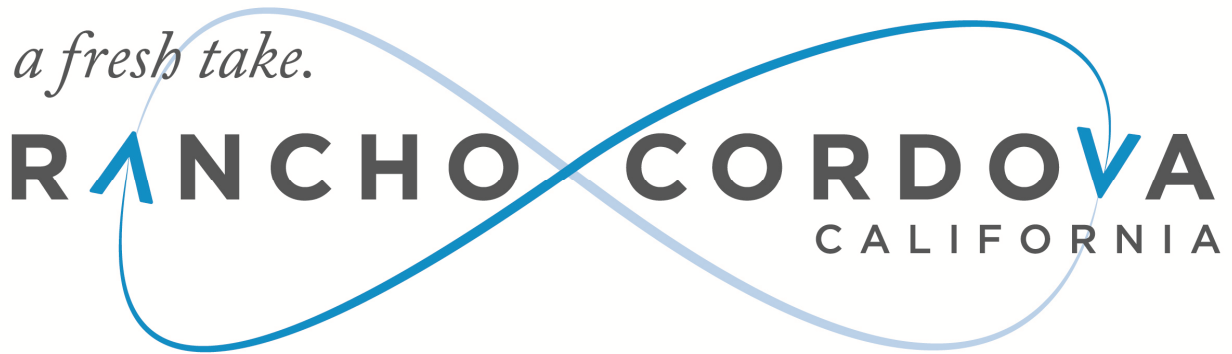


# CITY OF RANCHO CORDOVA



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

Tuesday, January 17, 2017

5:30 PM – Regular Meeting

### AGENDA

Donald Terry, Mayor

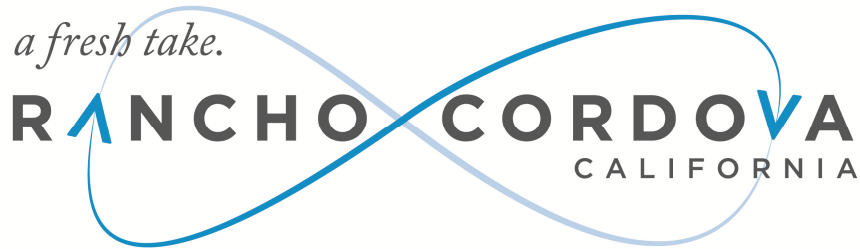
Linda Budge, Vice Mayor

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member

David Sander, Council Member

## CITY OF RANCHO CORDOVA



### 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, January 17, 2017

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

## AGENDA

### 1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

### 2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

### 3. PLEDGE OF ALLEGIANCE

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

### 4. INVOCATION

The Mayor will recognize a moment of silence or call on someone in the audience to give the invocation.

### 5. PRESENTATIONS

- 5.1 Presentation of Proclamation Commending Rancho Cordova Police Department Deputy James Crouson for his Life Saving Actions.
- 5.2 10 Year Service Awards Presented by Lisa Brown, Interim Human Resources Manager, and Cyrus Abhar, City Manager.



## 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.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

## 7. COUNCIL REPORTS

## 8. CITY MANAGER'S REPORT

## 9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Meeting Minutes of December 19, 2016 Regular Meeting and January 10, 2017 Special Meeting.

**Recommendation:** Adopt Minutes.

- 9.2 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Order No. 3 with Westcon Construction Corporation to Increase the Contract from \$1,245,893.02 to \$1,337,689.85 for the Anatolia Preserve Bike Trail Project.

**Recommendation:** Adopt Resolution No. 3-2017.

**Result of Recommended Action:** Adoption of this resolution will authorize the City Manager to execute Contract Change Order No. 3 with Westcon Construction Corp. to increase the contract amount from \$1,245,893.02 to \$1,337,689.85 for the construction of the Anatolia Preserve Bike Trail Project.

**Staff Report:** Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer.

**Advances Goals:** 1, 2, 5.

- 9.3 **Subject:** A Resolution Authorizing the City Council to Approve the First Amendment to the Sacramento Central Groundwater Authority (SCGA) Joint Powers Agreement to Allow the Florin Resources Conservation District/Elk Grove Water Service, the Omochumne-Hartnell Water District and the Rancho Murieta Community Services District to Appoint a Designated Employee to the SCGA Governing Board.

**Recommendation:** Adopt Resolution No. 8-2017.

**Result of Recommended Action:** Adoption of this resolution will approve the First Amendment to the Sacramento Central Groundwater Authority (SCGA) Joint Powers Agreement (JPA) to allow the Florin Resources Conservation District/Elk Grove Water Service, the Omochumne-Hartnell Water District and the Rancho Murieta Community Services District to appoint a designated employee to the SCGA Governing Board.

**Staff Report:** Albert Stricker, Public Works Director

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

- 9.4 **Subject:** Approval of the Annexation Boundary Map for the Veranda at Stone Creek Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).  
**Recommendation:** Adopt Resolution No. 2-2017.  
**Result of Recommended Action:** Adoption of Resolution No. 2-2017 approves Annexation Boundary Map. No. 20 for the Veranda at Stone Creek Project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.  
**Staff Report:** Elizabeth Sparkman, Engineering Manager.  
**Advances Goal:** 5.
- 9.5 **Subject:** Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Veranda at Stone Creek Project.  
**Recommendation:** Adopt Resolution No. 1-2017 designating a time and place for hearing protests in connection with the Annual Stormwater Utility Fee for the Veranda at Stone Creek Project.  
**Result of Recommended Action:** Action on this item will declare the Council's intention to impose an Annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system in the Veranda at Stone Creek and sets a public hearing for February 6, 2017 on the matter.  
**Staff Report:** Elizabeth Sparkman, Engineering Manager.  
**Advances Goal:** 5.
- 9.6 **Subject:** Resolution Authorizing the City Manager to Sign a Contract with NexLevel IT to Prepare an Information Technology Roadmap and Provide Interim IT Manager Services.  
**Recommendation:** Adopt Resolution No. 12-2017.  
**Result of Recommended Action:** Approval of this contract will allow NexLevel IT to prepare an Information Technology Roadmap and provide Interim IT Manager services.  
**Staff Report:** Kim Juran-Karageorgiou, Chief Financial Officer.  
**Advances Goal:** 1, 4, 5.
- 9.7 **Subject:** Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova Approving the Recognized Obligation Payment Schedule (ROPS) 17-18 and Administrative Budget for the Period Covering July 1, 2017 Through June 30, 2018.  
**Recommendation:** Adopt Resolution No. SA-01-2017.  
**Result of Recommended Action:** Adoption of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on the Recognized Obligation Payment Schedule (ROPS) and establishes the administrative budget for the period covering July 1, 2017 through June 30, 2018; to the extent funds are available.  
**Staff Report:** Michelle Mingay, Finance Department.  
**Advances Goal:** 5.  
**COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA**

## 10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

## 11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Mi Rancho Administrative Use Permit, Conditional Use Permit, Letter of Public Convenience and Necessity for off-site alcohol sales; Project No. DD9666 – Located at 10669 Coloma Road.

**Recommendation:** Adopt Resolution 11-2017.

**Result of Recommended Action:** Adoption of Resolution 11-2017 would approve the applicant's request for an Administrative Use Permit (AUP), Conditional Use Permit (CUP), and a letter of Public Convenience and Necessity (PCN) to allow the off-site sale of beer and wine. This resolution would be forwarded to the Department of Alcoholic Beverage Control (ABC), which would allow the applicant to obtain a Type 20 license to sell alcohol.

**Staff Report:** Nicholas Sosa, Assistant Planner.

**Advances Goals:** 1, 2.

## 12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Approval of Final Design and Location of Folsom Boulevard Murals, Selection of the Lincoln Village Art Installation, and Authorization for the City Manager to Negotiate Final Contracts and Installation Details.

**Recommendation:** Staff recommends that Council:

- 1) Approve the final design and location of the previously selected Folsom Boulevard murals.
- 2) Select the preferred proposal for the Lincoln Village Art Installation and authorize the City Manager to negotiate the final installation details and contracts.

**Result of Recommended Action:** If approved:

- 1) Staff would proceed with installation of the previously selected Folsom Boulevard murals at locations approved by City Council.
- 2) The City Manager would negotiate the final installation details and price for the Lincoln Village Art Installation, and then enter into a contract with the selected artist to perform the work.

**Staff Report:** Albert Sticker, Public Works Director.

**Advances Goals:** 1, 2, 3.

- 12.2 **Subject:** Discussion and Direction on Horizons at New Rancho Affordable Senior Housing Project Changing to an Affordable Family Housing Project, Crossings at Woodberry Way at 10447 Folsom Boulevard.

**Recommendation:** Authorize staff to pursue the development of the Crossings at Woodberry Way, a 28-unit low-income family housing project in place of the Horizons at New Rancho, a 48-unit low-income senior housing project.

**Result of Recommended Action:** Staff will pursue a Design Review Amendment, Zoning Amendment, and Disposition Development Loan Agreement (DDLA) amendment (or new DDLA) with Developer Partner UHC in order to submit for Low Income Housing Tax Credits in March of this year, which, if successful, will satisfy funding requirements for the project and allow for construction start this calendar year.

**Staff Report:** Reed Flory, Reinvestment and Housing Opportunities Manager.

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

- 12.3 **Subject:** Resolution Authorizing the Acquisition of Property and Authorizing Execution of Purchase and Sale Agreement and a Certificate of Acceptance and Recordation of a Grant Deed for 3303 Luyung Drive in the Amount of \$1,017,500 (APN: 072-0500-004).  
**Recommendation:** Adopt Resolution No. 7-2017.  
**Result of Recommended Action:** Adoption of this resolution will allow the City Manager to proceed with the execution of documents necessary to purchase and take possession of the property located at 3303 Luyung Drive for a Public Works corporation yard for the amount of \$1,017,500.  
**Staff Report:** Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Division Manager.  
**Advances Goals:** 1, 2, 5.

**13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**14. ADJOURNMENT**

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

**15. CLOSED SESSION - CALL TO ORDER/ROLL CALL**

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

**16. CLOSED SESSION**

Council may adjourn to Closed Session to discuss the following item:

**CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code section 54956.9(d)(1).

City of Rancho Cordova vs. Cordova Recreation and Park District; Sacramento Superior Court Case No. 34-2016-80002474.

**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.cityofranchocordova.org](http://www.cityofranchocordova.org) on Thursdays or Fridays prior to the Regular City Council Meeting.

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

| <b>UPCOMING MEETINGS</b>       |                                                                       |
|--------------------------------|-----------------------------------------------------------------------|
| Tuesday, January 31, 2017      | 12-5:00 PM Special Meeting/Work Session                               |
| Monday, February 6, 2017       | 3:00-5:00 PM Special Meeting/Study Session<br>5:30 PM Regular Meeting |
| Tuesday, February 21, 2017     | 5:30 PM Regular Meeting (Tuesday due to Holiday)                      |
| Tuesday, February 28, 2017     | 5:30 PM Special Meeting/Work Session                                  |
| Monday, March 6, 2017          | 4:00 PM Special Meeting/Study Session<br>5:30 PM Regular Meeting      |
| Monday, March 20, 2017         | 5:30 PM Regular Meeting                                               |
| Tuesday, March 28, 2017        | 5:30 PM Special Meeting/Work Session                                  |
| Monday, April 3, 2017          | 4:00 PM Special Meeting/Study Session<br>5:30 PM Regular Meeting      |
| Wednesday, April 5, 2017       | 8:15 AM – 12:00 PM Special Meeting                                    |
| Monday, April 17, 2017         | 5:30 PM Regular Meeting                                               |
| Tuesday, April 25, 2017        | 5:30 PM Special Meeting/Work Session                                  |
| <del>Monday, May 1, 2017</del> | <del>MEETING CANCELLED</del>                                          |
| Tuesday, May 9, 2017           | 5:30 PM Special Meeting/Work Session                                  |
| Monday, May 15, 2017           | 5:30 PM Regular Meeting                                               |
| Tuesday, May 23, 2017          | 5:30 PM Special Meeting/Work Session                                  |
| Monday, June 5, 2017           | 4:00 PM Special Meeting/Study Session<br>5:30 PM Regular Meeting      |
| Monday, June 19, 2017          | 5:30 PM Regular Meeting                                               |
| Tuesday, June 27, 2017         | 5:30 PM Special Meeting/Work Session                                  |

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

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

The Rancho Cordova City Council/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, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. 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.

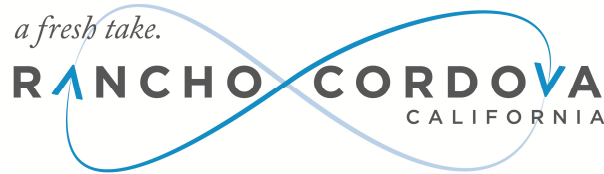
In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

#### CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, January 17, 2017 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, January 12, 2017 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at [www.cityofranchocordova.org](http://www.cityofranchocordova.org).

Signed Thursday, January 12, 2017 at Rancho Cordova, California.

  
Mindy Cuppy, MMC, 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, December 19, 2016**

**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 5:31 PM.

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

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Peek, Busch, Downton, Norton, Huber, Kniestedt, Adams, Verdun, Cook, Crone, Ingalls, Richardson, Leitner, Joyce, Goold, Simpson, Brown, Juran-Karageorgiou, Haven, Stricker, Behrends, Delaney, Cowles, Harriman, Flory

**2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The City Clerk read the meetings recordings and playback schedules.

**3. PLEDGE OF ALLEGIANCE**

The Cub Scout Pack #380 Webelos Den, the Mighty T-Rex's, performed a flag ceremony and led the pledge.

**4. INVOCATION**

Larry Stafford from Cordova Church of Christ gave the invocation.

## 5. CERTIFICATION OF NOVEMBER 8, 2016 GENERAL MUNICIPAL ELECTION

- 5.1 Subject: Certification of the Results of the November 8, 2016 General Municipal Election with Regard to Three Members of the City Council.

Recommendation: Adopt Resolution No. 144-2016.

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

Staff Report: Mindy Cuppy, City Clerk.

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

City Clerk Mindy Cuppy, announced the results of the election.

**ACTION:** Motion to approve item 5.1 by Budge second by Skoglund;  
Carried by a 5:0 roll call vote.

## 6. SPECIAL CEREMONIES - SWEAR IN COUNCIL MEMBERS

- 6.1 Swearing-in and Seating of Re-elected Council Members.

David Sander was sworn in to a 4-year term as Council Member by mother-in-law Donna Lane.

Donald Terry was sworn in to a 4-year term as Council Member by wife Angela Terry.

Robert J. McGarvey was sworn in to a 4-year term as Council Member by son Robert S. McGarvey.

## 7. SELECTION OF MAYOR AND VICE MAYOR

- 7.1 Subject: 2017 Mayor and Vice Mayor.

Recommendation: That Council selects its Mayor and Vice Mayor for 2017.

Result of Recommended Action: That Council appoints its 2017 leadership officers.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 3, 4, 5.

**ACTION:** Move to select Donald Terry as 2017 Mayor by Skoglund second by McGarvey;  
carried by a 5:0 roll call vote.

**ACTION:** Move to select Linda Budge as 2017 Vice Mayor by Terry second by McGarvey;  
Carried by a 5:0 roll call vote.

## 8. SPECIAL CEREMONIES - SWEAR IN MAYOR AND VICE MAYOR

- 8.1 Vice Mayor Budge was sworn in by mother Norma Niblett and City Clerk Mindy Cuppy.

- 8.2 Mayor Terry was sworn in by wife Angela Terry.

- 8.3 Mayor Terry presented outgoing Mayor Sander a gift.



## 9. CELEBRATORY BREAK

**AT THIS POINT:** At 5:50 PM the Council took a break for refreshments in the lobby in honor the re-elected Council Members, the swearing in of Vice Mayor Budge, and the swearing in of Mayor Terry. The full Council resumed at 6:10 PM.

## 10. PRESENTATIONS

- 10.1 Community Enhancement Fund Grant Check Presentations.
- 10.2 Recognition of Roberta MacGlashan on her Retirement from the County of Sacramento and for her Years of Service as District Four Supervisor.
- 10.3 Recognition of Evelyn Richardson on Her Years of Service with the City of Rancho Cordova and on Her Retirement.
- 10.4 Recognition of Chief of Police Michael Goold for His Years of Service with the Rancho Cordova Police Department and on His Retirement.
- 10.5 Introduction of New City Employee Yen Joyce, Customer Service Representative by Stacy Leitner, Senior Executive Assistant.
- 10.6 Greg Abbott, Code Enforcement Officer Trainee was not introduced this evening.

## 11. PUBLIC COMMENT

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

- Derald Langwell
- Mary Nesel

Mayor Terry closed the public comment period.

**ACTION:** Mayor Terry reordered the agenda to take items 16.1 and 16.2 prior to item 15.1.

## 12. COUNCIL REPORTS

Council reported on events since the last meeting.

## 13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

**ACTION:** Motion to approve items 13.1 through 13.5 by Sander second by Budge;  
Carried by a 5:0 roll call vote.

- 13.1 **Subject:** Meeting Minutes of December 5, 2016 Special and Regular Meeting and December 13, 2016 Special Meeting.  
**Recommendation:** Adopt minutes.
- 13.2 **Subject:** Adding Chapter 3.70, Informal Bidding Procedures, to the Rancho Cordova Municipal Code and Amending Municipal Code Section 3.60.110 Regarding Public

Projects.

**Recommendation:** Waive the second reading and adopt Ordinance No. 24-2016.

**Result of Recommended Action:** Adoption of this ordinance will allow the City to utilize alternative bidding procedures in the Uniform Public Construction Cost Accounting Act (UPCCAA).

**Staff Report:** Kim Juran-Karageorgiou, Chief Financial Officer and Megan Siren, Management Analyst II.

**Advances Goal:** 5.

- 13.3 **Subject:** Establishing a Special Tax for Transit-Related Services for the 3287 Monier Circle Warehouse Project.

**Recommendation:** Waive the second reading and adopt Ordinance No. 23-2016.

**Result of Recommended Action:** Adoption of this ordinance will assist the City to meet the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the 3287 Monier Circle Warehouse Project.

**Staff Report:** Elizabeth Sparkman, Engineering Manager.

**Advances Goal:** 5.

- 13.4 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Amendment 18-2014-2 for Building Plan Reviews, Inspections, and Permit Services with 4Leaf, Incorporated.

**Recommendation:** Adopt Resolution No. 135-2016.

**Result of Recommended Action:** Adoption of Resolution will authorize the City Manager to execute a second amendment (18-2014-2) for plan review, inspection, and permit services 4Leaf, Incorporated. This amendment will modify the contract amount from not to exceed \$100,000 per year to \$300,000 total with the same three year expiration.

**Staff Report:** Joseph Cuffe, Interim Chief Building Official.

**Advances Goal:** 5.

- 13.5 **Subject:** Council Member Appointments to Regional Boards, Commissions and Committees.

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

**Result of Recommended Action:** The City Council will continue to serve in leadership roles throughout the region.

**Staff Report:** Mindy Cuppy, City Clerk.

**Advances Goals:** 1, 4, 5.

#### 14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

#### 15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** Mills Station Self-Storage Conditional Use Permit and Major Design Review Permit; Project No. DD9660 – Located at 9950 Mills Station Road.

**Recommendation:** Adopt Resolution No. 127-2016.

**Result of Recommended Action:** Approval of Resolution No. 127-2016 would allow for a self-storage use with outside recreational vehicle parking storage along the sides of the building and renovation of the existing building façade.

**Staff Report:** June Cowles, Senior Planner.

**Advances Goals:** 1, 2, 3.

Mayor Terry opened the public hearing. The following individuals addressed the Council:

- Diann Rogers

Mayor Terry closed the public hearing.

**ACTION:** Motion to approve item 15.1 by Skoglund second by McGarvey; incorporating the following additions to the Conditions of Approval.

- 10 - fully screened from public view from the public right-of-way.
- 11 - The masonry wall along the western and eastern property line as shown on the site plan shall be 7 feet in height.
- 15 - The outdoor storage area shall be fully screened from public view from the public right-of-way. The screening shall be maintained and include landscaping and a masonry wall. Additional landscaping shall be installed at the end of the RV outdoor storage area and within the area devoid of landscaping along U.S. Hwy 50

Carried by a 4:1 roll call vote. (Budge dissenting).

## 16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Presentation Regarding the Blightbusters Plus Community Events and Neighborhood Sweeps by Neighborhood Services, Rancho Cordova Police Department, Probation Partnership and the Volunteers in Neighborhood Services (VINS).

**Recommendation:** Receive the final presentation from Neighborhood Services on the 2016 Citywide Blight Buster Plus program. City staff will be prepared to answer questions from the City Council.

**Result of Recommended Action:** If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.

**Staff Report:** No staff report, presentation only by Kerry Simpson, Neighborhood Services Manager.

**Advances Goals:** 1, 2, 3.

**ACTION:** Discussion item only, no action taken.

- 16.2 **Subject:** Innovation Center Feasibility Study.

**Recommendation:** Receive information from the Economic Development Division on innovation centers and a feasibility study for Hacker Lab. City staff will be prepared to answer questions from the City Council.

**Result of Recommended Action:** If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.

**Staff Report:** Amanda Norton, Economic Development Manager.

**Advances Goals:** 1, 6.

**ACTION:** Discussion item only, no action taken.

## **17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

Council Member Skoglund asked that staff look into the opportunity of establishing a Planning Commission.

## **18. CITY MANAGER'S REPORT**

City Manager Cyrus Abhar gave his report.

## **19. ADJOURNMENT**

Mayor Terry adjourned the meeting at 9:11 PM to closed session in the Community Board Room.

## **20. CLOSED SESSION - CALL TO ORDER/ROLL CALL**

Mayor Terry called the closed session to order in the Community Board Room at 9:22 PM.

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

Council Members Absent: None

Staff Members Present: Abhar, Lindgren, Stricker, Juran- Karageorgiou, Harriman

## **21. CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 3303 Luyung Drive, Rancho Cordova, CA 95742, APN: 072-0500-004.

Agency Negotiators: Cyrus Abhar, Albert Stricker, Adam Lindgren, Kim Juran- Karageorgiou and Steve Harriman.

Negotiating Parties: William Heinselman.

Under Negotiation: Price and terms of payment.

**ACTION:** Update received; direction was given to negotiators.

## **22. OPEN SESSION - REPORT FROM CLOSED SESSION**

City Attorney Adam Lindgren that there were no reportable action taken in closed session.

## **23. ADJOURNMENT**

Mayor Terry adjourned the meeting at 9:52 PM.

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Mindy Cuppy, MMC, City Clerk



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

City Hall  
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 10, 2017

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

**DRAFT MINUTES**

**1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL**

Mayor Terry called the special meeting to order in the American River Community Room North at 5:42 PM.

Council Members Present: McGarvey, Terry, Budge, Skoglund, Sander (at 6:09 PM)

Council Members Absent: None

Staff Members Present: Abhar, Cuppy, Busch, Haven, Simpson, Flory, Norton, Johns, Cowles, Cook, Stricker

**2. PUBLIC COMMENT**

The public were encouraged to comment throughout the meeting.

**3. SPECIAL MEETING ITEM**

3.1 **Subject:** City of Rancho Cordova Draft Zoning Code Amendments.

**Recommendation:** Provide preliminary direction to staff on proposed amendments to Rancho Cordova Municipal Code (RCMC) Title 23 Zoning Code and corresponding beekeeping regulations for Title 8 Animals.

**Result of Recommended Action:** No formal action is requested of Council at this time. Council direction will allow staff to prepare any necessary or desired changes to the Draft Zoning Code Amendments prior to public hearing.

**Staff Report:** Aaron Busch, Community Development Director and Pam Johns, Special Project Planner.

**Advances Goals:** 1, 2, 6.

**ACTION:** Discussion item only; no action taken.

#### **4. ADJOURNMENT**

Mayor Terry adjourned the meeting at 7:26 PM.

---

Mindy Cuppy, MMC, City Clerk

## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Mayor and Council Members

**FROM:** Albert Stricker, Public Works Director  
Chris Boyer, Associate Civil Engineer



**SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT CHANGE ORDER NO. 3 WITH WESTCON CONSTRUCTION CORPORATION TO INCREASE THE CONTRACT FROM \$1,245,893.02 TO \$1,337,689.85 FOR THE ANATOLIA PRESERVE BIKE TRAIL PROJECT.**

### **RECOMMENDATION**

Adopt Resolution No. 3-2017.

### **RESULT OF RECOMMENDED ACTION**

Adoption of this resolution will authorize the City Manager to execute Contract Change Order No. 3 with Westcon Construction Corp. to increase the contract amount from \$1,245,893.02 to \$1,337,689.85 for the construction of the Anatolia Preserve Bike Trail Project.

### **BACKGROUND**

The City Council approved execution of Contract No. 29-2015 on May 18, 2015 for the Anatolia Preserve Bike Trail Project which installed a Class 1 bike trail connecting the Anatolia community to Kavala Ranch.

The project has incurred three change orders. The first two were required for extra work including bridge revisions and barbed wire fencing. As a result the contract was increased by \$69,643.02 to \$1,245,893.02 and approved under the City Managers 10% signature authority (per Rancho Cordova Municipal Code 3.60.110).

The subject of this staff report is Change Order No. 3 which is required due to extra work and two jobsite suspensions detailed in the attached change order. The jobsite suspensions were due to additional time to obtain approvals from the Department of Fish and Wildlife and a subsequent winterization of the project. As a result, the contractor was required to remobilize, extend their time on the site and experience escalated costs in materials and overhead. Contract Change Order No. 3 is in the amount of \$91,796.83 and exceeds the City Manager's total signature authority.

The project was completed November 16, 2016 and Change Order No. 3 is a final step in closing out the contract. Project costs are within budget including all change orders.

**FISCAL IMPACT**

There is no impact to the general fund. The project budget has sufficient funds to cover the cost of Change Order No. 3.

**ATTACHMENTS**

Resolution No. 3-2017, including Exhibit A, Change Order No. 3.



**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 3-2017**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT CHANGE  
ORDER NO. 3 WITH WESTCON CONSTRUCTION CORPORATION TO INCREASE  
THE CONTRACT FROM \$1,245,893.02 TO \$1,337,689.85 FOR THE  
ANATOLIA PRESERVE BIKE TRAIL PROJECT**

**WHEREAS**, the City awarded the Anatolia Preserve Bike Trail Project to Westcon Construction Corporation in the amount of \$1,176,250 (Contract 29-2015); and

**WHEREAS**, the total amount of project change orders exceeds the amount the City Manager is authorized to approve; and

**WHEREAS**, the City recommends that the City Council authorize the City Manager to execute Contract Change Order No. 3 in the total amount of \$91,796.83; and

**WHEREAS**, the project budget has sufficient funds to cover the cost of the requested change orders.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** that the City Council Authorizes the City Manager or his designee to execute Contract Change Order No. 3 with Westcon Construction Corporation up to the total amount of \$91,796.83, increasing the total contract amount to \$1,337,689.85 (**Exhibit A**).

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Donald Terry, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk

Project Name:  
**Anatolia Preserve Bike Trail**

**CITY OF RANCHO CORDOVA**

**EXHIBIT A**

City Contract No. 29-2015

**Contract Change Order No. 3**

To: **Westcon Construction Corp.** You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract. Description of work to be done, quantities and prices to be paid. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by: **Engineer**

**Extra Work at Agreed Lump Sum/Force Account**

- |                                                                                                                                                                                                                                                                                                                                                                                             |                  |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|
| 1. Contractor directed to suspend work within the Preserve from 7/24/15 to 10/1/15. Project placed on Winter Suspension from 11/2/15 – 5/15/16. Costs incurred include remobilization, additional survey and clearing, pervious concrete material escalation, labor escalation and extended overhead. Payment shall be at Agreed Lump Sum and constitutes full payment for the suspensions. | <b>INCREASE:</b> | <b>\$90,500.00</b> |
| 2. Contractor directed to perform additional storm water BMP maintenance during winter suspension. Payment shall be on Force Account                                                                                                                                                                                                                                                        | <b>INCREASE:</b> | <b>\$6,730.81</b>  |
| 3. Contractor directed to reduce radius at Pyxis circle and perform additional grading. Payment shall be on Force Account.                                                                                                                                                                                                                                                                  | <b>INCREASE:</b> | <b>\$1,051.61</b>  |
| 4. Contractor directed to furnish and install approximately 50ea plants, weed control mat and bark at Pyxis side of trail. Payment shall be on Force Account.                                                                                                                                                                                                                               | <b>INCREASE:</b> | <b>\$ 4,927.59</b> |
| 5. Contractor directed to extend cable fencing and attach to all corners the 3 bridges as directed by Engineer. Payment shall be on Force Account.                                                                                                                                                                                                                                          | <b>INCREASE:</b> | <b>\$586.39</b>    |
| 6. Contractor was directed to extend decomposed granite path at park to tie in to existing path. Payment shall be on Force Account.                                                                                                                                                                                                                                                         | <b>INCREASE:</b> | <b>\$3,832.43</b>  |
| 7. Contractor directed to furnish and install approximately 20EA additional steel posts for barbed wire fencing. Payment shall be Agreed Lump Sum.                                                                                                                                                                                                                                          | <b>INCREASE:</b> | <b>\$3,840.00</b>  |

**Adjustment to Bid Item Quantities**

The following Bid Items shown on Attachment 1 have been adjusted to reflect actual quantities measured in the field.

**DECREASE:** **(\$19,672.00)**

**Contract Summation:**

|                    |                       |                      |                     |                          |                       |
|--------------------|-----------------------|----------------------|---------------------|--------------------------|-----------------------|
| Original Contract: | <b>\$1,176,250.00</b> | Total Change Orders: | <b>\$161,439.85</b> | Total Cost of Change:    | <b>\$91,796.83</b>    |
|                    |                       |                      |                     | New Contract Cost Total: | <b>\$1,337,689.85</b> |

By reason of this order the time of completion will be adjusted as follows: **27 WORKING DAYS**

Submitted by: \_\_\_\_\_ Construction Manager/Resident Engineer  
City of Rancho Cordova Date: \_\_\_\_\_

Recommend Approval by: \_\_\_\_\_ Project Manager  
City of Rancho Cordova Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Public Works Director  
City of Rancho Cordova Date: \_\_\_\_\_

We, the undersigned Contractor, have given careful consideration to the change proposed and all of its impacts, both direct and indirect, and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices and time extensions shown above.

Acceptance Date: \_\_\_\_\_ Contractor: \_\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

If the Contractor does not sign acceptance of this order, his attention is directed to the requirements of the specifications as to proceeding with the ordered work and filing a written protest within the time therein specified.

Original to: *Contractor*  
*City Clerk*

Copies to: *Resident Engineer*  
*City Project Manager*  
*Project Engineer*

\_\_\_\_\_  
City Manager or Designee Date  
City of Rancho Cordova



## MEMORANDUM



**DATE:** January 17, 2017

**TO:** Honorable Mayor and Council Members

**FROM:** Albert Stricker, Public Works Director

**SUBJECT:** **A RESOLUTION AUTHORIZING THE CITY COUNCIL TO APPROVE THE FIRST AMENDMENT TO THE SACRAMENTO CENTRAL GROUNDWATER AUTHORITY JOINT POWERS AGREEMENT TO ALLOW THE FLORIN RESOURCES CONSERVATION DISTRICT/ELK GROVE WATER SERVICE, THE OMOCHUMNE-HARTNELL WATER DISTRICT AND THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT TO APPOINT A DESIGNATED EMPLOYEE TO THE SCGA GOVERNING BOARD.**

### **RECOMMENDATION**

Adopt Resolution No. 8-2017.

### **RESULT OF RECOMMENDED ACTION**

Adoption of this resolution will approve the First Amendment to the Sacramento Central Groundwater Authority (SCGA) Joint Powers Agreement (JPA) to allow the Florin Resources Conservation District/Elk Grove Water Service, the Omoichumne-Hartnell Water District and the Rancho Murieta Community Services District to appoint a designated employee to the SCGA Governing Board.

### **BACKGROUND**

On August 7, 2006, Rancho Cordova City Council authorized the creation of the Sacramento Central Groundwater Authority through execution of a Joint Powers Agreement with the Cities of Elk Grove, Folsom, Sacramento, and the County of Sacramento. The purpose of the SCGA is to:

- Maintain the long-term sustainable yield of the Central Basin.
- Ensure implementation of the Basin Management Objectives prescribed in the Groundwater Management Plan.
- Manage the use of groundwater in the Central Basin.
- Facilitate implementation of an appropriate conjunctive use program by water purveyors.
- Coordinate efforts among those entities represented on the governing board of the SCGA to devise and implement strategies to safeguard groundwater quality.
- Work collaboratively with other entities to promote coordination of water policies and activities throughout the region.

The JPA authorizes SCGA to be governed by a 16 member Board of Directors that is represented by regional stakeholders including municipalities, public agencies, private water purveyors and agricultural, conservation and commercial/industrial interest. As currently written, 3 of the 16 members which includes the Florin Resources Conservation District/Elk Grove Water Service, the Omoichumne-Hartnell Water District and the Rancho Murieta Community Services District may only nominate an elected official to the Board of Directors; whereas, the remaining 13 members have the option of designating an employee at their discretion. To provide the Florin Resources Conservation District/Elk Grove Water Service, the Omoichumne-Hartnell Water District and the Rancho Murieta Community Services District the opportunity to designate an employee of their choosing, the SCGA Board of Directors recommends amending Section 5(b) of the JPA to read:

“An elected member of the governing board or **designated employee** of each of the following public agencies: the Florin Resources Conservation District/Elk Grove Water Service, the Omoichumne-Hartnell Water District and the Rancho Murieta Community Services District.”  
Emphasis added.

Any amendment to the JPA must be approved by all 16 members of the SCGA Board of Directors. Adoption of this resolution will authorize the City Council to approve the First Amendment to the Joint Powers Agreement to allow the Florin Resources Conservation District/Elk Grove Water Service, the Omoichumne-Hartnell Water District and the Rancho Murieta Community Services District to appointment a designated employee to the SCGA Governing Board.

### **FISCAL IMPACT**

The City of Rancho Cordova makes an annual contribution of \$20,000 to the JPA. This modification allowing the appointment of representatives to the governing board of the SCGA will have no additional fiscal impact to the City.

### **ATTACHMENT**

Resolution No. 8-2017 including Exhibit 1, Contract No. 179-2016-1.

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 8-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TO APPROVE THE FIRST AMENDMENT TO THE SACRAMENTO CENTRAL GROUNDWATER AUTHORITY JOINT POWERS AGREEMENT TO ALLOW THE FLORIN RESOURCES CONSERVATION DISTRICT/ELK GROVE WATER SERVICE, THE OMOCHUMNE-HARTNELL WATER DISTRICT AND THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT TO APPOINT A DESIGNATED EMPLOYEE TO THE SCGA GOVERNING BOARD**

**WHEREAS**, on August 7, 2006, City Council authorized the creation of the Sacramento Central Groundwater Authority (SCGA) through execution of a joint powers agreement (JPA) with the Cities of Elk Grove, Folsom, Sacramento and the County of Sacramento; and

**WHEREAS**, the JPA identifies SCGA's governing body as a Board of Directors of sixteen (16) members representing various public agencies and interests; and

**WHEREAS**, the City is a voting member of the SCGA 16 member governing board as authorized by the JPA dated August 29<sup>th</sup>, 2006; and

**WHEREAS**, any amendment of the JPA requires the affirmative vote of all the governing bodies of the parties hereto; and

**WHEREAS**, SCGA desires to amend and restate the JPA to modify its governing board membership eligibility; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** does approve the First Amendment to the JPA to allow the Florin Resources Conservation District/Elk Grove Water Service, the Omochumne-Hartnell Water District and the Rancho Murieta Community Service District to appoint a designated employee to the governing board.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Donald Terry, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk

**FIRST AMENDMENT TO THE JOINT POWERS AGREEMENT BETWEEN THE  
CITY OF ELK GROVE, THE CITY OF FOLSOM, THE CITY OF RANCHO  
CORDOVA, THE CITY OF SACRAMENTO AND THE COUNTY OF SACRAMENTO  
CREATING THE SACRAMENTO CENTRAL GROUNDWATER AUTHORITY**

This First Amendment to the Joint Powers Agreement (“First Amendment”) by and between the City of Elk Grove, a municipal corporation, the City of Folsom, a municipal corporation, the City of Rancho Cordova, a municipal corporation, the City of Sacramento, a municipal corporation, and the County of Sacramento, a political subdivision of the State of California (collectively the “Parties”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2017

**WHEREAS**, each of the Parties to this First Amendment is a local government entity functioning within the County of Sacramento; and

**WHEREAS**, the Parties entered into a Joint Powers Agreement dated August 29, 2006 (“Agreement”) pursuant to the Joint Exercise of Powers Act (Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the California Government Code) to establish the Sacramento Central Groundwater Authority (“Authority”) and jointly exercise any power held in common by the agencies entering into such an Agreement; and

**WHEREAS**, each of the Parties hereto has under its police power the authority to regulate groundwater; and

**WHEREAS**, the Parties desire to amend the Agreement to incorporate a change to the Authority’s governing board membership eligibility;

**WHEREAS**, the amendment of the Agreement requires the affirmative vote of all governing bodies of the Parties;

**NOW, THEREFORE**, in consideration of the promises, terms, conditions, and covenants contained herein, the City of Elk Grove, the City of Folsom, the City of Rancho Cordova, and the City of Sacramento and the County of Sacramento hereby agree as follows:

- 1. Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference.



2. **All Other Terms in Full Force and Effect.** The Parties shall continue to be bound by all terms and conditions of the Agreement, all of which are expressly incorporated into this First Amendment by this reference, except as expressly changed by this First Amendment.
3. **Section 5 of the Agreement.** The Parties agree to replace Section 5 of the Agreement in its entirety as specified herein:  
**“Membership Of The Governing Board.** The governing body of the Authority shall be a Board of Directors of sixteen (16) members consisting of the following representatives who shall be appointed in the manner set forth in Section 7 of the Agreement:
  - (a) An elected member of the governing board or designated employee of each of the following public agencies: the City of Elk Grove, the City of Folsom, the City of Rancho Cordova, the City of Sacramento, the County of Sacramento and the Sacramento Regional County Sanitation District.
  - (b) An elected member of the governing board or designated employee of each of the following public agencies: the Florin Resource Conservation District/Elk Grove Water Service, the Omochumne-Hartnell Water District, and the Rancho Murieta Community Services District.
  - (c) A member of the board of directors, or designee thereof, of each of the following private water purveyors or investor owned utilities: the California-American Water Company, and the Golden State Water Company.
  - (d) One representative of agricultural interests within the boundaries of the Authority.
  - (e) One representative of agriculture-residential groundwater users within the boundaries of the Authority.
  - (f) One representative of commercial/industrial self-supplied groundwater users within the boundaries of the Authority.

- (g) One representative of conservation landowners within the boundaries of the Authority.
- (h) One representative of public agencies that are self-supplied groundwater users within the boundaries of the Authority.

**IN WITNESS WHEREOF**, the parties hereto execute this First Amendment on the date first written above.

CITY OF ELK GROVE

|                             |                                             |
|-----------------------------|---------------------------------------------|
| Dated: _____                | By _____<br>Mayor                           |
| Attest: _____<br>City Clerk | Approved As To Form: _____<br>City Attorney |

CITY OF FOLSOM

|                             |                                             |
|-----------------------------|---------------------------------------------|
| Dated: _____                | By _____<br>Mayor                           |
| Attest: _____<br>City Clerk | Approved As To Form: _____<br>City Attorney |

CITY OF RANCHO CORDOVA

|                             |                                             |
|-----------------------------|---------------------------------------------|
| Dated: _____                | By _____<br>Mayor                           |
| Attest: _____<br>City Clerk | Approved As To Form: _____<br>City Attorney |

CITY OF SACRAMENTO

Dated: \_\_\_\_\_

By \_\_\_\_\_  
Mayor

Attest:

Approved As To Form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

COUNTY OF SACRAMENTO

Dated: \_\_\_\_\_

By \_\_\_\_\_  
Chairperson, Board of Supervisors

Attest:

Approved As To Form:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
County Counsel



## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Honorable Mayor and Council Members

**FROM:** Elizabeth Sparkman, Engineering Manager



**SUBJECT: APPROVAL OF THE ANNEXATION BOUNDARY MAP FOR THE VERANDA AT STONE CREEK PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE).**

### **RECOMMENDATION**

Adopt Resolution No. 2-2017.

### **RESULT OF RECOMMENDED ACTION**

Adoption of Resolution No. 2-2017 approves Annexation Boundary Map. No. 20 for the Veranda at Stone Creek Project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

### **BACKGROUND**

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

### **DISCUSSION**

The Veranda at Stone Creek Project was conditioned to annex to CFD No. 2008-1 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. On December 14, 2016 the property owner signed a Petition with Waivers of the annexation to CFD No. 2008-1. Adoption of the attached resolution approves Annexation Boundary Map No. 20 for the project and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the Project.

**FISCAL IMPACT**

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

**ATTACHMENTS**

Resolution No. 2-2017, including Exhibits A and B.

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 2-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
APPROVING THE ANNEXATION BOUNDARY MAP FOR THE VERANDA AT  
STONE CREEK PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA  
COMMUNITY FACILITIES DISTRICT NO. 2008-1  
(STREET LIGHTING AND ROAD MAINTENANCE)**

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

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

**WHEREAS**, on December 14, 2016 the property owner signed a Petition with Waivers form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

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

**WHEREAS**, City staff has caused to be prepared Annexation Boundary Map No. 20 for the property known as Veranda at Stone Creek Project, **EXHIBIT A** attached hereto, for the annexation of the property CFD No. 2008-1 (Street Lighting and Road Maintenance).

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

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 20 and finds and determines that the territory shown in the Boundary Map is hereby added to and made a part of the District with full legal effect;
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 20 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution;
4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2017-

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

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in **EXHIBIT B**, attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 20.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

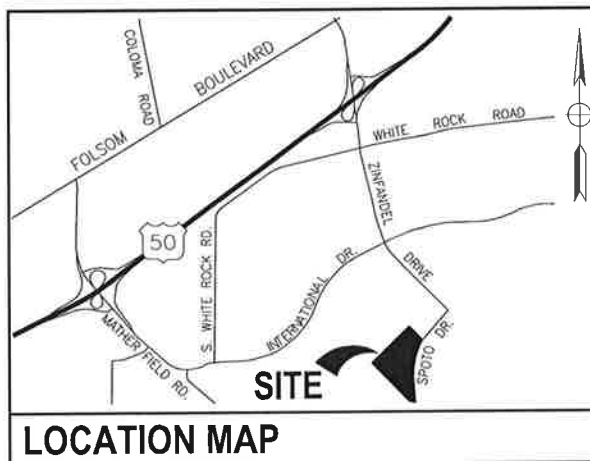
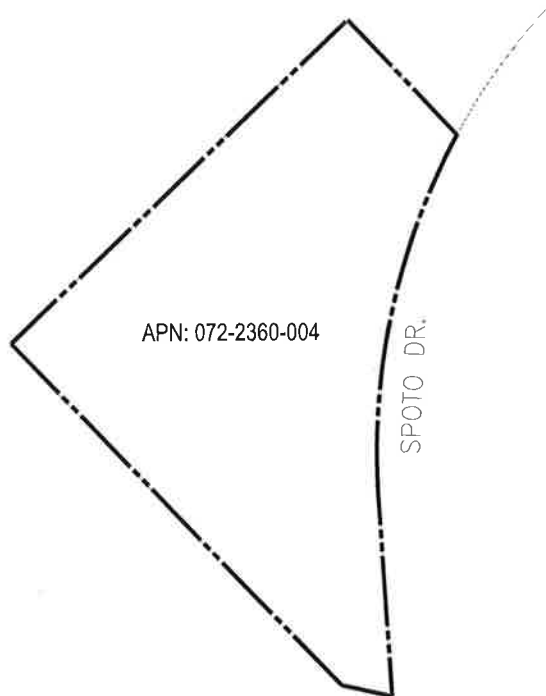
\_\_\_\_\_  
Donald Terry, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk



## EXHIBIT A

ANNEXATION MAP NO. 20  
VERANDA AT STONE CREEKCOMMUNITY FACILITIES DISTRICT NO. 2008-1  
(STREET LIGHTING AND ROAD MAINTENANCE)CITY OF RANCHO CORDOVA  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

## CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.\_\_\_\_\_  
CITY CLERK OF THE CITY OF RANCHO CORDOVA

## CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 19 TO  
COMMUNITY FACILITIES DISTRICT NO. 2008-1, (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF  
RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY  
COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY ITS RESOLUTION NO. \_\_\_\_\_.\_\_\_\_\_  
CITY CLERK OF THE CITY OF RANCHO CORDOVA

## COUNTY RECORDER'S FILING STATEMENT

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M. IN  
BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. \_\_\_\_ IN THE  
OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.DONNA ALLRED  
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIABY: \_\_\_\_\_  
DEPUTY

FILE: \_\_\_\_\_

LEGEND  
 Annexation Boundary  
 1" = 180'

**Harris & Associates.**  
 22 Executive Park, Suite 200  
 Irvine, California 92614  
 800-827-4901

REFERENCE IS MADE TO THE ORIGINAL BOUNDARY MAP OF THE DISTRICT,  
ENTITLED AND RECORDED AS FOLLOWS:"PROPOSED BOUNDARIES OF THE COUNTY OF SACRAMENTO COMMUNITY  
FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD  
MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER  
14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY  
FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY  
RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."REFERENCE IS MADE TO THE FUTURE ANNEXATION AREA MAP OF THE  
DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:"PROPOSED FUTURE ANNEXATION AREA OF THE COUNTY OF SACRAMENTO  
COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD  
MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER  
14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY  
FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY  
RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

## ANNEXATION MAP

City of Rancho Cordova  
Community Facilities District No. 2008-1  
ANNEXATION 20 (Veranda at Stone Creek)  
County of Sacramento, California

Sheet 1 of 1

## EXHIBIT B

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

---

**AMENDED NOTICE OF SPECIAL TAX LIEN**

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

The special taxes are authorized to be levied within Annexation Map No. 20 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

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

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

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

## EXHIBIT B

Reference is hereby made to the boundary map of the CFD recorded at Book 110 of Maps of Assessment and Community Facilities District at Page 10 as Document No. 20081014-0822, in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the Annexed Territory recorded at Book 121, Page 0010, Document No. 201608040585 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, (916) 851-8710.

Dated: \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK OF THE CITY OF  
RANCHO CORDOVA

## **EXHIBIT A**

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

#### **DESCRIPTION OF DISTRICT SERVICES**

Description of services:

##### **Maintenance and lighting of public streets and roads**

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

##### **Reserve Fund**

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

## EXHIBIT B

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

#### RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

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

#### A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

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

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

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

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

"City" means the City of Rancho Cordova.

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

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

"County" means the County of Sacramento.

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

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

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

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

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

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

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

**"Non-Residential Property"** means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

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

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

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

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

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

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

**"Residential Property"** means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

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

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

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

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

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

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

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

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

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

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

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

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

## **B. DATA COLLECTION FOR ANNUAL TAX LEVY**

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



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

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

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

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

## **C. MAXIMUM SPECIAL TAX**

### **1. Tax Zone 1**

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

2. Tax Zone 2

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

3. Tax Zone 3

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

a. Ordinary Use Parcels

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

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

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

b. *Residential Alley Parcels*

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

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

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

c. *Decorative Lighting Parcels*

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

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

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

d. *Additional Load Parcels*

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

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

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

e. *Additional Load and Decorative Lighting Parcels*

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

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

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

*f. Residential Alley and Decorative Lighting Parcels*

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

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

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

**D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX**

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

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

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

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

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

#### **E. LIMITATIONS**

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

#### **F. INTERPRETATION OF SPECIAL TAX FORMULA**

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



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

IDENTIFICATION OF TAX ZONES

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

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

EXHIBIT C

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

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY  
FACILITIES DISTRICT

Assessor's  
Parcel Nos.

Names of Property Owners

072-2360-004

Elliott Homes, Inc.

## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Honorable Mayor and Council Members

**FROM:** Elizabeth Sparkman, Engineering Manager



**SUBJECT: RESOLUTION DECLARING CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE FOR THE MAINTENANCE OF STORM DRAINAGE AND FLOOD PROTECTION SYSTEMS FOR THE VERANDA AT STONE CREEK PROJECT.**

### **RECOMMENDATION**

Adopt Resolution No. 1-2017 designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Veranda at Stone Creek project.

### **RESULT OF RECOMMENDED ACTION**

Action on this item will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Veranda at Stone Creek project and sets a public hearing on February 6, 2017 on the matter.

### **BACKGROUND**

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

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

### **DISCUSSION**

The property owner has submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee. The Veranda at Stone Creek parcel is being annexed into the Stormwater Utility Fee (see **ATTACHMENT 1**). The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection improvements.

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

A sample of the Stormwater Utility Fees for Fiscal Year 2016-2017 are summarized in the following table:

**Table 1**

| <b>Land Use Description</b>       | <b>Total Area (acres)</b> | <b>Sample Fee</b> |
|-----------------------------------|---------------------------|-------------------|
| Single Family Residential (SFR1)  | 0.16                      | \$118.30          |
| Single Family Residential (SFR2)  | 0.22                      | \$130.12          |
| Single Family Residential (SFR3)  | 0.30                      | \$139.00          |
| Single Family Residential (SFR4)  | 0.40                      | \$147.86          |
| Single Family Residential (SFR5)  | 1.00                      | \$147.86          |
| Multi-Family Residential (MFR1)   | 5.00                      | \$1035.08         |
| Commercial                        | 1.00                      | \$1109.02         |
| Industrial                        | 1.00                      | \$1109.02         |
| Schools                           | 5.00                      | \$739.35          |
| Private Recreation                | 1.00                      | \$369.67          |
| Parks/Greenbelts                  | 2.00                      | \$147.86          |
| Public Property (with structures) | 2.00                      | \$443.61          |

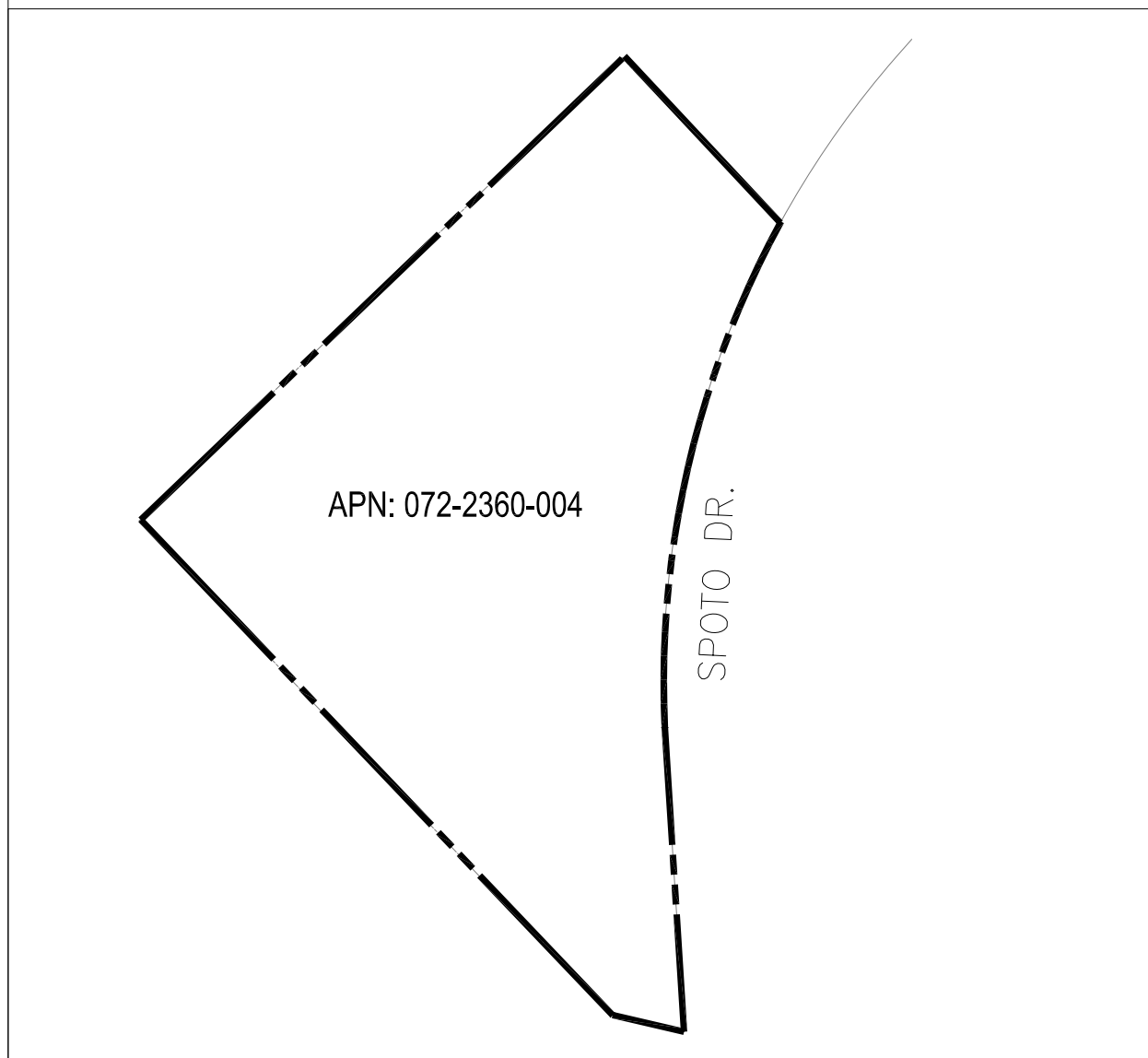
**ATTACHMENT 2** is a Resolution which sets 5:30 p.m., or as soon thereafter as possible, on February 6, 2017 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law. Furthermore, a notice of the hearing will be mailed to each property owner within the proposed Stormwater Utility Fee area.

## **ATTACHMENTS**

1. Boundary Map.
2. Resolution No. 1-2017, including Exhibit A.

## Attachment 1

CITY OF RANCHO CORDOVA  
STORMWATER UTILITY FEE AREA  
ANNEXATION 6  
(VERANDA AT STONE CREEK)

**LEGEND**

—••••• Annexation Boundary

— Parcel Boundary

## ATTACHMENT 2

## CITY OF RANCHO CORDOVA

## RESOLUTION NO. 1-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS IN CONNECTION WITH  
THE ANNUAL STORMWATER UTILITY FEE FOR VERANDA AT STONE CREEK**

**WHEREAS**, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2016-17, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

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

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

**WHEREAS**, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, et seq.) (the "Implementation Act") imposes certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Article XIII D), such as the Proposed Stormwater Utility Fee, including the requirement to conduct a protest hearing and balloting for consideration of the Proposed Stormwater Utility Fee. In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the "Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee " as set forth in Exhibit "A," attached hereto and incorporated herein by reference (the "Procedures").

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

1. The foregoing recitals are true and correct.
2. Notice is hereby given that the City Council designates Monday, February 6, 2017 at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee.

**ATTACHMENT 2**

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

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

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

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

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Donald Terry, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk

## EXHIBIT "A"

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

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

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#### **A. Written Report**

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2016-17.

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

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

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



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

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

Each mailed notice shall contain all of the following:

- A reference to filing of the Written Report;
- A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;
- The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;
- The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;
- The reason for the Proposed Stormwater Utility Fee;
- A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2016-17;
- The effect of a majority protest; and
- The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

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

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

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

### **C. Eligibility to File a Protest**

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

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

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

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

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

#### **D. Submission of Written Protests**

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

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

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

No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 4:30 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 4:30 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.

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

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

All written protests shall be considered public records.

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

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

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

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

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

Each mailed ballot shall contain all of the following:

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

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

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 4:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 4:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

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

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

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

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

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

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

## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Honorable Mayor and Council Members

**FROM:** Kim Juran-Karageorgiou, Chief Financial Officer

**SUBJECT:** **RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH NEXLEVEL IT TO PREPARE AN INFORMATION TECHNOLOGY ROADMAP AND PROVIDE INTERIM IT MANAGER SERVICES.**



### **RECOMMENDATION**

Adopt Resolution No. 12-2017.

### **RESULT OF RECOMMENDED ACTION**

Approval of this contract will allow NexLevel IT to prepare an Information Technology Roadmap and provide Interim IT Manager services.

### **BACKGROUND**

NexLevel IT provides a wide range of IT planning and operational services to municipal agencies throughout California. The City recently engaged NexLevel to perform a comprehensive IT Needs Assessment and develop an IT Roadmap to guide the necessary investments in the City's technology infrastructure over the next two years.

Due to NexLevel's familiarity with the City's technology systems and industry expertise, the City is proposing to utilize NexLevel IT to serve in an interim capacity in the vacant IT Manager position. It is anticipated that the interim IT Manager will work approximately three days per week at the City to oversee the day-to-day activities of the technology division, support and mentor existing IT staff, and guide the implementation of the IT roadmap over the next six to twelve months.

### **FISCAL IMPACT**

The contract with NexLevel IT is established at a "not to exceed" amount of \$156,000. This amount includes both the cost of preparing the IT Needs Assessment and the cost of the interim IT Manager services. Funding for this contract will be paid with salary savings from the vacant IT Manager position.

### **ATTACHMENT**

Resolution No. 12-2017, including Exhibit 1, Contract No. 3-2017.

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. 12-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH NEXLEVEL IT  
TO PREPARE AN INFORMATION TECHNOLOGY ROADMAP AND SERVE AS  
INTERIM IT MANAGER**

**WHEREAS**, the City of Rancho Cordova wishes to contract with NexLevel IT to prepare an Information Technology Roadmap and serve as Interim IT Manager; and

**WHEREAS**, those services will exceed the maximum amount the City manager has authorization to approve; and

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

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** does authorize the City Manager to execute a contract amendment with NexLevel IT, attached as **Exhibit 1** in a form approved by the City Attorney.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Donald Terry, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk

**EXHIBIT A**  
**CONTRACT NO.: 3-2017**

**PROFESSIONAL SERVICES AGREEMENT BETWEEN  
THE CITY OF RANCHO CORDOVA AND NEXLEVEL INFORMATION TECHNOLOGY, INC.  
FOR INTERIM INFORMATION TECHNOLOGY (IT) MANAGEMENT SERVICES**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and NexLevel Information Technology, Inc. ("Professional") as of January 4, 2017.

**Section 1. SERVICES.** Subject to the terms and conditions set forth in this Agreement, Professional shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on July 31, 2017 the date of completion specified in Exhibit A. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 **Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

**Section 2. COMPENSATION.** City hereby agrees to pay Professional a sum not to exceed \$100,000.00, notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional

*Last Revised July 31, 2012*

**EXHIBIT A**  
**CONTRACT NO.: 3-2017**

shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.

Professional and City acknowledge and agree that compensation paid by City to Professional under this Agreement is based upon Professional's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Professional. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Professional and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

**2.1 Invoices.** Professional shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- § Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- § The beginning and ending dates of the billing period;
- § A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- § At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- § The total number of hours of work performed under the Agreement by Professional and each employee, agent, and subcontractor of Professional performing services hereunder, as well as a separate notice when the total number of hours of work by Professional and any individual employee, agent, or subcontractor of Professional reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- § The Professional's signature.

**2.2 Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Professional.

**2.3 Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

**2.4 Total Payment.** City shall pay for the services to be rendered by Professional pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever

*Last Revised July 31, 2012*



**EXHIBIT A**  
**CONTRACT NO.: 3-2017**

incurred by Professional in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Professional submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

- 2.5     Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.
  
- 2.6     Reimbursable Expenses.** Reimbursable expenses, if any, are set forth in Exhibit B, and shall not exceed \$1,500.00. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.
  
- 2.7     Payment of Taxes.** Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
  
- 2.8     Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 8, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.
  
- 2.9     Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

**Section 3.     FACILITIES AND EQUIPMENT.** Except as set forth herein, Professional shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Professional only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Professional's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

**Section 4.     INSURANCE REQUIREMENTS.** Before beginning any work under this Agreement, Professional, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of

*Last Revised July 31, 2012*

**EXHIBIT A**  
**CONTRACT NO.: 3-2017**

the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Professional shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Professional's bid. Professional shall not allow any subcontractor to commence work on any subcontract until Professional has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Professional shall maintain all required insurance listed herein for the duration of this Agreement.

- 4.1 Workers' Compensation.** Professional shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Professional. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS (\$1,000,000.00) per accident. In the alternative, Professional may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Professional, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

The requirement to maintain Statutory Worker's Compensation and Employer's Liability Insurance insurance may be waived by the City upon written verification that Professional does not have any employees.

**4.2 Commercial General and Automobile Liability Insurance.**

- 4.2.1 General requirements.** Professional, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to

*Last Revised July 31, 2012*

**EXHIBIT A**  
**CONTRACT NO.: 3-2017**

the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

**4.2.2 Minimum scope of coverage.** Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

**4.2.3 Additional requirements.** Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Professional, including the insured's general supervision of Professional; products and completed operations of Professional; premises owned, occupied, or used by Professional; and automobiles owned, leased, or used by the Professional. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.
- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of Professional to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.
- e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within

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fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

**4.3 Professional Liability Insurance.** Professional, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) covering the licensed professionals' errors and omissions.

**4.3.1** Any deductible or self-insured retention shall not exceed \$150,000 per claim.

**4.3.2** An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

**4.3.3** The following provisions shall apply if the professional liability coverages are written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

**4.4 All Policies Requirements.**

**4.4.1 Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

**4.4.2 Verification of coverage.** Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original

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endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

**4.4.3 Subcontractors.** Professional shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

**4.4.4 Deductibles and Self-Insured Retentions.** Professional shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Professional may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Professional procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

**4.4.5 Waiver of Subrogation.** Professional hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Professional, its employees, agents, and subcontractors.

**4.4.6 Notice of Reduction in Coverage.** In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Professional shall provide written notice to City at Professional's earliest possible opportunity and in no case later than five (5) days after Professional is notified of the change in coverage.

**4.5 Remedies.** In addition to any other remedies City may have if Professional fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Professional's breach:

- § Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

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§ Order Professional to stop work under this Agreement or withhold any payment that becomes due to Professional hereunder, or both stop work and withhold any payment, until Professional demonstrates compliance with the requirements hereof; and/or

§ Terminate this Agreement.

**Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.**

**5.1 General Requirement.** Professional shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Professional or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Professional shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Professional or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Professional to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

**5.2 PERS Indemnification.** In the event that Professional or any employee, agent, or subcontractor of Professional providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Professional shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Professional or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

**5.3 Design Professionals.** Notwithstanding Sections 5.1 and 5.2, to the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time,

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Professional's duty to indemnify shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

**Section 6. STATUS OF PROFESSIONAL.**

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Professional shall be an independent contractor as defined in Labor Code Section 3353, and shall not be an employee of City. Nothing contained in this Agreement shall be construed to be inconsistent with the foregoing relationship or status. City shall have the right to control Professional only insofar as the results of Professional's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Professional accomplishes services rendered pursuant to this Agreement. Professional shall have no power or authority by this Agreement to bind the City in any respect. All employees and agents hired or retained by Professional are employees and agents of Professional and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Professional by any such employees or agents, or any other person resulting from performance of this Agreement.

Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Professional and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits. Professional shall not allow any employee to become eligible for a claim for PERS benefits.

- 6.2 Professional Not an Agent.** Except as City may specify in writing, Professional shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Professional shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

**Section 7. LEGAL REQUIREMENTS.**

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Professional's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

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- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Professional and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Professional represents and warrants to City that Professional and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Professional represents and warrants to City that Professional and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Professional and any subcontractors shall obtain and maintain valid Business Licenses from City during the term of this Agreement.
- 7.5 Nondiscrimination and Equal Opportunity.** Professional shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Professional under this Agreement. Professional shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Professional thereby.

Professional shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

**Section 8. TERMINATION AND MODIFICATION.**

- 8.1 Termination.** City may cancel this Agreement at any time and without cause upon written notification to Professional.

Professional may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Professional shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Professional delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Professional or prepared by or for Professional or the City in connection with this Agreement.

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- 8.2     Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Professional understands and agrees that, if City grants such an extension, City shall have no obligation to provide Professional with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Professional for any otherwise reimbursable expenses incurred during the extension period.
- 8.3     Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.
- 8.4     Assignment and Subcontracting.** City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.
- 8.5     Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.
- 8.6     Options upon Breach by Professional.** If Professional materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.6.1** Immediately terminate the Agreement;
  - 8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Professional pursuant to this Agreement;
  - 8.6.3** Retain a different Professional to complete the work described in Exhibit A not finished by Professional; or
  - 8.6.4** Charge Professional the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

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**Section 9.       KEEPING AND STATUS OF RECORDS.**

- 9.1       Records Created as Part of Professional's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Professional prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Professional hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Professional agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.
- 9.2       Professional's Books and Records.** Professional shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Professional pursuant to this Agreement.
- 9.3       Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Professional to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

**Section 10       MISCELLANEOUS PROVISIONS.**

- 10.1       Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2       Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.

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- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 Conflict of Interest.** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*
- Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*
- Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Professional will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.
- 10.8 Solicitation.** Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 Contract Administration.** This Agreement shall be administered by Kim Juran-Karageorgiou ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

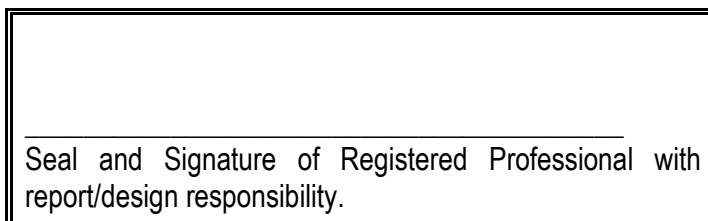
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- 10.10 Notices.** Any written notice to Professional shall be sent to:  
Terry Hackelman, Managing Principal  
NexLevel Information Technology, Inc.  
6829 Fair Oaks Boulevard, Suite 100  
Carmichael, CA 95608  
terry.hackelman@nexlevelit.com

Any written notice to City shall be sent to:  
Kim Juran-Karageorgiou, Chief Financial Officer  
City of Rancho Cordova  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670  
kjuran@cityofranhocordova.org

- 10.11 Professional Seal.** Where applicable in the determination of the contract administrator or when required by law, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.



- 10.12 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral.
- 10.13 IRS Form W-9.** Professional shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

**EXHIBIT A**  
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**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA

PROFESSIONAL

\_\_\_\_\_  
**Cyrus Abhar**, City Manager

\_\_\_\_\_  
**Terry Hackelman**, Managing Principal

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
**Mindy Cuppy**, MMC, City Clerk

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
**Adam Lindgren**, City Attorney

Date: \_\_\_\_\_

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## EXHIBIT A

### SCOPE OF SERVICES

NexLevel will provide interim IT management services to the City of Rancho Cordova. NexLevel is proposing Lee Curtis to support this engagement.

The following bullets outline anticipated roles and responsibilities for Mr. Curtis during this engagement with the City of Rancho Cordova:

- Day-to-day technology operations oversight: Mr. Curtis will act as the senior manager for the City's IT Department reporting to you. He will be responsible for the delivery of technology service to City departments, ensure technical resources are properly deployed, oversee staff performance, and direct staff activities.
- Technology project facilitation and co-ordination: Mr. Curtis will provide guidance and oversight for all technology projects currently in progress. He will attend selected project meetings, review progress, and assign resources to meet project implementation commitments. He will provide a single point of contact for all technology projects between City departments and the IT Department. He will communicate with all departments as to IT Department activities and coordinate the resolution of technology issues, as appropriate, with City personnel.
- External vendor project management: Mr. Curtis will oversee and direct the activities of external service providers (GIS, Infor, Great Plains, etc.) including the status of current assignments (including priorities, deliverables, and reconciliation of invoices with completed work), as well as the development of detailed work plans and user requirements.
- Recruitment assistance for permanent IT Director: Mr. Curtis will assist the City in recruiting, selecting and transitioning the IT Department to a new IT Manager. He will assist the City in recruitment activities, review of potential candidates, interview finalists, and participate in the selection process as outlined by the City. Upon the City hiring a permanent manager, Mr. Curtis will transition the management of the IT Department and provide other support as necessary to ensure a professional turnover.

We anticipate Mr. Curtis will average 3 days per week on-site. However, we will work with the City to allocate the available hours depending upon needs.

**EXHIBIT B**  
**COMPENSATION SCHEDULE**

Mr. Curtis' services will be billed at an all-inclusive rate of \$145/hour for only actual hours worked. NexLevel will invoice monthly which will include a status report on activities completed, in process, and scheduled.





SUCCESSOR AGENCY TO THE FORMER

# Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Rancho Cordova Successor Agency Director and Members

**FROM:** Michelle Mingay, Sr. Finance Analyst

**SUBJECT:** A RESOLUTION OF THE RANCHO CORDOVA SUCCESSOR AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 17-18) AND ADMINISTRATIVE BUDGET FOR JULY 2017 THROUGH JUNE 2018

### RECOMMENDATION

Adopt Resolution No SA-01-2017 Approving a Recognized Obligation Payment Schedule (the "ROPS 17-18") and Administrative Budget for July 1, 2017 through June 30, 2018.

### RESULT OF RECOMMENDED ACTION

Approval of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on ROPS 17-18 and establishes the administrative budget for the next fiscal year; to the extent funds are available.

### ADVANCES GOAL: 5

### BACKGROUND

Assembly Bill 1x 26 (Stats. 2011, chap.5) added a new Part 1.85 to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*), which was subsequently modified by the California Supreme Court in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4<sup>th</sup> 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26, effective June 27, 2012) (the "Dissolution Act"), and in accordance therewith, all redevelopment agencies in the State of California, including the Community Redevelopment Agency of the City of Rancho Cordova (the "Redevelopment Agency"), were dissolved effective February 1, 2012. Also on this date, all assets, properties, contracts, leases, books and records, building, and equipment of the former Redevelopment Agency were transferred to the Rancho Cordova Successor Agency (the "Successor Agency").

The Successor Agency is required by Section 34177(l) of the Dissolution Act to adopt a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period. The

ROPS functions as the Successor Agency's claim for property tax revenue, and general authorization, to pay enforceable obligations. It lists the outstanding obligations of the former Redevelopment Agency, the obligation amount that will be due during the six-month reporting period along with the funding source for each obligation. The Successor Agency can only pay, and will only be allocated property tax revenue by the County Auditor-Controller (the "County AC") for payments of obligations listed on the ROPS; to the extent property tax revenue is available.

Senate Bill 107, approved in September 2015, made certain adjustments to the Dissolution Act procedure for the ROPS submission. Commencing with the ROPS covering the period from July 1, 2016, to June 30, 2017, and for each period from July 1 to June 30 thereafter, a successor agency shall submit an Oversight Board approved ROPS to the Department of Finance by February 1, 2016, and each February 1 thereafter.

ROPS 17-18 is attached to the resolution submitted for approval on the template provided by the DOF and includes the following:

- \$5,500 for maintenance and upcoming direct levies for successor agency owned property located at 10545 Folsom Blvd.
- \$40,000 for administrative and legal cost associated with the winding down of the successor agency. As a result of amendments made to the Dissolution Law with the passage of SB 107, it is unlikely this item will be approved by the DOF but has been included on the ROPS since items can be removed by the DOF but cannot be added once approved. If for some reason this funding source is determined to be available and approved by the DOF, the successor agency will be in a position utilize these funds by including them on the approved ROPS.
- \$750,511 for the full repayment of the loan balances previously approved by the DOF as enforceable obligations.
- \$197,189 for a partial repayment of the loan balances not yet approved by the DOF as enforceable obligations.

In accordance with Dissolution Act requirements, the Successor Agency will submit the adopted ROPS 17-18 to the Oversight Board for review and approval, at their January board meeting. At the same time the ROPS 17-18 is submitted to the Oversight Board, a copy will also be provided to the county administrative officer, the County AC, and the DOF for review. Following the Oversight Board's approval of ROPS 17-18, the Successor Agency will submit a certified copy of the ROPS electronically to the DOF to complete the Dissolution Act reporting requirements and start the 45 day review period.

It is important for the reporting process to be completed by the February deadline to avoid significant penalties outlined in Section 34177(m)(1)(B) of the Dissolution Act. Those penalties include a civil penalty of \$10,000 per day for each day the ROPS is not submitted to the DOF and, if not submitted within 10 days of the deadline, a 25% reduction to the maximum administrative cost allowance.

## **ATTACHMENTS**

1. Resolution No. SA-001-2017 with Exhibits.

## RESOLUTION NO SA-01-2017

### A RESOLUTION OF THE RANCHO CORDOVA SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 17-18) AND ADMINISTRATIVE BUDGET FOR JULY 2017 THROUGH JUNE 2018

**WHEREAS**, pursuant to Assembly Bill 1X 26 (Stats. 2011, chap. 5), a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et. seq.*), which was subsequently modified by the California Supreme Court in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4<sup>th</sup> 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26, effective June 27, 2012) (the "Dissolution Act"), and in accordance therewith, all redevelopment agencies in the State of California, including the Community Redevelopment Agency of the City of Rancho Cordova (the "Redevelopment Agency"), were dissolved effective February 1, 2012; and

**WHEREAS**, pursuant to the Dissolution Act, the City of Rancho Cordova became the successor agency (the "Successor Agency") to the former Redevelopment Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, building, and equipment of the former Redevelopment Agency (the "redevelopment assets") were transferred to the Successor Agency, on February 1, 2012; and

**WHEREAS**, section 34177(o)(1) of the Dissolution Act states that commencing with the ROPS covering the period from July 1, 2016, to June 30, 2017, inclusive, and for each period from July 1 to June 30, inclusive, thereafter, a successor agency shall submit an oversight board-approved ROPS to the Department of Finance and to the county auditor controller no later than February 1, 2016, and each February 1 thereafter; and

**WHEREAS**, the Successor Agency has prepared a ROPS for the July 1, 2017 through June 30, 2018, period ("ROPS 17-18"), attached hereto as (**Exhibit A**); and

**WHEREAS**, the Successor Agency has prepared the administrative budget (**Exhibit B**), which estimates the cost for the Successor Agency to comply with the requirements associated with winding down the affairs of the agency.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE BOARD MEMBERS OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA that:**

1. The Successor Agency hereby approves the ROPS 17-18 for the period July 1, 2017 through June 30, 2018, attached hereto as Exhibit A.
2. The Successor Agency hereby approves the Administrative Budget for the period, July 1, 2017 through June 30, 2018 attached hereto as Exhibit B.
2. The Successor Agency Secretary is hereby directed to transmit the ROPS 17-18 to the Oversight Board for approval before transmitting the ROPS 17-18 to the Sacramento County Auditor-Controller, State Department of Finance, and the State Controller.

**PASSED AND ADOPTED** by the Board Members of the Rancho Cordova Successor Agency on the \_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Donald Terry, Agency Chair

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, CMC, Agency Secretary

**Recognized Obligation Payment Schedule (ROPS 17-18) - Summary**

Filed for the July 1, 2017 through June 30, 2018 Period

**Successor Agency:**Rancho Cordova**County:**Sacramento

| <b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b> |                                                             | <b>17-18A Total<br/>(July - December)</b> | <b>17-18B Total<br/>(January - June)</b> | <b>ROPS 17-18 Total</b> |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------|------------------------------------------|-------------------------|
| <b>A</b>                                                                          | <b>Enforceable Obligations Funded as Follows (B+C+D):</b>   | <b>\$ 185,909</b>                         | <b>\$ -</b>                              | <b>\$ 185,909</b>       |
| B                                                                                 | Bond Proceeds                                               | -                                         | -                                        | -                       |
| C                                                                                 | Reserve Balance                                             | 185,909                                   | -                                        | 185,909                 |
| D                                                                                 | Other Funds                                                 | -                                         | -                                        | -                       |
| <b>E</b>                                                                          | <b>Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b> | <b>\$ 784,791</b>                         | <b>\$ 22,500</b>                         | <b>\$ 807,291</b>       |
| F                                                                                 | RPTTF                                                       | 784,791                                   | 22,500                                   | 807,291                 |
| G                                                                                 | Administrative RPTTF                                        | -                                         | -                                        | -                       |
| <b>H</b>                                                                          | <b>Current Period Enforceable Obligations (A+E):</b>        | <b>\$ 970,700</b>                         | <b>\$ 22,500</b>                         | <b>\$ 993,200</b>       |

Certification of Oversight Board Chairman:  
Pursuant to Section 34177 (o) of the Health and Safety code, I  
hereby certify that the above is a true and accurate Recognized  
Obligation Payment Schedule for the above named successor  
agency.

\_\_\_\_\_  
Name\_\_\_\_\_  
Title

/s/

\_\_\_\_\_  
Signature\_\_\_\_\_  
Date

Rancho Cordova Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

| A      | B                                                         | C                                        | D                                 | E                                   | F                                                      | G                                                                                                                                                                                                                                                                | H            | I                                    | J       | K                | L                        | M               | N           | O          | P           | Q            | R                       | S               | T           | U         | V           | W            |
|--------|-----------------------------------------------------------|------------------------------------------|-----------------------------------|-------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------|---------|------------------|--------------------------|-----------------|-------------|------------|-------------|--------------|-------------------------|-----------------|-------------|-----------|-------------|--------------|
| Item # | Project Name/Debt Obligation                              | Obligation Type                          | Contract/Agreement Execution Date | Contract/Agreement Termination Date | Payee                                                  | Description/Project Scope                                                                                                                                                                                                                                        | Project Area | Total Outstanding Debt or Obligation | Retired | ROPS 17-18 Total | 17-18A (July - December) |                 |             |            |             | 17-18A Total | 17-18B (January - June) |                 |             |           |             | 17-18B Total |
|        |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      |         |                  | Fund Sources             |                 |             |            |             |              | Fund Sources            |                 |             |           |             |              |
|        |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      |         |                  | Bond Proceeds            | Reserve Balance | Other Funds | RPTTF      | Admin RPTTF |              | Bond Proceeds           | Reserve Balance | Other Funds | RPTTF     | Admin RPTTF |              |
| 14     | Mills Station Crossing/Property                           | Property Maintenance                     | 1/1/2014                          | 6/30/2018                           | Terra Care Associates                                  | Monthly property/landscape                                                                                                                                                                                                                                       |              | \$ 10,859,517                        |         | \$ 993,200       | \$ -                     | \$ 185,909      | \$ -        | \$ 784,791 | \$ -        | \$ 970,700   | \$ -                    | \$ -            | \$ -        | \$ 22,500 | \$ -        | \$ 22,500    |
| 15     | Statutory Payment                                         | Miscellaneous                            | 2/1/2011                          | 8/6/2036                            | City of Rancho Cordova as the Successor Housing Agency | Low/Moderate Housing Replacement Obligation (est.)                                                                                                                                                                                                               |              | 15,000                               | N       | \$ 5,000         |                          | -               |             | 2,500      |             | \$ 2,500     |                         |                 |             | 2,500     |             | \$ 2,500     |
| 16     | Administrative Allowance                                  | Admin Costs                              | 2/1/2011                          | 6/30/2035                           | City of Rancho Cordova                                 | Staff Cost to wind down former redevelopment agency activities (est.)                                                                                                                                                                                            |              | 4,625,000                            | N       | \$ 40,000        |                          | -               |             | 20,000     |             | \$ 20,000    |                         |                 |             | 20,000    |             | \$ 20,000    |
| 23     | Direct Levies                                             | Property Maintenance                     | 7/1/2017                          | 12/31/2018                          | Sacramento County                                      | Direct levies due for Successor Agency Property (est.)                                                                                                                                                                                                           |              | 500                                  | N       | \$ 500           |                          |                 |             | 500        |             | \$ 500       |                         |                 |             |           |             | \$ -         |
| 28     | Reimbursement Agreement (reauthorized by Oversight Board) | City/County Loans After 6/27/11          | 9/9/2013                          | 8/6/2036                            | City of Rancho Cordova                                 | Loan Repayment pursuant to AB 1484 §34191.4 (b). Total Obligation amount represents outstanding principal and interest at June 30, 2017                                                                                                                          |              | 326,414                              | N       | \$ 326,414       |                          |                 |             | 326,414    |             | \$ 326,414   |                         |                 |             |           |             | \$ -         |
| 30     | Reimbursement Agreement First two years                   | City/County Loan (Prior 06/28/11), Other | 6/30/2005                         | 8/6/2036                            | City of Rancho Cordova                                 | Loan for first two years                                                                                                                                                                                                                                         |              |                                      | Y       |                  |                          |                 |             |            |             |              |                         |                 |             |           |             |              |
| 31     | Reimbursement Agreement (reauthorized by Oversight Board) | City/County Loans After 6/27/11          | 9/9/2013                          | 8/6/2036                            | City of Rancho Cordova                                 | Loan Repayment pursuant to HSC 34173(h)(1). Total Obligation amount represents outstanding principal and estimated accumulated interest through June 30, 2017. Actual 3rd & 4th quarter interest will be calculated once cooresponding LAIF rates are published. |              | 424,097                              | N       | \$ 424,097       |                          | 185,909         |             | 238,188    |             | \$ 424,097   |                         |                 |             |           |             | \$ -         |
| 32     | Reimbursement Agreement (reauthorized by Oversight Board) | City/County Loans After 6/27/11          | 9/9/2013                          | 8/6/2036                            | City of Rancho Cordova                                 | Loan Repayment pursuant to AB 1484 §34191.4 (b). Total Obligation amount represents outstanding principal and accumulated interest through June 30, 2017.                                                                                                        |              | 5,468,506                            | N       | \$ 197,189       |                          |                 |             | 197,189    |             | \$ 197,189   |                         |                 |             |           |             | \$ -         |
| 33     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 34     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 35     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 36     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 37     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 38     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 39     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 40     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 41     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 42     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 43     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 44     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 45     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 46     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 47     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 48     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 49     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 50     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 51     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 52     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 53     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 54     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 55     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 56     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 57     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 58     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 59     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 60     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 61     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 62     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 63     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 64     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 65     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 66     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 67     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 68     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 69     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 70     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 71     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 72     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 73     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 74     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |
| 75     |                                                           |                                          |                                   |                                     |                                                        |                                                                                                                                                                                                                                                                  |              |                                      | N       | \$ -             |                          |                 |             |            |             | \$ -         |                         |                 |             |           |             | \$ -         |

AGENT

**Rancho Cordova Recognized Obligation Payment Schedule (ROPS 17-18) - Report of Cash Balances**  
**(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, [see Cash Balance Tips Sheet](#).

| A                                         | B                                                                                                                                                          | C                                  | D                                 | E                                                          | F                                                            | G                            | H                   | I        |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------|------------------------------------------------------------|--------------------------------------------------------------|------------------------------|---------------------|----------|
|                                           | Cash Balance Information by ROPS Period                                                                                                                    | Fund Sources                       |                                   |                                                            |                                                              |                              |                     | Comments |
|                                           |                                                                                                                                                            | Bond Proceeds                      |                                   | Reserve Balance                                            |                                                              | Other                        | RPTTF               |          |
|                                           |                                                                                                                                                            | Bonds issued on or before 12/31/10 | Bonds issued on or after 01/01/11 | Prior ROPS period balances and DDR RPTTF balances retained | Prior ROPS RPTTF distributed as reserve for future period(s) | Rent, grants, interest, etc. | Non-Admin and Admin |          |
|                                           |                                                                                                                                                            |                                    |                                   |                                                            |                                                              |                              |                     |          |
| ROPS 15-16B Actuals (01/01/16 - 06/30/16) |                                                                                                                                                            |                                    |                                   |                                                            |                                                              |                              |                     |          |
| 1                                         | Beginning Available Cash Balance (Actual 01/01/16)                                                                                                         |                                    |                                   | 510,755                                                    |                                                              |                              |                     |          |
| 2                                         | Revenue/Income (Actual 06/30/16)<br>RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016        |                                    |                                   | 2,235                                                      |                                                              |                              |                     |          |
| 3                                         | Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)                                                                                     |                                    |                                   | 9,351                                                      |                                                              |                              |                     |          |
| 4                                         | Retention of Available Cash Balance (Actual 06/30/16)<br>RPTTF amount retained should only include the amounts distributed as reserve for future period(s) |                                    |                                   | 503,639                                                    |                                                              |                              |                     |          |
| 5                                         | ROPS 15-16B RPTTF Balances Remaining                                                                                                                       | No entry required                  |                                   |                                                            |                                                              |                              |                     |          |
| 6                                         | Ending Actual Available Cash Balance<br>C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)                                                                  |                                    |                                   |                                                            |                                                              |                              |                     |          |
| A                                         |                                                                                                                                                            | \$ -                               | \$ -                              | \$ -                                                       | \$ -                                                         | \$ -                         | \$ -                |          |

**EXHIBIT B**

**Successor Agency to the former Rancho Cordova Redevelopment Agency  
Proposed Administrative Budget  
For the period between:**

|                                                | July 1, 2017 - June 30,<br>2018 |
|------------------------------------------------|---------------------------------|
| <b><i>Successor Agency Staffing</i></b>        |                                 |
| Administrative Cost - Salaries and Benefits    | 20,000                          |
| <b><i>Prof. &amp; Contractual Services</i></b> |                                 |
| General Counsel                                | 20,000                          |
| Total Prof. & Contractual Services             | \$ 20,000                       |
| <b>TOTAL ADMINISTRATIVE COST</b>               | <b>\$ 40,000</b>                |





and meats, bakery, hot deli, and other general retail items. The grocery store use requires an Administrative Use Permit (AUP) within the Village Center Mixed Use (VCMU) zone.

The applicant wants to continue the expansion of goods and include beer and wine sales at less than 1% of the total area of their store. The VCMU zoning designation requires a Conditional Use Permit (CUP) for the off-site sale of alcohol. The Department of Alcoholic Beverage Control (ABC) requires an approved Letter of Public Convenience and Necessity (PCN) by the local jurisdiction before ABC can approve their Type 20 application.

**Figure 1: Aerial photo of Site Location**



### **REQUIRED PERMITS AND REGULATORY BASIS**

City approvals and actions associated with the project include:

1. Administrative Use Permit (AUP): for the proposed grocery store (Table 23.313-1 zoning code)
2. Conditional Use Permit (CUP): for the proposed alcohol (beer and wine) sales (Table 23.313-1 zoning code)
3. Public Convenience and Necessity (PCN): as required by the Department of Alcoholic Beverage Control (ABC) for a Type 20 application in a high crime area
4. Building Permit Review for safety and occupancy
5. Standard business license review and issuance

## **ANALYSIS**

### **General Plan Compliance:**

The project site is located in the Village Center Mixed Use (VCMU) designation of the Rancho Cordova General Plan. This area is intended to provide daily shopping needs to residents within a village. A village, as described in the City's building blocks concept, is a cluster of three to four neighborhoods generally about 750 acres in size consisting of single-family and multi-family residential areas. Typical uses include small to medium sized grocery stores, drug stores, dry cleaners, and coffee shops.

**Table 1: Surrounding Designations and Existing Uses**

| <b>Location</b>                                         | <b>Existing Use</b>       | <b>General Plan Designation</b>     | <b>Zoning Designation</b>          |
|---------------------------------------------------------|---------------------------|-------------------------------------|------------------------------------|
| 10669 Coloma Road<br>(Corner of Coloma and<br>McGregor) | Grocery Store             | Village Center Mixed Use<br>(VCMU)  | Village Center Mixed Use<br>(VCMU) |
| North                                                   | Single Family Residential | Low Density Residential<br>(LDR)    | (RD-5) Residential                 |
| East                                                    | Multi-Family Dwelling     | Village Center Mixed Use<br>(VCMU)  | Village Center Mixed Use<br>(VCMU) |
| South                                                   | Multi-Family Dwelling     | Village Center Mixed Use<br>(VCMU)  | Village Center Mixed Use<br>(VCMU) |
| West                                                    | Duplexes                  | Medium Density<br>Residential (MDR) | (RD-10) Residential                |

Mi Rancho is consistent with the goals of the General Plan's Village Center designation in that it provides fresh produce, groceries and goods to the Mills Ranch, Walnut Wood, Cordova Lane, and Cordova Vineyards neighborhoods. The applicant is requesting to continue that service and include beer and wine sales of an area less than 1% of the store's total floor area. (see **Figure 2**).

### **Zoning Compliance:**

The project site is zoned Village Center Mixed Use (VCMU) which is intended to provide centers of activity that are within an easy walking distance from neighborhood homes and to provide local-serving commercial opportunities. Mi Rancho's location is walking distance to single-family and multi-family dwelling units and provides fresh produce and groceries to neighboring residents.

### **Administrative Use Permit**

The use of a grocery store is permitted within the VCMU zone with the approval of an Administrative Use Permit (AUP). Mi Rancho is consistent with the intentions of the VCMU zone and provides groceries and general retail items for residents within the surrounding area. The overall shopping center contains approximately 266 parking spaces. A breakdown of the parking can be seen in the chart below.

| <b>Existing<br/>Parking</b> | <b>Required<br/>Parking</b> | <b>General<br/>Parking</b> | <b>Accessible<br/>Parking</b> | <b>Bike Racks</b> |
|-----------------------------|-----------------------------|----------------------------|-------------------------------|-------------------|
| 266                         | 161                         | 253                        | 13                            | 8                 |

1. **AUP Findings:** Staff supports the proposed AUP. In order to approve the requested entitlement, Zoning Code Section 23.125.030 states that specific findings must be approved. These findings and the corresponding evidence to support them are shown below.

- a) Finding: The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards

*Evidence: The proposed grocery store is permitted within the Village Center Mixed Use (VCMU) zoning designation with the issuance of an Administrative Use Permit (AUP). The grocery store use satisfies the intentions of the VCMU designation in the General Plan in that it provides daily shopping needs to residents within the surrounding neighborhoods.*

- b) Finding: The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

*Evidence: The site provides adequate parking for the proposed grocery store use as well as for all other tenants within the retail center. The project location is within an existing building which contains all required access, utilities and the absence of any physical constraints on site.*

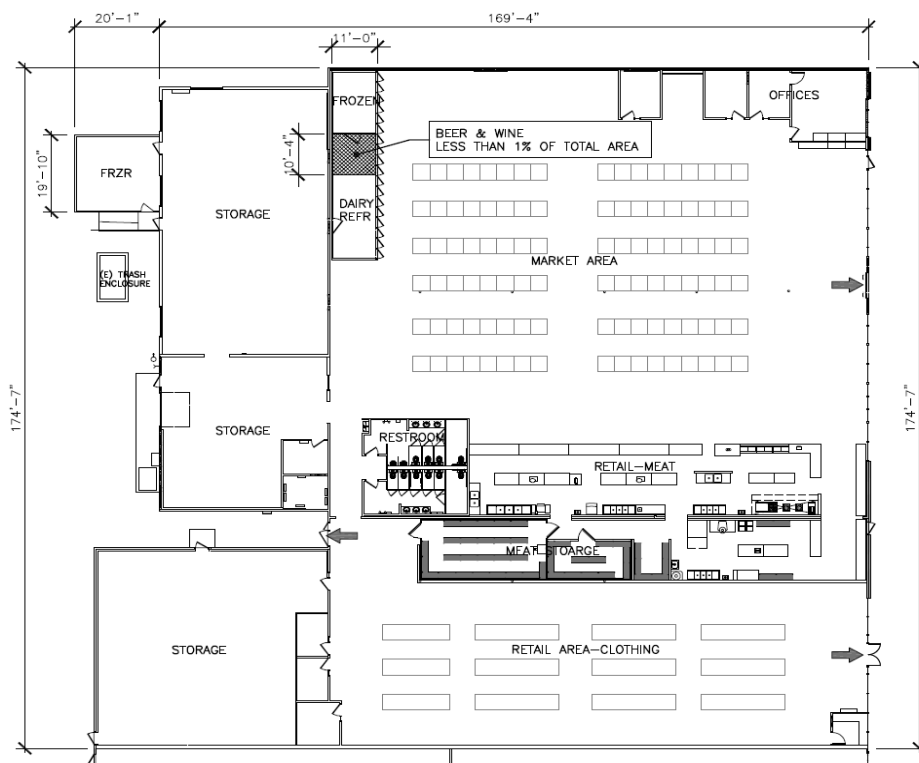
- c) Finding: Granting the permit would not be detrimental to the public interest, health, safety convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

*Evidence: Granting the requested AUP would be beneficial to the public in that the proposed grocery store would provide fresh produce, grocers, and other general items to the neighboring Mills Ranch, Walnut Wood, Cordova Lane, and Cordova Vineyards neighborhoods. This use would be conveniently located within walking distance of single-family and multi-family developments and would not be injurious to persons, property, or improvements in the area.*

#### Conditional Use Permit

The applicant has also requested a Conditional Use Permit (CUP) which is required for the off-site sale of alcoholic beverages within the VCMU zone. Mi Rancho has submitted an application to the Department of Alcohol and Beverage Control (ABC) for a Type 20 alcohol license for the sale of beer and wine at their store. The area for the beer and wine sales would be less than 1% of the total floor area of the grocery store as shown in **Figure 2**.

**Figure 2: Mi Rancho Use of Space**



The proposed project was routed to the Rancho Cordova Police Department (RCPD). Comments were received by Police (**Attachment 4**) regarding safety and security and were incorporated in the Conditions of Approval as #9 - #15. These additional conditions included:

- sales limited to between 7:00AM and 10:00PM each day
- wine sold in containers no smaller than 750ml
- no exterior advertising
- adequate lighting at all times
- rear doors equipped with automatic locking device
- no single units can be sold individually
- employees must verify that customer purchasing alcohol is 21 years or older

The applicant has agreed to these conditions and has also stated that Mi Rancho currently has 24/7 surveillance inside and out of the property and, contingent upon approval, a security guard will be hired to monitor store activity during hours of operation.

The Economic Development Department has reviewed the project as well and has stated that Mi Rancho is positioned to provide groceries to the Sunrise and Coloma neighborhoods and offers a variety of specialty foods to the area (**See Attachment 6**). The sale of alcohol (beer and wine) at Mi Rancho would allow residents to satisfy all their shopping needs in one convenient location.

2. **Conditional Use Permit:** Staff supports the proposed CUP. In order to approve the requested entitlement, Zoning Code Section 23.134.030 states that specific findings must be approved. These findings and the corresponding evidence to support them are shown below

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

*Evidence: The current proposal is for a CUP to allow the off-site sale of alcohol (beer and wine) at a grocery store. The store will operate in an existing building within a previously developed retail center. The proposed alcohol sales will be located within an area that constitutes less than 1% of the total store area. No physical changes and/or expansions are proposed with this permit.*

- 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: Alcohol (beer and wine) sales at this location has been reviewed and approved by all necessary staff, including the Rancho Cordova Police Department, in regards to the health and safety of the site. Additional conditions of approval have been added to ensure the safety and security of the business operations. Those conditions are attached hereto as **Exhibit B** and incorporated by reference. The applicant will be required to follow all conditions of approval as well as all requirements by the Department of Alcoholic Beverage Control. The grocery store use with beer and wine sales is consistent with neighboring retail and restaurant uses in the shopping center.*

- c) Finding: All required public facilities have adequate capacity to serve the proposal.

*Evidence: There are no proposed physical improvements or changes to the buildings relating to the additional sale of beer and wine. The project site is currently developed with adequate infrastructure access to utilities.*

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

*Evidence: There are no physical improvements or changes proposed for this alcohol sales application. Off-site alcohol sales are permitted within the VCMU zone with the issuance of the requested CUP. As required by the Department of Alcoholic Beverage Control, the applicant has requested a Letter of Public Convenience and Necessity from the City of Rancho Cordova per Chapter 4.60 of the municipal code.*

- e) Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.030)].



***Evidence:** The applicant has requested the required AUP for the grocery store as well as a CUP and contingent PCN for the off-site sales of alcohol (beer and wine). There are no non-conforming issues at this location that need to be brought into compliance with this application.*

**Public Convenience and Necessity (PCN)**

As part of the application to ABC, the Alcoholic Beverage Control Act requires further review by the local governing body if any of the following conditions are applicable to a proposed location:

- (1) “The applicant premises are located in a crime reporting district that has a 20 percent greater number of reported crimes ... than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.” (high crime)
- (2) “As to on-sale retail license applications...” (not applicable)
- (3) “As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.” (ratio of licenses to population)

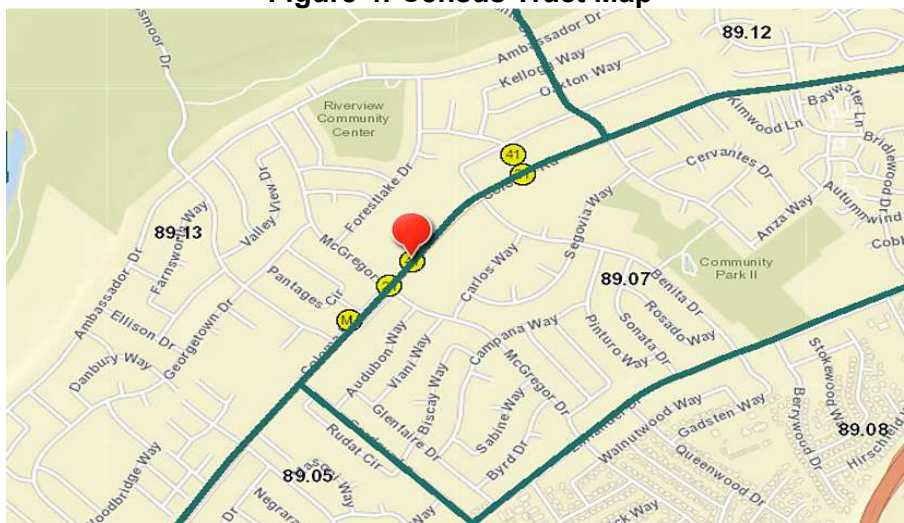
Due to the project location being located in a census tract with higher than average reports of criminal activity (**See Figure 3**), ABC requires that the applicant receive approval from the City in the form of an approved PCN.

**Figure 3: Reports taken within a half (.5) mile radius of 10669 Coloma Road  
9/1/15 – 8/31/16 (see attachment 5 for full RCPD letter)**

|                                |            |
|--------------------------------|------------|
| Alcohol violations             | 15         |
| Assault                        | 12         |
| Burglary                       | 37         |
| Destruct/vandalism of property | 21         |
| Drug/narcotic violations       | 7          |
| Elder Abuse                    | 1          |
| False pretense/swindle         | 9          |
| Family offense                 | 24         |
| Motor vehicle theft            | 9          |
| Robbery                        | 5          |
| Sexual related violations      | 7          |
| Thefts                         | 38         |
| <b>Grand Total</b>             | <b>185</b> |

Rancho Cordova Municipal Code Chapter 4.60 regulates the issuance of “letters of public convenience” and outlines that the request must be routed to all applicable agencies and must be heard before City Council for a determination of approval.

As part of the project review, Planning Staff reviewed other active ABC licenses within the same census tract and found that 3 on-site alcohol licenses and 2 off-site alcohol licenses are present in neighboring areas (**See Figure 4 and Table 2**)

**Figure 4: Census Tract Map****Table 2: All Active “Off-Sale” Licenses within the Adjacent Area**

| #                                                       | License Number | Status | License type                                | Issue Date | Expiration Date | Address           | Business Name           |
|---------------------------------------------------------|----------------|--------|---------------------------------------------|------------|-----------------|-------------------|-------------------------|
| <b>Permits within Census Tract 89.13 (project area)</b> |                |        |                                             |            |                 |                   |                         |
| 1                                                       | 522756         | ACTIVE | 48<br>(On-Sale General Public)              | 3/11/2013  | 4/30/2017       | 10625 Coloma Rd.  | R Spot Bar              |
| 2                                                       | 558049         | ACTIVE | 21<br>(Off-Sale General)                    | 07/10/2015 | 06/30/2017      | 10657 Coloma Rd.  | Kings Liquor and Market |
| 3                                                       | 570922         | ACTIVE | 41<br>(On-Sale Beer and Wine– Eating Place) | 10/20/2016 | 11/30/2017      | 10673 Coloma Rd.  | Cali Bowl Teriyaki      |
| 4                                                       | 521330         | ACTIVE | 21<br>(Off-Sale General)                    | 06/05/2012 | 02/28/2017      | 10785 Coloma Rd.  | Full Stop & Save        |
| 5                                                       | 539551         | ACTIVE | 41<br>(On-Sale Beer and Wine– Eating Place) | 11/08/2014 | 08/31/2017      | 2184 Woodlawn Dr. | Restaurante El Botanero |

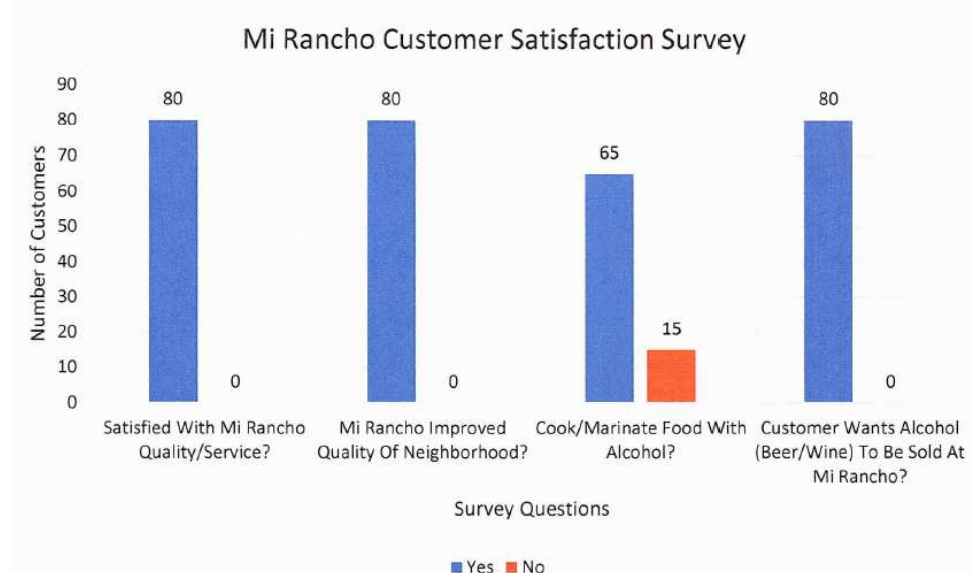
*Source: The Department of Alcohol and Beverage Control License Query System 2016.*

Census Tract 89.13 does have existing alcohol licenses; however it is relevant to see that there are not many grocery stores in the immediate area that sell alcohol. By allowing alcohol to be sold in a grocery store, patrons may reduce the amount of trips when shopping for food, household goods, and alcohol. Alcohol sales within a grocery store could constitute a public convenience due to the reduction of trips as customers will be able to get more goods (food, household goods, beer and wine) in one location.



In anticipation of the PCN requirement for the Type 20 ABC license submittal, the applicant conducted a survey within their customer base to assess the need for beer and wine sales in the neighborhood. The survey contained four (4) questions for customers to answer:

1. Are you satisfied with the quality and service at Mi Rancho?
2. Do you think Mi Rancho has improved the quality of the surrounding neighborhood?
3. Do you cook/marinate your food with alcohol?
4. Would you like alcohol, specifically beer and wine to be sold at Mi Rancho?



A total of 80 surveys were submitted with 100% having agreed with questions #1, #2, and #4. Of the 80 submitted surveys 81% of customers said they cook and/or marinate with alcohol. The applicant states that their survey shows a need for beer and wine sales at their grocery store. The full survey analysis and all surveys can be seen in **Attachment 5**. Based on the information presented above, staff supports the proposed PCN.

## **ENVIRONMENTAL**

Staff has determined that the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and Categorically Exempt under Section 15301 (Existing Facilities), in that the use of a grocery store and the additional sales of alcohol (beer and wine) will not have the potential for causing a significant effect on the environment.

## **CONCLUSION**

The Mi Rancho grocery store is consistent with the intentions of the Village Center Mixed Use zone within the General Plan and Zoning Code. The applicant has agreed to increase their security as well as limit their beer and wine sales to deter any increases in criminal activity at this location. The applicant/property owner has provided improvements to both the interior and exterior of the shopping center and would like to continue their expansion of goods to include beer and wine at the request of their customers. If the Council does support the allowance for beer and wine sales at the subject location, Staff recommends the Council approve the Administrative Use Permit (AUP), Conditional Use Permit (CUP) entitlement and the applicant's request for a Letter of Public Convenience and Necessity (PCN).

**RECOMMENDED MOTION**

Move the City Council to adopt Resolution 11-2017 to approve the Administrative Use Permit, and Conditional Use Permit based on the proposal meeting all of the approval findings and direct staff to forward the City Council's determination to the office of Alcohol Beverage Control to process the Public Convenience and Necessity for Mi Rancho located at 10669 Coloma Road.

**ATTACHMENTS**

1. Resolution 11-2017 including Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**)
2. Mi Rancho Comment Letter/Response Letter
3. Mi Rancho submitted photos
4. Police Comments
5. Mi Rancho Customer Surveys
6. Economic Development Department Comment Letter
7. 500' Radius Map and Mailing Labels

## ATTACHMENT 1

## CITY OF RANCHO CORDOVA

## RESOLUTION NO. 11-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
APPROVING A REQUEST FOR AN ADMINISTRATIVE USE PERMIT AND CONDITIONAL  
USE PERMIT WITH CONCURRENT LETTER OF PUBLIC CONVENIENCE AND NECESSITY  
FROM THE CITY OF RANCHO CORDOVA FOR THE MI RANCHO GROCERY STORE  
PROJECT #DD9666**

**WHEREAS**, on July 22, 2016, Mi Rancho (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for an Administrative Use Permit (AUP), Conditional Use Permit (CUP), and a request for a Letter of Public Convenience and Necessity (PCN) for the off-site sale of beer and wine at a grocery store located 10669 Coloma Road, Assessor's Parcel Number 056-0222-021-0000; and

**WHEREAS**, on October 3, 2016 all comments had been received and the project was deemed complete for processing; and

**WHEREAS**, on January 17, 2017 the City Council of the City of Rancho Cordova conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** does authorize and adopt resolution No.11-2017 to approve an Administrative Use Permit and Conditional Use Permit, subject to the attached Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**), and grant a Letter of Public Convenience and Necessity based on the following findings.

1. Determine that the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and Categorically Exempt under Section 15301 (Existing Facilities), in that the use of a grocery store and the additional sales of alcohol will not have the potential for causing a significant effect on the environment.
2. Administrative Use Permit: Zoning Code Section 23.125.030 states that the Director must make all of these findings to approve the Administrative Use Permit (AUP). The following are each of the required findings and evidence to support them:
  - a) Finding: The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan and any applicable Specific Plans or city regulations/standards

*Evidence: The proposed grocery store is permitted within the Village Center Mixed Use (VCMU) zoning designation with the issuance of an Administrative Use Permit (AUP). The grocery store use satisfies the intentions of the VCMU designation in the General Plan in that it provides daily shopping needs to residents within the surrounding neighborhoods.*

## ATTACHMENT 1

- b) Finding: The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

Evidence: The site provides adequate parking for the proposed grocery store use as well as for all other tenants within the retail center. The project location is within an existing building which contains all required access, utilities and the absence of any physical constraints on site.

- c) Finding: Granting the permit would not be detrimental to the public interest, health, safety convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: Granting the requested AUP would be beneficial to the public in that the proposed grocery store would provide fresh produce, groceries, and other general items to the neighboring Mills Ranch, Walnut Wood, Cordova Lane, and Cordova Vineyards neighborhoods. This use would be conveniently located within walking distance of single-family and multi-family developments and would not be injurious to persons, property, or improvements in the area.

3. Conditional Use Permit: Zoning Code section 23.134.030 states that if the City Council must make all of these findings to approve the Conditional Use Permit (CUP). 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 current proposal is for a CUP to allow off-sale of alcohol at a grocery store. The store will operate in an existing building within a previously developed retail center. The proposed alcohol sales will be located within an area that constitutes less than 1% of the total store area. No physical changes and/or expansions are proposed with this permit.

- 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: Alcohol (beer and wine) sales at this location has been reviewed and approved by all necessary staff, including the Rancho Cordova Police Department, in regards to the health and safety of the site. Additional conditions of approval have been added to ensure the safety and security of the business operations. Those conditions are attached hereto as **Exhibit B** and incorporated by reference. The applicant will be required to follow all conditions of approval as well as all requirements by the Department of Alcoholic Beverage Control. The grocery store use with beer and wine sales is consistent with neighboring retail and restaurant uses in the shopping center.

**ATTACHMENT 1**

- c) Finding: All required public facilities have adequate capacity to serve the proposal.

*Evidence: There are no proposed physical improvements or changes to the buildings relating to the additional sale of beer and wine. The project site is currently developed with adequate infrastructure access to utilities.*

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

*Evidence: There are no physical improvements or changes proposed for this alcohol sales application. Off-site alcohol sales are permitted within the VCMU zone with the issuance of the requested CUP. As required by the Department of Alcoholic Beverage Control, the applicant has requested a Letter of Public Convenience and Necessity from the City of Rancho Cordova per Chapter 4.60 of the municipal code.*

- e) Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.12.030)].

*Evidence: The applicant has requested the required AUP for the grocery store as well as a CUP and contingent PCN for the off-site sales of alcohol (beer and wine). There are no non-conforming issues at this location that need to be brought into compliance with this application.*

Be it further resolved that if the City Council does support the AUP and CUP entitlements that would allow the grocery store use and alcohol sales at 10669 Coloma Road, then by virtue of the findings for the CUP, Council should approve the applicant's request for a Public Convenience and Necessity (PCN).

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

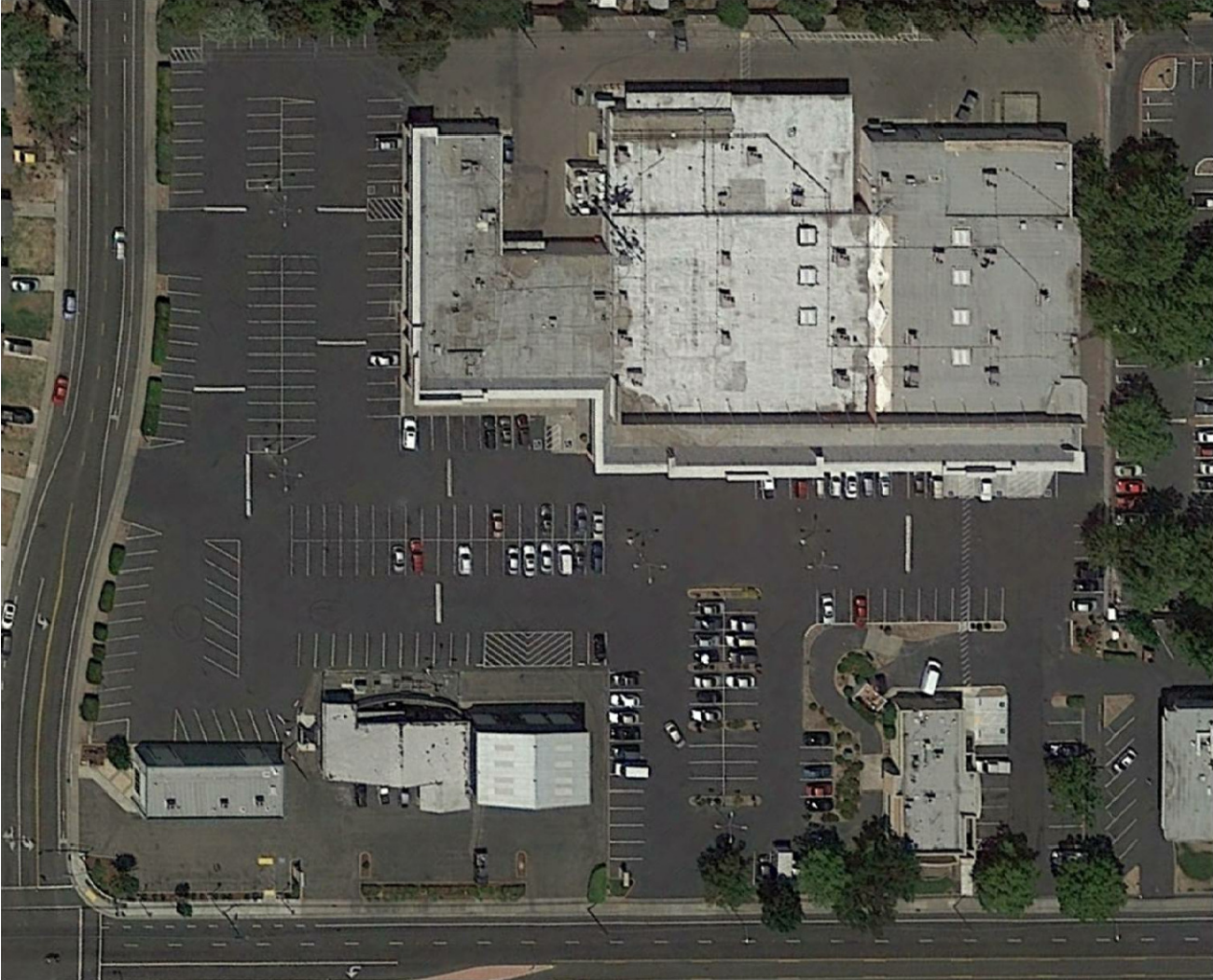
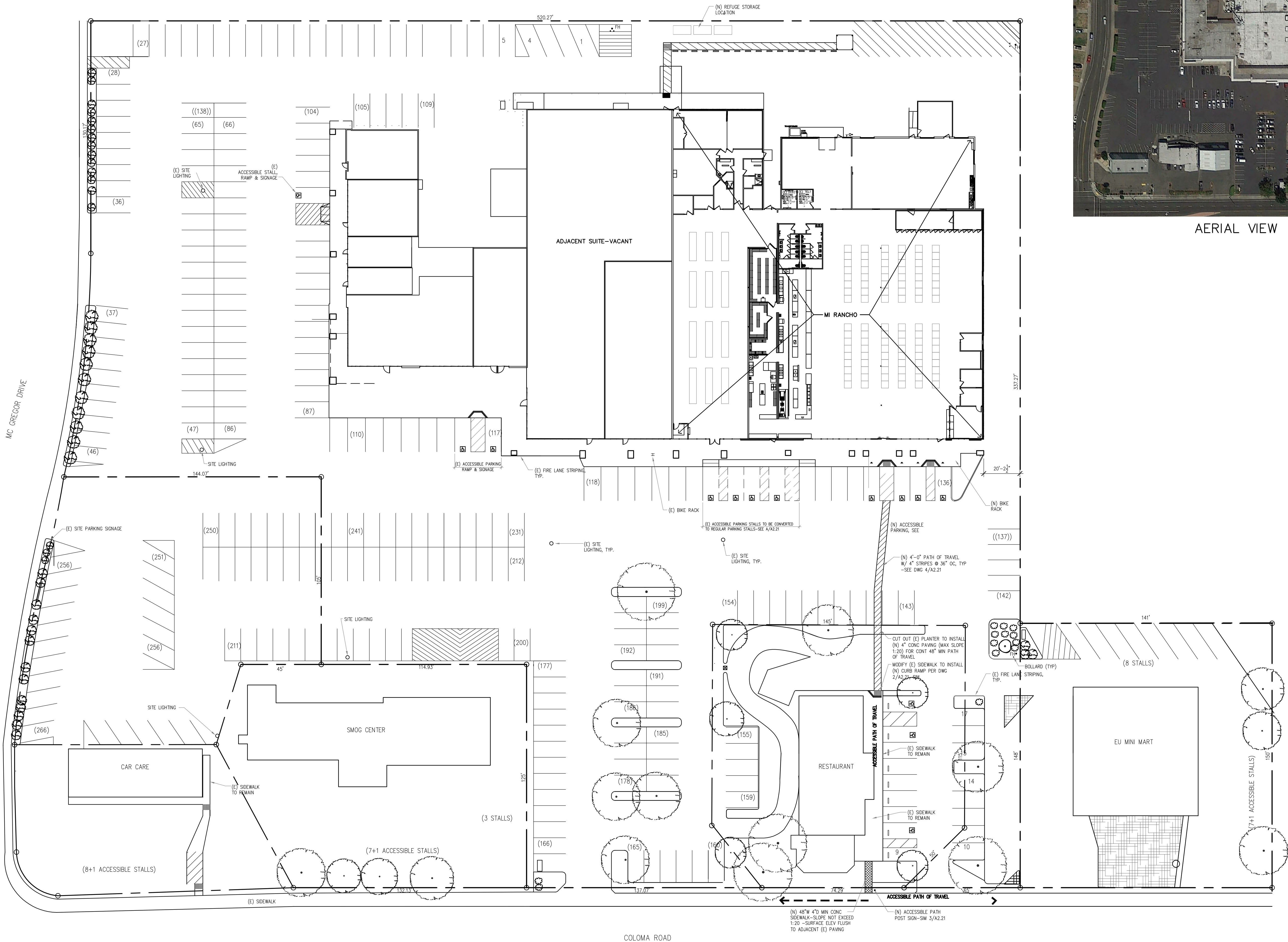
**ABSTAIN:**

\_\_\_\_\_  
Donald Terry, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk

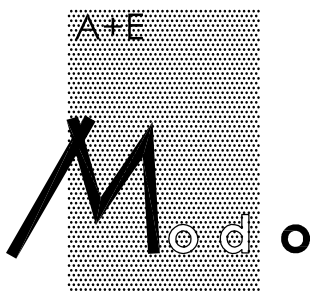




AERIAL VIEW



1 SITE PLAN  
N.T.S.



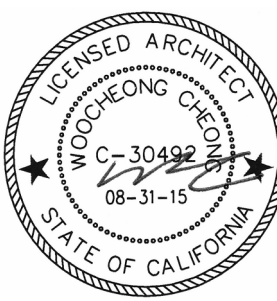
ARCHITECTURE . ENGINEERING

681 Knight Ln  
El Dorado Hills, CA 95762  
phone: 916.501.1944  
wcheong@aermodo.com

Woo Cheong, AIA

These drawings are instruments of service and are the property of Woo Cheong, AIA. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the expressed written permission of Woo Cheong, AIA.  
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimension and conditions on the job site, and the office shall be notified of any variations from the dimensions and conditions as shown on these drawings.

Consultant



Consultant

MI RANCHO

10669 Coloma Rd.  
Rancho Cordova, CA

SHEET TITLE

SITE PLAN

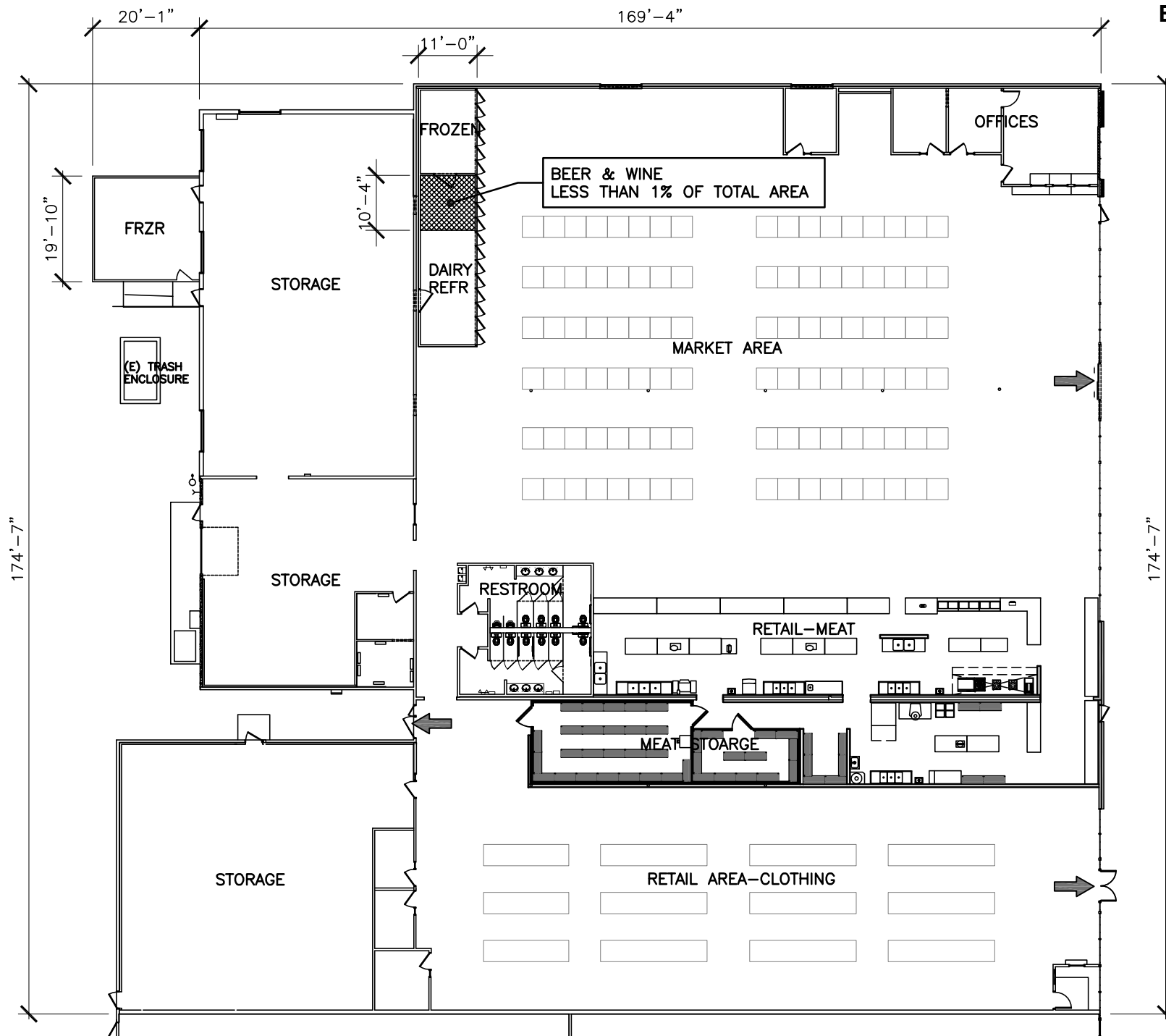
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| Scale<br>AS NOTED |             |           |
| Date<br>2/7/16    |             |           |
| Project No.       |             |           |

A10  
96







MI RANCHO – USE OF SPACE



# DRAFT- Conditions of Approval

## EXHIBIT B

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Category            | Timing/<br>Implementation | Enforcement/<br>Monitoring | Verification<br>(date and<br>Signature) |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------|----------------------------|-----------------------------------------|
| 1. | This approval will allow the Mi Rancho Grocery Store incidental beer and wine sales. The project shall be constructed in substantial compliance with the Project Plans ( <b>Exhibit A</b> ) and Conditions of Approval ( <b>Exhibit B</b> ). The project is located at 10669 Coloma Road, (Assessor's Parcel Number: 056-0222-021-0000)                                                                                                                                        | Project Description | On-Going                  | Planning                   |                                         |
| 2. | The applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.                               | General             | On-Going                  | Planning                   |                                         |
| 3. | Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at <a href="mailto:billings@cityofranchocordova.org">billings@cityofranchocordova.org</a> for the status of your account with the City. | General             | On-Going                  | Finance                    |                                         |
| 4. | Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.                                                                                                                                                                                                                                                                                                                     | General             | On-Going                  | Public Works               |                                         |
| 5. | This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.                                                                                                                                                                                                                                                                                                                                             | General             | On-Going                  | Planning                   |                                         |
| 6. | Should any formal complaints be submitted in regarding unforeseen impacts due to the use, the applicant will be                                                                                                                                                                                                                                                                                                                                                                | Compliance          | On-Going                  | Planning                   |                                         |

**DRAFT- Conditions of Approval****EXHIBIT B**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Category</b> | <b>Timing/<br/>Implementation</b> | <b>Enforcement/<br/>Monitoring</b> | <b>Verification<br/>(date and<br/>Signature)</b> |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------|------------------------------------|--------------------------------------------------|
|     | permitted to formally respond to any and all complaints filed. Should the City determine that complaints regarding the facility are valid and are related to the use operations, and that such complaints have not been adequately addressed by the applicant, the Planning Department may re-evaluate this approval. Furthermore, the City shall not unreasonably withhold or revoke any permits without first allowing due process, responses and hearings as permissible by regulations and law. Failure to comply with any of the approved conditions of approval may result in revocation of this permit. |                 |                                   |                                    |                                                  |
| 7.  | The permit holder is hereby notified that failure to comply with any one of these conditions may result in the revocation of this permit, pursuant to the City of Rancho Cordova Zoning Code.                                                                                                                                                                                                                                                                                                                                                                                                                  | Compliance      | On-Going                          | Planning                           |                                                  |
| 8.  | This approval is limited to the incidental sale of beer and wine only, as indicated on the approved floor plan, project description, and conditions of approval. Any substantial change, or intensification, could result in a Condition Use Permit amendment to be reviewed and approved by the City Council.                                                                                                                                                                                                                                                                                                 | Compliance      | On-Going                          | Planning                           |                                                  |
| 9.  | The grocery store hours of operation are stated to be between 7:00AM to 10:00PM seven days a week, with alcohol sales limited to these hours. Any proposed extension of alcohol sales beyond these hours must be approved by the City.                                                                                                                                                                                                                                                                                                                                                                         | Compliance      | On-Going                          | Planning/ Police Department        |                                                  |
| 10. | 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 licensee(s) premises.                                                                                                                                                                                                                                                                                                                                                                                   | Security        | On-Going                          | Planning/ Police Department        |                                                  |

**DRAFT- Conditions of Approval****EXHIBIT B**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Category</b> | <b>Timing/<br/>Implementation</b> | <b>Enforcement/<br/>Monitoring</b>                  | <b>Verification<br/>(date and<br/>Signature)</b> |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------|-----------------------------------------------------|--------------------------------------------------|
|     | Temporary use of these doors for delivery of supplies does not constitute a violation.                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                   |                                                     |                                                  |
| 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.                                                                                                                                                                                         | Security        | On-Going                          | Planning/ Police Department                         |                                                  |
| 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. | Security        | On-Going                          | Planning/ Police Department                         |                                                  |
| 13. | The sale of wine shall be in bottles or containers no smaller than 750ml.                                                                                                                                                                                                                                                                                                                                                                                                         | Quantity        | On-Going                          | Planning/ Police Department                         |                                                  |
| 14. | At no time shall a single unit of specialty beer, malt beverage, and/or wine based cooler be sold individually. These may be sold in containers not less than 22 ounces and must be sold in pairs or greater unless otherwise stated by the California Department of Alcoholic Beverages Control.                                                                                                                                                                                 | Quantity        | On-Going                          | Planning/<br>Rancho Cordova<br>Police<br>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 purchase is taking place to verify the person purchasing the alcoholic beverage is 21 years of age or older.                                                                                                                                                                                                                             | Quantity        | On-Going                          | Planning/<br>Rancho Cordova<br>Police<br>Department |                                                  |
| 16. | A security system will be in place to monitor the store during and after business hours.                                                                                                                                                                                                                                                                                                                                                                                          | Security        | On-Going                          | Planning                                            |                                                  |

## DRAFT- Conditions of Approval

## EXHIBIT B

|     |                                                                                          | Category | Timing/<br>Implementation | Enforcement/<br>Monitoring | Verification<br>( <u>date and</u><br><u>Signature</u> ) |
|-----|------------------------------------------------------------------------------------------|----------|---------------------------|----------------------------|---------------------------------------------------------|
| 17. | The sale of alcoholic beverages shall remain an incidental part of the store operations. | Security | On-Going                  | Planning                   |                                                         |



PLANNING DEPARTMENT  
2729 Prospect Park Drive | Rancho Cordova, CA 95670  
Phone: (916) 851-8750 | Fax: (916) 851-8762

August 29, 2016

Ki Jin Song  
Mi Rancho  
10669 Coloma Road  
Rancho Cordova, CA 95672

**Subject: Mi Rancho, Conditional Use Permit, DD9666, Completeness Review**

Dear Ki Jin Song:

The City of Rancho Cordova Planning Department has received your application for a Conditional Use Permit (CUP) to sell off-site alcohol from 10669 Coloma Road. After review of the application materials, it has been determined your application requires a few items before a determination by City staff can be made.

Before your project can be considered for final review by the City Council all of the items must be addressed. Please revise your items and resubmit with a corresponding response for each of the comments below.

**General Items:**

1. Public Convenience and Necessity: Please confirm with the California Department of Alcoholic Beverage Control (ABC) that this request does not require a finding of public convenience and necessity (PCN). These requests must be processed concurrently with the CUP request and approved by the City Council.
2. Administrative Use Permit (AUP) for Grocery Store: The City does not have a record of an approved AUP for a grocery store for that address. If you are proposing one, an AUP will be required prior to operation of the grocery store. This permit can be processed with the CUP application currently under review.
3. Project Description:
  - A. Please revise the project description to including the following information:
    - a. Number of Employees
    - b. Estimate amount of clients (before and after proposal)
    - c. More detail regarding the added security that includes amount, type, location, safety plan, etc.
    - d. Estimated deliveries
    - e. Percentage of floor area for the sale of alcoholic beverage
4. Floor Plan:
  - B. Clarify the project site. The floor plan that was submitted includes the entire complex.
  - C. Indicate where the alcohol will be sold and stored
  - D. A list of similar facilities in the adjacent area that sell alcohol
  - E. Clarify where the proposed security measures will be placed



**ATTACHMENT 2**

**PLANNING DEPARTMENT**  
2729 Prospect Park Drive | Rancho Cordova, CA 95670  
Phone: (916) 851-8750 | Fax: (916) 851-8762

5. Issue items (not for completeness):

Due to the areas higher than average incidents of service calls in the project area, the Police Department is investigating the matter and should have comments on the project soon

If you have any questions I can be contacted at [mdiaz@cityofranchocordova.org](mailto:mdiaz@cityofranchocordova.org) or at my direct phone line 916-851-8754.

Regards,

A handwritten signature in black ink, appearing to read "Matthew Diaz", is positioned above the printed name.

Matthew Diaz,  
Associate Planner



September 30, 2016

Matthew Diaz

Planning Department

2729 Prospect Park Drive

Rancho Cordova, CA 95670

RE: Mi Rancho, Conditional Use Permit, DD9666, Completeness Review

Dear Matthew Diaz, City Council Members, and Department of ABC:

This letter is in response to your letter regarding my application for the Conditional Use Permit (CUP) to sell off-site alcohol at 10699 Coloma Road.

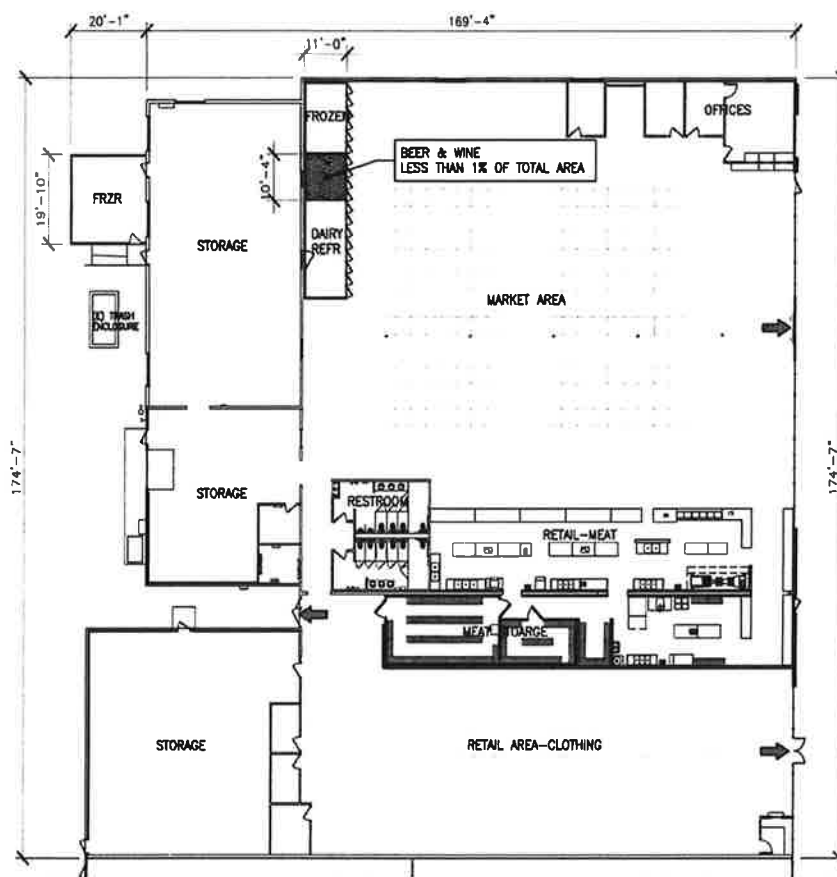
1. Public Convenience and Necessity: We have confirmed with the California Department of Alcoholic Beverage Control (ABC) that this request does require a letter of public convenience and necessity (PCN). Manjeet Mccarthy is requesting that this letter be submitted by October 29, 2016 to prevent unnecessary delays in the processing of my application. We have submitted all the necessary paperwork to ABC and to the City already.
2. Administrative Use Permit (AUP) for Grocery Store: Starting from 07/22/2016, the business at 10669 Coloma Road has been changed to Mi Rancho, a business classified as "grocery store". Before this date, Dollar & Thrifty, a business that was classified as "retail" was occupying the space.
3. Project Description:
  - a. Name of Business: Mi Rancho
  - b. Hours of operation: Monday-Sunday, 8:00 AM-8:30 PM
  - c. Number of Employees: Total of 39 employees
    - i. Full time employees: 37
    - ii. Part time employees: 2
  - d. Estimate amount of customers (before and after proposal):
    - i. Before Proposal: 700 customers
    - ii. After Proposal: 800 customers
  - e. Products Sold:
    - i. Carniceria (Meat market); Panaderia (Bakery); Tacqueria (Fresh hot tacos, burritos, tamales etc.); Fresh Produce; Dairy; Frozen and Dried Foods; Other everyday items; Clothes; and Shoes
  - f. Security:
    - i. Current: Security cameras inside and outside the property. The interior surveillance cameras are active and run 24 hours, 7 days a week, whereas the exterior surveillance cameras are inactive and will be activated once

we have the permit approval from the City Council. TV monitors are located in the office that play all activity inside and outside (when activated) of the property.

- ii. After Beer and Wine License: Hire security guard(s) to monitor all incoming and outgoing activity during hours of operation. Also, security cameras will be installed in the parking lot as well.
- g. Estimated deliveries: Once a week
- h. Percentage of floor area for the sale of alcoholic beverage: Less than 1% of total square footage of property. The location of beer and wine will be sold all the way in the back corner of the property. Please see floor plan below labeled Mi Rancho - Use Of Space. Full page of this floorplan is also included in the package.

4. Floor Plan:

- a. Floor plan below depicts the entire square foot usage of Mi Rancho.



MI RANCHO - USE OF SPACE

- b. The dark grey shaded square box in the upper left corner of the floor plan is the location of where the beer and wine will be sold. The square footage of this shaded square box is less than 1% of the total area of Mi Rancho. The location of



where the alcohol will be stored is in the storage area directly behind the dark grey shaded area. This is the most secure place to store the alcohol as there is no door that allows direct access to the storage space from the public area. Also, there will be absolutely no sales of individual beer. Beer will only be sold in 6 packs or more.

- c. To the right of the Market Area labeled in the floor plan, there is a grey shaded arrow pointing out of the complex. This arrow is the main entrance of Mi Rancho. At the main entrance of Mi Rancho, a security guard will be monitoring any suspicious activity. The security guard will be responsible for the safety of Mi Rancho customers during all business hours. Also, the presence of a security guard will substantially help deter any people to cause any trouble. Currently, there are security cameras installed throughout the entire property. In the office, TV monitors display all activity in the grocery market and record any activity before, during, and after business hours.

##### 5. Uniqueness and Positive Impact

- a. There are two businesses in the Rossmoor Shopping Center that sell alcohol: King Liquor & Market and R Spot Bar, both of them selling beer, wine, and liquor. These two businesses are not adjacent to Mi Rancho Supermarket, but are located on the opposite side of the shopping center. Also, these two businesses differ fundamentally as Mi Rancho is a full scale grocery market. Customers will not be able to find the convenience of all the products sold at Mi Rancho at the other two businesses. Mi Rancho has drastically improved the Rancho Cordova economy in several positive ways. When I purchased this vacant building and the Rossmoor Shopping Center, I have invested a substantial amount in remodeling and improving the building and the shopping center lot with upgrades to the exterior and interior. This investment shows my commitment to the Rancho Cordova community to provide a quality grocery shopping experience.

##### 6. Mi Rancho Customer Testimonials

- a. Customers have voluntarily rated Mi Rancho 4.8/5 stars on Google and 5/5 stars on Facebook. Everyone is saying that Mi Rancho has great service and great produce at an affordable price. We take pride in the quality and freshness of all our products and the friendly customer service. We have a popular taqueria section available to hungry customers which is always very busy. One customer, Pat Conner has stated, "This is a good neighborhood market. Nice selection of fresh produce. Good place for people in area with no car to shop. Friendly staff. Inexpensive produce and Mexican pastries. No alcohol. In store Western Union and bill pay". Pat is one of the many customers that come into Mi Rancho noticing that beer and wine are not available to purchase along with their other groceries. Please see what the customers at Mi Rancho Supermarket have been saying about us.

## b. Google Customer Testimonials

8/31/2016

Mi Rancho RC - Google Maps

All reviews



Sort by: Most helpful



Pat Conner

1 year 8 months ago

★★★★★ This is a good neighborhood market. Nice selection of fresh produce. Good place for people in area with no car to shop. Friendly staff. Inexpensive produce and Mexican pastries. No alcohol. In store Western Union and bill pay.



Martha Garibay

10 weeks ago

★★★★★ Great customer service. Love having meat department close by.



UnyqueInk

5 months ago

★★★★★ The food part is great and the clothes part of the store has new name brand clothes and shoes.



Jora J

17 months ago

★★★★ Not bad at all.



nathan galvan

3 years 10 months ago

★★★★★ Awesome deals on fruits and veggies.



John Young

12 years 8 months ago

★★★★★ Clean. Friendly service. Great price on oranges & tomatoes!



DURAN LOPEZ

10 months ago

<https://www.google.com/maps/place/Mi+Rancho+RC/@38.8118953,-121.2925485,17z/data=!4m7!3m6!1s0x603acda15a52ef6f0:b72c6aed96e3bd216m2!3c438> 2/3

8/31/2016

Mi Rancho RC - Google Maps

★★★★★



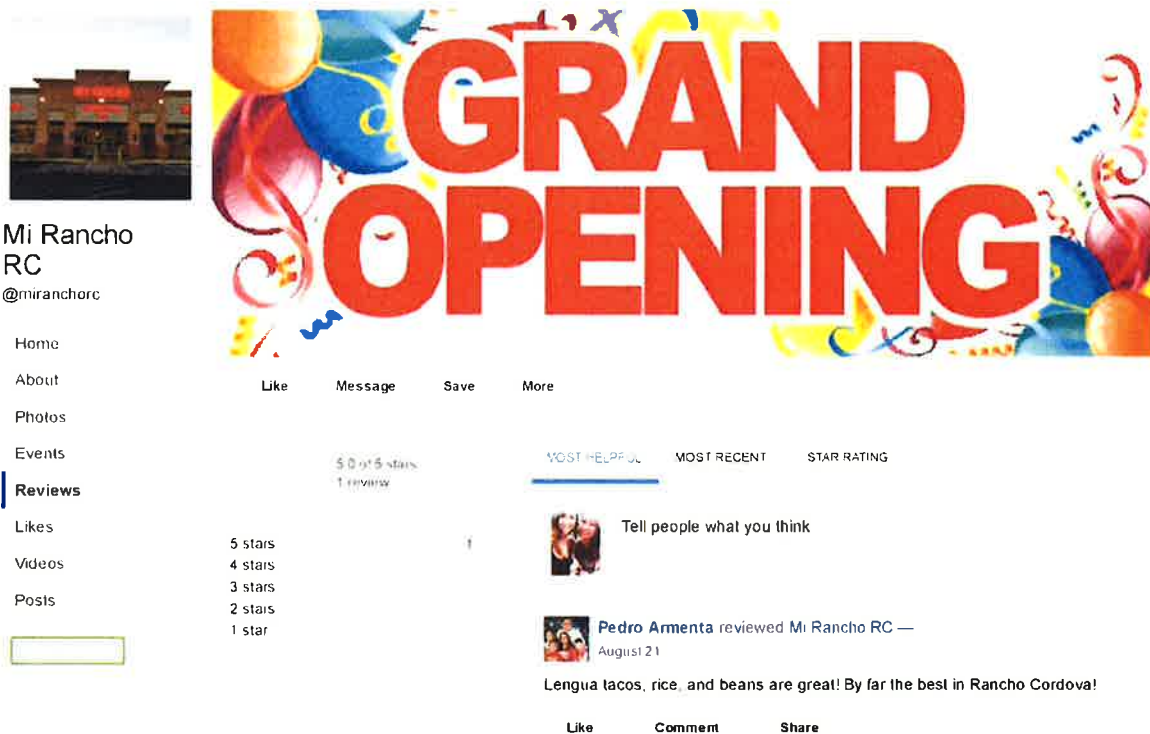
David Brotman

10 months 17 days ago

★★★★★



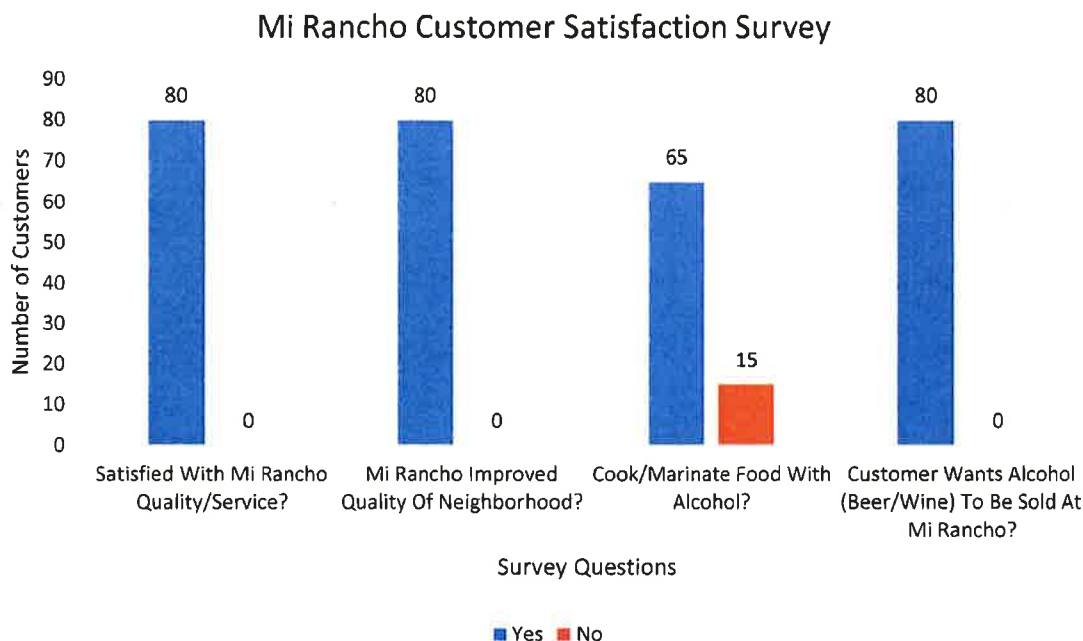
## c. Facebook Testimonial



## 7. Customer Satisfaction Survey

- a. We have prepared customer satisfaction surveys to see if beer and wine is something customers are looking to purchase. We have a total of 80 customer surveys filled out. Our questions are as follows:
  - i. Are you satisfied with the quality and service at Mi Rancho?
  - ii. Do you think Mi Rancho has improved the quality of the surrounding neighborhood?
  - iii. Do you cook/marinate your food with alcohol?
  - iv. Would you like alcohol, specifically beer and wine to be sold at Mi Rancho?

In the bar graph below, you can see that among the 80 customers, 100% have agreed with the first, second, and last question. For the third question, 81% of the customers said they cook and/or marinate their food with alcohol. All 80 customer satisfaction surveys are included in the package as well. The response to our surveys shows that our customers are looking for beer and wine to purchase regardless of whether it is for cooking or not. This indeed is a public convenience that needs to be solved.



#### 8. Conclusion

- a. The acceptance of our proposal for the CUP/PCN/AUP will benefit the Rancho Cordova community. Before, the space was occupied by Dollar & Thrifty, a “retail” store. We understand why this proposal was not accepted because it was a “retail” store. Now the business has changed to Mi Rancho, a “grocery store”. Mi Rancho has been established at this location on 10669 Coloma Road to provide the community with fresh produce, meat, dairy, etc; beer & wine are only an added benefit and convenience to all the residents of the community. Residents who are without any method of transportation to a nearby Target or Walmart can rely on Mi Rancho. We understand there are many factors to this proposal. If there are other factors that need more fine tuning and modification from the Council members, we are open to any ideas towards helping our community benefit from our grocery store.

If you have any questions I can be contacted at [kjinsong@gmail.com](mailto:kjinsong@gmail.com) or at my direct phone line at 510-415-9291.

Regards,

Ki Jin Song





































## RANCHO CORDOVA POLICE DEPARTMENT

Michael Goold Ed. D.  
Chief of Police

2897 Kilgore Road  
Rancho Cordova, California 95670

916.875.9600 – Main  
916.875.8673 – Fax

www.RanchoCordovaPD.com

September 1, 2016

Associate Planner Matt Diaz  
City of Rancho Cordova, Planning Department  
2719 Prospect Park Drive  
Rancho Cordova, CA 95670

Dear Associate Planner Matt Diaz:

The Rancho Cordova Police Department protests the issuance of the ABC Type 20, Off-Sale License, License # 570967; Mi Rancho is located at 10669 Coloma Road, Rancho Cordova, CA 95670. The Rancho Cordova Police Department will consider a withdrawal in approval with conditions in place.

This license requires 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).

Preliminary research of the Sheriff's Department Computer Aided Dispatch System revealed there were eighteen (18) events in 2013/2014; fifteen (15) event in 2014/2015 and five (5) events in 2015/2016 at the applicants premise.

A search of the Sheriff's Department Crime Reporting Management System revealed there were 55 reports taken within a half mile radius of the applicants premise within the last 90 days (06-03-16 THRU 08-31-16).

**Reports taken within a half (.5) mile radius of 10669 Coloma Road**  
**9/1/15 – 8/31/16**

|                                |    |
|--------------------------------|----|
| Alcohol violations             | 15 |
| Assault                        | 12 |
| Burglary                       | 37 |
| Destruct/vandalism of property | 21 |
| Drug/narcotic violations       | 7  |
| Elder Abuse                    | 1  |
| False pretense/swindle         | 9  |
| Family offense                 | 24 |



ASSOCIATE PLANNER MATT DIAZ

September 1, 2016

Page 2 of 3

|                           |            |
|---------------------------|------------|
| Motor vehicle theft       | 9          |
| Robbery                   | 5          |
| Sexual related violations | 7          |
| Thefts                    | 38         |
| <b>Grand Total</b>        | <b>185</b> |

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 September 2016.

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

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 7am and 10pm each day of the week.
2. 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.
3. The sale of wine shall be in bottles or containers no smaller than 750ml.
4. 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.
5. 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



ASSOCIATE PLANNER MATT DIAZ

September 1, 2016

Page 3 of 3

so as to minimize interference with the quiet enjoyment of nearby residents of their property.

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

Sincerely,

Heidi Herrera #719  
Crime Prevention Specialist  
Rancho Cordova Police Department



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

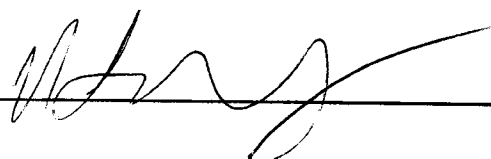
**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Nikki Schmelz

Signature: 



## Customer Survey

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☐ no

Name:

Emilio Flores

Signature:

Emilio Flores



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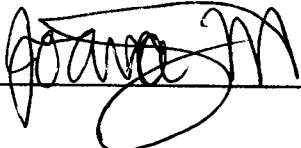
**Do you cook/marinate your food with alcohol?**

- ☐ yes  
☒ no

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- ☒ yes  
☐ no

Name: Dana Medrano

Signature: 



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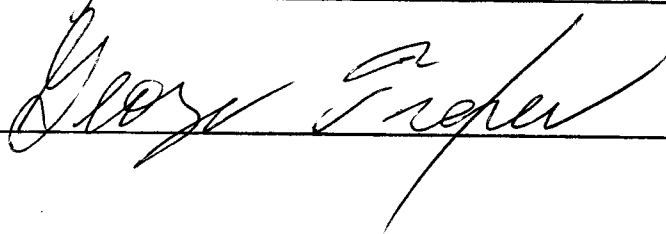
**Do you cook/marinate your food with alcohol?**

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☐ no

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☒ yes  
☐ no

Name: George Troxel

Signature: 



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☐ no

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- ☒ yes  
☐ no

Name: Jesus Martinez

Signature: Jesus M



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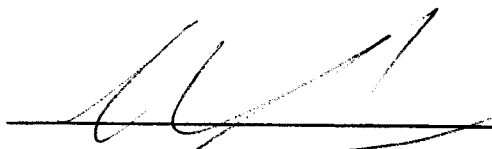
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☐ no

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- ☒ yes  
☐ no

Name: Sergio Torres

Signature: 



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- ☒ yes  
☐ no

Name: \_\_\_\_\_

*Juan Gonzalez*

Signature: \_\_\_\_\_

*[Signature]*



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☐ no

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- ☒ yes  
☐ no

Name: Alonso ARTEAGA

Signature: Alonso Arteaga



## Customer Survey

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☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



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- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Alexander Coby

Signature: [Signature]



## Customer Survey

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- ☒ yes  
☐ no

Name: Oscar Luis Gonzalez

Signature: Oscar Luis Gonzalez



## Customer Survey

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☐ no

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- ☒ yes  
☐ no

Name: Juan

Signature: Juan



## Customer Survey

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☒ yes

☐ no

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**Do you cook/marinate your food with alcohol?**

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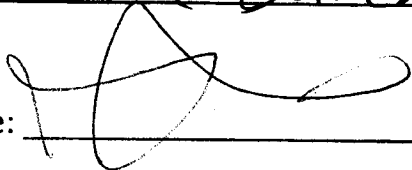
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: Maria Garcia

Signature: 



## Customer Survey

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- ☒ yes
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes
- ☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: Gabriela Hernandez

Signature: Gabriela Hernandez



## Customer Survey

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☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes  
☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Cristina 6

Signature: Cristina 6



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**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Ana May

Signature: Ana May



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☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Maria Guadalupe F.

Signature: 



## Customer Survey

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Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: LIBORIO RORALE

Signature: 



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes  
☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name:

Robert Adams

Signature:

Robert Adams



## Customer Survey

Dear Valued Customer,

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- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes  
☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Ljudmila Bobylev

Signature: Ljudmila



## Customer Survey

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- ☒ yes
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes
- ☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: Maria C San

Signature: Maria C Sanchez



## Customer Survey

Dear Valued Customer,

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**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Jose Angel R

Signature: Jose Angel R



## Customer Survey

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- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Carla Ausencio

Signature: 



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

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**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

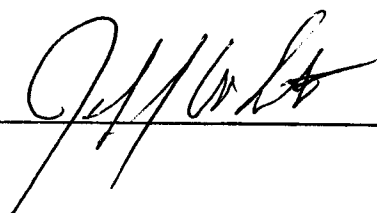
**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Jeff Wane

Signature: 



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

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- ☒ yes  
☐ no

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- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Eiiseo Blanco

Signature: 



## Customer Survey

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- ☒ yes
- ☐ no

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- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes
- ☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: Emma Romero

Signature: Emma Romero



## Customer Survey

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- ☒ yes
- ☐ no

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- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes
- ☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: Janeth Bernabe

Signature: Janeth VZ.



## Customer Survey

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☒ yes

☐ no

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☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: Jorge Bermudez

Signature: Jorge Bermudez



## Customer Survey

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- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes
- ☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



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☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Josefina Ramos

Signature: Josefina Ramos



## Customer Survey

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☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

Cindy Cardenas

Signature: \_\_\_\_\_



## Customer Survey

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☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes  
☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



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☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Oscar Gonzalez

Signature: Oscar Gonzalez



## Customer Survey

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- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes
- ☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: Sofia Gonzalez Gonzalez

Signature: Sofia Gonzalez Gonzalez



## Customer Survey

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- ☒ yes
- ☐ no

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- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes
- ☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: Manuel Gonzalez

Signature: M. G



## Customer Survey

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☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Gilbert Villegas

Signature: 



## Customer Survey

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**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Kesean Harris

Signature: 



## Customer Survey

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☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: \_\_\_\_\_

*Hugo Arce*

Signature: \_\_\_\_\_

*[Signature]*



## Customer Survey

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☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Evangelica Verdusco

Signature: 



## Customer Survey

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- ☒ yes  
☐ no

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- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes  
☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Sofia Quintana C

Signature: Sofia C



## Customer Survey

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☒ yes  
☐ no

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☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes  
☐ no

Name: Rubi Sib.

Signature: [Signature]



## Customer Survey

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- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

Bruce Feiler

Signature: \_\_\_\_\_

Bruce Feiler



## Customer Survey

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☐ no

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☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



## Customer Survey

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☐ no

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- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Jesus Rivera

Signature: Jesus Rivera



## Customer Survey

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- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

Jessica Griben

Signature: \_\_\_\_\_

Jessie Griben



## Customer Survey

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- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: CARLOS CRUZ

Signature: Carlos Cruz



## Customer Survey

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**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: \_\_\_\_\_

*Bob Klein*

Signature: \_\_\_\_\_

*[Handwritten Signature]*



## Customer Survey

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- ☒ yes  
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- ☒ yes  
☐ no

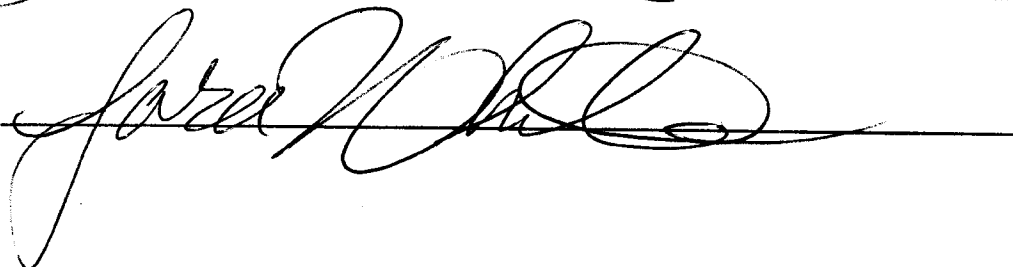
**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name:

Sara White

Signature:





## Customer Survey

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**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes  
☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Jackie Nicholson  
Jackie Nicholson



## Customer Survey

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☒ yes

☐ no

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☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

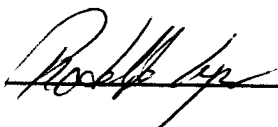
☒ yes

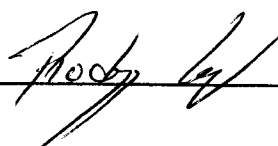
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: 

Signature: 



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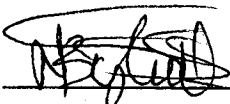
**Do you cook/marinate your food with alcohol?**

- ☐ yes  
☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Nadiesda Bustamante

Signature: 



## Customer Survey

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**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

David Campos

Signature: \_\_\_\_\_

David Campos



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes
- ☐ no

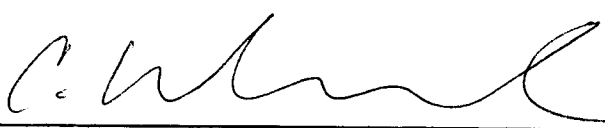
**Do you cook/marinate your food with alcohol?**

- ☒ yes
- ☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: CRISTINA MORALES

Signature: 



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes
- ☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: JESUS JASQUEZ

Signature: JESUS JASQUEZ



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes
- ☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name:

April Ozuna

Signature:

April Ozuna



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes  
☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Jana

Signature: [Signature]



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: Marisol Agallera

Signature: Marisol Agallera



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Clemente H

Signature: Clemente H.



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes
- ☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: Kimberly Rodriguez

Signature: Kimberly Rodriguez



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☐ yes
- ☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Not Sure? ok

Name: \_\_\_\_\_

Kim

Signature: \_\_\_\_\_

Kim [Signature]



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☐ yes

☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: Mariteresa Otega

Signature: Mariteresa Otega



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



## Customer Survey

Dear Valued Customer,

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Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: Silvia Peña Guzman

Signature: Silvia Peña Guzman



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☐ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☐ yes

☒ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: Jose Ojeda

Signature: [Signature]



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: David Delgado

Signature: [Signature]



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes
- ☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes
- ☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes
- ☐ no

Name: Olivia Hernandez

Signature: Olivia Hos



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes  
☐ no

Name:

Alisha Mantua

Signature:

[Signature]



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name:

TRAVIS LYK

Signature:





## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

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**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Edardo Sevilla

Signature: [Signature]



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Jimena Lopez

Signature: Jimena Lopez



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

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**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

*Yolanda Jimenez*

Signature: \_\_\_\_\_

*Yolanda Jimenez*



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

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**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: \_\_\_\_\_

José Meléndez

Signature: \_\_\_\_\_

José Meléndez



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name:

Jennifer Encarnacion

Signature:

Jennifer



## Customer Survey

Dear Valued Customer,

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Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes  
☐ no

Name: Jarely Murphy

Signature: Jarely Murphy



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: Rebeca Carrasco

Signature: Rebeca Carrasco



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes ✓
- ☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes ✓
- ☐ no

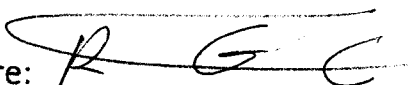
**Do you cook/marinate your food with alcohol?**

- ☒ yes ✓
- ☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes ✓
- ☐ no

Name: Robin G. Costello

Signature: 



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

- ☒ yes  
☐ no

**Do you cook/marinate your food with alcohol?**

- ☒ yes  
☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

- ☒ yes  
☐ no

Name: Ubaldo Flores

Signature: Ubaldo Flores



## Customer Survey

Dear Valued Customer,

Thank you for giving us the opportunity to serve you better. Please help us by taking a few minutes to tell us if you would like alcohol, specifically beer and wine, to be sold at Mi Rancho Supermarket. We appreciate your business and want to make sure we meet your needs.

Sincerely,

Mi Rancho Supermarket

**Are you satisfied with the quality and service at Mi Rancho Supermarket?**

☒ yes

☐ no

**Do you think Mi Rancho Supermarket has improved the quality of the surrounding neighborhood?**

☒ yes

☐ no

**Do you cook/marinate your food with alcohol?**

☒ yes

☐ no

**Would you like alcohol, specifically beer and wine to be sold at Mi Rancho Supermarket?**

☒ yes

☐ no

Name: \_\_\_\_\_

Signature: \_\_\_\_\_





## ECONOMIC DEVELOPMENT COMMENTS

Mi Rancho Alcohol Sales CUP, PCN DD9666

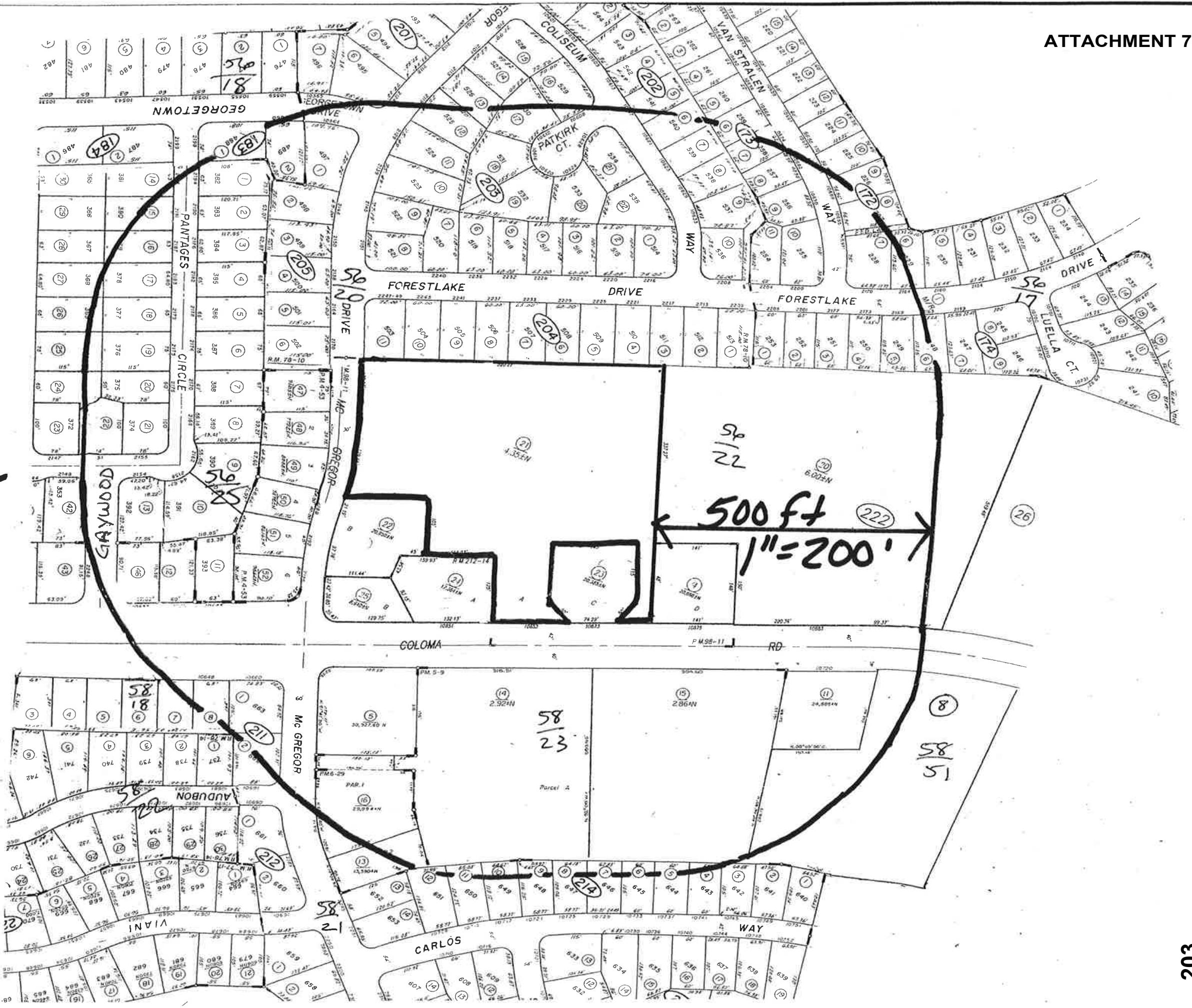
11/30/16

Residents have continuously voiced needs for food stores within our city. Currently there are seven grocery stores within city limits to serve our residential population of 71,000 people (Safeway, KP Market, Smart and Final, Grocery Outlet, WalMart Supercenter, Viva Supermarket and FoodSource) and Mi Rancho is a welcome addition to grocery store options in Rancho Cordova. The previous store in the location, Dollar & Thrifty, offered fresh produce, meats, pantry items, beverages, etc.

Mi Rancho is strategically positioned to provide groceries to the Sunrise and Coloma neighborhoods and offers a unique variety of specialty Mexican brands and foods, including a taqueria and carneceria. We recognize shoppers want to procure all needs in one easy stop, including alcoholic beverages. Each of the existing seven grocery stores has a license to sell alcohol. To support grocery store attraction and retention to serve our population, it would be most beneficial that grocery and alcoholic beverage sales be allowed at Mi Rancho.



Handwritten note:  $\frac{500}{22}$  with an arrow pointing to the map.





056-0222-004,021-023  
KI JIN SONG  
4061 E CASTRO VALLEY BLVD #195  
CASTRO VALLEY CA 94552

056-0222-004  
OCCUPANT  
10675 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10641 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10643 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10645 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10647 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10649 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10651 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10653 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10655 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10657 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10659 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10661 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10663 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10665 COLOMA RD# 100  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10665 COLOMA RD# 200  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10665 COLOMA RD# 300  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10665 COLOMA RD# 400  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10665 COLOMA RD# 500  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10665 COLOMA RD# 600  
RANCHO CORDOVA CA 95670

056-0222-021  
OCCUPANT  
10669 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-023  
OCCUPANT  
10673 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0172-006  
GALPEAU LIVING TRUST  
2164 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0172-007  
WILHELM & BETTY D BECKER REVOCABLE  
TRUST 2006  
2170 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0172-008  
JOSEPH W & DEBRA J HOLTZCLAW  
409 10TH ST  
WHEATLAND WY 82201

056-0172-008  
OCCUPANT  
10695 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670

056-0172-009  
ELSA & EDOARDO A MORLET  
10689 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670

056-0172-010  
SUE ANNE LEWIS  
10681 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670

056-0172-011  
JULIE E EMERY FAMILY TRUST  
10675 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670

056-0173-005  
JOSEPH & STEPHANIE NEILL  
10658 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670



056-0173-006  
JAMES E & ESTHER A WILLIAMS FAMILY  
TRUST  
10666 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670

056-0173-007  
THOMAS CONNELL PUCKETT III  
REVOCABLE TRUST  
10674 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670

056-0173-008  
BRUCE G NELSON  
10682 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670

056-0173-009  
NUBAR LADOYAN  
10690 VAN STRALEN WAY  
RANCHO CORDOVA CA 95670

056-0173-010  
JOHN & JANE ZUMWALT  
2200 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0173-011  
THOMAS J BRICK  
2204 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0174-001  
CRAIG S & SARAH E FAYE  
2205 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0174-002  
VITALIY GULCHUK  
2201 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0174-003  
ERWIN L & JOY C ROUSCH  
2177 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0174-004  
JOHN J CASTORINA 2009 REVOCABLE  
TRUST  
2173 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0174-005  
ALEX BONDAR  
2169 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0174-006  
KINGSLEY KATHRYN M  
2163 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0182-001  
SUREN DIVANYAN  
628 W ENTERPRISE AVE  
CLOVIS CA 93619

056-0182-001  
OCCUPANT  
10559 GEORGETOWN DR  
RANCHO CORDOVA CA 95670

056-0183-001  
ROBERT & ALCIA BANKSON  
2198 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0183-002  
KALDEEP UPPAL  
3204 SPARROW DR  
SACRAMENTO CA 95834

056-0183-002  
OCCUPANT  
10560 GEORGETOWN DR  
RANCHO CORDOVA CA 95670

056-0201-006  
RODRIGO M QUEZADA  
2124 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0201-007  
PATRICIA RUCKLE  
10565 GEORGETOWN DR  
RANCHO CORDOVA CA 95670

056-0202-004  
T J & MICHELE M WILSON  
10613 COLISEUM WAY  
RANCHO CORDOVA CA 95670

056-0202-005  
MICHAEL BORZ  
10617 COLISEUM WAY  
RANCHO CORDOVA CA 95670

056-0202-006  
JAMES J SWEENEY  
10621 COLISEUM WAY  
RANCHO CORDOVA CA 95670

056-0202-007  
ROBIN DRENTLAW  
10625 COLISEUM WAY  
RANCHO CORDOVA CA 95670

056-0202-008  
PAUL A & ERNESTINE C STODDARD 2008  
REVOCABLE TRUST  
10629 COLISEUM WAY  
RANCHO CORDOVA CA 95670

056-0202-009  
LESLIE D LEWIS  
10633 COLISEUM WAY  
RANCHO CORDOVA CA 95670

056-0202-010  
JOSEPH & OKSANA SHELEMET  
2208 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0203-001  
LETICIA MERAZ-HENDRICKS  
2216 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0203-002  
EMILY L MONTANDON  
2220 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0203-003  
BASIL & GUADALUPE PELLOWSKI FMLY  
2224 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0203-004  
DUANE DALE CHRISTIAN  
2228 FORESTLAKE DR  
RANCHO CORDOVA CA 95670



**ATTACHMENT 7**

056-0203-005  
HOPE L MCELROEN  
3231 42ND ST  
SACRAMENTO CA 95817

056-0203-005  
OCCUPANT  
2232 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0203-006  
CRAIG HILLS  
2236 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0203-007  
REGINALD V & GERALDINE L A REEVE 1984  
PO BOX 65  
RANCHO CORDOVA CA 95741

056-0203-007  
OCCUPANT  
2240 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0203-008  
ARTURO & LETICIA RODRIGUEZ  
2151 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0203-009  
VANCE O & JOAN M WILSON LIVING  
TRUST  
12341 MIERKEY CT  
JACKSON CA 95642

056-0203-009  
OCCUPANT  
2145 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0203-010  
DARYLE E & LEAH LONGSTRETH  
2139 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0203-011  
DANIEL W & CINDY L HILMER  
2129 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0203-012  
KATY K & MATTHEW A DICKINSON  
2119 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0203-013  
VIRGINIA L BANKERD  
5507 LYNBROOK CT  
CONCORD CA 94521

056-0203-013  
OCCUPANT  
2113 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0203-014  
RAFAEL & MARTHA ESCOBEDO  
2107 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0203-016  
CONNIE F & JEFFREY A FARNSWORTH  
10608 PATKIRK CT  
RANCHO CORDOVA CA 95670

056-0203-017  
EVANGELINA CASEY FAMILY TRUST  
10612 PATKIRK CT  
RANCHO CORDOVA CA 95670

056-0203-018  
YELENA & YURIY PETRISHIN  
10616 PATKIRK CT  
RANCHO CORDOVA CA 95670

056-0203-019  
PEARL M HYDE  
PO BOX 1623  
RANCHO CORDOVA CA 95741

056-0203-019  
OCCUPANT  
10620 PATKIRK CT  
RANCHO CORDOVA CA 95670

056-0203-020  
ULA WOODFORD LIVING TRUST  
10624 PATKIRK CT  
RANCHO CORDOVA CA 95670

056-0203-021  
LARRY MICHAEL & KARA L LEONARD  
10628 COLISEUM WAY  
RANCHO CORDOVA CA 95670

056-0203-022  
STANLEY RAY WILLIAMS  
10632 COLISEUM WAY  
RANCHO CORDOVA CA 95670

056-0204-001  
OLEG & SVETLANA TSAUDER  
2470 20TH AVE  
SAN FRANCISCO CA 94116

056-0204-001  
OCCUPANT  
2209 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-002  
GSELL FAMILY TRUST 2007  
2213 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-003  
JUAN C PERNIA  
1186 QUEEN LN #4  
WEST CHESTER PA 19382

056-0204-003  
OCCUPANT  
2217 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-004  
KEITH BURKHARDT  
2221 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-005  
KATHERINE LUI  
2225 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-006  
DARRIN GOSS  
2229 FORESTLAKE DR  
RANCHO CORDOVA CA 95670



056-0204-007  
TAMARA BAILEY  
2233 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-008  
GEORGE W & JEANNIE L KEPHART  
2237 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-009  
NORTHERN STAR WEALTH SOLUTION INC  
8657 BANTON CIR  
ELK GROVE CA 95624

056-0204-009  
OCCUPANT  
2241 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-010  
LINDA D BAILEY  
2245 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0204-011  
DAVID SMITH  
2249 FORESTLAKE DR  
RANCHO CORDOVA CA 95670

056-0205-001  
CALABIO FAMILY LIVING TRUST  
3495 PONZI CT  
RANCHO CORDOVA CA 95670

056-0205-001  
OCCUPANT  
10564 GEORGETOWN DR  
RANCHO CORDOVA CA 95670

056-0205-002  
2014 1 IH BORROWER L P  
901 MAIN ST #4700  
DALLAS TX 75202

056-0205-002  
OCCUPANT  
2146 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0205-003  
YVETTE D & JEFREY BLIGHT  
2150 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0205-004  
INCOME PCL  
3550 ROUND BARN BLVD #104  
SANTA ROSA CA 95403

056-0205-004  
OCCUPANT  
2158 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0205-005  
MICHAEL B MOELLER  
1704 KINGS DR  
PASO ROBLES CA 93446

056-0205-005  
OCCUPANT  
2164 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0205-006  
MICHAEL A RHOADES REVOCABLE 2003  
TRUST  
2170 MC GREGOR DR  
RANCHO CORDOVA CA 95670

056-0222-020  
RC RANCHO CORDOVA ASSOCIATES L P  
300 TURNEY ST  
SAUSALITO CA 94965

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 1  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 2  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 3  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 4  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 5  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 6  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 7  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 8  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 9  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 10  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 11  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 12  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 13  
RANCHO CORDOVA CA 95670



056-0222-020  
OCCUPANT  
10685 COLOMA RD# 14  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 15  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 16  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 17  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 18  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 19  
RANCHO CORDOVA CA 95670

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OCCUPANT  
10685 COLOMA RD# 20  
RANCHO CORDOVA CA 95670

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OCCUPANT  
10685 COLOMA RD# 21  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 22  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 23  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 24  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 25  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 26  
RANCHO CORDOVA CA 95670

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OCCUPANT  
10685 COLOMA RD# 27  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 28  
RANCHO CORDOVA CA 95670

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10685 COLOMA RD# 29  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 30  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 31  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 32  
RANCHO CORDOVA CA 95670

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10685 COLOMA RD# 33  
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056-0222-020  
OCCUPANT  
10685 COLOMA RD# 34  
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OCCUPANT  
10685 COLOMA RD# 35  
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OCCUPANT  
10685 COLOMA RD# 36  
RANCHO CORDOVA CA 95670

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10685 COLOMA RD# 37  
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056-0222-020  
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10685 COLOMA RD# 38  
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OCCUPANT  
10685 COLOMA RD# 39  
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10685 COLOMA RD# 40  
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10685 COLOMA RD# 41  
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OCCUPANT  
10685 COLOMA RD# 42  
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10685 COLOMA RD# 43  
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056-0222-020  
OCCUPANT  
10685 COLOMA RD# 44  
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OCCUPANT  
10685 COLOMA RD# 45  
RANCHO CORDOVA CA 95670

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OCCUPANT  
10685 COLOMA RD# 46  
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10685 COLOMA RD# 47  
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OCCUPANT  
10685 COLOMA RD# 48  
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10685 COLOMA RD# 49  
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OCCUPANT  
10685 COLOMA RD# 50  
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056-0222-020  
OCCUPANT  
10685 COLOMA RD# 51  
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056-0222-020  
OCCUPANT  
10685 COLOMA RD# 52  
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OCCUPANT  
10685 COLOMA RD# 53  
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056-0222-020  
OCCUPANT  
10685 COLOMA RD# 54  
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056-0222-020  
OCCUPANT  
10685 COLOMA RD# 55  
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056-0222-020  
OCCUPANT  
10685 COLOMA RD# 56  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 57  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 58  
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056-0222-020  
OCCUPANT  
10685 COLOMA RD# 59  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 60  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 61  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 62  
RANCHO CORDOVA CA 95670

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OCCUPANT  
10685 COLOMA RD# 63  
RANCHO CORDOVA CA 95670

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OCCUPANT  
10685 COLOMA RD# 64  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 65  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 66  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 67  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 68  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 69  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 70  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 71  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 72  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 73  
RANCHO CORDOVA CA 95670



056-0222-020  
OCCUPANT  
10685 COLOMA RD# 74  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 75  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 76  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 77  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 78  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 79  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 80  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 81  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 82  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 83  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 84  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 85  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 86  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 87  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 88  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 89  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 90  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 91  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 92  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 93  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 94  
RANCHO CORDOVA CA 95670

056-0222-020  
OCCUPANT  
10685 COLOMA RD# 95  
RANCHO CORDOVA CA 95670

056-0222-024,025  
ALCIDES A GONZALEZ TRUST  
6636 TONZI RD  
IONE CA 95640

056-0222-024  
OCCUPANT  
10655 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0222-025  
OCCUPANT  
10655 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0250-001  
KENDRA A MACKEY  
2194 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-002  
DOUGLAS M & CONNIE J VAN TASSEL  
2190 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-003  
CHRIS REALI  
2186 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-004  
LUCSKY FAMILY TRUST  
2182 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-005  
MEYER FAMILY TRUST  
9809 WINTERWOOD WAY  
SACRAMENTO CA 95827



056-0250-005  
OCCUPANT  
2178 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-006  
CARLOS M & DIANA Y VALENTIN S  
SANTANA  
2174 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-007  
STEVE SHAMES  
1437 KLAMATH RIVER DR  
RANCHO CORDOVA CA 95670

056-0250-007  
OCCUPANT  
2170 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-008  
2015 3 IH2 BORROWER L P  
901 MAIN ST #4700  
DALLAS TX 75202

056-0250-008  
OCCUPANT  
2166 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-009  
NATALYA & AUDREY P PERZHU  
2162 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-010  
THOMAS L IRWIN  
2158 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-011  
ARISTEO OCHOA  
10645 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0250-012,028  
RICHARD A GIVENS SEP PROP REVOCABLE  
TRUST  
10641 COLOMA RD  
RANCHO CORDOVA CA 95670

056-0250-028  
OCCUPANT  
2113 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-013  
NANCY H OJEDA MATA  
2154 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-014  
MARK A & JENNIFER L ARNEZ  
2195 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-015  
LISA CHANEY  
2191 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-016  
MICHELLE M PETERSON  
2187 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-017  
ISAIAS VALDEZ  
2183 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-018  
ALFONSO MAYA  
2179 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-019  
TRISHA C LEVENS  
2175 PANTAGES CIR  
GOLD RIVER CA 95670

056-0250-020  
SHARON L KOENIG  
2171 PANTAGES CIR  
GOLD RIVER CA 95670

056-0250-021  
INGRID ROSTEN  
2155 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-022  
LOLA K CRAWFORD  
2151 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-023  
ALEKSANDR KUBAY  
2512 ANGIE WAY  
RANCHO CORDOVA CA 95670

056-0250-023  
OCCUPANT  
2147 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-024  
RAY B & SARA C ABDO  
2129 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-025  
LAVERNE C BRITTON LIVING TRUST  
2125 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-026  
DANIEL KRPATA  
2121 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-027  
LYUDMILA MALIGINA  
2117 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-042  
SIMI K KREFT REVOCABLE LIVING TRUST  
2148 PANTAGES CIR  
RANCHO CORDOVA CA 95670

056-0250-043  
TATYANA ROTARU  
2248 GAYWOOD DR  
RANCHO CORDOVA CA 95670

056-0250-046  
HOLLY ANN FERREIRAE  
10637 COLOMA RD  
RANCHO CORDOVA CA 95670



056-0250-047  
MELBA WOOD FAMILY TRUST  
10836 GLENHAVEN WAY  
RANCHO CORDOVA CA 95670

056-0250-047  
OCCUPANT  
2176 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-047  
OCCUPANT  
2178 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-048  
SHERYL R MCFALL  
2001 MARYVALE WAY  
RANCHO CORDOVA CA 95670

056-0250-048  
OCCUPANT  
2180 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-048  
OCCUPANT  
2182 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-049  
KAMELIYA LOZANOVA  
2186 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-049  
OCCUPANT  
2184 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-049  
OCCUPANT  
2186 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-050  
FAIRALL R M/P A LIVING TRUST  
5130 DREDGER WAY  
ORANGEVALE CA 95662

056-0250-050  
OCCUPANT  
2188 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-050  
OCCUPANT  
2190 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-051,052  
SPENCER FAMILY PROPERTIES LLC  
590 MENLO DR #7  
ROCKLIN CA 95765

056-0250-051  
OCCUPANT  
2192 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-051  
OCCUPANT  
2194 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-052  
OCCUPANT  
2196 MCGREGOR DR  
RANCHO CORDOVA CA 95670

056-0250-052  
OCCUPANT  
2198 MCGREGOR DR  
RANCHO CORDOVA CA 95670

058-0018-006  
RAUL & VICTORIA CIGARROA  
10640 COLOMA RD  
RANCHO CORDOVA CA 95670

058-0018-007  
PERCY L & OFELIA V BARTON  
10644 COLOMA RD  
RANCHO CORDOVA CA 95670

058-0018-008  
WILLIAM YINGLING  
10412 GEORGETOWN DR  
RANCHO CORDOVA CA 95670

058-0018-008  
OCCUPANT  
10648 COLOMA RD  
RANCHO CORDOVA CA 95670

058-0051-008  
FIRST BAPTIST CURCH OF RANCHO  
CORDOVA  
10720 COLOMA RD  
RANCHO CORDOVA CA 95670

058-0211-001  
COLLEEN DZWONEK  
602 S GRANT ST  
SAN MATEO CA 94402

058-0211-001  
OCCUPANT  
10660 COLOMA RD  
RANCHO CORDOVA CA 95670

058-0211-002  
KUYKENDALL FAMILY TRUST  
10691 AUDUBON WAY  
RANCHO CORDOVA CA 95670

058-0212-001  
DAVID D & DEANA C DAVIES  
10690 AUDUBON WAY  
RANCHO CORDOVA CA 95670

058-0214-002  
LYNN CANNON  
9703 HIGHWAY 267 #A  
TRUCKEE CA 96161

058-0214-002  
OCCUPANT  
10749 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-003  
DACIA OSTRANDER  
10745 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-004  
VAHAN HAKOBYAN  
4339 MCROBERTS DR  
MATHER CA 95655



058-0214-004  
OCCUPANT  
10741 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-005  
JOSEPH N & ANN M SACULLA FAMILY  
TRUST  
10737 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-006  
MARIO & MARIA GUENDULAIN  
10733 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-007  
NAOMI R & WILLIAM P DORA  
10729 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-008  
RAVI KANT  
10725 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-009  
KAY WANNNAVUT  
14892 HAMPSHIRE CIR  
MORENO VALLEY CA 92555

058-0214-009  
OCCUPANT  
10721 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-010  
HAROLD E ELLIOT  
15116 CELEBRAR ST  
RANCHO MURIETA CA 95683

058-0214-010  
OCCUPANT  
10717 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-011  
WILLIAM J & ELIZABETH P BARNETT  
FAMILY TRUST  
10713 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-012  
JOHNSON FAMILY TRUST  
10709 CARLOS WAY  
RANCHO CORDOVA CA 95670

058-0214-013  
MARTIN PEDERSEN  
2245 MCGREGOR DR  
RANCHO CORDOVA CA 95670

058-0224-001  
YOUNG FAMILY REVOCABLE TRUST  
9307 DEFIANCE CIR  
SACRAMENTO CA 95827

058-0224-001  
OCCUPANT  
10687 AUDUBON WAY  
RANCHO CORDOVA CA 95670

058-0224-002  
BACH FAMILY TRUST  
2737 TIERRA GRANDE CIR  
SACRAMENTO CA 95827

058-0224-002  
OCCUPANT  
10683 AUDUBON WAY  
RANCHO CORDOVA CA 95670

058-0230-005  
LAAWAK INC  
10670 COLOMA RD  
RANCHO CORDOVA CA 95670

058-0230-011  
FIRST BAPTIST CHURCH OF RANCHO  
CORDOVA CALIFORNIA  
10720 COLOMA RD  
RANCHO CORDOVA CA 95670

058-0230-013  
SUSAN DIEHL REVOCABLE TRUST  
580 PROSPECT ST  
SAN CARLOS CA 94070

058-0230-013  
OCCUPANT  
2239 MCGREGOR DR  
RANCHO CORDOVA CA 95670

058-0230-014,015  
GOLD RIVER REAL ESTATE INVESTMENTS  
LLC  
1062 JACQUELINE WAY  
SAN JOSE CA 95129

058-0230-014  
OCCUPANT  
10680 COLOMA RD# 101  
RANCHO CORDOVA CA 95670

058-0230-014  
OCCUPANT  
10680 COLOMA RD# 102  
RANCHO CORDOVA CA 95670

058-0230-014  
OCCUPANT  
10680 COLOMA RD# 103  
RANCHO CORDOVA CA 95670

058-0230-014  
OCCUPANT  
10680 COLOMA RD# 104  
RANCHO CORDOVA CA 95670

058-0230-014  
OCCUPANT  
10680 COLOMA RD# 105  
RANCHO CORDOVA CA 95670

058-0230-014  
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10680 COLOMA RD# 106  
RANCHO CORDOVA CA 95670

058-0230-014  
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10680 COLOMA RD# 107  
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058-0230-014  
OCCUPANT  
10680 COLOMA RD# 108  
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058-0230-014  
OCCUPANT  
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058-0230-014  
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10680 COLOMA RD# 110  
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058-0230-014  
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10680 COLOMA RD# 114  
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058-0230-014  
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10680 COLOMA RD# 115  
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058-0230-014  
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058-0230-014  
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10680 COLOMA RD# 119  
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058-0230-014  
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10680 COLOMA RD# 120  
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058-0230-014  
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10680 COLOMA RD# 121  
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058-0230-014  
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058-0230-014  
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058-0230-014  
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10680 COLOMA RD# 144  
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OCCUPANT  
10700 COLOMA RD# 1  
RANCHO CORDOVA CA 95670

058-0230-015  
OCCUPANT  
10700 COLOMA RD# 2  
RANCHO CORDOVA CA 95670

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10700 COLOMA RD# 3  
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10700 COLOMA RD# 4  
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10700 COLOMA RD# 40  
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10700 COLOMA RD# 41  
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10700 COLOMA RD# 42  
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10700 COLOMA RD# 44  
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10700 COLOMA RD# 45  
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OCCUPANT  
10700 COLOMA RD# 46  
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058-0230-015  
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10700 COLOMA RD# 47  
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10700 COLOMA RD# 48  
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058-0230-015  
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10700 COLOMA RD# 49  
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058-0230-015  
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10700 COLOMA RD# 50  
RANCHO CORDOVA CA 95670

058-0230-015  
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058-0230-015  
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10700 COLOMA RD# 52  
RANCHO CORDOVA CA 95670

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10700 COLOMA RD# 53  
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058-0230-015  
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058-0230-015  
OCCUPANT  
10700 COLOMA RD# 55  
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058-0230-015  
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10700 COLOMA RD# 56  
RANCHO CORDOVA CA 95670

058-0230-015  
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10700 COLOMA RD# 57  
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058-0230-015  
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10700 COLOMA RD# 58  
RANCHO CORDOVA CA 95670

058-0230-015  
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10700 COLOMA RD# 59  
RANCHO CORDOVA CA 95670

058-0230-015  
OCCUPANT  
10700 COLOMA RD# 60  
RANCHO CORDOVA CA 95670

058-0230-015  
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10700 COLOMA RD# 61  
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10700 COLOMA RD# 62  
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058-0230-015  
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10700 COLOMA RD# 64  
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OCCUPANT  
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058-0230-015  
OCCUPANT  
10700 COLOMA RD# 66  
RANCHO CORDOVA CA 95670

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OCCUPANT  
10700 COLOMA RD# 67  
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058-0230-015  
OCCUPANT  
10700 COLOMA RD# 68  
RANCHO CORDOVA CA 95670

058-0230-015  
OCCUPANT  
10700 COLOMA RD# 69  
RANCHO CORDOVA CA 95670

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OCCUPANT  
10700 COLOMA RD# 70  
RANCHO CORDOVA CA 95670

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10700 COLOMA RD# 71  
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10700 COLOMA RD# 72  
RANCHO CORDOVA CA 95670

058-0230-015  
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10700 COLOMA RD# 73  
RANCHO CORDOVA CA 95670

058-0230-015  
OCCUPANT  
10700 COLOMA RD# 74  
RANCHO CORDOVA CA 95670

058-0230-015  
OCCUPANT  
10700 COLOMA RD# 75  
RANCHO CORDOVA CA 95670

058-0230-016  
TARSEM KAUR  
2225 MCGREGOR DR  
RANCHO CORDOVA CA 95670

058-0230-016  
OCCUPANT  
2227 MCGREGOR DR  
RANCHO CORDOVA CA 95670

058-0230-016  
OCCUPANT  
2229 MCGREGOR DR  
RANCHO CORDOVA CA 95670

058-0230-016  
OCCUPANT  
2231 MCGREGOR DR  
RANCHO CORDOVA CA 95670



# **Mi Rancho DD-#9666**

**Rancho Cordova City Council  
Nicholas Sosa, Assistant Planner  
January 17, 2017**



# Project Request

- **Administrative Use Permit (AUP):** for a Grocery Store Use in a Village Center Mixed Use (VCMU) zone
- **Conditional Use Permit (CUP):** for beer and wine sales within a VCMU zone
- **Public Convenience and Necessity (PCN):** as required by the Department of Alcoholic Beverage Control (ABC) for a Type 20 Application



# Project Description

- Name of Business : Mi Rancho Market
- Employees:
  - 37 full time
  - 2 part-time
- Hours of Operation:
  - Monday – Sunday 8:00AM – 8:30 PM
- Products available:
  - Meat Market
  - Bakery
  - Tacqueria
  - Fresh Produce/Groceries
  - General Retail Items



# Site Location

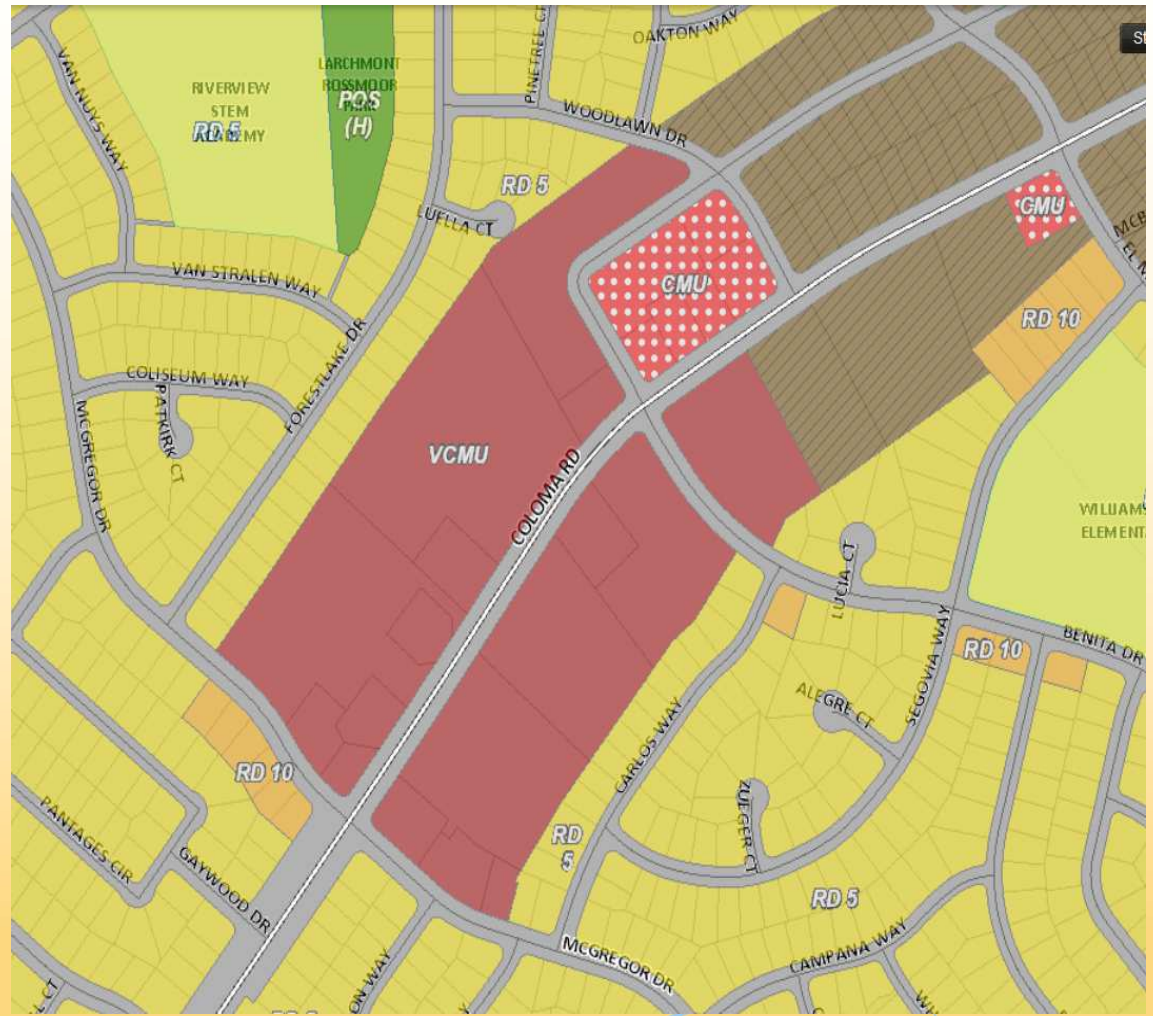


- The project site is located at 10669 Coloma Road within the Rossmoor Shopping Center on the corner of Coloma Road and McGregor Drive.



# Village Center Mixed Use Zone

- The project site is located within the Village Center Mixed Use (VCMU) zone.
- Intended to provide centers of activity within walking distance from neighborhood homes and to provide local-serving commercial opportunities.





# Administrative Use Permit (AUP)



- Per Table 23.313-1 in the CORC zoning code, AUP is required for the use of grocery store within the VCMU Zone.
- The project location was previously called Dollar & Thrifty however, they have expanded their use to include fresh produce, groceries and a hot deli at the request of customers in the neighborhood.



  
aFreshTake.org



# Parking

- Total parking required for Rossmoor Shopping Center is approximately 161 spaces.
- Shopping Center provides 266 spaces for all Tenants

| Existing Parking | Required Parking | General Parking | Accessible Parking | Bike Racks |
|------------------|------------------|-----------------|--------------------|------------|
| 266              | 161              | 253             | 13                 | 8          |



## AGENDA ITEM 11.1



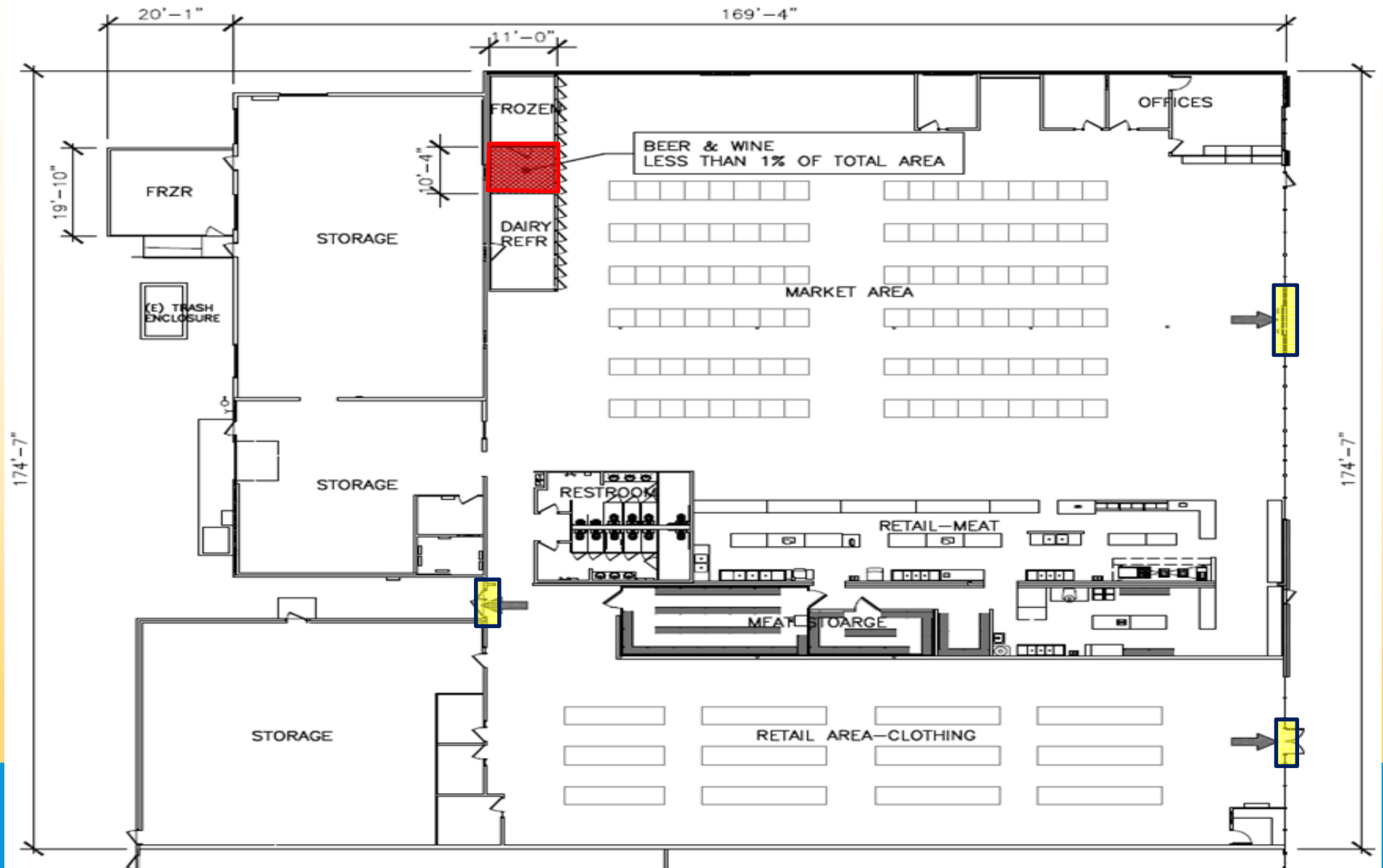


# Conditional Use Permit (CUP)

- Per Table 23.313.080 a CUP is required for the off-site sale of alcohol within a VCMU zone.
- The applicant is requesting to sell alcoholic beverages limited to beer and wine at their Mi Rancho location.
- The proposed display area would be less than 1% of the total floor area.



# Floor Plan





# Police Comments

- This project was routed to the Rancho Cordova Police Department (RCPD) and the following Conditions of Approval were received and added to the project
  - Alcohol sales permitted only between the hours of 7:00AM and 10:00PM
  - At no time shall a single unit of beer or wine based cooler be sold individually.
  - Rear doors must be equipped with automatic locking devices and shall be closed at all times.
  - Wine sales shall be in bottles no less than 750ml
  - No exterior advertising for alcohol sales is permitted
  - The exterior of the premises must be adequately illuminated during all business hours after dark.
- Applicant will have 24/7 surveillance and hired security should the application be approved.



# Public Convenience and Necessity (PCN)

- Mi Rancho has submitted for a Type 20 alcohol license for the off-site sale of beer and wine.
- Due to the higher than average reports of criminal activity within the sites census tract, ABC requires that the applicant receive approval from the City by means of a PCN.



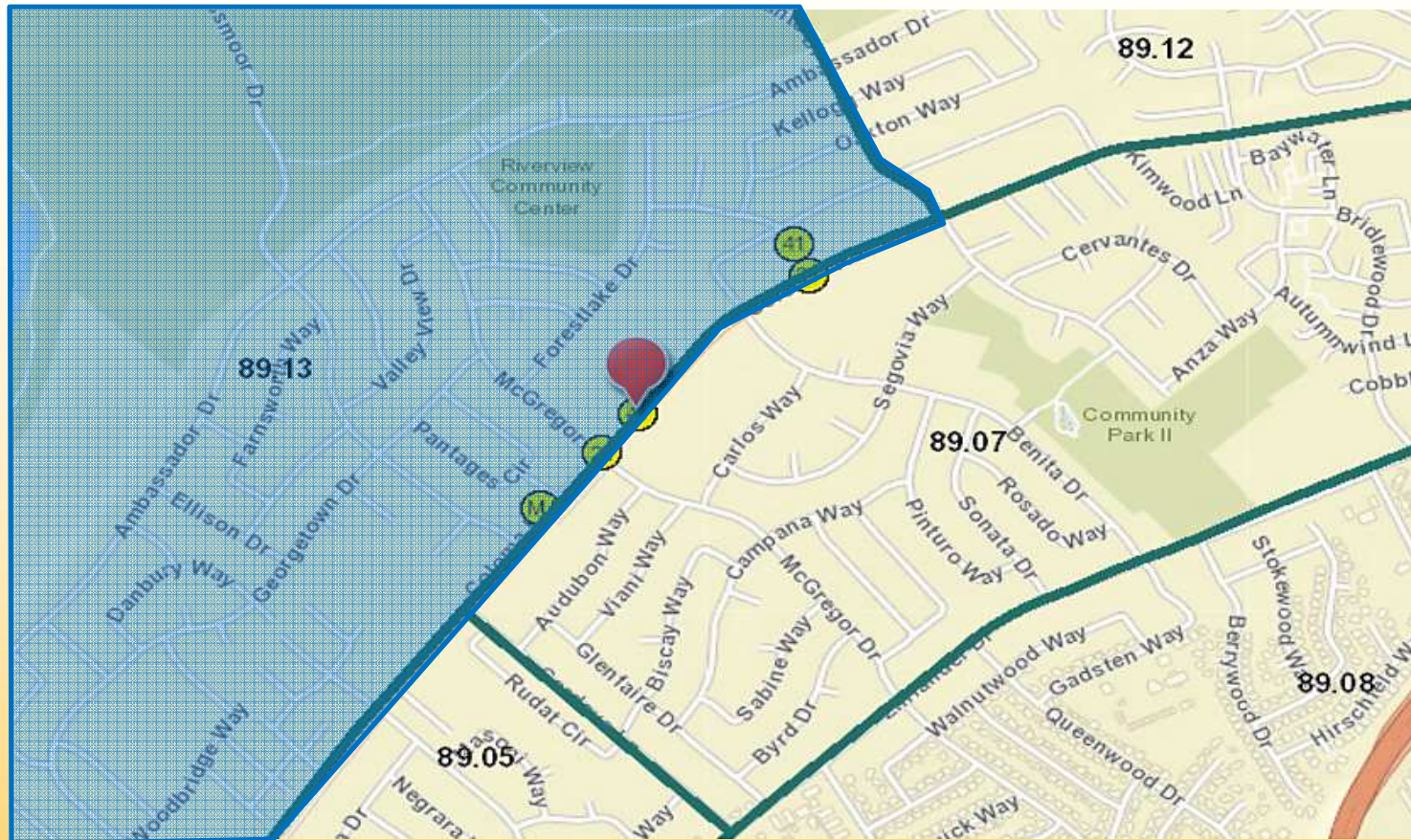
# List of Criminal Activity provided by RCPD

Reports taken within a half (.5) mile radius of 10669 Coloma Road  
9/1/15 – 8/31/16

|                                |            |
|--------------------------------|------------|
| Alcohol violations             | 15         |
| Assault                        | 12         |
| Burglary                       | 37         |
| Destruct/vandalism of property | 21         |
| Drug/narcotic violations       | 7          |
| Elder Abuse                    | 1          |
| False pretense/swindle         | 9          |
| Family offense                 | 24         |
| Motor vehicle theft            | 9          |
| Robbery                        | 5          |
| Sexual related violations      | 7          |
| Thefts                         | 38         |
| <b>Grand Total</b>             | <b>185</b> |



# Census Tract Map





# Active Alcohol License

All Active “Off-Sale” Licenses within the Adjacent Area

Source: The Department of Alcohol and Beverage Control License Query System 2016.

| #                                                | License Number | Status | License type                                | Issue Date | Expiration Date | Address           | Business Name           |
|--------------------------------------------------|----------------|--------|---------------------------------------------|------------|-----------------|-------------------|-------------------------|
| Permits within Census Tract 89.13 (project area) |                |        |                                             |            |                 |                   |                         |
| 1                                                | 522756         | ACTIVE | 48<br>(On-Sale General Public)              | 3/11/2013  | 4/30/2017       | 10625 Coloma Rd.  | R Spot Bar              |
| 2                                                | 558049         | ACTIVE | 21<br>(Off-Sale General)                    | 07/10/2015 | 06/30/2017      | 10657 Coloma Rd.  | Kings Liquor and Market |
| 3                                                | 570922         | ACTIVE | 41<br>(On-Sale Beer and Wine- Eating Place) | 10/20/2016 | 11/30/2017      | 10673 Coloma Rd.  | Cali Bowl Teriyaki      |
| 4                                                | 521330         | ACTIVE | 21<br>(Off-Sale General)                    | 06/05/2012 | 02/28/2017      | 10785 Coloma Rd.  | Full Stop & Save        |
| 5                                                | 539551         | ACTIVE | 41<br>(On-Sale Beer and Wine- Eating Place) | 11/08/2014 | 08/31/2017      | 2184 Woodlawn Dr. | Restaurante El Botanero |

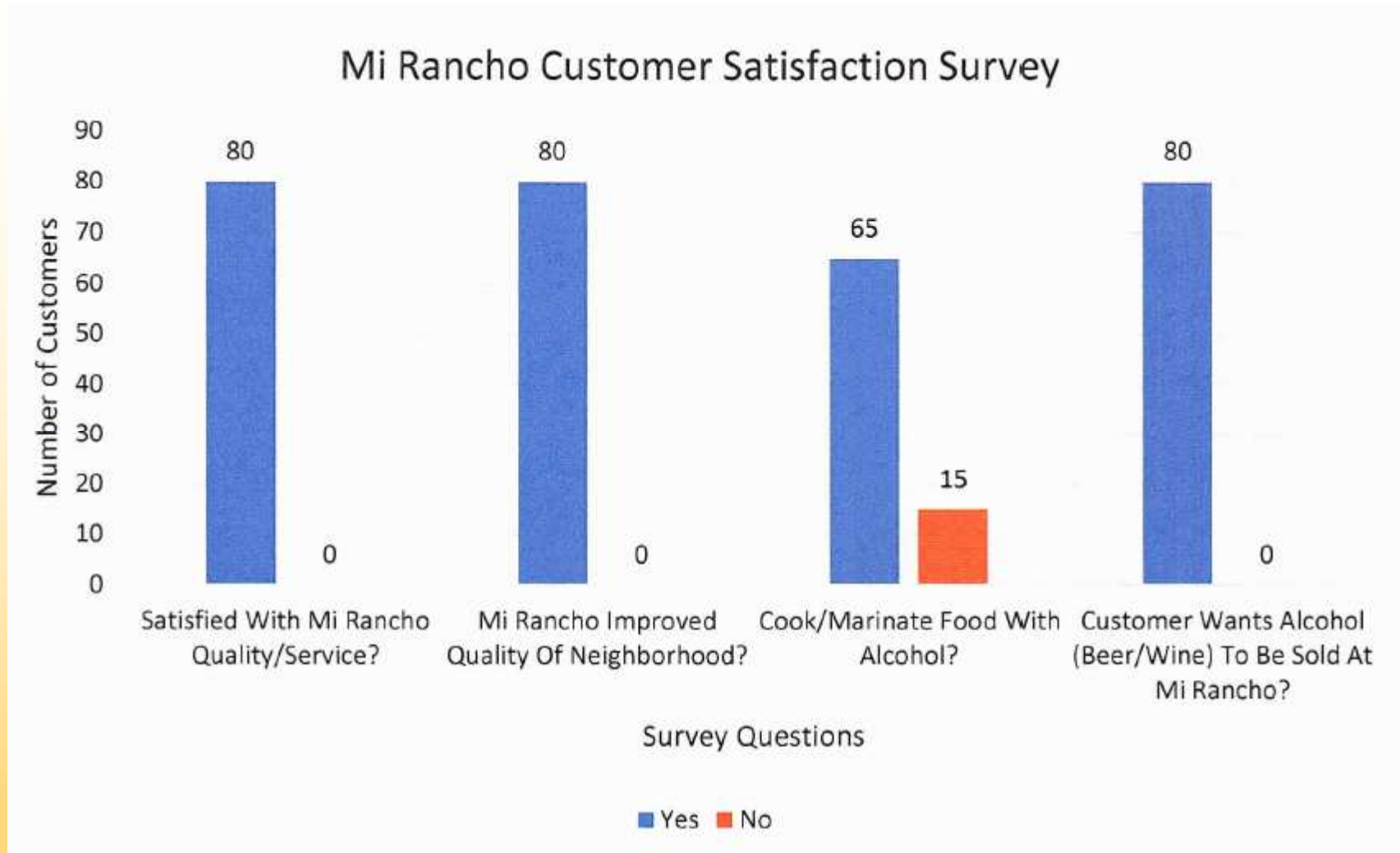


# Customer Surveys

- The applicant has conducted voluntary customer satisfaction surveys with the following questions:
  - Are you satisfied with the quality and service at Mi Rancho?
  - Do you think Mi Rancho has improved the quality of the surrounding neighborhood?
  - Do you cook/marinate your food with alcohol?
  - Would you like alcohol, specifically beer and wine to be sold at Mi Rancho?



# Survey Results





# Environmental Review

- Staff has determined that the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and Categorically Exempt under Section 15301 (Existing Facilities), in that the use of a grocery store and the additional sales of alcohol (beer and wine) will not have the potential for causing a significant effect on the environment



# Conclusion

- Staff report includes the necessary findings for approval of an AUP and CUP (also in the resolution).
- The proposed grocery store is consistent with the intentions of the Village Center Mixed Use zoning designation in that it provides amenities within walking distance of residential neighborhoods.
- Mi Rancho has agreed to all Conditions of Approval and an increase to on-site security for the off-site sale of beer and wine
- The applicant has presented customer surveys conducted in store that display a need for beer and wine sales in conjunction with produce and other general items.



# Recommended Motion

- “That City Council determine the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines and approve the AUP, CUP and PCN for MI Rancho, Project No. DD9666, Subject to the submittal package (Exhibit A), Conditions of Approval (Exhibit B), and Findings contained in the Resolution.”



# Questions?







## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Honorable Mayor and Council Members

**FROM:** Albert Stricker, Public Works Director



**SUBJECT: APPROVAL OF FINAL DESIGN AND LOCATION OF FOLSOM BLVD MURALS, SELECTION OF THE LINCOLN VILLAGE ART INSTALLATION, AND AUTHORIZATION OF CITY MANAGER TO NEGOTIATE FINAL CONTRACTS AND INSTALLATION DETAILS.**

### **RECOMMENDATION**

Staff recommends that Council:

- 1) Approve the final design and location of the previously selected Folsom Boulevard murals.
- 2) Select the preferred proposal for the Lincoln Village Art Installation and authorize the City Manager to negotiate the final installation details and contracts.

### **RESULT OF RECOMMENDED ACTION**

If approved:

- 1) Staff would proceed with installation of the previously selected Folsom Boulevard murals at locations approved by City Council.
- 2) The City Manager would negotiate the final installation details and price for the Lincoln Village Art Installation, and then enter into a contract with the selected artist to perform the work.

### **BACKGROUND**

On August 15, 2016 staff presented 10 proposed murals to council for consideration for installation on Folsom Boulevard. At that time, Council selected three murals proposed by Cathy Rowe, Sid Wellman and Warren Dayton. The proposals by Cathy Rowe and Sid Wellman were detailed and Council directed staff to contract with the artists for installation (attachment 1). Warren Dayton's proposal had limited detail and Council requested that Mr. Dayton provide a detailed proposal for further consideration (attachment 2).

The murals by Ms. Rowe and Mr. Wellman are proposed to be installed on a new wall to be constructed on the north side of Folsom Boulevard, near Los Nogales. The mural by Mr. Dayton would be installed on Regional Transit's (RT) wall on the south side of Folsom Boulevard, near the Coloma Road intersection (pending RT final approval), or alternatively on the wall on the north side of Folsom Boulevard, west of Rod Beaudry. The total proposed cost of the three selected murals is \$49,431.

Subsequent to the above, Council directed staff to solicit proposals to include art in newly constructed bulbouts at the intersection of Explorer Drive and Meteor Drive in front of A.M. Winn Elementary School. Staff advertised and received two proposals from local artist groups:

- The team of Annette Heacox, Mike Heacox, Anastasia Nelson, and Phil Dynan submitted a proposal included as attachment 3. The proposed media include stone, ceramic tiles and paint. The total cost including site preparation, traffic control and installation is approximately \$64,000.
- The team of Sid Wellman, Donine Wellman, and Linda Nunes submitted a proposal included as attachment 4. The proposed medium is colored tile and the total cost including site preparation, traffic control and installation is approximately \$28,000. Staff recommends selection of this proposal.

Total cost for the Folsom Boulevard Murals and recommended Lincoln Village Art Installation is \$77,431. Costs will vary depending on the final installation details and therefore, staff requests that Council authorize the City Manager to negotiate the final price and installation details with the artists.

### **FISCAL IMPACT**

The work is budgeted through \$20,000 from 15/16 Community Enhancement Funds budgeted with the Folsom Boulevard Fence Restoration Project and \$50,000 from 16/17 Community Enhancement Funds allocated by Council for art projects.

### **ATTACHMENTS**

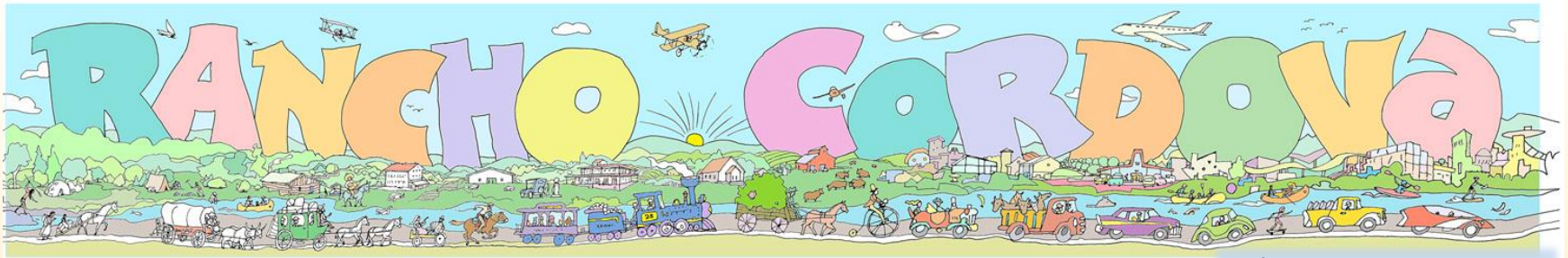
1. Mural proposals by Cathy Rowe and Sid Wellman.
2. Final proposal by Warren Dayton.
3. Lincoln Village Installation proposal by Annette Heacox, Mike Heacox, Anastasia Nelson, and Phil Dynan.
4. Lincoln Village Installation proposal by Sid Wellman, Donine Wellman, and Linda Nunes.
5. PowerPoint Presentation.



# Folsom Boulevard Murals



# Folsom Boulevard Murals



Artist : Warren Dayton



# WINN ELEMENTARY ART CROSSINGS



# WINN ELEMENTARY ART CROSSINGS

ONCE UPON A TIME, THERE WAS A GAGGLE OF FOUR ARTISTS: ANASTASIA & PHIL NELSON-DYNAN AND ANNETTE & MIKE HEACOX.

FEARLESS, THEY DECIDED TO VISIT THE SITE IN RANCHO CORDOVA. THEY OBSERVED PEDESTRIAN AND VEHICULAR TRAFFIC. THEY BRAINSTORMED THEMES, STARTED TO SKETCH IDEAS AND LAUGHED A LOT TOO. ONE HOUR LATER, ANASTASIA, PHIL, ANNETTE AND MIKE HAD AN ACTION PLAN AND IT WAS A GO:

MIX OUR TRAINING AND EXPERTISE IN THE RELATED FIELDS OF STORY TELLING, PHOTOGRAPHY, PAINTINGS, MOSAICS, MURALS, LANDSCAPE ARCHITECTURE AND VIDEOGRAPHY TO CREATE AN UNFORGETTABLE PIECE OF ART NOT ONLY FOR THE SIX MEDIAN ISLANDS (WHERE WE FELT LIMITED) BUT FOR THE DIRT PLANTING AREA NEARBY.

WHAT ABOUT LANDSCAPING AROUND THE SCHOOL SIGN AND ADD A NEW LOW WALL WITH VARYING HEIGHTS NOT EXCEEDING FOUR FEET?

WHAT ABOUT INVOLVING THE SCHOOL IN THE ACTUAL THEME SEARCH AND PARTIAL REALIZATION? WE WOULD HANDLE THE FRONT; THEY COULD EXPRESS THEMSELVES ON THE BACK!

YES! THAT WOULD GIVE AN OTHER DIMENSION TO THE A.M.WINN ELEMENTARY SCHOOL, OFFER US A REAL CHANCE TO EXPRESS OURSELVES ON A SIZABLE CANVAS AND IT WOULD HELP TO IDENTIFY RANCHO CORDOVA AS AN ARTFUL COMMUNITY!

## WHAT SAY YOU?

WE KNOW WE ARE THINKING OUTSIDE YOUR GIVEN BOX BUT THAT'S WHAT ARTISTS DO!

WE CAN MAKE IT HAPPEN IF YOU GIVE US THE APPROPRIATE FUNDS AND TIME NEEDED TO ACCOMPLISH OUR ENDEAVOR: THREE MONTHS WITH A STARTING DATE OF JANUARY 9TH 2017 AND A COMPLETION DATE, WEATHER PERMITTING, OF MARCH 31ST.

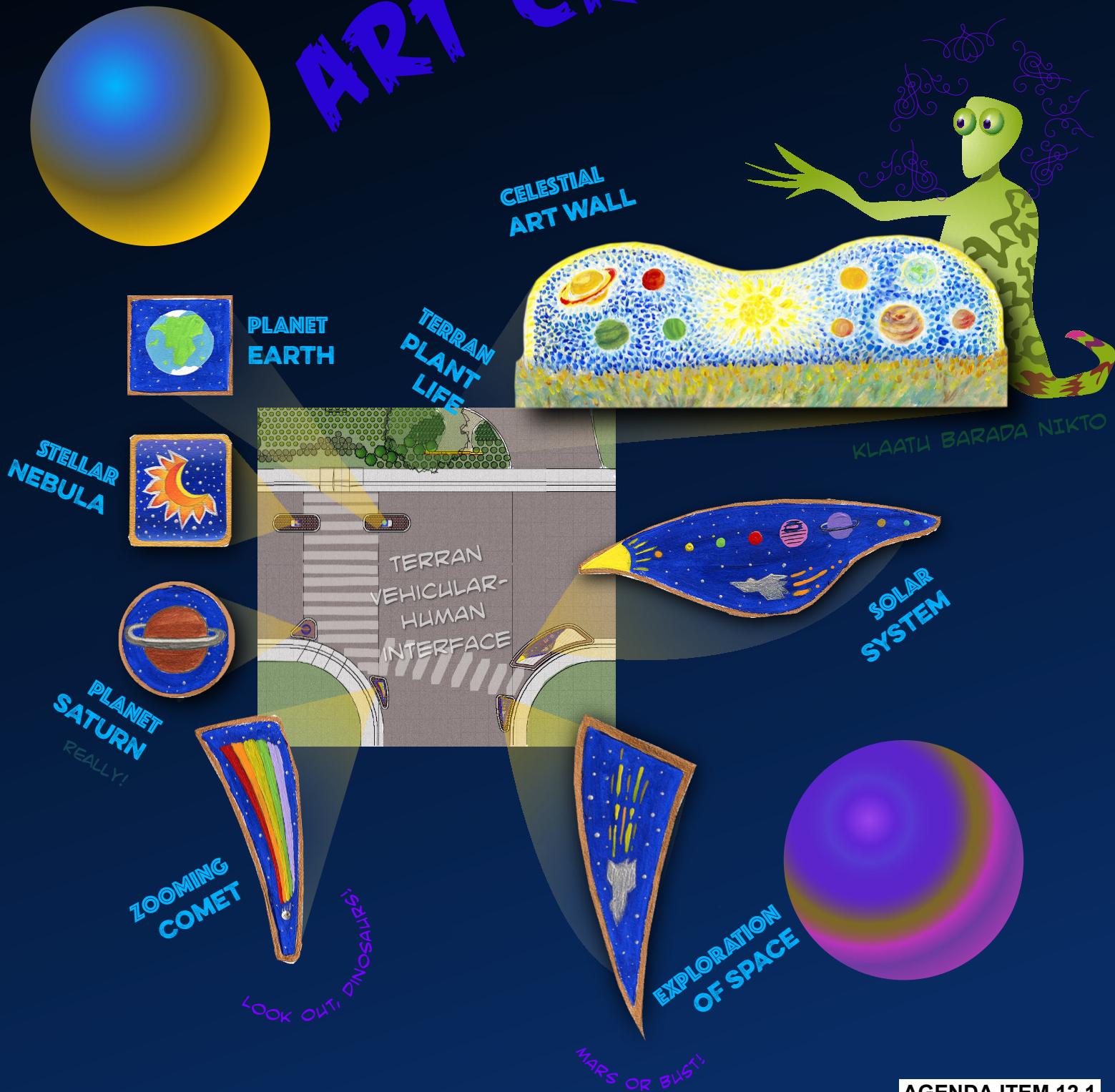
MATERIALS WILL INCLUDE BUT ARE NOT LIMITED TO: STONE, CERAMIC TILES, MOSAIC AND MURAL PAINT, RECYCLED METAL AND MIRROR TO DRESS UP THE WALL. THE WALL WILL NEED ADEQUATE FOUNDATION, CONCRETE BLOCKS, MORTAR AND REBAR. WALL MOSAIC AND LIMITED TOUCH OF MOSAIC IN EACH OF THE SIX MEDIAN ISLANDS WILL REQUIRE THIN SET AND GROUT. THE REMAINING SURFACES OF EACH ISLAND WILL RECEIVE A SIMPLE TREATMENT OF CONCRETE INTERLOCKING PAVERS OR STONE.

PLANT PALETTE WILL INCLUDE CALIFORNIA NATIVES AND OTHER CALIFORNIA ADAPTED PLANTS ON A LIMITED DRIP IRRIGATION SYSTEM. REMOVAL OF DEAD BRUSHES AND TREES WITH SOIL AMENDMENTS WILL ENSURE SUCCESS OF THE INSTALLATION.





# WINN ELEMENTARY ART CROSSINGS



# WINN ELEMENTARY ART CROSSINGS



## ROUGHLY ESTIMATED COST OF WORK:

REMOVAL: \$2,000

WALL: \$15,000

PLANTS, SOIL AND IRRIGATION: \$10,000

INSURANCES: \$10,000

ART MATERIALS: \$2,000

TIME: \$16,000 (4 PEOPLE AT \$50 FOR 80 HOURS OR TWO WEEKS)

**TOTAL: \$55,000 (FIFTY-FIVE THOUSAND DOLLARS)**



LATINUM!



KWATLOOS!



# PORTFOLIO

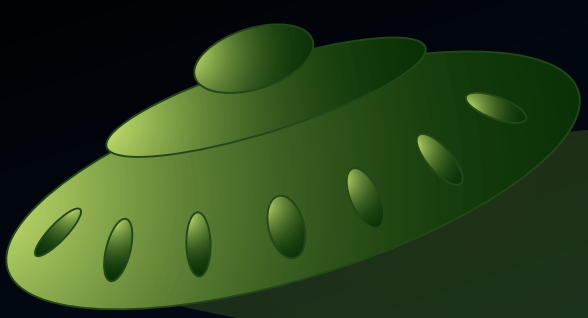
**ANASTASIA + PHIL**  
**30' MURAL, RED BLUFF**



**ANNETTE + MIKE**  
**MOSAIC DEVICE**  
**4 X 8 X 4 + 1.5 X (6X2)**  
**SACRAMENTO**



# THE TEAM



ANASTASIA NELSON  
PHIL DYNAN  
(530) 529-1332  
PHILDYNAN@HOTMAIL.COM

ANNETTE HEACOX  
MIKE HEACOX  
(916) 972-1809  
MIKEZOTS@GMAIL.COM





# ANASTASIA NELSON

At three I colored an entire long wall of the school my parents taught at with prickly pear cactus fruit for my painting tools. All eighty feet and as high as I could reach. And I earned an amusing nick name.

At six I was enrolled in a private school for the artistically obsessed.

I learned languages, played in an orchestra and learned to write in color.

We also learned to collaborate with others in woodworking and other construction projects.

My brother and friends disassembled the gardeners bike and reassembled it in an awkward location.

He went to a public school and I soon followed to experience a different variety of greener grass.

I came to appreciate both types of schooling and how to earn extra art classes during lunch time.

As a result I became a dedicated art student and an excellent reader, winning the Royal Reader contest.

I found a way to link my love of art and help me understand many other subject using the art as the glue of understanding life.

Art inspires me to tackle tough challenges and I enjoy helping others feel inspired through my art.

In high school I won contests such as My California Home and was exhibited in the Crocker Art Museum.

I began doing custom paintings for people who wished to evoke a particular emotional memory.

As an avid animal person I went on to Pre Veterinary Studies and ended up working in the art department.

Plus I worked for a Veterinarian who encouraged me to paint and come to her any time I felt the need to do veterinary work.

At U. C. Davis, I meet another animal loving artist as obsessively driven to hone and express his talents. We began a painting odyssey together twenty years ago. So now we paint animals. Plus we started a gallery to share it all with the public.

After eight years of collaborative live learning as a gallery we have an eighty foot mural composed of many happy animals we call the animal prescription.

And today people pose with the animals, laugh and come together in inspiration to interact with the mural and each other.

So, to me, to be part of a community project that will impact many lives is a special opportunity. I enjoy collaborating with everyone, including the viewers to make a daily ripple of good echo in exploration of our infinite universe.

The inspiration to share a flash of hope in the art of the medians helps me through the inevitable challenges of doing a public installation and forge forward with a focused plan of action for selection.

# MIKE HEACOX

I was born in Los Angeles California, as a fourth generation of Californians!

I remember going to my father's office to watch him work as a graphic artist.

At 12 years old, I won my first cartoon competition, or got sent to the principal for excessive doodling. Whatever. It was still art, wasn't it?

Art feels right, although play still feels better. My father discourages me to pursue an artistic career.

I keep enjoying art as an undeclared major. Later, I nearly graduate with a masters in fine arts.

At 22, I study environmental studies: natural science illustration / architecture / biology at UC Santa Cruz. I graduate.

In 1986, no one knows about environmental studies. Environmental law doesn't appeal to me.

I start a master in landscape architecture at Cal Poly Pomona where I meet Annette.

Computers fascinate me. Technical skills in USA and France combined with art give me jobs.

Really learn to speak French.

I paint and draw on the side enjoying occasional novel writing starts that never finish.

At 39, Annette and I create our landscape architecture firm: Luciole design Inc. in Sacramento.

Landscape architecture is not only about beautifying spaces but also about our environment.

I believe in native plants and safe water use, attracting wildlife to suburban gardens, artistically.

I enjoy public speaking as a chance to educate others about right practices in landscapes.

Almost get an AA in Culinary Arts at ARC.

I believe my enthusiasm is perceptible through my work, paintings and gardens. Or in this document?

Now you know all about me... or do you?





# ANNETTE HEACOX

I don't remember when I started to paint and draw.

I was born in France and don't have formal training in painting.

At 11 years old my Granpa gives me my first watercolor box and I still use it.

Art is my vocation. My father already sees the starving artist in me!  
Danger...

At 15, my first love takes me in the realm of art and I share his passion.  
More danger!

Between 20 and 24, art predominates via my training in landscape architecture in Paris.

At 25 I leave France for California. I meet Mike artist and future landscape architect.

Illustrations and renderings give me my first job in landscape architecture.

Later in USA and France artistic skills secure more jobs. I paint and draw on the side.

At 36, Mike and I establish our landscape architecture firm: Luciole design Inc. in Sacramento.

At 40 I organize with my peers the firsts landscape architects art show Downtown.

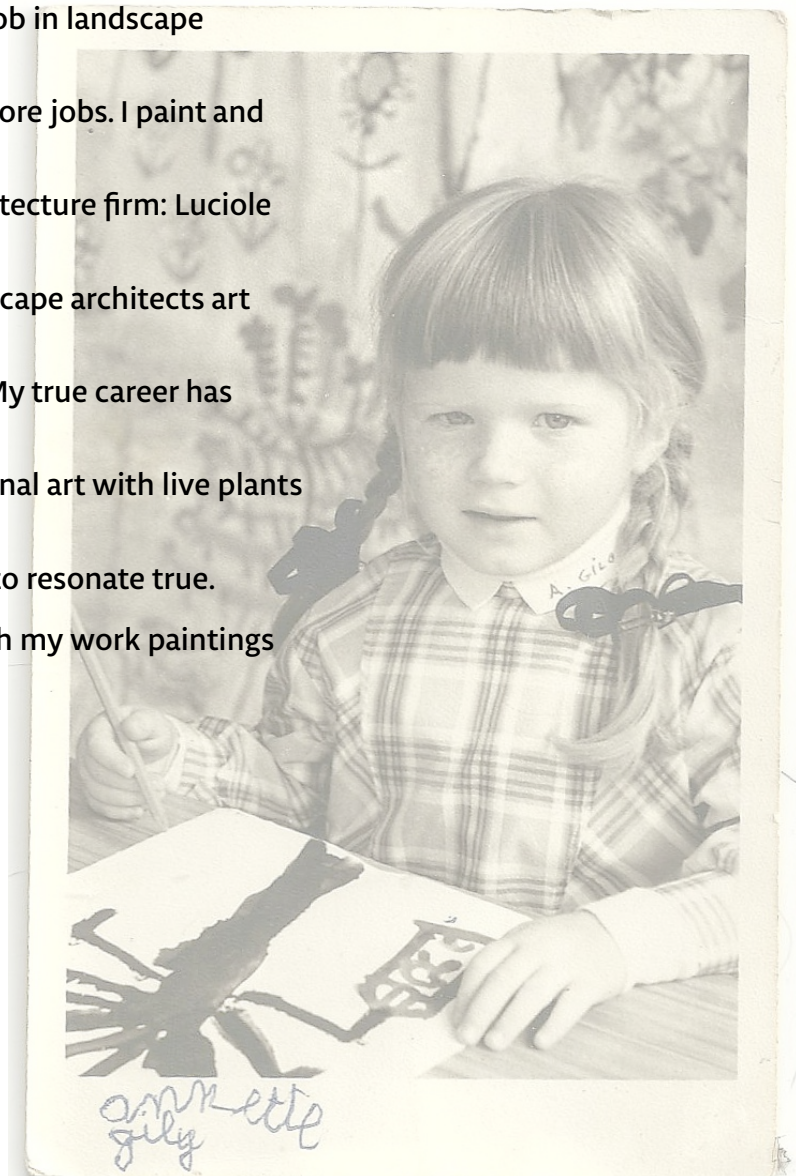
At 46 my paintings are exhibited in a gallery. My true career has started!

Landscape architecture allows three dimensional art with live plants and creative spaces.

Art is like a dance; a music quickly composed to resonate true.

I believe my enthusiasm is perceptible through my work paintings and gardens included.

Please discover for yourself! Thank you.



## PHIL DYNAN

Prior to my birth, my life direction is pre-determined by the meeting of my parents at Hallmark, where my mother is an artist and my father is a printer.

At seven-years-old I have my first art piece published, a magazine cover. My original drawing is re-worked by a professional artist, but I get credit. I am hooked as an artist.

At twelve I win a city-wide chess championship in five moves. My parents tell me it was embarrassing to see me win so easily. They suggest I stick to art for the time being.

At seventeen I join the army and volunteer to fight in Vietnam. The Army responds accordingly and sends me to North Africa to work as a "known-agent" at the palace of Haile Selassie. It is in Ethiopia that I develop my sense of colour that will define my work as an artist.

After my service, I live in London, working by day for the British government, and by night, painting. On weekends I sell my art at antique markets. Everything I paint sells.

My grandmother dies and leaves me a very small trust fund and it is her wish that I go to college. I graduate from Western Illinois University with degrees in English and Political Science. (I had started with a major in Art, but my parents put a hold on my trust fund until I agree to change my major.)

During my final year of University my academic advisor arranges an exhibit of my work. I put 24 pieces into the show and all 24 sell. I should have majored in art?

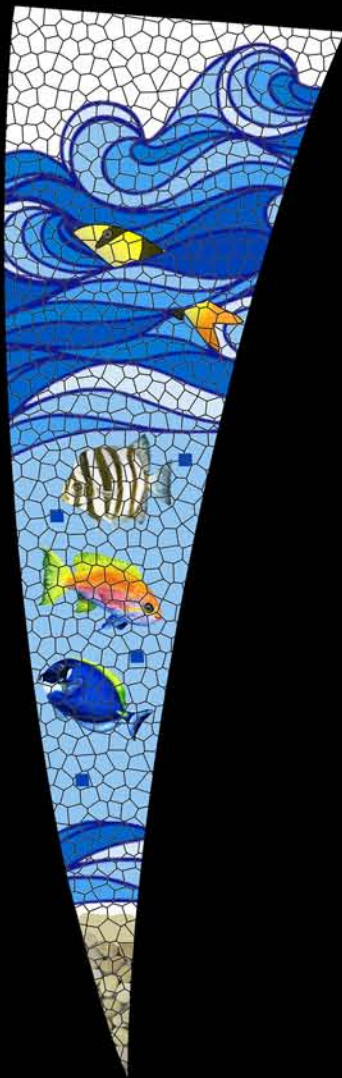
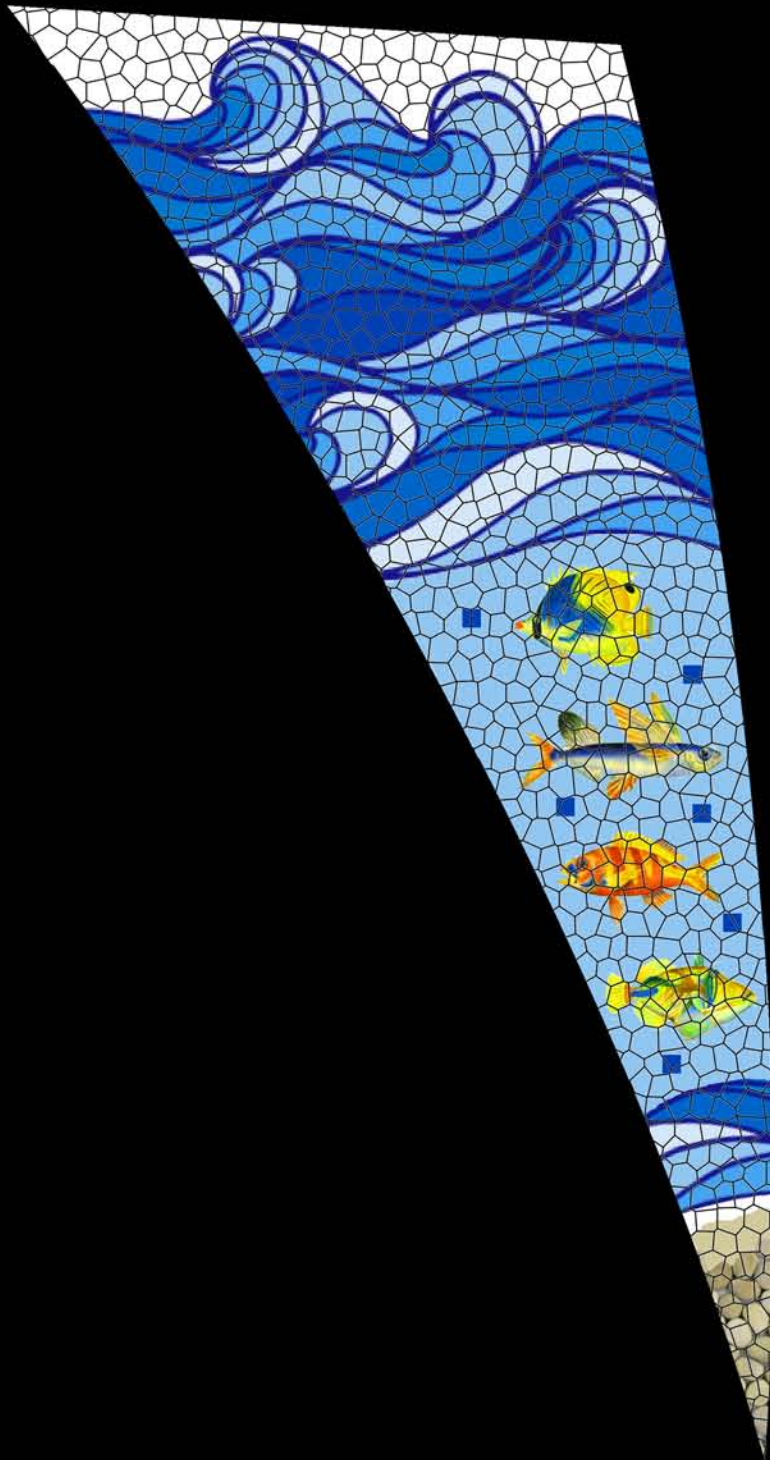
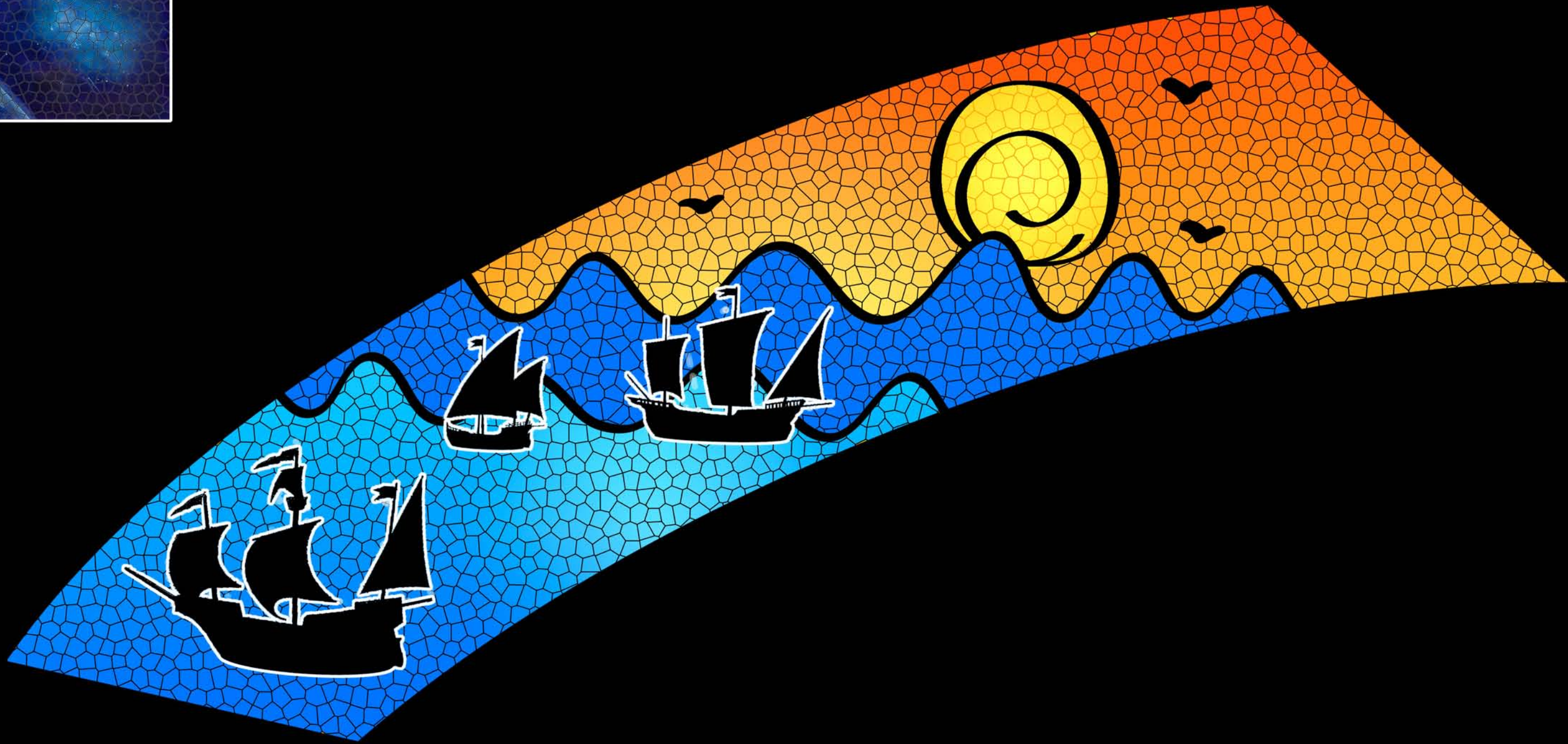
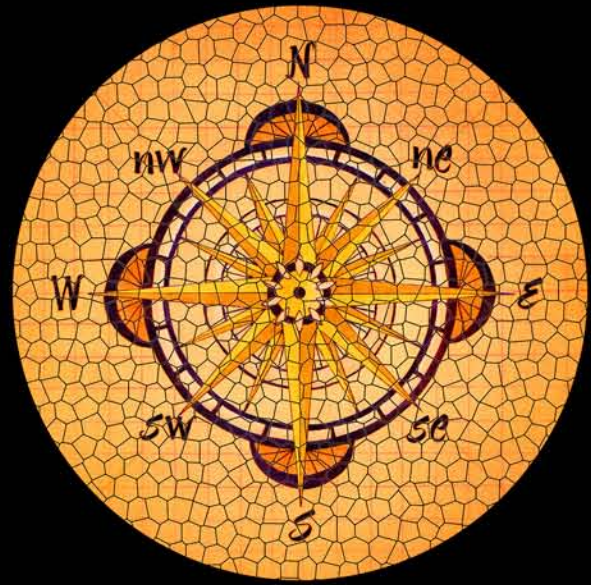
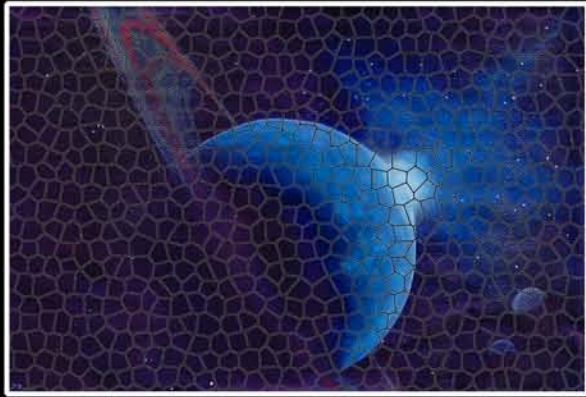
After graduating I take a job in Vancouver, British Columbia, as Art Director for a publishing company. It will be the last job I ever apply for. It lasts one year.

I have spent the remainder of my life painting and writing. My work is included in corporate collections, private collections and is published as Art Prints and other products by seven publishers and distributed in 79 countries.

The most common reaction to my work is that "it makes (the viewer) happy." The work has been featured on Sacramento TV Channels 3, 10 and 6; and in Sacramento Magazine.







ARTIST TEAM:  
SID WELLMAN  
DONINE WELLMAN  
LINDA NUNES



## Median Art Installation Proposal

The Median Art project will consist of six mosaics, depicting images of Astronomy, Oceanography, and Exploration.

The project will be created by three local Rancho Cordova artists: Sid Wellman, Donine Wellman, and Linda Nunes.

The mosaics will consist of hand cut and manufactured pieces of colored tile or glass, set in mortar and finished with grout.

The mosaics will be prepared off site and installed when location is ready.

Tile is resistant to:

- Extreme Climates (will not crack)
- UV-Rays (will not to fade)
- Graffiti (can be removed)
- Scratching (does not scratch)
- Wear (suitable for high traffic areas)
- Chemicals (will not harm surface)

All work should be completed in approximately 90 days with weather permitting. The total cost for all time, materials, installation and equipment is \$18,720.00 not including insurance or permits if required.

Thank you for your consideration,  
Sid Wellman, Donine Wellman, and Linda Nunes

**Contact info: Sid Wellman • [sid@wellmanart.com](mailto:sid@wellmanart.com) • (916) 222-7495**



# SID WELLMAN

10501 Croetto Way, Apt. 46 • Rancho Cordova, CA 95670 • (916) 222-7495 • [sid@wellmanart.com](mailto:sid@wellmanart.com)

[www.wellmanart.com](http://www.wellmanart.com)

Sid Wellman is an American Pop and Abstract artist. Wellman is known for his bright colors, bold graphics, whimsical and iconic style. He has received numerous awards and commissions for art in public places and has been reviewed in magazines and interviewed on TV. Wellman began showing fine art in the early 90s and continues to this day.

Wellman graduated from Rio Americano High School where he studied art with Instructor Maris (Chirone) Soule. He then attended American River College majoring in art and music and then Sacramento City College where he studied Art History and Gallery Curating with Professor Darrell Forney.

His career spans over four decades, starting his first business in 1970 creating custom cars, motorcycles, race cars, and boats. In 1982, he began working as a Graphic Artist and later started his own Graphic Design and Printing business in 1994 with his wife Donine, who is also an artist.

## EDUCATION

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| 1998-1999 | SACRAMENTO CITY COLLEGE, Sacramento, CA<br>Art History and Gallery Curating |
| 1967-1968 | AMERICAN RIVER COLLEGE, Sacramento, CA<br>Majoring in Art and Music         |
| 1963-1967 | RIO AMERICANO HIGH SCHOOL, Sacramento, CA<br>Graduated                      |

## ART IN PUBLIC PLACES

|      |                                                                                                                                                                                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2016 | Hot Italian and Davis Arts Center<br>"Art of the Helmet"                                                                                                                            |
| 2015 | City of Woodland and YoloArts<br>Utility Voltage Box (Woodland Public Library)<br><br>Arts Alive Ingleside SOMArts and San Francisco Arts Commission<br>Art Banners on Ocean Avenue |
| 2014 | Hot Italian and Friends of the Arts Commission SMAC<br>"Art of the Ball" Sacramento, CA                                                                                             |
| 2002 | Two commissions from the city of Elk Grove "Elk on Parade"<br>A third Elk commission was offered                                                                                    |

## EXHIBITIONS

- 2016 Gallery 625 (Group Invitation) "Outside the Box" Woodland, CA  
 Davis Arts Center (Invitation) "3-4-6 June Pop-Up" Davis, CA  
 Rancho Cordova City Hall (Group-Juried by Sandy Lindblad) "CRITTERS" Rancho Cordova, CA  
 Rancho Cordova City Hall (Group-Juried by Tracy Lewis) "Unreal & Imagined" Rancho Cordova, CA
- 2015 Holiday Pop Up Art Gallery (Group Invitation) Rancho Cordova, CA  
 Rancho Cordova City Hall (Group-Juried) "The Fall Show" Rancho Cordova, CA  
 Blue Line Arts (Group-Juried by Tony Natsoulas) "5th Annual Plates & Totems" Roseville, CA  
 ACAI Gallery & Studios (Invitation) "Black & White Show" Fair Oaks, CA  
 Rancho Cordova City Hall (Group-Juried) "Elements" Rancho Cordova, CA  
 Vacaville Art Gallery (Group) "38th Juried Art Show" (Second place Mixed Media)  
 Rancho Cordova iFest (Invitation)  
 Concert Bands National Convention (Invitation) "Oh! Mr. Sousa" Rancho Cordova, CA  
 ARTHOUSE Gallery & Studios (Duo) "Popstractions" Sacramento, CA  
 Rancho Cordova City Hall (Group) "Na•tur•ology: The Nature Show"  
 Mama Kim Cooks Restaurant (Duo) "Graffiti Pop" Sacramento, CA
- 2014 Holiday Art Gallery (Group) Rancho Cordova, CA  
 Rancho Cordova City Hall (Group) "It's a Wrap"  
 Old Sugar Mill (Tent Fair) "Delta Wine & Art Fair" Clarksburg, CA  
 American River Brewery Company (Group) "Brushes and Brews II" Rancho Cordova, CA  
 TEMP Sacramento Temporary Contemporary Gallery (Group) "Animal Attraction 2.0"  
 Rancho Cordova City Hall (Group-Juried by Tony Natsoulas) "Upcycle - The Encore Presentation"  
 Hot Italian / Friends of the Arts Commission (Commission) "Art of the Ball" Sacramento, CA  
 River City Concert Band Presents (Invitation) "Those Were the Days!" Rancho Cordova, CA  
 Rancho Cordova iFest (Invitation)  
 Rancho Cordova City Hall (Juried) "All Mixed Up"  
 TEMP Sacramento Temporary Contemporary Gallery (Duo) "Popstracts"
- 2013 Adamson Gallery (Group) "Down the Rabbit Hole" Sacramento, CA  
 Rancho Murieta Equestrian Center (Tent Fair) Rancho Murieta, CA  
 Rancho Cordova City Hall (Juried) "UP"  
 TEMP Sacramento Temporary Contemporary Gallery (Group) "Make Your Own Kind of Music"
- 2012 Adamson Gallery "Barks for Art" Sacramento, CA
- 2011 Skinner Howard Contemporary Art Gallery (Group) "Dog & Cat Show" Sacramento, CA
- 2009 Skinner Howard Contemporary Art Gallery (Group) "Dog & Cat Show" Sacramento, CA
- 2002 Elk on Parade (Two Commissions) Elk Grove Community Art Project, Elk Grove, CA



- 1994 - 1998    Gregory Kondos Gallery (Group) Sacramento City College  
 Phoenix Shows for Uptown Arts (Group) Sacramento, CA  
 Old Sacramento Waterfront Artfest (Honorable Mention—Tent Fair)  
 Gallery 92 (Juried) Half Moon Bay, CA  
 Art on the River (Second Place—Two Dimensional, Tent Fair) Sacramento, CA  
 Excentrique Gallery (Group) “Dog & Cat Show” Sacramento, CA  
 Sleep Train TV Commercial, Sacramento, CA

## BIBLIOGRAPHY

### Press Articles

- 2016            Daily Democrat (Newspaper)  
                   Sacramento Magazine (Announcement)
- 2015            Sacramento Magazine (Announcement)  
                   Inside Magazine (Announcement)
- 2014            Sactown Magazine  
                   Sixteen Sixteen Magazine — March / November  
                   The Sacramento Bee
- 2002            The Sacramento Bee

### TV / Interviews

- 2015            Good Day Sacramento
- 2014            Good Day Sacramento  
                   Temp Talk, Sacramento Temporary Contemporary Gallery
- 2002            Good Day Sacramento
- 1996            Sleep Train TV Commercial

### Video Catalog

- 2014            Sacramento Temporary Contemporary Gallery—March  
                   Sacramento Temporary Contemporary Gallery—August / December

## CURATORIAL PROJECTS

- 2015            ARTHOUSE - February
- 2014            Mama Kim Cooks Restaurant - November

## REFERENCES

- Rebecca Garrison**    Sacramento Contemporary Gallery    Rebecca@50corridor.com    (916) 852-7409
- Linda Nunes**    Curator, Artist    michael\_nunes@sbcglobal.net    <http://www.LNunesArt.com>
- Carol Brewer**    Blue Moon Gallery    bluemoongallery.sacto@gmail.com    <http://acaistudios.com>
- Pamela Skinner**    Owner, Skinner Howard Gallery    info@skinnerhowardart.com    (916) 501-8600

# SID WELLMAN

10501 Croetto Way, Apt. 46 • Rancho Cordova, CA 95670 • (916) 222-7495 • [sid@wellmanart.com](mailto:sid@wellmanart.com)

[www.wellmanart.com](http://www.wellmanart.com)

I'm a professional, visual, working artist exhibiting in the Sacramento and Bay Area. I have received multiple commissions and awards for Art in Public Places and Mixed Media. I have had multiple articles in newspapers, magazines and TV interviews and related videos.

My work consists of whimsical iconic bold graphics, high-contrast Pop Art, 'Cartoonish to Abstracts.'

My work is a combination of paintings and cut-outs that are a mixture of pop and abstract art styles which seem to always be merging together. My work is more about the construction, not so much of fine brush strokes but the lack of them. I brush, roll, spray, splatter and stamp my art using acrylics, glazes, textures, image transfer and collage on canvas, panel, metal and board. My art has always been about the color almost to an obsession. I crave it! I love big bold blasts of color, large drips, and splatters. I use bold black outlines to keep it all organized and to add contrast—it has to have contrast! I grew up aspiring to be a cartoonist which gives my work a whimsical feel. My inspiration comes from everywhere. I have been influenced greatly by Andy Warhol, Jackson Pollock, Roy Lichtenstein and Jean-Michel Basquiat, to name a few.

My art is fun and uplifting and I hope that it brings people joy and a smile to their face.

My past experience covers office management, planning and purchasing, budgeting and meeting strict schedules and deadlines. I have been crew chief for as many as 15 workers, and also worked with city leaders, and city or county inspectors on numerous occasions. I have a total of 40 plus years experience in fabrication, manufacturing, construction and Graphic Design. I feel that my past experiences with building homes, designing and building motorcycles and cars, and manufacturing boats, owning a Graphic Arts business, and my Fine Art and commissions for public art, more than qualifies me for a project of this caliber. I am truly excited for an opportunity to work on this public art project.



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- #1 **“California Dreamin’”**  
 Enamel on Metal Utility Box  
 67”x 36”x24”  
 2016  
 \$1,000  
*This was a commission for art in public places  
 by the City of Woodland and Yolo Arts.*



- #2 **“Blaz”**  
 Automotive Paint on Fiberglass  
 9’x 9’x4.5’  
 2004  
 \$1,500  
*This was a commission by the City of Elk Grove  
 and a tribute to Firefighters.*



- #3 **“Sport’n Braces”**  
 Automotive Paint on Fiberglass  
 9’x 9’x4.5’  
 2004  
 \$1,500  
*This was a commission by the City of Elk Grove  
 and a tribute Orthodontics and sports.*



- #4 **“Block Party”**  
 Acrylic on Wood Sculpture  
 66”x16”x5.5”  
 2015  
 No budget  
*Entered into the Plates and Totem Show at  
 Blue Line Gallery, Roseville. Sold.*



- #5 **“Pinball Wizard”**  
 Automotive Paint on Fiberglass  
 Motorcycle  
 1972  
 No budget  
*This was a self-promotion and entered into  
 national auto shows. Featured and on covers of  
 several magazines.*

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- #6 **“Hot Poppies”**  
Acrylic and collage on stretched canvas  
30” x 40”  
2013  
No budget  
*This was a study incorporating acrylic and collage on canvas.*



- #7 **“Serenity”**  
Mixed Media on cut board  
Approx. 48” x 48”  
2015  
No budget  
*This was a study of a pop art version of angel wings.*



- #8 **“Dog Revisited aka Jake”**  
Acrylic on cut board on panel  
30” x 40”  
2015  
No-budget  
*This was a remake of a previous work. Characters and stars were cut out from board and raised on a panel for more definition.*



- #9 **“Lazy Cat”**  
Acrylic on cut board  
41” x 27”  
2011  
No budget  
*Created for a theme show at the Skinner Howard Contemporary Art Gallery's “Dog & Cat Show.” Cut from board with 1/2” dowels as flower stems.*



- #10 **“Hot Sox”**  
Acrylic and collage with hand painted flowers on a 9” (approximate) soccer ball.  
2014  
\$200 budget  
Commissioned by Hot Italian and Friends of the Arts Commission  
*Completed during the 2014 FIFA World Cup to be auctioned off for art education.*



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- #11 **“Man Revisited aka Earl”**  
 Acrylic on cut board on panel  
 30” x 40”  
 2015  
 No budget  
*A remake of a previous work. Characters and stars are cut out from board and raised on panel for more definition.*



- #12 **“Blox”**  
 Mixed Media on wood  
 16”x6”x6”  
 2015  
 No budget  
*This was a group of 4 sculptures for the Art House Solo Show.*



- #13 **“Cat”**  
 Automotive paint on laser-cut steel  
 48” x 26” with 6” base  
 2009  
 No budget  
*Created for theme show at the Skinner Howard Contemporary Art Gallery’s “Dog & Cat Show.”*



- #14 **“Black Bottom Boat”**  
 Acrylic and image transfer on canvas  
 36” x 50”  
 2013  
 No budget  
*This was a study incorporating image transfer on canvas.*



- #15 **“Dog”**  
 Automotive paint on laser-cut steel  
 48” x 24” with 6” base  
 2009  
 No budget  
*Created for theme show at the Skinner Howard Contemporary Art Gallery’s “Dog & Cat Show.”*

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- #16 **“I Had a Mad Hare Playing Chess or Psycho Rabbit—You Choose”**  
 Acrylic on cut board mounted on board  
 24” x 30”  
 2014  
 No budget  
*Created for theme show at the Adamson Gallery, “Down the Rabbit Hole.” Character and stars were cut out of board and mounted on the base for more definition.*



- #17 **“Too Cans”**  
 Acrylic on wood and metal  
 4’x3.5’x10”  
 2016  
 No budget  
*This was a sculpture for the Critters Show at the Rancho Cordova City Hall.*



- #18 **“Fruit Pop”**  
 Acrylic on canvas  
 36”x36”  
 2015  
*This is a mixed media pop still life with texture and image transfer.*



- #19 **“City Lights”**  
 Acrylic on vinyl  
 52”x23”  
 2016  
 \$50  
*This is a commission from Arts Alive Ingleside for a project of 72 banners to line Ocean Ave. in San Francisco. Banners will be auctioned off at SOMA arts.*



# DONINE WELLMAN

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Donine has a passion for all types of art mediums, and for the last three years has been focusing on Mixed Media. In the 70s, she created batiks and macrame as wall hangings and sculptural pieces and won awards in several art fairs. In the 80s and 90s, her career in Graphic Design afforded Donine an avenue for learning digital art. Some recent gallery showings have been at the Adamson Gallery, the Sacramento Temporary Contemporary Gallery, ArtHouse, Hot Italian Restaurant in Sacramento, the Rancho Cordova City Hall, Davis Art Center, ACAI of Carmichael, Blue Line Gallery in Roseville, and Blue Wing Gallery in Woodland, California. She has also shown her art at various art festivals and venues in and around Northern California, and has collectors of her work all over the nation.

Donine loves the creative process of taking a blank canvas or panel and seeing what beauty will emerge. Although she starts with a certain idea in mind, to her joy, the piece usually takes on a life of its own with “happy accidents” along the way. Her influences, and what she likes to portray in her work, come from urban industrial and old world European textures and patinas. Being a Graphic Designer for 20 plus years also has an effect on the balance and composition of her art.

Donine Wellman lives in Rancho Cordova, California, with her husband Sid, who is also an artist.

## EDUCATION

- |           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| 1998-1999 | SACRAMENTO CITY COLLEGE, Sacramento, CA<br>Graphic Communications (Certificate of Achievement) |
| 1968-1969 | AMERICAN RIVER COLLEGE, Sacramento, CA<br>Art and General Ed                                   |
| 1964-1968 | BELLA VISTA HIGH SCHOOL, Orangevale, CA<br>Graduated (mid-term)                                |

## AWARDS

- |      |                                          |
|------|------------------------------------------|
| 2016 | California State Fair (Award of Merit)   |
| 1975 | Sutter Street Art Show (First Place)     |
| 1973 | Town and Country Art Show (Best of Show) |

## COMMISSIONS

- |      |                                                                                                                                                                                              |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2016 | Hot Italian and Davis Arts Center<br>“Art of the Helmet”                                                                                                                                     |
| 2015 | City of Woodland and YoloArts<br>Utility Voltage Box (Woodland Public Library) Assisted<br><br>Arts Alive Ingleside SOMArts and San Francisco Arts Commission<br>Art Banners on Ocean Avenue |
| 2014 | Hot Italian and Friends of the Arts Commission SMAC<br>“Art of the Ball” Sacramento, CA                                                                                                      |
| 2002 | Two commissions from the city of Elk Grove “Elk on Parade”<br>A third Elk commission was offered<br>(Assisted - fabrication and accounting)                                                  |

## EXHIBITIONS

- 2016 Davis Arts Center (Invitation) “3-4-6 June Pop-Up” Davis, CA  
 Rancho Cordova City Hall (Group-Juried by Sandy Lindblad) “CRITTERS” Rancho Cordova, CA  
 Rancho Cordova City Hall (Juried by Tracy Lewis) “Unreal & Imagined” Rancho Cordova, CA
- 2015 Holiday Pop Up Art Gallery (Group Invitation) Rancho Cordova, CA  
 Rancho Cordova City Hall (Group-Juried) “The Fall Show” Rancho Cordova, CA  
 Blue Line Arts (Group juried by Tony Natsoulas) “5th Annual Plates & Totems” Roseville, CA  
 ACAI Gallery & Studios (Invitation) “Black & White Show” Fair Oaks, CA  
 Rancho Cordova City Hall (Group-Juried) “Elements” Rancho Cordova, CA  
 Rancho Cordova iFest (Invitation)  
 Concert Bands National Convention (Invitation) “Oh! Mr. Sousa” Rancho Cordova, CA  
 ARTHOUSE Gallery & Studios (Duo) “Popstractions” Sacramento, CA  
 Rancho Cordova City Hall (Group) “Na•tur•ology: The Nature Show”  
 Mama Kim Cooks Restaurant (Duo) “Graffiti Pop” Sacramento, CA
- 2014 Holiday Art Gallery (Group) Rancho Cordova, CA  
 Rancho Cordova City Hall (Group) “It’s a Wrap”  
 Davis Arts Center (Juried) “Sheltered” Davis, CA  
 Old Sugar Mill (Tent Fair) “Delta Wine & Art Fair” Clarksburg, CA  
 American River Brewery Company (Group/Juried) “Brushes and Brews II” Rancho Cordova, CA  
 TEMP Sacramento Temporary Contemporary Gallery (Group/Juried) “Animal Attraction 2.0”  
 Rancho Cordova City Hall (Group/Juried by Tony Natsoulas) “Upcycle - The Encore Presentation”  
 Hot Italian / Friends of the Arts Commission (Commission) “Art of the Ball” Sacramento, CA  
 River City Concert Band Presents (Invitation) “Those Were the Days!” Rancho Cordova, CA  
 Rancho Cordova iFest (Invitation)  
 Rancho Cordova City Hall (Juried) “All Mixed Up”  
 TEMP Sacramento Temporary Contemporary Gallery (Duo) “Popstracts”
- 2013 Adamson Gallery (Group) “Down the Rabbit Hole” Sacramento, CA  
 Rancho Murieta Equestrian Center (Tent Fair) Rancho Murieta, CA  
 Rancho Cordova City Hall (Juried) “UP”



- 2012 Adamson Gallery “Barks for Art” Sacramento, CA
- 2002 Elk on Parade (Two Commissions) Elk Grove Community Art Project, Elk Grove, CA (Assisted)
- 1974 Town and Country Art Show
- 1973 Sutter Street Art Show (First Place)
- 1973 Town and Country Art Show (Best of Show)

## BIBLIOGRAPHY

### Press Articles

- 2015 Sacramento Magazine (Announcement)  
Inside Magazine (Announcement)
- 2014 Sactown Magazine  
Sixteen Sixteen Magazine — March / November  
The Sacramento Bee
- 2002 The Sacramento Bee

### TV / Interviews

- 2014 Good Day Sacramento  
Temp Talk, Sacramento Temporary Contemporary Gallery
- 2002 Good Day Sacramento

### Video Catalog

- 2014 Sacramento Temporary Contemporary Gallery—March  
Sacramento Temporary Contemporary Gallery—August / December

## CURATORIAL PROJECTS

- 2015 ARTHOUSE - February
- 2014 Mama Kim Cooks Restaurant - November

# DONINE WELLMAN

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## ARTIST STATEMENT

I have a passion for all types of art mediums. In the 70s, I created batiks and macrame as wall hangings and sculptural pieces and received Best of Show at the Town and Country Art Show and first place at the Sutter Street Art Show. In the 80s and 90s, my career in Graphic Design afforded me an avenue for learning digital art. My creative focus now is with Mixed Media and learning new and different techniques. Some recent gallery showings have been at the Adamson Gallery, the Sacramento Temporary Contemporary Gallery, ArtHouse, Hot Italian Restaurant in Sacramento, California, and the Rancho Cordova City Hall, Davis Art Center, ACAI of Carmichael, Blue Line Gallery in Roseville, and Blue Wing Gallery in Woodland, California. I've also shown my art at various art festivals and venues in and around Northern California.

I love the creative process of taking a blank canvas or panel and seeing what beauty will emerge. Although I start with a certain idea in mind, to my joy, the piece usually takes on a life of its own with “happy accidents” along the way.

My influences, and what I like to portray in my work, come from urban industrial and old world European textures and patinas. Being a graphic designer for 20 plus years also has an effect on the balance and composition of my art.

My hope is that my work, with its old world textures, graphic elements, and peaceful palates, inspires others and brings life and beauty to personal living surroundings and professional spaces as well.

My experience covers owning my own Graphic Design business for more than twenty years, which includes organizational skills and functions such as budgeting, meeting strict schedules and deadlines, accounting, customer relations and working with various city leaders and business owners. I assisted my husband with an Art in Public Places commission for the City of Woodland and Yolo Arts Utility box project, “Elks on Parade” for the city of Elk Grove with painting, fabrication, and accounting for the projects. I also received a commission for “The Art of the Helmet,” and “The Art of the Ball” for Friends of SMAC, Davis Art Center, and Hot Italian Restaurant—fundraisers for art education. I feel my past experience in the Graphic Design and the printing field and working with different vendors for projects with strict deadlines, and my Fine Art experience for the past four years, qualifies me for a project of this caliber. I would be honored for an opportunity to work on this Art in Public Places project.



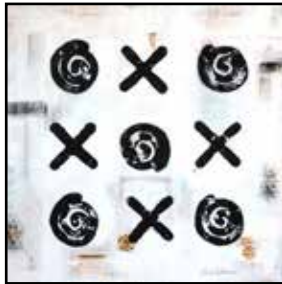
# DONINE WELLMAN

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- #1 **“Create”**  
Mixed Media on stretched canvas  
18” x 36”  
2015  
No budget  
*Acrylic paint, collage and image transfer with gloss varnish*



- #2 **“Ups and Downs”**  
Mixed Media on stretched canvas  
20” x 20”  
2013  
No-budget  
*Tissue paper, white wash glazes, acrylic paint and triple gloss varnish with black sides*



- #3 **“Effervescent”**  
Mixed Media on panel  
14” x 48”  
2014  
No-budget  
*Acrylic paint, collage, and gloss varnish*



- #4 **“Down on the Farm”**  
Mixed Media on stretched canvas  
24” x 30”  
2016  
No-budget  
*Texture, collage, acrylic paint, and gloss varnish*



- #5 **“A Day in PJs”**  
Mixed Media on stretched canvas  
36” x 36”  
2015  
No budget  
*Plaster, collage, acrylic paint and gloss varnish*



- #6 **“Cyclescape”**  
Mixed Media on panel  
24” x 24”  
2014  
No budget  
*Plaster, collage, acrylic paint and gloss varnish*

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#7

## **“Imagine”**

Mixed Media on stretched canvas

11” x 14”

2014

No budget

*Collage, acrylic paint, hydrocol, image transfer, glazes*



#8

## **“Enthusiam (Large)”**

Mixed Media on stretched canvas

30” x 40”

2015

No budget

*Acrylic paint, collage, watercolor, gloss varnish*



#9

## **“Fly”**

Mixed Media on stretched canvas

48” x 36”

2015

No budget

*Acrylic paint, collage, watercolor, gloss varnish*



#10

## **“Chicken Helmet”**

Mixed Media on Bicycle Helmet

2016

\$100

*Wood, acrylic paint, foil, gloss varnish*



**Linda Nunes  
Artist Statement**

I find that I am not a great multi-tasker so I concentrate on those things that give me the most joy (and keep me out of trouble). I find that joy in the coming together of beeswax and other media. I relish in and constantly wait for the next *ooh-ahhhh* moment in my studio where happy accidents meet planned design. Encaustic's most wonderful asset is that it's both sculptural and painterly and I love its willingness to participate in either a two or three dimensional piece of artwork.

I consider myself a dedicated member of the Sacramento art community and an interdisciplinary artist whose addiction is encaustic. Working and sharing the creative process, curating, collaborating with other artists and teaching workshops keeps me busy and off the streets. My work is most often abstract or surreal and may be flecked with representational elements, inspired by topics of faith, current events, recovery or childhood memories.

On a personal note - my studio art degree is from CSU, Sacramento. I live with a wonderful and supportive hubby, and a narcissistic, Jewish-Portuguese cat named Ira Solomon Nunes. I work from my studio in Rancho Cordova. Additional work can be viewed at [www.lnunesart.com](http://www.lnunesart.com)

**What is Encaustic?**

Encaustic is an ancient medium dating back to the first century B.C. where tree resin and bee's wax, in a molten state, were mixed together and applied to a rigid surface. Encaustic articles from this early era were discovered in the late 1800s and the color was believed to be as fresh as when first painted.

Encaustic medium is a moisture proof, durable medium. It does not need to be sealed or placed behind glass. Its luminescence grows more beautiful as time passes. It can be colored using various pigments or other art media. It can be absolutely smooth or textured, used with collage or photography . . . and the list goes on. The surface of this unique medium can be polished to a high gloss.

**EDUCATION**

Graduated 2007, Summa Cum Laude - CSU, Sacramento - Art Studio

**GROUP SHOWS**

2006

- April/May - Witt Gallery, California State University (CSUS), Sacramento, CA

2007

- March - 20<sup>th</sup> Street Art Gallery, Sacramento
- May - Senior Graduate Show - Else Gallery, CSU Sacramento
- September - *Shapes, Plains and Space* - Witt Gallery, CSUS (Work by Linda Nunes and Kyle Larson)
- December - *Ink Show* - Tangent Gallery, Sacramento

2008

- January - *Black & White* - Tangent Gallery, Sacramento
- January - *Winter White* - Blue Moon Gallery, Sacramento
- February - *Power and Passion of Red* - Barton Gallery, Sacramento
- February - July - Doiron Gallery, Sacramento
- June - Blue Moon Gallery, Sacramento (Featured artist)
- October - *CounterPoint Collection* - 20<sup>th</sup> Street Art Gallery, Sacramento
- October - *Works Benefit Show*, Works Gallery, San Jose, CA

2009

- April - *An Intimate Collaboration* - Blue Moon Gallery, Sacramento
- May - *Women Revealed* - Side Show Studios, Sacramento
- September - Phantom Gallery I, Sacramento
- October - Phantom Gallery II, Sacramento

2010

- January - *The Texture Show* - Blue Moon Gallery, Sacramento
- April - *Outside the Box* - Placer Arts Gallery, Auburn, CA

2011

- March/April - The Artisan Gallery, Sacramento
- July - Fe Gallery, Sacramento
- September - *Art Bra IV Show* - 40 Acres Gallery, Sacramento
- September - The Art Studios, Sacramento
- September - Gallery Artisans Tour, Elk Grove

2012

- January/February - String Theory Installation - The Crocker Art Museum, Sacramento
- February - *Light?* - Tangent Gallery, Sacramento
- March - *Animal House* - Sacramento Fine Arts Center, Carmichael, CA
- April - *Outside the Box* - Placer Arts Gallery, Auburn, CA
- May - *Where the Wild Things Are* - Sacramento Fine Arts Center, Carmichael
- May - *Word Up* - Tangent Gallery, Sacramento
- July - *The End* - Tangent Gallery, Sacramento
- September - KVIE Art Auction, Sacramento
- October - *Artful Animals* - Kennedy Art Gallery, Sacramento
- Nov/Dec - Fe Gallery, Sacramento
- December - Dallas Museum of Biblical Art, Dallas, TX

2013

- February/March - Artistic Edge Gallery, Sacramento
- March - *Animal House* - Sacramento Fine Arts Center, Carmichael
- April - Little Relics, Sacramento
- May - *Big Names, Small Art* - Crocker Art Museum, Sacramento
- May - *Art in the Park*, Auburn, CA
- June - *The Female Form* - Artistic Edge Gallery, Sacramento
- August - October - *Waxing Artistic: Encaustic Artwork by the Board of Sierra Wax Artists*, SMUD Gallery, Sacramento
- September - Rancho Murieta Art & Equestrian Show
- October - Featured Artist, Elk Grove Fine Art Center, Elk Grove, CA
- October - *Animal Show*, Artistic Edge Gallery, Sacramento
- November - International Encaustic Artist Show, Santa Fe, NM

2014

- February - *Hot Wax Runs Wild: Encaustic Artwork Show* - Lincoln Art Center, Lincoln, CA (**curator**)
- May - *Big Names, Small Art* - Crocker Art Museum, Sacramento, CA
- August - *Wax On* - Tsao Gallery/Davis Arts Center, Davis, CA (**curator**)
- September - KVIE Art Auction, Sacramento, CA

2015

- March - *The Whole Ball of Wax*, Arthouse, Sacramento, CA (**curator**)
- March - Encaustic Art Institute Grand Opening Celebration, Santa Fe, NM
- April - Lodi Art Center's 55<sup>th</sup> Annual Spring Show, Lodi, CA
- July/Aug - *Slice*, Pence Gallery, Davis, CA
- August - *Magnum Opus XXVI*, Sacramento Fine Arts Center, Sacramento, CA



- November - Pink Mail Art Show, Warehouse Artist Lofts (WAL), Sacramento, CA
- November - *Poetic Form & Disorder*, Sacramento Poetry Center, Sacramento, CA (**curator**)
- November - Artistic Edge Gallery, Sacramento, CA
- November - *Cups*, Kondos Gallery, Sacramento City College, Sacramento, CA
- November - Sac Open Studios Invitational Auction, Verge Center for the Arts, Sacramento, CA
- Nov/Dec - Small Treasures, Elk Grove Fine Arts, Elk Grove, CA
- Dec/Jan - Fe Gallery, Sacramento, CA

## 2016

- January - *Land.Sea.Sky*, Shimo Gallery, Sacramento, CA
- January - *Paint and Wax: Work by Ken Hendrickson and Linda Nunes*, E Street Gallery, Sacramento, CA
- February - *Achy-Breaky Hearts*, E Street Gallery, Sacramento, CA
- March - *Flexible Realities*, ACAI Gallery, Fair Oaks, CA
- March - *Heat*, Sparrow Gallery, Sacramento, CA
- April - *Venting*, Dada Gallery, Sacramento, CA
- June/July - Blue Line Gallery members show, Roseville, CA
- July - Exhibit It, Pence Gallery, Davis, CA
- August - Mother Lode Show, Shakespeare Club, Placerville, CA
- August - Map It Out, Blue Line Gallery, Roseville, CA

## SOLO EXHIBITIONS

- August 2012 - Sacramento Children's Museum, Rancho Cordova, CA
- April 2013 - Barton Gallery, Sacramento, CA
- April 2014 - *En Cera*, Blue Wing Gallery, Woodland, CA
- April-June 2016 - *In Hot Pursuit*, Capital Public Radio, Sacramento, CA

## PUBLIC COLLECTIONS

- City of Rancho Cordova

## ARTICLES AND WORK PUBLISHED

- 2006, *American River Review* (selected "Best in the Nation" by Community College Humanities Association, also received Golden Crown Award from Columbia Scholastic Press Association which judges all university publications)
- 2006, *Los Rios Community College Annual Report*
- 2011, *Grapevine Independent*, July 29 issue
- 2011, *The Sacramento Bee*, July 29 issue
- 2011, *Hidari Maki* magazine, Issue 2 Winter/Spring
- 2012, *Grapevine Independent*, March 2 issue
- 2013, *Sacramento News and Review*, February 7 issue
- 2013, *Arden-Carmichael News*, May 23 issue
- 2013, *The Sacramento Bee*, June 7 issue
- 2014, *The Daily Democrat* (Woodland), March 28 issue
- 2014, *The Auburn Journal*, June 12 issue

## ART RELATED WORK

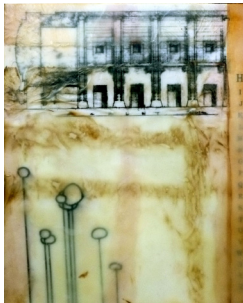
- 2005 - 2010 - Head curator, California State Fair Exhibit Team
- 2010 to July 2015 - Founding member, Rancho Cordova Arts Council
- 2012 to Present - Board member, Sierra Encaustic Artists
- 2012 to Present - Encaustic workshop teacher and demonstrator
- 2012 - March 2015 - Curator, (4 shows per year) Rancho Cordova City Hall Gallery
- July 2014 - Three-Day Encaustic Demonstration, Fine Arts Expo Building, California State Fair
- Nov 2015 - Juror - *Small Works Show & Itty Bitty Mini Show*, Lodi Fine Arts Gallery, Lodi, CA
- 2015 to Present - Member, International Encaustic Artists

# LINDA NUNES

michael\_nunes@sbcglobal.net



- #1 Sunday Field Trip**  
Encaustic and mixed media  
24" x 30"  
\$1500  
From my newest series of work.



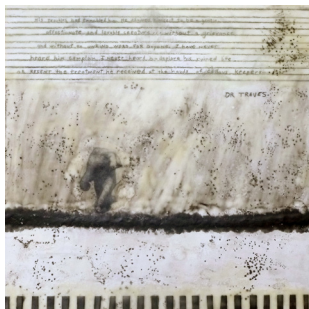
- #2 Building H**  
Encaustic and mixed media  
8" x 10"  
\$200  
From the Dark Matter Series – Sold at Crocker Art Museum



- #3 The Dress**  
Encaustic and mixed media  
18" x 24"  
\$700  
From the Doojiggee Series



- #4 H is for Horse**  
Encaustic and mixed media  
12" x 12"  
\$250  
From the Doojiggee Series – Sold to a collector (8/2016)



- #5 Leaving the Circus**  
Encaustic and mixed media  
20" x 20"  
\$500  
From the Doojiggee Series – Sold to an art collector (3/2016)



# LINDA NUNES



#6

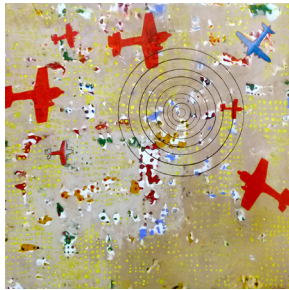
**Big Fish**

Encaustic and mixed media

20" x 24"

\$600

From the Land-Sea-Sky Series – Sold at Shimo Gallery (1/2016)



#7

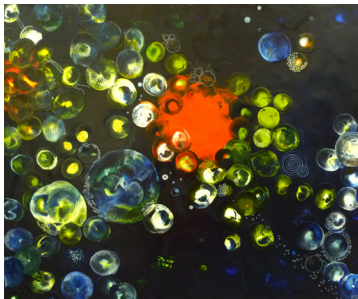
**Planes**

Encaustic and mixed media

24" x 24"

\$600

From the Land-Sea-Sky Series – Sold (9/2016)



#8

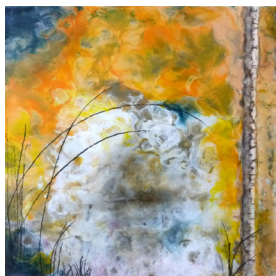
**Bubble Acreage**

Encaustic and mixed media

20" x 24"

\$400

From the Land-Sea-Sky Series – Sold (9/2016)



#9

**Whisper**

Encaustic and mixed media

24" x 24"

\$600

From the Land-Sea-Sky Series – Sold at Shimo Gallery (1/2016)



#10

**Vintage Lady III**

Encaustic and mixed media

5" x 7"

\$150

From the Land-Sea-Sky Series – Sold at Elk Grove Fine Arts (12/2015)

# APPROVAL OF FINAL DESIGN AND LOCATION OF FOLSOM BLVD MURALS, AND SELECTION OF LINCOLN VILLAGE ART INSTALLATION

**Presentation to City Council  
January 17, 2017**



# Background and Current Status

- **August 15, 2016 Council Meeting:**
  - Selected three murals for Folsom Boulevard
  - Requested additional detail on one mural
  - Selected two locations
- **May 16, 2016 Council Meeting:**
  - Council suggestion to include art installation in new bulbouts at Lincoln Village
- **\$80,000 budgeted for art through CEF**
  - \$30,000 budgeted with Fence Replacement Project
  - \$50,000 allocated with 16/17 CEF

# Goals

- **Consider Warren Dayton detailed proposal**
- **Finalize proposed location for three previously selected murals**
- **Select preferred Lincoln Village Art Installation**
- **Approve project expenditure**

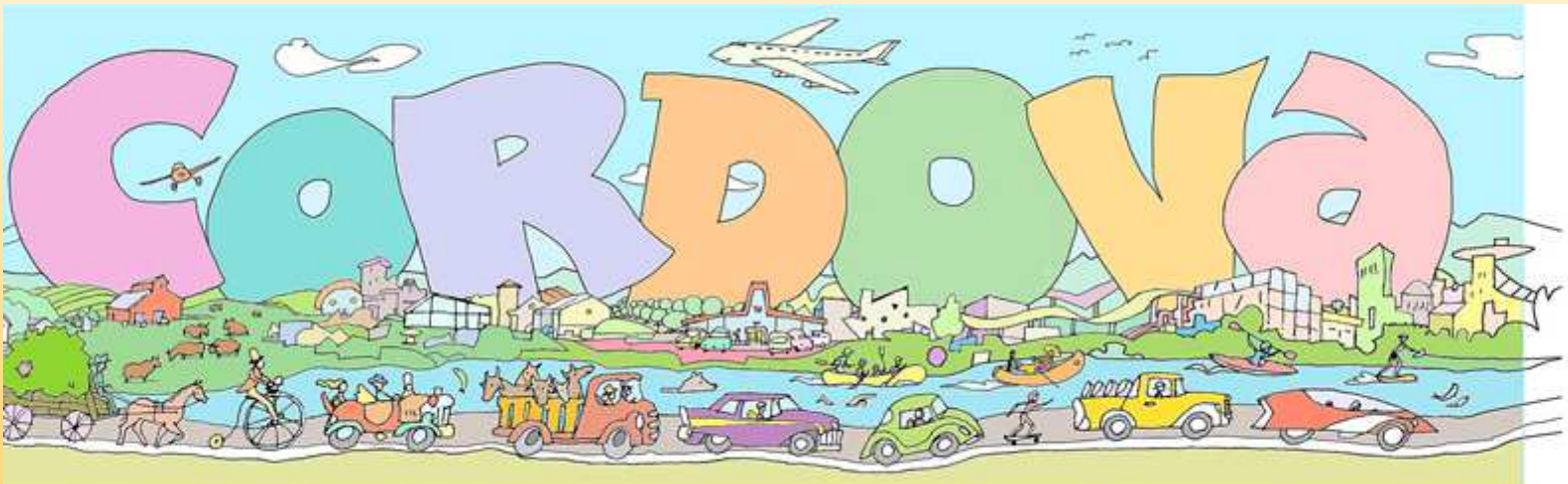


# Previously Selected Murals



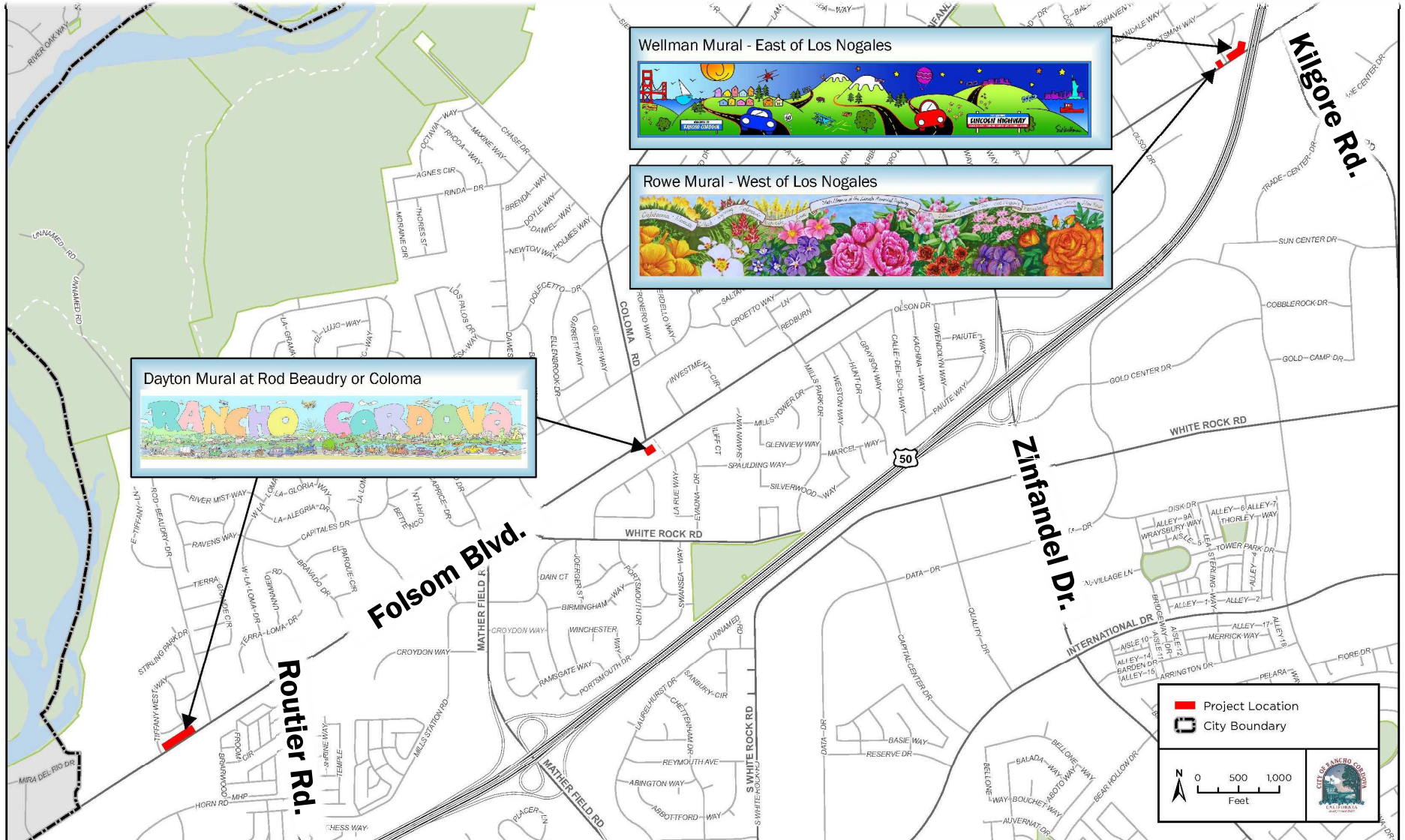


# W. Dayton Proposed Mural





# Proposed Mural Locations



a fresh take.  
**RANCHO CORDOVA**  
CALIFORNIA

aFreshTake.org



# Lincoln Village Art Installation

- Traffic calming project completed fall
- Council suggested to evaluate options for art installation
- Two teams submitted proposals





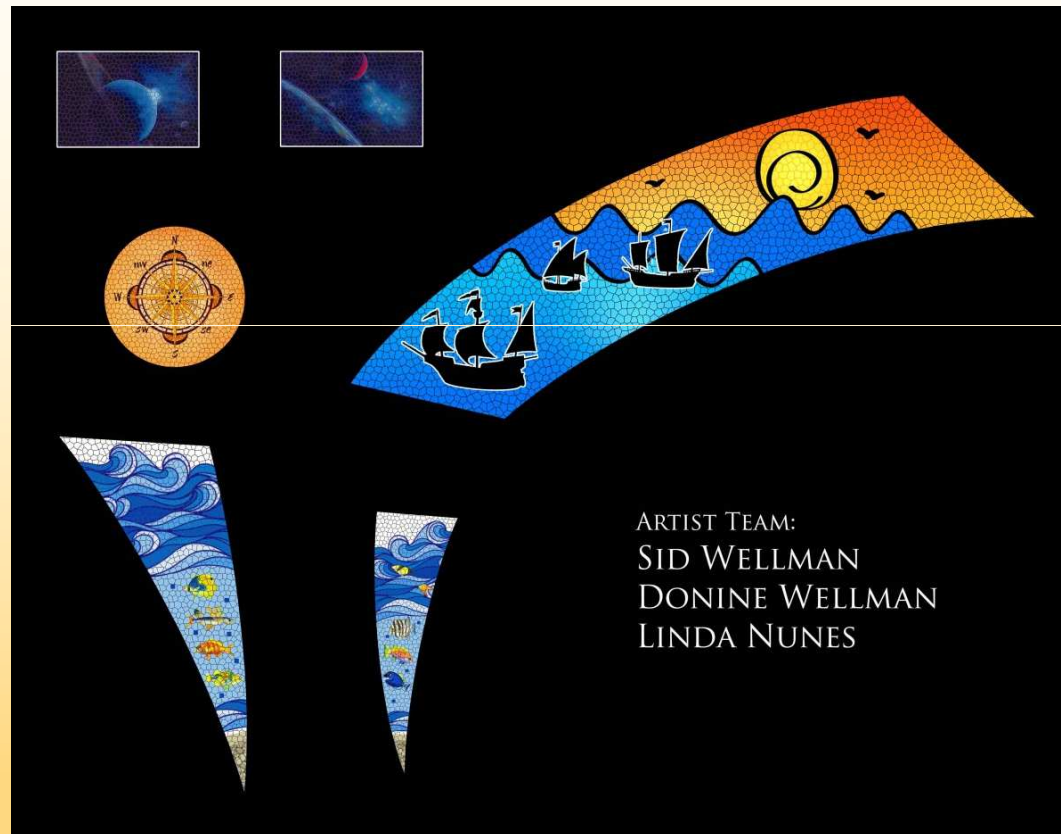
## Annette & Mike Heacox, Anastasia Nelson, Phil Dynan

- Media include ceramic tiles, mosaic and paint
- \$64,000 estimated cost with site prep



## Sid Wellman, Donine Wellman, Linda Nunes

- Media include colored tile or glass
- \$28,000 estimated cost with site prep
- Staff Recommendation





# OTHER CONSIDERATIONS

- Weather
- Vandalism
  - Anti-graffiti coatings
- Options for media
  - Paint
  - Tile
  - Etc.
- Prices will vary depending on final selections

# Summary of Artwork and Cost

| Artwork                                    | Estimated Cost   |
|--------------------------------------------|------------------|
| Cathy Rowe Mural                           | \$ 7,090         |
| Sid Wellman Mural                          | \$ 20,691        |
| Warren Dayton Mural                        | \$ 21,650        |
| Wellman Team<br>Installation, Lincoln Vil. | \$ 28,000        |
|                                            |                  |
| <b>Total Estimated Costs =</b>             | <b>\$ 77,431</b> |
| <b>Total Available Funds =</b>             | <b>\$ 80,000</b> |



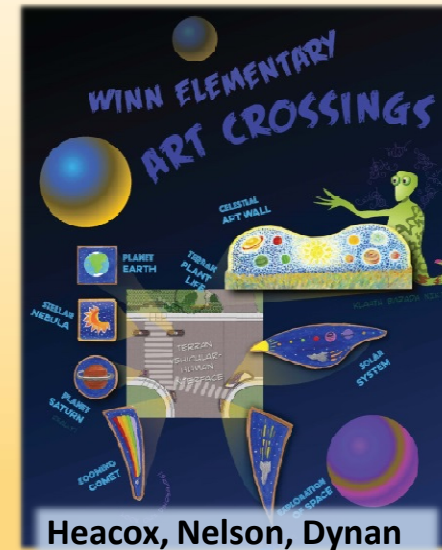
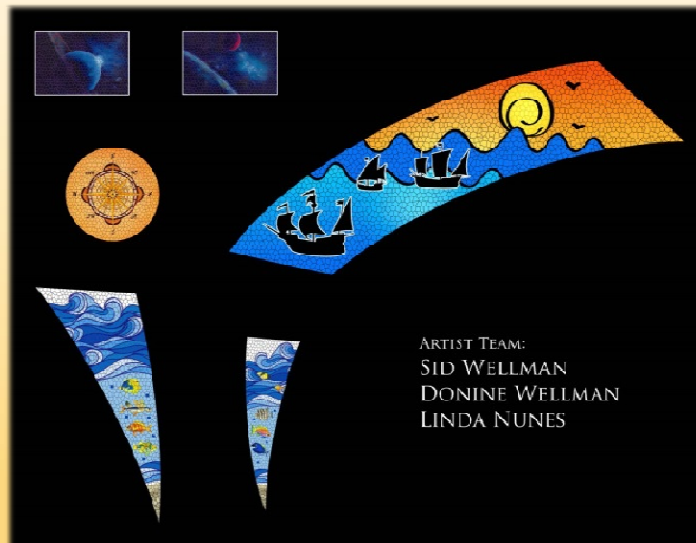
# STAFF RECOMMENDATION

- Approve proposed location of previously selected Folsom Boulevard murals
- Approve the final design of Warren Dayton mural
- Select the preferred proposal for the Lincoln Village Art Installation
  - Staff recommendation: Sid Wellman, Donine Wellman and Linda Nunes proposal
- Authorize the City Manager to negotiate the final installation details and contracts

# Folsom Boulevard Murals



## Lincoln Village Options





## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Honorable Mayor and Council Members

**FROM:** Reed Flory, Manager, Reinvestment & Housing Opportunities Manager and  
Stefan Heisler, Reinvestment Analyst

**SUBJECT: DISCUSSION AND DIRECTION ON HORIZONS AT NEW RANCHO AFFORDABLE SENIOR HOUSING PROJECT CHANGING TO AN AFFORDABLE FAMILY HOUSING PROJECT, CROSSINGS AT WOODBERRY WAY AT 2738 WOODBERRY WAY.**



### **RECOMMENDATION**

Receive report and direct staff on the requested change from an affordable housing project for seniors to one for families.

### **RESULT OF RECOMMENDED ACTION**

If City Council supports the new project, staff will pursue a Design Review Amendment, Zoning Amendment, and an amendment to the Disposition and Development Loan Agreement (DDLA) (or a new DDLA) with Developer Partner UHC in order to submit for Low Income Housing Tax Credits in March of this year, which, if successful, will satisfy funding requirements for the project and allow for construction to start this calendar year.

### **BACKGROUND**

#### ***PROJECT HISTORY***

In 2008 the City of Rancho Cordova and its Redevelopment Agency (active at the time) commenced a comprehensive effort to redevelop the Stagger Inn Redevelopment Project area on Folsom Boulevard. The City solicited Developer interest and found only one interested developer. In 2008, a Memorandum of Understanding (MOU) was signed with Urban Housing Communities (UHC) to prepare projects for the redevelopment of two parcels. The northerly most site was successfully developed as the Crossings at New Rancho. The phase two effort, which is the subject of the current City Council consideration, is the site of the former "Stagger Inn." The redevelopment of this 1.06-acre parcel would complete the proposed redevelopment effort.

Since 2013, the second parcel was proposed to be developed as a 48-unit senior, affordable housing project named the Horizons @ New Rancho. Efforts to accumulate the funding required for this phase have been unsuccessful. After five tax credit applications, three HOME applications and two Cap & Trade applications were all unsuccessful, the Developer and City staff recognize that there are systemic considerations which preclude successful senior applications in areas of modest income and rents unless those applications are accompanied by extremely large amounts of "soft money" loans and grants.

City staff and the Developer believe the only fundable development today, which is feasible within the funding already committed to the project, is one similar to the adjacent affordable family project, the Crossings at New Rancho. Family projects submitted for tax credits do not face some of the restrictions placed on senior efforts. The current concept suggested by UHC must yet go through the City's Design Review process, but currently is described as a three-story apartment project, consisting of 19 two-bedroom (850 sf) and 9 three-bedroom (1000 sf) units. It would include stairwells and tuck-under parking; design features include roof mounted, solar photovoltaic arrays. Parking would be nearly the same as found at the Crossings at New Rancho, which has 1.5 spaces per unit vs 1.6 in the new proposal.

Funding for the Horizons @ New Rancho senior development includes City grant funding of \$1.02 million of Redevelopment 20% low/mod funds, \$.716 million of Housing Trust Development Impact Fees and \$.082 million of CDBG funding. Also included in the project funding are City loans of \$1.0 million (matched by a State loan of \$1.0 million not yet received by the City) and a second City loan of \$1.162, both from the City's General Fund. Total City funding for this project at this time totals approximately \$4.988 million. Of this City investment, the entire grant funding total of approximately \$1.827 million was spent to purchase and demolish troubled properties, relocate apartment residents and a business and to pay for required studies, legal support for the eminent domain actions and staff time. The City loans from the General Fund totaling \$2.162 million are being used for all current predevelopment activities and construction cost gap funding. If the City is successful in receiving tax credit funding, it is anticipated that the 9% tax credit award will supply all remaining project funding needs currently estimated to be approximately \$6.1 million.

The requested change in the tenancy of the proposed project will require the expenditure of City funds for Predevelopment activities necessary for the Design Review and Zone Change applications in an amount not to exceed \$40,000. This expenditure of funds would be paid through the existing City General Fund loan for this project; therefore no additional funding is being requested at this time.

RDA, Housing Trust, CDBG and the State funding all require by statute and or regulatory agreement that the expenditure of those funds be to the benefit of lower income households or neighborhoods. These requirements have been or are being satisfied by the very nature of the requirements to be recorded against the housing being built. With the exception of the State matching funds and the City loans, the timing requirements for the expenditure of all funds have been satisfied. The State has agreed verbally to a small extension of time to expend funds if that is required. They have also confirmed that all the State requires is affordable housing and they are not sensitive to the tenancy (seniors/families) in that housing. Timing concerns associated with the City loans will be addressed in an amended or new DDLA. In the consideration of the new DDLA, City staff will ask Council for a re-characterization of the last \$1.162 loan from the City as the repayment provisions currently in place are unrealistic.

### **PROJECT STATUS**

As previously noted, Council support for this requested project change will require that the applicant submit an entirely new development plan. This plan must be submitted for Design Review; and because of the 2013 Folsom Specific Plan's zoning change to the site, the Developer must also request consideration of a Zoning Amendment.

The applicant would like to submit for tax credits in the mid-March round. This requires an accelerated timeline for the project. Later rounds are expected to reflect the introduction of new



Cap & Trade and Veterans Housing and Homelessness Prevention Program (VHHP) funding which could easily reduce the chances for an award to this project.

Similar to the Crossings at New Rancho project, the Crossings at Woodberry Way would be owned by the Developer, and would be subject to a regulatory agreement with the City of Rancho Cordova committing the units to remain affordable to families with incomes at or below 60% of the area median income. The project would be managed by a professional management company, and the proximity to the Crossings at New Rancho project would allow the Developer and the management company to leverage services and maintenance operations ensuring a higher quality residential product.

### **OPTIONS**

The redevelopment of the Stagger Inn project area has been a complicated effort involving many activities and multiple sources of funding including Federal, State, RDA and City funds. Affordable housing performance requirements are associated with nearly all of the sources of funding. Without requesting waivers and/or reimbursing funds already allocated to the City, it appears that this site must be dedicated in large part to an affordable housing development. Some of the sources of funding have performance time-frames associated with them. With this understanding, the following options should be considered:

1. Do Nothing: This option would amount to a “wait for new sources of funding to appear” strategy. Waiting may run afoul of the timing requirements of both Federal NSP and State Local Housing Trust fund subsidies.
2. Continue with an Affordable Senior Housing Development: To be successful, this option would require additional City subsidy (estimated to be at least \$1.0 million).
3. Convert to an Affordable Family Housing Development: The developer has been asked to “size” this effort so as to require little if any additional funding. With a tax credit award, staff believes this objective to be possible. This option also offers the greatest likelihood of rapid performance.

### **FISCAL IMPACT**

The requested change in the tenancy of the proposed project will require the expenditure of City funds for predevelopment activities necessary for the Design Review and Zoning Amendment applications in an amount estimated to be between \$30,000 and \$40,000. This funding has been committed to the seniors’ project and would therefore require no further City funding if it chose to proceed. It is necessary to determine the Council’s support for the change from a senior project to a family project (or the election of another option) at the earliest possible opportunity so as to not make meeting funding submittal deadlines impossible.

An inter-fund loan agreement (contract 122-2015) between the City’s General Fund and its Local Housing Trust Fund authorizes expenditures for what was the Horizons project (and which is now proposed to be made available to the new development proposal) up to the amount of \$2,162,200. The Developer has committed to make “best efforts” to stay within this amount of subsidy but plans have yet to be developed and bid. However, due to the necessary extensions of this project to complete funding, administrative costs are larger than anticipated, which may require a small additional request from Council, pending the finalization of the new project pro forma. Similarly, a new Development Disposition and Loan Agreement (DDLA) will need to be developed and approved by the Council prior to the submittal of any Tax Credit application. A more complete project finance plan will be an integral part of the DDLA.

# Stagger Inn Parcel Redevelopment

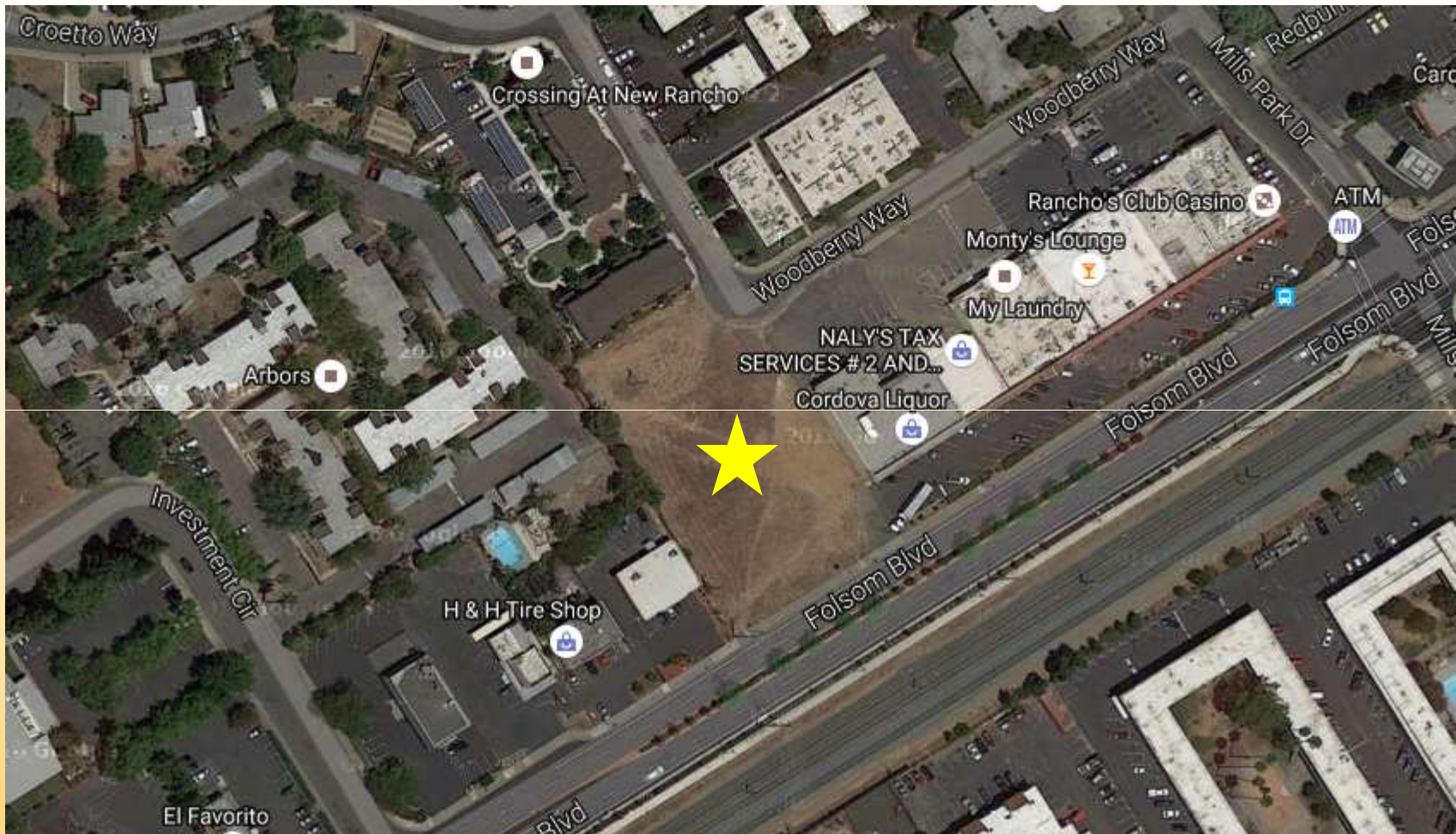




# What it Was



# What it is Currently





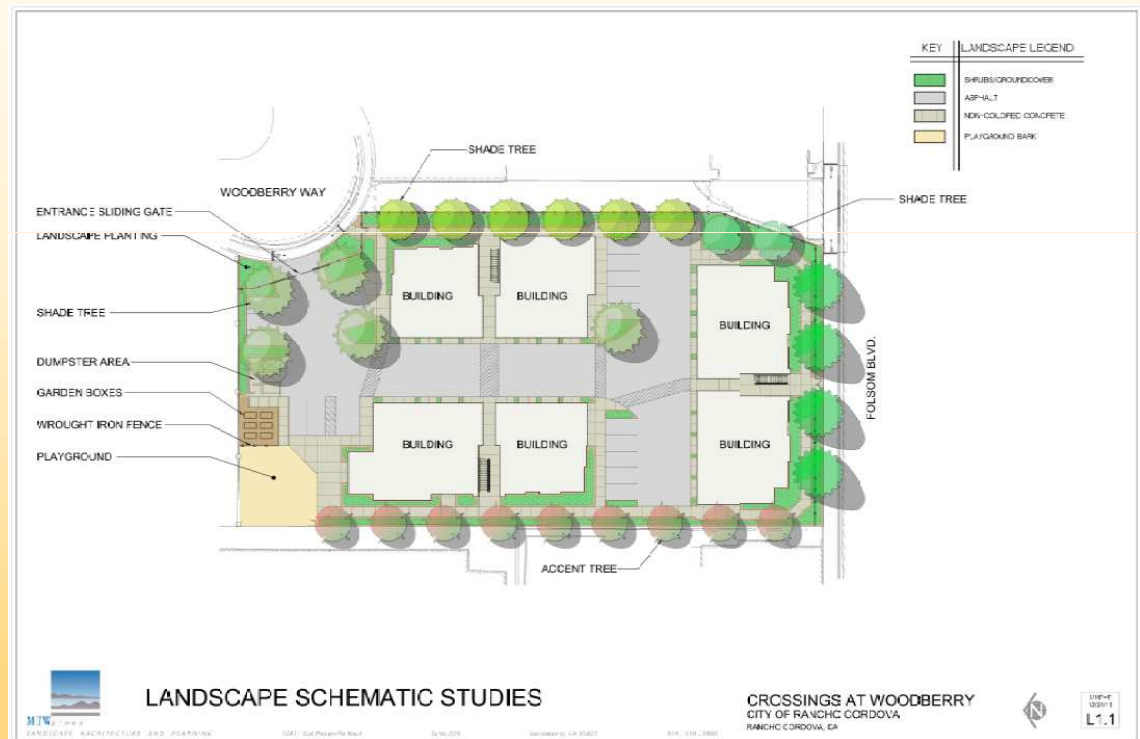
# What was Proposed

- Senior affordable housing (62 years or older)
- 48 Units
- 42 1-bdrm, 6 2-bdrm units
- Reserved for households with incomes at or below 60% of Area Median Income
- Factory built construction design



# Currently for Consideration

- Affordable family housing
- Reserved for households with incomes at or below 60% of Area Median Income
- 28 Units
- 19 2-bdrm (850 sq ft)
- 9 3-bdrm (1,000 sq ft)
- Tuck under parking





# Options

1. Convert to an affordable family housing development
  - Would require the least amount of additional funding (if any at all)
  - Has greatest likelihood of rapid performance
2. Continue with affordable senior housing development
  - Would require additional City subsidy (estimated to be at least \$1.0 million)
  - Will continue to face stiff competition
3. Do Nothing
  - Wait for new resources
  - Would jeopardize already committed State and Federal funds





## MEMORANDUM

**DATE:** January 17, 2017

**TO:** Honorable Mayor and Council Members

**FROM:** Albert Stricker, Public Works Director and  
Steve Harriman, Operations and Maintenance Division Manager

**SUBJECT:** **RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY AND  
AUTHORIZING EXECUTION OF PURCHASE AND SALE AGREEMENT AND  
A CERTIFICATE OF ACCEPTANCE AND RECORDATION OF A GRANT  
DEED FOR 3303 LUYUNG DRIVE IN THE AMOUNT OF \$1,017,500 (APN:  
072-0500-004).**



### **RECOMMENDATION**

Adopt Resolution No. 7-2017.

### **RESULT OF RECOMMENDED ACTION**

Adoption of this resolution will allow the City Manager to proceed with the execution of documents necessary to purchase and take possession of the property located at 3303 Luyung Drive for a Public Works corporation yard for the amount of \$1,017,500.

### **BACKGROUND**

The Public Works Department provides on-going maintenance services across the City, including pavement and sidewalk repairs, street sign installation and maintenance, litter and graffiti abatement, and maintenance of light-rail stations and storm water facilities. Public Works employees who perform maintenance services currently dispatch from the Rancho Cordova Neighborhood Services Center (RCNC) on Gold Tailings Drive, which is shared with Code Enforcement and Facilities. Public Works has outgrown the RCNC facility in recent years due to increases in staffing and inventory of vehicles, equipment and supplies to cover additional maintenance responsibilities.

Public Works staff viewed multiple properties in the search for a Corporation Yard, and the facility at 3303 Luyung Drive is well suited for the Operations and Maintenance Division. The parcel is 1.11 acres with a paved yard and updated security fencing and lighting. The property includes a 5,950 square foot building with 2,030 square feet of office space and 3,920 square feet of warehouse space. There are five completed offices, three bathrooms, and space for four additional works stations. The purchase of this property will provide a long term, cost effective solution for Public Works.

The original asking price for the property was \$1,050,000. Staff engaged Bender Rosenthal to complete an appraisal, which valued the property at \$985,000. Subsequent negotiations between City staff and the seller resulted in a reduction in the asking price from \$1,050,000 to

\$1,017,500. Staff recommends proceeding with the purchase at the reduced asking price of \$1,017,500, which exceeds the appraised value of \$985,000, for the following reasons. First, the property includes many upgrades that will provide value to the City. Second, the current inventory of facilities on the lease and sale market is very limited. Third, the reduced asking is fair and reasonable in comparison to similar facilities viewed by staff during the property search. Finally, the property provides an excellent combination of amenities and location for the provision of Public Works maintenance services.

The next steps include a Phase I Environmental Assessment and inspections of the roof, HVAC systems, etc. If no problems or issues are identified, staff will move forward to complete the purchase within approximately 30 days.

### **ENVIRONMENTAL REVIEW**

The acquisition of property by a public agency is a project as defined by the California Environmental Quality Act (CEQA). The steps required under CEQA must be completed prior to the decision to acquire the property.

CEQA Guidelines Section 15301 (Existing Facilities) provides that projects that consist of repair, maintenance, permitting, or minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination "do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents."

The proposed project involves the purchase of a 1.11-acre property located at 3303 Luyung Drive, which is currently being used as a corporation yard. The site is currently paved and developed with office and storage space. The City would use the site for a corporation yard and only interior improvements to the facility are needed. The project would not increase the use of the facility such that there would be any physical environmental effects. Thus, the proposed project meets the criteria outlined in CEQA Guidelines Section 15301 and would be categorically exempt from the requirements of CEQA. No further CEQA review is required.

The acquisition and proposed use of the Property are consistent with the applicable general plan land use designation and zoning.

### **FISCAL IMPACT**

The purchase price of \$1,017,500, as well as tenant improvements in the amount of \$230,000 and the cost for a Phase I environmental assessment, will be paid from the Capital Facilities Fund. On-going maintenance and operations expenses in the amount of \$4,000 per month will be paid by the City's General Fund.

An analysis over a ten year window comparing lease versus purchase of the proposed corporation yard facility determined that the purchase of the facility was the favorable option.

### **ATTACHMENTS**

1. Resolution No. 7-2017
2. City Council Presentation

2761414.1



**ATTACHMENT 1****CITY OF RANCHO CORDOVA****RESOLUTION NO. 7-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
AUTHORIZING THE ACQUISITION OF PROPERTY AND AUTHORIZING EXECUTION OF  
PURCHASE AND SALE AGREEMENT AND A CERTIFICATE OF ACCEPTANCE AND  
RECORDATION OF A GRANT DEED**

**WHEREAS**, the Public Works Department has outgrown the current facilities used to dispatch employees providing maintenance services and therefore, the City of Rancho Cordova ("City") desires to acquire property to be used for a corporation yard; and

**WHEREAS**, City staff have evaluated various options available and have presented for City Council details pertaining to the acquisition of real property located at 3303 Luyung Drive ("Property") APN 072-0500-004; and

**WHEREAS**, the Property provides an excellent location and amenities suitable for use as a corporation yard; and

**WHEREAS**, compared with the limited number of other available properties identified in the search for a facility location, the Property represents a good value based on location, amenities and price; and

**WHEREAS**, pursuant to California Government Code Section 27281, a resolution or Certificate of Acceptance must be attached to any grant deed conveying an interest in real property to a government agency; and

**WHEREAS**, the acquisition and proposed use of the Property are consistent with the applicable general plan land use designation and zoning and the acquisition of the Property is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

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

1. Authorizes the City Manager and/or his designees to execute a Purchase and Sale Agreement for the acquisition of the Property at a purchase price not to exceed \$1,017,500, which Agreement shall be in a form approved by the City Attorney, and to execute such other documents and to take such other actions as necessary to consummate the transaction contemplated by this resolution, including without limitation, the payment of deposits as required pursuant to the Purchase and Sale Agreement and the execution of contracts required in connection with any environmental evaluation and/or physical inspection of the property.
2. Consents to the execution of a Certificate of Acceptance and the recordation of a grant deed conveying the Property to the City upon close of escrow for the purchase of property.

**ATTACHMENT 1**

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the \_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Donald Terry, Mayor

**ATTEST:**

\_\_\_\_\_  
Mindy Cuppy, MMC, City Clerk

2761695.1



# Public Works Corporation Yard

**January 17, 2017**

# Introduction

- Public Works shares space with Facilities and Code Enforcement at RCNC
- We have outgrown the space and need a solution
- Bob Nolasco assisted with property search and we viewed 20+ properties
- Asking Council tonight to approve a Resolution authorizing the purchase of 3303 Luyung Drive in the amount of \$1,017,500



# Current Conditions

- Insufficient space at RCNC for equipment, inventory, vehicles and people
- O&M team is growing along with City needs:
  - 8 office staff (6 City staff and 2 contract staff)
  - 7 field staff (streets, drainage, RT, litter & graffiti)
  - 6 service vehicles, 3 trailers, and 2 dumpsters
- We anticipate additional staff as City grows

# How Does a Corp Yard Help?

- Increased coordination within O&M team
- Sufficient storage and inventory control
  - Street light poles and fixtures, street signs, fencing, sandbags, tools, supplies, etc.
  - Improved inventory control
  - More efficient response to critical issues
- Bottom line is enhanced delivery of O&M services!



# Why Purchase vs Lease?

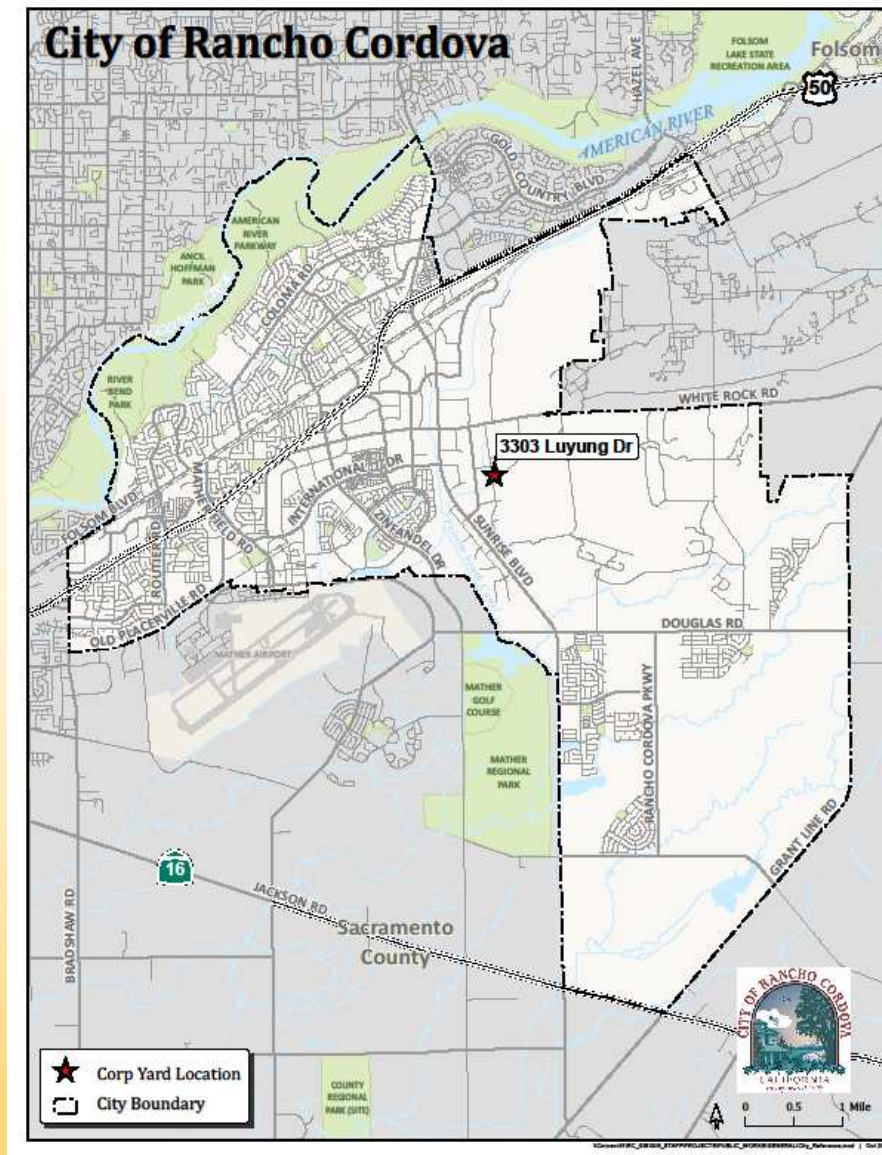
- Purchase Benefits

- Proposed location will serve our needs for 10+ years
- City will continue to have a need for secure space
- City can sell in the future if no longer needed
- City will realize benefits of improvements
- Less expensive over the 10-year horizon
- Adds valuable City asset

# 3303 Luyung Drive

- 1.11 acres
- 5950 sq. ft. building
  - *2030 sq. ft. office and 3920 sq. ft. warehouse*
- 5 offices + 4 work stations in common areas
- 3 bathrooms
- Fenced yard with lighting and security cameras
- Includes ice machine and fork-lift

















# Financial Summary

- Purchase price: \$1,017,500
  - Appraised value: \$985,000
- Anticipated additional expenses: \$230,000
  - Furniture, IT systems, warehouse shelving, etc.
- Capital Facilities Fund balance is sufficient to cover purchase price and additional expenses
- Monthly Operating expenses: \$4,000
  - IT, janitorial, security, utilities, maintenance, etc.



# Sale Price Justification

- Many upgrades valuable to the City
- Sale and lease market is very limited
- Fair and reasonable price in comparison to similar facilities viewed during search
- Excellent combination of amenities and location for Public Works maintenance services

# Next Steps

- Phase I Environmental Assessment
- Roof and HVAC Inspections
- If no problems identified, finalize purchase and take ownership in ~ 30 days



# Recommendation

- Approve Resolution authorizing the purchase of 3303 Luyung Drive in the amount of \$1,017,500.
  - Questions
  - Comments

