



CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO
THE CRA/RCFC

Tuesday, February 21, 2012

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

Linda Budge, Vice Mayor

Ken Cooley, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member



Regular City Council meeting dates are scheduled on the 1st and 3rd Monday's of each month, unless when Monday is a holiday.
If Monday is a holiday, the meeting will be scheduled for the following Tuesday. Dates are subject to change.

City Council Regular Mtg

CANCELLED MTG

City Council Special Mtg

CANCELLED MTG

CITY HALL CLOSED

2012

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CITY HALL CLOSURE DATES

Mon, Jan 2 - Day After New Year's Day
Mon, Jan 16 - Martin Luther King Jr. Day
Fri, Feb 17 - Furlough Day
Mon, Feb 20 - President's Day
Fri, Apr 6 - Furlough Day
Mon, May 28 - Memorial Day
Wed, Jul 4 - Independence Day
Mon, Sep 3 - Labor Day
Mon, Nov 12 - Veterans Day
Thu, Nov 22 - Thanksgiving Day
Fri, Nov 23 - Day After Thanksgiving Day
Mon, Dec 24 - Christmas Eve
Tue, Dec 25 - Christmas Day
Mon, Dec 31 - New Year's Eve

2013 - Proposed

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CITY HALL CLOSURE DATES

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Mon, Jan 21 - Martin Luther King Jr. Day
Mon, Feb 18 - President's Day
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Thu, Jul 4 - Independence Day
Mon, Sep 2 - Labor Day
Mon, Nov 11 - Veterans Day
Thu, Nov 28 - Thanksgiving Day
Fri, Nov 29 - Day After Thanksgiving Day
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*Dates Pending Approval

2014 - Proposed

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**CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

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

Tuesday, February 21, 2012

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Budge, Cooley, McGarvey, Skoglund, and Mayor Sander.

2. METRO CBLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

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

5. PRESENTATIONS

- 5.1 Presentation of Proclamation to Scottie Moore, President and Founder of Save Our Cats & Kittens - Sensibly (SOCKS) in Support of Spay Day 2012.
- 5.2 Presentation Regarding Update on Rancho Cordova Community Alliance (Probation Department Partnership) by Sacramento County Probation Division Chief, Michael Bays.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Note, 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.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 8.1 **Subject:** Meeting Minutes of: February 6, 2012 Regular Meeting.
Recommendation: Adopt Minutes.
- 8.2 **Subject:** Quarterly Treasurer's Report
Recommendation: Receive and File Report.
Result of Recommended Action: This report provides Council with information concerning the City's investment portfolio. This report will meet the requirements as provided by state law.
Staff Report: Donna Silva, Finance Department
Advances Goal: 10

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Resolution approving the abandonment of a 10 foot planting easement parallel to and adjacent to Highway 50 on lot 88 of Bradshaw Woods unit no. 4 located on residential property at 3214 Hogarth Drive
Recommendation: Adopt Resolution No. 11-2012.
Result of Recommended Action: Adoption of this resolution will remove the 10 foot Planting Easement shown on the map of Bradshaw Woods Unit No. 4 recorded in Book 128 of Maps, at Page 8.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 2
- 9.2 **Subject:** Resolution Approving Walgreen's Conditional Use Permit and Public Convenience and Necessity for Off-site Alcohol Sales - Project No. DD7354; Located at 10701 Folsom Boulevard and 10708 Alicante Way
Recommendation: Adopt Resolution No. 12-2012.
Result of Recommended Action: Adoption of this resolution will allow Walgreen's to sell alcohol (beer and wine only) at its new store located at 10701 Folsom Boulevard. This will provide Walgreens customers the convenience to purchase alcoholic beverages, along with the other convenience items in one stop.
Staff Report: William Campbell, Planning Department
Advances Goals: 9

- 9.3 **Subject:** Ordinances Temporarily Extending the Suspension of Annual Program Fee Inflationary Adjustments for Certain Development Impact Fees
Recommendation: Waive first readings and introduce ordinances, temporarily suspending the automatic annual program fee inflationary adjustments for a period of one year for the following development impact fee programs:
a) Ordinance No. 3-2012 Villages of Zinfandel Development Impact Fee
b) Ordinance No. 4-2012 Sunrise Douglas Community Plan Fee
c) Ordinance No. 5-2012 City Transportation Impact Fee
Result of Recommended Action: Adoption of these ordinances will suspend the automatic annual Construction Cost Index (CCI) inflationary fee adjustments for the three development impact fees for a period of one year, beginning March 1, 2012.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1 and 13

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

NONE.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

Public Works, Building and Safety, and Facilities Department Update

14. ADJOURNMENT

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

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Budge, Cooley, McGarvey, Skoglund, and Mayor Sander.

16. CLOSED SESSION

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

Conference with legal counsel, existing litigation (Government Code Section 54956.9 (a) Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova v. The Lily Company, et al., Sacramento Superior Court Case No. 34-2009-00043404.

Conference with legal counsel, anticipated litigation (Government Code Section 54959.9 (b one (1) potential case.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
<i>Friday, February 24, 2012</i>	<i>10:30 a.m. Special Meeting – Annual Corporate Report</i>
<i>Tuesday, February 28, 2012</i>	<i>6:00 p.m. Special Meeting/Work Session with Cordova Recreation and Park District – Master Plan</i>
<i>Monday, March 5, 2012</i>	<i>4:00 p.m. Special Meeting/Work Session – TBD 5:30 p.m. Regular Meeting</i>
<i>Monday, March 19, 2012</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, March 27, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – Discussion of Citywide Goals and Sidewalk Maintenance</i>
<i>Monday, April 2, 2012</i>	<i>4:00 p.m. Special Meeting/Closed Session – City Attorney Annual Review 5:30 p.m. Regular Meeting</i>
<i>Tuesday, April 10, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – Westborough Land Use</i>
<i>Monday, April 16, 2012</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Monday, May 7, 2012</i>	<i>4:00 p.m. Special Meeting/Work Session – TBD 5:30 p.m. Regular Meeting</i>
<i>Tuesday, May 15, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – TBD</i>

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

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

The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting. 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) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, February 21, 2012 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on February 16, 2012 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed February 16, 2012 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk



**CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, February 06, 2012

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Sander called the regular meeting to order in the David B. Roberts Council Chambers at 5:36 p.m.

Council Members Present: Cooley, McGarvey, Skoglund, Budge, Sander

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Cuppy, Kellerman, Abhar, Chinn, Junker, Silva, Campbell, Haven, Holt, Runner, and Snyder

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

City Clerk, Mindy Cuppy announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

Curt Haven led the pledge.

4. INVOCATION

Council Member Cooley gave the invocation.

5. PRESENTATIONS

NONE.

6. PUBLIC COMMENT

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

6. PUBLIC COMMENT

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

- Shelly Blanchard on Cordova Community Council Community Volunteer Awards Winners
- Wayne Hart on the winning the zip code issue

Mayor Sander closed the public comment period.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Budge second by Cooley; Council approved the Consent Calendar.
Carried by a 5:0 vote.

8.1 **Subject:** Meeting Minutes of:

- a) January 17, 2012 Regular Meeting; and
- b) January 30-31, 2012 Special Meeting.

Recommendation: Adopt minutes.

8.2 **Subject:** Ordinance Amending the Folsom Boulevard Specific Plan (FBSP) to Add Building Replacement Policy and Exceptions Sections

Recommendation: Waive second reading and adopt Ordinance No. 2-2012.

Result of Recommended Action: Adoption of this ordinance will amend Section IV of the Folsom Boulevard Specific Plan. The amendment will add greater flexibility for development within the Specific Plan by adding Building Replacement Policy and Exceptions sections.

Staff Report: Paul Junker, Planning Department

Advances Goals: 1, 5, 9, and 11

8.3 **Subject:** Resolution Authorizing the City Manager to Execute Three On-Call Contracts for Emergency Electrical Maintenance in the Amount not to Exceed \$200,000 for Each Contract

Recommendation: Adopt Resolution No. 8-2012.

Result of Recommended Action: Adoption of this resolution will allow Public Works to



contract with ITS Republic, M&M Electric, and Pacific Excavation, to repair street lights which have been damaged by wire theft.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1, 4, 6, 8, and 11

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

9.1 **Subject:** Resolution Approving PetSmart Indoor Animal Training and Daytime Boarding Conditional Use Permit - Project No. DD7399; Located at 10830 Olson Drive

Recommendation: Adopt Resolution No. 9-2012.

Result of Recommended Action: Adoption of this resolution will allow the applicant to expand their training facility, along with providing a day camp component for daytime boarding only. No exterior modifications are proposed to the existing building. The day camp will be conducted within the interior of the existing building.

Staff Report: William Campbell, Planning Department

Advances Goals: 5 and 9

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

ACTION: Motion to approve by Budge second by Cooley; Council adopted Resolution No. 9-2012.
Carried by a 5:0 vote.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Resolution Authorizing the City Manager to Execute an Operational Agreement with the County of Sacramento for Participation in the Quarry Truck Management Plan Program

Recommendation: Adopt Resolution No. 10-2012.

Result of Recommended Action: Adoption of this resolution will authorize the execution of an Operational Agreement with the County of Sacramento. This agreement will define the benefits and obligations of each party for participation in the Quarry Truck Management Plan (TMP) program.

Staff Report: Cyrus Abhar, Public Works Department and Adam U. Lindgren, City Attorney's Office

Advances Goals: 2 and 11

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander closed the public comment period.

ACTION: Motion to approve by Budge second by Cooley; Council adopted Resolution No. 10-2012.
Carried by a 5:0 vote.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE.



13. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- Annual Corporate Report on Friday, February 24 at 10:30 a.m.
- Attended Annual City Manager's Conference
- Lunch with Metro Fire Chief Curt Hankey
- Suncreek Specific Plan
- The Ranch at Sunridge
- Montelena - Sunridge Specific Plan
- Entertainment Center Update

14. ADJOURNMENT

Mayor Sander adjourned the regular meeting in memory of Joe Fraccola and Ralph Brown at 7:03 p.m.

Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: February 21, 2012
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Director
SUBJECT: TREASURER'S REPORT – DECEMBER 31, 2011

RECOMMENDATION

This report is informational only. It is recommended that the report be received and filed.

RESULT OF RECOMMENDED ACTION

This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.

BACKGROUND

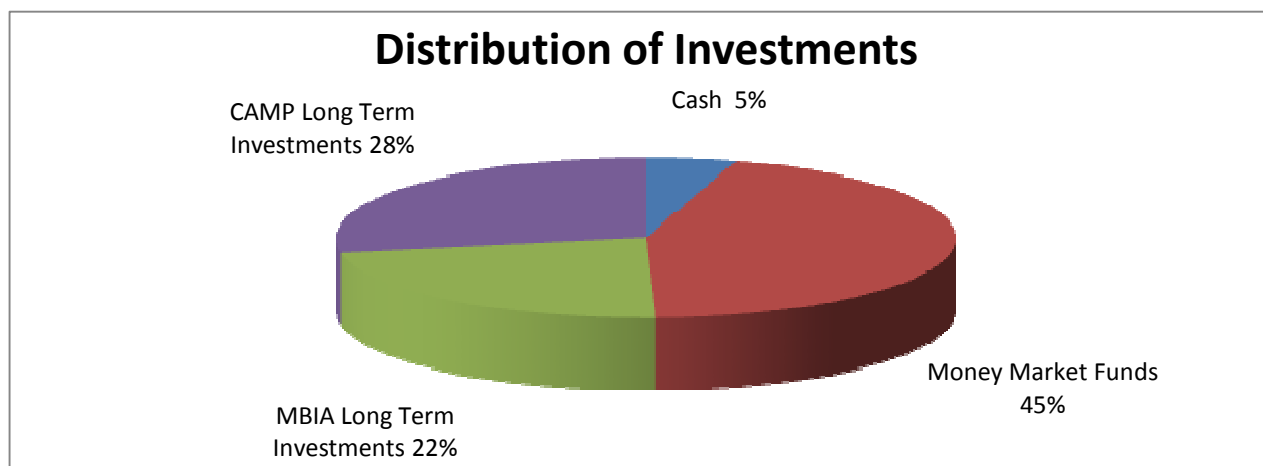
Attached is the quarterly Treasurer's report for the period ending December 31, 2011. Treasurer's reports are provided to Council on a quarterly basis.

At September 30, 2011, the current value of the City's total portfolio was \$79 million. Since that time, the balances decreased by \$6 million with an ending balance of \$73 million as of December 31, 2011. Of that, the General Fund Cash and Investments balance was \$12 million. Cash and short-term investments decreased by \$5 million and long-term investments decreased by \$1 million. The overall portfolio is well diversified with \$37 million invested in long-term investments. \$33 million is invested in short-term investments that are considered liquid (money markets). The remainder consists of \$3 million on deposit with our banks and \$5,620 is invested in a City of Rancho Cordova City Hall bond. Staff, in conjunction with our financial advisors, periodically reviews the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs. At December 31, 2011, interest rates at LAIF remained stable at .38% and rates at CAMP increased to .16% from their September 30, 2011 amount of .12%.

The decrease in cash and investment balances, as noted in the above paragraph, is typical for this time of the year. We received our final 10/11 property tax distribution in July. Cash is expected to decline until our next property tax installment is received in January 2012.

Staff thoroughly reviews investment statements and makes appropriate inquiries of CAMP, LAIF, and MBIA, as necessary, to confirm the existence and viability of the City's assets. The City invests conservatively in S & P rated AA+ securities and U.S. Treasury Notes. The long-term assets are in securities that can be held to maturity, thus are less vulnerable to the fluctuations of the market. All securities are in compliance with the City's investment policy. There are sufficient funds to meet the City's expenditure requirements for the next six months.

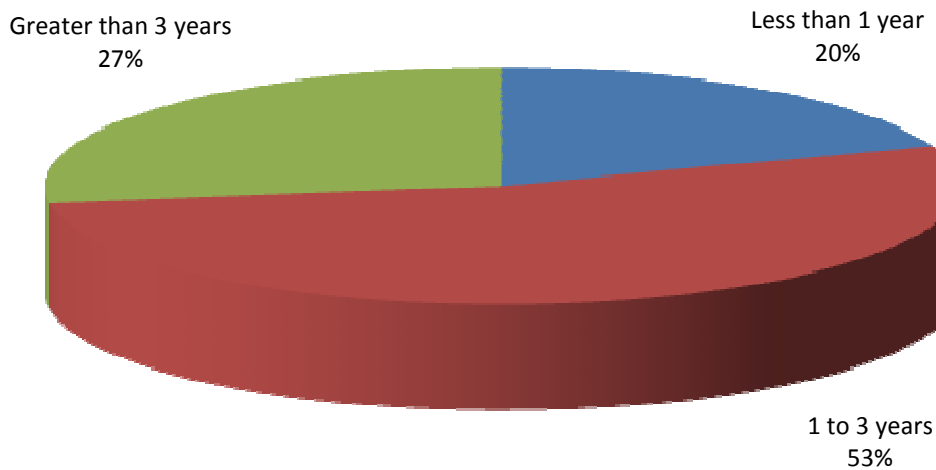
The distributions of investments are displayed in the following chart:



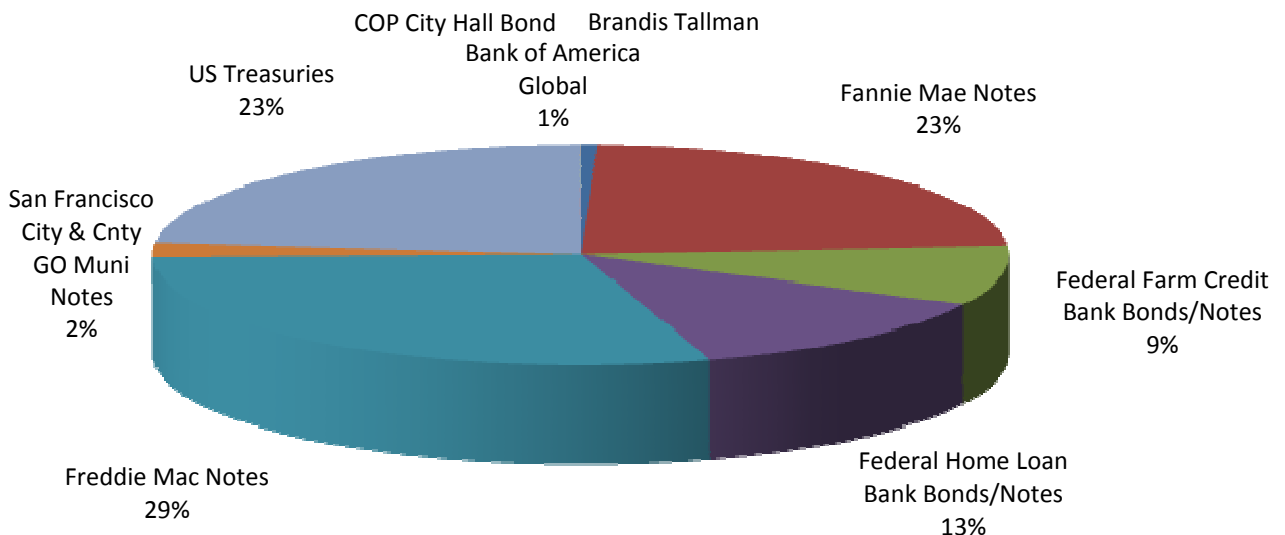
Analysis of the long-term investments:

	Par Value	Current Value	Percent of L-T Investments
Less than 1 year	\$ 7,215,000	\$ 7,251,466	19.60%
1 to 3 years	19,270,000	19,617,067	53.04%
Greater than 3 years	9,745,000	10,120,315	27.36%
	<u>\$ 36,230,000</u>	<u>\$ 36,988,848</u>	100.00%

Long Term Investments - Time Period



Long Term Investments - Categories



ATTACHMENT

Treasurer's Report for December 31, 2011

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
December 31, 2011**

	Par Value	Cost	Current Value	Maturity Date
Cash and Cash Equivalents				
Wells Fargo Bank	3,398,806	3,398,806	3,398,806	n.a.
Bank of Sacramento	49,364	49,364	49,364	n.a.
	<u>3,448,170</u>	<u>3,448,170</u>	<u>3,448,170</u>	
Money Market Funds				
Wells Fargo Adv Treasury Plus MMF (MBIA)	1,850,406	1,850,406	1,850,406	n.a.
Local Agency Investment Fund (LAIF)	19,127,225	19,127,225	19,127,225	n.a.
California Asset Management Program (CAMP)	11,835,596	11,835,596	11,835,596	n.a.
Sub-total	<u>32,813,227</u>	<u>32,813,227</u>	<u>32,813,227</u>	
Long-Term Investments - Cutwater/MBIA:				
U.S. Treasury Notes	1,000,000	998,359	1,001,328	2/29/2012
Federal Farm Credit Bank Notes	500,000	493,925	506,534	4/12/2012
Federal Farm Credit Bank Notes	500,000	496,420	516,735	10/17/2012
Freddie Mac Notes	1,000,000	1,014,530	1,011,536	1/9/2013
Federal Home Loan Bank Notes	1,000,000	1,022,220	1,018,357	6/14/2013
Federal Home Loan Bank Notes	1,000,000	1,004,330	1,000,251	7/12/2013
Freddie Mac Notes	1,000,000	1,001,590	1,000,052	8/8/2013
Fannie Mae Notes	750,000	759,423	758,548	9/17/2013
Federal Farm Credit Bank Notes	1,000,000	999,900	1,000,687	1/24/2014
Fannie Mae Notes	750,000	762,380	762,556	3/14/2014
Federal Farm Credit Bank Notes	500,000	497,895	516,079	6/2/2014
Freddie Mac Notes	750,000	757,025	758,042	7/30/2014
U.S. Treasury Notes	750,000	753,809	753,398	8/15/2014
Freddie Mac Notes	750,000	759,780	754,741	8/20/2014
Federal Home Loan Bank Notes	750,000	802,605	795,313	12/12/2014
Fannie Mae Notes	1,000,000	1,000,000	999,744	1/26/2015
Federal Farm Credit Bank Notes	725,000	731,869	738,360	7/20/2015
U.S. Treasury Notes	750,000	784,219	782,813	7/31/2015
Freddie Mac Notes	500,000	500,000	502,064	8/24/2015
Fannie Mae Notes	750,000	773,408	768,606	10/26/2015
U.S. Treasury Notes	500,000	512,461	516,914	7/31/2016
Sub-total	<u>16,225,000</u>	<u>16,426,148</u>	<u>16,462,658</u>	

CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
December 31, 2011

	Par Value	Original Cost	Current Value	Maturity Date
Long-Term Investments -CAMP:				
Bank of America Corp (FDIC) Global MTN	225,000	229,392	226,538	4/30/2012
Freddie Mac Global Notes	1,250,000	1,250,313	1,256,368	7/27/2012
Federal Home Loan Notes	1,100,000	1,099,829	1,100,436	8/23/2012
U.S. Treasury Notes	375,000	374,912	375,659	8/31/2012
U.S. Treasury Notes	500,000	499,238	500,879	8/31/2012
U.S. Treasury Notes	540,000	538,355	541,076	10/31/2012
Fannie Mae Notes (Floating)	1,225,000	1,224,499	1,225,913	11/23/2012
U.S. Treasury Notes	750,000	750,381	753,662	1/31/2013
Fannie Mae Global Notes	715,000	713,970	726,749	2/22/2013
Freddie Mac Global Notes	1,575,000	1,572,795	1,601,466	4/15/2013
Freddie Mac Global Reference Notes	600,000	638,142	630,776	6/28/2013
Federal Home Loan Global Notes	755,000	753,951	756,377	8/28/2013
Fannie Mae Global Benchmark Notes	1,375,000	1,496,737	1,478,668	10/15/2013
Freddie Mac Global Notes	500,000	504,557	503,161	8/20/2014
Freddie Mac Notes	1,000,000	1,011,290	1,009,733	8/27/2014
U.S. Treasury Notes	500,000	489,863	525,156	11/30/2014
Freddie Mac Notes	500,000	498,942	498,435	9/19/2014
Freddie Mac Global Notes	500,000	501,000	501,782	9/22/2014
Fannie Mae Global Notes	500,000	500,150	501,542	12/19/2014
Freddie Mac Global Notes	500,000	500,090	533,228	2/9/2015
Fannie Mae Notes	500,000	516,130	527,535	7/28/2015
Freddie Mac Notes	315,000	317,394	324,997	9/10/2015
Fannie Mae Notes	750,000	770,805	768,606	10/26/2015
U.S. Treasury Notes	700,000	690,402	717,937	10/31/2015
U.S. Treasury Notes	850,000	853,486	871,781	10/31/2015
U.S. Treasury Notes	400,000	396,109	412,188	11/30/2015
San Francisco City & Cnty GO Muni Notes	700,000	812,511	822,752	6/15/2016
U.S. Treasury Notes	250,000	254,453	258,535	6/30/2016
U.S. Treasury Notes	550,000	561,064	568,605	7/31/2016
Sub-total	20,000,000	20,320,761	20,520,540	
Long-Term Investments - Brandis Tallman LLC				
City Hall COP Bond	5,000	5,000	5,650	2/1/2035
Total Portfolio	<u>\$ 72,491,397</u>	<u>\$ 73,013,306</u>	<u>\$ 73,250,245</u>	

MEMORANDUM



DATE: February 21, 2012

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: RESOLUTION APPROVING THE ABANDONMENT OF A 10 FOOT PLANTING EASEMENT PARALLEL TO AND ADJACENT TO HIGHWAY 50 ON LOT 88 OF BRADSHAW WOODS UNIT NO. 4 LOCATED ON RESIDENTIAL PROPERTY AT 3214 HOGARTH DRIVE

RECOMMENDATION

Adopt Resolution No. 11-2012

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will remove an existing 10 foot Planting Easement shown on the map of Bradshaw Woods Unit No. 4 recorded in Book 128 of Maps, at Page 8.

ADVANCES GOAL: 2

BACKGROUND

3214 Hogarth Drive is a residential lot located adjacent to Highway 50. A 10 foot planting easement was granted over this residential property in 1979 with the recording of the subdivision map creating the lot. The purpose of the easement was to accommodate landscaping that would help to shield the lot from Highway 50 traffic noise. Recently, Caltrans completed the construction of the Highway 50 sound wall along the common property line making the planting easement no longer necessary.

Pursuant to the provisions of Chapter 3, Part 3 of the Public Streets, Highways and Service Easement Vacation Law commencing at Section 8320 of the Streets and Highway Code, a Notice of Hearing was posted on site and published in the Grapevine Independent on February 10 and February 17, 2011.

Easement Vacation Agreement

The landscape easement is entirely located on 3214 Hogarth Drive, but it is directly adjacent to a single driveway that serves two residential properties, 3214 and 3218 Hogarth Drive. The property line for the two homes is centered on the driveway and the interest of both owners is important to the vacation of the easement.

The property at 3214 Hogarth Drive was recently purchased by Francis A. Nervo and City staff has been working with both concerned property owners to identify the best treatment of the easement area to ensure that it does not become a nuisance for the property owners or the City. After evaluating all available options, it has been determined that it would be in the interest of the City and the property owners to leave the area as a landscape strip. The City has reached an agreement with Mr. Nervo that will facilitate the transition of maintenance responsibility from the City to the property owner.

The property owner, Mr. Francis A. Nervo, has agreed to accept a \$2,000 payout to install some landscaping and to build a drip line irrigation system. This fund will also allow him to perform some small driveway repairs on the north side of the driveway. As part of the agreement, Caltrans will final grade the easement area so that the land is prepared for Mr. Nervo's improvements.

ATTACHMENT

Resolution No. 11-2012 including Exhibit A Planting Easement Description and Exhibit A-1 Location Map.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 11-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TO
VACATE A 10 FOOT PLANTING EASEMENT PURSUANT TO THE PROVISIONS OF
CHAPTER 3, PART 3 OF PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS
VACATION LAW COMMENCING AT SECTION 8320 OF THE CALIFORNIA STREETS
AND HIGHWAYS CODE**

WHEREAS, a hearing date was scheduled for a proposed resolution to vacate a 10 foot Planting Easement; and

WHEREAS, a notice of the hearing has been posted at City hall and published at least two weeks in advance of the hearing; and

WHEREAS, at least two weeks before the day set for the hearing at least three notices of vacation were conspicuously posted along the easements to be vacated, not more than 300 feet apart; and

WHEREAS, the hearing described above has been conducted, and this Council, has heard and considered all oral, documentary and other evidence presented.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council hereby finds as follows:

- a) A sound wall has been constructed along the property line of 3214 Hogarth Drive.
- b) The sound wall now attenuates the freeway noise causing the Planting Easement to no longer be necessary
- c) The Department of Public Works recommends this abandonment be approved.

BE IT FURTHER RESOLVED AND ORDERED that the following described Irrevocable Offer of Dedication and Public Utility Easement are hereby vacated:

See attached Exhibit A and A-1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

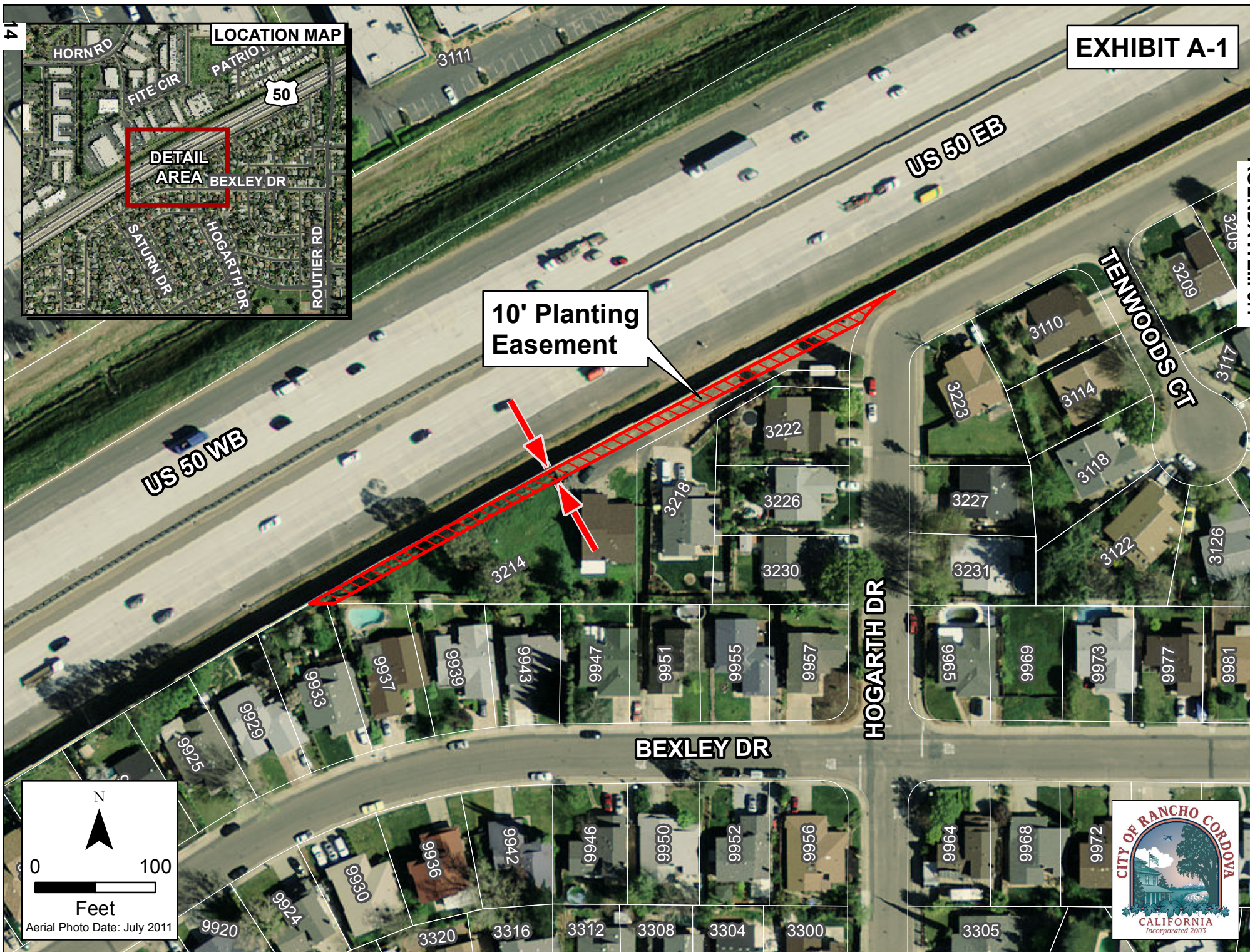
David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

EXHIBIT A

The 10 foot Planting Easement located on Lot 88 as shown on the Map of Bradshaw Woods Unit No. 4 recorded in the office of the Recorder of Sacramento County in Book 128 of Maps, Map No. 8



MEMORANDUM



DATE: February 21, 2012

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: WALGREEN'S- CONDITIONAL USE PERMIT AND PUBLIC CONVENIENCE AND NECESSITY DETERMINATION FOR OFF-SITE ALCOHOL SALES

<u>OWNER:</u> Ramesh Pitamber 9249 Sierra College Boulevard Roseville, Ca 95678	<u>APPLICANT:</u> Rancho Cordova 1 LLC 31850 Northwestern Highway Farmington Hills, MI 48334 Gary Eisenberg
PROJECT: Walgreen's Store FILE: DD7354 - Amended Conditional Use Permit LOCATION: 10701 Folsom Boulevard APN: 057-0254-018 and 019 PLANNER: William Campbell, Principal Planner	

REQUEST

The applicant is requesting approval of an amendment to their Use Permit, per the Folsom Boulevard Specific Plan and City determination for a Public Convenience and Necessity, per the State of California ABC to off-site sell beer and wine, from the recently approved Walgreen's on Folsom Boulevard.

RECOMMENDATION

Adopt Resolution No. 12-2012.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will allow Walgreen's the ability to sell beer and wine at its new store, located at 10701 Folsom Boulevard. This will provide Walgreen's customers the convenience to purchase alcoholic beverages, along with the other convenience items in one stop. The proposed conditions of approval will ensure that the business does not create or manifest additional law enforcement issues within the community.

BACKGROUND

The Walgreen's store located at northeast corner of Zinfandel Drive and Folsom Boulevard was recently approved by the City Council in January. The application at the time did not include the request for alcohol sales and therefore the applicant is now

requesting an amendment to the existing use permit to sell beer and wine off-site, and obtain a Public Convenience and Necessity (PCN) determination to submit to the State ABC.



Figure 1. Location Map of the Project Area

REQUIRED APPROVALS

Conditional Use Permit (CUP)

In order for a CUP to be granted, a project must meet the required findings documented in Zoning Code Section 23.134.030. The required findings are listed within the attached resolution, should the City Council wish to approve the Use Permit. In this case, the Police Department has not changed their long held position to oppose new liquor licenses, however they have previously supported developing appropriate conditions of approval, they believe will lessen their opposition. Planning staff has prepared a set of conditions that are very similar to the ones adopted for Wal-Mart, and the applicant has reviewed and agreed to the recommended conditions. Applicant is also aware that violation of any of the conditions could cause the revocation proceeding of the Use Permit and the Type 20 license from the ABC would become void.

Letter of Public Convenience & Necessity

In order for the applicant to sell alcoholic beverage, the applicant must obtain a Type 20 license from the ABC. Due to over-concentration of these types of licenses in the census tract, the ABC will require the applicant to obtain a PCN from the City. The applicant has not yet filed with the ABC for the Type 20 beer and wine license; however that would not preclude the City the ability to approve, deny, or conditionally approve the use. The use permit will be conditioned to require the ABC license, prior to the sales or the use permit would become null and void.

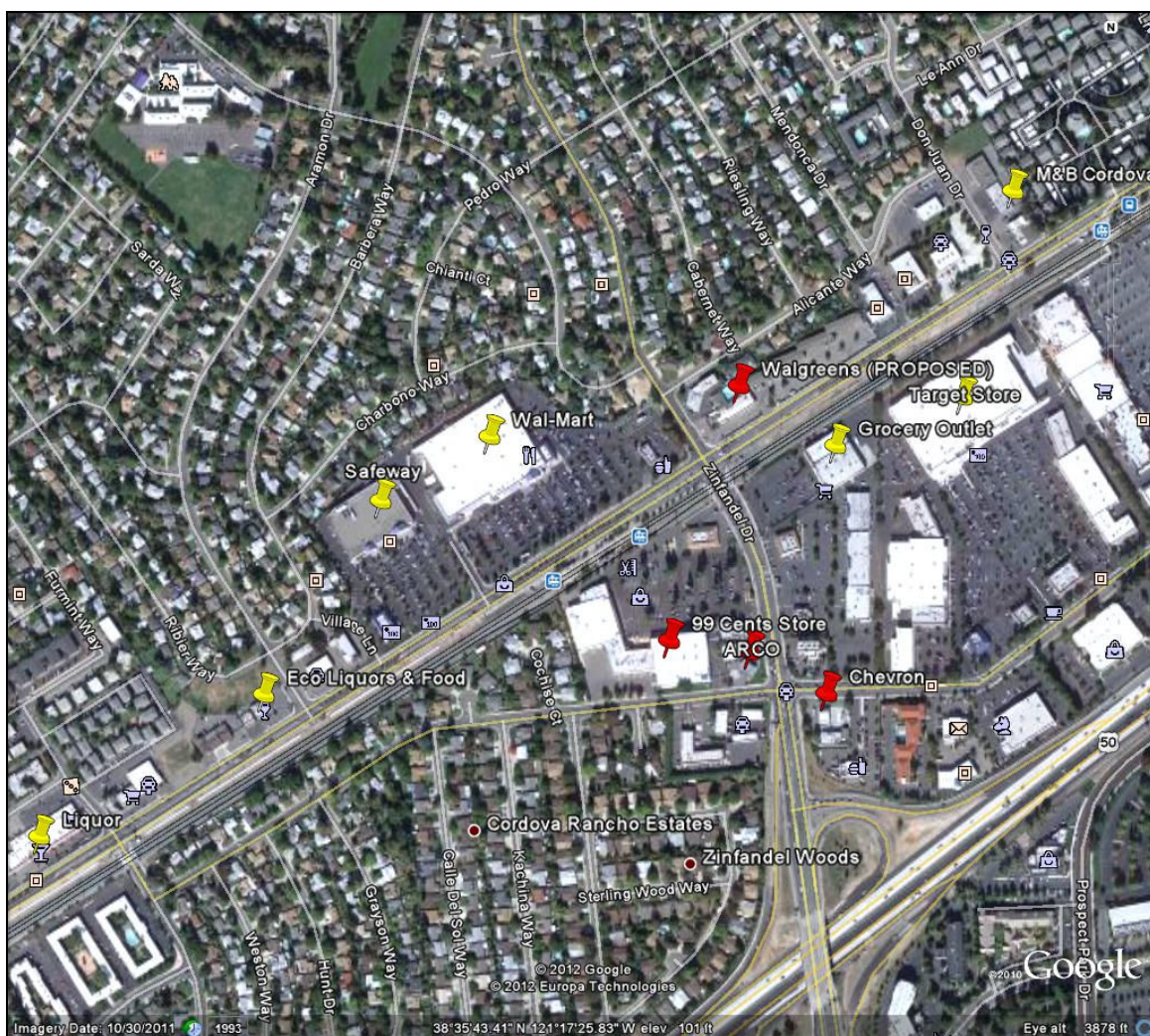


Figure 1 - ABC Off Site License Locations

Yellow Icons - Type 21 Full Alcohol
Red Icons - Type 20 Beer and Wine Only

ANALYSIS

General Plan

The General Plan includes the subject site in the Folsom Boulevard Planning Area (FBPA). The FBPA designation envisions a mix of residential, office, and commercial uses, including retail establishments. Specific uses such as the sale of alcohol were not addressed and therefore are not expressly prohibited by the General Plan.

Zoning

The subject property is designated CMU in the FBSP. Alcoholic Beverage Sales off-site require a CUP in this zone. There are several businesses in the immediate area that are selling off-site alcohol, as shown of Figure 1, above. The City has not imposed any limitation in the Zoning Code on the number of businesses selling alcohol, and has allowed the Public Convenience & Necessity and Use Permit process to control the number of licenses. One of the major determining factors has been the input from the Police Department regarding crime levels and calls for service to the location. Project conditioning has been more effective by the Use Permit than attempting to impose conditions through the state ABC process.

Letter of Public Convenience & Necessity

The Walgreen's store is located within Census Tract 89.08. The ABC has in the past determined that there is an over saturation of off-sale licenses in this census tract. The ABC has provided a list of the types and addresses of the all existing licenses in close proximity. According to Figure 1 above, 10 retail off-site licenses are shown, 7 are for Type 21, including the recently approved Wal-Mart license, while the other 3 licenses are Type 20 for on-site sales in conjunction with convenience stores. Walgreen's requested approval would raise the number of Type 20 to 4 in the immediate area of Zinfandel Drive and Folsom Boulevard.

Police Departments Position

The Police Department (RCPD) would normally protest the application on the basis of the premise being located in a high crime sub-sector and, further, on the basis of the over concentration of licenses in the area. However, in the past RCPD has been amenable to developing conditions that will help mitigate their concerns, as they did most recently with Wal-Mart and Target and Metro Soccer. High crime in the immediate area has caused RCPD to request a number of conditions, which the applicant has reviewed and is agreeable and have been incorporated into Exhibit B of the resolution.

In addition to the proposed conditions of approval listed in the attached resolution, the Police Department also proposed the following condition:

Walgreen's shall provide one (1) uniformed security guard from 6:00 PM until 11:00 PM (one hour after the sale of alcohol has stopped). The premise crime history shall be reviewed after 90 days and based on statistics; the hours of uniformed guard may be adjusted.

Based upon past Council decisions on CUP's for alcohol sales at the Target Store and the Metro Soccer venue, this condition has not been incorporated into the draft resolution.

FINANCIAL IMPLICATIONS TO CITY

It is not anticipated that action on this request will result in significant cost implications to the City.

RECOMMENDED MOTION

Move the City Council adopt Resolution No. 12-2012 to approve the Conditional Use Permit and Letter of Public Convenience and Necessity for Walgreen's, according to the findings and evidence contained in the resolution and subject to the Conditions of Approval.

ATTACHMENTS

1. Resolution No. 12-2012 including Exhibit A - Floor Plan and Exhibit B- Conditions of Approval
2. RCPD Letter dated January 31, 2012
3. Beer and Wine Application
4. Applicant's Project Narrative
5. Mailing Labels and map

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 12-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT
AND LETTER OF PUBLIC CONVENIENCE AND NECESSITY
FOR WALGREEN'S- PROJECT # DD7354**

WHEREAS, Walgreen's filed an application with the City of Rancho Cordova to amend a Conditional Use Permit (CUP) and seek approval of a Letter of Public Convenience and Necessity (PCN) (collectively referred to as the "Project") to allow the off-sale of beer and wine, from the store located at 10701 Folsom Boulevard (Assessor's Parcel Number: 057-0254-018 and 019); and

WHEREAS, the City Council of the City of Rancho Cordova (City Council) is the appropriate authority to hear and take action on the Project; and

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

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

1. The project is exempt from review of the California Environmental Quality Act, per Section 15301, Existing Facilities, in that the additional sales of alcohol will not have the potential for causing a significant effect on the environment.
2. The City Council hereby approves an amendment to the current Conditional Use Permit, subject to the adopted Conditions of Approval (Exhibit A), and determines the project meets all of the required findings in the Zoning Code Section 23.134.030. The following are each of the required findings and evidence to support them:
 - a. Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations. Evidence: The City Council finds that the site size, dimensions, location, topography, and access of the site are adequate for the proposed activities of off-site selling alcoholic beverages. The proposed Type 20 license will not demand any additional parking nor produce more traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations. The alcoholic beverage sales will be +/- 1 to 2% of gross sales and is incidental to the total stock of convenience goods sold. Approximately 12ft of shelf space and 6ft of cooler space will be used for beer and wine sales. This finding has been met.
 - b. Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other Code standards or other reasonable conditions of approval. Evidence: The City Council finds that any negative impacts of selling alcohol on adjacent properties and the public can be mitigated through the application of Code standards and the attached Conditions of Approval. The Conditions of Approval (COA) for the Project were crafted to mitigate

and prevent foreseeable nuisances that alcohol sales are known to create. The standard practices of Walgreen's, coupled with the approval of the COAs will properly mitigate any negative impacts resulting from the selling of beer and wine. This finding has been met.

- c. Finding: All required public facilities have adequate capacity to serve the proposal. Evidence: The City Council finds that all required public facilities have adequate capacity to serve the Project. Currently, all public facilities are adequately serving the existing retail use, which includes the off-sale of beer and wine. Walgreen's engaging in the off-sale of distilled spirits, beer and wine, pursuant to a Type 20 license from the Department of Alcoholic Beverage Control (ABC), will not increase the demand on such public facilities. This finding has been met.
 - d. Finding: The project meets the requirements of the Zoning Code including development standards, design guidelines, and special use provisions. Evidence: The City Council finds the approval to sell alcohol at the Walgreen's will result in the project complying with all the requirements of the Zoning Code. The Folsom Boulevard Specific Plan (FBSP) requires the applicant to obtain a CUP for the sale of alcohol. Upon issuance of a CUP, this finding will be met.
 - e. Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the Zoning Code. Evidence: There are no nonconforming elements of this Project. This finding has been met.
3. The City Council hereby approves the Letter of Public Convenience & Necessity (PCN), based on the following findings:
- a. The City Council finds that the facts and findings provided in this Resolution demonstrate that the granting an additional license to the applicant will serve the public convenience, even though the census tract in which the Walgreen's store is located is over-concentrated by ABC standards.
 - b. The City Council finds that given Walgreen's recently approved new building will eliminate a blighting influence on the Boulevard, the incidental sales of beer and wine will provide an additional convenience to residents who wish do their convenience shopping at Walgreen's.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

**SUPPLEMENTAL
CONDITIONS OF APPROVAL**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The entitlement approved by this action is to amend the current Conditional Use Permit (CUP) for Walgreens Store to sell beer and wine, subject to these supplemental conditions herein. Any violation of these conditions may warrant the City to conduct a hearing for the revocation of this permit.	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	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	
4.	Applicant shall not permit any form of panhandling, soliciting or loitering within fifty (50) feet of any entrance pursuant to Municipal and State Code Sections RCMC 9.81.010 and PC 602K and shall actively enforce those provisions by ordering individuals in violation of the Sections to cease their activities. Licensee(s) shall post and maintain notices or signs within fifty (50) feet of any entrance, no less than eighteen inches by twenty-four inches (18"x24") in size, clearly visible to patrons of the licensee(s) stating in two (2) inch block lettering the following: NO PANHANDLING OR SOLICITING IS ALLOWED ON OR IN FRONT OF THESE PREMISES. RCPD will assist in the removal of individuals that do not obey Walgreens initial order.	On-going	Police Department	

SUPPLEMENTAL CONDITIONS OF APPROVAL

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	Sales and service of alcohol beverages shall be permitted only between the hours of 6AM and 10PM each day of the week.	On-going	Police Department	
6.	Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.	On-going	Police Department	
7.	Applicant shall be responsible for maintaining the premises free of litter, immediately in front of and adjacent to main entry.	On-going	Police Department	
8.	Beer, wine coolers and/or malt beverages shall be sold in original factory packaging of a six-pack or greater, except wine or malt based coolers which shall be sold in original factory of a four-pack or greater. At no time shall a single unit be sold individually or in conjunction with another brand/size container of beer and/or malt beverage to constitute a six-pack or larger quantity.	On-going	Police Department	
9.	The sale of wine shall be in bottles or containers no smaller than 750ml, with two exceptions: 1.) dessert wines shall be no smaller than 375ml, and 2.) wine containers smaller than 750ml may only be sold in manufacturers pre-packaged multi-unit packs that are no smaller than a four-pack.	On-going	Police Department	
10.	The possession of alcoholic beverages in open containers and the consumption of alcoholic beverage are prohibited on or around these premises to include the parking lot.	On-going	Police Department	
11.	There shall be no exterior advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.	On-going	Police Department	

**SUPPLEMENTAL
CONDITIONS OF APPROVAL**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
12	Licensee(s) shall post and maintain on the premises and in the parking lot used in conjunction therewith, notices or signs no less than eighteen inches by twenty-four inches (18"x24") in size, clearly visible to patrons of the licensee(s) and parking lot and to persons on the public sidewalk stating in two (2) inch block lettering the following: UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. BP 25612.5; PC 647e(a); RCMC 9.93.030.	On-going	Police Department	
13	Licensee(s) shall post and maintain on the premises and in the parking lot used in conjunction therewith, notices or signs, no less than eighteen inches by twenty-four inches (18"x24") in size, clearly visible to patrons of the licensee(s) and parking lot and to persons on the public sidewalk stating in two (2) inch block lettering the following: NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES. Note that signs posted within fifty (50) feet of an entrance pursuant to Condition of Approval Number 5 satisfy this condition on that part of the premises.	On-going	Police Department	
14	No person under the age of 18 shall sell or deliver alcoholic beverages.	On-going	Police Department	
15	There shall be no coin-operated or pay-for-play amusement devices maintained upon the premises at any time.	On-going	Police Department	
16	Whenever an alcoholic beverage is sold to any person, the licensee or employee of the licensee must be present at the register where the purchase is taking place to verify the person purchasing the alcoholic beverage is 21 years of age or older.	On-going	Police Department	

**SUPPLEMENTAL
CONDITIONS OF APPROVAL**

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
17	The rear doors of the premises shall be equipped on the inside with an automatic locking device and shall be closed at all times and shall not be used as a means of access by patrons to and from the licenses premises. Temporary use of the doors for delivery of supplies does not constitute a violation.	On-going	Police Department	



RANCHO CORDOVA POLICE DEPARTMENT

Doug Diamond
Chief of Police

10361 Rockingham Drive
Sacramento, California 95827

916.875.9600 – Main
916.875.8673 – Fax

www.RanchoCordovaPD.com

January 31, 2012

RECEIVED

FEB 08 2012

RANCHO CORDOVA
PLANNING

Principal Planner Bill Campbell
City of Rancho Cordova, Planning Department
2719 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Principal Planner Bill Campbell:

The Rancho Cordova Police Department protests the issuance of the ABC Type 20, Off-Sale License #UNKNOWN; Walgreen Store will be located at 10701 Folsom Blvd, Rancho Cordova, CA 95670. This license will require a PCN & CUP from the Rancho Cordova City Council due to the applicant's premise being located in a sub-sector that is high crime per B&P Code 23958.4(1) and is over concentrated per B&P Code 23958.4(2).

This census tract is currently allowed four (4) off sale licenses; currently this census tract has five (5) off sale licenses. According to this information this census track is over concentrated.

The Walgreen Store will be located at the intersection of Folsom Blvd & Zinfandel Dr. Walgreen will occupy the northeast corner across the street from three other census tracks. Census track 89.05 is located on the northwest corner at Zinfandel and Folsom. This census track allows four (4) off sale licenses, but currently has five (5) licenses approved. Census track 90.09 is located southeast of the intersection and is allowed three (3) off sale licenses, but currently has eight (8) licenses approved. Census track 90.08 is located on the southwest corner of the intersection and allows three (3) off sale licenses, but currently has four (4) licenses approved. All of these census tracks are over concentrated. Within three quarters of a mile there are 5 Type 20 ABC licenses and 10 Type 21 ABC licenses. The geographical area also appears to be over saturated.

PRINCIPAL PLANNER BILL CAMPBELL
JANUARY 31, 2012
Page 2 of 6

The Rancho Cordova Police Department would be willing to withdraw our protest if the following conditions were imposed:

1. Sales and service of alcohol beverages shall be permitted only between the hours of 6am and 12am (midnight) each day of the week.
2. Petitioner(s) shall provide one (1) uniformed security guard from 6pm until 1am (one hour after the sell of alcohol). The premise crime history shall be reviewed after 90 days and based on statistics; the hours of uniformed guard may be adjusted.
3. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.
4. The rear doors of the premises shall be equipped on the inside with an automatic locking device and shall be closed at all times and shall not be used as a means of access by patrons to and from the licenses premises. Temporary use of these doors for delivery of supplies does not constitute a violation.
5. The petitioner(s) shall be responsible for maintaining free of litter the adjacent to the premise over which they have control.
6. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around these premises.
7. There shall be no alcohol "giveaways".
8. There shall be no exterior advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
9. No person under the age of 21 shall sell or deliver alcoholic beverages.

PRINCIPAL PLANNER BILL CAMPBELL
JANUARY 31, 2012
Page 3 of 6

10. Licensee(s) shall post and maintain on the premises and in the parking lot used in conjunction therewith, notices or signs no less than eighteen inches by twenty-four inches (18"x 24") in size, clearly visible to patrons of the licensee(s) and parking lot and to persons on the public sidewalk stating in two(2) inch block lettering the following:

UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. BP 25612.5 PC 647e (a); SCC 9.92.202

11. Licensee(s) shall post and maintain on the premises and in the parking lot used in conjunction therewith, notices or signs, no less than eighteen inches by twenty-four inches (18" x 24") in size, clearly visible to patrons of the licensee(s) and parking lot and to persons on the public sidewalk stating in two (2) inch block lettering the following:

NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES

12. The exterior of the premises, including adjacent sidewalks and all parking lots under control of the licensee(s), shall be illuminated during all hours of darkness during which the premises are open for business in a manner so that persons standing in those areas at night are identifiable by law enforcement personnel. However, the required illumination shall be placed so as to minimize interference with the quiet enjoyment of nearby residents of their property.

13. There shall be no amusement devices maintained upon the premises at any time.

14. As part of the improvement site control, there will be no outside playing of music except as approved by the Rancho Cordova Police Department.

15. Whenever an alcoholic beverage is sold to any person, the licensee or employee of the licensee must be present at the register where the

PRINCIPAL PLANNER BILL CAMPBELL
 JANUARY 31, 2012
 Page 4 of 6

purchase is taking place to verify the person purchasing the alcoholic beverage is 21 years of age or older.

Preliminary research of the Sheriff's Department Computer Aided Dispatch System revealed there were twenty-one (21) events in 2008/2009; one hundred-twenty (120) events in 2009/2010 and three hundred-eleven (311) events in 2010/2011 at the applicants premise.

A search of the Sheriff's Department Crime Reporting Management System revealed there were 271 reports taken within a three-quarter mile radius of the applicants premise within the last 90 days (06-01-11 thru 08-30-11)

Reports taken within a three-quarter (.75) mile radius of 10701 Folsom Blvd
01/01/2011 – 12/31/2011

Aggravated Assault	37
Burglary Business	27
Burglary from Vehicle	79
Burglary Residential	66
Drunkenness	2
Driving Under Influence	24
Liquor Law Violations	5
Larceny / Theft	301
Narcotics	81
Robbery	34
Sexual Assault	9
Simple Assault	47
Stolen Property	9
Weapons Violation	7
Grand Total	728

PRINCIPAL PLANNER BILL CAMPBELL
 JANUARY 31, 2012
 Page 5 of 6

A search of the Sheriff's Department Computer Aided Dispatch system, of the following apartment complexes, which are located within three-quarter mile of the applicant's premise revealed the following:

	Events	Events	Events	
Address	2009	2010	2011	TOTAL
10501 Croetto	241	69	32	342
10833 Folsom	101	80	68	249
10468 Investment	30	37	49	116
2719 Mills Park	62	32	7	101
2830 Mills Park	120	121	29	270
10515 Mills Tower	159	120	135	414
2728 Woodberry	36	5	2	43

A search of the Sheriff's Department Computer Aided Dispatch system, of the following intersection(s), which are located within three-quarter mile of the applicant's premise revealed the following:

	Events	Events	Events	
Address	2009	2010	2011	TOTAL
Folsom / Zinfandel	78	625	738	1441
Folsom / Mills Park	15	70	128	213
Folsom / Olson & Cordova	16	57	94	167
Olson / Zinfandel	6	131	260	397
White Rock / Zinfandel	3	63	109	175

PRINCIPAL PLANNER BILL CAMPBELL
JANUARY 31, 2012
Page 6 of 6

These events do not include all the calls for service in the immediate area or the undocumented events that may have been conducted by the Rancho Cordova POP Officers prior to January 2012.

The issuances of this license will likely increase calls for service in this area and have a detrimental effect on the community.

If you have any further information or have any questions, please feel free to contact me at (916) 875-5852.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Fontes", followed by a handwritten "#1".

MARC FONTES, ASSISTANT CHIEF OF POLICE

Heidi Herrera #719
Crime Prevention Specialist
Rancho Cordova Police Department

City of RANCHO CORDOVA

ATTACHMENT 3

DISCRETIONARY ENTITLEMENT APPLICATION

Type of application:

- ☐ General Plan Amendment ☐ Tentative Parcel Map
☐ Design Review ☒ Conditional Use Permit
☐ Specific Plan Amendment ☐ Variance (must submit Variance Supplemental Form)
☐ Rezone ☐ Tentative Subdivision Map
☐ Tentative Tract Map (5+ lots) ☐ Other: _____

CITY USE ONLY

Application No: DD-_____
 Date submitted: _____

Rec'd by: _____ Deposit _____
 Revised: 04/01/09

Property Information

Project Name: NEC Zinfandel & Folsom- Retail
 Assessor's Parcel No: 057-0254-018 & 057-0254-019
 Property Address/Location: 10701 Folsom Blvd. & 10708 Alicante Way
 Existing General Plan/Zoning: Folsom Blvd. Specific Plan/ Commercial Mixed Use
 Project Detail: (Please include water supply provider) Store hours will be 8am to 10pm. Typically Sales will be +/-1-2% at most. Approximately 12ft of shelf space and 6ft of cooler space will be used for Beer & Wine sales. All stores are equipped with security cameras throughout capturing different angles of the store, and tape is stored generally for 30 days. Store employees have training associated with the sale of Beer & Wine. No onsite security personnel is provided.

Contact Information

Property Owner:

Name: Ramesh Pitamber
 Contact: _____
 Address: 9249 Sierra College Blvd
 City, Zip: Roseville, CA 95678
 Phone: 916-786-9223
 Fax: _____
 E-mail: _____

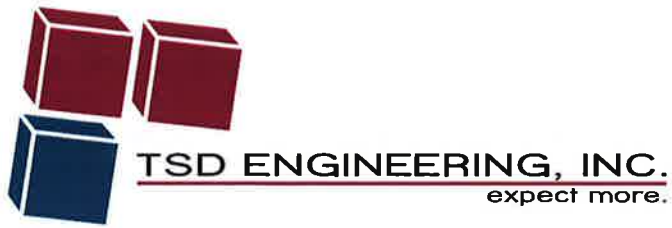
Applicant:

Name: Rancho Cordova 1 LLC
 Contact: Michael Fitzgerald
 Address: 31850 Northwestern Hwy
 City, Zip: Farmington Hills, MI 48334
 Phone: 248-737-4190
 Fax: _____
 E-mail: gary@agreerealty.com

Billing Address:

Name: Rancho Cordova 1 LLC
 Contact: Michael Fitzgerald
 Address: 31850 Northwestern Hwy
 City, Zip: Farmington Hills, MI 48334
 Phone: 248-737-4190
 Fax: _____





31 Natoma St., Suite #160
Folsom, CA 95630
Phone: 916-608-0707
Fax: 916-608-0701

Zinfandel & Folsom Retail Center Project Narrative

The project entitlement request as being submitted to the City of Rancho Cordova is for the redevelopment of the Cordova Inn Motel and an existing Duplex located at the Northeast Corner of Zinfandel Drive and Folsom Blvd a retail development proposed to consist of a Walgreen's, Restaurant, and a 4,800 sq.ft. retail building. The proposed project is requesting the following entitlements from the City of Rancho Cordova; Conditional Use Permit, Design Review, and Tentative Parcel Map (3 Lots).

Existing Property

The subject property is composed of two parcels (APN#057-0254-018 & 019) totaling 3.1 acres (Net). The property is currently occupied by the Cordova Inn Motel and Duplex off of Alicante Way. The site is currently operating under a commercial mixed use designation to allow for the use of the motel and duplex.

Street Frontage Improvements (Folsom Blvd and Zinfandel Drive) are all constructed with curb, gutter, and sidewalks in the ultimate configuration. Along Alicante the frontage improvements consist of an edge of pavement and roadside ditch. At the adjacent corner of Zinfandel Drive and Alicante Way an existing office project shall remain. Along the northern Boundary Single Family Duplex exists while further to the north is a residential subdivision. Across the street on Zinfandel and adjacent to the east are retail type uses which vary from Automotive to Restaurants uses. To the South across the street on Folsom Blvd is the Regional Transit Light Rail Corridor.

Project Description

The project proponent Rancho Cordova 1, LLC., has entered into an agreement with the Owner to develop the subject property into a proposed retail use. The anchor tenant is proposed to be a ±14,550 square foot Walgreens pharmacy with associated parking, drive aisle, utilities, and drive thru window. The Walgreens store is requesting to operate as a 24 hour store. The Restaurant is proposed to have a drive thru and could vary from use from fast food, sit down restaurant, to a retail use with a drive thru component. Finally, the Retail Building is proposed for a ±4,800 square foot retail pad building with a proposed use which is consistent with the zoning designation. Associated with this development the project proponent is requesting entitlement approvals for Design Review, Conditional Use Permit, and Tentative Parcel Map.

▪ **Landscaping** – The Project's landscaping will meet or exceed the requirements of the City of Rancho Cordova Zoning Code, with the objective of providing a tidy manicured year round appearance with minimal maintenance and low water consumption. A variety of trees, shrubs and groundcovers that have medium to low water requirements, seasonal colors and are relatively fast growing are proposed. In addition the parking lot shall be shaded as required per the zoning code and design standards. Currently only $\pm 2,725$ square feet of the property is landscape or 2 percent of the property. The proposed project will increase the landscape area substantially to $\pm 31,560$ square feet or 23 percent of the property. A 6-foot high masonry soundwall shall be constructed at the common property line between the residential units and the proposed commercial project.

▪ **Site Lighting** – The Project's site lighting will meet or exceed the requirements of the City of Rancho Cordova Zoning Code, with the objective of providing photometrics that provides required lighting levels and eliminates any light from spilling into adjacent residential properties. The lights within the parking field will consist of box style light fixtures and will vary in height from 24-feet tall to 18-feet tall. Light fixtures on the buildings can be seen in the architectural elevations and will have an architectural theme to compliment the bldg architecture. No vertical up lighting is proposed.

▪ **Utilities** – Due to the complete reconstruction of the site all proposed utilities onsite shall be reconstructed to serve each building. This includes new fire hydrant(s), fire department connection(s), water meters, sewer laterals, storm drain, gas service, electrical service, telephone, and CATV. No onsite detention/retention is proposed as the impervious area is being significantly reduced therefore reducing stormwater runoff from the site. Overhead utilities along the project frontages and at the project perimeter are proposed to remain overhead. No offsite utility infrastructure is proposed except for new lateral connections to existing infrastructure within the streets.

▪ **Phasing** – The proposed project may be constructed in phases as demand requires. Currently it is anticipated that Phase 1 will consist of the Walgreens, only with all its site improvements including utilities constructed. Utility Stubs will be extended for future development. With the development of Phase 1 the entire property and existing structures will be demolished and future phases will be graded to a uniform pad elevation. The balance of the property could be developed in an additional 2 Phases.



**NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles**

*Cordova Court Unit 1, R.M. Bk. 52, Pg. 19
Rancho Cordova Unit 4, R.M. Bk. 40, Pg. 15
Rancho Cordova Unit 5, R.M. Bk. 42, Pg. 15
Rancho Cordova Unit 6, R.M. Bk. 37, Pg. 23
Rancho Cordova Unit 7, R.M. Bk. 41, Pg. 37*

POR. SEC. 26 & 35, T.9N., R.6E., M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

Tax Area Code

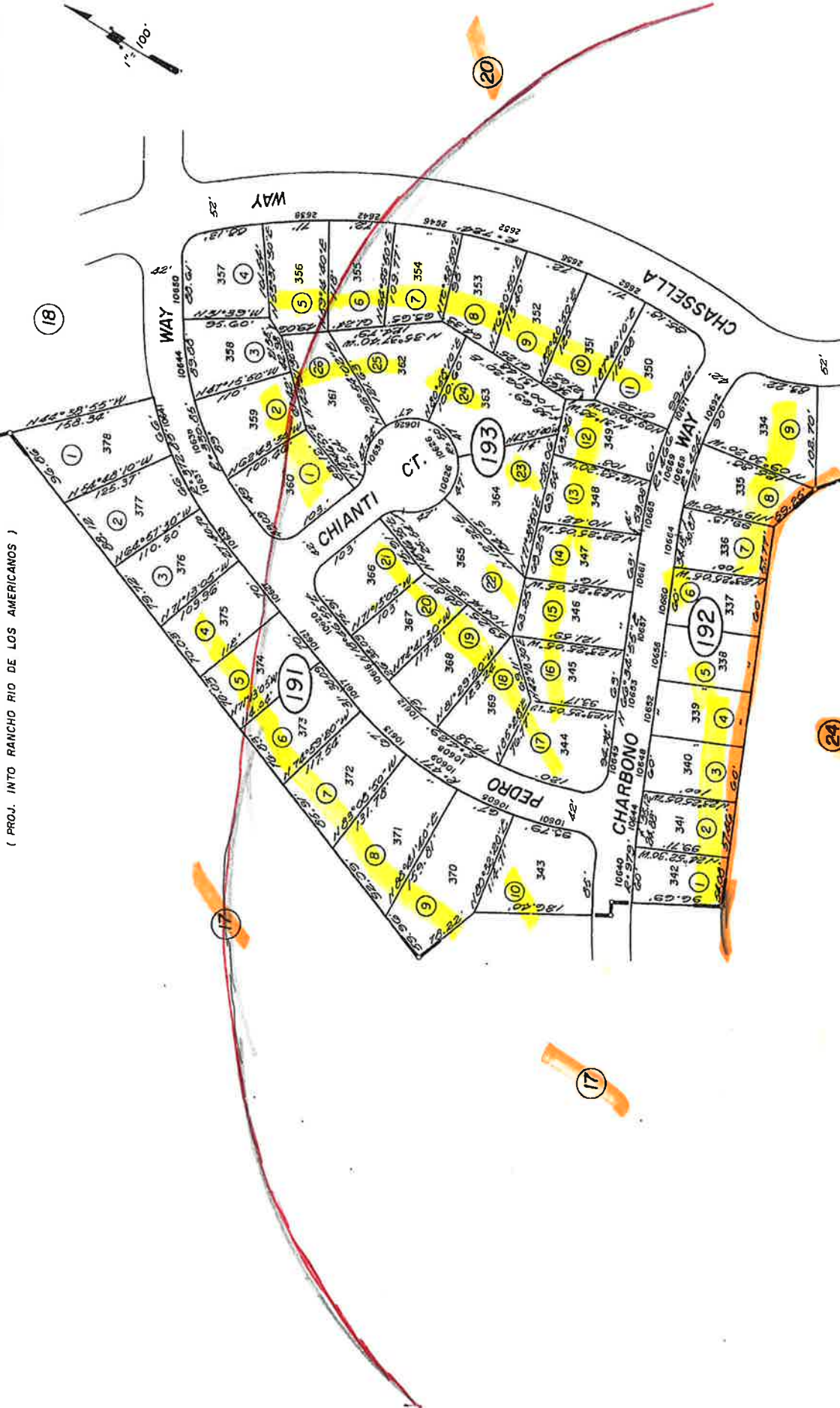
57-17



NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 57 -Pg. 17
County of Sacramento, Calif.

Rancho Cordova Unit 4, R. M. Bk. 40, Pg. 15



Assessor's Map Bk.57 -Pg. 19
County of Sacramento, Calif.

Rancho Cordova Unit 3, R.M. Bk. 39, Pg. 17

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

POR. SEC'S. 26 & 35 T.9N., R.6E. M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

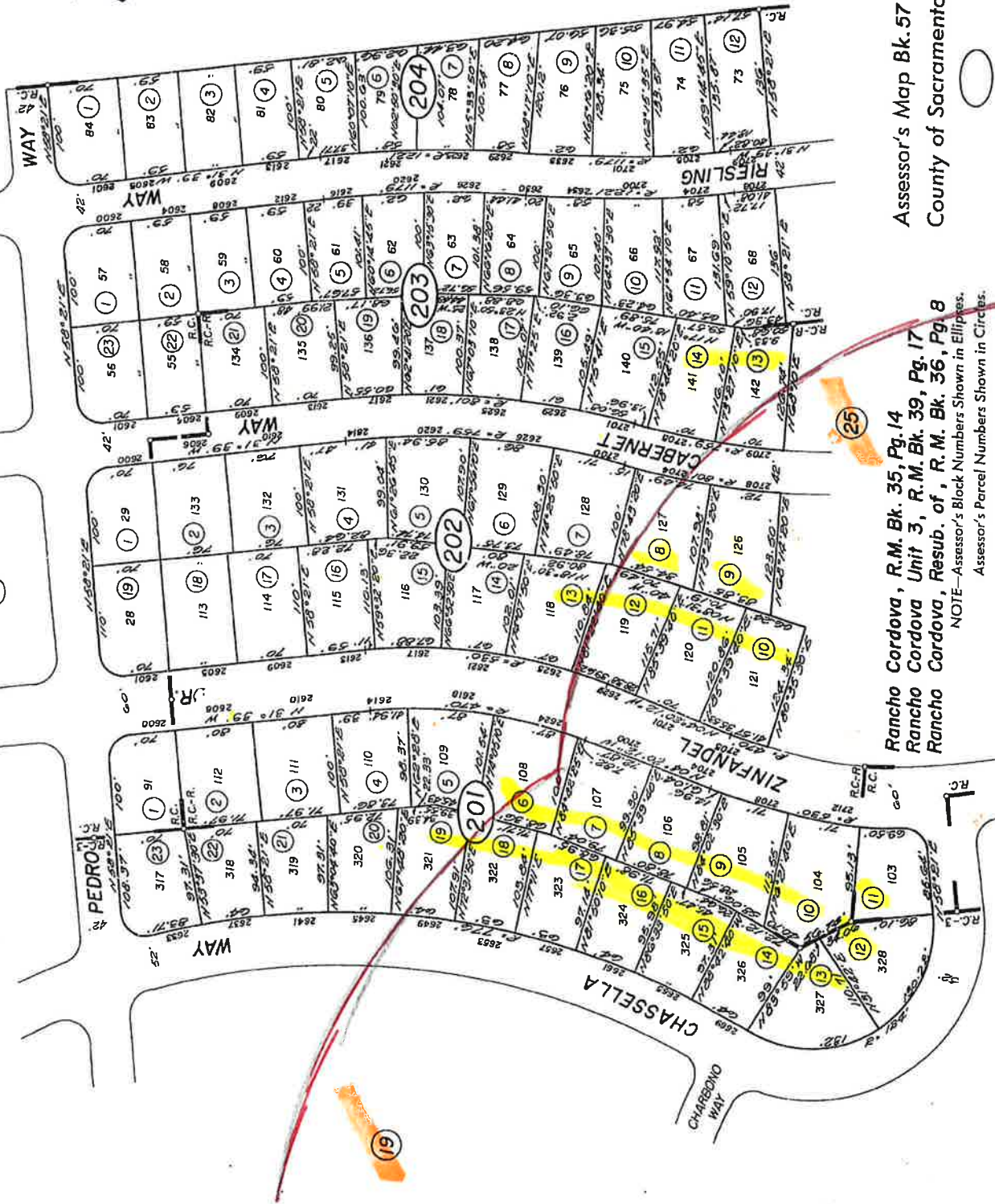
57-20

Tax Area Code

(18)

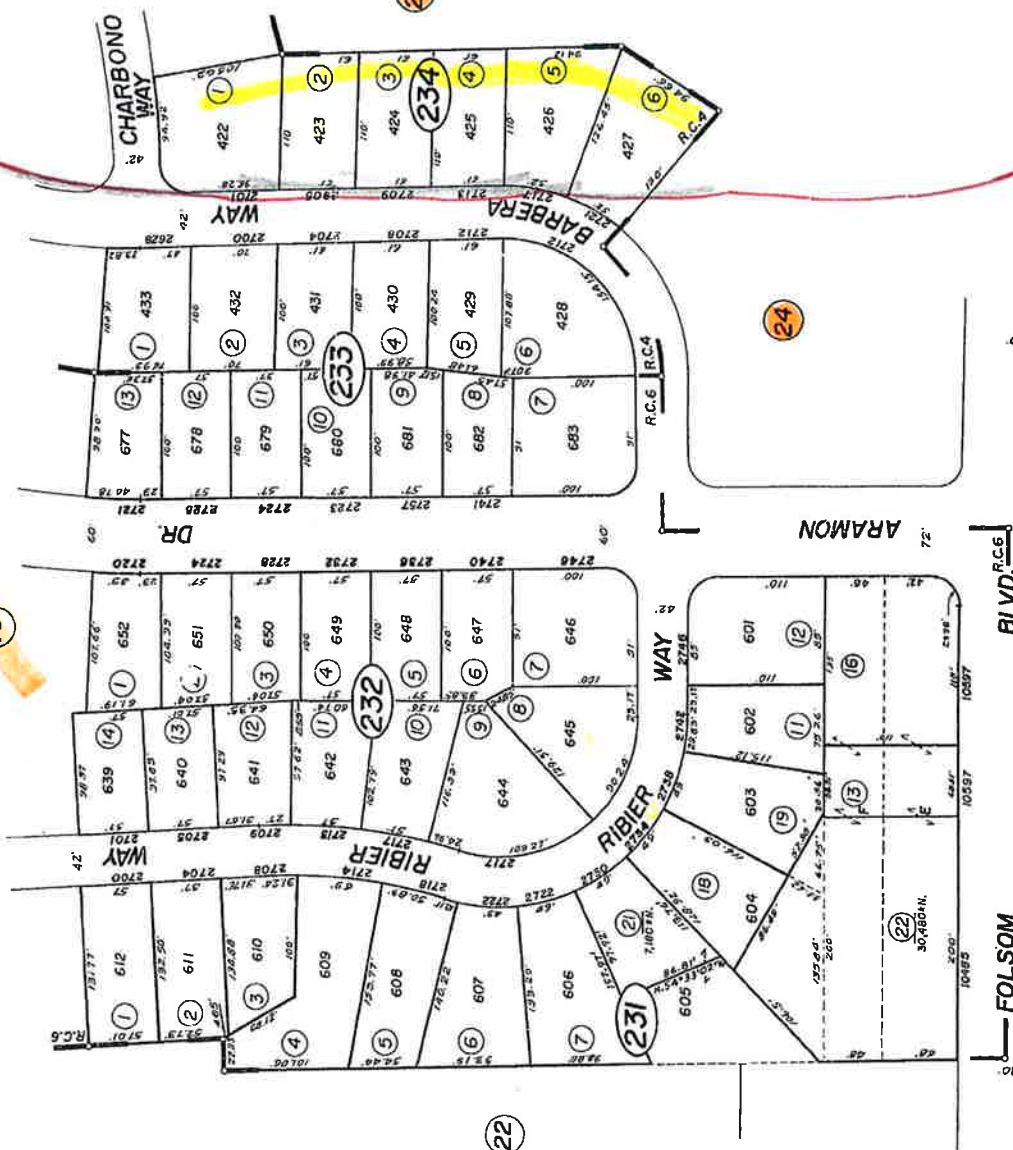


(31)



Assessor's Map Bk. 57 -Pg. 20
County of Sacramento, Calif.

Rancho Cordova, R.M. Bk. 35, Pg. 14
Rancho Cordova Unit 3, R.M. Bk. 39, Pg. 17
Rancho Cordova, Resub. of, R.M. Bk. 36, Pg. 8
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



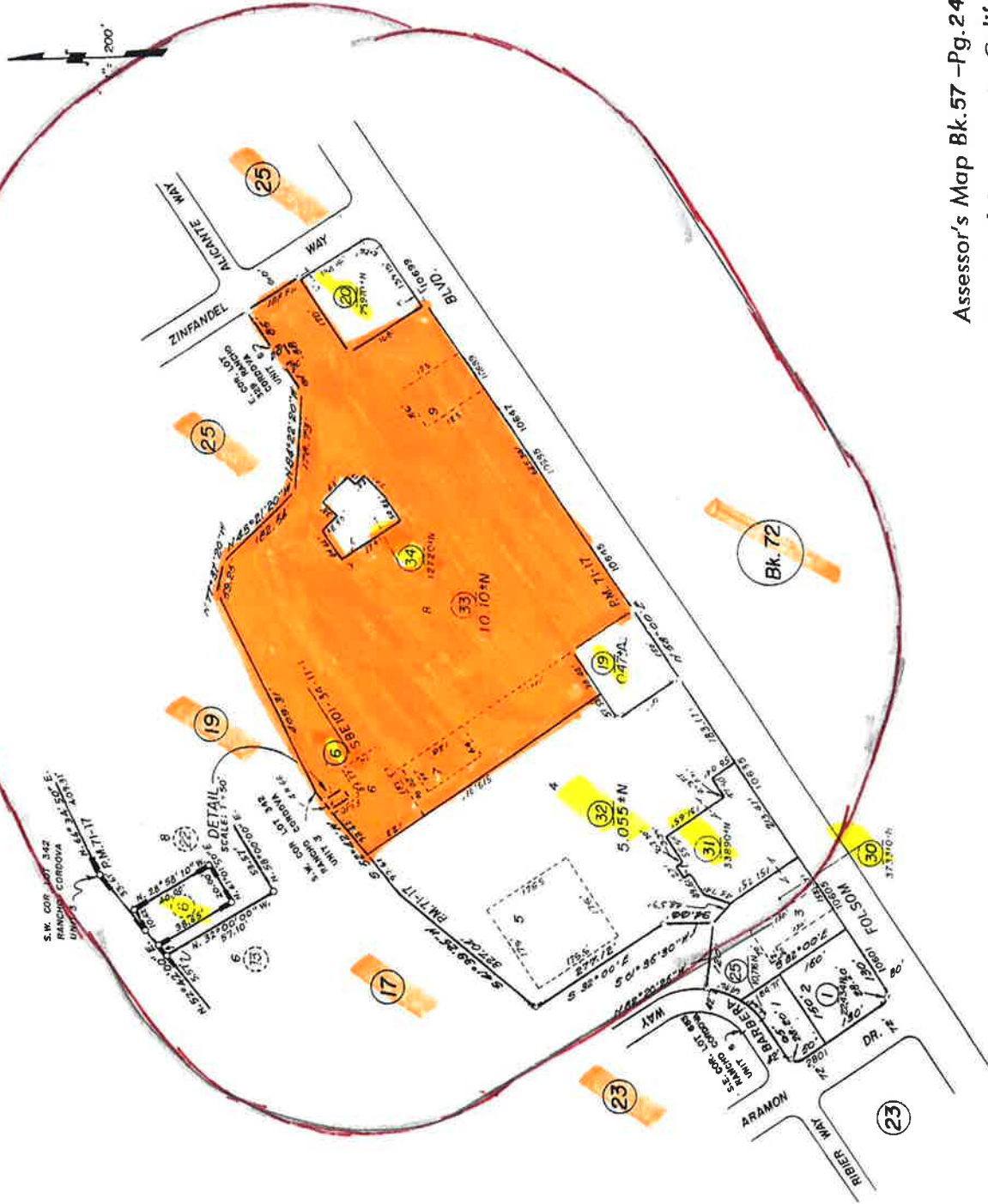
Assessor's Map Bk. 57-Pg. 23
County of Sacramento, Calif.

NOTE—Assessor's Black Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Bk. 72

Rancho Cordova Unit 4, R.M. Bk. 40, Pg. 15
Rancho Cordova Unit 6, R.M. Bk. 37, Pg. 23

POR. SEC. 35 T.9 N., R.6 E. M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)



Assessor's Map Bk. 57 -Pg. 24
County of Sacramento, Calif.

JUL 06 2000

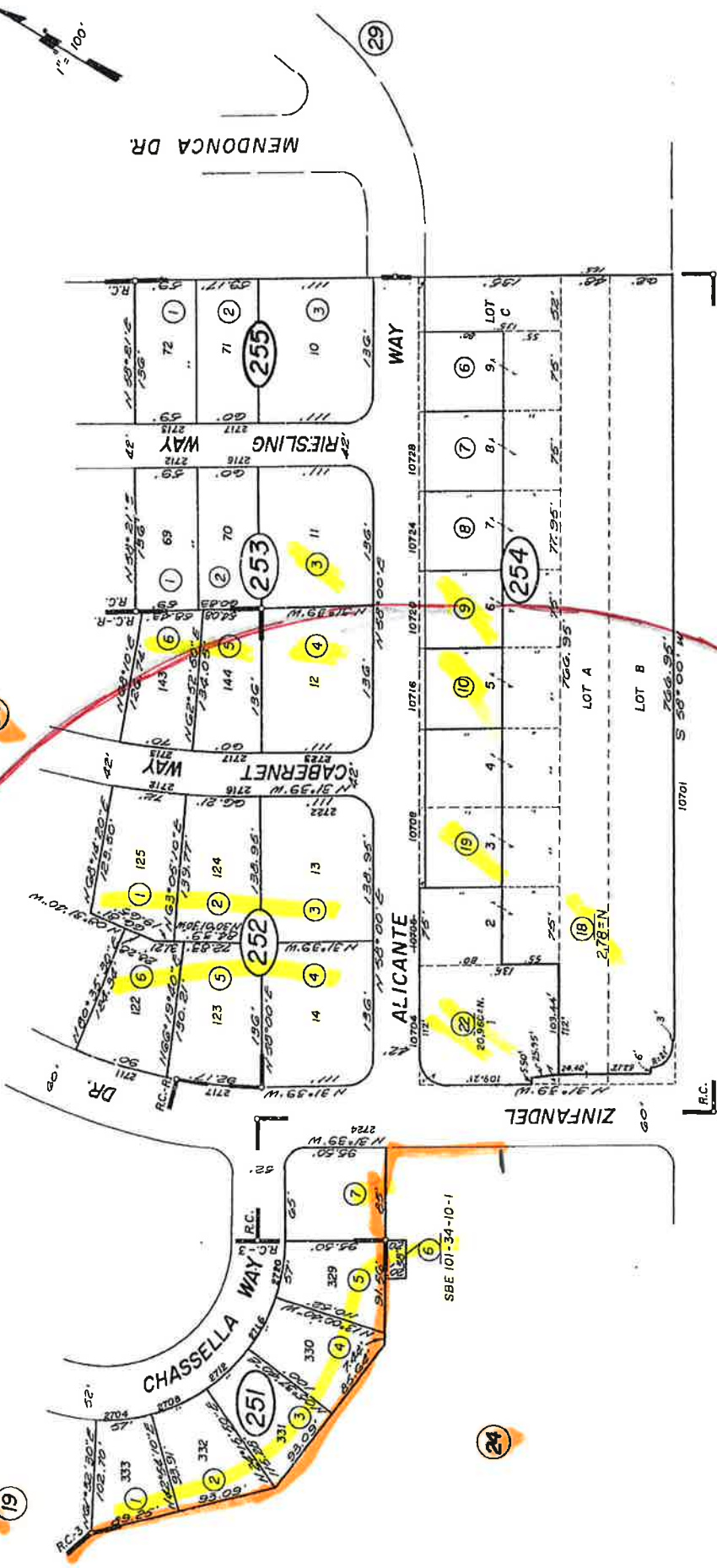
NOTE: Assessor's Block Numbers Shown in Ellipses.
For a full number of map in this area, see...

57-25

Tax Area Code

POR. SEC'S 26 & 35 T.9 N., R.6 E. M.D.B. & M.

(PROU. INTO RANCHO RIO DE LOS AMERICANOS)



BLVD.

FOLSOM

Assessor's Map Bk.57 -Pg. 25
County of Sacramento, Calif.

Rancho Cordova, R.M. Bk. 35, Pg. 14
Rancho Cordova Unit 3, R.M. Bk. 39, Pg. 17
Rancho Cordova, Resub of R.M. Bk. 36, Pg. 8

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Bk. 72

Folsom Zinfandel Partners LLC
1448 15th St. #100
Santa Monica, CA 90404

072-0330-019
Zinfandel Centers LLC
P.O. Box 2798
Rancho Cordova, CA 95741

057-0294-004
Conrad Ethan
1300 National Dr. #100
Sacramento, CA 95834

057-0292-003
Shergill Pradeep & Harvinder
1985 Tarbolton Circle
Folsom, CA 95630

057-0292-006
Yelo Family Revocable Trust
7843 Lahontan Ct.
Sacramento, CA 95829

057-0292-017
Kirbyson Family Trust
549 39th St.
Sacramento, CA 95816

Dellow Patricia M
2334 Bueno Dr.
Davis, CA 95616

057-0291-010
Niazi Azmuddin
P.O. Box 1941
West Sacramento, CA 95691

057-0291-013
Abadian Mahdis Azarkevyan
Ashken
8520 Royall Oaks Dr.
Granite Bay, CA 95746

057-0255-003
Federal National Mortgage
Association
14523 SW Millikan Way #200
Beaverton, OR 97005

Baggin Inv LLC
60 Terra Teresa
Lafayette, CA 94549

072-0210-070
Sac-Pleuvle Trans. Corr Joint
Powers Authority
P.O. Box 2110
Sacramento, CA 95812

057-0294-006
Jernigan Family Living Trust
2525 E El Segundo Blvd. #318
El Segundo, CA 90245

057-0292-004
Vreca Ponnequin Vida
P.O. Box 982
Rancho Cordova, CA 95741

057-0292-007
Tsauder Oleg
2470 20th Ave.
San Francisco, CA 94116

057-0292-018
Constance J Bourne 1994 Rev. Trust
8069 Elnora Ct.
Sacramento, CA 95829

Karpach Valentina & Mariya
Leontiy & Anatoliy
2734 Mendonca Dr.
Rancho Cordova, CA 95670

057-0291-011
Vkana LLC
180 Somerset Rd.
Piedmont, CA 94611

057-0255-001
Nelson Randy A Cauley Helen Sue
2713 Riesling Way
Rancho Cordova, CA 95670

057-0204-009
Pratt Theresa
2054 Brook Mar Ct.
El Dorado Hills, CA 95762

Wong Gene
P.O. Box 2798
Rancho Cordova, CA 95741

072-0280-097
Target Corporation
P.O. Box 9456
Minneapolis, MN 55440

057-0294-007
Autozone Inc.
P.O. Box 2198
Memphis, TN 38101

Wylie Trust
4914 Apricot Ct.
Castro Valley, CA 94546

057-0292-010
Mendoza Revocable Trust
4296 Hensley Cir
El Dorado Hills, CA 95762

057-0292-019
Eric/Margaret Woodman 2003 Trust
P.O. Box 5343
Redwood City, CA 94063

057-0291-009
Sullan Amarjit S
9552 Niemann Ave.
Elk Grove, CA 95624

057-0291-012
Brown Kinderlyn R & Larry M
2748 Mendonca Dr.
Rancho Cordova, CA 95670

057-0255-002
Glick Jeremy/Tranette Perry
2717 Riesling Way
Rancho Cordova, CA 95670

057-0204-010
REMAC
P.O. Box 278213
Sacramento, CA 95827

2705 Riesling Way
Rancho Cordova, CA 95670

2709 Riesling Way
Rancho Cordova, CA 95670

2712 Riesling Way
Rancho Cordova, CA 95670

057-0253-002
Limoges Larry & Arlene
2716 Riesling Way
Rancho Cordova, CA 95670

057-0253-003 & 004
Dickson Living Trust
6233 Cole Ave.
Carmichael, CA 95608

057-0253-005
BAC Equity Holdings LLC
P.O. Box 22160
Sacramento, CA 95822

McVicker Antohony M & Christine
2713 Cabernet Way
Rancho Cordova, CA 95670

Wardell Aaron D
2709 Cabernet Way
Rancho Cordova, CA 95670

Glidden Chad Vastry John
2705 Cabernet Way
Rancho Cordova, CA 95670

057-0203-015
Sandra S Harmon Family Trust
2701 Cabernet Way
Rancho Cordova, CA 95670

057-0252-001
Kravtsov Andrey P & Inna
2712 Cabernet Way
Rancho Cordova, CA 95670

057-0252-002
Gustin Christine & Ian
2716 Cabernet Way
Rancho Cordova, CA 95670

057-0252-003
Price Barbara
2621 Paseo Dr.
Rancho Cordova, CA 95670

057-0252-004
Wells R K
212 Toyon Dr.
Woodland, CA 95695

057-0252-005
Manukyan Samvel & Knarik
2717 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0252-006
King Family Trust
2711 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0202-006
Berlinskiy Ruslan Prokopenko
Natalya
2626 Cabernet Way
Rancho Cordova, CA 95670

057-0202-007
Gilbert Cynthia B Locke Ross A
2700 Cabernet Way
Rancho Cordova, CA 95670

057-0202-008
Norma H Horne Revocable Trust
2704 Cabernet Way
Rancho Cordova, CA 95670

057-0202-009
Snell Richard A
2708 Cabernet Way
Rancho Cordova, CA 95670

057-0202-010
Lee Vincent
7721 Oakshore Dr.
Sacramento, CA 95831

057-0202-011
29th St. Single Family Fund
921 Sutter St. #110
Folsom, CA 95630

057-0202-012
La Rocco Cheryl A Bergainio Mary
2629 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0202-013
Nodlinski Richard T
2625 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0202-014
Fastovich Taisiya & Vladimir
2621 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0201-009
Royce A & Shirley A Couvillion
11771 Diamond St.
Garden Grove, CA 92845

057-0201-010
Logus Anthony Thomas
2712 Zinfandel Dr.
Rancho Cordova, CA 95670

057-0201-011
Ely Michael A
5 Dalehurst Ct
Sacramento, CA 95833

057-0201-012
Peart Timothy R Kathleen Dolly
2717 Chassella Way
Rancho Cordova, CA 95670

057-0201-013
Cynthia H Oslund Trust
2701 Chassella Way
Rancho Cordova, CA 95670

057-0251-002
Basso Gino Mario
2318 Walnut Grove Way
Rancho Cordova, CA 95670

057-0251-005
Levko Lyudmila & Alla
2712 Chassella Way
Rancho Cordova, CA 95670

057-0251-007
Rios Elisa C & Ramiro R
2716 Chassella Way
Rancho Cordova, CA 95670

46

057-0251-005
Stanton Brian P & Nicole
2720 Chassella Way
Rancho Cordova, CA 95670

057-0251-006
Southern Calif Water Co
Chassella Way
Rancho Cordova, CA 95670

057-0251-007
Ayrapetyan Seyran
3371 Marquam Way
Rancho Cordova, CA 95670

057-0240-033
AJM Props Inc
P.O. Box 8050
Bentonville, AR 72712

057-0240-020
Hedda Kornfeld Family LP
850 Butternut Dr.
San Rafael, CA 94903

057-0254-022
OK Program
10702 Alicante Way
Gold River, CA 95670

MEMORANDUM



DATE: February 21, 2012

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: ORDINANCES TEMPORARILY EXTENDING THE SUSPENSION OF ANNUAL PROGRAM FEE INFLATIONARY ADJUSTMENTS FOR CERTAIN DEVELOPMENT IMPACT FEES

RECOMMENDATION

Waive first readings and introduce ordinances, temporarily suspending the automatic annual program fee inflationary adjustments for a period of one year for the following development impact fee programs:

- a) Ordinance No. 3-2012 Villages of Zinfandel Development Impact Fee;
- b) Ordinance No. 4-2012 Sunrise Douglas Community Plan Fee; and
- c) Ordinance No. 5-2012 City Transportation Impact Fee

RESULT OF RECOMMENDED ACTION

Adoption of these ordinances will suspend the automatic annual Construction Cost Index (CCI) inflationary fee adjustments for the three development impact fees for a period of one year, beginning March 1, 2012.

ADVANCES GOALS: 1, and 13.

BACKGROUND

The City collects and administers development impact fees, which are one-time capital recovery charges collected on new building permits. They are used to mitigate the cost of new development by funding capital improvements needed to serve new development.

On March 1 of each year, these fees are adjusted using the Construction Cost Index (CCI). The index adjustment allows the City to keep pace with construction cost increases and inflation. In past years, the index has ranged from 1.3 percent to 6.4 percent.

Due to the economic downturn, which has resulted in a sharp drop in development activity, the City Council has adopted ordinances suspending the annual fee increases for three one year periods in 2009, 2010 and 2011. The suspended inflationary adjustments were due to be recaptured as part of the March 1, 2012 impact fee

adjustments. The 2012 cost index increased 1.7 percent. Adding the two previous adjustment amounts would result in per unit program fee increases of 12.52 percent for 2012.

Due to the continued severe economic downturn, applying the program fee adjustments would impose a financial hardship and an economic deterrent to development in Rancho Cordova. Additionally, staff is currently in the process of reviewing the appropriate fee levels with the Building Industry Association (BIA).

PROJECTED DEVELOPMENT

The following table provides a comparison of development activity in the City from 2007 to 2011, and development projections for the current fiscal year.

Residential Development

	Permits Issued 06/07	Permits Issued 07/08	Permits Issued 08/09	Permits Issued 09/10	Permits Issued 10/11	Projected Permits 11/12
Single Family	698	315	323	244	149	160
	Percent of 6/07	45%	46%	35%	21%	23%

The economic decline is predominantly affecting new single-family housing construction. Projected residential development activity for the upcoming budget year is only 23% of the 2006/07 level.

While there was a slight increase in the projected number of permits that will be issued in FY 2011-12, non-residential development is anticipated to remain at all time lows over the next few fiscal years. Due to the ongoing economic downturn, staff is recommending that the City Council once again consider suspending the annual fee adjustments for an additional one year period, effective beginning March 1, 2012.

ATTACHMENTS

Ordinances Suspending Fee Adjustments:

1. Ordinance No. 3-2012, Villages of Zinfandel Special Plan Area
2. Ordinance No. 4-2012, Sunrise Douglas Community Plan Area
3. Ordinance No. 5-2012, Transportation Impact Fee

CITY OF RANCHO CORDOVA

ORDINANCE NO. 3-2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE
CATEGORY WITHIN THE VILLAGES OF ZINFANDEL SPECIAL PLAN AREA**

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

Section 1. Section 16.81.140 of Chapter 16.81, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.81.140 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2012, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2013, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category as follows:

- A. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for the previous January, however the March 2013 adjustment factor shall be computed by dividing the "mean" index for January 2008.
- C. The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor by the Program Fee per Development Unit in place prior to the annual adjustment.

Section 2. 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 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 3. Effective Date and Publication.

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

ATTACHMENT 2**CITY OF RANCHO CORDOVA****ORDINANCE NO. 4-2012**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE
CATEGORY WITHIN THE SUNRISE DOUGLAS COMMUNITY PLAN AREA**

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

Section 1. Section 16.83.200 of Chapter 16.83, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.83.200 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2012, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2013, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category as follows:

- A. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for the previous January, however, the March 2013 adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for January 2008, and if a new Program fee as been adopted after January of the previous year, the adjustment factor shall be computed by dividing the "mean" index from the month that the fee was adopted.
- C. The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor, as calculated in subsection (B) of this section, by the Program Fee per Development Unit in place prior to the annual adjustment.
- D. The Estimated Cost of the Facilities used in the Capital Improvement Program and for calculating credits and reimbursements pursuant to Sections 16.83.150, 16.83.160, 16.83.170, and 16.83.180 shall be adjusted annually using the same adjustment factor pursuant to subsections (A), (B) and (C) of this section.

Section 2. 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 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 3. Effective Date and Publication.

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 5-2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE
CATEGORY FOR THE CITY OF RANCHO CORDOVA TRANSPORTATION IMPACT FEE**

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

Section 1. Section 16.84.130 of Chapter 16.84, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.84.130 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2012, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2013, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be adjusted as follows:

- A. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for the previous January, however, the March 2013 adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for January 2008, and if a new Program fee as been adopted after January of the previous year, the adjustment factor shall be computed by dividing the "mean" index from the month that the fee was adopted.
- C. The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor, as calculated in subsection (b) of this section, by the Program Fee per Development Unit in place prior to the annual adjustment.
- D. The estimated cost of the facilities used in the Transportation System Capital Improvement Program and for calculating credits and reimbursements pursuant to Sections 16.84.110 and 16.84.120 shall be adjusted annually using the same adjustment factor pursuant to subsections (A), (B) and (C) of this section.

Section 2. 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 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 3. Effective Date and Publication.

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk