This leads to the City's need to recover ALL of its costs that are permissible
- To accomplish this we commissioned a study to determine our TRUE cost of providing individual services
 - Revenue & Cost Specialists are concluding their study which will provide:
 - Cost of Providing a Service including:
 - Direct Staff Costs, and
 - Indirect Overhead cost which includes the cost of all the auxiliary departments that support the department providing the service

RECOVERING OUR COSTS

- Permissible costs are governed by two constitutional amendments that were enacted by California voters.
 - Proposition 13
 - Proposition 218

Proposition 13

- A City's main source of revenue prior to passage of Proposition 13 in 1978 was property tax. Cities which had insufficient revenue to pay expenditures had authority to increase property tax with a majority vote of the Council.
- Proposition 13 eliminated the local government's ability to raise property taxes to pay for services
 - Limited the increase in taxes to 2% per year

EFFECTS OF PROPOSITIONS

- **THESE PROPOSITIONS LIMIT CITY'S ABILITY TO:**
 - **RAISE PROPERTY TAXES**
 - **LIMIT FEES FOR SERVICES TO THE ACTUAL COSTS FO PROVIDING THESE SERVICES**

EFFECTS

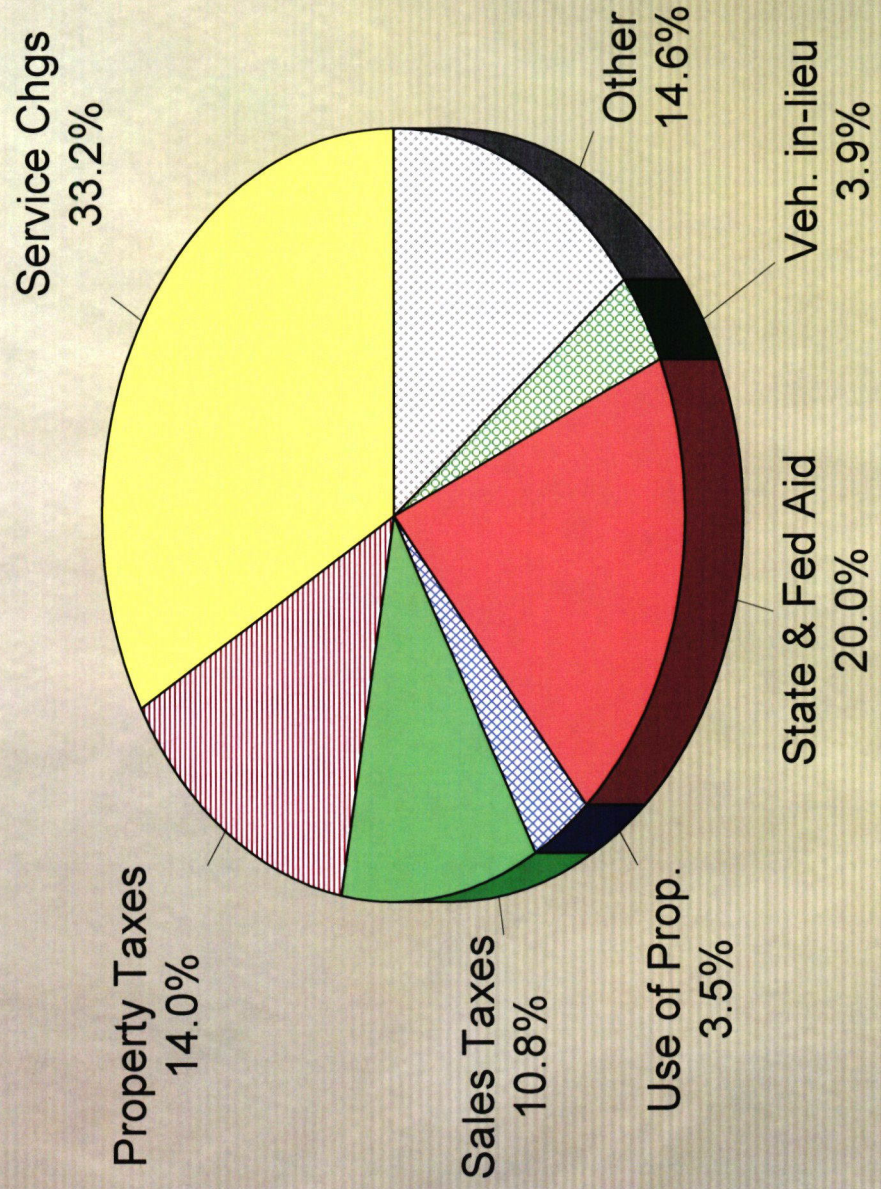
- The effect of inflation since 1978 has resulted in needing \$298.16 in 2005 to purchase \$100 in 1978 – a 298% increase
- However, property taxes of \$100 in 1978 would only result in \$170.69 in taxes in 2005 due to Proposition 13

EFFECTS

- Property taxes account for only 5.8% of all revenues today versus 14.0% in the Proposition 13 era
- However, Rancho Cordova net property taxes account for less than 1% (.0094%) of our General Fund budget

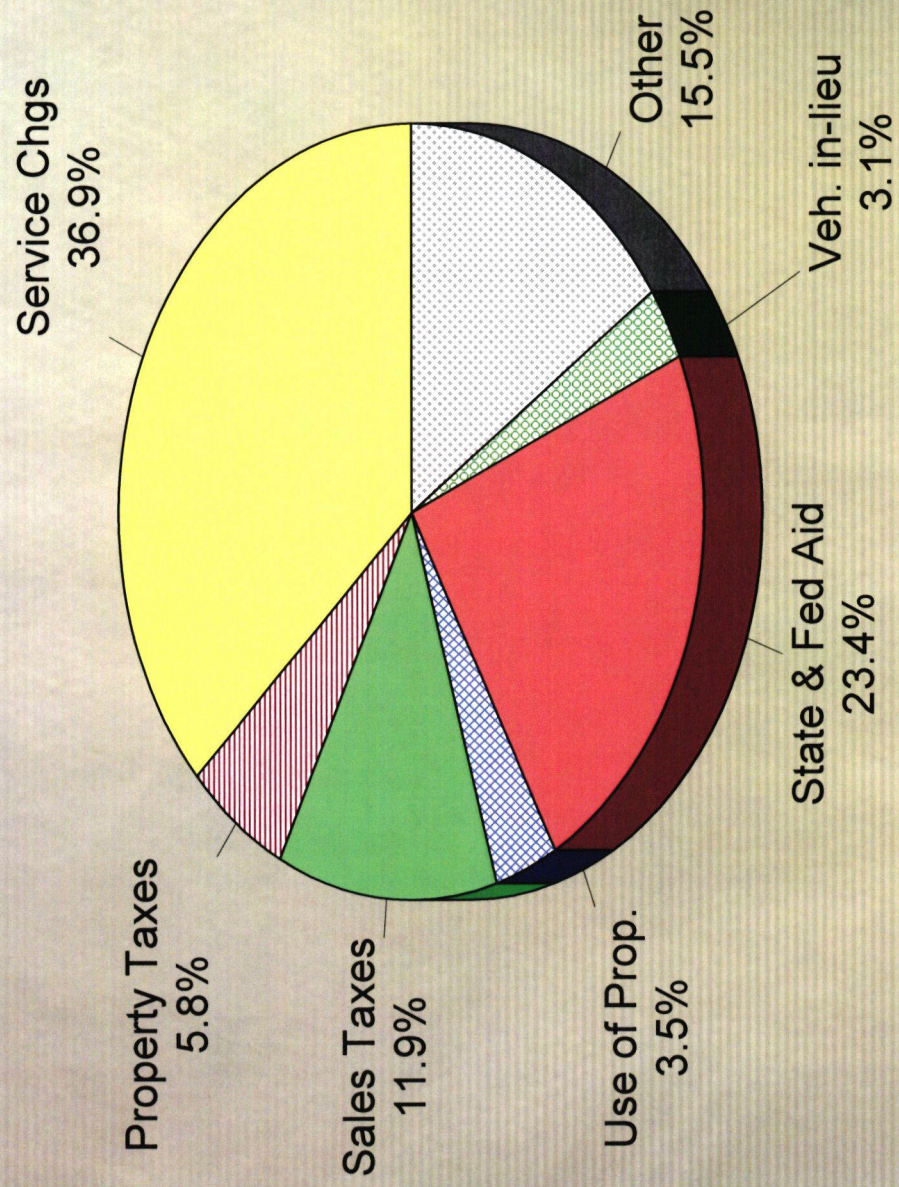
LEADING SOURCES OF INCOME -- CALIFORNIA CITIES

Pre Proposition 13



LEADING SOURCES OF INCOME -- CALIFORNIA CITIES

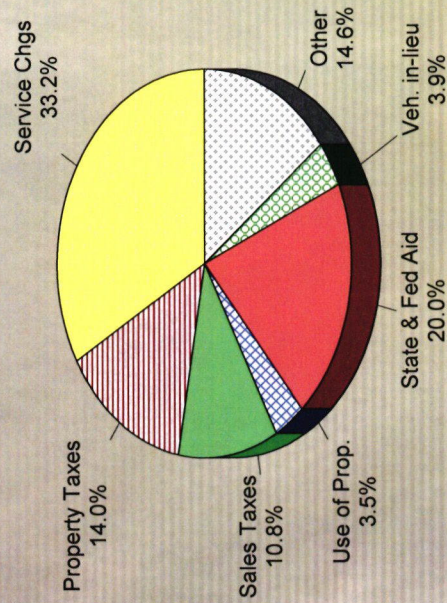
Post Proposition 13



COMPARISON

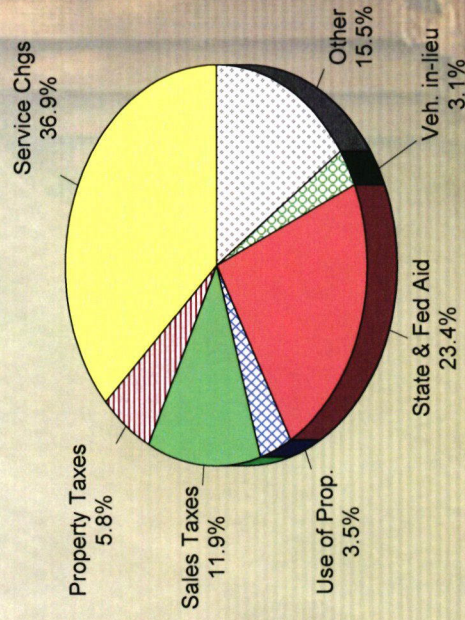
LEADING SOURCES OF INCOME -- CALIFORNIA CITIES

Pre Proposition 13



LEADING SOURCES OF INCOME -- CALIFORNIA CITIES

Post Proposition 13



Who Controls City Revenues

	Who Sets the Rate?	Who Decides Who Pays?	Who Decides the Allocation?
Sales and Use Tax	levied by city/voters limited by state law	state	state
Property Tax	levied by city/voters limited by constitution	state	state
Vehicle License Fee	state	state	state, limited by constitution
Utility User Tax			
Business License Tax	city/voters	city/voters	city
Transient Occupancy Tax			
Franchises, Real Property Transfer Tax	levied by city/voters limited by state law	city/voters limited by state	city
Intergovernmental Subventions (gas tax, etc.)	state	state	state
Local Assessments	city/voters	city/voters	city
Fines & Forfeitures	state	state	state
Service Charges and User Fees	city	city	city

FEE STUDY

- City with EPS surveyed the following cities to compile a list of fees:

– Chino Hills	Rancho Santa Margarita
– Chula Vista	Rocklin
– Davis	Roseville
– Elk Grove	Sacramento
– Fairfield	Santa Clarita
– Folsom	Tracy
– Irvine	Vacaville
– Lake Forest	West Sacramento
– Livermore	

FEE STUDY

- Services and the cost of providing those services is the subject of a study being conducted by Revenue & Cost Specialists
- Based on that study, a fee schedule will be prepared to cover the cost of providing the service (Direct Cost) and
- The study will also determine the overhead rate which will be added to cover the “Indirect Costs”

NEXT STEPS

- Staff will bring back to the Council the proposed fee structure including adding additional fees
- Examples of new fees may include:
 - Technology Fee: to cover the cost of the Hansen software attributable to development
 - Expanded Police fees including:
 - Parking tickets
 - Accident reports, etc.

LIST OF REPRESENTATIVE FEES

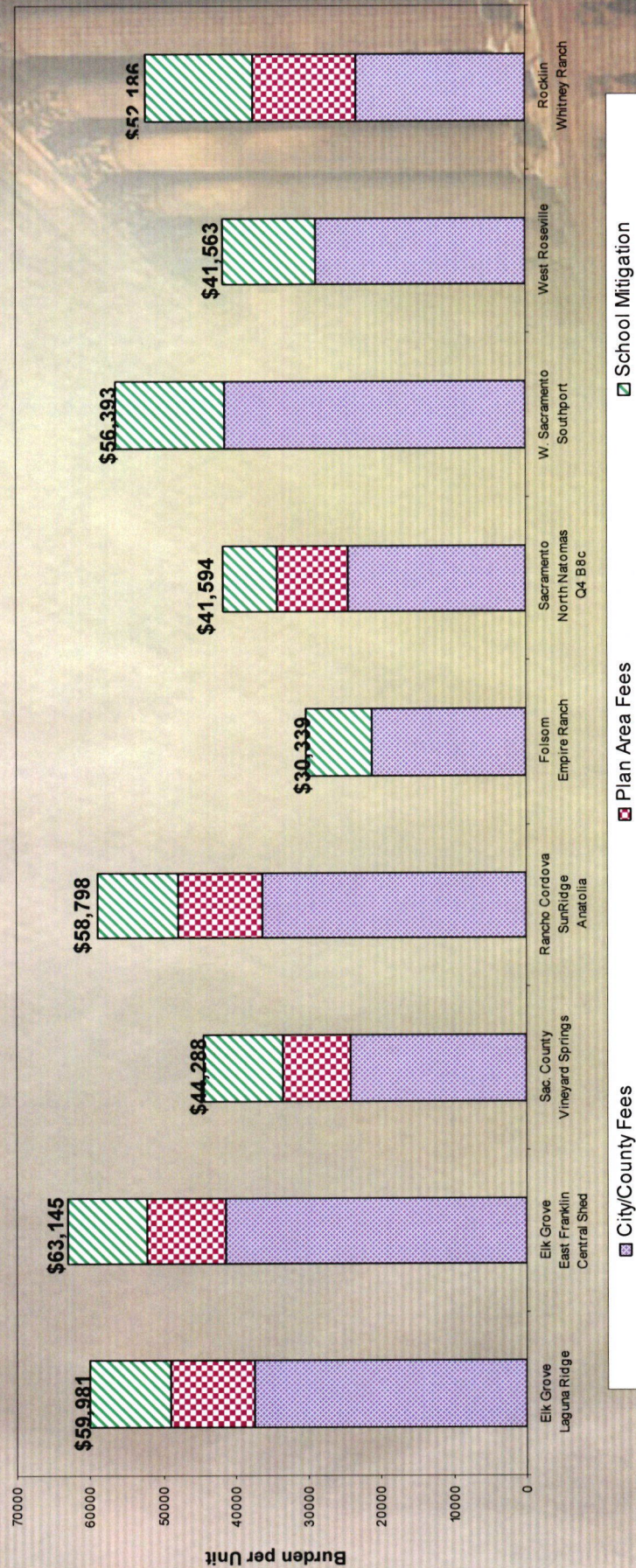
- Attachment #1 is a list of some representative fees based on the survey cities, including ranges of charges
 - That list will be expanded with the Cost of Service study as well as being validated to include only costs associated with Rancho Cordova
- These fees, once adopted, will be updated annually by software that is provided by the consultant

Public Works Cost Recovery

- Processing Fees
- Development Impact Fees
- Capital Improvements
 - Impact Fees
 - Federal and State Grants
 - Measure “A”
 - CFF
 - Special Districts
- Operations & Maintenance
 - Measure A
 - Gas Tax
 - Maintenance Districts

Figure 1
Infrastructure Burden Comparison [1]
Single-Family Units (2,200 Sq. Ft.)

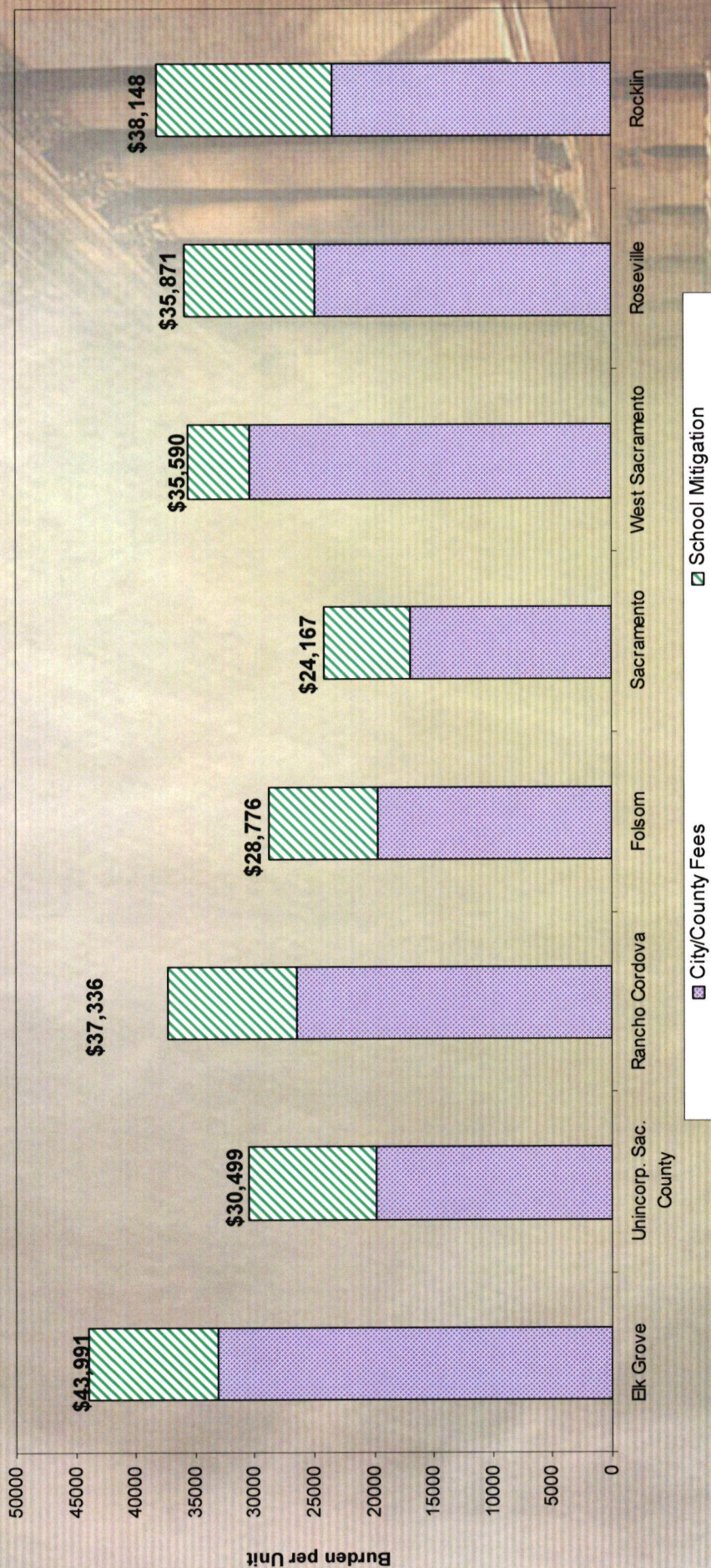
Specific Plan Areas



[1] Excludes land-secured financing debt which may be used to finance a portion of backbone infrastructure and other public facility costs.

Figure 2
Infrastructure Burden Comparison [1]
Single-Family Units (2,200 Sq. Ft.)

Infill Areas



[1] Excludes land-secured financing debt which may be used to finance a portion of backbone infrastructure and other public facility costs.

Citywide Capital Improvements

Transportation Improvements	\$ 2,632,073,291
Water Supply	\$ 815,913,983
CSD-1	\$ 212,000,000
SCRSD (Treatment Plant Expansion Not Included)	\$ 215,000,000
Parks	\$541,302,100
Schools	\$ 600,000,000
Libraries	\$ 60,939,840
TOTAL	\$ 5,077,229,214

Citywide Transportation CIP

TRANSPORTATION PROJECT	IMPROVEMENT PROJECT COST
Roadway Segments (208 Projects)	\$ 1,148,064,091
Intersection Improvements (91 Projects)	\$ 606,309,200
ADA/Transit/Bike/Signal Control (9 Projects)	\$ 296,454,000
Interchanges/Hwy 50 HOV (13 Projects)	\$ 301,246,000
TOTAL	\$ 2,632,073,291

Public Works O&M Costs

- New development to pay its fair share of O&M costs for impacts as a result of new development
- Gas Tax and Measure A currently used to fund O&M Services for existing streets

Next Steps

- City staff pursuing the formation of a Road Maintenance Assessment District as a steady source of funding for pavement maintenance and repair
- Nexus Study under preparation for the proposed Transportation Impact Fee
- Nexus Study under preparation for the proposed Park Fee
- The Transportation and Park CIPs have been outreached to the BIA and Development Community

Next Steps

- The proposed Transportation Impact Fee will be brought before the Council on July 18, 2005 for adoption
- Identification of Other Potential Fees

Discussion



CITY OF RANCHO CORDOVA

CITY COUNCIL

JUNE 20, 2005

TONIGHT'S AGENDA

- Review comments from June 15, 2005 Work Session
- Core General Plan Tasks vs. Supplemental General Plan Tasks
- Relationship Between General Plan and Pending Projects
- Next Steps...



OVERVIEW OF JUNE 15, 2005 STUDY SESSION

- Staff review of General Plan issues of concern
- Fiscal responsibility is imperative
- Concern over delays to Pending Projects
- Interest in meeting needs of City and Project applicants

OVERVIEW OF JUNE 15, 2005 STUDY SESSION

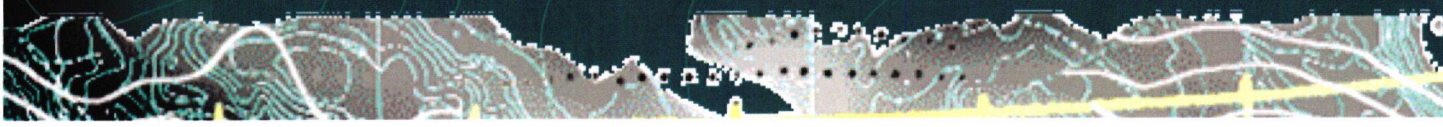
- Current General Plan schedule –
adopt by December 31, 2005
- Proposed extension of one year
to December 31, 2006
- OPR extension to General Plan
deadline likely to be approved

OVERVIEW OF JUNE 15, 2005 STUDY SESSION

- City must balance the interests of Pending Project applicants with long term City vision.
- Continued processing of Pending Projects could undermine achieving City vision.
- Staff will request Council direction for the processing of Pending Projects.

OVERVIEW OF JUNE 15, 2005 STUDY SESSION

- Staff proposed ten areas of concern outside the current General Plan scope.
- General City Council comments received, seeking final direction.
- Issues divided into “Core” and “Supplemental” issues.



CORE GENERAL PLAN ISSUES

- General Plan Pro Forma (Fiscal Impacts/Market Analysis)
- Parks and Open Space Standards
- Capital Improvement Plan/Roads Planning
- PLACE³S Analysis
- Downtown Rancho Cordova



SUPPLEMENTAL GENERAL PLAN ISSUES

- Folsom Boulevard Strategy
- Housing Conditions Survey
- Pace of Development
- Additional Review/Revision
Period

PROCESSING SCHEDULE FOR PENDING PROJECTS

- Pending Projects will wish to continue project reviews while General Plan is completed.
- Findings provide guidance on whether to proceed with processing a Pending Project.
- Report findings are draft and intended to illustrate approach.



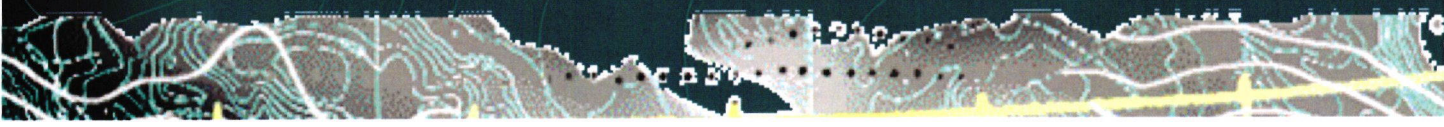
DRAFT FINDINGS FOR PENDING PROJECTS

- Consistent with policies anticipated within the final General Plan.
- Contributes to the long-term fiscal viability of the City, both project level and overall City.
- Provides all facilities necessary to ensure its orderly development.



DRAFT FINDINGS FOR PENDING PROJECTS

- Provides full funding for all operational costs to be incurred by the City.
- Consistency with City park standards and open space standards.
- Contributes to the establishment of a vibrant Downtown District or at a minimum will not undermine Downtown District.

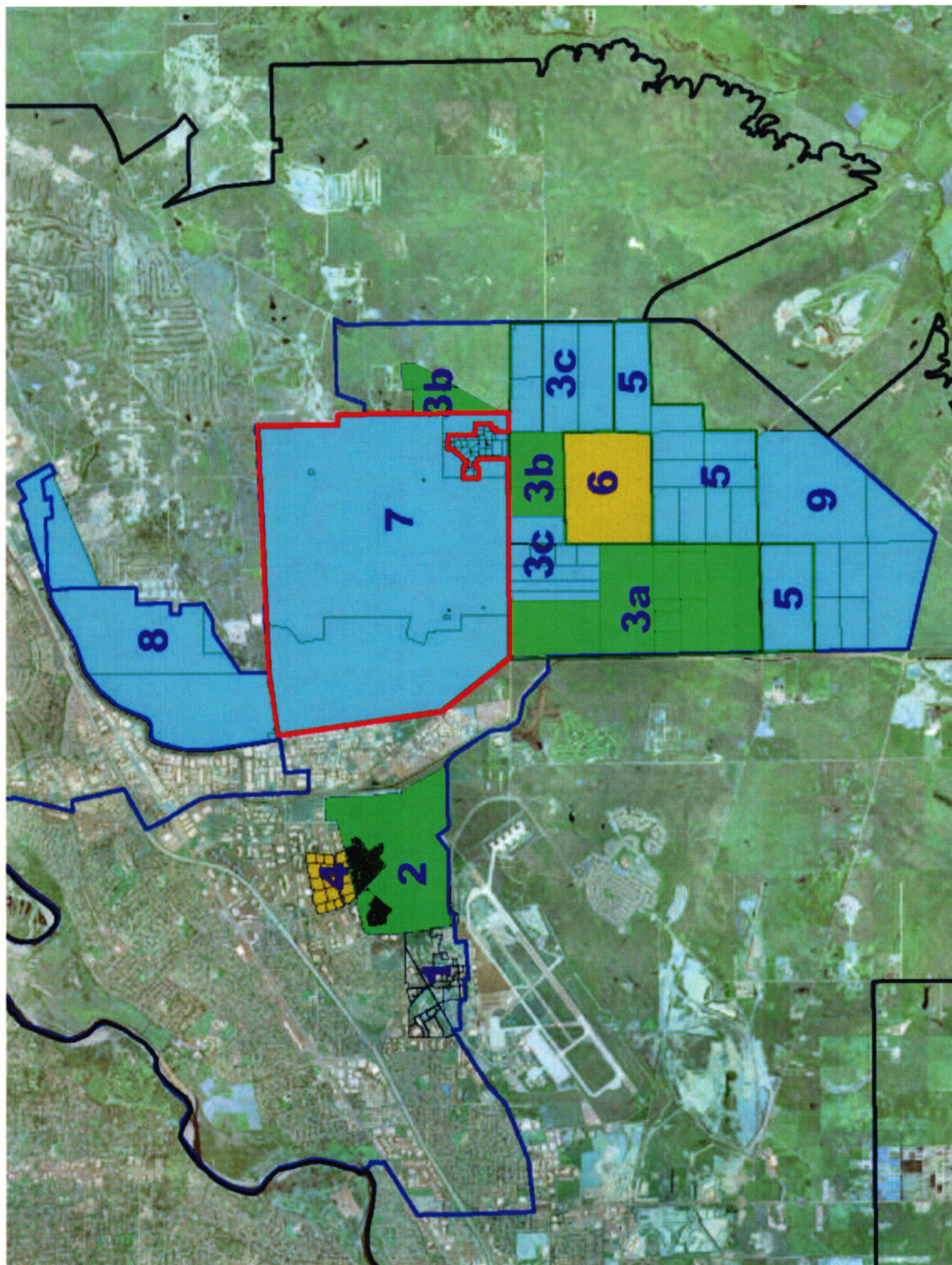


REMEDY THROUGH DEVELOPMENT AGREEMENT

- May be unable to fully address issues/findings in a timeframe that meets the schedules of all Pending Projects.
- At City's discretion, may choose to address outstanding issues through development agreements.

NEXT STEPS...

- Direct staff to present a revised General Plan scope on July 18, 2005, issues to be addressed include:
 - General Plan Pro Forma (Fiscal Impacts/Market Analysis)
 - Parks and Open Space Standards
 - Capital Improvement Plan/Roads Planning
 - Downtown Rancho Cordova
 - PLACE³S Analysis
 - Housing Conditions Survey





Introduction



The goal of the Folsom Boulevard and Mather Field Road Streetscape Master Plan is to create an attractive, functional and safe “Main Street” identity that enhances pedestrian, bicycle and vehicular facilities for the residents and businesses of Rancho Cordova.



Introduction

FOLSOM BOULEVARD / MATHER FIELD ROAD STREETScape MASTER PLAN

Community Input

- Stakeholder Outreach
- Comment Cards
- Web Page –
- Newsletters
- News Releases
- Workshops
 - 2 Workshops
 - 82 Community Members in attendance



Introduction

Visualize Downtown Rancho Cordova!

The Folsom Boulevard and Mather Field Road Streetscape Master Plan will identify the future look and feel of a four-mile stretch of Folsom Boulevard between Rod Beaudry Drive to Sunrise Boulevard and for Mather Field Road between Folsom Boulevard and the Mather Commerce Center. Jointly sponsored by the newly formed City of Rancho Cordova and Sacramento County, the plan will incorporate the vision and interests of the local community. The streetscape plan will be implemented over the long term as funding becomes available. However, upon completion of the Master Plan, currently available funding will be used to construct some elements within the next year.

We want your input!

We want your suggestions about what elements should be included and recommendations about which features should be constructed first. On a scale of 1 to 5, with 5 being the highest and 1 being the lowest, please rate the following streetscape improvement options.

- | | |
|---|--|
| A. ___ Install continuous curb, gutter and sidewalks along the north side of Folsom Boulevard | L. ___ Put utilities (power lines) underground |
| B. ___ Install continuous curb, gutter and sidewalks along the south side of Folsom Boulevard | M. ___ Add lighting on Folsom Boulevard |
| C. ___ Install continuous curb, gutter and sidewalks along Mather Field Road | N. ___ Add lighting on Mather Field Road |
| D. ___ Add landscaping on Folsom Boulevard | O. ___ Allow on-street parking on Folsom Boulevard |
| E. ___ Add landscaping on Mather Field Road | P. ___ Landscape medians with trees, shrubs and groundcover |
| F. ___ Acquire land along Folsom Boulevard for landscaping, sidewalks, and bike lanes | Q. ___ Add more pedestrian crosswalks across Folsom Boulevard |
| G. ___ Widen existing sidewalks on Folsom Boulevard and Mather Field Road | R. ___ Add more pedestrian-friendly features (patterned street paving, accessible linkages, safe street crossings, shade trees, rest havens, bus shelters, etc.) |
| H. ___ Add more signalized intersections along Folsom Boulevard | S. ___ Add artwork (sculpture, mosaics, murals) |
| I. ___ Add street furniture (benches, trash receptacles, decorative bollards, banners, etc.) | T. ___ Develop consistent and/or improved street signage |
| J. ___ Reduce traffic speeds on Folsom Boulevard | U. ___ Other. Please add: _____ |
| K. ___ Reduce traffic speeds on Mather Field Road | |

Which of these options would you like to see implemented first? _____

Address: _____

Phone Number: _____

E-mail Address: _____

For more information, please visit the Folsom Streetscape Master Plan Web site at www.sacdot.com by clicking on the Folsom Boulevard and Mather Field Streetscape Master Plan icon on the projects and programs page, or call Jim Schubert, Sacramento County Department of Transportation at 874-7911.

Top 5 Community Comments

- 1) Add landscaping on Folsom Boulevard
- 2) Install continuous curb, gutter and sidewalks along the north side of Folsom Boulevard
- 3) Acquire land along Folsom Boulevard for landscaping, sidewalks, and bike lanes
- 4) Landscape medians with trees, shrubs, and groundcover
- 5) Add lighting on Folsom Boulevard

Result



[illegible]

**DOWNTOWN
RANCHO CORDOVA**

- * RAISED MEDIANS
WITH LANDSCAPING
- * TEXTURED AND COLORED
MEDIAN CONCRETE
- * UNIFORM
LOOK AND FEEL
- * FEWER DRIVEWAYS
ENHANCE PEDESTRIAN
SAFETY
- * CHANNELIZED LEFT TURNS
ENHANCE VEHICLE
SAFETY

- * MODIFIED ACCESS TO BUSINESS LOCATIONS
- * REQUIRES ACCESS AGREEMENTS BETWEEN BUSINESS OWNERS



Implementation of a Phase One Project

Phase One Alternatives

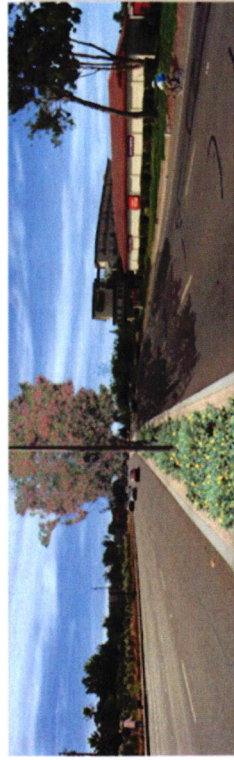
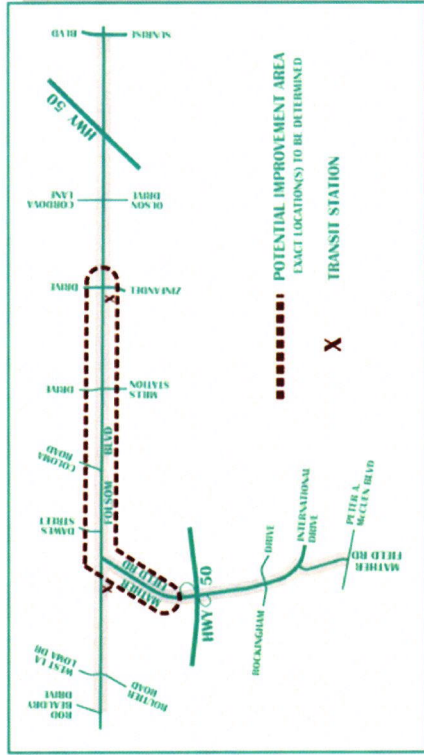
- **A – Landscape Medians**
- **B – Demonstration Area**
- **C – North Side Improvements**
- **D – Major Intersections**
- **E – Transit Station Focus**
- **F – Overhead Utilities**
- **G – South Side Improvements**

Phase One



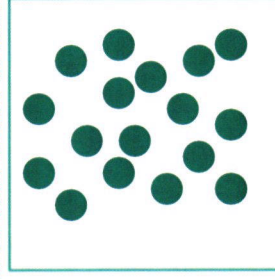


FOLSOM BOULEVARD & MATHER FIELD ROAD PHASE 1 ALTERNATIVES ALTERNATIVE "A" - LANDSCAPED MEDIANS



	LEVEL OF BENEFIT		
	LOW	MEDIUM	HIGH
SAFETY			
BEAUTIFICATION			
ECONOMIC DEVELOPMENT			
PROJECT DISTRIBUTION			
CONSTRUCTION SEQUENCING			
BICYCLISTS			
PEDESTRIANS			
VEHICLES			
REGIONAL TRANSIT			

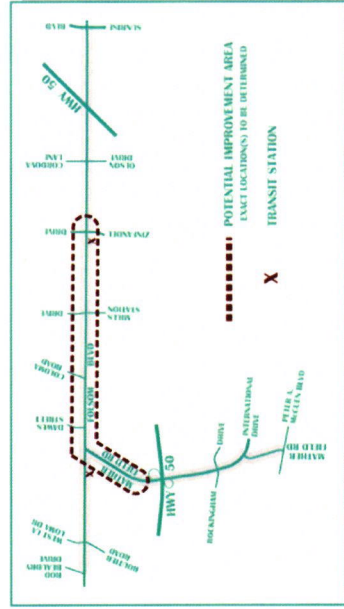
PLACE DOT BELOW TO SELECT THIS ALTERNATIVE



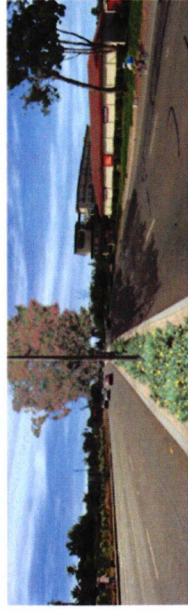
Phase One

Voting Results - Landscaped Medians

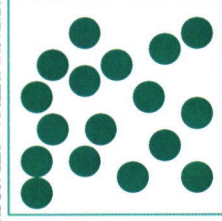
FOLSOM BOULEVARD & MATHER FIELD ROAD PHASE 1 ALTERNATIVES ALTERNATIVE 'A' - LANDSCAPED MEDIANS



	LEVEL OF BENEFIT		
	LOW	MEDIUM	HIGH
SAFETY			
REALTEIFICATION			
ECONOMIC DEVELOPMENT			
PROJECT DISTRIBUTION			
CONSTRUCTION SEQUENCING			
BICYCLISTS			
PEDESTRIANS			
VEHICLES			
REGIONAL TRANSIT			



PLACE DOT BELOW TO SELECT THIS ALTERNATIVE



Phase One

