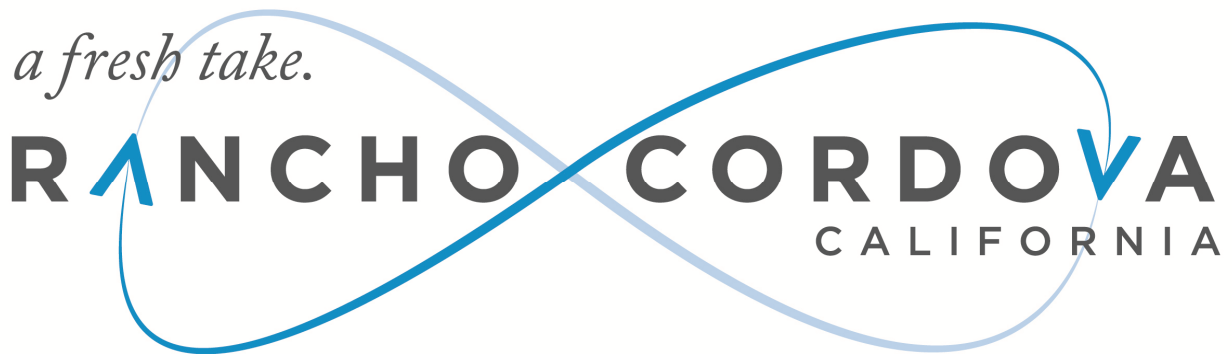


CITY OF RANCHO CORDOVA



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

Monday, March 20, 2017

5:30 PM – Regular Meeting

AGENDA

Donald Terry, Mayor

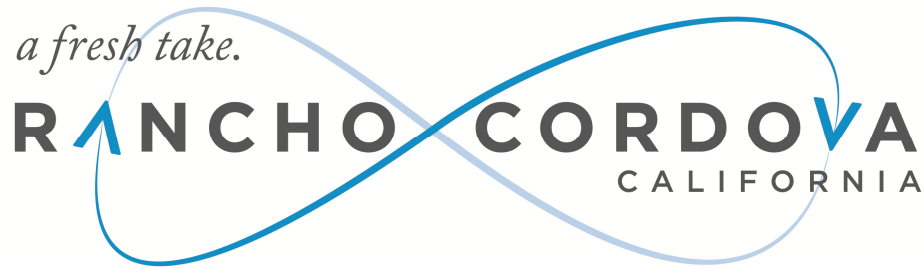
Linda Budge, Vice Mayor

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

Monday, March 20, 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

Dr. David Davidson-Methot from St. Clements Episcopal Church of Rancho Cordova will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamation Honoring Rancho Cordova Police Department Deputy Brian Bell.

- 5.2 Presentation Regarding Cordova High School Sports Scholarship Program, Funded by the Community Enhancement Fund.
- 5.3 Presentation by Gary Goodman, Sacramento Mosquito and Vector Control District General Manager
- 5.4 Introduction of New City Employee Monica Johnson, Deputy City Clerk by Mindy Cuppy, City Clerk.

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 March 6, 2017 Special and Regular Meeting.
Recommendation: Adopt Minutes.
- 9.2 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 33-2017 in the Amount of \$106,494.00 with B & M Builders, Inc. to Construct the 2017 ADA Sidewalk Improvement Project at Various Locations in the City.
Recommendation: Adopt Resolution No. 5-2017.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Contract No. 33-2017 in the amount of \$106,494 to B & M Builders, Inc. to construct the 2017 ADA Sidewalk Improvement Project.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, 5 .
- 9.3 **Subject:** A Resolution Authorizing the City Manager to Execute Cooperative Agreement 32-2017 with Sacramento County to Acquire Right-of-Way on Behalf of the County Within its Jurisdiction for the Folsom Boulevard Streetscape Enhancement Phase 4 Project.
Recommendation: Adopt Resolution No. 38-2017.
Result of Recommended Action: Adoption of Resolution 38-2017 will authorize the City Manager to execute Cooperative Agreement 32-2017 with the County to acquire right-of-way on behalf of the County within its jurisdiction and then transfer the property to the County for long term operations and maintenance. The acquired right-of-way will allow construction of a continuous bicycle and pedestrian path connecting the Rancho

Cordova Library to Rod Beaudry Drive.

Staff Report: Albert Stricker, Public Works Director and Omid Vaziri, Assistant Civil Engineer.

Advances Goals: 1, 2, 5.

- 9.4 **Subject:** Review and Approval of the 2015 and 2016 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Application and Acceptance of Grant Funding from the 2015 and 2016 Edward Byrne Memorial Justice Assistance Grant (Jag) Program.

Recommendation: Adopt Resolution No. 23-2017 and Resolution No. 24-2017.

Result of Recommended Action: City will formally accept award of \$26,338 under the JAG program for 2015 and award of \$28,012 under the JAG program for 2016.

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

Advances Goals: 1, 2, 6.

- 9.5 **Subject:** Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year 2017-18.

Recommendation: Adopt Resolution No. 39-2017.

Result of Recommended Action: Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee, as allowed under Municipal Code Chapter 15.11, increasing the rates by 3.5%.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 9.6 **Subject:** Resolution Adopting a Debt Management Policy.

Recommendation: Adopt Resolution No. 40-2017.

Result of Recommended Action: Adoption of this Resolution will expand the current Debt Management Policy included in the financial management policies section of the budget, bringing the City of Rancho Cordova (the "City") into compliance with the requirements of Senate Bill 1029.

Staff Report: Kim Juran-Karageorgiou, Administrative Services Director and Michelle Mingay, Senior Finance Analyst.

Advances Goals: 5, 6.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** Creekside Commerce Center Subdivision Map Extension; Project No. DD9687 – Located at Southwest Corner of Zinfandel Drive and North Mather Boulevard; APN: 072-2860-001-0000.

Recommendation: Adopt Resolution No. 41-2017.

Result of Recommended Action: Adoption of this Resolution will extend the expiration date of the tentative subdivision map for an additional three (3) years. No other modifications to the project are proposed with this request.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 2, 5.

11. PUBLIC HEARING ITEMS

NONE.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Presentation of Information from the Sacramento Housing and Redevelopment Agency on the Proposed Reprioritization of Recaptured Housing Choice Vouchers.

Recommendation: Receive and discuss information and provide instruction to staff.

Result of Recommended Action: The Council will instruct staff on its position relative to the reprioritization of recaptured Housing Choice Vouchers and Public Housing units and will authorize the City Manager to convey that position to the County for its consideration of the issue.

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

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

GROWING STRONG NEIGHBORHOODS

- 12.2 **Subject:** Discussion with BRIDGE Housing of a Proposal to Develop Property as Located at the Northeast Corner of Folsom Boulevard and La Loma Drive Contiguous to the Folsom Lake College Rancho Cordova Center as a Mixed Use Mixed Income Project.

Recommendation: Provide staff and developer with direction for potential next steps.

Result of Recommended Action: Developer will receive information and direction from the City Council on the development concepts and proceed as agreed and return to City Council at a future public meeting.

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

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

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 on Thursdays or Fridays prior to the Regular City Council Meeting.

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

UPCOMING MEETINGS	
Tuesday, March 28, 2017	5:30 PM Special Meeting/Work Session
Monday, April 3, 2017	4:00 PM Special Meeting/Study Session 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
Monday, May 1, 2017	MEETING CANCELLED
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 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.

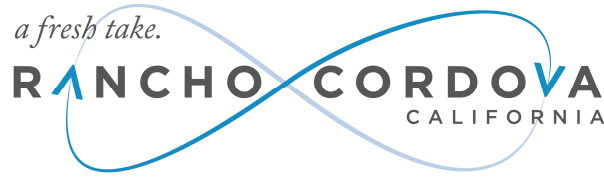
In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, March 20, 2017 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, March 17, 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.

Signed Friday, March 17, 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, March 06, 2017

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

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

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 3:09 PM.

Council Members Present: Budge, McGarvey, Sander, Terry

Council Members Absent: Skoglund

Staff Members Present: Lindgren, Cook, Abhar, Cuppy, Ducharme, Judith, Stover, Rodriguez, Bouchard, Williams, Behrends, Sparkman, Cowles, Humphrey, Stricker, Zillig, Cuffe, Taylor, Simpson, Mingay, Delaney, Norton, Somavarapu, Juran-Karageorgiou, Flory, Kniestedt, Huber, Harriman, Lee, Haven, Abbott

2. PUBLIC COMMENT

Members of the public were encouraged to ask questions throughout the training.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Update on Ethics, Transparency, and Governance: Semi-Annual AB 1234 Ethics Training.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Terry adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:10 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:30 PM.

Council Members Present: Budge, McGarvey, Sander, Terry

Council Members Absent: Skoglund

Staff Members Present: Abhar, Lindgren, Cuppy, Kniestedt, Pittman, Heisler, Juran- Karageorgiou, Somavarapu, Vaziri, Flory, Sparkman, Stricker, Delaney, Behrends, Haven

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Bob Cashatt led the pledge.

8. INVOCATION

Julie Steinbach from United Methodist Church of Rancho Cordova gave the invocation.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation Honoring Rancho Cordova Police Department Deputy Brian Bell was rescheduled to a future meeting.

10. PUBLIC COMMENT

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

- Wendi Weston
- Edward McCarthy
- Mary Nesel

Mayor Terry closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Item 13.3 was pulled for further discussion.

ACTION: Motion to approve items 13.1 through 13.2 and 13.4 through 13.9 by Budge second by McGarvey;
Carried by a 4:0 roll call vote (Skoglund absent).

ACTION: Motion to approve item 13.3 by Budge second by McGarvey;
Carried by a 3:1 roll call vote (Sander dissenting, Skoglund absent).

13.1 **Subject:** Meeting Minutes of February 21, 2017 Regular Meeting.
Recommendation: Adopt Minutes.

13.2 **Subject:** Amendments to Title 23, Zoning Code, of the Municipal Code Regarding Allowed Uses for the Office Professional Mixed Use (OPMU) Zone.
Recommendation: Waive second reading and adopt Ordinance No. 3-2017.
Result of Recommended Action: Approval of Ordinance 3-2017 would amend Chapter 23.313 of the Municipal Code related to the Office Professional Mixed Use zone district. The amendment would modify the list of allowable uses in the zone district and further clarify the applicable development standards for the zoning designation.
Staff Report: Aaron Busch, Community Development Director.
Advances Goals: 2, 6.

13.3 **Subject:** Crossings at Woodberry Project No. DD9683, Located at 2738 Woodberry Way, Formerly 10447 Folsom Boulevard. The Proposed Project Includes a Rezone from Commercial Mixed Use (CMU FBSP) and High Density Residential (HDR FBSP) to Residential Mixed Use (RMU FBSP), via a Folsom Boulevard Specific Plan Amendment, a Parking Exception, and Major Design Review for Three 3- story Multi-Family Buildings to Include a Total of 28 Affordable Units, Parking, Landscaping, and Play Area on a 0.97 Acre Site Located within the Folsom Boulevard Specific Plan.
Recommendation: Waive second reading and adopt Ordinance No. 2-2017.
Result of Recommended Action: Adoption of the ordinance would permit the construction of multi-family buildings with a total of 28 affordable units within the Folsom Boulevard Specific Plan and allow the applicant to submit for necessary building permits to begin construction of the proposed infrastructure and buildings.
Staff Report: June Cowles, Senior Planner, Planning Department.
Advances Goals: 1, 2, 3, 5, 6.

13.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment 67-2015-1 for On-call Engineering Design Services with Bennett Engineering, Inc. to Modify the Contract from \$100,000 Per Year to \$300,000 Total
Recommendation: Adopt Resolution 28-2017.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract amendment 67-2015-1 for on-call professional services with Bennett Engineering, Inc. This amendment will modify the contract compensation amount from \$100,000 per year to \$300,000 total with the same three-year term ending

June 4, 2018.

Staff Report: Albert Stricker, Public Works Director and Zach Bosch, Associate Civil Engineer.

Advances Goals: 2, 4, 6.

- 13.5 **Subject:** Resolution Authorizing the City Manager to Increase the Budget for the Folsom Boulevard Fence Replacement Project from \$270,000 to \$316,000 and Negotiate Contract Change Orders Within Those Limits.

Recommendation: Adopt Resolution No. 29-2017.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to increase the budget for the Folsom Boulevard Fence Replacement project from \$270,000 to \$316,000 and negotiate contract change orders within those limits.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1, 2, 5.

- 13.6 **Subject:** Resolution Authorizing the City Manager to Execute the First Amendment With Cordova Community Council Foundation to Bring the Crocker Art Museum's Artist-to-Go Program to Kindergarten Through Fifth Grade Classrooms at Three Elementary Schools in Rancho Cordova.

Recommendation: Adopt Resolution No. 36-2017.

Result of Recommended Action: The contract amendment changes the total contract amount from \$7,875 to \$11,750, a budget increase of \$3,875.

Staff Report: Stacy Delaney, Community Enhancement Analyst.

Advances Goals: 1, 5.

- 13.7 **Subject:** Shared Roadway Improvements Agreement with the County of Sacramento and Cordova Hills.

Recommendation: Adopt Resolution No. 21-2017.

Result of Recommended Action: Adoption of Resolution No. 21-2017 will authorize the City Manager to execute a Shared Roadway Improvements Agreement (Cordova Hills) between the City, the County, and the developer for Cordova Hills related to the funding of improvements constructed on shared roadways.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 13.8 **Subject:** Resolution Authorizing Application for Housing Related Parks Grant.

Recommendation: Adopt Resolution 30-2017.

Result of Recommended Action: Staff will submit an application to the State Department of Housing and Community Development for a noncompetitive Housing Related Parks Grant for the Sacramento Valley Live Steamers Irrigation Project in Hagan Park, not to exceed \$259,200.00.

Staff Report: Stefan Heisler, Reinvestment Analyst.

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

- 13.9 **Subject:** Resolution Authorizing Examination of Sales, Use and Transaction Tax Records.

Recommendation: Adopt Resolution No. 31-2017 authorizing Hinderliter, de Llamas & Associates (HDL) to examine the sales, use, and transactions tax records for the City.

Result of Recommended Action: Adoption of this resolution will allow HDL to examine confidential sales, use and transactions tax records of the State Board of Equalization on behalf of the City.

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

Advances Goal: 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

15. PUBLIC HEARING ITEMS

NONE.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Presentation by the Sacramento Housing and Redevelopment Agency on the Proposed Reprioritization of Recaptured Housing Choice Vouchers and the Allocation of Those Vouchers for Two Years to Homeless Families and Individuals.

Recommendation: Receive and discuss.

Result of Recommended Action: The Council will be more informed as of the various options and consequences the County will consider in any reprioritization of recaptured HCV. The Council may wish at a subsequent meeting to adopt a resolution describing its position and concerns.

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

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

GROWING STRONG NEIGHBORHOODS

ACTION: Discussion item only; no action taken.

- 16.2 **Subject:** Regional Sanitation Five-Year Rate Plan and EchoWater Project Update by Prabhakar Somavarapu, District Engineer.

ACTION: Discussion item only; no action taken.

- 16.3 **Subject:** Receive Fiscal Year 2016-17 Mid-year Financial Report and Adopt Resolution No. 37-2017 Amending the 2016-17 Operating Budget.

Recommendation: Receive the 2016-17 Mid-Year Financial Report and Adopt Resolution 37-2017 Amending the 2016-17 Operating Budget.

Result of Recommended Action: The Fiscal Year 2016-17 Mid-Year Financial Report provides the City Council with the City's financial performance as of the mid-year point for the current fiscal year. It also provides the City Council with the opportunity to authorize the proposed budget amendments for the June 30, 2017 fiscal year. The proposed budget amendment would use General Fund revenues in the amount of \$470,000 to fund contracts and projects that were not anticipated when the 2016-17 budget was established in July 2015.

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

Advances Goal: 5.

ACTION: Motion to approve item 16.3 by Budge second by McGarvey;
Carried by a 4:0 roll call vote (Skoglund absent).

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

18. ADJOURNMENT

Mayor Terry announced that there would not be a closed session.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

20. CLOSED SESSION

The City Council did not hear this item.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9: (1 potential cases).

21. OPEN SESSION - REPORT FROM CLOSED SESSION

22. ADJOURNMENT

Mayor Terry adjourned the meeting at 8:20 PM in memory of Thomas "Tom" Cosgrove.

Mindy Cuppy, MMC, City Clerk

MEMORANDUM

DATE: March 20, 2017
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director



SUBJECT: A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 33-2017 IN THE AMOUNT OF \$106,494.00 WITH B & M BUILDERS, INC. TO CONSTRUCT THE 2017 ADA SIDEWALK IMPROVEMENT PROJECT AT VARIOUS LOCATIONS IN THE CITY.

RECOMMENDATION

Adopt Resolution No. 5-2017.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute contract no. 33-2017 in the amount of \$106,494.00 with B & M Builders, Inc. to construct the 2017 ADA Sidewalk Improvement Project.

BACKGROUND

The City conducts an ongoing sidewalk program to repair broken sidewalk within residential neighborhoods. The work to be done under this contract will consist of removal and replacement of broken concrete curb, gutter, and sidewalk at 27 locations throughout the City prioritized based on severity of damage, proximity to schools or parks, etc. (**Attachment 2**).

Bids were solicited on the City's Website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges on February 10, 2017. Bids for the project were publicly opened on Monday, March 6, 2017. A total of eleven bids were received. The lowest responsible base bid was \$106,494.00. The bid summary sheet is provided as **Attachment 3**.

Staff recommends awarding the construction contract to B & M Builders, Inc.

FISCAL IMPACT

Funding for this project consists of City Transportation Funds currently budgeted and CDBG Funds. There is no impact to the City's General Fund.

ATTACHMENTS

1. Resolution No. 5-2017, including Exhibit 1, Contract No. 33-2017.
2. Project Location Map.
3. Bid Summary.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. 5-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 33-2017 IN THE
AMOUNT OF \$106,494.00 WITH B & M BUILDERS, INC. TO CONSTRUCT THE
2017 ADA SIDEWALK IMPROVEMENT PROJECT**

WHEREAS, the City solicited bids under the requirements of state law and publicly opened bids on March 6, 2017; and

WHEREAS, the lowest responsible bidder was B & M Builders, Inc.; and

WHEREAS, adoption of this resolution will award construction contract no. 33-2017 with B & M Builders, Inc. in the amount of \$106,494.00 for the 2017 ADA Sidewalk Improvement Project; and

WHEREAS, this project was reviewed under the requirements of the California Environmental Quality Act (CEQA) and has been determined to be exempt from further review pursuant to CEQA Regulation 15301(I) regarding repairs, maintenance, or minor alterations to "existing facilities," so long as the project only involves negligible or no expansion beyond the current facilities.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute contract no. 33-2017 (Exhibit 1) in an amount not to exceed \$106,494.00 with B & M Builders, Inc. and 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

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND B & M BUILDERS, INC.
FOR THE 2017 ADA SIDEWALK IMPROVEMENT PROJECT**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and B & M Builders, Inc. ("Contractor") as of March 21, 2017.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for 2017 ADA Sidewalk Improvement Project ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

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

WHEREAS, the notice was published on February 10, 2017 on the CIPLIST.com and the City of Rancho Cordova website ("Notice"); and

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

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

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

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

Section 2. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 33-2017, as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred to by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

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

Section 4. PAYMENT. Attached hereto as Exhibit "A" and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: one hundred six thousand four hundred ninety-four dollars (\$106,494.00). Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

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

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

Section 7. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Section 8. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work for the Project, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not

operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 9. INDEMNIFICATION.

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

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1** This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.
- 10.2 Contract Administration.** This Agreement shall be administered by Ben Chan ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.3 Notices.** Any written notice to Consultant shall be sent to:
- Patrick Mullen
B & M Builders, Inc.
11330 Sunrise Park Drive, Suite C
Rancho Cordova, CA 95742
- Any written notice to City shall be sent to:
- Ben Chan
City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, CA 95670
- 10.4 IRS Form W-9.** Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

EXHIBIT 1
CONTRACT NO. 33-2017

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

CITY OF RANCHO CORDOVA:

B & M BUILDERS, INC:

Cyrus Abhar, City Manager

Patrick Mullen, President

Date

Date

Attest:

Mindy Cuppy, MMC, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

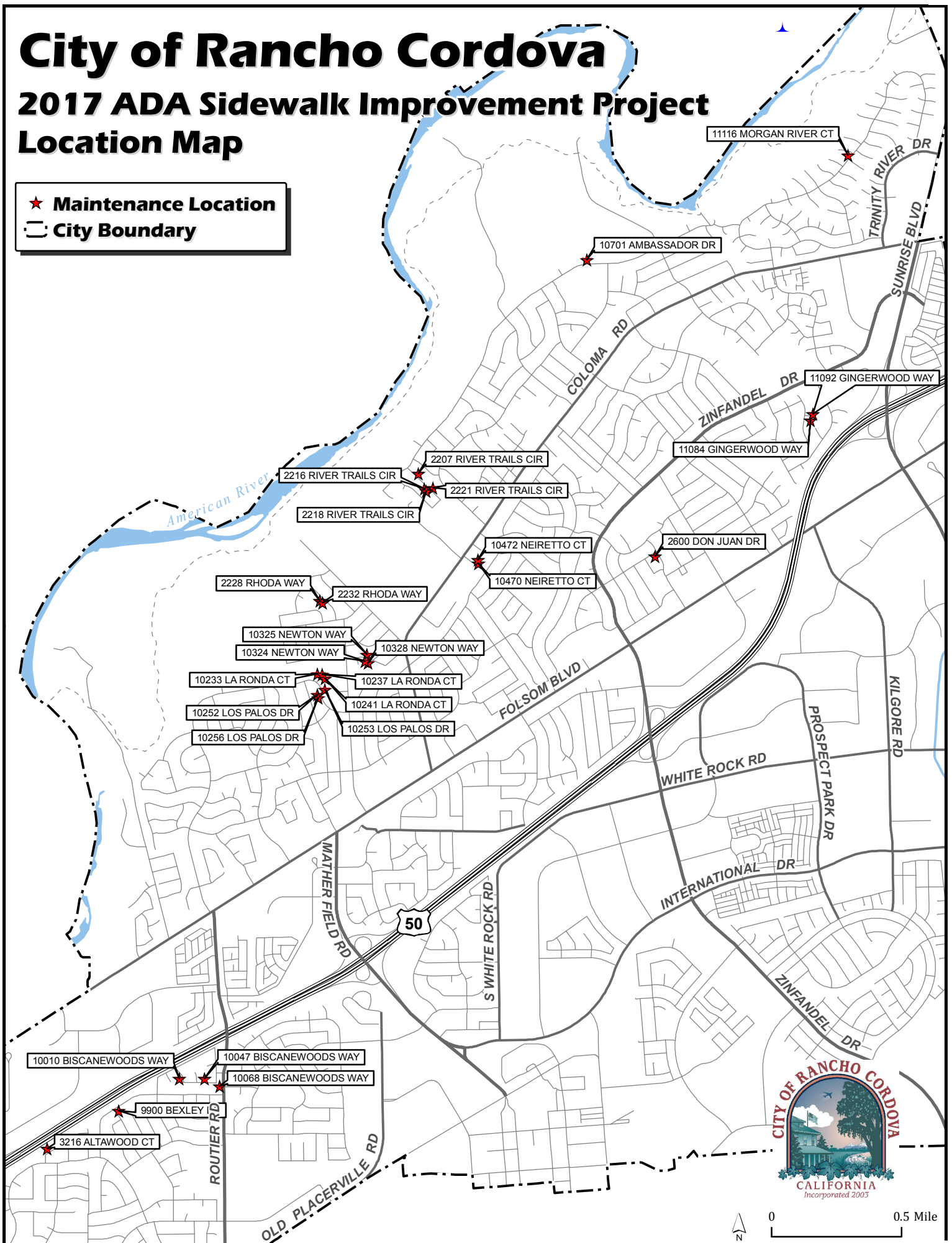
Date

City of Rancho Cordova

2017 ADA Sidewalk Improvement Project

Location Map

- ★ Maintenance Location
- City Boundary




2017 ADA Sidewalk Improvement Project - CP15-2158 - Bid Summary
Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
March 6, 2017 at 11:00 am

	Contractor	Base Bid Amount	Proposal Signed	Contractors License	DIR Contractors Registration	Bid Schedule	Equal Employment Opportunity	Public Contract Code	Designation of Subs	Experience/Qualifications Statement	Bidder's Bond	Non-Collusion Affidavit	Debarment and Suspension Certification	Addendum 1	Addendum 2	Section 3 Project Work Force Breakdown	Section 3 Contracts / Subcontracts Breakdown
A	FBD Vanguard Construction, Inc.	\$109,195.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
B	Arrow Construction	\$157,507.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
C	All-American Construction, Inc	\$142,380.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D	Pro Builders	\$122,264.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
E	Farris Construction	\$131,306.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
F	NFB Engineering	\$160,300.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
G	Central Valley Engineering & Asphalt, Inc.	\$114,565.50	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
H	Sierra National Construction, Inc.	\$110,169.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
I	Sierra Asphalt, Inc.	\$213,189.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
J	Nor-Cal Concrete	\$131,680.00	X	X	X	X	X	X	X	X	X	X	X		X	X	X
K	B & M Builders, Inc.	\$106,494.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
L																	
M																	

Attendees:

Mindy Cuppy, City Clerk

Ben Chan, Public Works


Mindy Cuppy, City Clerk

MEMORANDUM

DATE: March 20, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and
Omid Vaziri, Assistant Civil Engineer



SUBJECT: A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE COOPERATIVE AGREEMENT 32-2017 WITH SACRAMENTO COUNTY TO ACQUIRE RIGHT-OF-WAY ON BEHALF OF THE COUNTY WITHIN ITS JURISDICTION FOR THE FOLSOM BOULEVARD STREETScape ENHANCEMENT PHASE 4 PROJECT.

RECOMMENDATION

Adopt Resolution 38-2017.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 38-2017 will authorize the City Manager to execute Cooperative Agreement 32-2017 with Sacramento County to acquire right-of-way on behalf of the County within its jurisdiction and then transfer the property to the County for long term operations and maintenance. The acquired right-of-way will allow construction of a continuous bicycle and pedestrian path connecting the Rancho Cordova Library to Rod Beaudry Drive.

BACKGROUND

Folsom Boulevard is a major arterial running east-west through the City of Rancho Cordova that was underutilized for many years prior to City incorporation. The City has successfully implemented three phases of improvements that enhance safety, attract pedestrians and bicyclists, connect neighborhoods, aesthetically improve the area, and are a catalyst for the City's growth.

The City is currently designing the fourth phase of Folsom Boulevard improvements that will extend generally from Rod Beaudry Drive to Horn Road. Improvements include a new multi-use bicycle and pedestrian path on the north side and south side of Folsom Boulevard, on-street bicycle lanes, a landscaped median, street frontage and lighting. This project will make important connections between the center of the City and key destinations, including the library and future Horn Road light rail station. The Folsom Boulevard Phase 4 Project is tentatively scheduled to begin construction in summer 2017.

An important facet of this project is the landscaped bicycle and pedestrian path on the north side of the road connecting the Rancho Cordova Library to Rod Beaudry Drive. An approximately 330-foot long segment within these limits is privately owned and within County jurisdiction. Right-of-way necessary to proceed with design and construction has already been purchased by the City to facilitate efficient advancement of the project schedule. This

Agreement establishes each entity's responsibilities related to the purchase and the timeline for the transfer of the property.

This cooperative agreement provides the City with formal County approval to negotiate and obtain right-of-way on the County's behalf and then transfer the property to the County for ongoing maintenance.

FISCAL IMPACT

Acquisition of the affected property is funded through \$27,050 from the Measure A bond. There is no impact to the City's General Fund.

ATTACHMENT

Resolution 38-2017, including Exhibit 1, Cooperative Agreement 32-2017.

CITY OF RANCHO CORDOVA

RESOLUTION 38-2017

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE COOPERATIVE AGREEMENT 32-2017 WITH SACRAMENTO COUNTY TO ACQUIRE RIGHT-OF-WAY ON BEHALF OF THE COUNTY WITHIN ITS JURISDICTION FOR THE FOLSOM BOULEVARD STREETScape ENHANCEMENT PHASE 4 PROJECT

WHEREAS, the City of Rancho Cordova is the lead agency for the design and construction of the Folsom Boulevard Phase 4 Project, as depicted in **Exhibit 1** attached hereto and incorporated herein by this reference; and

WHEREAS, a portion of the Project includes improvements located within the unincorporated territory of Sacramento County ("Improvements"); and

WHEREAS, the City and County wish to jointly exercise powers related to constructing the Improvements; and

WHEREAS, the County consents to the City acting as the lead and administering agency in the acquisition of property and right-of-way in connection with the Project and Improvements; and

WHEREAS, the City and County wish to define their responsibilities concerning the Project, in general, and the acquisition of right of way in particular.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Cooperative Agreement 32-2017 with Sacramento County, attached as **Exhibit 1**, for the Folsom Boulevard Streetscape Enhancement Phase 4 Project.

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

2793698.1

**COOPERATIVE AGREEMENT BY AND BETWEEN
CITY OF RANCHO CORDOVA AND COUNTY OF SACRAMENTO
FOR RIGHT OF WAY ACQUISITION
FOR THE FOLSOM BOULEVARD PHASE 4 PROJECT**

THIS AGREEMENT is made and entered into this ____ day of _____, 2017 ("Effective Date"), by and between the CITY OF RANCHO CORDOVA, a Municipal Corporation, located in the County of Sacramento, State of California ("CITY"), and the COUNTY OF SACRAMENTO, ("COUNTY"). In this Agreement, CITY and COUNTY may each be individually referred to as a "Party" or collectively referred to as the "Parties".

WITNESSETH

WHEREAS, the Parties enter into this Agreement under which they agreed to cooperate in the acquisition of rights-of-way necessary for the Folsom Boulevard Phase 4 Project ("Project"); and

WHEREAS, CITY is the lead agency for the design and construction of the Project, as depicted in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Project involves both CITY and COUNTY territory because the centerline of the Project forms the boundary between CITY and COUNTY jurisdiction; and

WHEREAS, a portion of the Project includes improvements located within the unincorporated territory of COUNTY ("Improvements"); and

WHEREAS, CITY and COUNTY wish to jointly exercise powers related to constructing the Improvements; and

WHEREAS, COUNTY consents to CITY acting as the lead and administering agency in the acquisition of property and rights-of-way in connection with the Project and Improvements; and

WHEREAS, CITY and COUNTY wish to define their responsibilities concerning the Project, in general, and the acquisition of rights of way in particular.

TERMS

NOW, THEREFORE, CITY and COUNTY, in consideration of the mutual promises and consideration contained in this Agreement, agree as follows:

1. The above Recitals are true and correct, and are incorporated fully herein by this reference.
2. CITY shall act as lead and administering agency for right of way acquisition and utility

EXHIBIT 1
Cooperative Agreement 32-2017

relocation of the entire Project. CITY shall be the designated agency for purposes of Government Code section 6509.

3. Both Parties acknowledge and agree that each Party has the broad power to acquire property and the power of eminent domain over property within its jurisdiction that is necessary, incidental, or convenient to the exercise of its powers pursuant to relevant provisions of California law and/or Code Of Civil Procedure section 1230.010 and Art.1, §19 of the California Constitution.
4. Both Parties also acknowledge and agree that CITY has the specific power to improve, widen, and connect streets and other public highways pursuant to California Government Code section 40401. The Parties acknowledge and agree they are authorized to jointly acquire, construct, and maintain any street pursuant to California Streets & Highways Code section 1680.
5. The Parties further acknowledge and agree that the City may use the power of eminent domain if necessary for accomplishing such actions pursuant to California Government Code section 40404. If this becomes necessary the Parties agree to meet and confer prior to commencing eminent domain procedures. Both Parties agree that voluntary acquisitions are the primary goal and all good faith efforts shall be made to achieve this goal.
6. Both Parties further acknowledge and agree that the power of eminent domain also extends, in certain situations, to extraterritorial properties existing outside of a Party's immediate jurisdiction and that one Party may consent to the other Party's exercise of the power of eminent domain within the other Party's jurisdiction pursuant to California Code of Civil Procedure section 1240.050 and/or an agreement for a joint exercise of powers pursuant to California Code of Civil Procedure section 1240.140.
7. Because the Improvements and other portions of the Project are located within COUNTY jurisdiction and, further, because CITY will be the lead/administering agency for the Project and the Improvements, COUNTY hereby consents to CITY negotiating with property owners on COUNTY's behalf and acquiring easements in COUNTY's name using standard COUNTY easement forms. COUNTY hereby consents to CITY's exercise of the power of eminent domain, in accordance with the terms of this Agreement, and agrees to the joint exercise of such condemnation powers through CITY as may be required to complete the Project and/or the Improvements or to obtain the property necessary for the Project and/or the Improvements pursuant to the provisions of California law above. CITY shall be responsible for ensuring its compliance with all applicable state and federal laws relating to its acquisition of any such property on behalf of COUNTY, as applicable, including, but not limited to: (i) California Constitution Article I, § 19; (ii) the California Eminent Domain Law (Code Civ. Proc., §§ 1230.010 et seq.); (iii) the Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs, as amended (42 U.S.C. § 4601 et seq.); (iv) California relocation laws and any implementing regulations (including, but not limited to, Gov. Code, §§ 7260 et seq.); (v) general California eminent domain statutes (including, but not limited to, Gov. Code, § 37350.5 and §§ 40401 et seq.); and (vi) any other applicable state and federal

EXHIBIT 1
Cooperative Agreement 32-2017

laws. As appropriate and as agreed to in writing at such time, CITY shall quitclaim properties acquired in the County in COUNTY's name to COUNTY following completion of the Project.

8. City agrees that, as lead agency, it shall be responsible for all costs and payments necessary to acquire property and rights of way for the Project and Improvements. CITY shall further be responsible for all costs, expenses and or payments related to design, construction and inspection of the Project and the Improvements. COUNTY shall have no financial obligation with respect to the Project and the Improvements. The purpose of this Agreement is for COUNTY to allow CITY to complete the Project within unincorporated COUNTY territory. The Parties intend and agree that the Improvements will be designated as part of the County Highway System following completion of construction.
9. City agrees to submit Project plans to County for approval.
10. City agrees that any contractors it uses to complete the Project will acquire all necessary encroachment permits and right to enter permits for work within existing County rights-of-way, adjacent to County library property and on private property as well.
11. All City contractors who work on Project shall be contractually obligated to provide a warranty for their work for a period of at least one (1) year.
12. This Agreement shall, unless terminated earlier by either Party pursuant to this section, automatically terminate upon the date that City provides County with the recorded Notice of Completion and COUNTY accepts the public improvements. Either Party may terminate this Agreement, for cause, based on a material breach by the other Party, following written notice of such breach to the other Party and a reasonable opportunity for cure. In addition, either Party may terminate this Agreement, without cause, provided the terminating Party provides at least sixty (60) days advance written notice to the other Party and the non-terminating Party has not expended any funds in reliance on this Agreement.
13. This Agreement may be amended only by the signed mutual written consent of both Parties.
14. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties hereunder.
15. The persons executing this Agreement on behalf of the Parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said Parties and that by so executing this Agreement the Parties hereto are bound to the provisions of this Agreement.
16. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto

EXHIBIT 1
Cooperative Agreement 32-2017

and their respective heirs, personal representatives, successors, and assigns.

17. This Agreement may be executed by the Parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.
18. This Agreement is to be governed by the laws of the State of California. Venue for any actions brought pursuant to this Agreement shall be in the County of Sacramento.
19. CITY Shall defend, indemnify and hold harmless COUNTY, its Board of Supervisors, officers, directors, agents, employees, subcontractors and volunteers from and against all demands, claims, actions, liabilities, losses, damage, and costs, including payments of reasonable attorneys' fees, arising out of, or resulting from, the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of CITY's City Council, officers, directors, agents, employees, contractors, subcontractors, or volunteers.
20. COUNTY shall defend, indemnify, and hold harmless CITY, its City Council, officers, directors, agents, employees, subcontractors and volunteers from and against all demands, claims, actions, liabilities, losses, damages and costs, including payments of reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of the COUNTY's Board of Supervisors, officers, directors, agents, employees, contractors, subcontractors, or volunteers.
21. It is the intention of COUNTY and CITY that the provisions of this paragraph be interpreted to impose on each party responsibility to the other for the acts and omissions of their respective officers, directors, agents, employees, volunteers, COUNTY's Board of Supervisors, CITY's City Council and CITY's and COUNTY's subcontractors. It is also the intention of the COUNTY and CITY that, where comparative fault is determined to have been contributory, principles of comparative fault will be followed and each party shall bear the proportionate cost of any damage attributable to the fault of that party, its officers, directors, agents, employees, volunteers, COUNTY's Board of Supervisors, CITY's City Council and their subcontractors.
22. Each agency, at its sole cost and expense, shall carry insurance – or self-insure – its activities in connection with this Agreement, and obtain, keep in force and maintain, insurance or equivalent programs of self-insurance to cover its potential liabilities hereunder. Each agency agrees to provide the other thirty (30) days' advance written notice of any cancellation, termination or lapse of any of the insurance or self-insurance coverages.
23. CITY shall require its contractors to post security in the form of a performance bond and payment bond, or other security acceptable to COUNTY, in amounts sufficient to ensure work on the Improvements is completed to COUNTY standards.

EXHIBIT 1
Cooperative Agreement 32-2017

IN WITNESS WHEREOF, the Parties have executed this Cooperative Agreement as of the Effective Date specified above. The signatories below acknowledge they have the necessary authority to enter into this Agreement.

CITY OF RANCHO CORDOVA
a municipal corporation

COUNTY OF SACRAMENTO, a political
subdivision of the State of California

By: _____
Cyrus Abhar, City Manager

By: _____
Michael J. Penrose, Director
Department of Transportation

Date: _____

Date: _____

ATTEST:

Agreement approved by the Board of Supervisors
with authority delegated to the Director to sign:

City Clerk

Agenda Date: _____

Item Number: _____

Resolution No. _____

Approved as to form:

Approved as to form:

By: _____

By: _____
William Burke, Deputy County Counsel

Name: _____

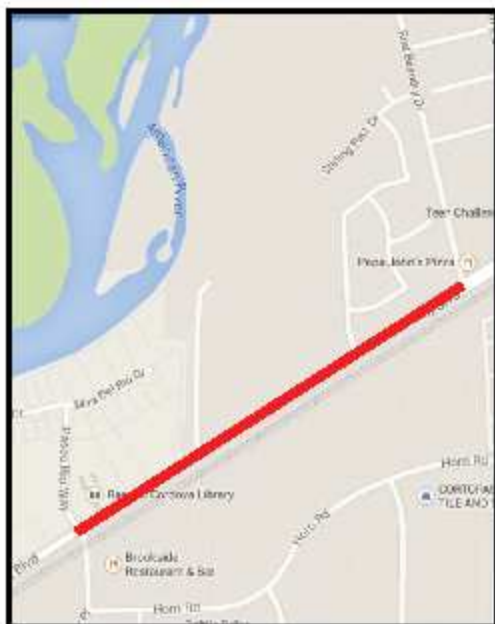
Title: _____

Prepared by: _____
Chalon Rogers, Senior Contract Services Officer
Contract & Purchasing Services Division
Department of General Services
Phone: (916) 876-6287

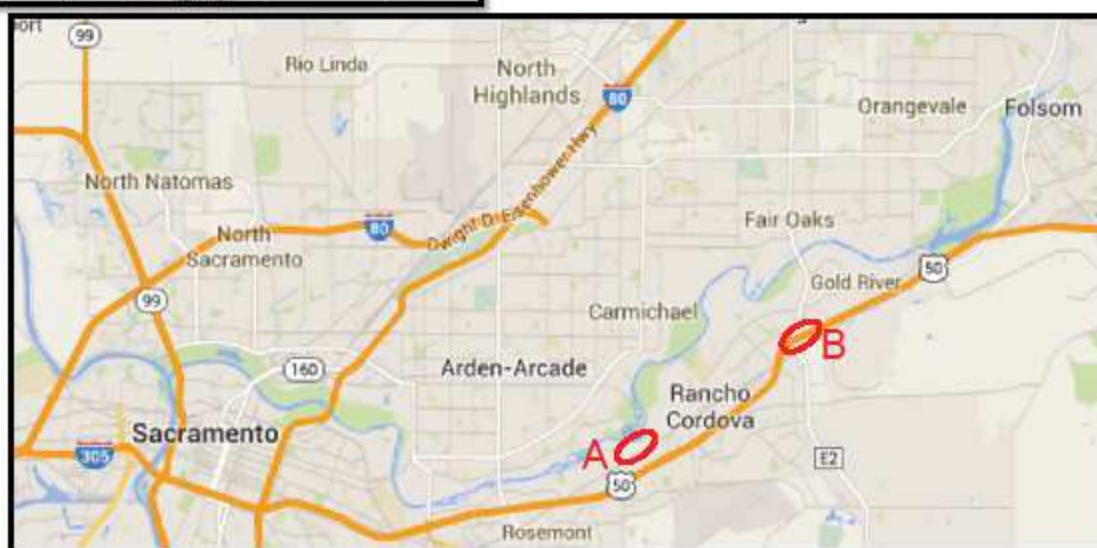
EXHIBIT AFolsom Boulevard, Phase 4 Streetscape Project
Vicinity and Location Map

Exhibit "A"

Location A



Location B



Folsom Boulevard Phase 4 Streetscape Project Vicinity and Location Map



MEMORANDUM

DATE: March 20, 2017

TO: Honorable Mayor and Council Members

FROM: Kim Juran-Karageorgiou, Administrative Services Director

SUBJECT: REVIEW AND APPROVAL OF THE 2015 AND 2016 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM APPLICATION AND ACCEPTANCE OF GRANT FUNDING FROM THE 2015 AND 2016 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM.



RECOMMENDATION

Adopt Resolutions 23-2017 and 24-2017

RESULT OF RECOMMENDED ACTION

City will formally accept award of \$26,338 under the JAG program for 2015 and award of \$28,012 under the JAG program for 2016.

BACKGROUND

The Edward Byrne Memorial Justice Assistance Grant (JAG) Program Local Solicitation is a formula based grant program provided by the U.S. Department of Justice. The JAG program provides states and local government with critical funding necessary to support a broad range of program areas including law enforcement and crime prevention.

JAG program funds are allocated to the states and local jurisdictions based on previous crime reporting through the FBI Uniform Crime Reporting Program. The city has been awarded JAG funding previously, both in 2013, 2014

The 2015 funding started in October of 2015 in the amount of \$26,338 and the 2016 funding started in October of 2016 in the amount of \$28,012, both for a two year period from their respective start dates. This funding addresses the need to conduct special gun violence reduction enforcement. Specifically, two officer grant funded teams will be independent from the regular patrols directly focused on reducing gun violence.

The public comment opportunity as required by the grant was opened and noticed to the public via the Grapevine Independent for at least 30 days. City Council action will complete the process to enable grant acceptance.

ATTACHMENTS

1. Resolution 23-2017.
2. Resolution 24-2017.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. 23-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ACCEPTING GRANT FUNDING FROM THE 2015 EDWARD BYRNE MEMORIAL JUSTICE
ASSISTANCE GRANT (JAG) PROGRAM**

WHEREAS, the U.S. Department of Justice provides formula based grant funding to states and local jurisdictions under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program; and

WHEREAS, the City of Rancho Cordova has been awarded \$26,338 under the JAG program; and

WHEREAS, the grant program requires formal approval from the governing body of the City in order to accept funding.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to accept the award of grant funding from the 2015 Edward Byrne Memorial Justice Assistance Program.

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

ATTACHMENT 2**CITY OF RANCHO CORDOVA****RESOLUTION NO. 24-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ACCEPTING GRANT FUNDING FROM THE 2016 EDWARD BYRNE MEMORIAL JUSTICE
ASSISTANCE GRANT (JAG) PROGRAM**

WHEREAS, the U.S. Department of Justice provides formula based grant funding to states and local jurisdictions under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program; and

WHEREAS, the City of Rancho Cordova has been awarded \$28,012 under the JAG program; and

WHEREAS, the grant program requires formal approval from the governing body of the City in order to accept funding.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to accept the award of grant funding from the 2016 Edward Byrne Memorial Justice Assistance Program.

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

MEMORANDUM

DATE: March 20, 2017

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Engineering Manager

SUBJECT: **RESOLUTION INCREASING THE ANNUAL STORMWATER UTILITY FEE FOR FISCAL YEAR 2017-2018.**



RECOMMENDATION

Adopt Resolution No. 39-2017.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 3.5%.

BACKGROUND

During the formation of the Stormwater Utility Fee, Council approved a written report entitled "Rate Analysis Report", dated August 7, 2014 (the "Written Report") prepared by Harris & Associates. The report is filed with the City Clerk and available for public inspection. On September 2, 2014, following a properly noticed public hearing, Council adopted Ordinance No. 7-2014 that established the Stormwater Utility Fee by adding Chapter 15.11 to the Rancho Cordova Municipal Code. The Annual Stormwater Utility Fee is applied to new development projects in the City which annex into the City's Stormwater Utility Fee area.

As established by the Written Report and Municipal Code section 15.11.040, "Levy of charge for storm drainage services," the Stormwater Utility Fee may be increased annually by the annual change in the Consumer Price Index (CPI). The change in CPI from December 2015 to December 2016 is 3.5%. By adoption of this Resolution, the Stormwater Utility Fee rates for Fiscal Year 2017-18 are hereby increased by 3.5% from \$118.29 per Drainage Measurement Unit (DMU) to \$122.43 per DMU.

FISCAL IMPACT

There is no fiscal impact to the general fund. The annual stormwater utility fees collected are deposited into an enterprise fund specifically for the maintenance of the storm drainage and flood protection system.

ATTACHMENT

Resolution No. 39-2017.

2790351.1

RESOLUTION NO. 39-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA INCREASING THE ANNUAL STORMWATER UTILITY FEE FOR FISCAL YEAR 2017-18

WHEREAS, this Council approved 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 Stormwater Utility Fee is applicable (collectively, the "Identified Parcels"). The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, on September 2, 2014, this Council adopted Ordinance No. 7-2014, adding Chapter 15.11 to the Rancho Cordova Municipal Code entitled "Annual Storm Water Utility Fee," thereby establishing the Stormwater Utility Fee; and

WHEREAS, pursuant to Section 15.11.040 of the Municipal Code and the Written Report, the Stormwater Utility Fee may be increased annually 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; and

WHEREAS, the change in CPI from December 2015 to December 2016 for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, as published by the United States Department of Labor, Bureau of Labor Statistics, is three and five-tenths percent (3.5%).

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

1. The foregoing recitals are true and correct.
2. The Stormwater Utility Fee rates for Fiscal Year 2017-18 are hereby increased by 3.5% from \$118.29 per Drainage Measurement Unit (DMU) to \$122.43 per DMU.

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:

ABSTAINED:

Donald Terry, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2790352.1

MEMORANDUM

DATE: March 20, 2017

TO: Honorable Mayor and Council Members

FROM: Kim Juran-Karageorgiou, Administrative Services Director
Michelle Mingay, Sr. Finance Analyst

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADOPTING A DEBT MANAGEMENT POLICY.**



RECOMMENDATION

Adopt Resolution No. 40-2017.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will expand the current debt policy included in the financial management policies section of the budget, bringing the City of Rancho Cordova (the "City") into compliance with the requirements of Senate Bill 1029.

BACKGROUND

The State enacted new legislation in 2016, Senate Bill 1029 ("SB 1029"), which became effective on January 1, 2017, amending California Government Code 8855 to add certain requirements related to the issuance and administration of debt by local agencies, including requiring the adoption of a debt policy meeting the requirements of California Government Code 8855.

Prior to the issuance of any new debt, the City must submit to the California Debt and Investment Advisory Commission (CDIAC) a preliminary report of debt issuance which includes a certification that the City has adopted a debt policy that meets the requirements of the new legislation. In accordance with Government Code 8855, a local debt policy must include all of the following:

- (A) The purposes for which the debt proceeds may be used.
- (B) The types of debt that may be issued.
- (C) The relationship of the debt to, and integration with, the issuer's capital improvement program or budget, if applicable.
- (D) Policy goals related to the issuer's planning goals and objectives.
- (E) The internal control procedures that the issuer has implemented, or will implement, to ensure that the proceeds of the proposed debt issuance will be directed to the intended use.

Additionally, in connection with the issuance of new debt by the City, the City's bond counsel must also submit to the California Debt and Investment Advisory Commission (CDIAC) a preliminary report of debt issuance which now requires an affirmation that a debt policy addressing certain matters addressed by the Government Code has been adopted by the issuing entity. Part of the preliminary report of debt issuance is a certification that the City has adopted a debt policy that meets the requirements of the new legislation.

The attached debt management policy has been expanded to meet the requirements of Government Code 8855.

FISCAL IMPACT

Adoption of the attached debt management policy will ensure the City can issue new debt if the need were to arise in the future.

ATTACHMENTS

1. Resolution No. 40-2017.
2. Debt Management Policy.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. 40-2017****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING A DEBT MANAGEMENT POLICY**

WHEREAS, pursuant to California Senate Bill 1029 ("SB 1029"), which was signed into law on September 12, 2016, California public agencies that issue debt must adopt a debt management policies that meet certain criteria; and

WHEREAS, in response to SB 1029, and in order to adhere to sound financial management practices, the City Council finds it desirable to approve a debt management policy; and

WHEREAS, the proposed Debt Management Policy, attached hereto as **Exhibit A**, was reviewed by the City Council at its March 20, 2017 meeting.

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

Section 1. The City Council has reviewed the Debt Management Policy and finds that it complies with California Government Code Section 8855, which requires a local debt policy to include all of the following:

- A. The purposes for which the debt proceeds may be used.
- B. The types of debt that may be issued.
- C. The relationship of the debt to, and integration with, the issuer's capital improvement program or budget, if applicable.
- D. Policy goals related to the issuer's planning goals and objectives.
- E. The internal control procedures that the issuer has implemented, or will implement, to ensure that the proceeds of the proposed debt issuance will be directed to the intended use.

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

CITY OF RANCHO CORDOVA ADMINISTRATIVE POLICY <i>a fresh take.</i> RANCHO CORDOVA CALIFORNIA	Number: FIN-06 Effective Date: March 20, 2017 Revision Date: Approved By:
SUBJECT: Debt Management Policy	

This Debt Management Policy (the “Debt Policy”) of the City of Rancho Cordova (the “City”) was approved by the City Council to be effective as of the date first set forth above. The Debt Policy may be utilized by staff with the discretion to deviate as determined appropriate by the City Manager or Finance Director/Administrative Services Director, and may be amended by the City Council as it deems appropriate from time to time in the prudent management of the debt and capital financing needs of the City.

PURPOSE:

This Debt Policy is intended to comply with Government Code Section 8855(i), effective on January 1, 2017, and shall govern all debt undertaken by the City.

The City hereby recognized that a fiscally prudent debt policy is required in order to:

- Maintain the City’s sound financial position.
- Ensure the city has the flexibility to respond to changes in future service priorities, revenue levels and operating expenses.
- Protect the City’s credit-worthiness.
- Ensure that all debt is structured in order to protect both current and future taxpayers, ratepayers and constituents of the City.
- Ensure that the City’s debt is consistent with the City’s planning goals and objectives and capital improvement program or budget, as applicable.

POLICY:

1. Purpose for Which Debt May Be Issued

- a) Long-Term Debt. Long-term debt may be issued to finance the construction, acquisition, and rehabilitation of capital improvements and facilities, equipment and land to be owned and operated by the City.
 - i. Long-term debt financings are appropriate when the following conditions exist:
 - When the project to be financed is necessary to provide basic services.
 - When the project to be financed will provide benefit to constituents over multiple years.

- When total debt does not constitute an unreasonable burden to the City and its taxpayers and/or ratepayers, as applicable.
- When the debt is used to refinance outstanding debt in order to produce debt service savings or to realize the benefits of a debt restructuring.
- ii. Long-term debt financings will not generally be considered appropriate for current operating expenses and routine maintenance expenses.
- iii. The City may use long-term debt financings subject to the following conditions:
 - The project to be financed must be approved by the City Council and the pay back period of the related debt shall be within a period that is consistent with the useful life of the project.
 - The City estimates that sufficient revenues will be available to service the debt through its maturity.
 - The City determines that the issuance of the debt adheres to applicable state and federal laws, existing bond covenants, and prudent financial management.
- b) Short-Term Debt. Short-term debt may be issued to provide financing for the City's operational cash flows in order to maintain a steady and even cash flow balance. Short-term debt may also be used to finance short-lived capital projects; for example, the City may undertake lease-purchase financing for equipment.
- c) Financing on Behalf of Other Entities. The City may also find it beneficial to issue debt on behalf of other governmental agencies or private third parties in order to further the public purposes of the City. In such cases, the City shall take reasonable steps to confirm the financial feasibility of the project to be financed, the financial solvency of any borrower and that the issuance of such debt is consistent with the policies set forth herein.

2. Types of Debt

The following types of debt are allowable under this Debt Policy:

- General obligation bonds (GO Bonds)
- Bond or grant anticipation notes (BANs)
- Lease revenue bonds, certificates of participation (COPs) and lease-purchase transactions (including equipment)
- Other revenue bonds
- Tax and revenue anticipation notes (TRANs)
- Land-secured financing, such as special tax revenue bonds issued under the Mello-Roos Community Facilities Act of 1982 (CFD), as amended, and limited obligation bonds issued under applicable assessment statutes (Assessment Districts or AD)
- Tax increment financing to the extent permitted under State law
- Conduit financings, such as financings for affordable rental housing and qualified 501(c)(3) organizations

The City Council may from time to time find that other forms of debt would be beneficial to further its public purposes and may approve such debt without an amendment of this Debt Policy.

City staff, in consultation with the City's municipal advisor, will determine the appropriate method of sale.

Debt shall be issued as fixed rate debt unless the City makes a specific determination as to why a variable rate issue would be beneficial to the City in a special circumstance.

3. Relationship of Debt to Capital Improvement Program and Budget

The City is committed to long-term capital planning. The City intends to issue debt for the purposes stated in this Debt Policy and to implement policy decisions incorporated in the City's capital budget and capital improvement plan.

The City shall strive to fund the upkeep and maintenance of its infrastructure and facilities due to normal wear and tear through the expenditure of available operating revenues. The City shall seek to avoid the use of debt to fund infrastructure and facilities improvements that are the result of normal wear and tear.

The City shall not use long-term debt financing for any recurring purpose such as current operating and maintenance expenditures. Short-term debt instruments, such as revenue tax or bond anticipation notes, shall be excluded from this limitation.

The City shall integrate its debt issuances with the goals of its capital improvement program by timing the issuance of debt to ensure that projects are available when needed in furtherance of the City's public purposes.

The City shall seek to issue debt in a timely manner to avoid having to make unplanned expenditures for capital improvements or equipment from its general fund.

4. Policy Goals Related to Planning Goals and Objectives

The City is committed to long-term financial planning, maintaining appropriate reserve levels and employing prudent practices in governance, management and budget administration. The City intends to issue debt for the purposes stated in this Debt Policy and to implement policy decisions incorporated in the City's annual operating budget.

It is a policy goal of the City to protect taxpayers, ratepayers (if applicable) and constituents by utilizing conservative financing methods and techniques so as to obtain the highest practical credit ratings (if applicable) and the lowest practical borrowing costs.

The City will comply with applicable state and federal law as it pertains to the maximum term of debt and the procedures for levying and imposing any related taxes, assessments, rates and charges.

When refinancing debt, it shall be the policy goal of the City to realize, whenever possible, and subject to any overriding non-financial policy considerations, (i) minimum net present value debt service savings equal to or greater than 5.0% of the refunded principal amount, and (ii) present value debt savings equal to or greater than 100% of any escrow fund negative arbitrage.

5. Internal Control Procedures

When issuing debt, in addition to complying with the terms of this Debt Policy, the City shall comply with any other applicable policies regarding initial bond disclosure, continuing disclosure, post-issuance compliance, and investment of bond proceeds.

Without limiting the foregoing, the City will periodically review the requirements of and will remain in compliance with the following:

- Any continuing disclosure undertakings entered into by the City in accordance with SEC Rule 15c2-12.
- Any federal tax compliance requirements, including, without limitation, arbitrage and rebate compliance.
- The City's investment policies as they relate to the use and investment of bond proceeds.

Proceeds of debt will be held either (a) by a third-party trustee or fiscal agent, which will disburse such proceeds to or upon the order of the City upon the submission of one or more written requisitions by the Finance Director/Administrative Services Director (or his or her written designee), or (b) by the City, to be held and accounted for in a separate fund or account, the expenditure of which will be carefully documented by the City.

MEMORANDUM

DATE: March 20, 2017

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner



SUBJECT: CREEKSIDE COMMERCE CENTER TENTATIVE SUBDIVISION MAP EXTENSION; PROJECT NO. DD9687 – SOUTHWEST CORNER OF ZINFANDEL DRIVE AND NORTH MATHER BOULEVARD

PROPERTY OWNER: ATC Realty Sixteen, Inc. Mrs. Donna Cummings 333 Market Street, 3 rd Floor San Francisco, CA 94105	APPLICANT/DEVELOPER: Same as Owner
PROJECT: The applicant requests approval of a tentative subdivision map extension for the approved Creekside Commerce Center project originally approved by the City Council on May 21, 2007, with amendments approved February 2, 2009. This request would extend the life of the subdivision map approval for an additional 36 months (3 years) with a new expiration date of February 2, 2020. FILE: DD9687 LOCATION: Southwest corner of Zinfandel Drive and North Mather Boulevard ZONING/GP: LI (light industrial) APN: 072-2860-001-0000 PLANNER: Nicholas Sosa, Assistant Planner	

RECOMMENDATION

Adopt Resolution No. 41-2017 approving the Tentative Subdivision Map extension and updated Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Adoption of the above resolution would extend the expiration date of the tentative subdivision map for an additional 36 months (3 years) with the attached conditions of approval. No other modifications to the project are proposed with this request.

BACKGROUND

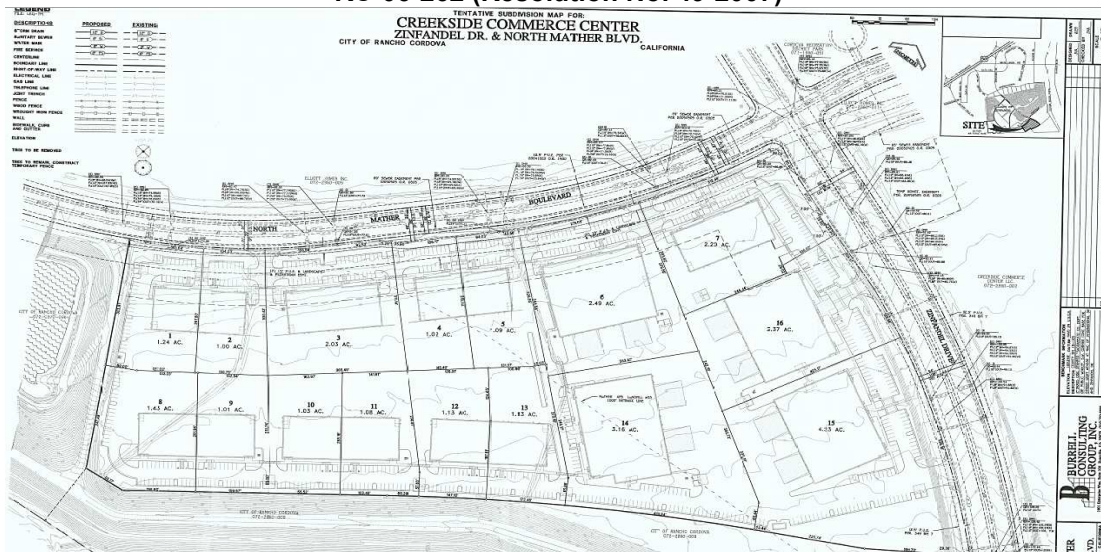
On May 21, 2007, the Rancho Cordova City Council approved the Creekside Commerce Center project (RC-06-262) located on the southwest corner of Zinfandel Drive and North Mather Boulevard within the Villages of Zinfandel Special Planning Area (**See Figure 1**). The project included a subdivision map to divide a 28.0 acre parcel into 16 parcels ranging in size from 1.01 acres to 4.23 acres. The project also included a design review for 16 buildings ranging in size from 10,536 square feet to 41,757 square feet designed to be a small business park (**See Figure 2**).

On February 2, 2009 City Council approved a subdivision map amendment (RC-07-335) that reduced the subdivision map from 16 new parcels to 8 new parcels and reduced 16 buildings to 7 (**See Figure 3**).

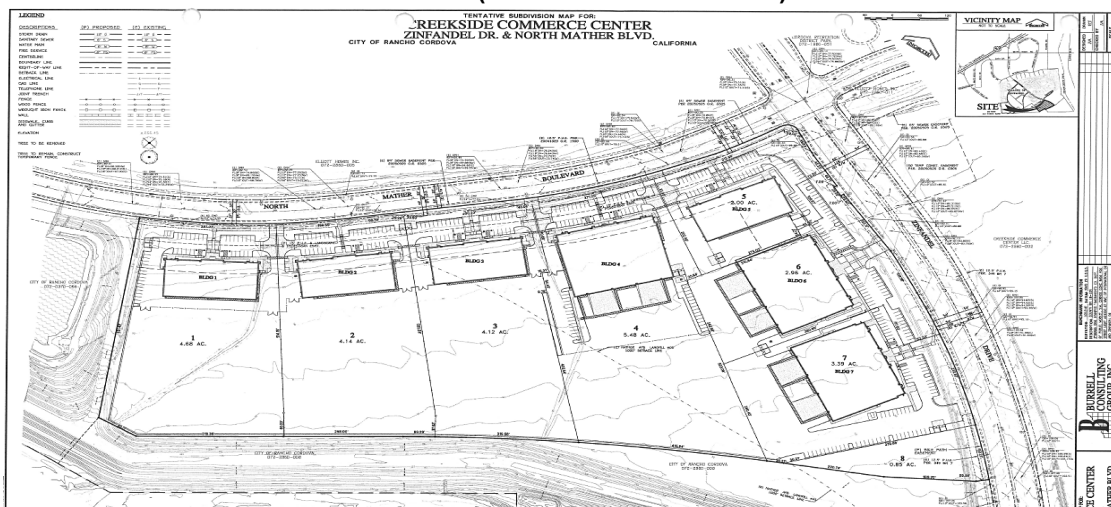
FIGURE 1: Context Map



**FIGURE 2: Approved Original Tentative Subdivision Map (16 parcels 16 buildings)
RC-06-262 (Resolution No. 49-2007)**



**FIGURE 3: Approved Tentative Subdivision Map Amendment (8 Parcels 7 Buildings)
RC-07-335 (Resolution No. 10-2009)**



Since the approval of the tentative map amendment, the State of California has since approved several Legislative Bills to extend current tentative subdivision maps to assist developers during the economic downturn. Bills include SB1185, AB333, AB208 and AB116 which have extended the Creekside Commerce Map to its current expiration date of February 2, 2017. However, an application was submitted on January 25, 2017 to extend the tentative map for an additional 36 months (3 years) consistent with RCMC 22.20.090. This formal request grants the applicant a temporary 60 day extension past the expiration date in order to allow City Council an opportunity to extend the expiration date of the map.

Since the project is only requesting an extension, changes are restricted to none other than modifications that will bring the project up to current code regulations and standards. The original proposed design is still consistent with current development standards and building code so no changes to the design or subdivision map were proposed or recommended with this extension.

REQUIRED PERMITS AND REGULATORY BASIS

A tentative subdivision map extension is required to extend the map up to 36 months (3 years). The map expired on February 2, 2017. However, the applicant is granted a temporary 60-day extension beyond the expiration date when a formal request for a map extension is made per the Subdivision Map Act and the City's Land Development Code (RCMC 22.20.090).

Permits Required after Map Extension Approval:

- Final Map
- Improvement Plans
- Building Permit and Occupancy Review

ANALYSIS

The project was routed to internal and external departments and the conditions have been updated to reflect current standards and regulations applicable to the project. Map extensions are allowed under the Subdivision Map Act and the City's Land Development (subdivision) Code. The applicant is not proposing any modifications to the approved subdivision or attached design review at this time. The review of the map extension is limited to only extending the map that was formerly extended by bills SB1185, AB333, AB208 and AB116, the applicant agreed to updated conditions of approval on the project.

Given that the original design review did not have a separate expiration date associated with it, it was determined that the expiration date would be synonymous with the accompanying map. Therefore, the design review will be automatically extended with the map as there is no formal design review extension process.

SUBDIVISION MAP ACT

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the findings are found to be true. The following evidence supports the map request.

1. **Finding:** That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The site location is zoned LI (light industrial) within the City's General Plan. The proposed map extension shows office and warehouse space with storage areas which is consistent with a light industrial use. There are currently no buildings on site.

2. **Finding:** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design and improvements of the map to be extended are consistent with the General Plan and the requirements and intentions of the Villages of Zinfandel SPA to create a mixed use land development that includes residential, industrial, office, commercial, recreational and public/quasi-public uses.

3. **Finding:** That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.

4. **Finding:** That the site is not physically suitable for the proposed density of development.

Evidence: Per the map's original review and analysis the site is physically suitable for the proposed density of development and will comply with all applicable density and development requirements.

5. **Finding:** That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and developed mitigation measures reduced potential environmental impacts to less than significant levels. No changes are proposed with this extension.

6. **Finding:** That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Evidence: The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the original project approvals.

7. **Finding:** That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The design of the subdivision will not conflict with any required public easements on the property and adequate access for utilities will be provided. The previously approved map will contain all necessary access through the subdivision. No changes are proposed with this extension.

In the case of the proposed map, none of the findings required for denial were found to be true. The proposed project is consistent with all applicable development standards and regulations of the City's General Plan, Special Planning Areas, and Zoning Code and is recommended for approval by City Council.

FISCAL ANALYSIS OF PROJECT

The City anticipates this project to have a positive fiscal impact due to jobs created during construction, increased sales tax due to new businesses in the area, and increased property taxes collected on the new units.

ENVIRONMENTAL

The project was analyzed under the California Environmental Quality Act by the Environmental Impact Report (EIR) prepared for the entire Villages of Zinfandel Special Planning area. Mitigation measures developed pursuant to the EIR reduced potential environmental impacts to less than significant levels. No changes have occurred with this extension and no further environmental analysis is necessary.

RECOMMENDED MOTION

Staff recommends the Council adopt Resolution No. 41-2017 approving the extension to the Creekside Commerce Center tentative subdivision map and design review (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**).

ATTACHMENT(S)

1. Resolution No. 41-2017 approving the extension to the Creekside Commerce Center tentative subdivision map (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**).
2. February 2, 2009 Approved Resolution 10-2009 for Creekside Commerce Center (RC-08-335) Amendment and Design Review.
3. May 21, 2007 Approved Resolution 49-2007 for Creekside Commerce Center (RC-06-262) Tentative Subdivision Map and Design Review.
4. 500 foot radius map and property owner list.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 41-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING TENTATIVE SUBDIVISION MAP EXTENSION FOR CREEKSIDE COMMERCE
CENTER PROJECT NO. DD9687**

WHEREAS, On May 21, 2007, the Rancho Cordova City Council approved the Creekside Commerce Center Project (RC-06-262) which included a tentative parcel map to divide a 28.0 acre parcel into 16 parcels ranging in size from 1.01 acres to 4.23 acres and included a design review for 16 buildings ranging in size from 10,536 square feet to 41,757 square feet, located at the southwest corner of Zinfandel Drive and North Mather Boulevard (APN: 072-2860-001); and

WHEREAS, on February 2, 2009 an amendment to the subdivision map was approved (RC-08-335) that reduced the subdivision map to 8 new parcels rather than 16 and the design review to 7 buildings rather than 16; and

WHEREAS, the tentative map was set to expire on February 2, 2017, an application was submitted on January 25, 2017 by ATC Realty Sixteen, Inc. (hereinafter referred to as Applicant) for a Tentative Subdivision Map extension to extend the amended tentative map another 36 months (3 years) consistent with RCMC 22.20.090. This formal request grants the applicant a temporary 60 day extension past the expiration date to receive City Council approval to extend the map;

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes approval of the Tentative Subdivision Map extension (**Exhibit A**), subject to the following findings and attached Conditions of Approval (**Exhibit B**):

- A. The City Council finds the project site was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), as the project was previously analyzed under the Environmental Impact Report (EIR) for the Villages of Zinfandel Special Planning Area (VSPA). Mitigation measures were developed reduced potential environmental impacts to less than significant levels. No changes to the project have occurred and not further analysis is necessary.
- B. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request.

ATTACHMENT 1

1. **Finding:** That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The site location is zoned LI (light industrial) within the City's General Plan. The proposed map extension shows office and warehouse space with storage areas which is consistent with a light industrial use. There are currently no buildings on site.

2. **Finding:** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design and improvements of the map to be extended are consistent with the General Plan and the requirements and intentions of the Villages of Zinfandel SPA to create a mixed use land development that includes residential, industrial, office, commercial, recreational and public/quasi-public uses.

3. **Finding:** That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.

4. **Finding:** That the site is not physically suitable for the proposed density of development.

Evidence: Per the map's original review and analysis the site is physically suitable for the proposed density of development and will comply with all applicable density and development requirements.

5. **Finding:** That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and developed mitigation measures reduced potential environmental impacts to less than significant levels. No changes are proposed with this extension.

6. **Finding:** That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Evidence: The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the original project approvals.

ATTACHMENT 1

7. **Finding:** That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The design of the subdivision will not conflict with any required public easements on the property and adequate access for utilities will be provided. The previously approved map will contain all necessary access through the subdivision. No changes are proposed with this extension.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ of _____, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

47

CITY OF RANCHO CORDOVA

CALIFORNIA



JOB NO. 1604.-00-0783	SHEET 1 OF 1 SHEETS	TENTATIVE SUBDIVISION MAP FOR: CREEKSIDE COMMERCE CENTER APN 072-2860-001 ZINFANDEL DR. & NORTH MATHER BLVD. CITY OF RANCHO CORDOVA CALIFORNIA	 BURRELL CONSULTING GROUP, INC. 1001 Enterprise Pkwy Suite 100 Roseville, CA 95678 (916) 783-8886	BENCHMARK INFORMATION ELEVATION 109.146' DATUM NAVD 83 U.S.G.S. DESCRIPTION COUNTY RM 18-105 Z PLASSON TRG STOPPED DOCUMENTED ON DEPT RECORDS AND RECORDED FOR STREET LIGHT #42543 AT N/C OF INTERNATIONAL DR AND ZINFANDEL DR	DESIGNED _____ DRAWN _____ CHECKED BY _____ JVA _____ SCALE _____ HORIZ 1"=60' VERT 1"/A	BY DATE	REVISIONS	NO.
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FILE: IP48802	
AS	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARP	ASBESTOS CEMENT PIPE
AG	AGGREGATE
AVC	AIR & VACUUM RELIEF VALVE
BM	BENCH MARK
BN	BEGIN CURB
BNDO	BOUNDARY
BC	BLOW OFF WALL
VC	VERTICAL CURB BEGIN
BC	BOTTOM OF WALL
BM	BARBED IRON PIPE
CA	CURB & GUTTER
C.D.	CHANNEL DRAIN
C	CONCRETE
CLP	CHAIN LINK FENCING
CMF	CORRUGATED METAL PIPE
CON	CONCRETE
CONST	CONSTRUCTION
COTT	CLEAN OUT
C	CLEAN OUT TO GRADE
CON	CONCRETE
C	CONCRETE PIPE
CR	CURS RETURN, RIGHT SIDE
CR	CURS RETURN, LEFT SIDE
CTVPB	CABLE T.V. PULLBOSS
CTVPB	CABLE T.V. PEDESTAL
CTVPB	CABLE T.V. SERVICE
D	DRAIN
DIP	DRAIN INLET
DIP	DUCTILE IRON PIPE
DRH	DRAIN MANHOLE
DRH	DRAIN
(E) EXIST	EXISTING

[illegible]

ASSESSORS PARCEL NUMBER 072-2860-001

EXISTING ZONING	SPA
EXISTING USE	VACANT
PROPOSED ZONING	SPA
PROPOSED USE	L-1
OWNER	MAC MILLAN PARTNERS INC. 151 ASHRIDGE CT GRANITE BAY, CA. 95746 DAVID MAC MILLAN (916) 788-8100
ENGINEER	BURRELL CONSULTING GROUP 1001 ENTERPRISE WAY, ST. 100 ROSEVILLE, CA. 95678 ATTN: JERRY AYASS (916) 783-8898
DEVELOPER	MAC MILLAN PARTNERS INC. 151 ASHRIDGE CT GRANITE BAY, CA. 95746 DAVID MAC MILLAN (916) 788-8100
UTILITY DISTRICTS	
SEWER	SACRAMENTO COUNTY CSD-1
ELECTRIC	SMUD
GAS	PG&E
TELEPHONE	SBC
DRAINAGE	SACRAMENTO COUNTY- DEPARTMENT OF WATER RESOURCES
IMPROVEMENTS	CITY OF RANCHO CORDOVA
WATER	GOLDEN STATE WATER COMPANY

PUBLIC SERVICES	
PARK DISTRICT	RANCHO CORDOVA
FIRE DISTRICT	PARK DISTRICT
SCHOOL DISTRICT	SACRAMENTO METRO
	FIRE DISTRICT
	SAN JUAN UNIFIED
	SCHOOL DISTRICT

NUMBER OF EXISTING LOTS	1
NUMBER OF PROPOSED LOTS	8
ACREAGE OF LOTS	SEE MAP
GROSS ACREAGE	28,000.1 ac.

NOTES:

ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.

ALL KNOWN EASEMENTS HAVE BEEN PLOTTED AND ACCOUNTED FOR AND SIGNED.

ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY TO BE REMOVED UNLESS OTHERWISE INDICATED.

THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE, THE LOCATION OF THE PROPER PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

LOT DENSITY		
PROPOSED UNITS	GROSS AREA	
LOT 1	4.68 AC.±	
LOT 2	4.14 AC. ±	
LOT 3	4.12 AC.±	
LOT 4	5.48 AC. ±	
LOT 5	2.00 AC.±	
LOT 6	2.96 AC. ±	
LOT 7	3.39 AC. ±	
LOT 8	0.85 AC. ±	
TOTAL UNITS	GROSS AREA	
8	28.00 AC±	

NOTES:

ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.

ALL KNOWN EASEMENTS HAVE BEEN PLOTTED AND ACCOUNTED FOR AND SIGNED.

ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY TO BE REMOVED UNLESS OTHERWISE INDICATED.

THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE, THE LOCATION OF THE PROPERTY LINES HAVE NOT BEEN DETERMINED AT THIS TIME. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

DATE MAP DRAWN	10/20/06
LATEST REVISION ON MAP	04/18/07
LATEST REVISION ON MAP	08/06/07
LATEST REVISION ON MAP	01/07/08
LATEST REVISION ON MAP	09/09/08
CHECKED BY	

PREPARED UNDER THE
DIRECTION OF:



REGISTERED PROFESSIONAL ENGINEER
TODD
BERNARDY
NO. 64032
EXP. 09-30-08
CIVIL
STATE OF CALIFORNIA

NOTE: DO NOT USE FOR
CONSTRUCTION UNLESS
SIGNED BY THE ENGINEER

FILE NO. IPTGBPEDWG

TENTATIVE SUBDIVISION MAP FOR:
CREEKSIDE COMMERCE CENTER
APN 072-2860-001
ZINFANDEL DR. & NORTH MATHER BLVD.

B **BURRELL
CONSULTING
GROUP, INC.**
Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8200

BENCHMARK INFORMATION

ELEVATION: 100.246' DATE/TIME: NAVD 89 4.5.0.5

DESCRIPTION: COUNTY BM 15-105

2" BASS WBL STAMPED "SACRAMENTO CO. DEPT.

OF PUBLIC WORKS", 5"W. CORNER CONC BASE F02

STREET LIGHT #24350 AT NWC OF INTERNATIONAL DR

AND ZINFANDEL DR

TENTATIVE SUBDIVISION MAP FOR:

CREEKSIDE COMMERCE CENTER

APN 072-2860-001

ZINFANDEL DR. & NORTH MATTHEW BLVD.

CITY OF RANCHO CONDIVA

CALIFORNIA

1001 Enterprise Way, Suite 100

Rowland, CA 92671

(949) 985-8986

DESIGNED BY _____

CHECKED BY _____

SCALE _____

HORIZ. _____

VERT. _____

DATE _____

REVISIONS

NO. _____

GENERAL INFORMATION:

PROJECT LOCATION: _____

PROJECT DESCRIPTION: _____

PROJECT OWNER: _____

PROJECT ENGINEER: _____

PROJECT ARCHITECT: _____

PROJECT LANDSCAPE ARCHITECT: _____

PROJECT CIVIL ENGINEER: _____

PROJECT ELECTRICAL ENGINEER: _____

PROJECT MECHANICAL ENGINEER: _____

PROJECT CHEMICAL ENGINEER: _____

PROJECT INDUSTRIAL ENGINEER: _____

PROJECT AGRICULTURAL ENGINEER: _____

PROJECT MINING ENGINEER: _____

PROJECT MARINE ENGINEER: _____

PROJECT AERONAUTICAL ENGINEER: _____

PROJECT SPACE ENGINEER: _____

PROJECT OTHER ENGINEER: _____

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is to grant a Tentative Subdivision Map and Design Review extension for the previously amended and approved Creekside Commerce Center (RC08-335) project. The project is described in the March 20, 2017 City Council Staff Report and shown on the respective project exhibits.	Project Description	On-Going	Planning	
2.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	Subdivision	Three years, commencing with the date of approval.	Planning/ Public Works	
3.	The project shall comply with the approved design and requirements per Resolution 10-2009 (RC08-335) adopted by the City Council on February 2, 2009. This approval is for a seven building light industrial building complex with a total building area of 200,015 square feet on eight parcels with a total site area of 28.0 acres. Approved entitlements included: amended tentative subdivision map and amended design review package. The project shall be constructed in substantial compliance with these documents. The Creekside Commerce Center, Master Sign Criteria document dated March 26, 2007 is approved. All signage on the property is subject to the requirements of this document.	Consistency with RC08-335 Approval	On-Going	Planning	
4.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
5.	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.	Construction	On-Going	Planning/ Public Works	
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element and RCMC 6.68.	Construction	On-Going	Planning/ Building	
7.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
8.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
9.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
10.	Reciprocal access and roadway maintenance agreements shall be provided for interior roadways: provisions for necessary repair and maintenance of the roadway surface; removal of vegetation infringing of the roadway clear vertical height of 13'-6" or width of 20'-0"; provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping; provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems; unrestricted use of and access to the roadway covered by the agreements. A copy of the road maintenance agreement shall be provided for review and approval by the Fire District prior to issuance of Building Permits.	Utilities	Prior to recordation of Final Map	Metro Fire	
11.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Safety	At Improvement Plans/ grading permit issuance.	Metro Fire	
12.	The application shall implement the Mitigation Measures contained within the Village of Zinfandel EIR (Villages EIR), certified by the County in 1998 (State Clearinghouse #1996042019). A deposit in the amount of \$5,000 shall be submitted to the City. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first.	Mitigation Measures	Prior to Improvement Plan Approval	Planning	
13.	To protect land uses within 1,000 feet of the former land fill site south of the property implement specific measure developed by the California Integrated Waste Management Board (CIWMB). Measures that require physical improvements Shall be shown on all improvement and grading plans. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first.	Waste Management	Prior to Improvement Plan Approval	Planning	
14.	Submit a final site lighting plan that complies with the City Design Guidelines and submit to Community Development Director for review and approval, as follows:	Lighting	Prior to improvement plan approval	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	- Lighting is limited to 18 feet in height. Some additional height may be permitted at the discretion of the Community Development Director for safety and security concerns. - Decorative bases are required for all light poles (e.g. exposed aggregate, stone, or decorative concrete). Light poles placed in planter areas that do not require tall concrete bases, do not require decorative bases. - Lighting shall be equipped with vandal resistant covers. - All exterior doors shall be illuminated				
15.	Applicant shall provide a revised landscape plan that addresses the screening of industrial operations, loading and storage from public view, to the greatest extent possible. Landscape plan approval shall be obtained from the Community Development Director.	Landscaping/ Screening	Prior to Improvement Plan Approval	Planning	
16.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	Frontage Agreement	Prior to Improvement Plan Approval	Public Works	
17.	Number, size, and location of driveway are subject to approval by the Public Works Department.	Improvements	Prior to Improvement Plan Approval	Public Works	
18.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	General	Prior to issuance of the first building permit	Public Works	
19.	The applicant shall include notes on the Improvement Plans as necessary and submit landscaping, utility, and improvement plans for SRCSD review and approval prior to issuance of Improvement Plans, in compliance with the following or as otherwise authorized	Sanitation	Prior to improvement plan approval	Sanitation District	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	by SRCSD: - Any improvement or proposed use that restricts SRCSD access to its existing easements, including those easements associated with the Bradshaw 7C Project, for the purpose of constructing, operating, maintaining, and repairing SRCSD facilities shall not be permitted unless express written permission is obtained from SRCSD. - Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD. - Landscaping other than the following: lawn or similar groundcover; plantings of Red Maple, Crape Myrtle, Mayten Tree, Yew Pine, Purple Leaf Plum; and driveways or surface parking; shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD. - No landscaping shall be allowed on top of the future Mather/Bradshaw Junction Structure. - No trees shall be allowed in the general vicinity of the future Mather/Bradshaw Junction Structure. - Trees, shrubs, groundcover and any other form of landscaping that obstructs or limits SRCSD access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. - Any proposed utility crossing of an SRCSD interceptor shall				

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor. - Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area or lands reserved for SRCSD, unless express written approval is obtained from the District Engineer. Prior to recording the Final Map, the applicant shall submit a utility plan to SRCSD for review and approval. - Direct lateral connections to the SRCSD interceptor system shall not be allowed. - Any improvement or proposed use within the existing SRCSD easement areas shall be consistent with the requirements and/or restrictions identified in the applicable SRCSD sewer easement documents, unless otherwise approved in writing by the District Engineer or other authorized SRCSD representative. - Construction staging and stockpiling shall not be permitted within the Bradshaw 7C Project easement areas and the existing SRCSD easement areas unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities. - All weather access to the existing SRCSD easements and facilities shall be provided at all times. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes.				

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
20.	Applicant shall record the Conditions of Approval/Mitigation Monitoring Report Program and pay recordation fees to the County Recorder's Office.	Parking and Access	Prior to recordation of Final Map	Planning	
21.	Provide onsite and offsite drainage easements and facilities pursuant to the Floodplain Management Ordinance, Water Agency Code and Improvement Standards and the Villages of Zinfandel Drainage Master Plan. Provide any fee required by the Water Agency Code and approved Village of Zinfandel finance plan.	Drainage	Prior to Final Map Recording	Public Works	
22.	Applicant shall record Covenants, Conditions & Restrictions (CC&Rs) concurrent with recordation of the Final Map for the property to include regulations for maintenance of common areas within the site. Draft CC&Rs shall be provided to staff for review prior to recordation.	CC&R's	Prior to Final Map Recording	Public Works	
23.	Dedicate an Irrevocable Offer of Dedication on the final map as depicted on the approved tentative map.	Dedication	Prior to Final Map Recording	Public Works	
24.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	Reciprocal Access	Prior to Final Map Recording	Public Works	
25.	A copy of the signed and recorded shared parking agreement must be submitted for review and approval by the Planning Department. This agreement must indicate all parcels and owners involved, the area and amount of parking to be shared, including the hours the area may be shared (e.g., uses primarily of a daytime versus a nighttime or weekday versus weekend nature). Evidence of this agreement may be in the form of a deed, lease, contract, or similar written instrument upholding such joint use. In this situation, the size of the joint parking lot shall be at least as large as the number of vehicle parking spaces required by the largest user.	Parking and Access	Prior to Recordation of the Subdivision Map,	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
26.	Dedicate a Bike Path Easement in the southeast portion of the property as depicted on the approved tentative map	Bike Path	Prior to Final Map Recording	Public Works	
27.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new public maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparking at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	Frontage Landscaping	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	
28.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	Public Improvements	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	
29.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property	Annexation	Prior to final map or issuance of building permit, whichever occurs first	Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Owner/Applicant through payment of fair share costs of the SWU annexation not to exceed \$7,000 per annexation.				
30.	Dedicate Public Utility Easements as follows: 15.0-foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on North Mather Boulevard. - Twelve and one half foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on Zinfandel Drive	Public Utility	Prior to final Map Recording	Public Works	
31.	Dedicate Pedestrian Easements as follows: - Fifteen foot wide easement contiguous to the proposed Irrevocable Offer of Dedication on North Mather Drive as depicted on the approved tentative map. - Twelve and one half foot wide easement contiguous to right-of-way on Zinfandel Drive.	Pedestrian	Prior to Final Map Recording	Public Works	
32.	The District requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Sewer	Prior to Final Map Recording	Sacramento Area Sewer District	
33.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-	Sewer	Prior to Final Map Recording	Sacramento Area Sewer District	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	of-ways and in easements dedicated to the District.				
34.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to the District in a form approved by the District Engineer	Sewer	Prior to Final Map Recording	Sacramento Area Sewer District	
35.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-drive-able street appurtenances	Sewer	Prior to Final Map Recording	Sacramento Area Sewer District	
36.	Provide approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Each	Fire Hydrants	Prior to Building Permit Issuance	Metro Fire	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
	approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.				
37.	Provide access roadways with all-weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternative road surface is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	Fire Access	Prior to Building Permit Issuance	Metro Fire	
38.	Implement protective CIWMB measures to protect buildings from methane gas emissions. Measures shall be submitted for review and approval by the Planning Department and Building Department. Measures that require physical improvements (e.g. vapor barriers, venting pipes, etc.) shall be shown on all improvement and grading plans prior to approval of those plans. The measures to be implemented are: • A geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade; • A permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab; • A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;	Methane Gas Protection	Prior to Building Permit Issuance	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	- Perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging; - The venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system; - Automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; - Periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Sections 20920 through 20937 of the California Code of Regulations				
39.	Implement the performance standards for land uses adjacent to Mather Airport. The measures to be implemented are: - Prior to the construction of any structure containing office and/or commercial uses subject to the airport noise levels of 70 CNEL or greater, the project applicant shall submit to the City of Rancho Cordova development plans identifying the design measures which will reduce interior noise levels for office areas and areas where the public will be received, in order to provide an interior noise level of 50 CNEL or less. Design measures approved for noise attenuation shall be incorporated into the building design (AC-1, EIR). - All buildings and structures shall be prohibited within the Clear Zone of Mather Field Airport. Development of Light Industrial uses within the approach-departure zone for	Mather Airport Standards	Prior to Building Permit Issuance	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Mather Field shall be subject to the use restrictions described in the Mather Approach/Departure Use Restriction Table contained in Section 512-219 of this SPA (AC-3,EIR).				
40.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to Issuance of Building Permits	Planning	
41.	Building designs shall be consistent with approved design review documents, with the following stipulations: - Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Community Development Director, if changes will provide a greater diversity of building materials or enhancements to building design. - Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited.	Design	Prior to Building Permit Issuance	Planning	
42.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department,	Architectural	Prior to Issuance of Building Permits	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	prior to the issuance of Building Permits and installed prior to occupancy approval.				
43.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building/ Public Works	
44.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building	
45.	The developer shall submit complete final landscape plans for review and approval, with the following information and specifications: • "Detailed plant material and irrigation plans for review and approval. • "Landscaping materials and placement shall follow crime prevention principles, allowing maximum observation. • "Sidewalks shall meet ADA accessibility requirements. • "Street trees along Zinfandel Road shall be minimum 15-gallon size (as required by Zinfandel SPA)	Landscape	Prior to Building Permit Issuance	Planning	
46.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the Community Development and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and	Landscaping	Prior to Issuance of Improvement Plan/ Building Permits/	Planning/ Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
	irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule		Installation of new landscape material.		
47.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	Transportation	Prior to Building Permit Issuance	Public Works	
48.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall be prepared in accordance with City Standard and shall include, but shall not be limited to: • New continuous sidewalks and frontage improvements along the entire property frontage shall be 7 feet wide and separated pursuant to city standards. Curb cuts for driveways and the associated apron only are not required to be installed at the time of public improvements. Curb cuts and driveway aprons may be installed at locations approved by the Public Works Department on a subsequent project by project basis with development of the individual parcels. • Public improvement plans shall clearly delineate all transitions to existing improvements.	Improvement Plans	Prior to Building Permit Issuance	Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
49.	Applicant shall submit on-site improvement plans for the specific lot. On-site improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Driveways • Utility laterals • Improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed per City standard to the satisfaction of the Public Works Department. • All improvements shown on the on-site improvement plan shall be constructed and completed to the satisfaction of the Public Works Department prior to the first occupancy on the lot.	On-Site Improvement Plans	Prior to Issuance of Building Permit	Public Works	
50.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	Sprinklers	Prior to Occupancy	Metro Fire	
51.	The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.	Gates	Prior to Occupancy	Metro Fire	
52.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any	Addressing	Prior to Occupancy	Metro Fire	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building. This condition shall be met prior to occupancy of related building.				
53.	Building occupancies and land uses are restricted by the Comprehensive Land Use Plan (CLUP) for Mather Airport and building tenancy that does not comply with these requirements is prohibited.	CLUP	Prior to Occupancy	Planning	
54.	Sign permits shall be obtained from the building department prior to occupancy. This condition shall be met prior to occupancy of related tenant space.	Signs	Prior to Occupancy	Planning	
55.	Bicycle parking facilities shall be provided on-site as shown on the approval documents. Racks shall be installed a minimum of 2.5 feet from walls and other obstructions (to allow room for bicycle to fit). Rack shall be re-installed if incorrectly placed.	Bicycle Parking	Prior to Occupancy	Planning	
56.	Storage of materials on the perimeter of buildings and outside identified loading or yard areas is strictly prohibited unless approved through the design review process or allowed with a temporary use permit. A note shall be added to final approval documents.	On-Site Storage	Prior to Occupancy	Planning	
57.	Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Community Development Director.	Design	Prior to Occupancy	Planning	
58.	Final landscape installation for each parcel shall be reviewed by the Director of Community Development to insure consistency with proposed plans.	Landscape	Prior to Occupancy	Planning	
59.	Landscaping shall be installed according to the approved master landscape plan, prior to building occupancy. Landscape installation may be phased in conjunction with building(s) construction.	Landscape	Prior to Occupancy	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
60.	All entrances to the parking area shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner's / manager's request.	Signs	Prior to Occupancy	Police Department	
61.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	Water Conservation	Prior to Occupancy	Public Works	
62.	Install public improvements to the satisfaction of the Public Works Department.	Improvements	Prior to Occupancy	Public Works	
63.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD and portable document format, shall be submitted and approved by the Public Works Department.	Grading	Prior to Occupancy	Public Works	
64.	Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.	Sewer	Prior to Occupancy	Sacramento Area Sewer District	
65.	Each parcel and each building with a sewage source shall have a separate connection to the District sewer system.	Sewer	Prior to Occupancy	Sacramento Area Sewer District	
66.	Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property.	Sewer	Prior to Occupancy	Sacramento Area Sewer District	
67.	The Applicant shall not alter existing SMUD facilities on the subject property. If the Applicant requires the relocation or removal of existing SMUD facilities, the Applicant shall coordinate with SMUD. The applicant shall be responsible for the cost of relocation or removal.	Utilities	Construction	SMUD	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
68.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Utilities	Construction	SMUD	
69.	SMUD Advises: - The Applicant shall not place any building foundations within 5 feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.) - The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20 feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15 feet from the drivable surface) - Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.				
70.	Cordova Recreation and Parks District (CRPD) Advises: New trails from this project will be adjusted to tie into existing trails and landscaping. CRPD requires improvement construction plans for items that will impact assets owned and/or maintained by CRPD be routed to CRPD for review and comment and that CRPD be given several weeks advanced notice of related construction activity.	Construction	Improvement Plans	CRPD	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
71.	The District requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Utilities	Improvement Plans	SASD	
72.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to the District.	Utilities	Improvement Plans	SASD	
73.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to the District in a form approved by the District Engineer.	Utilities	Improvement Plans	SASD	
74.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	Utilities	Construction	SASD	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
75.	Public Works would like the following correction on the Master Site Plan: 1. Bike Path section call out on Sheet A1.01 on northwest corner of property is not within plan set. Please include. 2. Segment of sidewalk seems to be missing from northeast corner of property, between corner of North Mather Blvd & Zinfandel Drive and first entrance off Zinfandel Dr.	Site Plan Corrections	Improvement Plans	Public Works/Planning	

CITY OF RANCHO CORDOVA

RESOLUTION NO. 10-2009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING TENTATIVE SUBDIVISION AMEDEMMENT AND DESIGN REVIEW
AMENDMENT FOR CREEKSIDE COMMERCE CENTER
PROJECT # RC-08-335**

WHEREAS, MacMillan Partners, Inc., (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map Amendment and Design Review Amendment for 7 industrial buildings on 8 lots, located at the southwest corner of Zinfandel Drive and North Mather Boulevard (APN: 072-2860-001); and

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

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

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

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act.

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

Evidence: The EIR for the Villages of Zinfandel was prepared for the entire project and mitigation measures developed reduce potential environmental impacts to less than significant levels. On the basis of the EIR, comments received, and the whole record, there is no substantial evidence the project would have a significant adverse impact on the environment.

2. Approve the Tentative Subdivision Map (**Exhibit A**), Commercial Design Review Submittal (**Exhibit B**), Design Guidelines (**Exhibit C**), subject to the Conditions of Approval (**Exhibit D**), based on the following findings:

A. Subdivision Map Act

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

- 1) Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The proposed map is consistent with the General Plan designation.

ATTACHMENT 2

- 2) Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design or improvements of the proposed map are consistent with the General Plan and the requirements of the Villages of Zinfandel SPA.

- 3) Finding: That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.

- 4) Finding: That the site is not physically suitable for the proposed density of development.

Evidence: The site is physically suitable for the proposed density of development.

- 5) Finding: That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and therefore is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- 6) Finding: That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Evidence: The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the project approvals.

- 7) Finding: That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: There is no conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision. The project will provide access for public utilities as needed to serve the site. The project is providing roadway improvements as required. The project will also enhance an adjacent multi-use (bicycle/pedestrian) path by providing a safe at-grade crossing of Zinfandel Drive.

B. Commercial Design Review

All discretionary projects must address relevant provisions of the City's adopted Design Review Ordinance, and the design concepts for the various types of development. This project meets the design concepts as follows:

- 1) Finding: High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

Evidence: The project provides quality building design consisting of durable and maintainable materials. The design of the building fits in with the context of the area. Building materials include concrete walls with integrated window and doors systems. The composition of materials results in a clean, attractive look. Blank walls that face

ATTACHMENT 2

public streets are avoided with changes in wall depth, inset windows and doors, significant percentage of windows on facades facing the street and architecture elements to provide visual interest.

- 2) Finding: Building designs that maintain human scale and interest.

Evidence: The sides of buildings visible from public streets are designed with windows, a variety of materials, textures, and massing which provides a human scale and interest to the buildings. A horizontal roof element is provided at the building entries to provide weather protection and scale down the building at this location. The design of the façade, through the use of windows and decorative breaks in the concrete walls helps break-down long and high walls into a more human scale.

Site elements are also provided, including plaza areas with seating, special paving and landscaping. This provide small comfortable “outdoor rooms” on the site for employees breaks, customer waiting areas and building entrance plazas.

- 3) Finding: Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.

Evidence: Site buildings have a consistent architectural style and theme. Buildings that are visible from the public streets are designed to a higher level of detail.

- 4) Finding: Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.

Evidence: The site and building design is compatible with adjacent residential development. The site is located with the Villages of Zinfandel SPA and is close to residential and commercial areas within this development. The site and building design fit in with the neighborhood. The project ties into the sidewalk and regional trail system. Project landscaping is also consistent with the surrounding neighborhood.

- 5) Finding: Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.

Evidence: The combination of building materials, forms and architectural elements provide visual relief to the facades. The façade have an acceptable level of articulation with building off-sets, horizontal details above doorways.

- 6) Finding: Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: The site and landscape plan meet the design requirements. The landscape plan includes canopy trees to provide for the required parking lot shading. Additional landscaping is provided to add visual interest and color in well designed compositions. Small plazas, connections to the off-street bicycle trail and bus stop are provided at key project entry points to help integrate the project with the surrounding neighborhood and to encourage non-vehicular trips to the site.

C. Zinfandel Special Planning Area

The subject property is within the Villages of Zinfandel Special Planning Area (SPA) and must meet the Design Review provisions contained in the SPA. This project is consistent with those standards as follows:

1) Site Planning – Findings:

- Entries to office and public space should orient to streets, parks, plazas, and pedestrian corridors/pathways. Secondary entrances may orient to parking lots or garages. Buildings which layout in a 'U' or 'L' shape and create courtyards or define the perimeter of a block are preferred to those with long setbacks from the street.
- Where location of a parking area or lot directly adjacent to a public street cannot be avoided, cars will be screened from view by berms, walls, hedges and density of plant materials.
- Trail or pathway linkages to the pedestrian system should be provided.
- Building orientation and architecture should protect the privacy of adjacent developments. Landscape buffers and walls are required between residential and non-residential uses where backyards and parking or loading areas abut.
- Screening of loading areas, trash enclosures and utilities should be provided.

Evidence: The site plan meets all of the above requirements. Connections have been provided to the adjacent street, sidewalk and trail networks. Parking areas have been screened with landscaping. The site is well landscaped. Loading, trash and utility areas are screened from view.

2) Signs – Finding:

- A consistent theme and character to identification signs should be established. The identification signs should follow a design hierarchy proportionate to the hierarchy of community entries, project entries and neighborhood identification, and be consistent and of a thematic design.

Evidence: The sign program has not changed from the original project approval and still meets the requirements of the zoning code and is designed to integrate in with the architecture of the site.

3) Architecture – Findings:

- Building form should avoid long, flat surfaces. Architecture on non-residential buildings should include columns, indentations, overhangs, patios, trellises, and surface textures, on all elevations visible off-site. Large areas of blank walls with few openings or details should be avoided on facades facing streets or public spaces.
- Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be off-set and should intersect with an architectural feature. Materials or color changes at the outside corners of building should be avoided.
- Colors should be selected to provide for internal compatibility as well as compatibility with the neighboring area.
- Building elevations must be attractively designed on all four sides. Backs and sides of buildings visible from public streets should incorporate window and door openings.
- All roof-mounted mechanical and utility equipment shall be screened from view with material similar to the architectural design of the project. The screening method should be treated as an integral part of the elevation.

Evidence: The buildings meet the architectural guidelines. The building design breaks up long flat surfaces with building details, exterior materials have a

ATTACHMENT 2

harmonious relationship, colors are compatible, building elevations are designed on all four sides, and roof-mounted equipment is screened from view by an extended roof parapet.

4) Landscaping – Finding:

- The landscape concept for the project area shall provide for the careful ordering of trees, shrubs and groundcovers to achieve: identification and aesthetic appeal of the project area; orientation with the community; ease of surveillance to security personnel; and comfort and safety to pedestrians and bicyclists. Major street intersections should be given a distinct sub-identity. The treatment of these intersections will define major neighborhood segments of the project and provide a distinct identity.

Evidence: The landscape plan meets this requirement. A combination of trees, shrubs and ground cover has been proposed that provides the required shade and enhances the appearance of the site. Small plazas areas have been provided at key project entries. The intersection of Mather and Zinfandel has a special design treatment that includes landscaping and project signage – providing a “project entry” at this location.

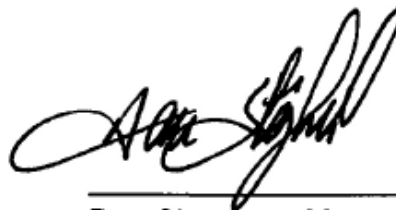
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd of February, 2009.

AYES: Budge, Sander, McGarvey, Cooley and Mayor Skoglund

NOES: None

ABSENT: None

ABSTAIN: None



Dan Skoglund, Mayor

ATTEST:



Mindy Cuppy, City Clerk

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 MacMillan Partners, Inc.

CREEKSIDE
COMMERCE
CENTER

ZINFANDEL DRIVE AND
NORTH MATHER BLVD.

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TITLE SHEET

A 0.01



CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BOULEVARD
RANCHO CORDOVA, CA

PROJECT DIRECTORY

OWNER	MAC MILLAN INDUSTRIES INC. 151 ABBOTSFORD COURT NORTH YORK, ONT. M2N 6K1 TEL (416) 754-0181 FAX (416) 754-0181	Civil ENGINEER	BURRILL CONSULTING GROUP 1001 INVERNESS AVE. SUITE 100 SCARBOROUGH, ONT. M1V 1T7 TEL (416) 754-8225 FAX (416) 754-8225
ARCHITECT	YVONNE GRIFFITHS ARCHITECTURE INTERIOR 2000 HART HOUSE BLVD. SUITE 200 SCARBOROUGH, ONT. M1V 1T7 TEL (416) 551-4566 FAX (416) 551-4566	LANDSCAPE ARCHITECT	LAND ARCHITECTURE INC. 221 WILSON ST. SCARBOROUGH, ONT. M1V 1T7 TEL (416) 759-2626 FAX (416) 759-2626
GENERAL CONTRACTOR	PAVANTON CONSULTING INC. 8770 KENNEDY ROAD, SUITE 100 MARKHAM, ONT. L3R 9S5 TEL (905) 305-5000 FAX (905) 305-5055		CONTACT: TERRY LUMBY

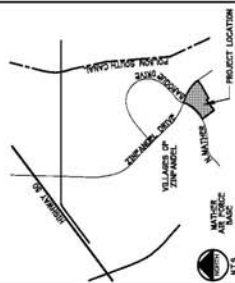
SHEET INDEX

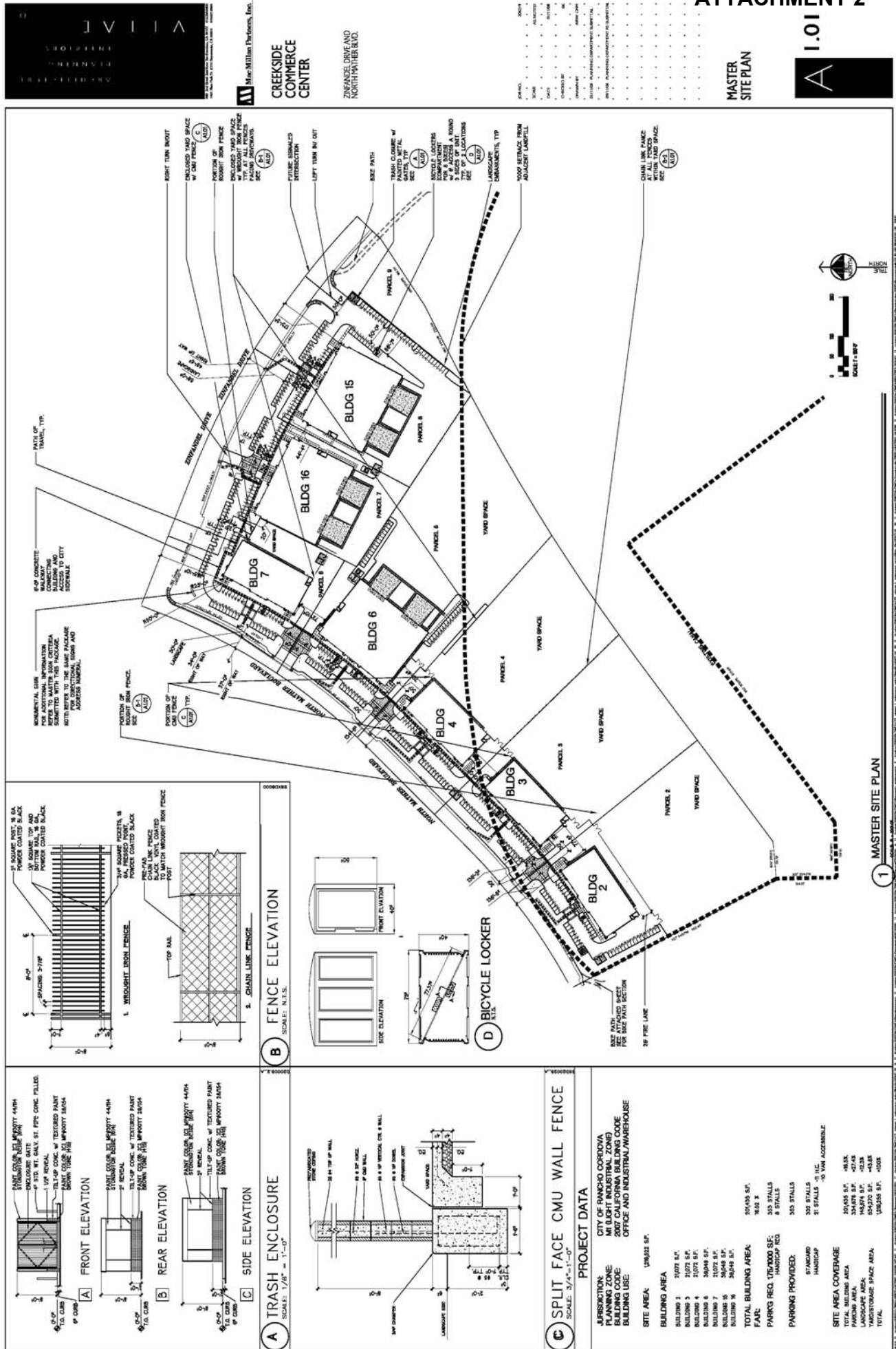
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CIVIL:

1 OF 1	PRELIMINARY GRADING PLAN
1 OF 1	TENTATIVE SUBDIVISION MAP
LANDSCAPE	
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY LANDSCAPE PLAN
L3	PRELIMINARY LANDSCAPE PLAN
ELECTRICAL	
RES	STEP PLAN - PHOTOGRAPHIC PRINT OUT

VICINITY MAP







MacMillan Partners, Inc.

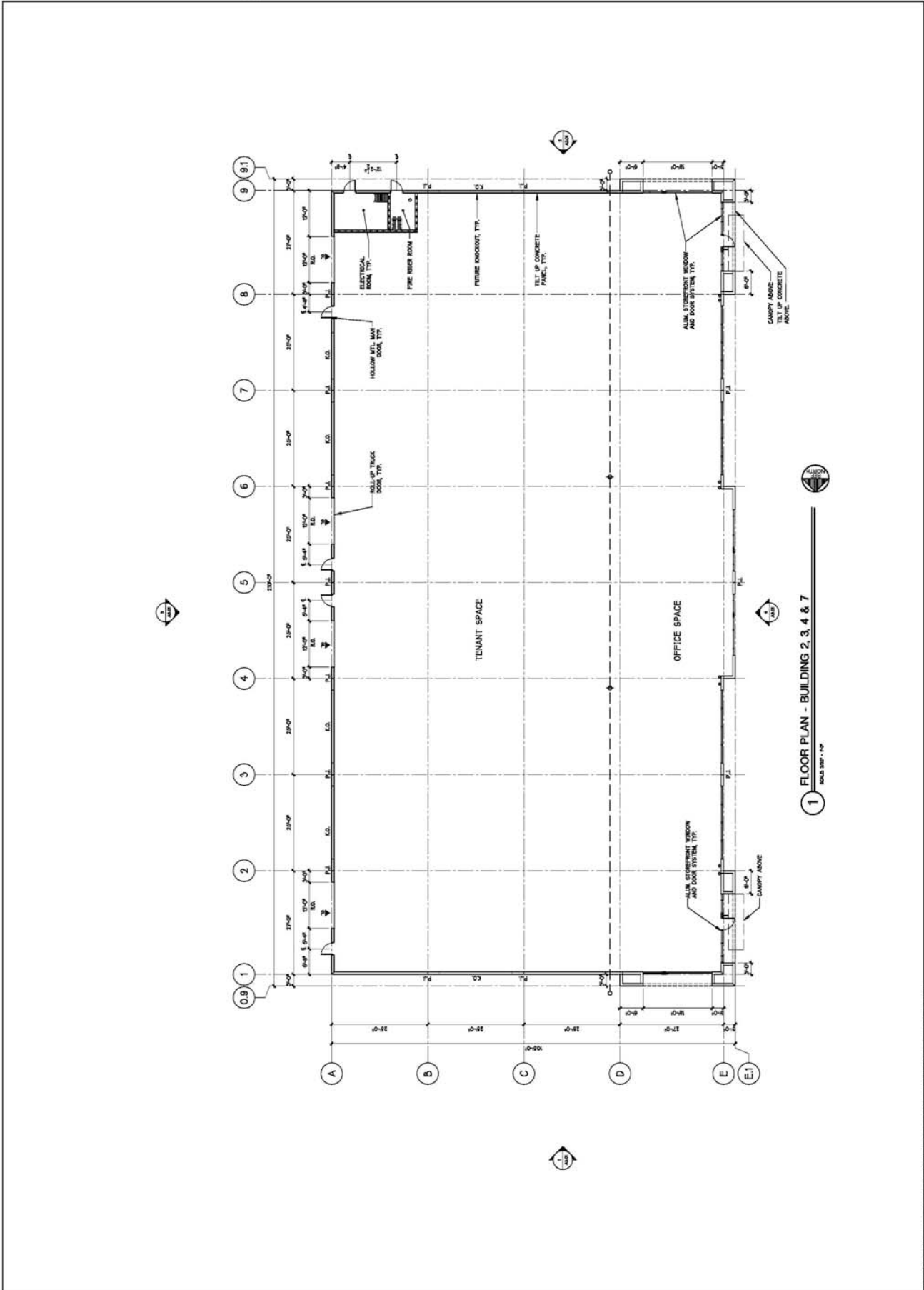
CREEKSIDE
COMMERCE
CENTER

ZINSEDEL DRIVE AND
NORTHVAHER BLVD.

DESIGN	DATE	BY	CHKD	APP'D
ARCHITECT	10/1/18	J. J. J.	J. J. J.	J. J. J.
ENGINEER	10/1/18	J. J. J.	J. J. J.	J. J. J.
CONTRACTOR	10/1/18	J. J. J.	J. J. J.	J. J. J.
OWNER	10/1/18	J. J. J.	J. J. J.	J. J. J.
REVISION	DATE	BY	CHKD	APP'D
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99	10/1/18	J. J. J.	J. J. J.	J. J. J.
100	10/1/18	J. J. J.	J. J. J.	J. J. J.

BLDG. 2, 3, 4 & 7
FLOOR PLAN

A 2.01



ATTACHMENT 2

A 2.01

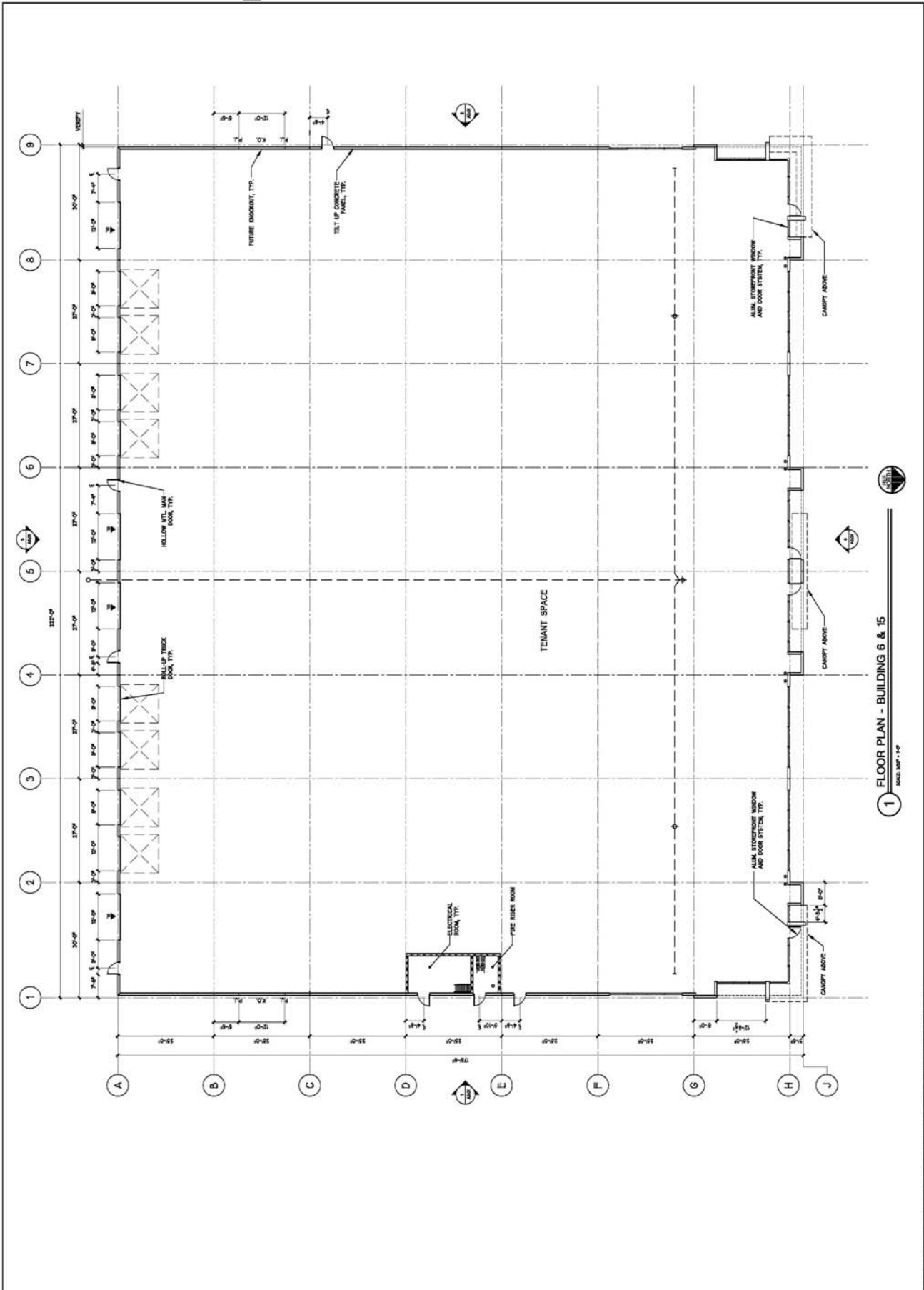
BLDG. 6 & 15
FLOOR PLAN

MacMillan Partners, Inc.

CREEKSIDE
COMMERCE
CENTER

ZWEIGEL DRIVE AND
NORTH WATHER RD.

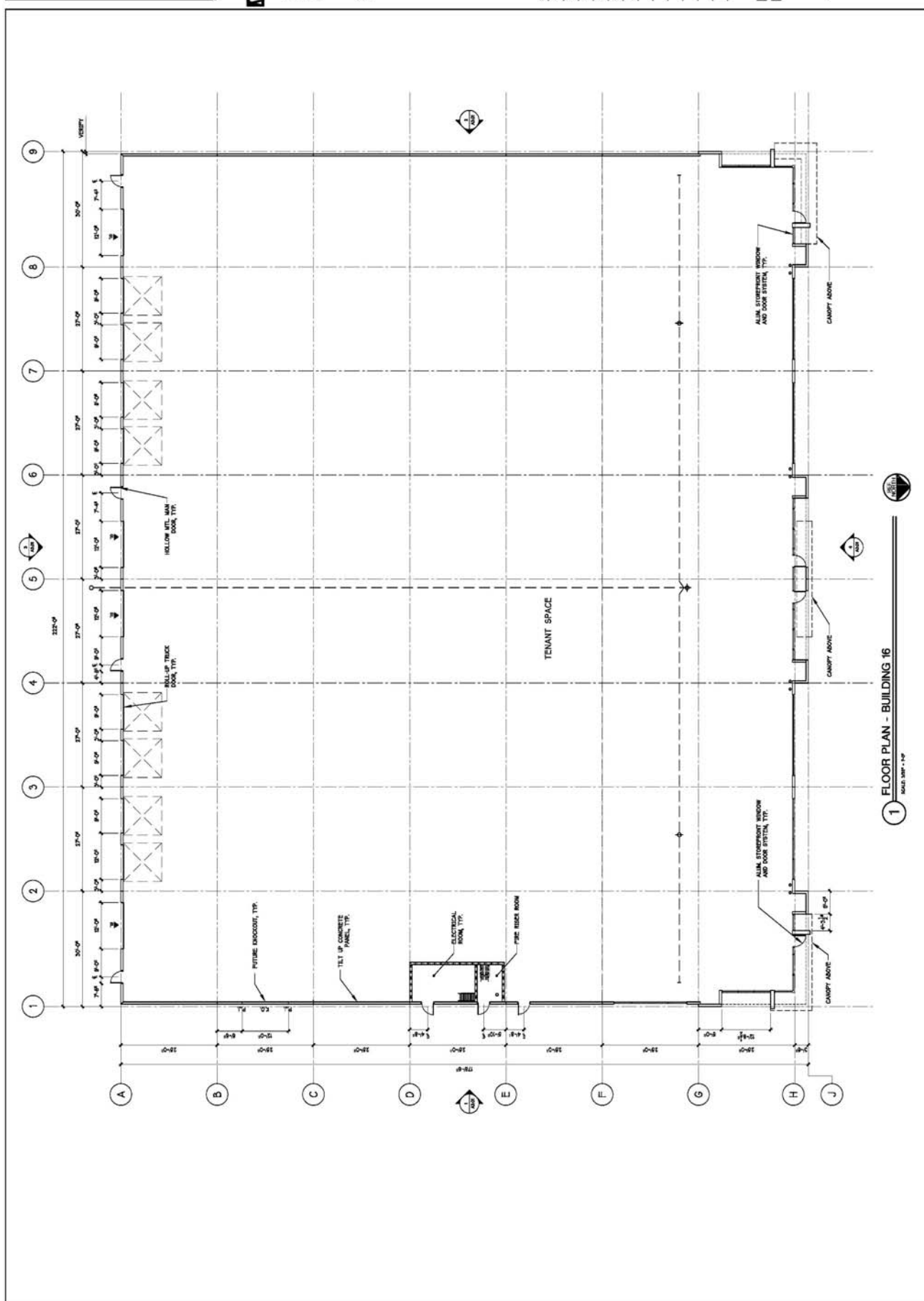
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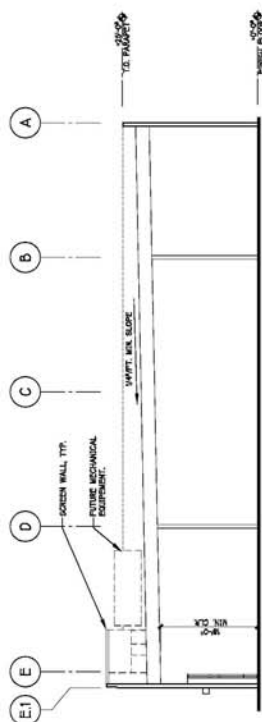


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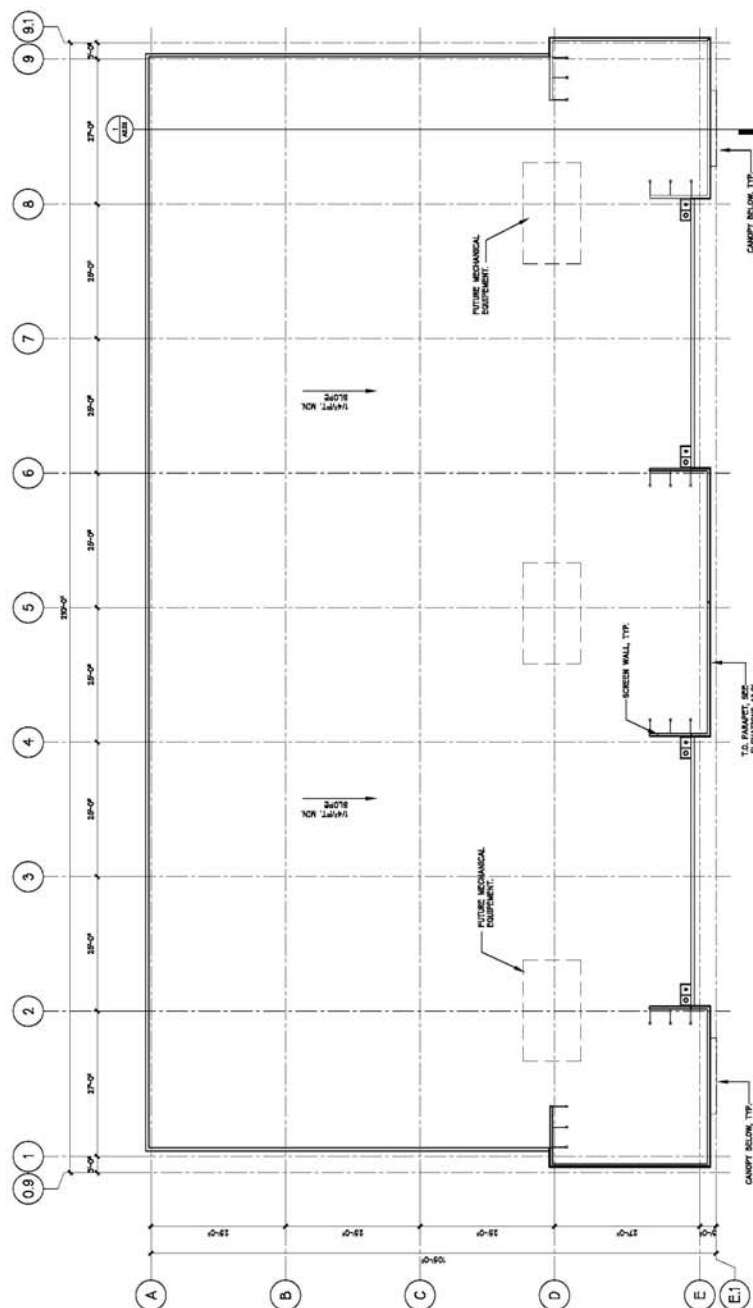
ZINFANDEL DRIVE AND
NORTH MATHER BLVD.

**CREEKSIDE
COMMERCE
CENTER**

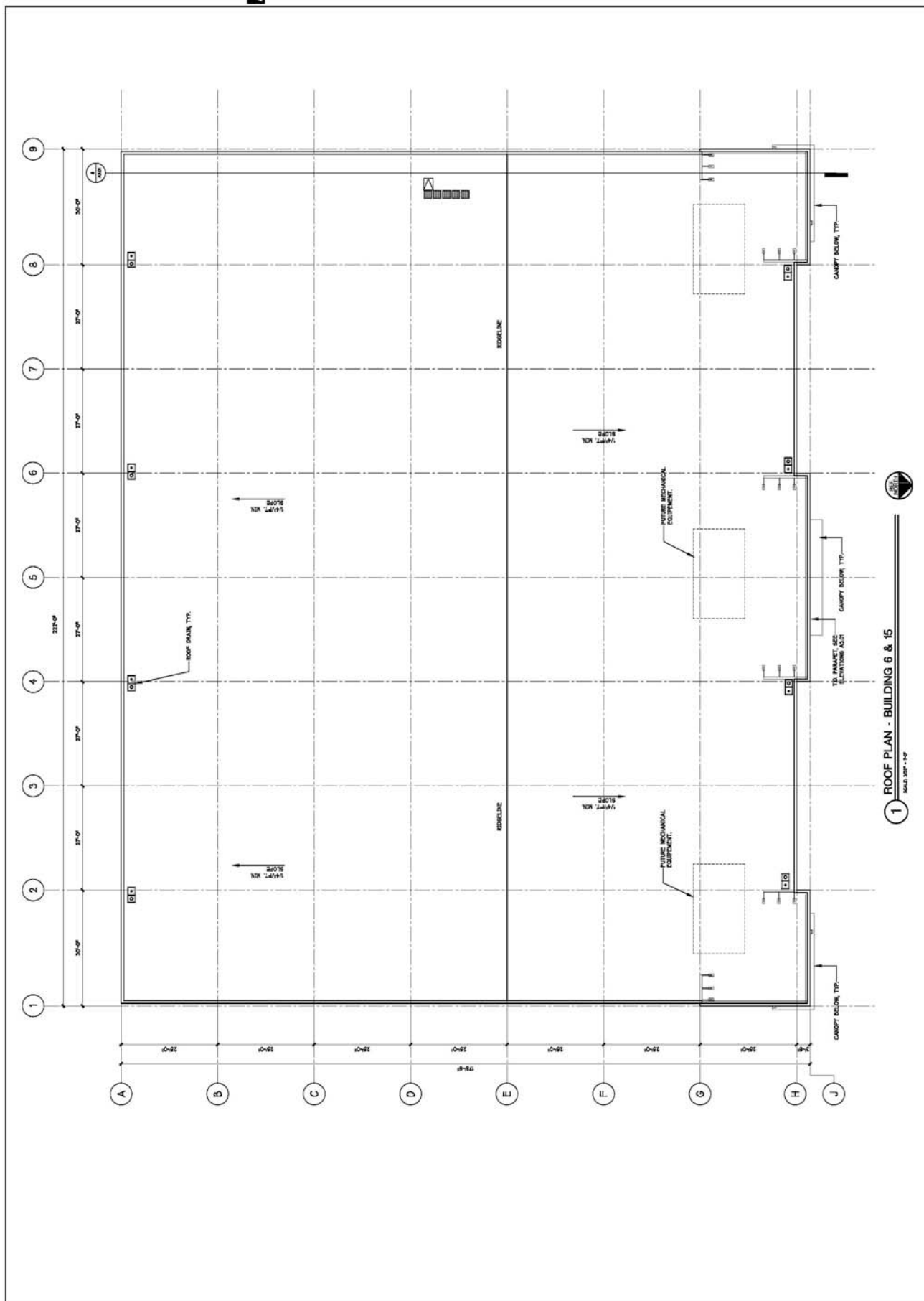

M&M Millman Partners, Inc.

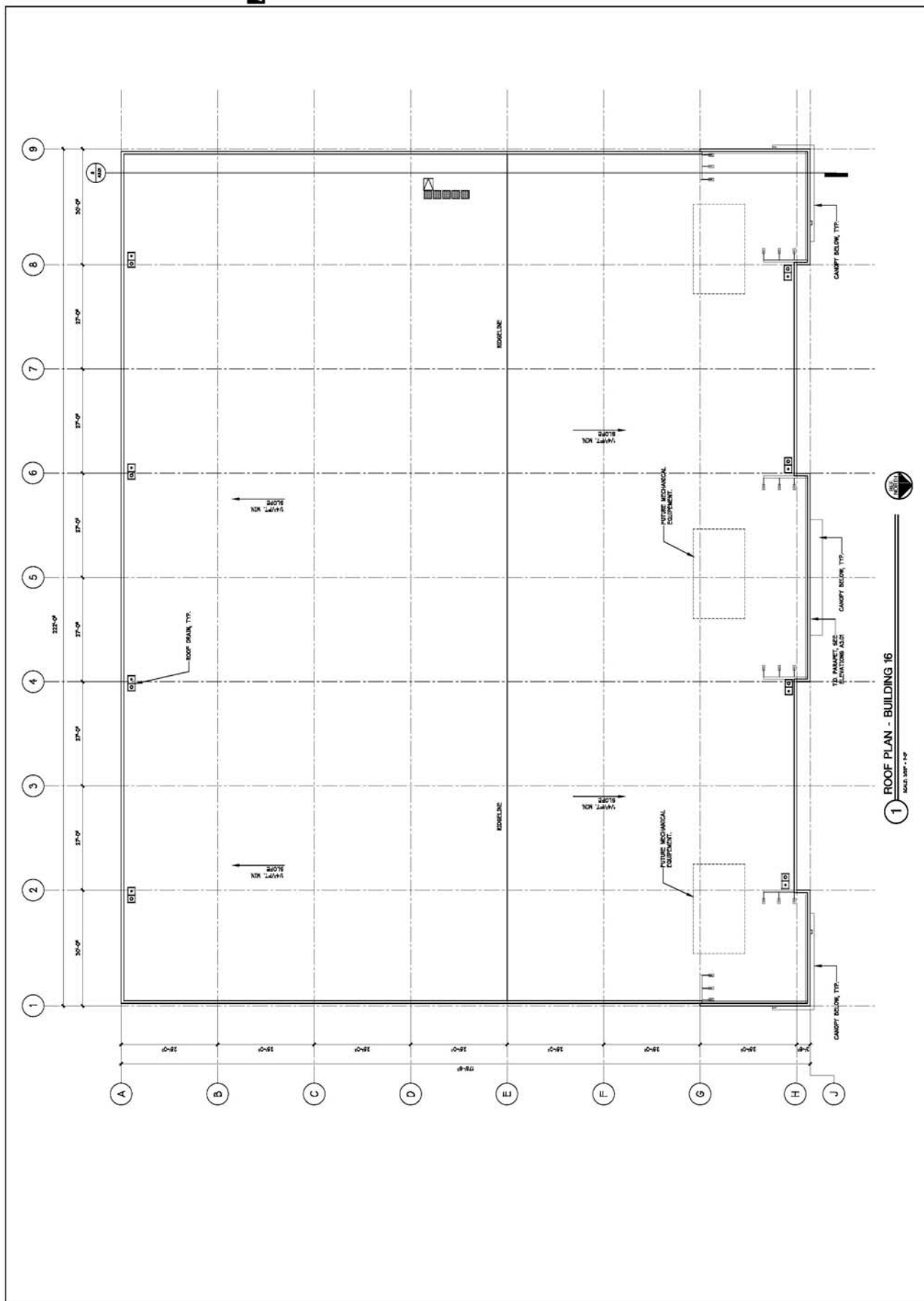


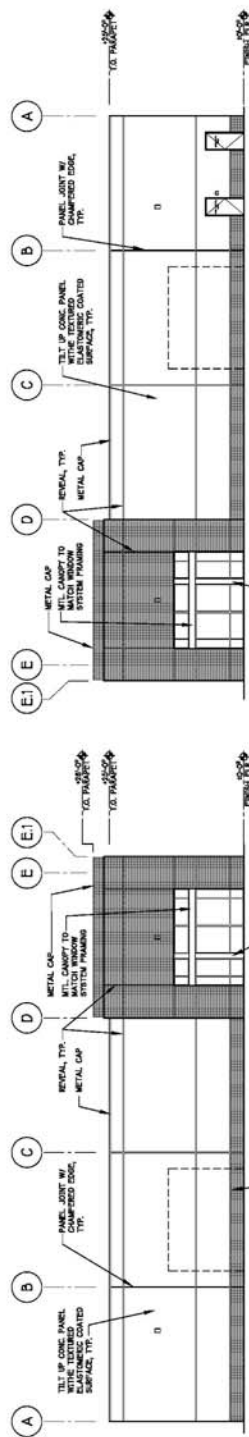
1 SECTION - BUILDING 2, 3, 4 & 7



ROOF PLAN - BUILDING 2, 3, 4 & 7

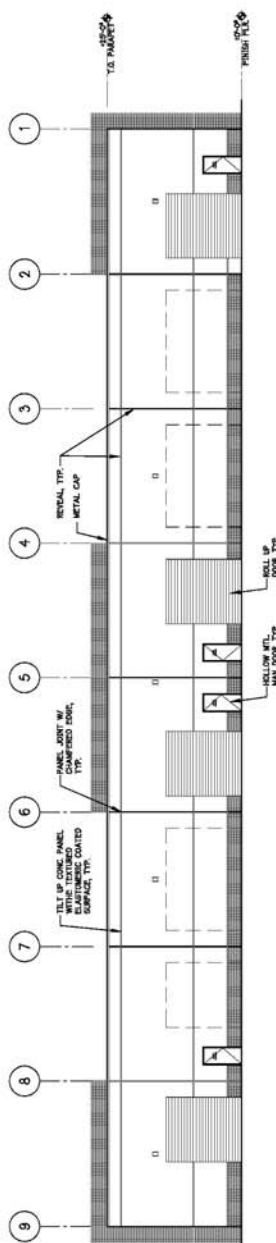




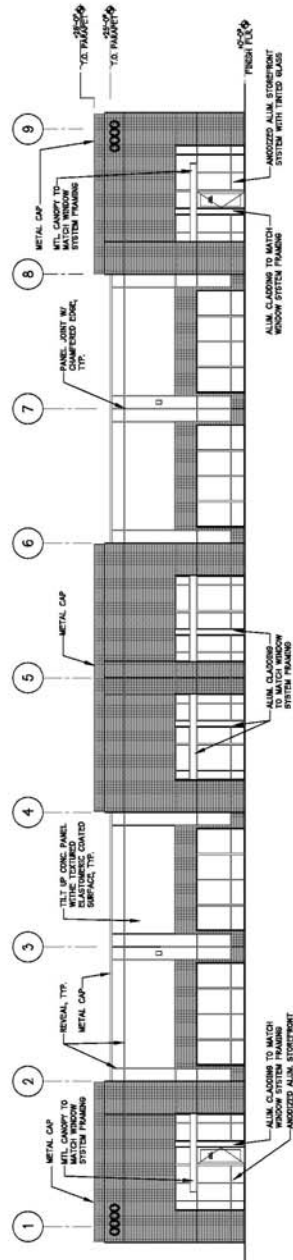


1 EXTERIOR ELEVATION - NORTH

2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

LEGEND

BUILDING 4 SCHEME 1 COLOR

PAINT COLOR 101 MPM00000 2/7/04

BROWN TONE (415)

PAINT COLOR: ICI MP#507Y 44/164
STONINGTON BEIGE (M-4)

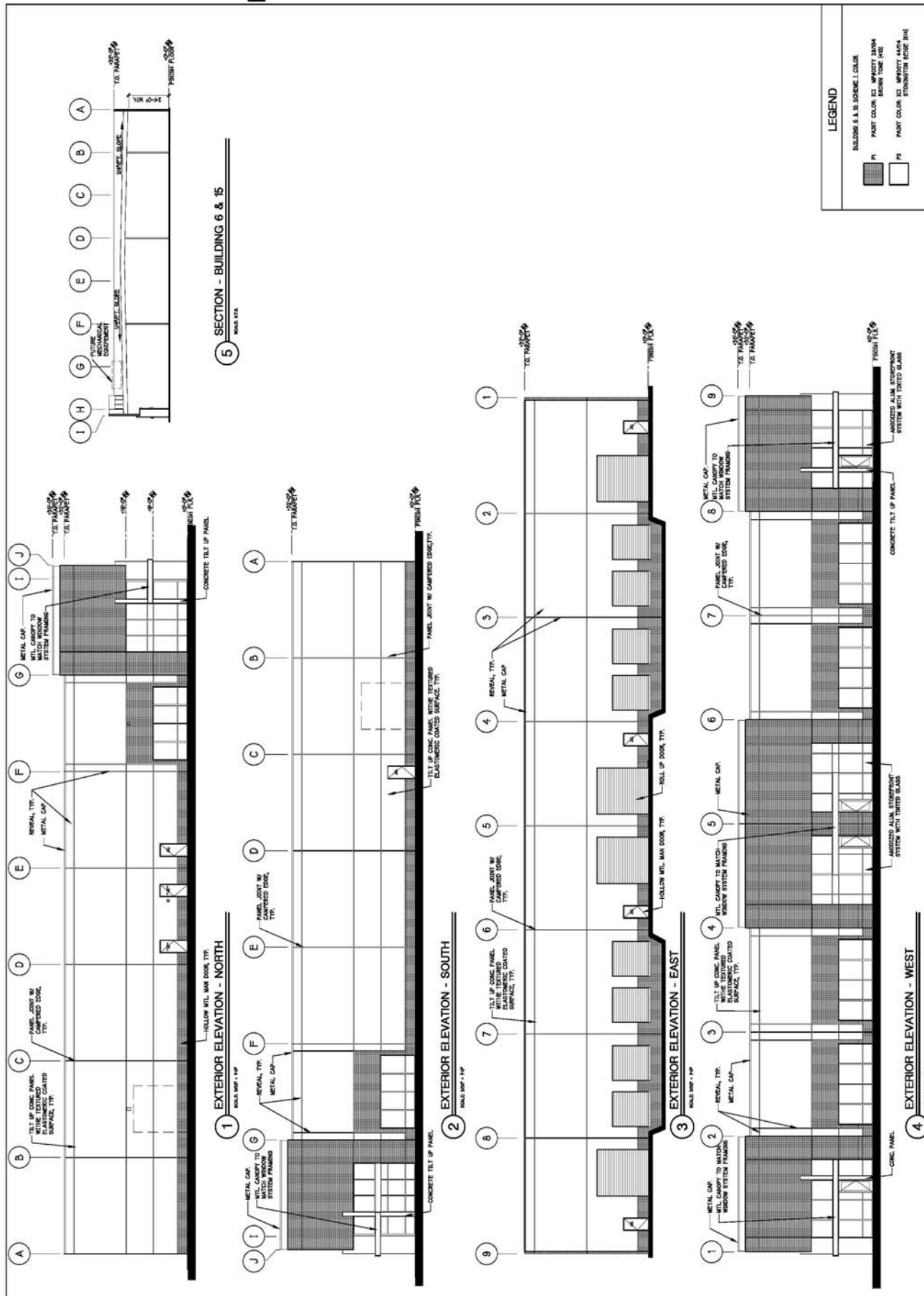
COND. 5 & 7. SCHEME 2. COLOR

PAINT COLOR: ICI NP#3077 44/714
STONINGTON BEIGE [614]PAINT COLOR: ICI MP#10TY 60N04
ALCON LACE 15501

[illegible] M&M MILLER PARTNERS, INC.

CREEKSIDE
COMMERCE
CENTER

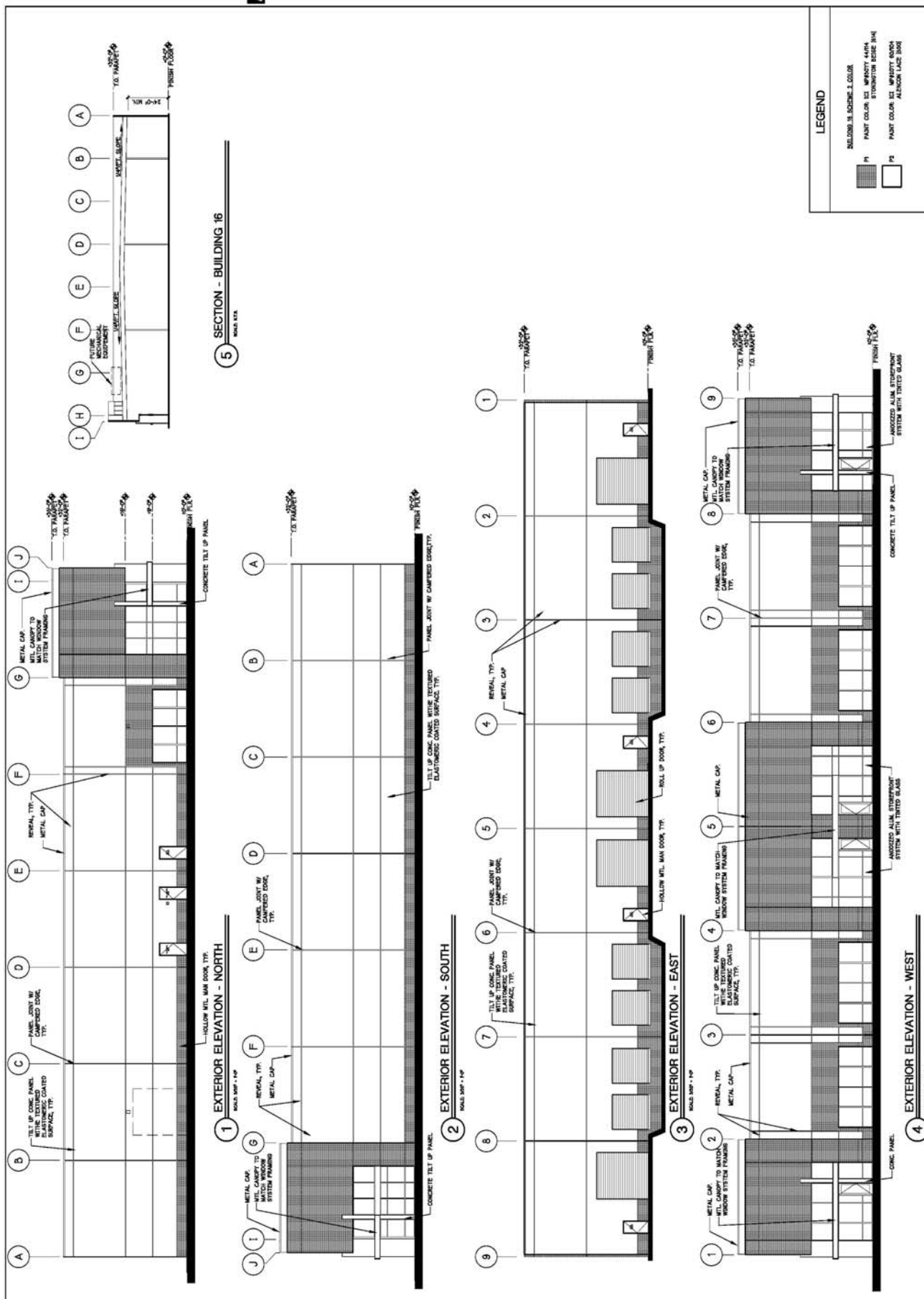
ZINFANDEL DRIVE AND
NORTH MATHER BLVD.



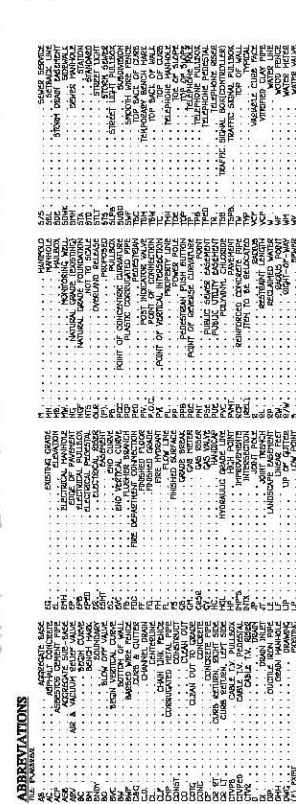
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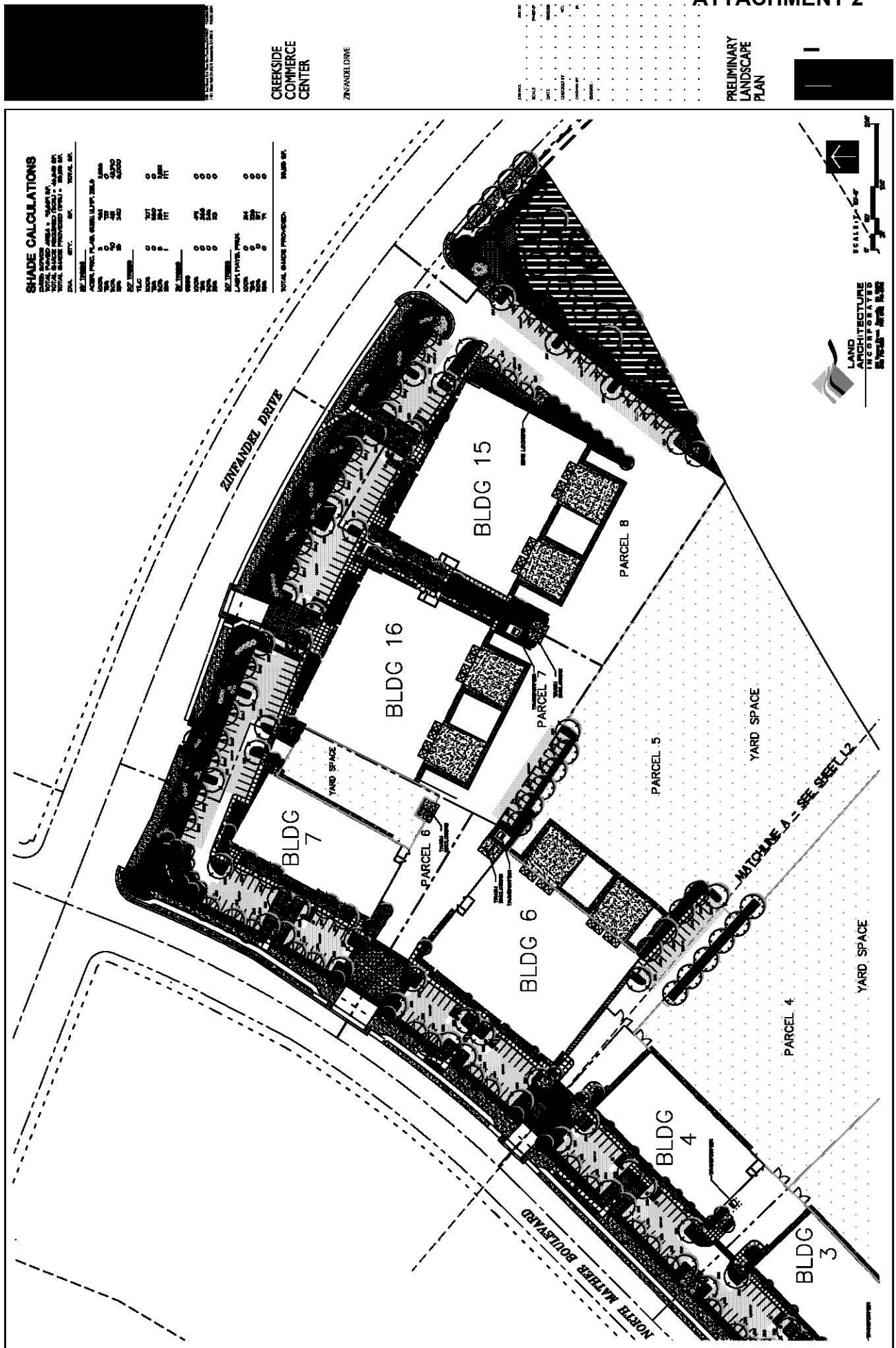
**BUILDG. 16
EXTERIOR
ELEVATIONS
AND SECTION**

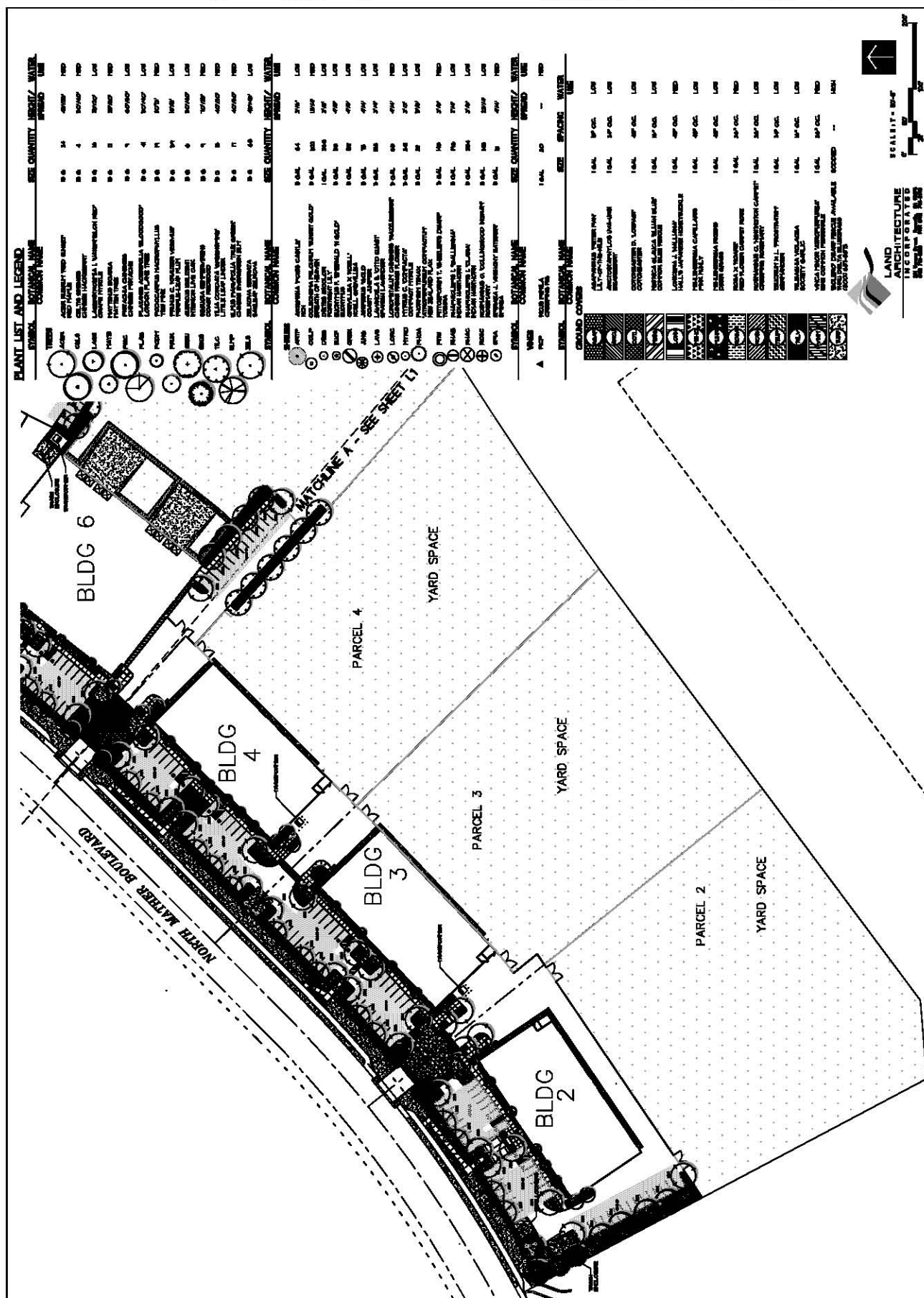
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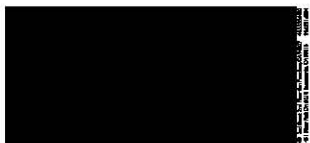


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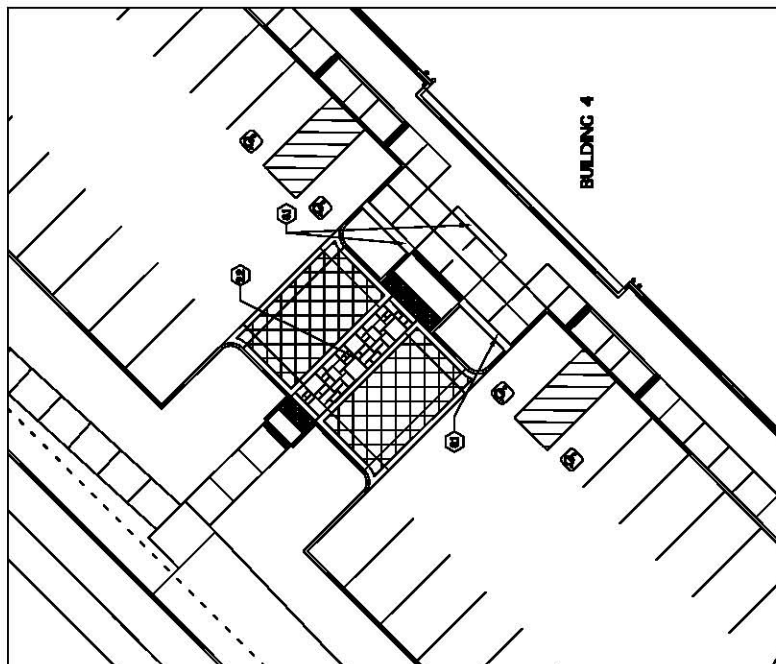
CREEKSIDE
COMMERCE
CENTER

ZWANGEL DRIVE

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PRELIMINARY
LANDSCAPE
PLAN

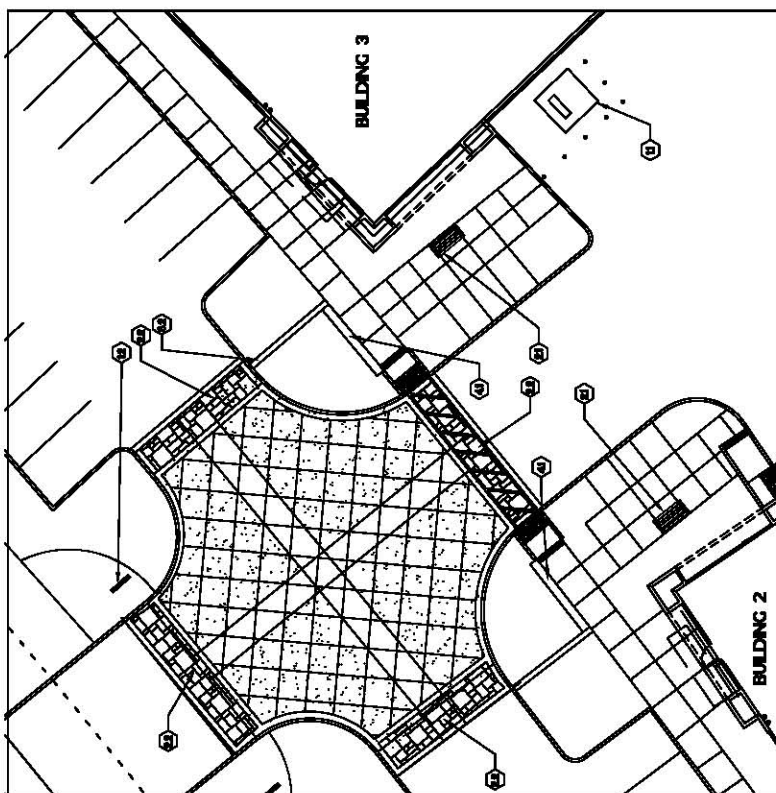
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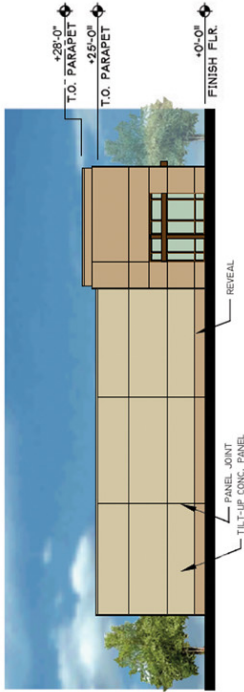
B PLAZA IN FRONT OF BUILDING 4
SCALE: 1" = 10'-0"

**LANDSCAPE CONSTRUCTION
KEY NOTES**

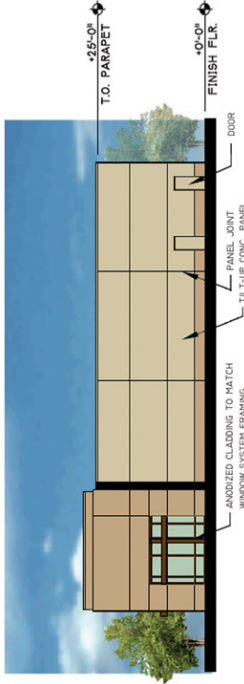
- 01-GENERAL KEY NOTES
- 11-TRANSFORMER, SEE ELECTRICAL PLANS
- 12-POUR CONCRETE ON SITE ARCHITECTURAL PLANS
- 21-PROVIDE BENCHES UNBUILT
- 22-ACCENT PAVING
- 31-CONCRETE KEY NOTES
- 32-PROVIDE 18" CONCRETE SEATWALL
- 33-PROVIDE 18" CONCRETE MOUNTING
- 41-MASSONRY KEY NOTES
- 42-PROVIDE 18" CONCRETE MOUNTING
- 43-PROVIDE 18" CONCRETE MOUNTING
- 44-PROVIDE 18" CONCRETE MOUNTING
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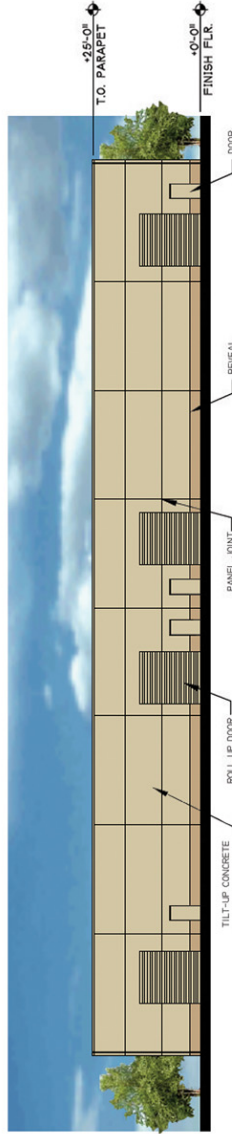
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SCALE: 1" = 10'-0"



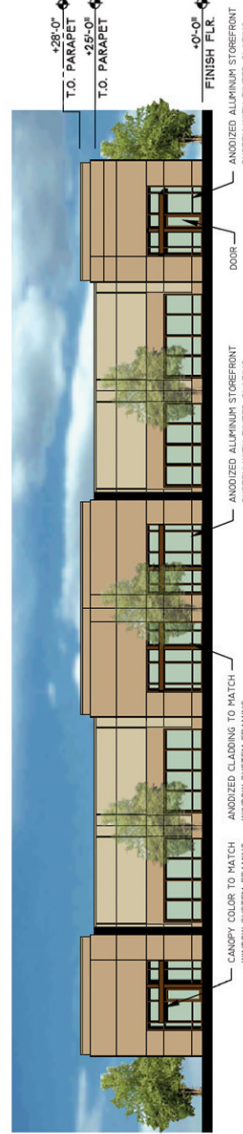
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EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

SCHEME #1



PAINT COLOR:
ICI MF#00YY 28/1E
BROWN TONE (415)



PAINT COLOR:
ICI MF#30YY 44/1E
STONINGTON BEIGE (414)

CREEKSIDE COMMERCE CENTER

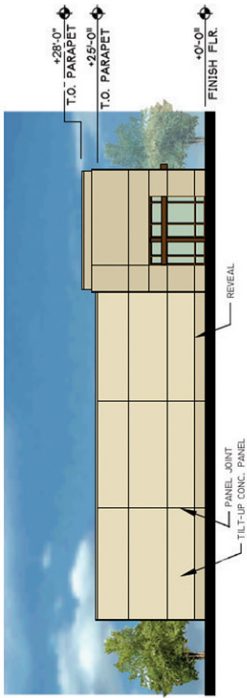
RANCHO CORDOVA, CALIFORNIA



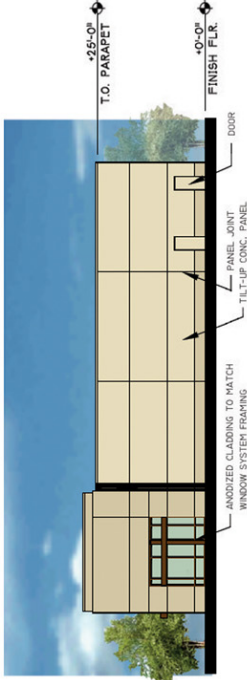
BUILDING # 2 & 4 (SIMILAR)

ARCHITECTURE
PLANNING
INTERIORS

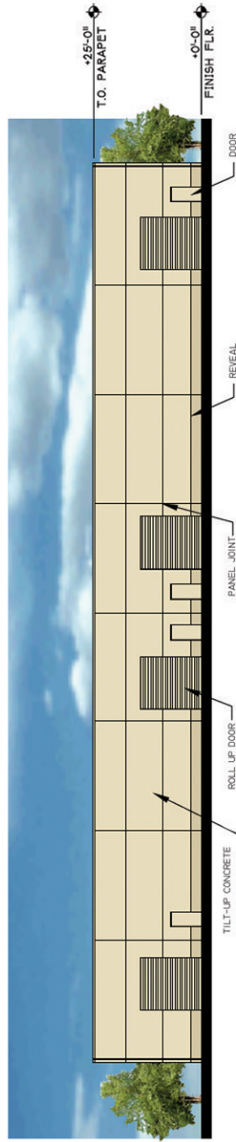
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EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

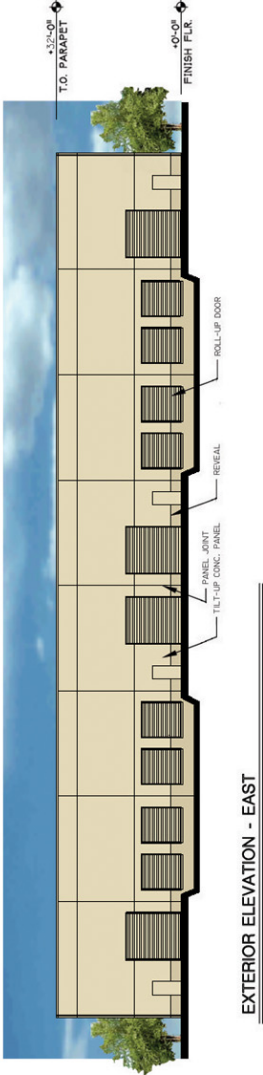
SCHEME #2



PAINT COLOR 1
ICI MP#30YY 4.71 (6)4

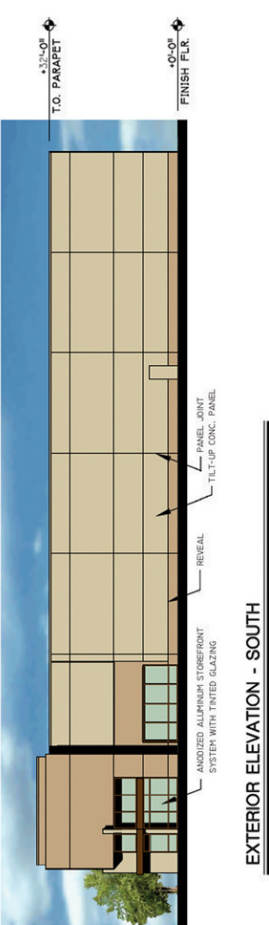


PAINT COLOR 2
ICI MP#20YY 6.00 (6)0



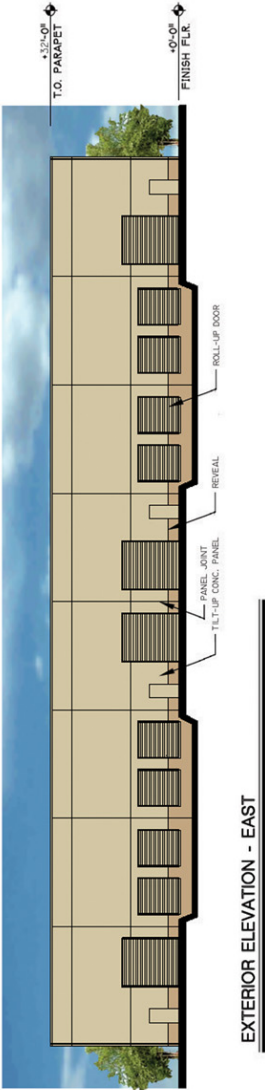
SCHEME #2

	PAINT COLOR ICI MP#30YR 6/4 STONINGTON BE (6/4)
	PAINT COLOR ICI MP#20YR 6/4 ALENCON LACE (6/0)



EXTERIOR ELEVATION - SOUTH

EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

SCHEME #1

	PAINT COLOR ICI MF#00YY 20/44 BROWN TONE (614)
	PAINT COLOR ICI MF#30YY 40/44 STONINGTON BEIGE (614)

Final Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
1. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	ONGOING	PLANNING		N		103
2. This approval is for a seven building light industrial building complex with a total building area of 200,015 square feet on eight parcels with a total site area of 28.0 acres. Approved entitlements include: amended tentative subdivision map and amended design review package. The project shall be constructed in substantial compliance with these documents. The Creekside Commerce Center, Master Sign Criteria document dated March 26, 2007 is approved. All signage on the property is subject to the requirements of this document.	ONGOING	PLANNING		N		101
3. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	ONGOING	PLANNING		N		102
4. Applicant shall be responsible for all damage to City streets associated with construction of the project. Applicant shall repair any damage attributable to the project upon notification from the City.	ONGOING	PUBLIC WORKS		N		104

Final Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
5.	Applicant shall be responsible for all damage to City streets associated with construction of the project. Applicant shall repair any damage attributable to the project upon notification from the City.	ONGOING	PUBLIC WORKS		N	105
6.	Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Tentative Parcel Map, Site Plan, Design Review package and related documents.	IMPROVEMENT PLAN - APPROVAL	FINANCE		N	109
7.	A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N	110

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval						Internal ID#
8.	Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed complex/subdivision. The roadway maintenance and reciprocal access agreements shall be recorded with the Public Records Office having jurisdiction and shall provide for the following:	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
8.	- Provisions for the necessary repair and maintenance of the roadway surface. - Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20'). - Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. - Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems - Unrestricted use of and access to the roadways covered by the agreements. - Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N	
9.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N	

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Final Conditions of Approval					
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
10. The Application shall implement the Mitigation Measures contained within the Village of Zinfandel EIR (Villages EIR), certified by the County in 1998 (State Clearinghouse #1996042019). A deposit in the amount of \$5,000 shall be submitted to the City. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first	IMPROVEMENT PLAN - APPROVAL	PLANNING		N	106
11. To protect land uses within 1,000 feet of the former land fill site south of the property implement specific measure developed by the California Integrated Waste Management Board (CIWMB). Measures that require physical improvements shall be shown on all improvement and grading plans. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first	IMPROVEMENT PLAN - APPROVAL	PLANNING		N	107
12. Submit a final site lighting plan that complies with the City Design Guidelines and submit to Planning Director for review and approval, as follows: - Lighting is limited to eighteen feet in height. Some additional height may be permitted at the discretion of the Planning Director for safety and security concerns. - Decorative bases are required for all light poles (e.g. exposed aggregate, stone, or decorative concrete). Light poles placed in planter areas that do not require tall concrete bases, do not require decorative bases. - Lighting shall be equipped with vandal-resistant covers. - All exterior doors shall be illuminated.	IMPROVEMENT PLAN - APPROVAL	PLANNING		N	116

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
13.	Applicant shall provide a revised landscape plan that addresses the screening of industrial operations, loading and storage from public view, to the greatest extent possible. Landscape plan approval shall be obtained from the Planning Director.	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		159
14.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		112
15.	Number, size, and location of driveway are subject to approval by the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		113
16.	Provide street lighting as required by the City of Rancho Cordova Code. Street Lighting shall conform to all City improvement standards, and necessary easements shall be granted to accommodate those standards.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		114
17.	Applicant shall photo-document the condition of adjacent streets sidewalks and infrastructure to the satisfaction of the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		115

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
18. The applicant shall include notes on the Improvement Plans as necessary and submit landscaping, utility, and improvement plans for SRCSD review and approval prior to issuance of Improvement Plans, in compliance with the following or as otherwise authorized by SRCSD: a. Any improvement or proposed use that restricts SRCSD access to its existing easements, including those easements associated with the Bradshaw 7C Project, for the purpose of constructing, operating, maintaining, and repairing SRCSD facilities shall not be permitted unless express written permission is obtained from SRCSD. b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas and the Bradshaw 7C easement areas unless express written permission is obtained from SRCSD. c. Landscaping other than the following: lawn or similar groundcover; plantings of Red Maple, Crape Myrtle, Mayten Tree, Yew Pine, Purple Leaf Plum; and driveways or surface parking; shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD. d. No landscaping shall be allowed on top of the future Mather/Bradshaw Junction Structure. e. No trees shall be allowed in the general vicinity of the future Mather/Bradshaw Junction Structure. f. Trees, shrubs, groundcover and any other	IMPROVEMENT PLAN - APPROVAL	SANITATION DISTRICT		N		132

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Final Conditions of Approval/Mitigation Measures					
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
form of landscaping that obstructs or limits SRCSD access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. g. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor. h. Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area or lands reserved for SRCSD, unless express written approval is obtained from the District Engineer. Prior to recording the Final Map, the applicant shall submit a utility plan to SRCSD for review and approval. i. Direct lateral connections to the SRCSD interceptor system shall not be allowed. j. Any improvement or proposed use within the existing SRCSD easement areas shall be consistent with the requirements and/or restrictions identified in the applicable SRCSD sewer easement documents, unless otherwise approved in writing by the District Engineer or other authorized SRCSD representative. k. Construction staging and stockpiling shall not be permitted within the Bradshaw 7C Project easement areas and the existing SRCSD easement areas unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities.					

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval						Internal ID#
		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
	I. All-weather access to the existing SRCSD easements and facilities shall be provided at all times. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes.					
19.	Provide onsite and offsite drainage easements and facilities pursuant to the Floodplain Management Ordinance, Water Agency Code and Improvement Standards and the Villages of Zinfandel Drainage Master Plan. Provide any fee required by the Water Agency Code and approved Village of Zinfandel finance plan.	FINAL MAP - RECORD	DRAINAGE		N	118
20.	Applicant shall record Covenants, Conditions & Restrictions (CC&Rs) concurrent with recordation of the Final Map for the property to include regulations for maintenance of common areas within the site. Draft CC&Rs shall be provided to staff for review prior to recordation.	FINAL MAP - RECORD	PLANNING		N	158
21.	Dedicate an Irrevocable Offer of Dedication on the final map as depicted on the approved tentative map.	FINAL MAP - RECORD	PUBLIC WORKS		N	123
22.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	FINAL MAP - RECORD	PUBLIC WORKS		N	125
23.	Dedicate a Bike Path Easement in the southeast portion of the property as depicted on the approved tentative map.	FINAL MAP - RECORD	PUBLIC WORKS		N	127

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Final Conditions of Approval/Mitigation Measures

Final Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
24. Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	FINAL MAP - RECORD	PUBLIC WORKS		N		119
25. Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	FINAL MAP - RECORD	PUBLIC WORKS		N		121

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
26.	Dedicate Public Utility Easements as follows: - 15.0-foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on Mather Field Road. - Twelve and one half foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on Zinfandel Drive.	FINAL MAP - RECORD	PUBLIC WORKS		N		124
27.	Dedicate Pedestrian Easements as follows: - Fifteen foot wide easement contiguous to the proposed Irrevocable Offer of Dedication on North Mather Drive as depicted on the approved tentative map. - Twelve and one half foot wide easement contiguous to right-of-way on Zinfandel Drive.	FINAL MAP - RECORD	PUBLIC WORKS		N		126
28.	The District requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		129
29.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to the District.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		128

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
30.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to the District in a form approved by the District Engineer.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		130
31.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		131

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
32.	Provide approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.	BUILDING PERMIT - ISSUANCE	METRO FIRE		N		135
33.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternative road surface is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	BUILDING PERMIT - ISSUANCE	METRO FIRE		N		136

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
34. Implement protective CIWMB measures to protect buildings from methane gas emissions. Measures shall be submitted for review and approval by the Planning Department and Building Department. The measures to be implemented are: - A geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade; - A permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab; - A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer; - Perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging; - The venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system; - Automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and - Periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Sections 20920 through 20937 of the California Code of Regulations.	BUILDING PERMIT - ISSUANCE	PLANNING		N		133

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
35.	Implement the performance standards for land uses adjacent to Mather Airport. The measures to be implemented are: - Prior to the construction of any structure containing office and/or commercial uses subject to the airport noise levels of 70 CNEL or greater, the project applicant shall submit to the City of Rancho Cordova development plans identifying the design measures which will reduce interior noise levels for office areas and areas where the public will be received, in order to provide an interior noise level of 50 CNEL or less. Design measures approved for noise attenuation shall be incorporated into the building design (AC-1, EIR). - All buildings and structures shall be prohibited within the Clear Zone of Mather Field Airport. Development of Light Industrial uses within the approach-departure zone for Mather Field shall be subject to the use restrictions described in the Mather Approach/Departure Use Restriction Table contained in Section 512-219 of this SPA (AC-3, EIR).	BUILDING PERMIT - ISSUANCE	PLANNING		N		134

Final Conditions of Approval/Mitigation Measures

Final Conditions of Approval/Mitigation Measures					
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
36. Building designs shall be consistent with approved design review documents, with the following stipulations: - Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Planning Director, if changes will provide a greater diversity of building materials or enhancements to building design. - Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited.	BUILDING PERMIT - ISSUANCE	PLANNING		N	137
37. The developer shall submit complete final landscape plans for review and approval, with the following information and specifications: " Detailed plant material and irrigation plans for review and approval. " Landscaping materials and placement shall follow crime prevention principles, allowing maximum observation. " Sidewalks shall meet ADA accessibility requirements. " Street trees along Zinfandel Road shall be minimum 15-gallon size (as required by Zinfandel SPA).	BUILDING PERMIT - ISSUANCE	PLANNING		N	141

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
38.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		120
39.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		122
40.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		138

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
41. Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall be prepared in accordance with City Standard and shall include, but shall not be limited to: - Street cross section modifications as necessary to accommodate the future signal installation at the intersection of Zinfandel Drive and North Mather Drive. - New street striping as necessary to accommodate improvements - New continuous sidewalks and frontage improvements along the entire property frontage shall be 7 feet wide and separated pursuant to city standards. Curb cuts for driveways and the associated apron only are not required to be installed at the time of public improvements. Curb cuts and driveway aprons may be installed at locations approved by the Public Works Department on a subsequent project by project basis with development of the individual parcels. - The existing bike path shall be re-routed to the future signal location at Zinfandel Drive. - The existing bike path paralleling Morrison Creek shall be connected to existing bike paths along street frontage at the east end of the project. All newly constructed bike paths shall be minimum 10-foot paved width with additional 2-foot of compacted decomposed granite shoulder on both sides. Public improvement plans shall clearly delineate all transitions to existing improvements.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		139

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
	The Sacramento Regional County Sanitation District (SRCSD) is currently performing construction activities in the vicinity of the northeast corner of the subject property. If, as determined by the Public Works Department, specific frontage improvements cannot reasonably be constructed due to conflict with SRCSD construction activities, then deferral of the specific frontage improvements will be allowed. The timing of the deferral shall be an extension of time or subsequent building permitting phase at the discretion of the Public Works Department. During the deferral period, building certificate of occupancy shall not be unreasonably withheld due to incomplete frontage improvements in locations directly impacted by SRCSD construction, unless those frontage improvements are essential to the safe function of the development. All improvements outside of the SRCSD construction zone shall be completed in full.					

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval					
	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
42.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N	
Applicant shall submit on-site improvement plans for the specific lot. On-site improvement plans shall include, but shall not be limited to: - All onsite civil improvements. - Driveways - Utility laterals - Improvement plans shall clearly delineate all transitions to existing improvements. - All improvements to be designed and constructed per City standard to the satisfaction of the Public Works Department. - All improvements shown on the on-site improvement plan shall be constructed and completed to the satisfaction of the Public Works Department prior to the first occupancy on the lot.					
43.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N	
All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.					
44.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N	
The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.					

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
45.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building. This condition shall be met prior to occupancy of related building.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N		145
46.	Building occupancies and land uses are restricted by the Comprehensive Land Use Plan (CLUP) for Mather Airport and building tenancy that does not comply with these requirements is prohibited.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		142
47.	Sign permits shall be obtained from the building department prior to occupancy. This condition shall be met prior to occupancy of related tenant space.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		147
48.	Bicycle parking facilities shall be provided on-site as shown on the approval documents. Racks shall be installed a minimum of 2.5 feet from walls and other obstructions (to allow room for bicycle to fit). Rack shall be re-installed if incorrectly placed.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		148
49.	Storage of materials on the perimeter of buildings and outside identified loading or yard areas is strictly prohibited unless approved through the design review process or allowed with a temporary use permit. A note shall be added to final approval documents.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		149
50.	Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Planning Director.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		153

ATTACHMENT 2

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
51.	Final landscape installation for each parcel shall be reviewed by the Director of Planning to insure consistency with proposed plans.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		154
52.	Landscaping shall be installed according to the approved master landscape plan, prior to building occupancy. Landscape installation may be phased in conjunction with building(s) construction.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		160
53.	All entrances to the parking area shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner's / manager's request.	BUILDING PERMIT - OCCUPANCY	POLICE DEPARTMENT		N		146
54.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		155
55.	Install public improvements to the satisfaction of the Public Works Department.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		156
56.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD and portable document format, shall be submitted and approved by the Public Works Department.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		157
57.	Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N		150
58.	Each parcel and each building with a sewage source shall have a separate connection to the District sewer system.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N		151
59.	Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N		152

ATTACHMENT 2

CITY OF RANCHO CORDOVA

RESOLUTION NO. 49-2006

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A TENTATIVE SUBDIVISION MAP AND COMMERCIAL DESIGN
REVIEW FOR ASSESSOR PARCEL NUMBER 072-2860-001 FOR THE CREEKSIDE
COMMERCE CENTER PROJECT NO. RC-06-262, SUBJECT TO THE FINDINGS AND
CONDITIONS OF APPROVAL**

WHEREAS, Creekside Commerce Center, LLC. of Granite Bay, California (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map and Commercial Design Review; and

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

WHEREAS, the project is consistent with the Villages of Zinfandel EIR and therefore is consistent with the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on May 21, 2007 and received a staff report and public testimony at the public hearing.

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

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act.

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

Evidence: The EIR for the Villages of Zinfandel was prepared for the entire project and mitigation measures developed reduce potential environmental impacts to less than significant levels. On the basis of the EIR, comments received, and the whole record, there is no substantial evidence the project would have a significant adverse impact on the environment.

2. Approve the Tentative Subdivision Map (**Exhibit A**), Commercial Design Review Submittal (**Exhibit B1**), Master Sign Criteria (**Exhibit B2**), subject to the Conditions of Approval (**Exhibit C**), based on the following findings:

A. Subdivision Map Act

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

- 1) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- 2) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- 3) That the site is not physically suitable for the type of development.
- 4) That the site is not physically suitable for the proposed density of development.
- 5) That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- 7) That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- 1) The proposed map is consistent with the General Plan designation.
- 2) The design or improvements of the proposed map are consistent with the General Plan and the requirements of the Villages of Zinfandel SPA.
- 3) The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.
- 4) The site is physically suitable for the proposed density of development.
- 5) The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and therefore is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6) The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the project approvals.
- 7) There is no conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision. The project will provide access for public utilities as needed to serve the site. The project is providing roadway improvements as required. The project will also enhance an adjacent multi-use (bicycle/pedestrian) path by providing a safe at-grade crossing of Zinfandel Drive.

B. Commercial Design Review

Finding. All projects must address relevant provisions of the City's adopted Design Review Ordinance, and the design concepts for the various types of development. This project meets the design concepts as follows:

- 1) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

- 2) Building designs that maintain human scale and interest.
- 3) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
- 4) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
- 5) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
- 6) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: The project meets the required design criteria as follows:

- 1) The project provides quality building design consisting of durable and maintainable materials. The design of the building fits in with the context of the area. Building materials include concrete walls with integrated window and doors systems. The composition of materials results in a clean, attractive look. Blank walls that face public streets are avoided with changes in wall depth, inset windows and doors, significant percentage of windows on facades facing the street and architecture elements to provide visual interest.
- 2) The sides of buildings visible from public streets are designed with windows, a variety of materials, textures, and massing which provides a human scale and interest to the buildings. A horizontal roof element is provided at the building entries to provide weather protection and scale down the building at this location. The design of the façade, through the use of windows and decorative breaks in the concrete walls helps break-down long and high walls into a more human scale.
- 3) Site elements are also provided, including plaza areas with seating, special paving and landscaping. This provide small comfortable "outdoor rooms" on the site for employees breaks, customer waiting areas and building entrance plazas. Site buildings have a consistent architectural style and theme. Buildings that are visible from the public streets are designed to a higher level of detail.
- 4) The site and building design is compatible with adjacent residential development. The site is located with the Villages of Zinfandel SPA and is close to residential and commercial areas within this development. The site and building design fit in with the neighborhood. The project ties into the sidewalk and regional trail system. Project landscaping is also consistent with the surrounding neighborhood.
- 5) The combination of building materials, forms and architectural elements provide visual relief to the facades. The façades have an acceptable level of articulation with building off-sets, horizontal details above doorways.
- 6) The site and landscape plan meet the design requirements. The landscape plan includes canopy trees to provide for the required parking lot shading. Additional landscaping is provided to add visual interest and color in well designed compositions. Small plazas, connections to the off-street bicycle trail and bus stop are provided at key project entry points to help integrate the project with the surrounding neighborhood and to encourage non-vehicular trips to the site. A signage plan has been submitted that is consistent with the project architecture and complies with the zoning code requirements.

C. Zinfandel Special Planning Area

Finding: The property is within the Village of Zinfandel Special Planning Area (SPA) and is subject to the provisions contained within this document. Section 4 provides Site Planning and Design standards, and the project is consistent with those standards and is summarized as follows:

1) Site Planning

- Entries to office and public space should orient to streets, parks, plazas, and pedestrian corridors/pathways. Secondary entrances may orient to parking lots or garages. Buildings which layout in a 'U' or 'L' shape and create courtyards or define the perimeter of a block are preferred to those with long setbacks from the street.
- Where location of a parking area or lot directly adjacent to a public street cannot be avoided, cars will be screened from view by berms, walls, hedges and density of plant materials.
- Trail or pathway linkages to the pedestrian system should be provided.
- Building orientation and architecture should protect the privacy of adjacent developments. Landscape buffers and walls are required between residential and non-residential uses where backyards and parking or loading areas abut.
- Screening of loading areas, trash enclosures and utilities should be provided.

2) Lighting

- Specialized lighting fixtures that follow a consistent design hierarchy and lend a distinctive design character to the Plan Area are encouraged.
- Building-mounted fixtures will be compatible with the building facades.

3) Signs

- A consistent theme and character to identification signs should be established. The identification signs should follow a design hierarchy proportionate to the hierarchy of community entries, project entries and neighborhood identification, and be consistent and of a thematic design.

4) Architecture

- Building form should avoid long, flat surfaces. Architecture on non-residential buildings should include columns, indentations, overhangs, patios, trellises, and surface textures, on all elevations visible off-site. Large areas of blank walls with few openings or details should be avoided on facades facing streets or public spaces.
- Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be off-set and should intersect with an architectural feature. Materials or color changes at the outside corners of building should be avoided.
- Colors should be selected to provide for internal compatibility as well as compatibility with the neighboring area.

- Building elevations must be attractively designed on all four sides. Backs and sides of buildings visible from public streets should incorporate window and door openings.
- All roof-mounted mechanical and utility equipment shall be screened from view with material similar to the architectural design of the project. The screening method should be treated as an integral part of the elevation.

5) Landscaping

- The landscape concept for the project area shall provide for the careful ordering of trees, shrubs and groundcovers to achieve: identification and aesthetic appeal of the project area; orientation with the community; ease of surveillance to security personnel; and comfort and safety to pedestrians and bicyclists. Major street intersections should be given a distinct sub-identity. The treatment of these intersections will define major neighborhood segments of the project and provide a distinct identity.

Evidence: The project meets the requirements of the Villages of Zinfandel, Special Planning Area, as follows:

- 1) The site plan meets all of the above requirements. Connections have been provided to the adjacent street, sidewalk and trail networks. Parking areas have been screened with landscaping. The site is well landscaped. Loading, trash and utility areas are screened from view.
- 2) This requirement has not been met by the proposal. Proposed lighting fixtures are too tall and not decorative in nature. A project condition of approval is recommended to require a follow-up revision of the lighting plan by the applicant to address concerns with the lighting plan.
- 3) The proposed sign program (**see Exhibit B2**) meets the requirements of the zoning code and is designed to integrate in with the architecture of the site. A project entry sign is provided at the corner as specified in the Villages of Zinfandel SPA.
- 4) The buildings meet the architectural guidelines. The building design breaks up long flat surfaces with building details, exterior materials have a harmonious relationship, colors are compatible, building elevations are designed on all four sides, and roof-mounted equipment is screened from view by an extended roof parapet.
- 5) The landscape plan meets this requirement. A combination of trees, shrubs and ground cover has been proposed that provides the required shade and enhances the appearance of the site. Small plazas areas have been provided at key project entries. The intersection of Mather and Zinfandel has a special design treatment that includes landscaping and project signage – providing a “project entry” at this location.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 21st of May, 2007.

AYES: Cooley, McGarvey, Skoglund, Budge and Mayor Sander

NOES: None

ABSENT: None

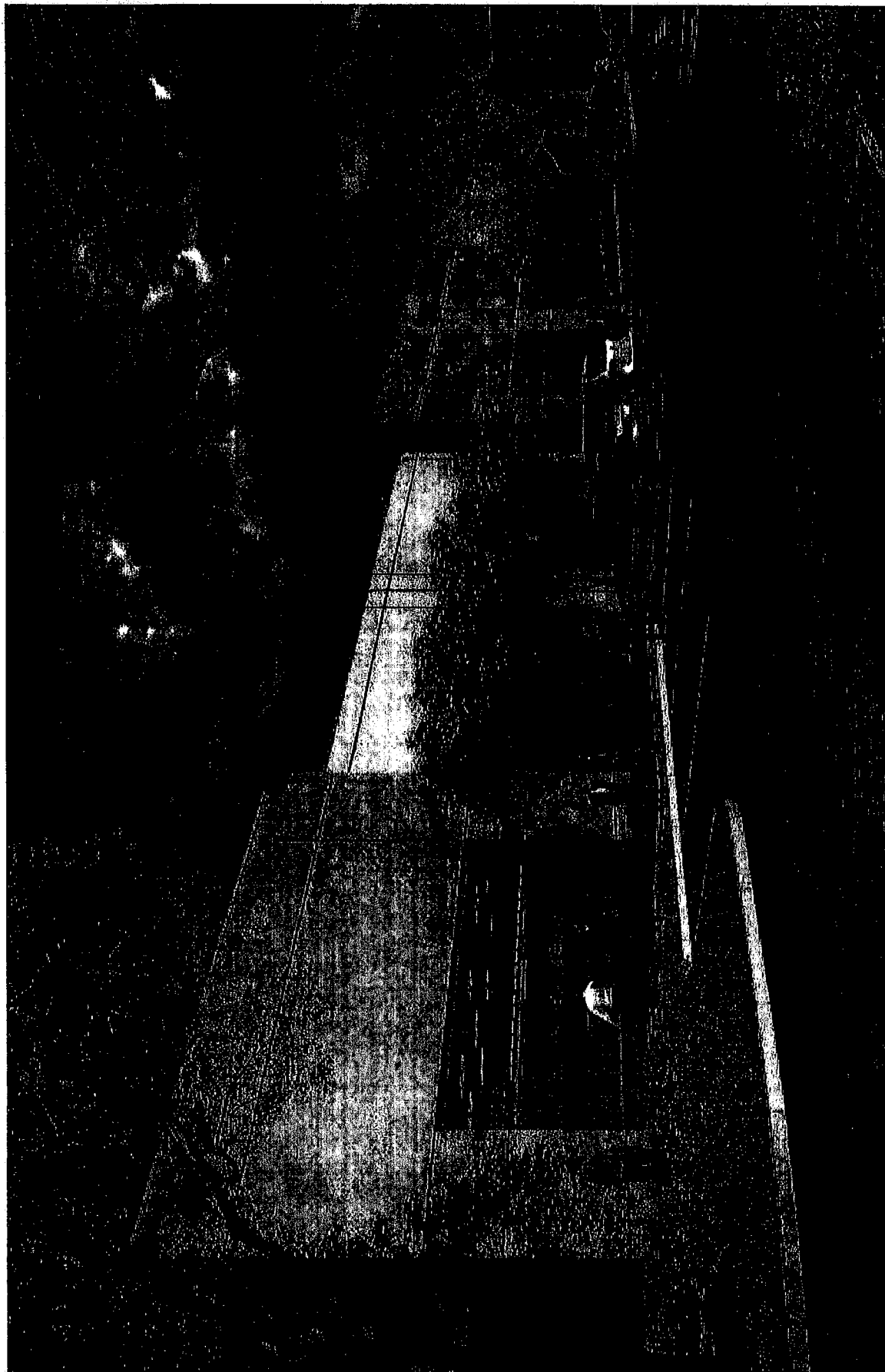
ABSTAIN: None

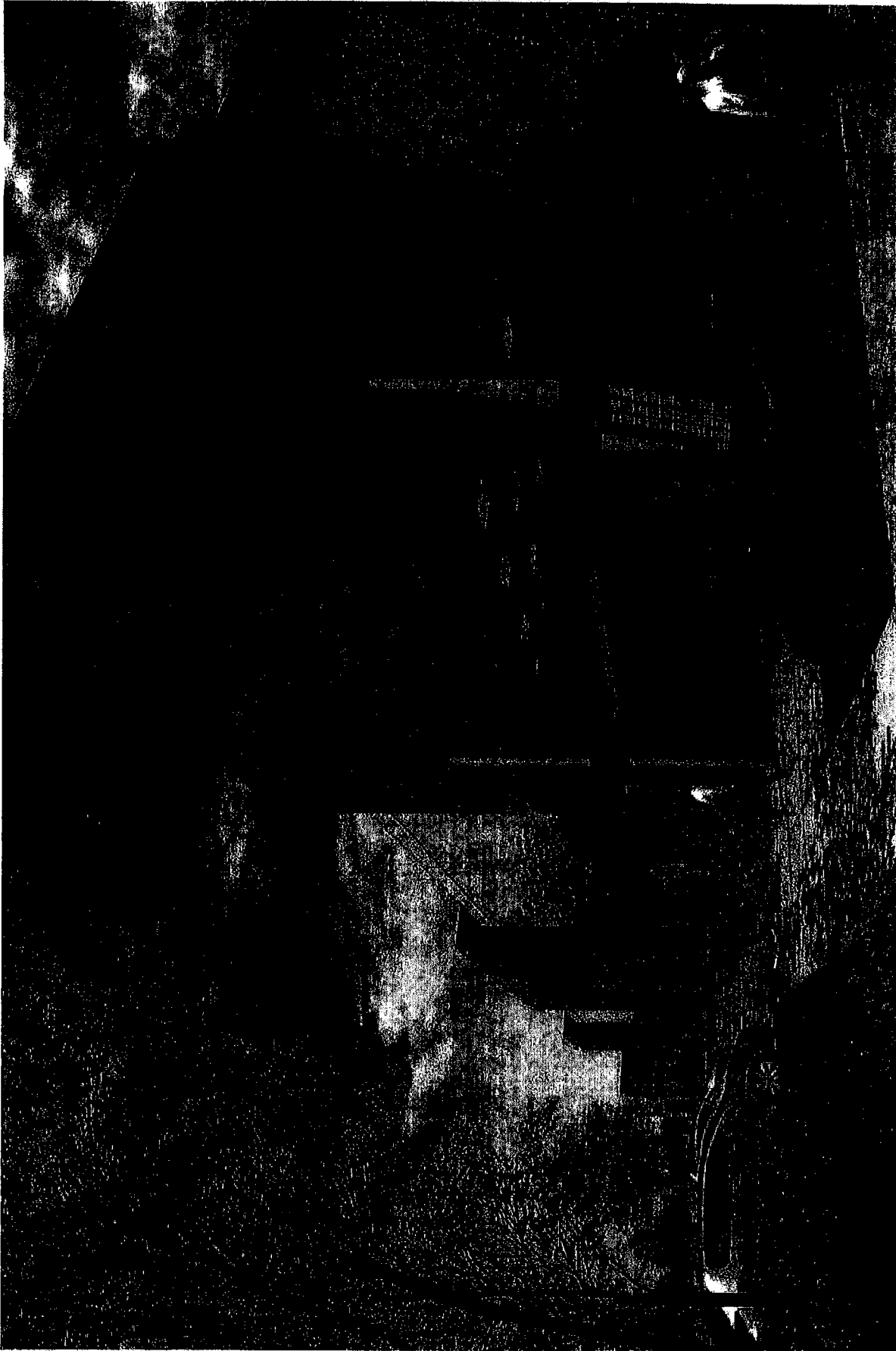

David M. Sander, Mayor

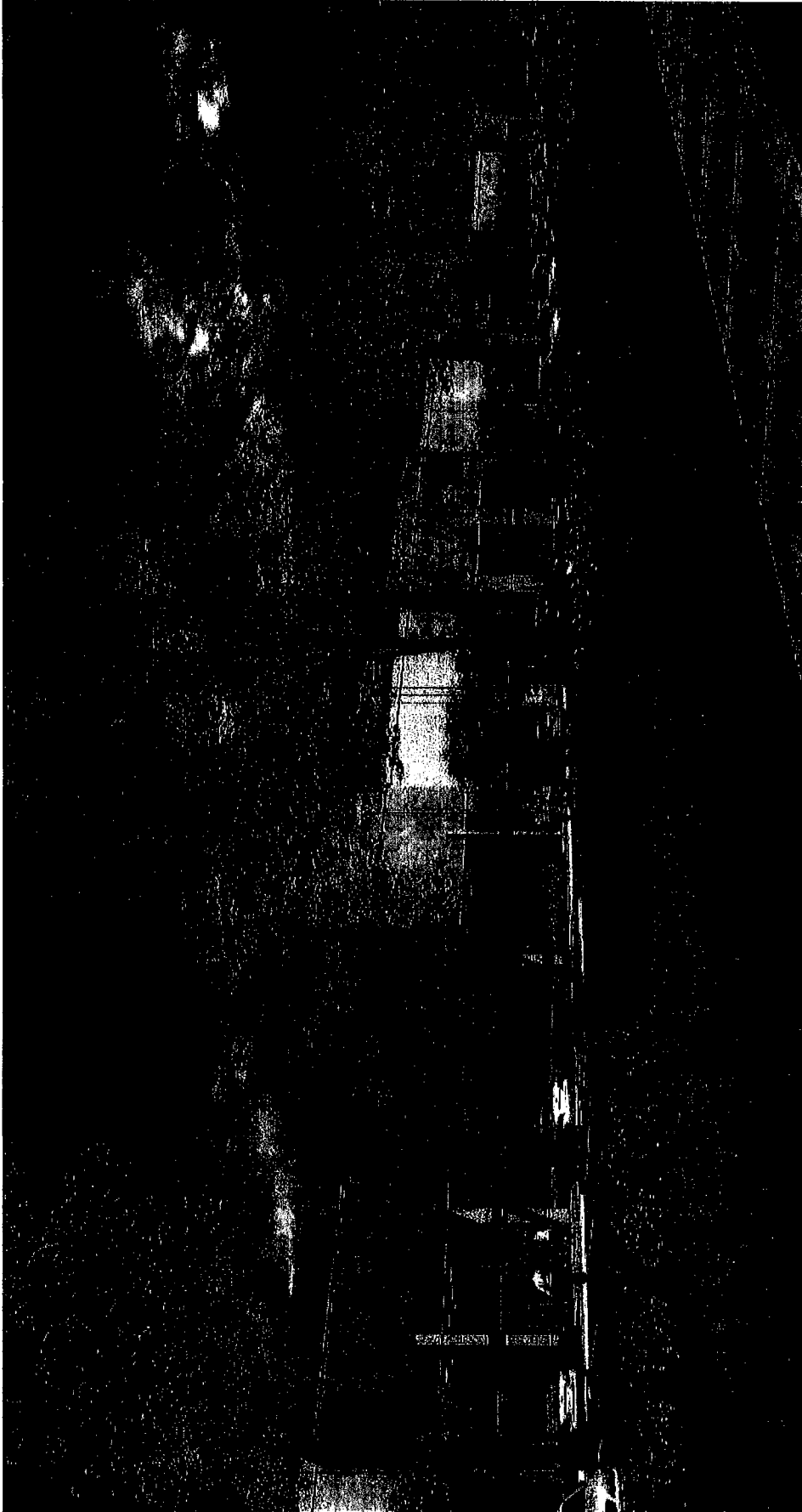
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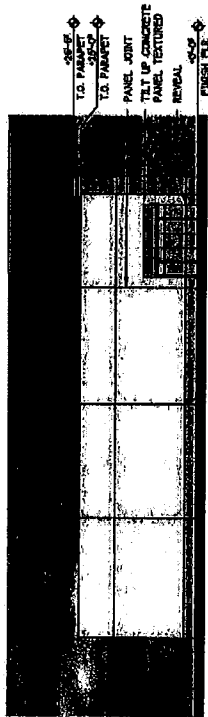

Anna Olea-Moger, CMC, City Clerk

ATTACHMENT 3
Exhibit B1

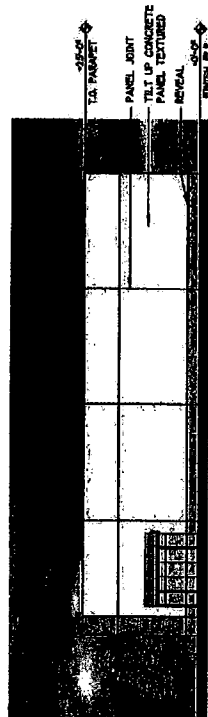




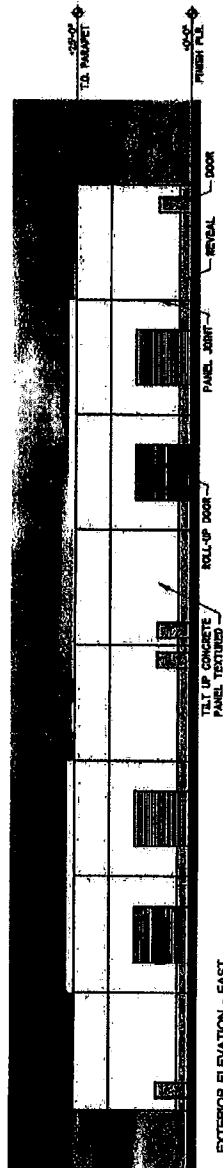




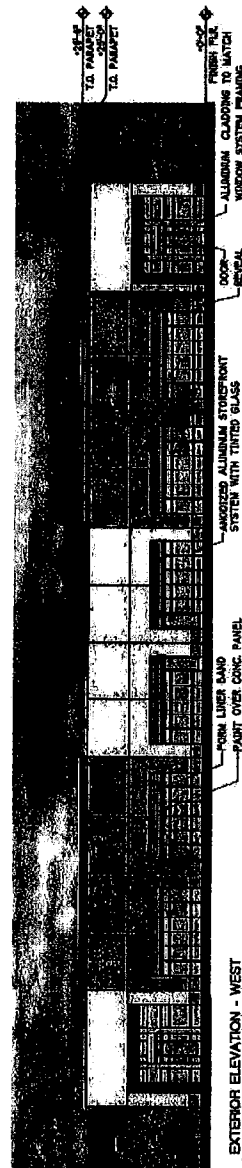
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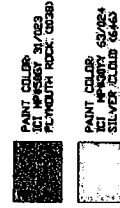
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EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

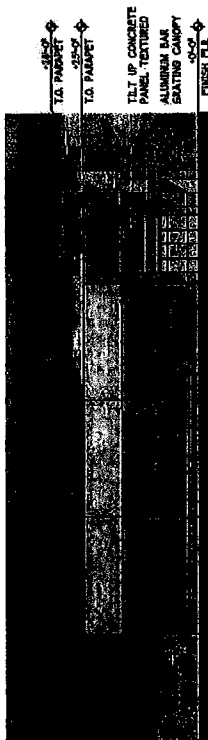


VITAE
ARCHITECTURE
INTERIORS

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

MAC MILLAN PARTNERS, INC.

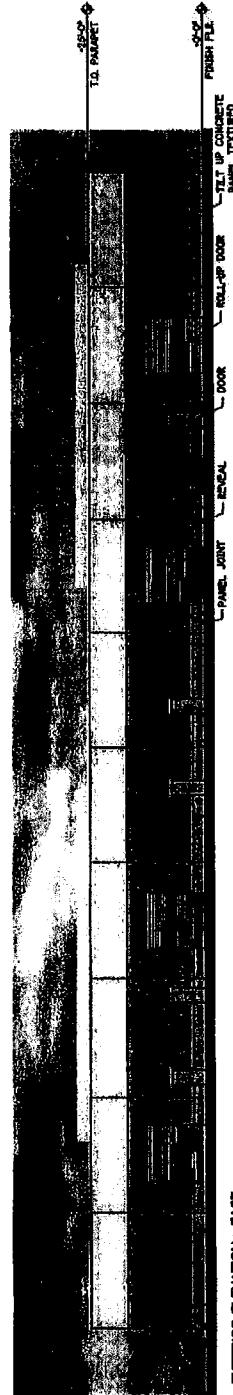
BUILDING #1



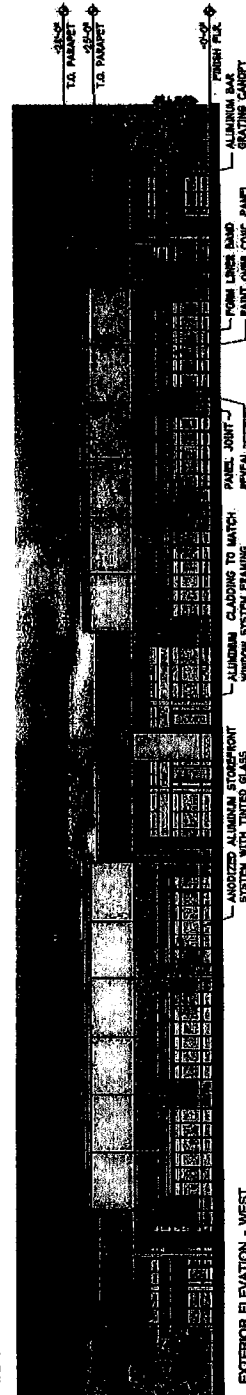
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EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

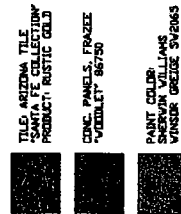
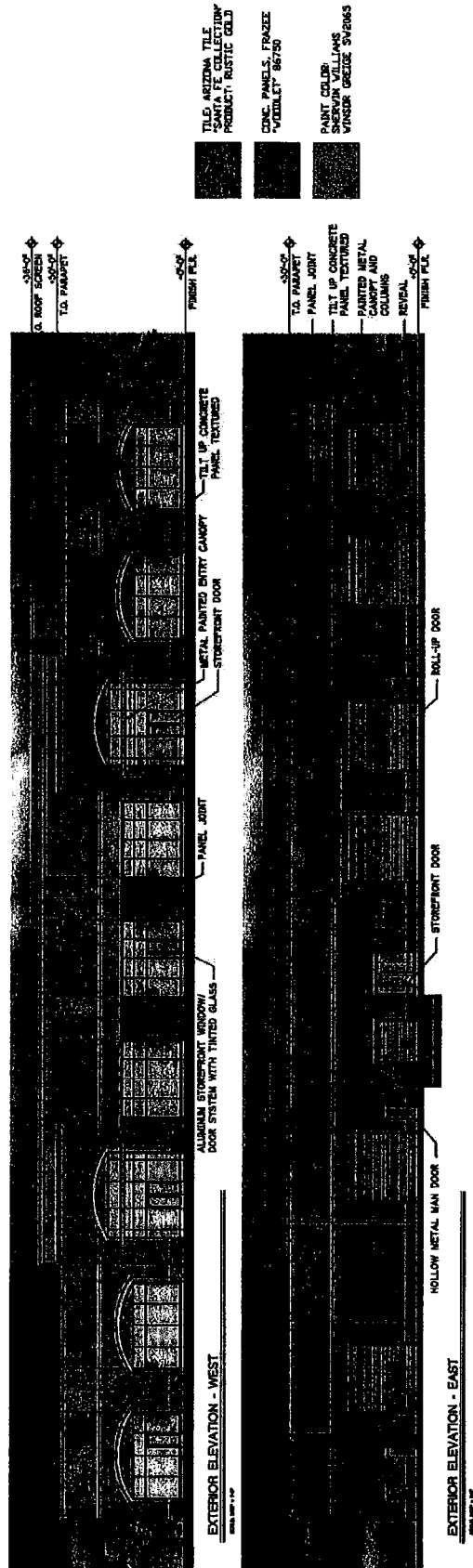
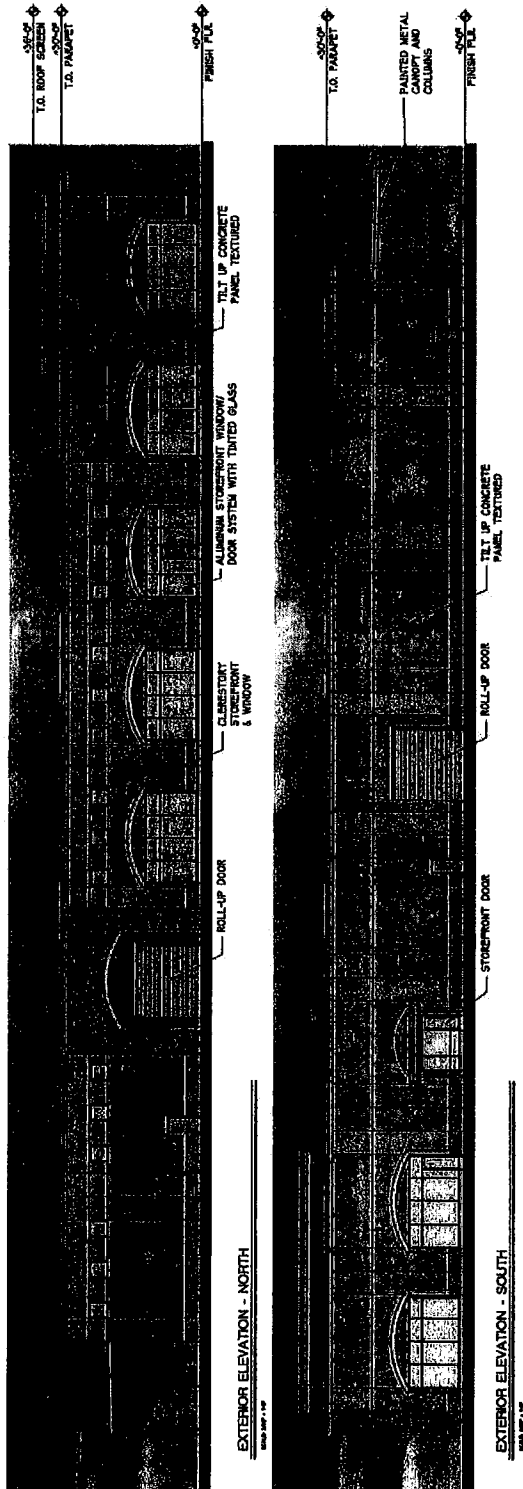


VITAE
ARCHITECTS
INTERIOR

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

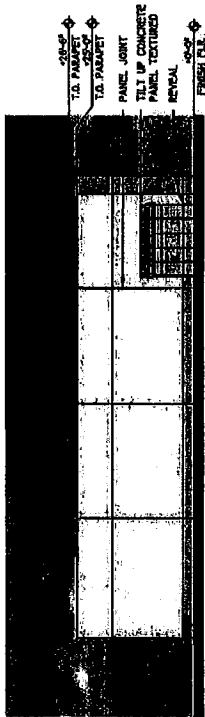
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BUILDING #3

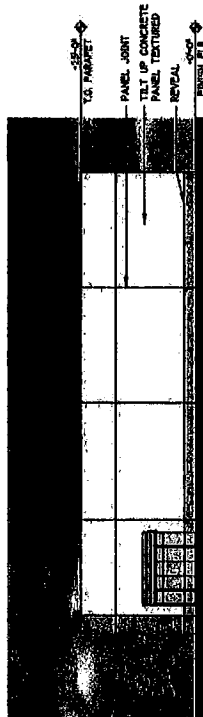


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ARCHITECTURAL
PLANNING
INTERIORS

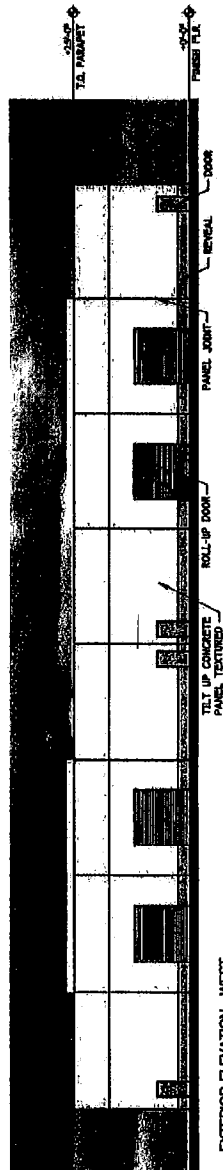
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MAC MILLAN PARTNERS, INC. BUILDING #5 - ARIZONA TILE



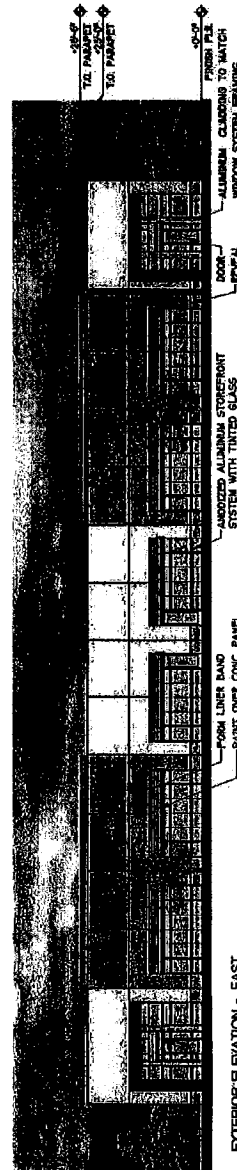
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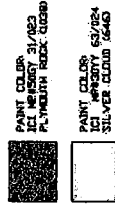
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EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST

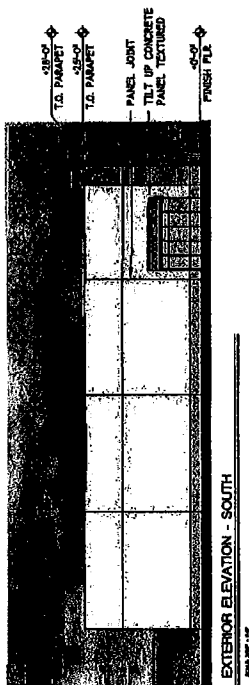


CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

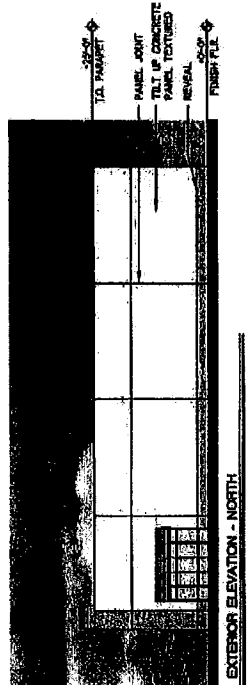
MAC MILLAN PARTNERS, INC.

BUILDING #6

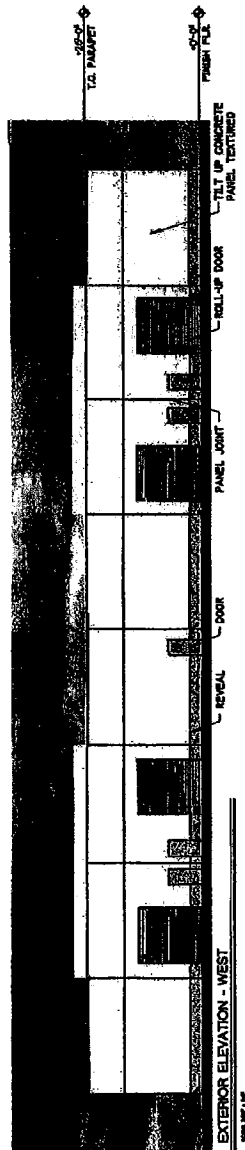
VITAE
ARCHITECTURAL
INTERIORS



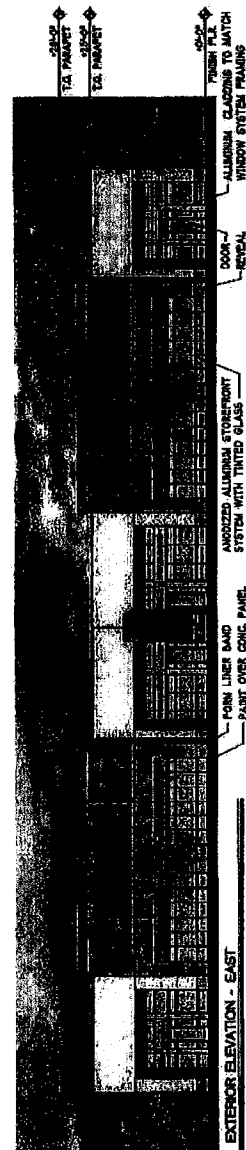
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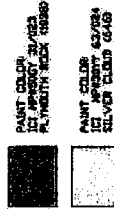
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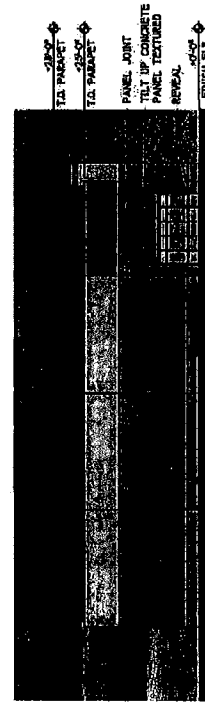
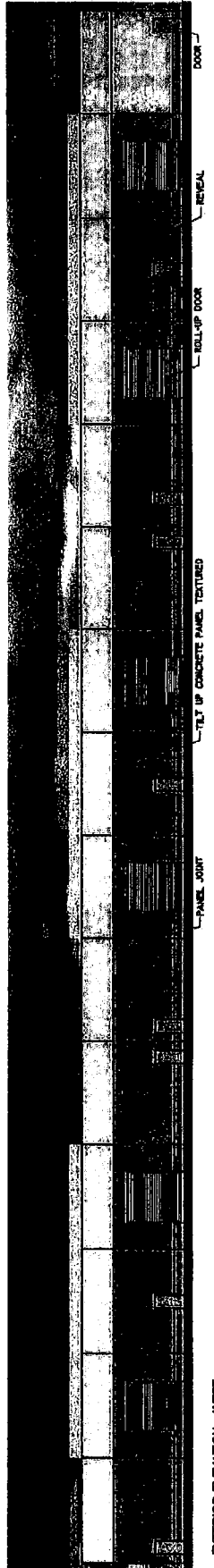
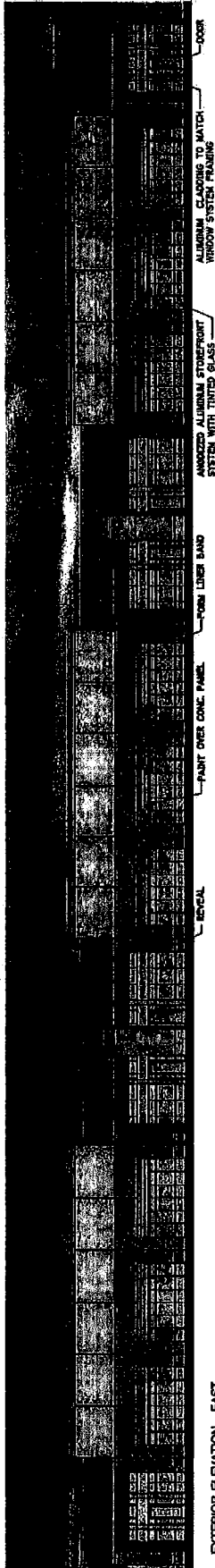


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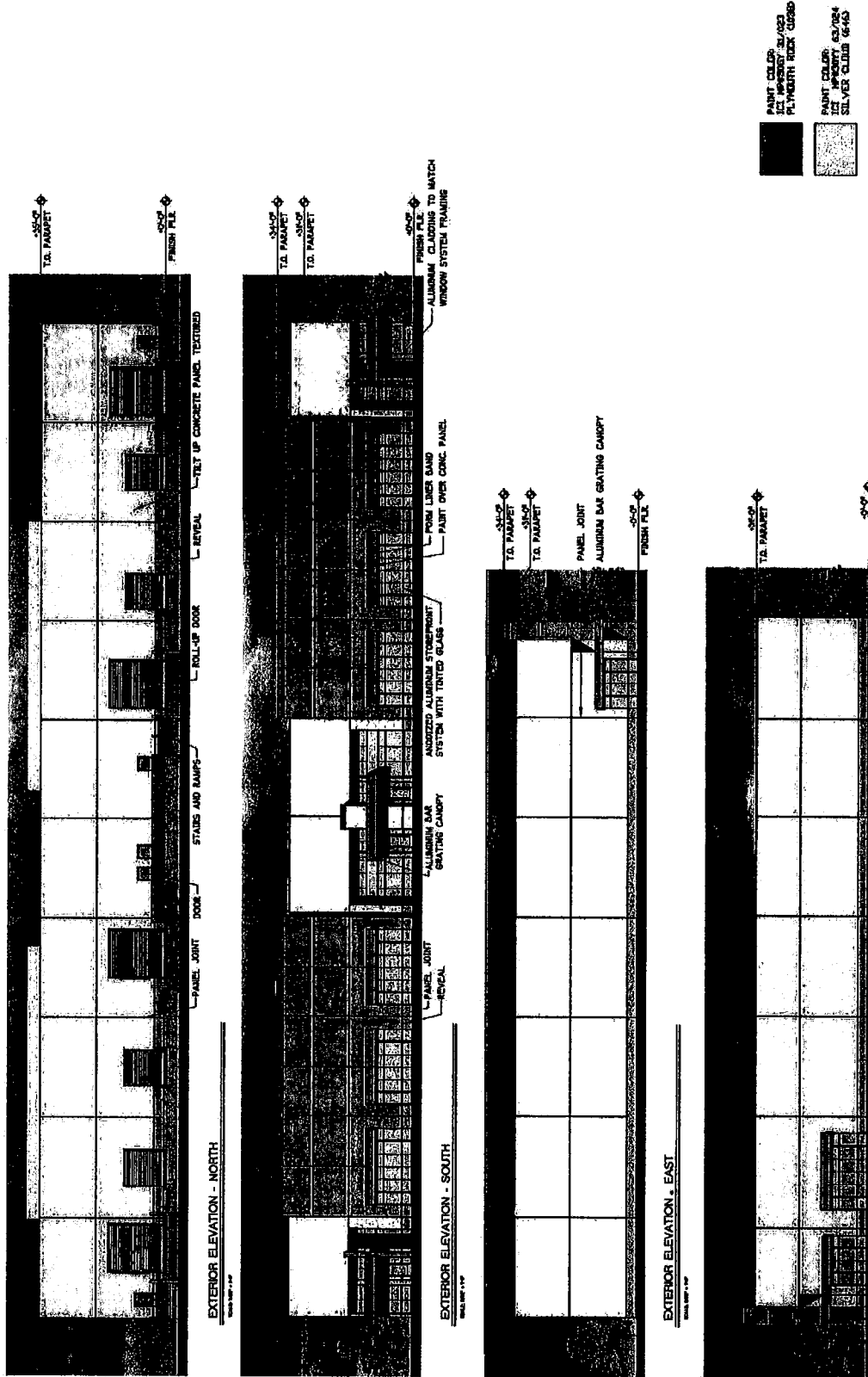
VITAE
ARCHITECTURE
INTERIORS

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA
MAC MILLAN PARTNERS, INC.
BUILDING #7



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ARCHITECTURE
INTERIORS

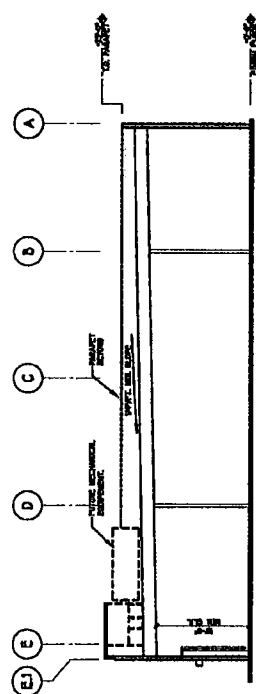
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MAC MILLAN PARTNERS, INC.
RANCHO CORDOVA, CALIFORNIA
BUILDING #8



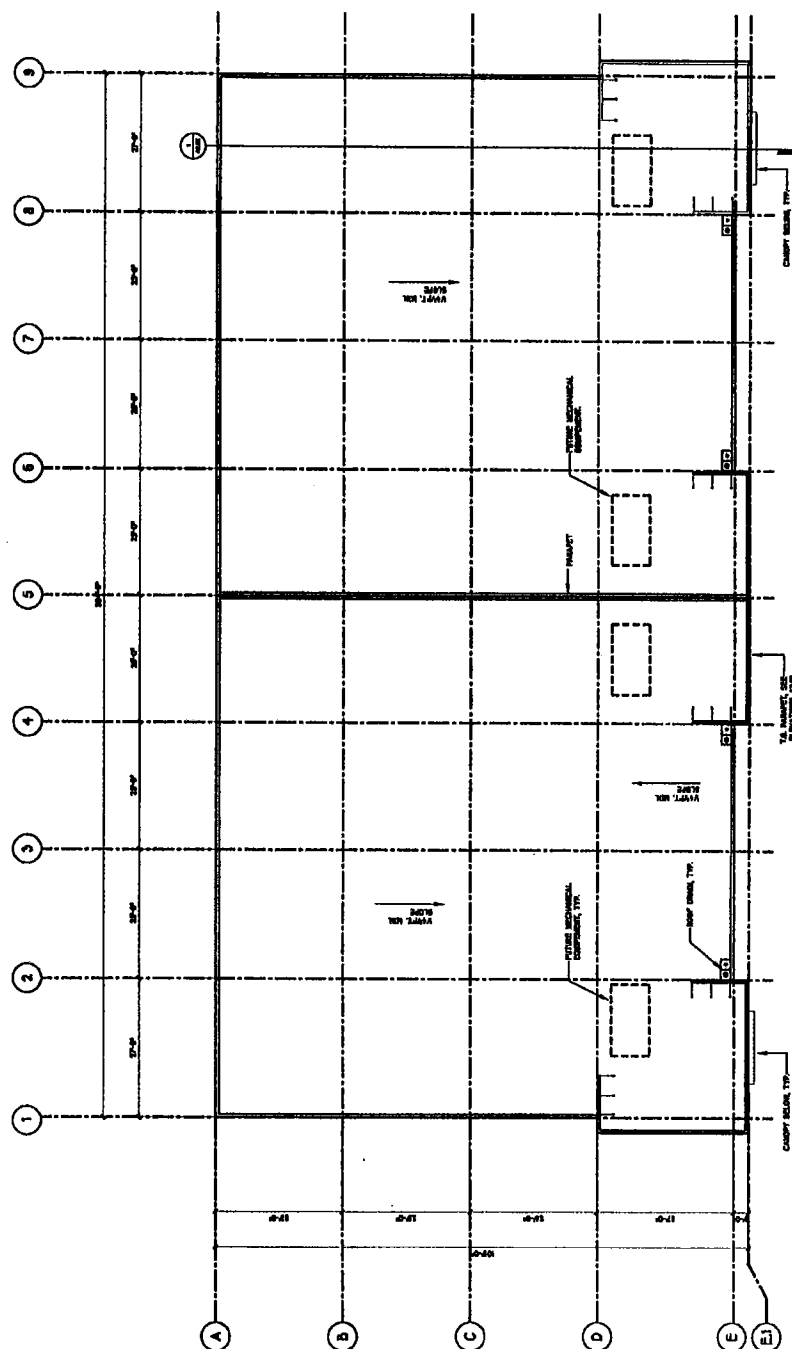
VITAE
ARCHITECTURE
INTERIORS

RANCHO CORDOVA, CALIFORNIA
BUILDING #9

CREEKSIDE COMMERCE CENTER
MAC MILLAN PARTNERS, INC.



1 SECTION - BUILDING 1-2 & 4-5



ROOF PLAN - BUILDING 1-2 & 4-5



CLARKSON PARKWAY, INC.

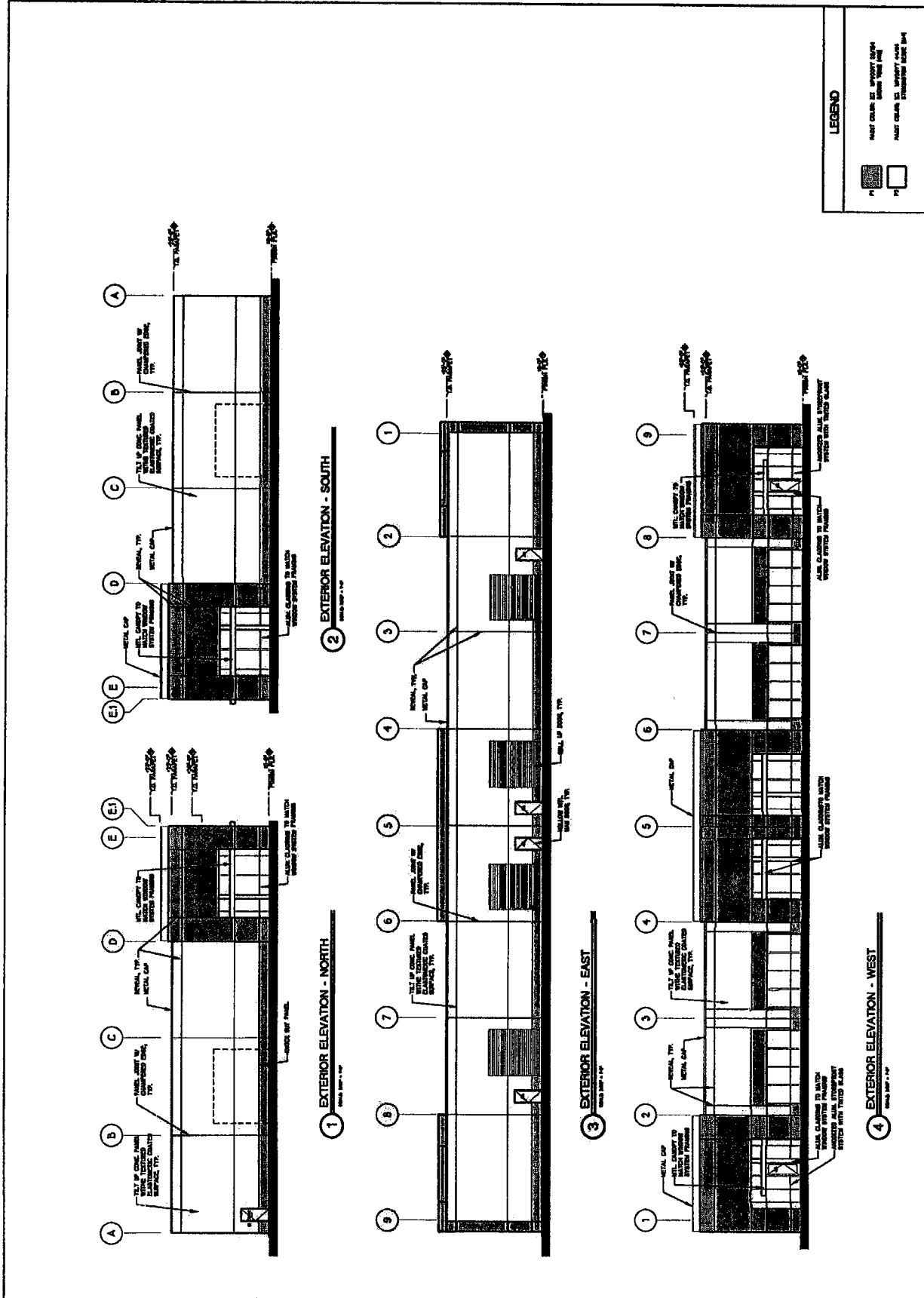
CLARKSON
COMMERCIAL
CENTER

ZANESVILLE DRIVE AND
NORTH HAVEN BLVD.

DATE	10/1/10
PROJECT	CLARKSON COMMERCIAL CENTER
LOCATION	ZANESVILLE DRIVE AND NORTH HAVEN BLVD.
OWNER	CLARKSON PARKWAY, INC.
ARCHITECT	VITAL ARCHITECTURE
SCALE	1/8" = 1'-0"
DESCRIPTION	CLARKSON COMMERCIAL CENTER
DATE	10/1/10
PROJECT	CLARKSON COMMERCIAL CENTER
LOCATION	ZANESVILLE DRIVE AND NORTH HAVEN BLVD.
OWNER	CLARKSON PARKWAY, INC.
ARCHITECT	VITAL ARCHITECTURE
SCALE	1/8" = 1'-0"
DESCRIPTION	CLARKSON COMMERCIAL CENTER

BLDG. 12 & 45
EXTERIOR
ELEVATIONS

A 3.01





3100 Wilshire Parkway, Suite 1000
Beverly Hills, CA 90210
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Fax: 310.274.1112
www.vitae.com

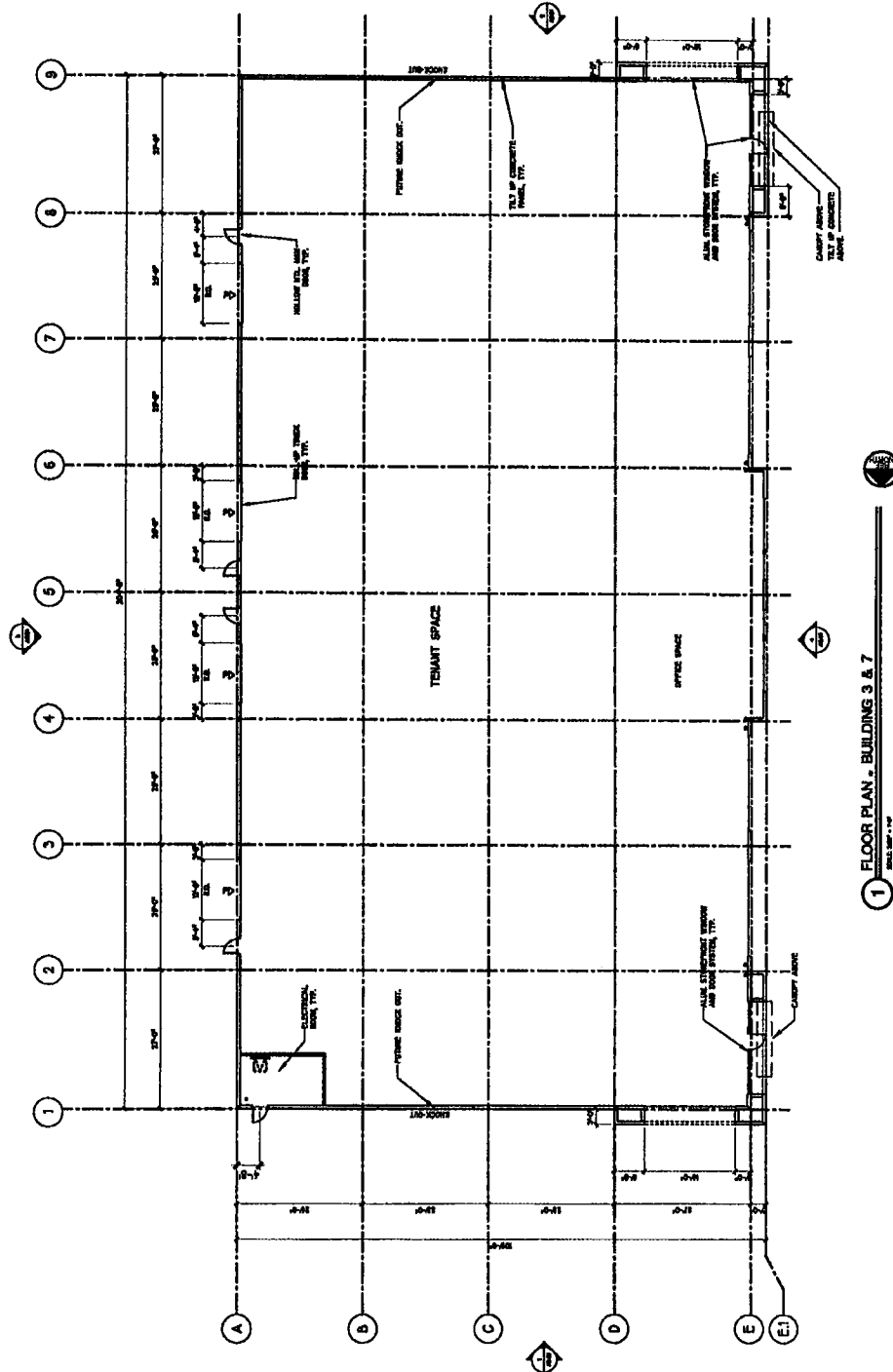
CRENSHAW
COMMERCIAL
CENTER

3100 CRENSHAW
BOULEVARD
LOS ANGELES, CA 90008

NO.	DESCRIPTION	DATE
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BLDG. 3 & 7
FLOOR PLAN

A 2.01





John J. Vitale, P.E.

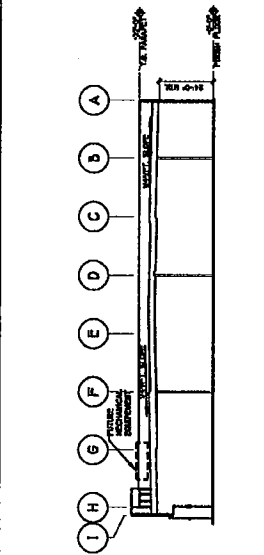
CREKESIDE
CONFERENCE
CENTER

2500 WEST 10TH AVE
NORTH FORT MYERS, FL 33901

DATE	10/1/01
BY	JJV
CHECKED	JJV
APPROVED	JJV
SCALE	AS SHOWN
PROJECT	CREKESIDE CONFERENCE CENTER
SHEET	10.1

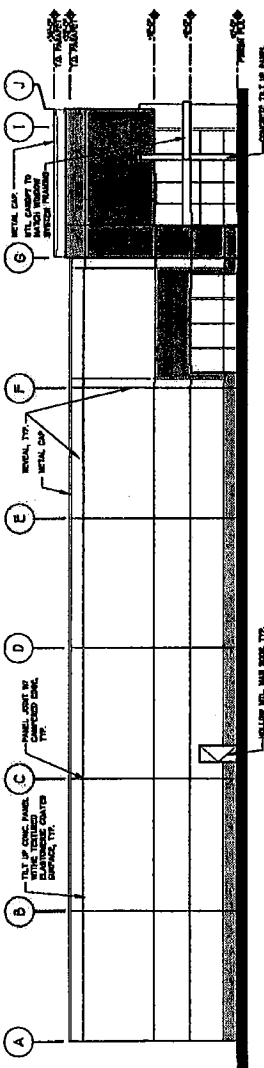
BLDG. 6, 15 & 16
EXTERIOR
ELEVATIONS

A 3.01



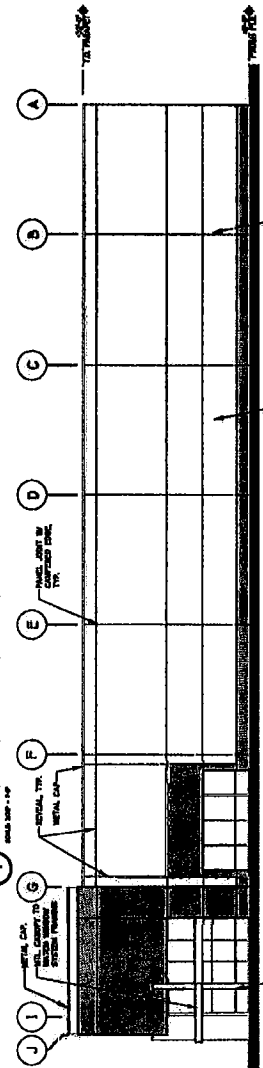
5 SECTION - BUILDING 6, 15 & 16

Scale 1/8" = 1'-0"



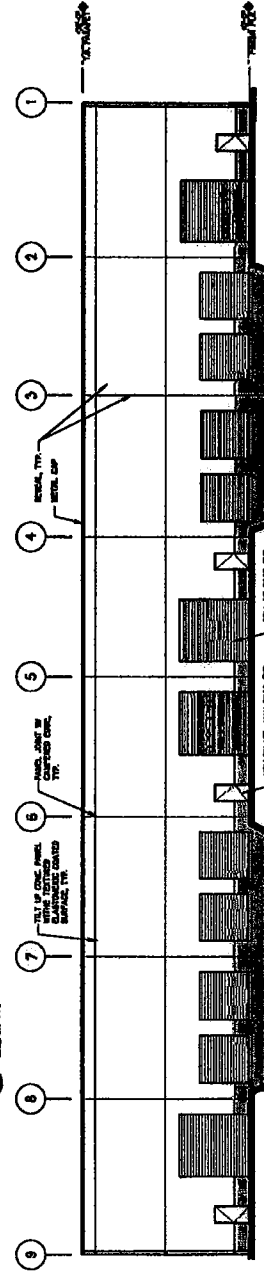
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Scale 1/8" = 1'-0"



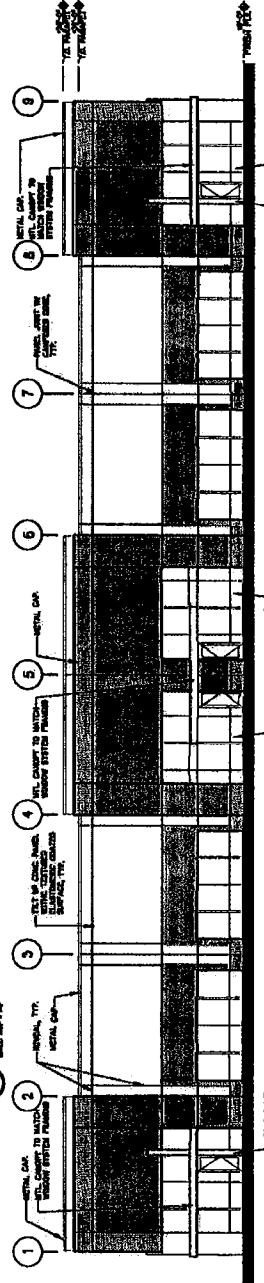
2 EXTERIOR ELEVATION - SOUTH

Scale 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST

Scale 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST

Scale 1/8" = 1'-0"

LEGEND

1	2	3	4
CONCRETE	METAL CAP	METAL CAP	METAL CAP



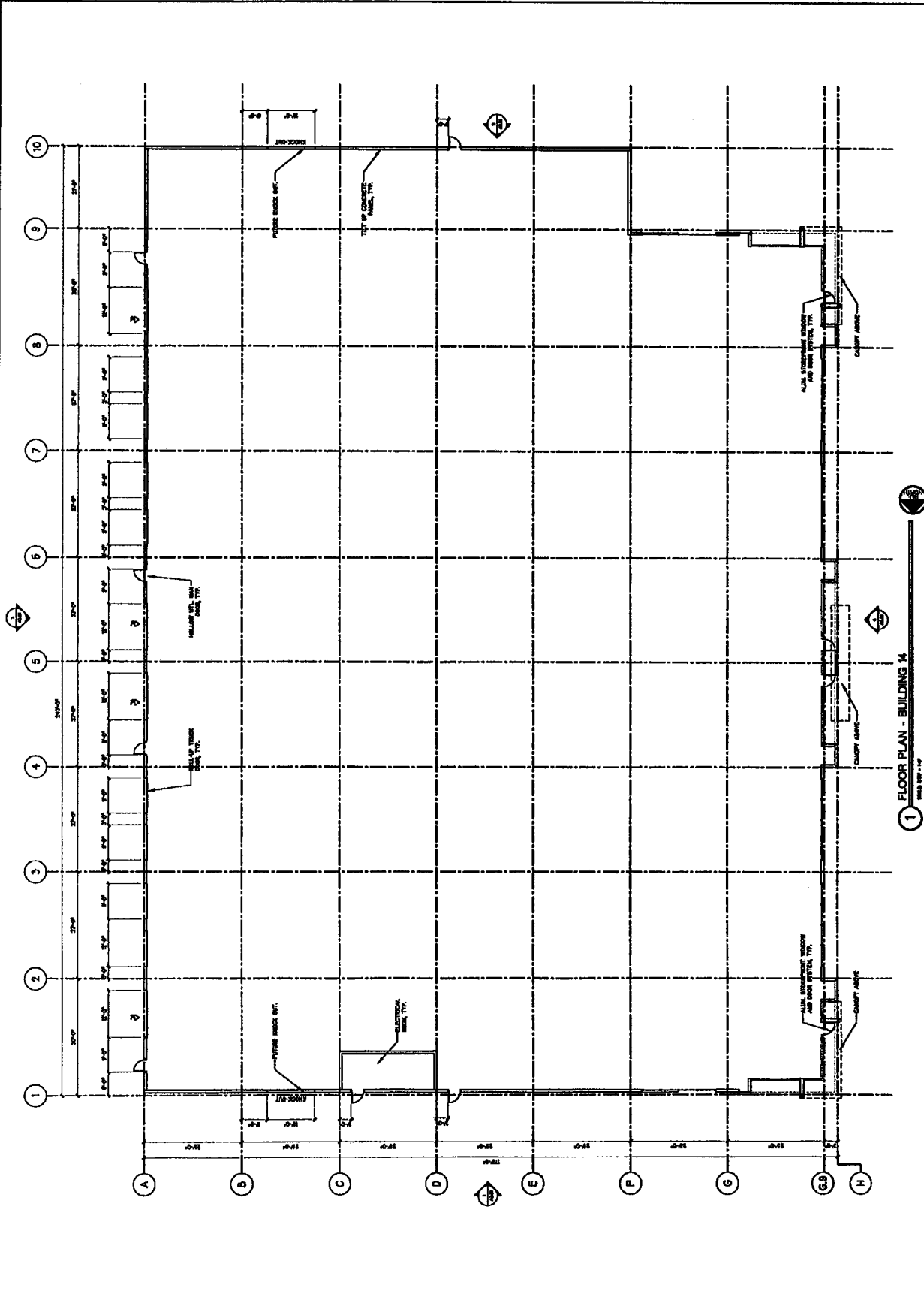
CREEKSIDE
COMMERCE
CENTER

ZEPHRAH ONE AND
NORTH HAVEN TWO

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1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
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BLDG. 14
FLOOR PLAN

A 2.01





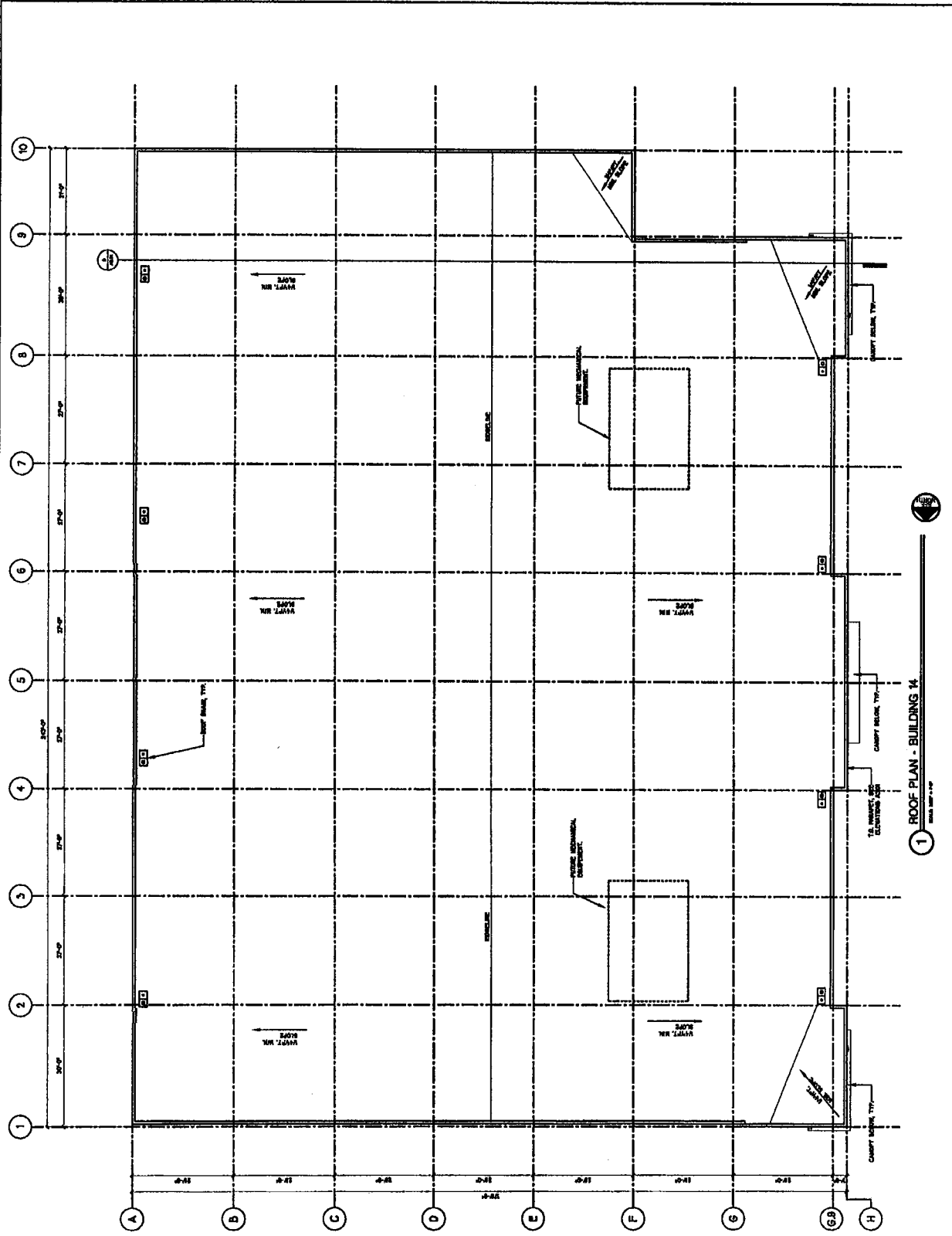
CREEKSIDE
COMMERCIAL
CENTER

TRAILER DRIVE AND
NORTHWEST BLVD

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BLDG 14
ROOF PLAN

A 2.02





CREEKSIDE
COMMERCE
CENTER

200000 LINE AND
HATCH

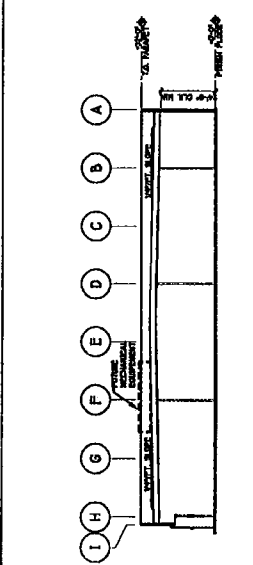
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1	2	3	4	5	6	7	8	9	10

BLDG. 14
EXTERIOR
ELEVATIONS

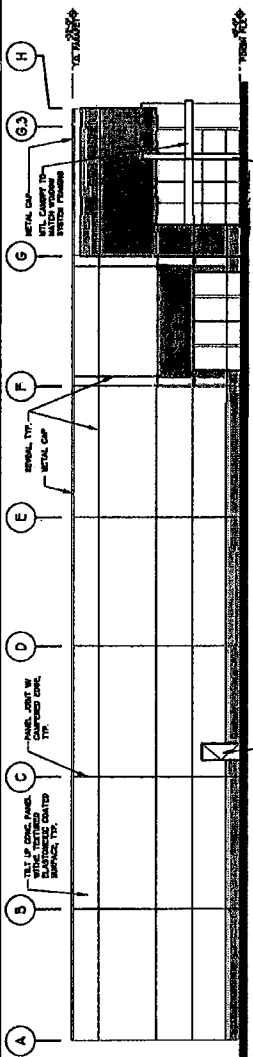
A 3.01

LEGEND

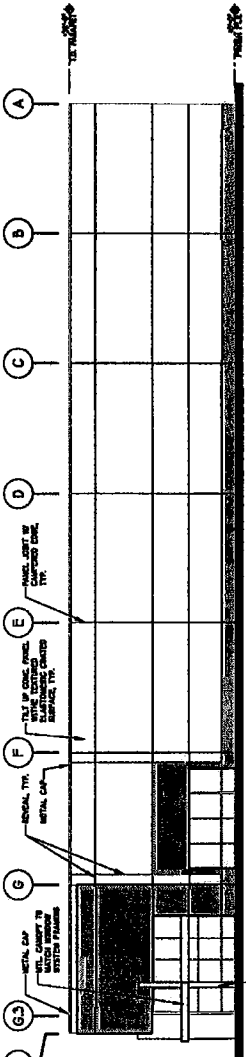
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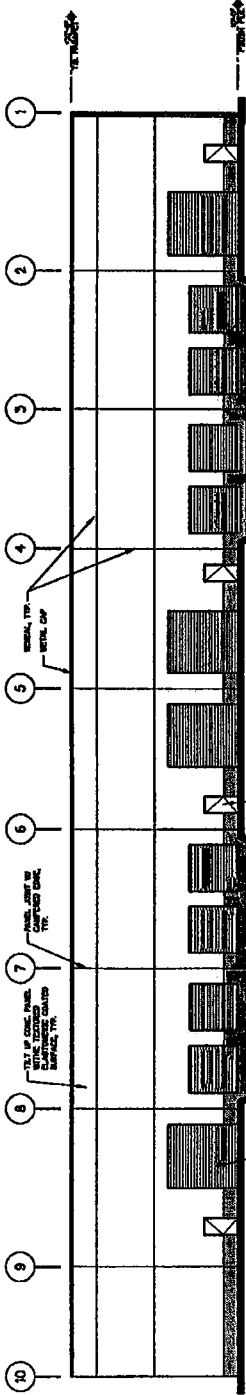
SECTION - BUILDING 14



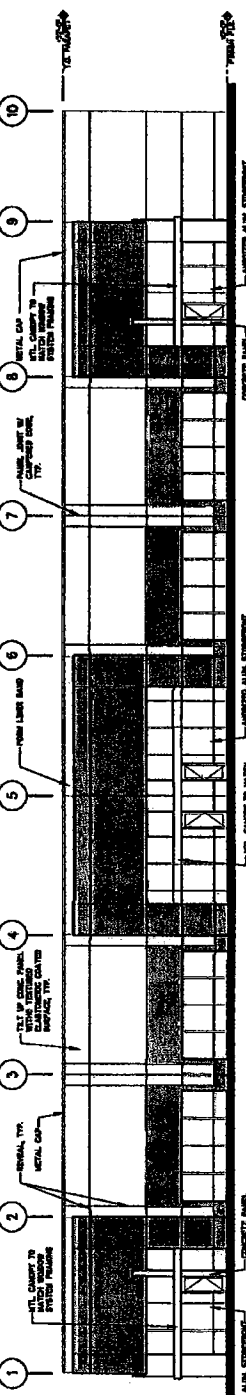
1 EXTERIOR ELEVATION - NORTH



2 EXTERIOR ELEVATION - SOUTH



3 EXTERIOR ELEVATION - EAST

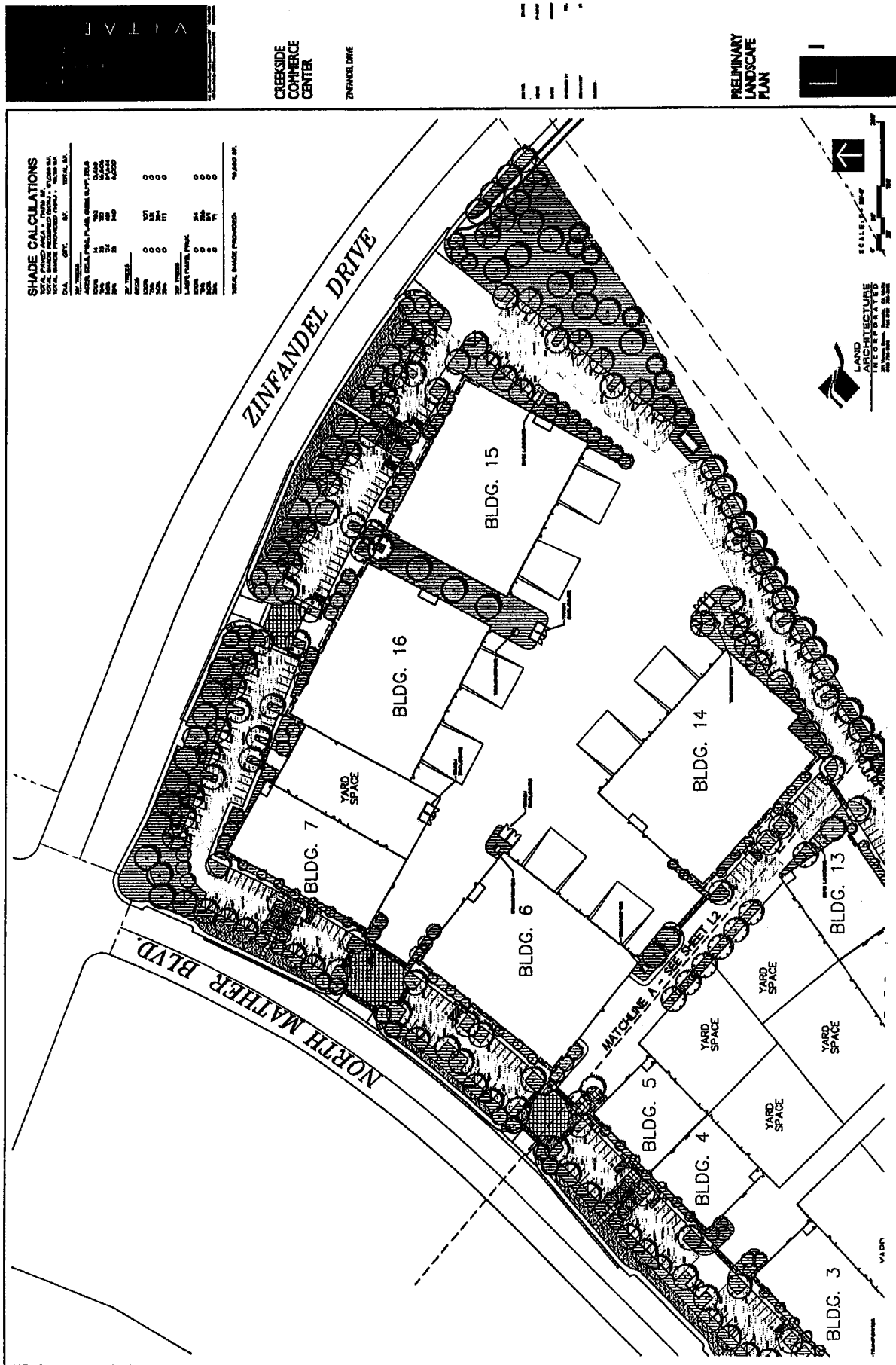


4 EXTERIOR ELEVATION - WEST

ATTACHMENT 3

[illegible]





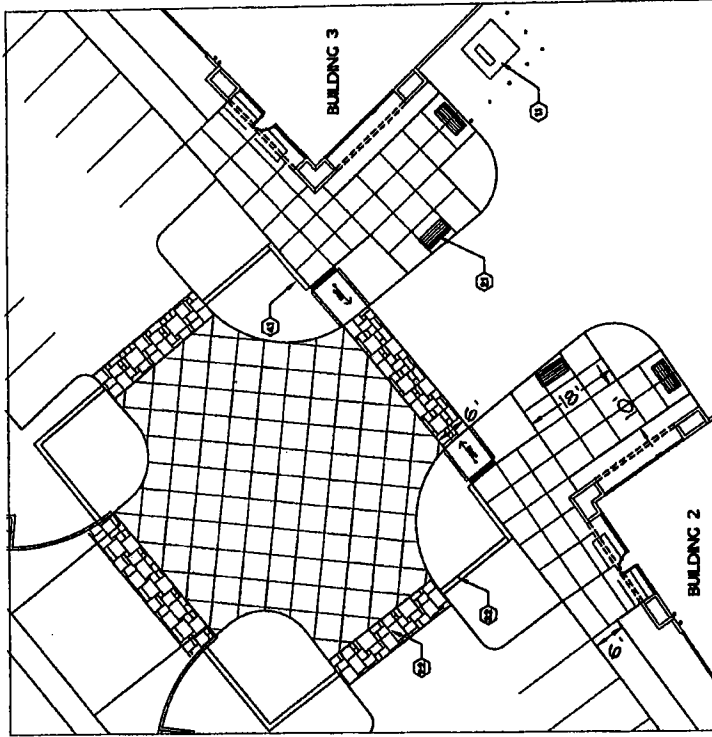


CREEKSIDE
COMMERCE
CENTER

ZIMMERLIND

PRELIMINARY
LANDSCAPE
PLAN

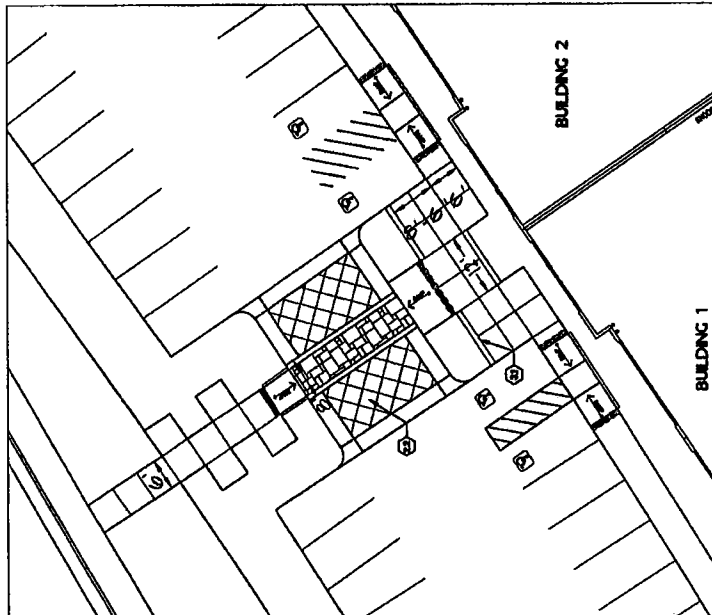
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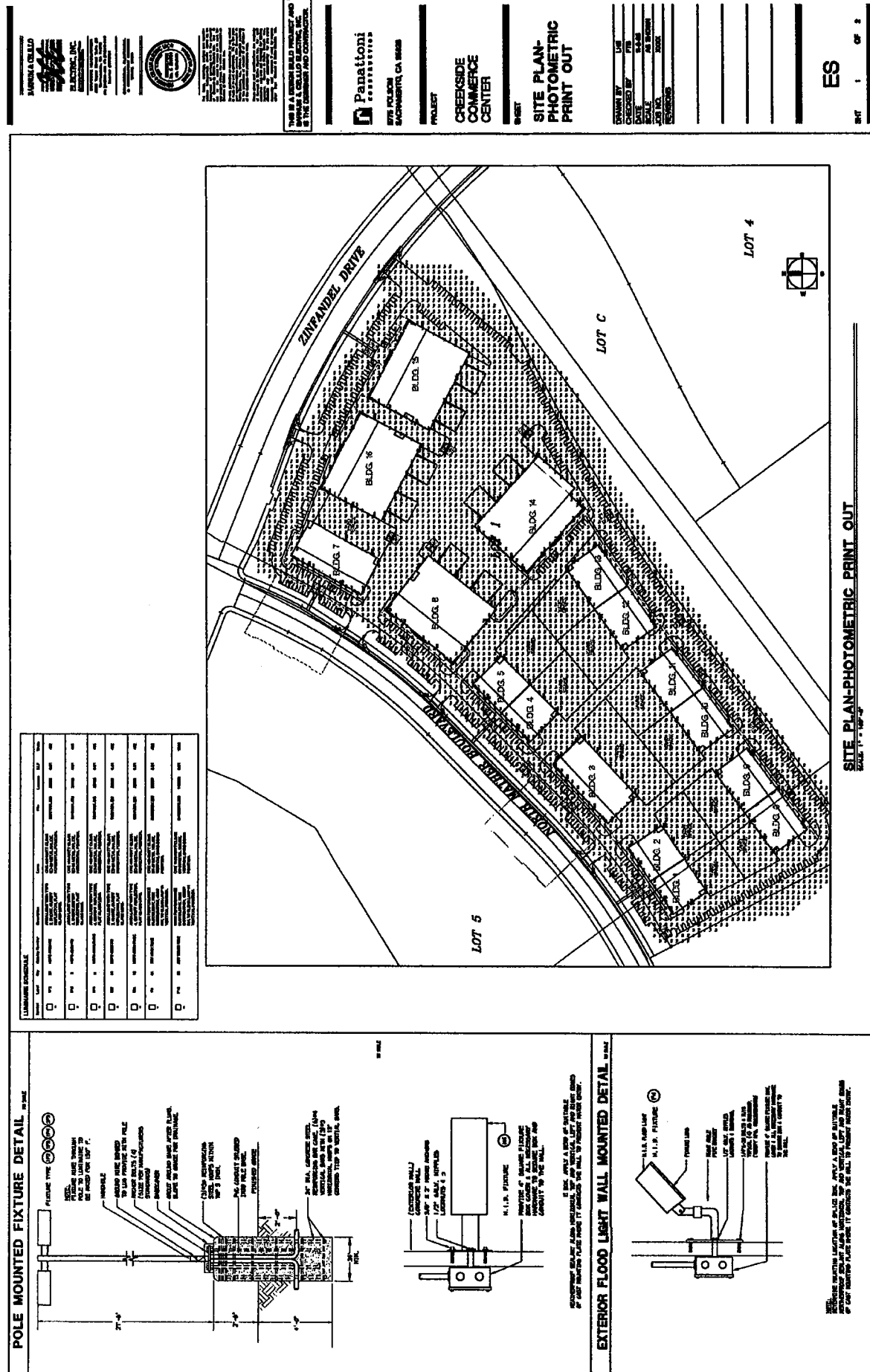
B PLAZA BETWEEN BUILDINGS 2 AND 3
SCALE: 1" = 10'-0"

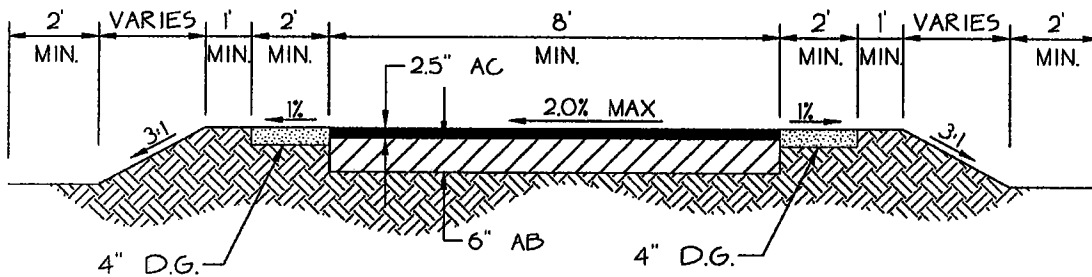
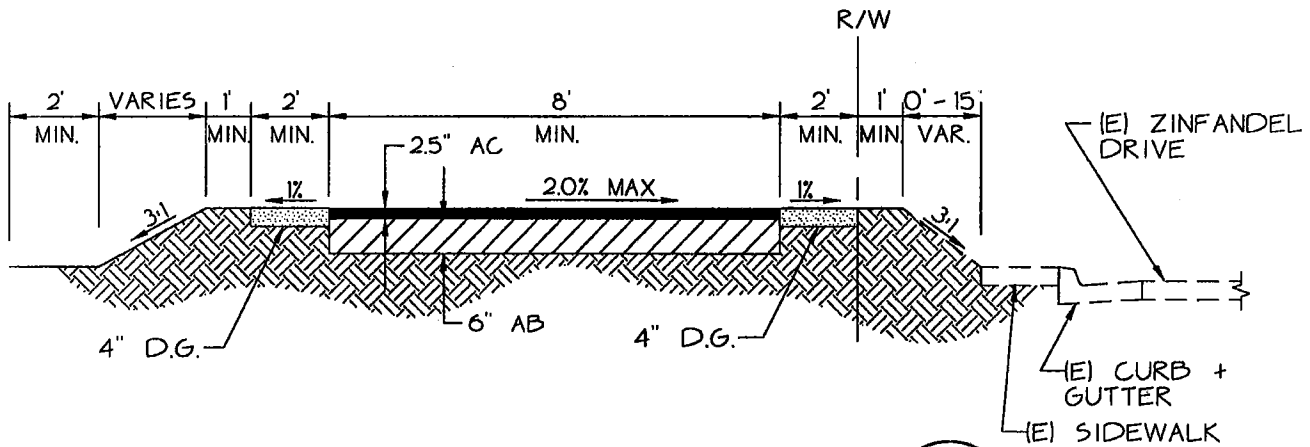
**LANDSCAPE CONSTRUCTION
KEY NOTES**

- 01-GENERAL KEY NOTES
- 02-TRANSPARENCIES - SEE ELECTRICAL PLANS
- 03-SEE WORK KEY NOTES
- 04-PROVIDE SENSORS W/BLACK
- 05-ACCENT PAVING
- 06-CONCRETE KEY NOTES
- 07-PROVIDE 18" CONCRETE BATHWALL
- 08-CONCRETE MOUNTING
- 09-CONCRETE KEY NOTES
- 10-PROVIDE 18" CONCRETE BATHWALL
- 11-PROVIDE 18" CONCRETE BATHWALL
- 12-PROVIDE 18" CONCRETE BATHWALL
- 13-PROVIDE 18" CONCRETE BATHWALL
- 14-PROVIDE 18" CONCRETE BATHWALL
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- 99-PROVIDE 18" CONCRETE BATHWALL
- 100-PROVIDE 18" CONCRETE BATHWALL



A PLAZA BETWEEN BUILDINGS 1 AND 2
SCALE: 1" = 10'-0"





BIKE PATH SECTION



1001 ENTERPRISE WAY, SUITE 100
ROSEVILLE, CA 95678
PH. (916) 783-8898
FAX (916) 783-8222

SCALE: NONE	DATE: 03-08-2007
DRAWN BY: NMC	REVISED:
APPROVED BY:	DWG:
DESIGNED BY: NMC	JOB NO: 1604-00-0903

S:\Proj\1604\Cad\Exhibits\1604BikePathSection.dwg, 03/08/07 12:28:06pm, Nova

RECEIVED

Creekside Commerce Center

MASTER SIGN CRITERIA

MAR 16 2007

RANCHO CORDOVA
PLANNING**PLANNED SIGN PROGRAM**

Corner of Zinfandale and North Mather
Rancho Cordova, California

Introduction***Objective***

The Creekside Commerce Center Master Sign Criteria has been established to provide a professional sign program that is beneficial to the City of Rancho Cordova and to Creekside Commerce Center's tenants and the public. In support of this objective, the following qualities were blended into the design and scope of work within this program:

- Creative and original designs
- Integration with project architecture
- High quality workmanship and materials

Each tenant will be provided with a copy of the Master Sign Criteria as their first step in obtaining signs within the Creekside Commerce Center. This criteria will be entitled "Master Sign Criteria" for the Creekside Commerce Center and will be a part of the tenant lease agreement. Tenants will be required to comply with the sign criteria and with the City of Rancho Cordova zoning codes.

I. General Information

1. Tenant shall submit, before fabrication, four (4) copies of the proposed signs, including one (1) copy, which is to be colored, to Landlord for written approval. The drawing shall show the sign(s) in relationship to the fascia over the storefront. The four (4) copies must include total number, location, size and style of lettering, material, type of illumination (if any), installation details, color selection, logo design and wall graphics, and must comply with the City of Rancho Cordova Sign Requirements.
2. All permits for signs shall be obtained and paid for by Tenant. Tenant shall pay for all signs and their installation and maintenance.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications, and construction shall adhere to all codes and ordinances.
4. The size, location, design, color, texture, lighting and materials of these signs shall in no way detract from the design of the Creekside Commerce Center and the surrounding properties.
5. Signs to be installed within (30) thirty days of delivery of premises to Tenant.

I. Center Identity Wall (refer to Sign Exhibit A)***A. Materials***

1. The materials and colors, shall be compatible with the buildings.
 - a. Indirectly illuminated with ground level flood light system.

B. Location

1. The center identity wall shall be set back at least ten (10) feet from all property lines.
2. The center identity wall shall be located on the corner of North Mather Boulevard and Zinfandale Drive.

C. Height, and Overall Sign Area

1. The maximum height shall be seven (6) feet with a ten foot setback.
2. The maximum area of the project monument sign excluding the base and/or embellishments shall be no larger than (100) one hundred square feet.

II. Monument Signs (refer to Sign Exhibit B)***A. Materials***

1. The materials and colors, shall be compatible with the buildings.
 - a. Internally Illuminated: Rout out tenant face with 1/2" push through acrylic and applied 3M graphic file or indirectly illuminated with ground level flood light system. 1/2" Thick FCO tenant graphics.

B. Location

1. Monument signs shall be set back at least ten (10) feet from all property lines.
2. Signs to be placed in front of buildings 6, 7, 15 & 16 at the entrance walkways from the street that is in the middle of the front elevation.

C. Height, and Overall Sign Area

1. The maximum height shall be ten (10) feet with a ten foot setback.

CREEKSIDE COMMERCE CENTER

sign program

page 3

2. The maximum area of the project monument sign excluding the base and/or embellishments shall be no larger than (50) fifty square feet.

D. Tenant Sign Area, Material and Letter Size

1. Numbers, letters and logos shall be in contrasting color to the background color and to be approved by the landlord.

2. Typestyle and logos are to be approved by landlord.

III. Directional Sign (refer to Sign Exhibit C)

A. Materials

1. Architectural radius post with flush mounted panel. Colors, shall be compatible with the buildings.

B. Location

1. Signs shall be set back at least ten (10) feet from all property lines.

2. Signs to be placed in front of buildings 1, 2, 3, 4, 5, 6, 7 & 16 at the entrance walkways from the street.

C. Height, and Overall Sign Area

1. The maximum height shall be four (4) feet with a ten foot setback.

2. The maximum area shall be no larger than (6) six square feet.

D. Graphics

1. Address numerals and directional copy in a uniform and contrasting color to the background are allowed. Tenant names, identification or logos are prohibited.

IV. Wall/Fascia Sign

A. Number of Wall Signs

1. The tenants are permitted one (1) sign on the storefront, one (1) sign facing the courtyard (Building 14 only) The total area of sign(s) cannot exceed what is allowed for each tenant.

B. Location of Wall Signs

1. Wall signs shall not extend above or below the fascia band and /or wall facade line on which it is placed and shall not interrupt major architectural features on the building, such as doors, windows, tile embellishments and reveal lines.

2. Wall signs shall be centered vertically on the fascia.

C. Area of Wall Signs

1. Buildings with a fifty (50) feet or greater set back from the street right of way are allowed a total area of all signs not to exceed three (3) square foot per linear foot of tenant frontage. (3:1 Ratio)

2. Buildings designed with a courtyard entrance or a side of the building other than facing a public street are allowed a total area of all signs not to exceed two (2) square foot per linear foot of tenant frontage. (2:1 Ratio)

3. The length of wall signs shall not exceed seventy percent (75%) of the length of the tenant space facade or building facade.

4. "Area of wall sign" means the total area of the sign contained within a rectangle or square drawn completely around the display surface, or drawn completely around the individual letters or logos.

CREEKSIDE COMMERCE CENTER

sign program

D. Size of Wall Signs

1. Sign characters and or logo's shall have a maximum height of (24) twenty-four inches.
2. An additional 6" (six inches) will be allowed for ascenders and/or descenders.

E. Wall Sign Construction and Design

1. All tenant signs shall be of individual letter construction (except when letters, graphic representations, and/or borders are connected and combined to form the company logotype as a single unit).
2. A sign may consist of a company logo and/or company name only. Other wording is permitted at the discretion of Landlord.
3. Fascia signs shall be made up of individual internally illuminated channel letters, Halo illuminated channel letters and or Non-illuminated letters. All signs, and return color shall be approved by Landlord and the City of Rancho Cordova.

Each letter, number or logo shall be designed as follows:

- a. Illuminated letters. Return shall be 5" deep, .063 aluminum, with 1" corresponding trim-cap. Internal neon illumination.
- b. Halo-illuminated letters. Return shall be 3 1/2" deep, .125 aluminum face, with clear lexan backs. Internal neon illumination.
- c. Non- Illuminated letters greater than 8" shall have a minimum thickness of 1". Letters less than 8" shall have a minimum thickness of 1/4".
4. Letter style and letter face color to be Tenant's choice with Landlord's approval.

V. Restrictions

1. Painted, "A-frame", flashing, moving, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
2. No exposed neon shall be used on the building fascia. Exposed bulb signs are not permitted.
3. No exposed junction boxes, lamps, tubing, conduits, raceways or neon crossovers of any type are permitted, unless approved by Landlord and the City of Rancho Cordova.
4. There shall be no roof top signs, or signs, which extend above the parapet wall or the roofline of the building to which they are attached.
5. Vertical copy or signs projecting perpendicular to the building are not permitted.
6. Advertising devices such as attraction boards, posters, banners and flags will not be permitted. Promotional banners are to be utilized on a temporary basis subject to approval by Landlord (which approval shall be in Landlord's sole discretion). Any such banners must comply with the City of Rancho Cordova's Sign Ordinance.

CREEKSIDE COMMERCE CENTER

sign program

page 5

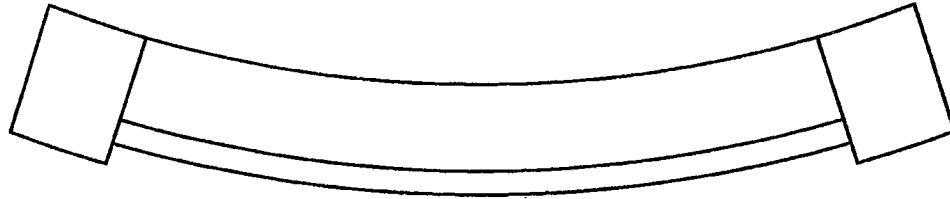
7. No signs that create a traffic safety hazard by interfering with a driver's sight line shall be allowed.
8. No inflated/Lighter-Than-Air signs shall be allowed.
9. No Off-premises signs shall be allowed.
10. No portable signs shall be allowed.
11. No signs on natural features or other structures shall be allowed.
12. No signs without a permit shall be allowed.
13. No simulated traffic signs shall be allowed.
14. No signs on vehicles, including trailers, when a vehicle is parked or stored on property for the purpose of identifying a business or advertising a product on the same site or a different site, unless the sign is permanently fixed to the vehicle, and the vehicle is used by the business to conduct its daily operations on a regular basis.

CREEKSID COMMERCE CENTER

sign program

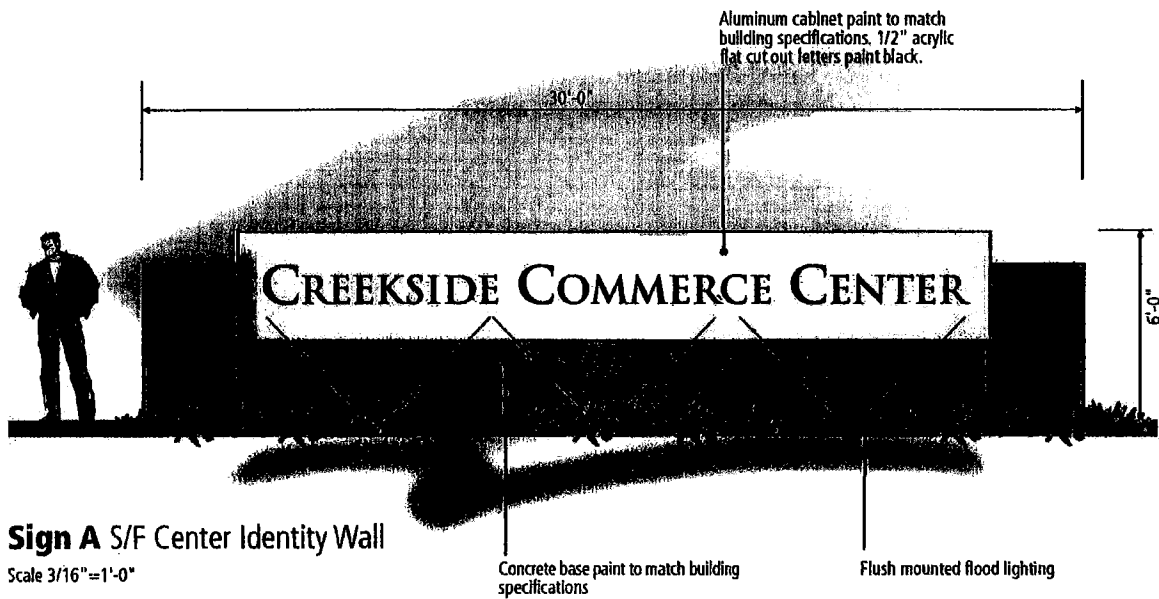
Center Identity Wall

page 6



Plan View

Scale 3/16" = 1'-0"



Sign A S/F Center Identity Wall

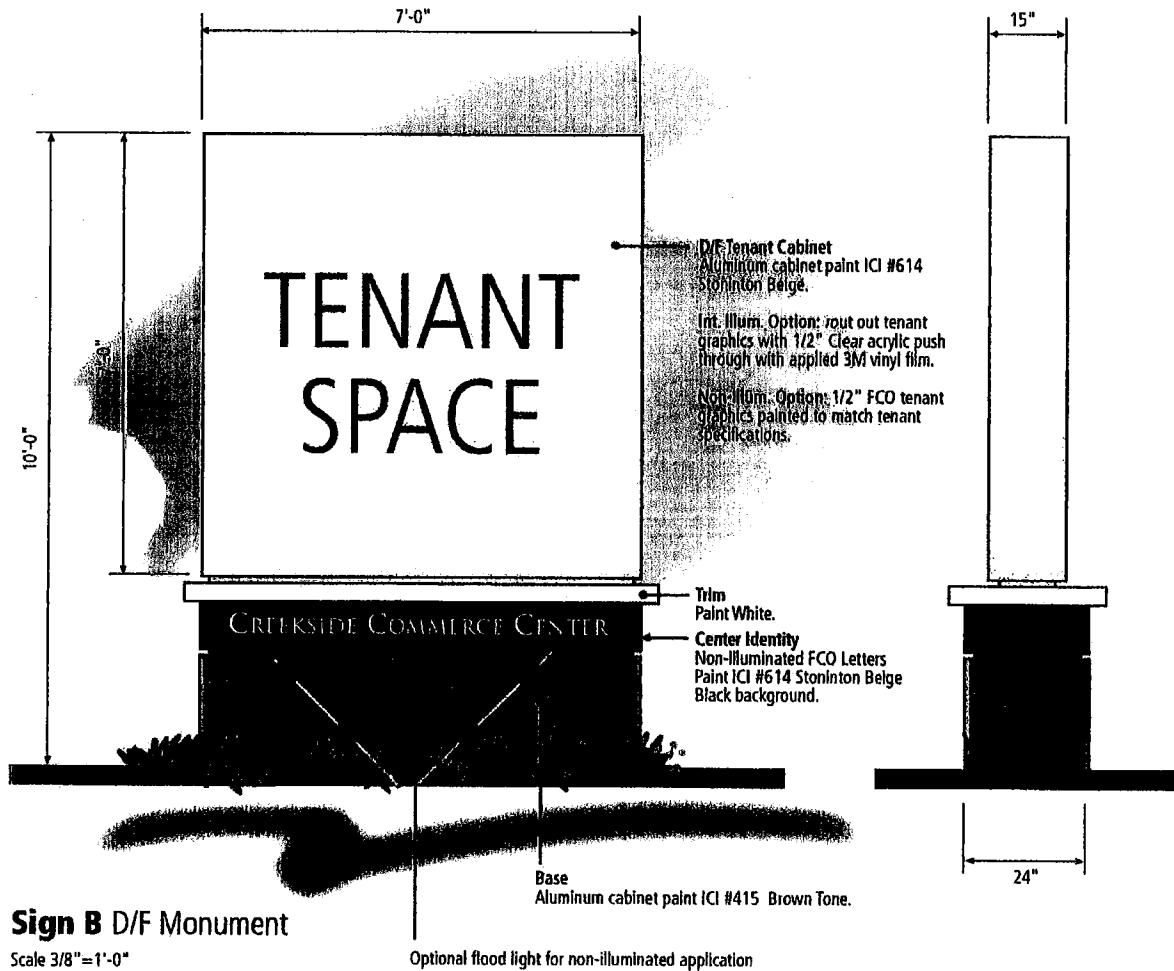
Scale 3/16" = 1'-0"

CREEKSIDE COMMERCE CENTER

sign program

Monument

page 7

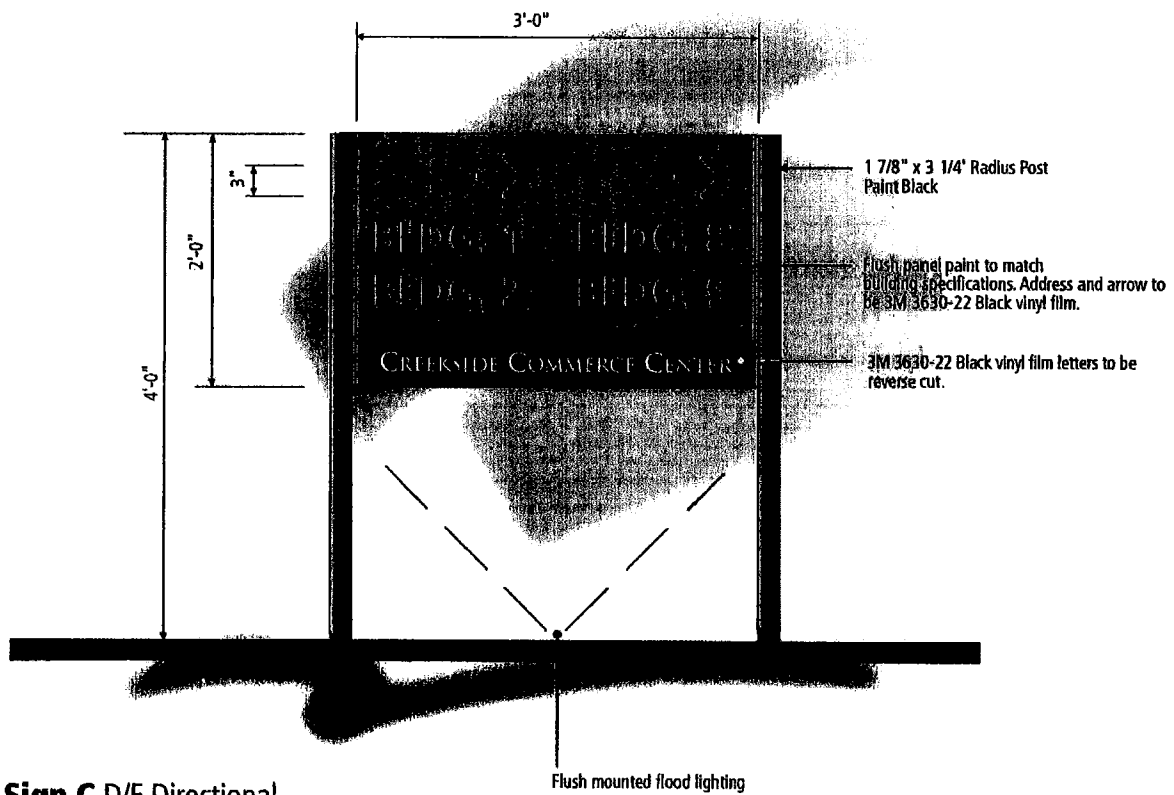


CREEKSIDE COMMERCE CENTER

sign program

Directional

page 8

**Sign C D/F Directional**

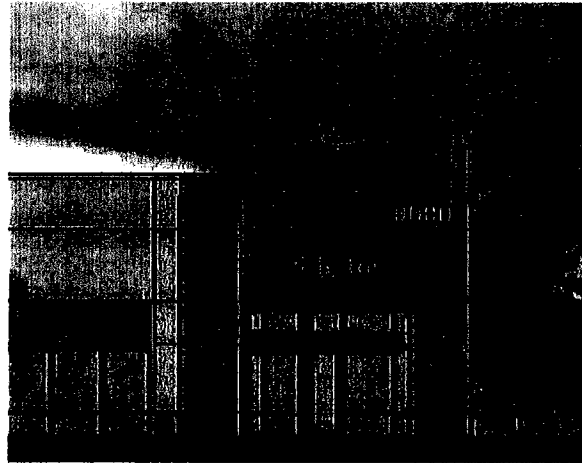
Scale 3/4"=1'-0"

CREEKSIDE COMMERCE CENTER

sign program

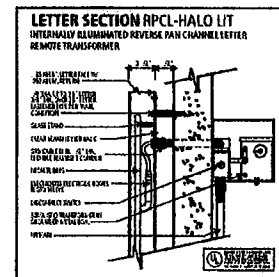
Typical Elevation

page 9

**Sign D** Halo-Illum. Address Numeral

Scale 1/4" = 1'-0"

Rev. Pan Address Numerals
 3 1/2" Deep Reverse Pan Channel. Halo Illuminated,
 painted 313 Bronze Finish.

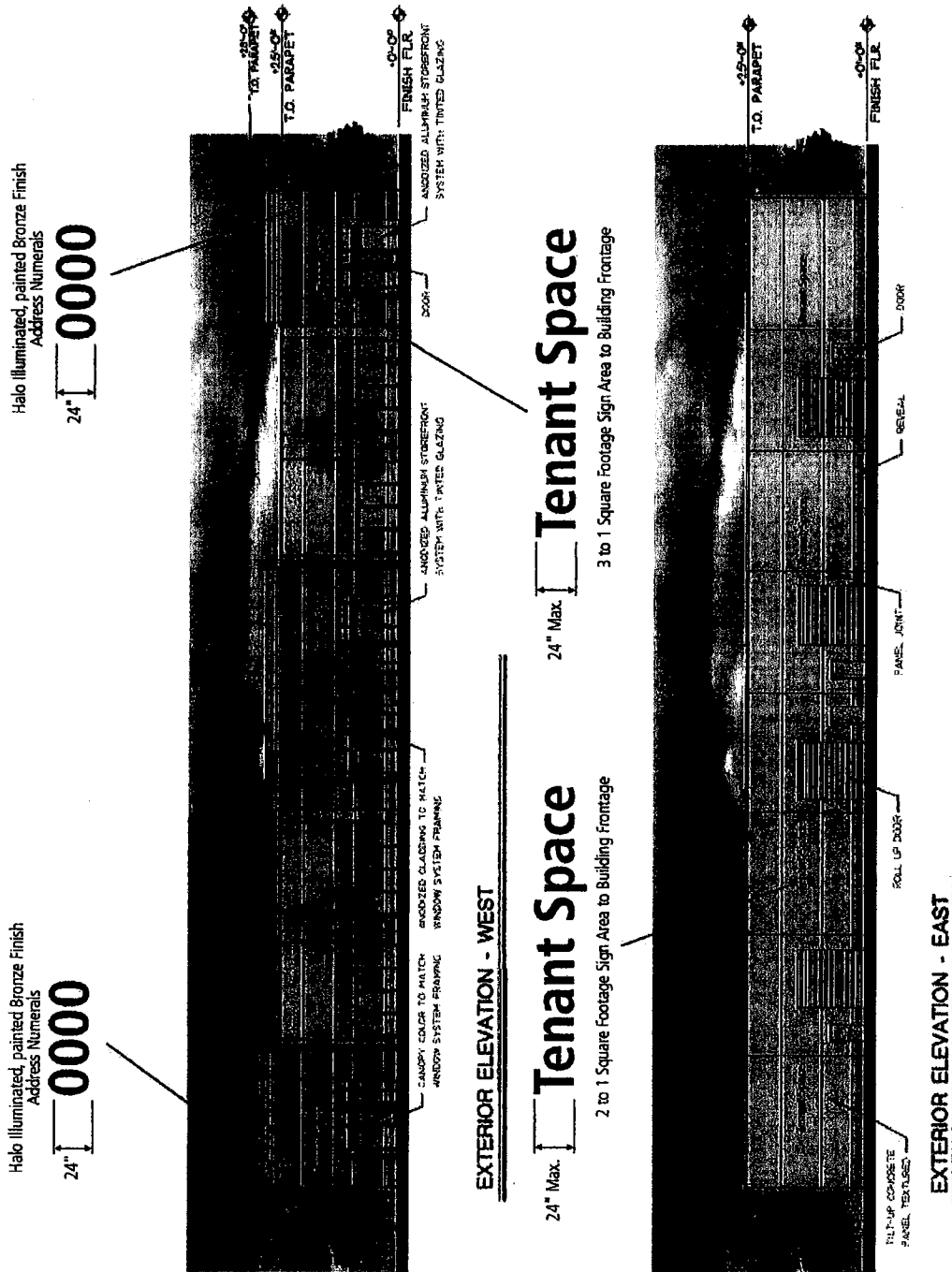


CREEKSIDE COMMERCE CENTER

sign program

Building #1-2,4-5

page 11

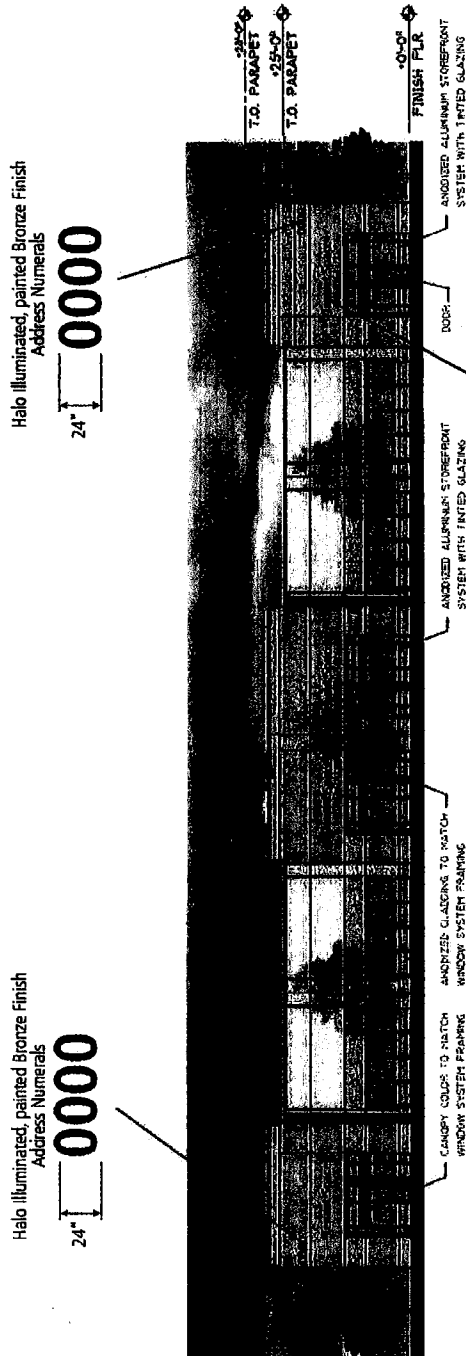


CREEKSIDE COMMERCE CENTER

sign program

Building #3,7

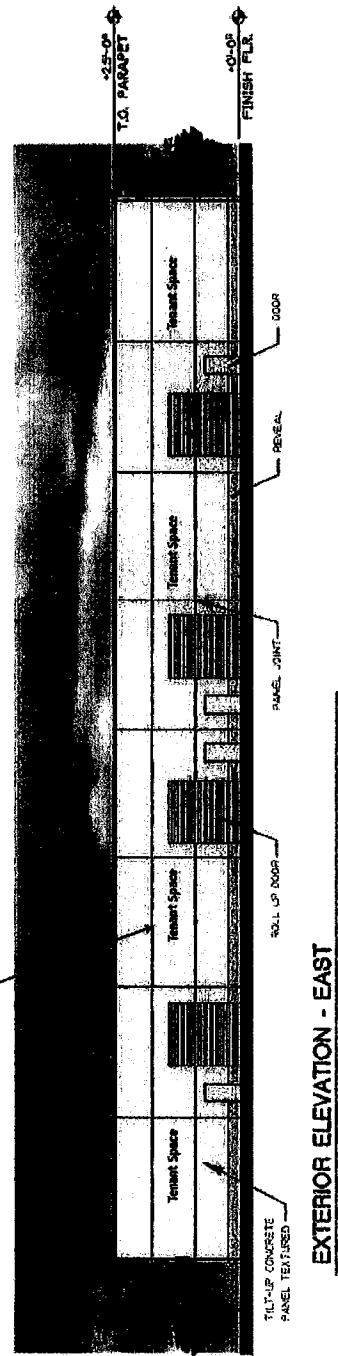
page 12



EXTERIOR ELEVATION - WEST

24" Max. Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage

24" Max. Tenant Space
3 to 1 Square Footage Sign Area to Building Frontage



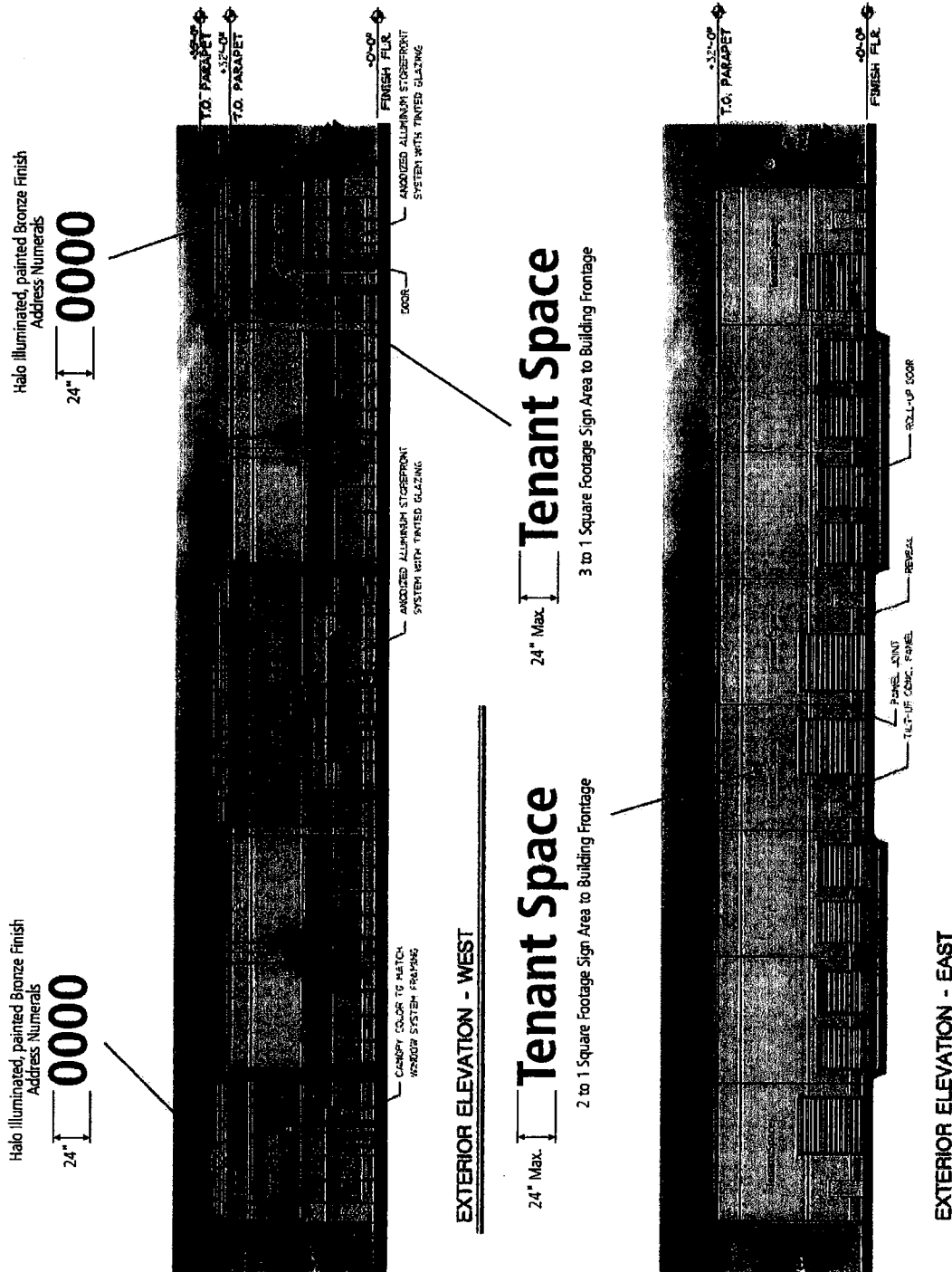
EXTERIOR ELEVATION - EAST

CREEKSIDE COMMERCE CENTER

sign program

Building #6,15

page 13



CREEKSIDE COMMERCE CENTER

sign program

page 14



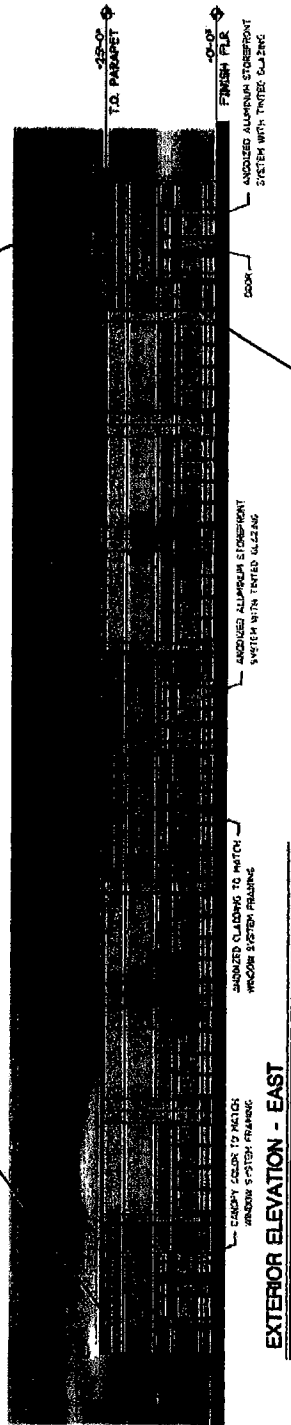
sign program

Building #10-11 & 12-13

page 15

Halo Illuminated, painted Bronze Finish
Address Numerals
24"  0000

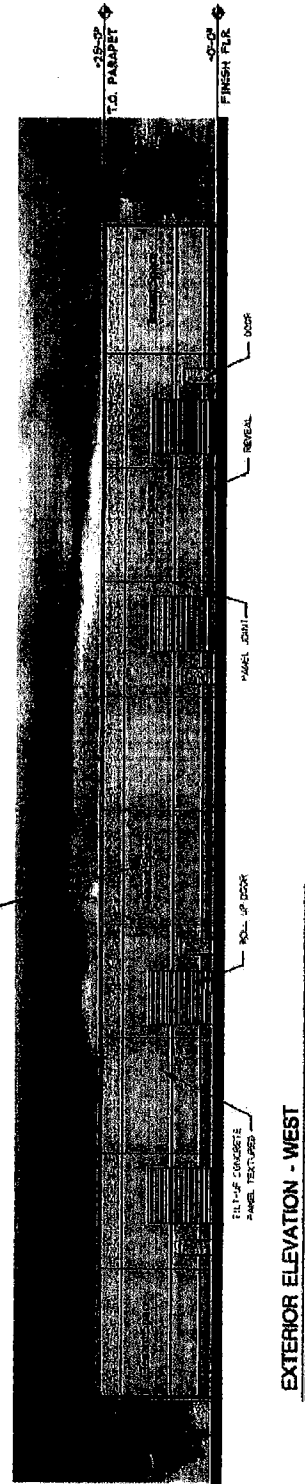
Halo Illuminated, painted Bronze Finish
Address Numerals
24"  0000



EXTERIOR ELEVATION - EAST

24" Max.  Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage

24" Max.  Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage



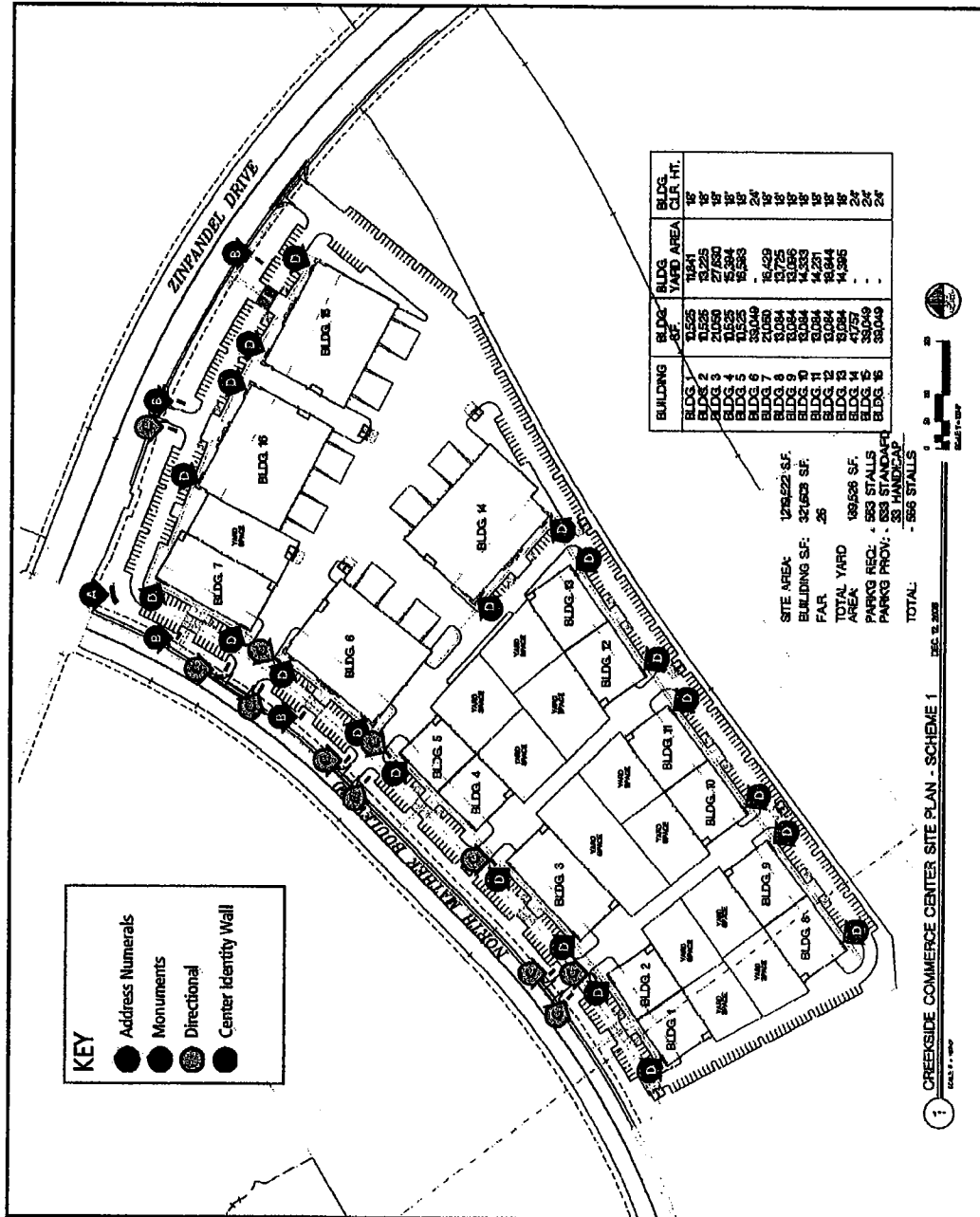
EXTERIOR ELEVATION - WEST

CREEKSIDE COMMERCE CENTER

sign program

Site Plan

page17



CREEKSIDE COMMERCE CENTER

sign program

Conditions of Approval

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	This approval is for a sixteen building light industrial building complex with a total building area of 321,608 square feet on sixteen parcels with a total site area of 28.0 acres. Approved entitlements include: tentative subdivision map (dated April 18, 2007) and design review package (dated March 16, 2007). The project shall be constructed in substantial compliance with these documents. The Creekside Commerce Center, Master Sign Criteria document dated March 26, 2007 is approved. All signage on the property is subject to the requirements of this document.	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	Planning	
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	Planning	
4.	Repair all damage to City streets associated with construction of the project. Applicant shall repair any damage attributable to the project upon notification from the City.	Public Works	

Conditions of Approval

Prior to Issuance of Grading or Improvement Plan Approval				
5.	The Application shall implement the Mitigation Measures contained within the Village of Zinfandel EIR (Villages EIR), certified by the County in 1998 (State Clearinghouse #1996042019). A deposit in the amount of \$5,000 shall be submitted to the City.	Prior to Improvement Plan or Grading Permit whichever is first	Planning and referenced agencies	
6.	To protect land uses within 1,000 feet of the former land fill site south of the property implement specific measure developed by the California Integrated Waste Management Board (CIWMB). Measures that require physical improvements shall be shown on all improvement and grading plans.	Prior to Improvement Plan or Grading Permit	Planning / Public Works	
7.	Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Tentative Parcel Map, Site Plan, Design Review package and related documents.	Prior to Improvement Plan or Grading Permit	Planning	
8.	A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit.	Prior to Improvement Plan or Grading Permit	Metro Fire	
9.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Prior to Improvement Plan approval	Metro Fire	
10.	Install a dual plumbed system (as required by City Resolution 11-2006) with one potable system and one system, a purple pipe system, for irrigation use only in new parks, golf courses, school fields, street medians and commercial/industrial areas. This scenario also includes the installation of the public recycled water distribution systems within new	Prior Improvement Plan approval	Public Works	

Conditions of Approval

	developments. This requirement shall be installed to the satisfaction of the City Engineer, prior to acceptance of the system for public maintenance.			
11.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
12.	Number, size, and location of driveway are subject to approval by the Public Works Department.	Prior to approval of improvement plans	Public Works	
13.	Provide street lighting as required by the City of Rancho Cordova Code. Street Lighting shall conform to all City improvement standards, and necessary easements shall be granted to accommodate those standards.	Prior to approval of improvement plans	Public Works	
14.	Applicant shall photo-document the condition of adjacent streets sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
15.	Submit a final site lighting plan that complies with the City Design Guidelines and submit to Planning Director for review and approval, as follows: • Lighting is limited to eighteen feet in height. Some additional height may be permitted at the discretion of the Planning Director for safety and security concerns. • Decorative bases are required for all light poles (e.g. exposed aggregate, stone, or decorative concrete). Light poles placed in planter areas that do not require tall concrete bases, do not require decorative bases. • Lighting shall be equipped with vandal –resistant covers. • All exterior doors shall be illuminated.	Prior to approval of improvement plans	Planning	
	Concurrent with the Final Map			
16.	Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed complex/subdivision. The roadway maintenance and reciprocal access agreements shall be	Concurrent with the Final Map	Metro Fire	

Conditions of Approval

	recorded with the Public Records Office having jurisdiction and shall provide for the following: • Provisions for the necessary repair and maintenance of the roadway surface. • Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20'). • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems • Unrestricted use of and access to the roadways covered by the agreements. • Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.			
17.	Provide onsite and offsite drainage easements and facilities pursuant to the Floodplain Management Ordinance, Water Agency Code and Improvement Standards and the Villages of Zinfandel Drainage Master Plan. Provide any fee required by the Water Agency Code and approved Village of Zinfandel finance plan.	Concurrent with the Final Map	Water Resources / Public Works	
18.	Property Owner/Applicant shall provide a funding mechanism for maintenance of any publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Concurrent with the Final Map or building permit, whichever occurs first.	Public Works	
19.	Property Owner/Applicant shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Concurrent with the Final Map or issuance of building permit, whichever occurs first.	Public Works	

Conditions of Approval

20.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed.	Concurrent with the Final Map or issuance of building permit, whichever occurs first.	Public Works	
21.	The final Map shall show an Irrevocable Offer of Dedication (IOD) as indicated on IOD Exhibit (Figure 1)	Concurrent with the Final Map	Public Works	
22.	Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or irrevocable offer of dedication.	Concurrent with the Final Map	Public Works	
23.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	Concurrent with the Final Map	Public Works	
24.	Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.	Concurrent with the Final Map	CSD-1	
25.	CSD-1 requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Concurrent with the Final Map	CSD-1	

Conditions of Approval

26.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant CSD-1 a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to CSD-1 in a form approved by the District Engineer.	Concurrent with the Final Map	CSD-1	
27.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	Concurrent with the Final Map	CSD-1	
28.	The applicant shall include notes on the final map as necessary and submit landscaping, utility, and improvement plans for SRCSD review and approval prior to recording of the Final Map, in compliance with the following or as otherwise authorized by SRCSD: a. Any improvement that restricts SRCSD access to its easement, pipelines, or facilities shall not be permitted unless express written permission is obtained from the District Engineer. b. Any proposed use, including landscaping, that is not compatible or interferes with the construction, maintenance, operation, or repair of SRCSD sewer facilities shall not be allowed within SRCSD's existing easement or lands reserved for SRCSD, unless express written permission is obtained from the District Engineer. c. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement or lands reserved for SRCSD unless express written permission is obtained from the District	Concurrent with the Final Map	SRCSD	

Conditions of Approval

	Engineer. d. Deep rooted trees, trees with mature growth more than five feet, oak trees, and other environmentally protected species shall not be permitted within existing SRCSD easements or lands reserved for SRCSD. Trees planted in SRCSD easement and lands reserved for SRCSD shall be limited to those trees listed on the SRCSD approved tree list (attached as Figure 2). e. Trees, shrubs, groundcover and any other form of landscaping that obstructs or limits SRCSD access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. f. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor. g. Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area or lands reserved for SRCSD, unless express written approval is obtained from the District Engineer. Prior to recording the Final Map, the applicant shall submit a utility plan to SRCSD for review and approval. h. Direct lateral connections to the SRCSD interceptor system shall not be allowed.			
29.	Reservation of land for SRCSD will be required for the Mather Interceptor, which is proposed to be constructed within the vicinity of the subject property. Prior to the filing for recordation of the Final Map or issuance of building permits, the applicant shall enter into and record an agreement, in a form approved by the District Engineer and District County Counsel of SRCSD, to require the property owner(s) to reserve lands for acquisition by SRCSD to install SRCSD pipelines and facilities for public health purposes and conformance with the SRCSD Master Plan. SRCSD shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of required public improvements. The purchase price shall be the market value thereof at the filing of the tentative map plus taxes against such reserved land from the date of the reservation and any other costs incurred by the subdivider in	Concurrent with the Final Map or prior to building permit issuance	SRCSD	

Conditions of Approval

	the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. Lengthwise, the strip of reservation land will begin at the edge of the property line adjacent to Zinfandel Drive, and shall parallel Zinfandel Drive up to North Mather Boulevard; the width of this strip of land will be sixty (60) feet. The applicant shall coordinate with SRCSD and shall clearly show the area by metes and bounds on the Final Map.			
	Prior to Issuance of Building Permits			
30.	Implement protective CIWMP measures to protect buildings from methane gas emissions. Measure shall be submitted for review and approval by the Planning Department and Building Department.	Prior to Building Permits	Planning / Building	
31.	Provide approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of commercial projects shall comply with the following requirements: A. One fire hydrant shall be located 150 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure. B. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements. C. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants. D. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional	Prior to Building Permits	Metro Fire	

Conditions of Approval

	requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.			
32.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternative road surface is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	Prior to Issuance of Building Permit	Metro Fire	
33.	Building designs shall be consistent with approved design review documents, with the following stipulations: - Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Planning Director, if changes will provide a greater diversity of building materials or enhancements to building design. - Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited.	Prior to Building Permit	Planning	
34.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	Prior to issuance of Building Permits	Public Works	
35.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall include, but shall not be limited to: Street cross section modifications as necessary to accommodate the future signal installation at the intersection of Zinfandel Drive and North Mather Drive.	Prior to issuance of Building Permits	Public Works	

Conditions of Approval

	• New sidewalks and frontage improvements along entire property frontage. • A new signal on Zinfandel Drive south of the intersection with North Mather Boulevard. The existing bike path shall be re-routed to the new signal location and accommodations made for bicycle and pedestrian crossing. • The existing bike path paralleling Morrison Creek shall be connected to existing bike paths along street frontage at the east end of the project. All newly constructed bike paths shall be minimum 10-feet paved width with additional 2-feet of compacted decomposed granite shoulder on both sides. • Other frontage improvements as required by City of Rancho Cordova Standard. • Public improvement plans shall clearly delineate all transitions to existing improvements.			
36.	The developer shall submit complete final landscape plans for review and approval, with the following information and specifications: • Detailed plant material and irrigation plans for review and approval. • Landscaping materials and placement shall follow crime prevention principles, allowing maximum observation. • Sidewalks shall meet ADA accessibility requirements. • Street trees along Zinfandel Road shall be minimum 15-gallon size (as required by Zinfandel SPA).	Prior to building permits	Planning	

Conditions of Approval

Prior to Final Inspection / Occupancy			
		Prior to Final Inspection / Occupancy	Planning
37.	Building occupancies and land uses are restricted by the Comprehensive Land Use Plan (CLUP) for Mather Airport and building tenancy that does not comply with these requirements is prohibited.		
38.	The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.	Prior to Final Inspection	Metro Fire
39.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	Prior to Final Inspection	Metro Fire
40.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to occupancy of related building	Metro Fire / Planning
41.	All entrances to the parking area shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner's / manager's request.	Prior to Final Inspection	Police
42.	Sign permits shall be obtained from the building department prior to occupancy.	Prior to occupancy of related tenant space	Building / Planning
43.	Bicycle parking facilities shall be provided on-site as shown on the approval documents. Racks shall be installed a minimum of 2.5 feet from walls and	Prior to Final Inspection /	Planning

Conditions of Approval

	other obstructions (to allow room for bicycle to fit). Rack shall be re-installed if incorrectly placed.	Occupancy		
44.	Storage of materials on the perimeter of buildings and outside identified loading or yard areas is strictly prohibited unless approved through the design review process or allowed with a temporary use permit. A note shall be added to final approval documents.	Prior to Final Inspection	Planning	
45.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Final Inspection	CSD-1	
46.	Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Final Inspection	CSD-1	
47.	Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property	Prior to Final Inspection	CSD-1	
48.	Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Planning Director.	Prior to Final Inspection / Occupancy of each building	Planning	
49.	Final landscape installation for each parcel shall be reviewed by the Director of Planning to insure consistency with proposed plans.	Prior to Final Inspection / Occupancy	Planning	
50.	Install public improvements to the satisfaction of the Public Works Department.	Prior to Final Inspection	Public Works	
51.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD and portable document format, shall be submitted and approved by the Public Works Department.	Prior to final inspection	Public Works	

Conditions of Approval

CSD-1 Advisory Comments

- A) Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s) shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- B) Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

SRCSO Advisory Comments

- A) The Mather/Bradshaw Junction Structure is currently in design, and temporary construction easements (TCE) will be required for this project. The area required for TCE has not yet been determined by SRCSD.
- B) The Mather Interceptor is currently in preliminary design, and TCE will be required for this project. The area required for TCE has yet been determined by SRCSD
- C) Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the filing and recording of the Final Map or issuance of building permits, whichever comes first. The applicant may contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
- D) SRCSD will issue a sewer permit to connect to the system if it is determined that capacity is available, and the subject property has met all other requirements for service and approval. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a "first come, first served" basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by payment of appropriate fees.
- E) Pursuant to SRCSD's easement rights, any use or improvement within the existing SRCSD easement that has not been approved by the District Engineer shall be removed at the sole expense of the property owner.

Conditions of Approval

Police Department Advisory Comments

A) Building Security

- i) The jamb on all aluminum frame swinging doors shall be so constructed to prevent violation of the strike (Police Department recommends that the design withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike).
- ii) Police Department recommends that glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened. This requirement is superseded by California Building Code requirements that conflict.
- iii) Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch. This requirement is superseded by California Building Code requirements that conflict.
- iv) Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- v) Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks or other acceptable locking mechanism (e.g. mortise-type locks, flush bolts or mag locks) are not installed.
- vi) Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors except where needed to enter building.
- vii) Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.
- viii) All hatchway openings on the roof of any building shall be secured as follows:
 - (1) If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.

Conditions of Approval

- (2) The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.
- (3) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.
- ix) All air duct or air vent with free and clear openings exceeding 8" x 12" on the roof or exterior walls that are uncovered of any building shall be secured by covering the same with either of the following:
 - (1) Iron bars of at least 1/2" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
 - or:
 - (2) A steel grill of at least 1/8" material or two inch mesh and securely fastened and
- x) If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

B) Landscaping

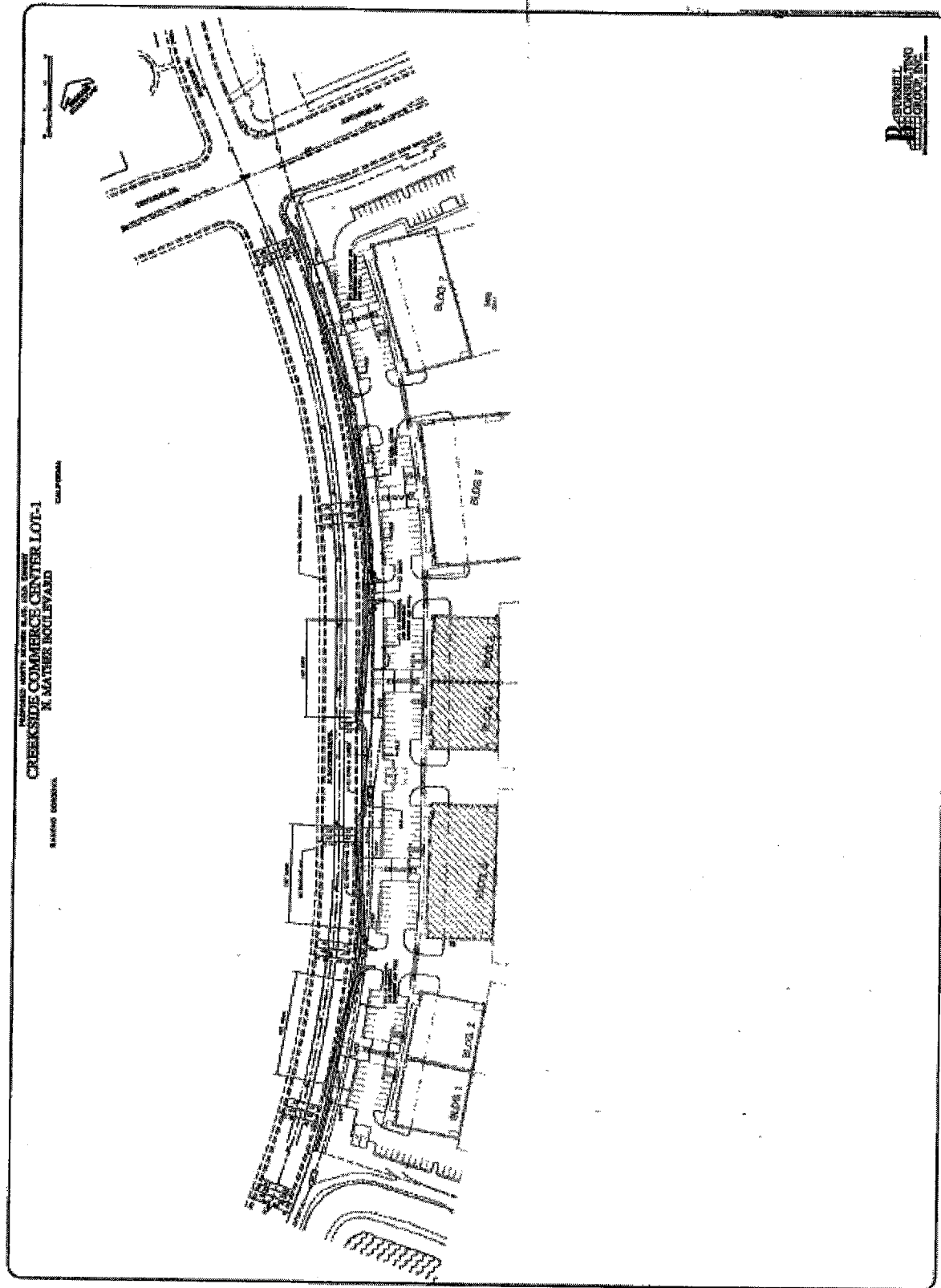
- i) Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter.
- ii) All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

C) Lighting

- i) Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be vandal-resistant. A combination of wall and pole mounted fixtures may be used.
- ii) All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

Conditions of Approval

- iii) Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
- iv) Exterior door, perimeter, and soffit lights shall be controlled by photocell or other activation mechanism and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)
- D) Building Numbering
 - i) The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.
 - ii) Each different unit within the building shall have its particular address prominently displayed on its front and rear doors. (Rear door numbers only need to be one inch in height.) If front door numbers are placed on glass, the numerals shall be white in color or a contrasting color.



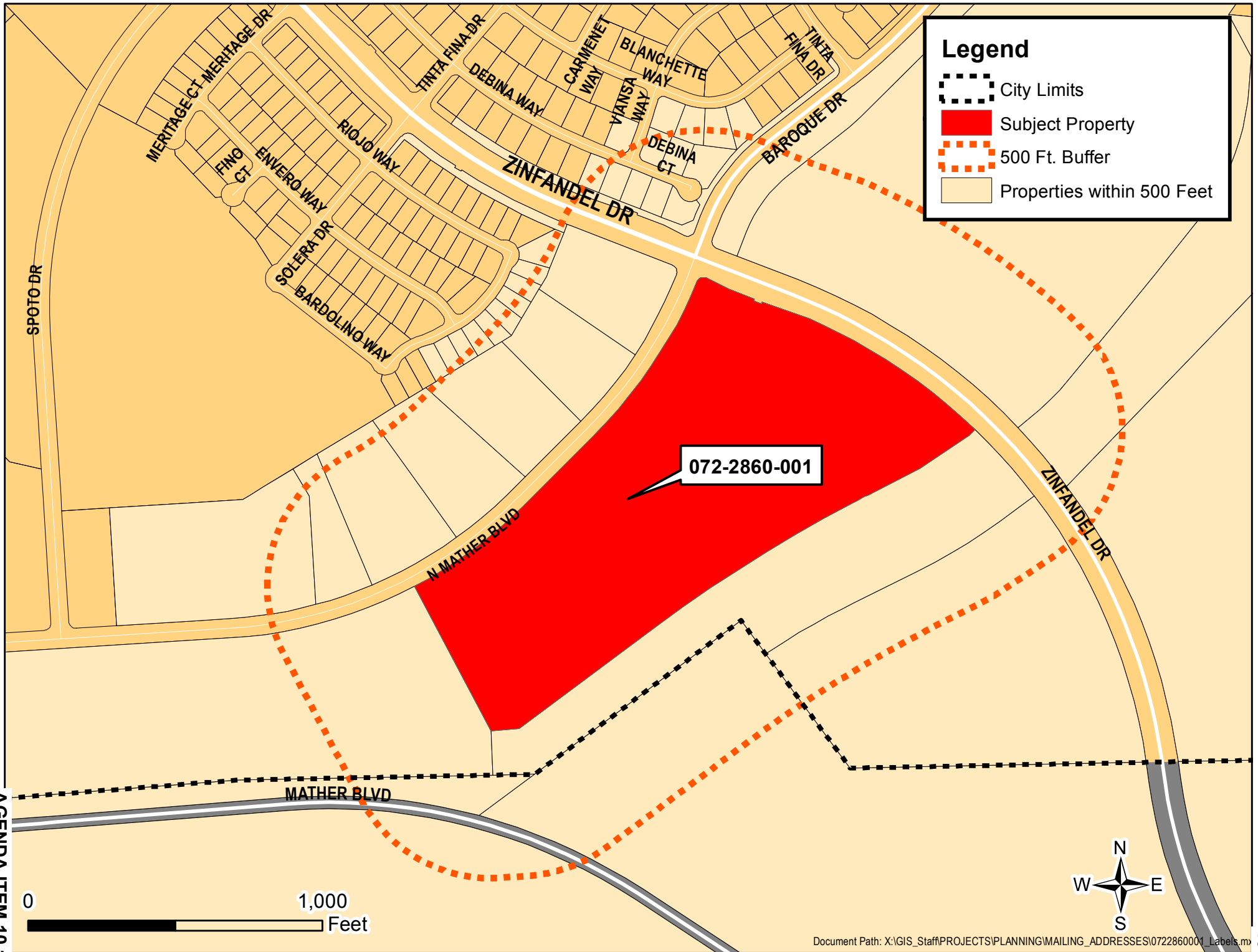
Conditions of Approval

FIGURE 2

Below is a list of trees that have been acceptable to the SRCSD in the past and, depending on the landscape plan, are acceptable on a case-by-case basis:

*Betula albo (European White Birch)	*Acer buergerianum (Trident Maple)
Celtis australis (European hackberry)	Lagerstroemia indica 'catawba'
Celtis occidentalis (Common hackberry)	Lagerstroemia indica 'potomac'
Celtis sinensis (Chinese hackberry)	Lagerstroemia indica 'powhatan'
Cercis Canadensis (Eastern redbud)	Lagerstroemia indica 'seminole'
Cinnamomum camphora (Camphor tree)	Magolia grandiflora 'russet'
*Cornus florida (white flowering dogwood)	Magolia grandiflora 'little gem'
Cupressus sempervirens (Italian cypress)	Magolia grandiflora 'Edith Bogue'
*Ginkgo Biloba "Autumn Gold" (Ginkgo)	Red maple 'armstrong'
* indica cultivars (Crape myrtle)	Red maple 'gerling'
* Lagerstroemia faurei hybrids (Crape Myrtle)	Tilia Cordata (Little Leaf Linden)
*Prunus cerasifera Krauter (Purpleleaf Plum)	Pistacia Chinensis (Chinese Pistache)
Prunus serrulata Kwanzan (Flowering cherry)	Platanus X Acerifolia (London Plane)
Pyrus calleryana cultivars (Flowering pear)	
Pyrus kawakamii (Evergreen pear)	
*Rhus lancea (African sumac)	
<i>*Preferred trees.</i>	

Once landscaping plans have been developed SRCSD requires that the landscaping plans be submitted for review and approval.



County Of Sacramento 6900 Airport Blvd Sacramento, CA 95837	Current Resident 3678 Lemay St Mather, CA 95655	City Of Rancho Cordova 2729 Prospect Park Dr Rancho Cordova, CA 95670
Current Resident 10842 N Mather Blvd Rancho Cordova, CA 95670	Contreras Jonathan W 3633 Bardolino Way Rancho Cordova, CA 95670	Song K Zaricor Family Trust 3627 Bardolino Way Rancho Cordova, CA 95670
Nayak Dilip V 3623 Bardolino Way Rancho Cordova, CA 95670	Seidel Joshua W 3619 Bardolino Way Rancho Cordova, CA 95670	Wiest Robert 3615 Bardolino Way Rancho Cordova, CA 95670
Dallakyan Ani 3611 Bardolino Way Rancho Cordova, CA 95670	Obutkov Dmitriy 3605 Bardolino Way Rancho Cordova, CA 95670	Pham Julie Q 3598 Bardolino Way Rancho Cordova, CA 95670
Dinong Sandra L 3594 Bardolino Way Rancho Cordova, CA 95670	Current Resident 3590 Bardolino Way Rancho Cordova, CA 95670	River City Invs Llc 5407 Palm Ave Sacramento, CA 95841
Pickar Richard C 3568 Debina Way Rancho Cordova, CA 95670	Aquino Cornelia C 3572 Debina Way Rancho Cordova, CA 95670	Edgar Marilyn R 3576 Debina Ct Rancho Cordova, CA 95670
Lee James W 3580 Debina Ct Rancho Cordova, CA 95670	Regala Raul Mallari 3585 Debina Ct Rancho Cordova, CA 95670	Knippschild Valerie A 3581 Debina Ct Rancho Cordova, CA 95670
Gary & Bertha Jones Family Trust 3577 Debina Ct Rancho Cordova, CA 95670	Carroll Paul K 3569 Debina Way Rancho Cordova, CA 95670	Marth Anita M 3562 Blanchette Way Rancho Cordova, CA 95670
Aria Svetlana 3566 Blanchette Way Rancho Cordova, CA 95670	Coleman Bobbie J 3570 Blanchette Way Rancho Cordova, CA 95670	Lien Grant 3574 Blanchette Way Rancho Cordova, CA 95670
Current Resident 3801 Zinfandel Dr Rancho Cordova, CA 95670	Sacramento Metropolitan Fire District 10545 Armstrong Ave Ste 200 Mather, CA 95655	Current Resident 10949 N Mather Blvd Rancho Cordova, CA 95670

Gpt Props Trust
Po Box 847
Carlsbad, CA 92018

Elliot Homes Inc.
340 Palladio Pkwy Suite 521
Folsom, CA 95630

DOB Rancho LLC
4150 Truxel Rd B
Sacramento, CA 95834

ATC RLTY SIXTEEN INCORPORATED
1 INDEPENDENT DR STE 615
Jacksonville, FL 32202

Conditions of Approval

EXHIBIT B

	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement t/ Monitoring</u>	<u>Verification (date & Signature)</u>
	- Lighting is limited to 18 feet in height. Some additional height may be permitted at the discretion of the Community Development Director for safety and security concerns. - Decorative bases are required for all light poles (e.g. exposed aggregate, stone, or decorative concrete). Light poles placed in planter areas that do not require tall concrete bases, do not require decorative bases. - Lighting shall be equipped with vandal resistant covers. - All exterior doors shall be illuminated			
15.	Applicant shall provide a revised landscape plan that addresses the screening of industrial operations, loading and storage from public view, to the greatest extent possible. Additional screening in the form of a minimum 6' solid fence (CMU not required) shall also be constructed along the shared property lines of the adjacent bike trail per section 23.731.080 subsections A(5) and A(7). Landscape plan approval shall be obtained from the Community Development Director.	Prior to Improvement Plan Approval	Planning	
16.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	Prior to Improvement Plan Approval	Public Works	
17.	Number, size, and location of driveway are subject to approval by the Public Works Department.	Prior to Improvement Plan Approval	Public Works	
18.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to issuance of the first building permit	Public Works	

MEMORANDUM

DATE: March 20, 2017

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Reinvestment and Housing Opportunities Manager

SUBJECT: PRESENTATION OF INFORMATION FROM THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) ON THE PROPOSED REPRIORITIZATION OF RECAPTURED HOUSING CHOICE VOUCHERS.



RECOMMENDATION

Receive and discuss information and provide instruction to staff.

RESULT OF RECOMMENDED ACTION

The Council will instruct staff on its position relative to the reprioritization of recaptured Housing Choice Vouchers and Public Housing units and will authorize the City Manager to convey that position to the County for its consideration of the issue.

BACKGROUND

In February of this year, Executive Director of SHRA, LaShelle Dozier, and members of her staff met with the City Manager and City staff to describe the process and issues being considered with a proposal to reprioritize the allocation of available Housing Choice Vouchers (HCV) and available Public Housing units. HVC's act as a subsidy for a portion of the market rate rent thereby affording the tenant a reduced rental payment. Public Housing units are owned by the Housing Authority (SHRA) which passes on reduced rental rates to its tenants. This reprioritization would give preference to "turnover" vouchers and units to homeless households on the SHRA waiting lists. Subsequently, SHRA made a presentation to the City Council describing those same options and issues. At that Council meeting, it was agreed that SHRA would share the recommendations it would make to the Sacramento County Board of Supervisors at its regular meeting scheduled for March 21 "so as to better inform" this City's consideration of the issues.

It is estimated that there are approximately 800 vouchers and public housing units "rolled over" annually to be reallocated to the households at the top of the existing waiting list(s). In its report (attached) SHRA is recommending the recapture of 1,275 vouchers for the homeless and 480 public housing units over a three year period resulting in a total of 1755 recaptured vouchers and units from a total estimated turnover of 2400. The estimated remaining 645 vouchers/units remain under the current priority allocation system. It is noted that within the recaptured vouchers/units proposed for homelessness priority for the three year period, there are set-asides for both veterans (75 vouchers) and youth (100 vouchers).

OPTIONS

- No action.
- Instruct the City Manager to communicate support of the SHRA recommendation.
- Instruct the City Manager to communicate a proposed amendment of the SHRA recommendation.

ATTACHMENT

SHRA report on “Serving the Homeless with Housing Authority Resources” 3/13/17.



March 13, 2017

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Serving the Homeless with Housing Authority Resources

SUMMARY

The attached informational report is presented for your review prior to review by the County of Sacramento.

RECOMMENDATION

Staff recommends approval of the recommendation outlined in the attached report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

COUNTY OF SACRAMENTO

For the Agenda of:
March 21, 2017
2:00 pm

To: Housing Authority of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Serving The Homeless With Housing Authority Resources

Supervisory
District: All

Contact: La Shelle Dozier, Executive Director, 916-440-1319

Overview

On January 24, 2017, the Sacramento Housing and Redevelopment Agency (SHRA) presented options to serve homeless families participating in the Housing Choice Voucher (HCV) and Conventional Public Housing programs. The options presented included:

- General Homeless
- Limited Homeless Allocation
- Site Specific (Project Based Voucher) Allocation
- Move-On Allocation

SHRA was directed to further explore and consider these options. As part of this exploration, Staff was directed to reach out to stakeholders and other jurisdictions to gain additional input and report back with a recommendation.

Recommendations

Approve a Housing Authority Resolution:

- 1) Authorizing the Executive Director to initiate the process to align Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to Public and Indian Housing (PIH) Notice 2013-15), including preferences to targeted homeless populations for HCV turn-over vouchers (County Housing Authority) and turn-over public housing units (City Housing Authority) throughout Sacramento designed to assist up to 1,755 households experiencing homelessness during a three year period. The proposed breakdown of the HCV preferences is as follows:
 - a. Limited Homeless Allocation - for homeless or other highly-vulnerable homeless populations – up to 150 vouchers annually (up to 450 total over three years).
 - b. Site Specific (Project Based Voucher) Allocation – will allocate up to 375 vouchers including up to 75 HUD Veterans Affairs Supportive Housing Program Vouchers.
 - c. Project Based Vouchers may leverage up to 300 units over time to be allocated for new construction and preservation of existing units for households facing

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- homelessness.
- d. Move-On Allocation for current supportive housing tenants - up to 50 vouchers.
- e. Vouchers for Homeless Youth participating in the Performance Partnership Pilot (P3) Program - 100 vouchers.
- 2) SHRA is authorized to provide the notice and hold the required public hearing under 24 CFR 903.17 stating the Agency's intention to amend the Housing Authority of the County of Sacramento's HCV Administrative Plan, if so approved by the Housing Authority of the County of Sacramento.
- 3) Making related findings.

Measures/Evaluation - Staff will identify measures and evaluations related to specific implementation measures as they are brought to the Board for approval.

Fiscal Impact - Aligning SHRA's resources to prioritize and increase efforts to serve homeless families will require additional resources as programs are developed.

BACKGROUND

Over the last decade, the County and City of Sacramento have worked strategically in collaboration with Sacramento Housing and Redevelopment Agency to end homelessness, including creating a 10 Year Plan to End Chronic Homelessness (2006-2016). As performance measures were being met in the initial years, the Great Recession occurred resulting in a loss of federal, state and local funds that impacted the ability of SHRA, local government and community based organizations to provide housing and other support services for the homeless. Additionally, due to the Great Recession, there was an increase in demand for affordable housing due to foreclosure, evictions and loss of jobs. At the same time, there was a decrease in funding for assistance for safety net services. Due to severe funding reductions some County programs and services were transferred to SHRA to administer including Shelter Plus Care, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

More recently, the County, City, SHRA and nonprofit partners have begun to expand and align the patchwork system that was able to be supported during the economic contraction. Starting last year, public workshops were held including the County's Board of Supervisor's (Board) 2016 "Homeless Crisis Response: Investing in What Works" and "Increasing Permanent Housing Opportunities for Persons Experiencing Homelessness." SHRA's role in these workshops was to strategize the alignment of federally-funded resources that offer housing assistance through the United States Department of Housing and Urban Development (HUD) including the Housing Choice Voucher (HCV) and Conventional Public Housing Programs (Public Housing). On January 24, 2017, County staff presented to the Board of Supervisors components of a comprehensive response for further development to include SHRA's resources to impact homelessness. The following two largest programs included:

- The Housing Choice Voucher program (formerly Section 8) is a significant rental assistance program that subsidizes housing costs on the private rental market for families. The Board of

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Supervisors acting as the Housing Authority of the County (County Housing Authority) is the governing body for the HCV program, which has approximately 12,000 Housing Choice Vouchers (HCVs) available countywide, with an estimated turnover of 600 vouchers annually.

- Conventional Public Housing is another significant rental assistance program where the Housing Authority owns and operates approximately 2,700 public housing units with an estimated total turnover of 200 units annually. The County Housing Authority is the governing body for one-third of these units. The remaining two-thirds operate in the City of Sacramento. Bedroom size and location have an impact on the ability to serve specific populations.

Additional Housing Authority Homeless Programs

The Housing Authority also administers specialty vouchers targeted to persons experiencing homelessness, including approximately 555 homeless, disabled families through the Continuum of Care Shelter Plus Care program.

The Housing Authority administers 512 HUD-Veteran Affairs Supportive Housing (HUD-VASH) vouchers specifically serving veteran individuals/families experiencing homelessness. Recently, the Housing Authority was competitively awarded 75 new HUD-VASH project based vouchers (PBV's). These site based vouchers are used by families who are linked to supportive services through the U.S. Department of Veterans Affairs (VA) and local social service agencies.

Additionally, SHRA was awarded a Performance Partnership Pilots for Disconnected Youth (P3) grant through the U.S. Department of Education, which will increase flexibility to house 100 homeless or at-risk of becoming homeless youth. This program will allow youth (ages 16-24) to connect to services and attain housing through vouchers that may not have been available to this population due to age restrictions or other regulatory requirements.

Program Demographic Information

The HCV and Public Housing programs are rental subsidy programs that serve many of the hardest to house families. The vast majority of the participants are extremely low-income earning less than 30 percent of area median income (AMI), and but for this intervention would experience housing instability or be homeless themselves. There are approximately 70,000 unduplicated families on 11 waiting lists waiting for a housing voucher or public housing units. Of the families on the various lists, these families demonstrate the following characteristics (see Attachment 1: Applicant and Participant Demographics):

Approximately:

- 40 percent have a disabled family member
- 48 percent are families with children
- 60 percent are African American
- 75 percent are female Head of Household
- 75 percent have an annual income less than \$13,500 for a family of three

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Housing Authority Resource Alignment Options

HUD's Office of Public and Indian Housing (PIH), which has oversight responsibilities for PHA resources, issued Notice PIH 2013-15 to provide guidance on strategically using public housing resources to address homelessness. The notice highlighted local options for utilizing vouchers and public housing units for homeless. The options provided are still governed by parameters within the federal regulations, but flexibility is permitted through locally adopted policies as documented in the HCV Administrative Plan and Public Housing ACOP.

On January 31, 2017, the County and the City of Sacramento held a joint workshop on homelessness. SHRA provided a report on existing SHRA homeless activities averaging \$16 million annually, and strategies to align SHRA's resources to further serve homeless families. The following options were presented to serve the homeless.

Preference Option	Affected Programs
General Homeless	Public Housing & HCV
Limited Homeless Allocation	Public Housing & HCV
Site Specific (Project-Based) Allocation	HCV
Move On Allocation	HCV

The Board acting as the Housing Authority of the County directed SHRA staff to seek input from stakeholders, other local jurisdictions, HUD Office of Fair Housing and Equal Opportunity (FHEO) and the Office of Public and Indian Housing (PIH) and to return with recommendations.

The City Council acting as the Housing Authority of the City directed the initiation of amending the ACOP to dedicate all public housing units to the homeless. In addition, the City requested the County Housing Authority to initiate an amendment to the HCV Administrative Plan to create local preferences dedicating all vouchers for homeless families for 24-months. The action was specifically related to the turnover of public housing units located within the City's jurisdiction. The City Housing Authority also directed the Executive Director to report back within 45 days with an update on the details of this exploration which took place on February 21, 2017.

The remainder of this report focuses on the tasks completed by the Housing Authority to explore the four options listed above regarding serving homeless families. Based on SHRA's experience working with the homeless population, any option(s) selected will only be successful if additional housing support services are made available to the homeless families. The staff at the County are exploring the development of a Flexible Supportive Rehousing Program (FSRP) available to rehouse a highly targeted homeless population, as well as options for additional funding to cover the costs of these support services. These supports would provide specialized engagement and services offered through intensive case management and housing location assistance.

DISCUSSION

Currently, HUD does not have an adopted budget for 2017 and it is unknown what the federal impact will be on the Housing Authority. HUD recently informed the Housing Authority that rental subsidies paid to landlords have been reduced by 5 percent (approximately \$2.5 million) for six months, January through June 2017. However, SHRA has enough financial reserves to continue operating programs and services at existing levels through this six-month time period.

Community Outreach

Immediately following the January 31, 2017 meeting, SHRA embarked on an ambitious public participation campaign to solicit feedback. SHRA staff has undertaken stakeholder engagement and including communication with local jurisdictions within the County's seven municipalities and HUD's FHEO and PIH offices.

On February 3, 2017, SHRA launched a public hearing and comment period with the publication of a (multi-lingual) 45-day notice of consideration of changes to SHRA's current program admission policies pertaining to waitlist preferences to house homeless (see Attachment 2: Notice of Public Hearing and Comment Period).

Extensive outreach was conducted to various entities to solicit feedback including:

- Service providers
- Community based organizations
- Cities within the County of Sacramento
- Resident Advisory Boards (RABs)
- Program participants
- Waiting list families
- Legal Services of Northern California
- Affordable Housing Developers
- Landlords
- General public
- Property managers
- Neighborhood associations

Please refer to see Attachment 3: Stakeholder Engagement Report for more details.

SHRA held nine public meetings consisting of five public workshops and four public housing resident meetings that provided information on the housing preference options. All participants were also provided an opportunity to give written comments that ranked the various preferences. Furthermore, all local jurisdictions among the seven municipalities within Sacramento County were consulted, resulting in additional presentations for Elk Grove and Rancho Cordova City Councils.

Public Comments

More than 800 parties were contacted and approximately 200 individuals attended resident meetings and public workshops with more than 100 participants offering written feedback including mailed letters, emails, and comment cards.

During these meetings, participants shared the following feedback:

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Participant Type	Feedback Highlights
Waitlist Applicants	• General public and waitlist applicants attended to obtain more information on how to receive housing assistance • Concern about how long it is taking to receive housing assistance • Concern about being housed with individuals with substance abuse issues
Elderly Attendees	• Supported Limited allocation and wanted more housing for the elderly • Concern about increasing rents and not being able to afford increases due to their fixed incomes and inability to work because of disabilities
Service Providers	• Strong support for options that linked homeless families to services • Maximizing turnover vouchers for homeless • Services are needed for youth “timed out” of foster care and homeless youth • Concern that some homeless are unable to obtain services due to past criminal record • Requests to expand the definition of homeless
Developers and Landlords	• Critical to have PBV with supportive services • Concern about damages to their units and financial costs not covered by FSRP
Current Residents	• Support for serving the homeless because residents were formerly homeless before receiving SHRA housing assistance • Concerns for their safety due to homeless with mental health issues and criminal backgrounds; especially potential violence • Concern that providing a homeless preference would attract more homeless families from outside the region to Sacramento • Homeless from outside Sacramento will move ahead for housing assistance

SHRA staff collected written feedback from public comment cards during these meetings to learn more about concerns and considerations, and also to identify the public’s input of four preference strategies that were presented. Overall feedback indicated that the majority of respondents ranked the homeless preference options in the following order:

1. Limited Homeless Allocation
2. Site Specific (Project Based) Allocation
3. Move-On Allocation
4. General Homeless

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HUD Consultation

After consulting and providing demographic information of SHRA's public housing and HCV waitlist applicants/participants and comparing this data to homeless populations within Sacramento County as reported by Sacramento Steps Forward (SSF), HUD FHEO determined that many protected classes would experience a range of adverse impacts as it relates to the general preference option under Federal Fair Housing regulations. Based on HUD's analysis, if a general homeless preference is adopted:

- Females would be significantly adversely affected
- Households with minor children would be adversely affected
- Blacks would be adversely affected
- Asians would be modestly adversely affected

Furthermore, HUD determined that more than 70 percent of SHRA's applicants, and over 60 percent of its current program participants have incomes less than \$1,100 a month, meaning that they would be unable to afford the median Sacramento-area rent of \$1,188 each month on their own income, and would likely be homeless, but for housing assistance programs provided by SHRA.

Based on the initial guidance from HUD, SHRA is not recommending a general homeless preference for turnover vouchers with an active waitlist. In addition, other factors which make this option problematic are self-certification, which could lead to a significant increase of the number of families needing assistance through self-declaration of homelessness. Also, families are not required to receive services, which is a key component to successfully stabilizing housing.

Homeless or Rent Burden Preference

When the current tenant-based wait list is exhausted, SHRA recommends creating a new HCV tenant based preference for homelessness equal to the rent burden preference. This enables families who are homeless and those on the verge of homelessness to have equal access to housing resources. This consultation with HUD FHEO will continue as staff works through the planning and implementation process to ensure that fair housing compliance issues related to creating new homeless preference options are fully addressed.

National Trends on Serving Homeless

In 2013, HUD provided guidance for increasing housing for homeless populations in PIH Notice 2013-15. In 2014, Abt Associates released a *Study of Public Housing Authority's (PHA's) Efforts to Serve People Experiencing Homelessness*. The study concluded with recommendations that called for HUD to:

- Encourage large housing authorities to create limited preferences for homeless households
- Encourage all housing authorities to modify screening and other policies, consistent with the guidelines set forth in PIH Notice 2013-15
- Strongly encouraging housing authorities to participate in Continuums of Care (CoC)

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Upon research of these national trends, SHRA has developed recommendations to serve the homeless, partner with service provider agencies and is developing revised screening policies related to the criminal activity of families. SHRA is also actively engaged with the Continuum of Care and its lead agency, Sacramento Steps Forward, to further opportunities to serve homeless families.

RECOMMENDATIONS

Based on feedback from the extensive public outreach, consultation with HUD and national trends, SHRA recommends a combination of strategies over a three year period to serve homeless families. Recommendations presented by SHRA are built upon the following guiding principles:

- Fair Housing rights are protected throughout the admissions process
- Policy changes will require system alignment and development
- Funding for services must be identified and aligned
- Preservation of utilization rates for the Housing Choice Voucher and Public Housing programs

The following recommendation includes strategies utilizing public housing units and housing vouchers. Through this multi-faceted strategy, homeless families are served with the utilization of the voucher, the HUD-VASH program (for veterans), P3 grant to serve homeless youth, development of affordable housing, and utilizing public housing. In addition, families on the existing waiting lists are also served to create a balance of serving homeless families and families on the verge of homelessness.

Housing Choice Voucher Program

Staff recommends the following options:

1. Limited Homeless Allocation
 - Allocates a certain number of turnover vouchers for homeless households
 - Requires independent verification of homelessness
 - Connects homeless families to the County's Flexible Support Rehousing Program

Rationale: This option increases assistance to homeless families but does not exclude non-homeless families from the waiting lists and provides a connection to social services.

2. Site Specific (Project Based Vouchers) Allocation
 - Allocates vouchers to developments with access to on-site services
 - Project based vouchers can be attached to new and existing multi-family developments such as micro units and acquisition/rehabilitation such as motel conversions

Rationale: PBVs address challenges with finding landlords on the private rental market to accept vouchers. This option will add new units and preserve access to existing units at risk of losing affordability for homeless individuals/families where on-site services are easily

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accessible. The Housing Authority will return to the governing boards with an updated PBV strategy.

3. Move On Allocation

- Allocates vouchers to formerly homeless individuals/families exiting permanent supportive housing

Rationale: This option allows families no longer in need of intensive services to exit permanent supportive housing and find a unit on the private rental market and live independently. This creates space within the permanent supportive housing inventory to serve homeless families in need of intensive services.

4. Homeless Youth (P3 Grant)

- Allocates turnover vouchers to homeless youth
- Youth are linked to services

Rationale: This option provides housing to homeless youth in addition to support services to provide stabilization. Upon stabilization, these youth will be connected to job training and other services.

Public Housing

The City Council directed SHRA to establish a special wait list to serve homeless families so that all City public housing unit turnovers within the jurisdiction of the City of Sacramento would be available to house homeless families. Average annual unit turnover for the past several years is about 160 units in the City. This is a mix of all bedroom sizes.

Staff consulted with HUD FHEO and was advised that there is an adverse impact to minorities or families with children under a general preference. Staff will continue to work in consultation with HUD to use Public Housing to serve homeless families and address identified adverse effects.

Many families moving from homelessness to housing are likely to need services to assist with this transition in order to access funds for the security deposit and furniture, as well as referrals to services for substance abuse treatment, behavioral services, employment assistance and/or applying for public assistance. These needs exceed the resources and capabilities of current Housing Authority staff; therefore the City will be an important partner in securing these additional supports that are so important to the success of the participating families.

County Public Housing units are not recommended to serve homeless families as it is anticipated that the rehabilitation scheduled for the Twin Rivers public housing community (owned by the County Housing Authority) will affect availability of public housing units for occupancy. Families currently residing in the units scheduled for rehabilitation will receive a housing choice voucher for temporary relocation. However, some of these families may choose to move to a public housing unit instead of using their voucher.

Alignment of Housing Authority Resources

Three Year Plan Serving 1,755 Homeless					
	Preference Option	Year 1	Year 2	Year 3	Total
Housing Choice Voucher Program	Limited Allocation	150	150	150	450
	Project Based Vouchers (PBV)	175*	100	100	375
	Move On	0	25	25	50
	Homeless Youth (P3)	50	25	25	100
PBV Leverage**		100	100	100	300
Public Housing Program	Homeless Preference (City)	160	160	160	480
TOTAL		635	560	560	1,755

**This includes 75 HUD-VASH vouchers.*

***For every Project Based Voucher awarded, SHRA should be able to leverage construction funding to create additional affordable/homeless units.*

Through these various options, 50 percent of the individuals/families still on HCV waitlists will continue to be served. SHRA will roll out these programs in a manner that maximizes the utilization rates and does not jeopardize future funding. The remaining resources will be dedicated to serving homeless individuals/families including veterans and youth. The recommended program mix addresses the fairness issues imbedded in serving the entire spectrum of residents' need with limited resources.

Funding Preservation of Existing Housing

On February 21, 2017, Mayor Steinberg announced that \$20 million of funding was identified and that the City was applying for the "Whole Person Care Grant." This could potentially bring the total funding to \$40 million. These exciting opportunities to enhance social services and construction are very much needed. These local funds are needed to finance permanent supportive housing units that are at risk of losing funding and in need of additional subsidies. In all cases, preservation of the permanent supportive housing units must be a priority.

Local Strategies Required to Solve Homelessness

Given current budget considerations, Sacramento can no longer afford to rely on federal and state funding for affordable housing and homeless solutions. Options for consideration should include:

- Tenant Based Rental Assistance (TBRA) – Create a locally funded flexible program that provides assistance to individual households to help them afford the housing costs of

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market-rate units. TBRA would provide payments to make up the difference between the amount a household can afford to pay for housing and the local rent standards, and help tenants pay for costs associated with their housing, such as security and utility deposits. A local program could address individuals who may not qualify for the aforementioned federal programs.

- Motel/Multi-family Conversions – Explore motel/multi-family conversions to create permanent supportive housing. Boulevard Court is a good example of a successful renovation of a motel originally built in 1961, converting 100 motel rooms to 75 permanent supportive housing units.
- Local Homeless Bond Initiative - Similar to Los Angeles and San Francisco, Sacramento should explore a local measure that would use a portion of property taxes designated to the construction/rehabilitation of new and existing housing units for the homeless. A recent example of this is Los Angeles' Measure HHH that approved \$1.2 billion bond measure to create 1,000 apartment units a year over 10 years. The measure approves a new property tax averaging \$10 for each \$100,000 in assessed valuation over 29 years. Similarly, Los Angeles recently passed Measure H, which would increase the county's sales tax a quarter cent, which is projected to generate \$355 million annually for homeless programs over 10 years. Sacramento County should consider a similar local initiative potentially through Measure B.

Next Steps

If staff recommendations are approved, SHRA will embark on the following activities (See Attachment 4: Next Steps Timeline):

- Publish a draft of the HCV Administrative Plan and Public Housing ACOP reflecting staff recommendations
- Continue consultation with HUD FHEO to determine how to avoid any adverse impacts
- Implement Limited Homeless Allocation with FSRP and Move-On programs once the County has developed the funding and infrastructure
- Implement a homeless preference once the City has secured funding and developed infrastructure for services for public housing residents
- Update PBV policies
- Initiate P3 program for homeless youth
- Return to the governing boards to adopt recommended changes

COMMISSION ACTION

At its meeting of March 15, 2017, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. Staff will notify the Board of the outcome of their vote at the March 21st meeting.

MEASURES/EVALUATIONS

Staff will identify measures and evaluations related to specific implementation measures as they are brought to the Board for approval.

FINANCIAL ANALYSIS

Aligning SHRA's resources to prioritize and increase efforts to serve homeless families will require additional resources as the program is developed to cover coordination and intake costs. Additionally, serving individuals/families that require a greater subsidy may limit the number of people that can be served. However, staff will monitor this fiscal impact and report back to the governing boards.

POLICY CONSIDERATIONS

If staff recommendations are approved, SHRA plans to amend the Housing Choice Voucher Administrative Plan and the Conventional Public Housing Admissions for Continued Occupancy (ACOP) to include homeless preference to program admissions. In accordance to HUD regulations, SHRA will need to open a 45-day public comment period due to significant changes that are recommended to these admission policies.

ENVIRONMENTAL REVIEW

The proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment and therefore does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4).

The proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(3).

M/WBE/SECTION 3 CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

Serving The Homeless With Housing Authority Resources
Page 13

Respectfully submitted,

APPROVED

LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

NAVDEEP S. GILL
County Executive

Attachments:

RES – HACOS Resolution

Attachment 1 – Applicant and Participant Demographics

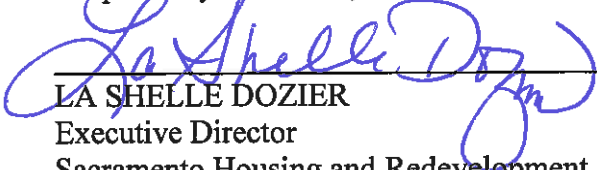
Attachment 2 - Notice of Public Hearing and Comment Period

Attachment 3 – Stakeholder Engagement Report

Attachment 4 – Housing Authority Homeless Resource Alignment Implementation Timeline

Serving The Homeless With Housing Authority Resources
Page 13

Respectfully submitted,


LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

APPROVED

NAVDEEP S. GILL
County Executive

Attachments:

RES – HACOS Resolution

Attachment 1 – Applicant and Participant Demographics

Attachment 2 - Notice of Public Hearing and Comment Period

Attachment 3 – Stakeholder Engagement Report

Attachment 4 – Housing Authority Homeless Resource Alignment Implementation Timeline

RESOLUTION NO. _____**ADOPTED BY THE HOUSING AUTHORITY OF THE
COUNTY OF SACRAMENTO**

ON DATE OF

SERVING THE HOMELESS WITH HOUSING AUTHORITY RESOURCES

WHEREAS, on January 31, 2017 the County of Sacramento and the City of Sacramento along with their respective Housing Authorities held a Joint Special Meeting to direct the Sacramento Housing and Redevelopment to present a summary of its existing resources, explore new resources and to align all resources to alleviate homelessness;

WHEREAS, at that joint meeting the Housing Authority of the City of Sacramento passed resolution 2017-0001 directing Agency staff to initiate an amendment to the City and County of Sacramento Admissions and Continued Occupancy Policy to establish a special waitlist(s) for all of the public housing units under the control of the Housing Authority of the City of Sacramento to add a local homeless preference for all of the turnover units for a twenty four month period, which is expected to create 200 housing units annually to house homeless persons and families. Priority for these units will be for literally homeless households and households who are at imminent risk of homelessness, including those currently on the existing waitlist(s). Staff was directed to return to the City Council within 45 days to report back on the implementation of the amendment process;

WHEREAS, at that joint meeting the Housing Authority of the County of Sacramento passed resolution HA-2401 directing the Agency to align its resources to alleviate homelessness in Sacramento County by amending its public housing plans which may include public consideration of a homeless preference for various housing waiting lists and to consider four specific options or a combination thereof and return to the Board with options and recommendations on those including but not limited to consideration of preferences to targeted homeless populations for Housing Choice Voucher (HCV) "turn-over vouchers" and "turn-over" conventional housing units;

WHEREAS, both resolutions directed the Agency to enter into consultation with the United States Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) and Office of Public and Indian Housing (PIH) with options and recommendations for increasing Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice

Serving The Homeless With Housing Authority Resources
Page 2

2013-15) and to conduct outreach and solicit comments from the Resident Advisory Boards (RABs), program participants, families on the waiting lists, service providers, the various cities within the County of Sacramento, Legal Services of Northern California, and the general public to solicit their participation in, and recommendations on preferences on the waiting lists for Agency housing and tenant assistance programs;

WHEREAS, the Agency has and is continuing its consultations with HUD, has conducted outreach, and has received and considered comments. HUD has concluded that adoption of a homeless preference to replace housing current applicants on the Agency's waiting list adversely affect Blacks, Asians, and persons with minor children. HUD also stated that if a homeless preference were adopted, females would be significantly adversely affected. HUD noted that more than 70% of applicants, and over 60% of current program participants have incomes so low that they would be unable to afford the median Sacramento-area rents with their own incomes, and would likely be homeless but for the housing assistance programs provided by the Agency:

WHEREAS, the Housing Authority of the City of Sacramento is being directed to provide notice and open the public hearing process (24 CFR 903.17) for amendment to its Admissions and Continued Occupancy Policy (ACOP) to include a homeless preference for public housing owned and operated by the Housing Authority of the City of Sacramento for up to 160 units annually (up to 480 total).

WHEREAS, the City of Sacramento has identified Five Million Dollars (\$5,000,000) to be used for support services to assist persons experiencing homelessness find and remain in housing. Additionally, the Mayor of Sacramento announced a potential match of up to Twenty Million Dollars and that these funds can potentially be leveraged into Forty Million Dollars for social services, new housing and preservation of existing housing, targeted to the needs of Sacramento's homeless population.

WHEREAS, the proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment and therefore does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4); and

WHEREAS, the proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a) (3).

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO

Section 1: The above recitals including the environmental recitals are determined to be true and correct and are hereby approved and adopted.

Section 2: The Executive Director is directed to initiate the process to increase Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice 2013-15), including preferences to targeted homeless populations for HCV “turn-over vouchers” and “turn-over” conventional housing units throughout Sacramento designed to assist up to 1,755 households experiencing homelessness during a three year period. This total includes the up to 160 public housing turn over units as directed by the Housing Authority of the City of Sacramento. The preference breakdown is as follows:

- a) Limited Preference Allocation - for chronically homeless or other highly-vulnerable homeless populations (HCV Program) for up to 150 vouchers annually (up to 450 total).
- b) Project Based Voucher Allocation - allocates up to 375 vouchers, including up to 75 HUD Veterans Affairs Supportive Housing Program vouchers.
- c) Project Based Vouchers Leverage may leverage up to 300 additional units over time to be allocated for new construction and preservation of existing units for households facing homelessness.
- d) Move-On Program for current supportive housing tenants (HCV only) - 50 vouchers.
- e) Homeless Youth (Performance Partnership Pilots P3 vouchers) - 100 vouchers.

Section 3. The Sacramento Housing and Redevelopment Agency is authorized to provide the notice and hold the public hearing required under 24 CFR 903.17. The notice shall include the Agency’s intention to amend the Housing Authority of the County’s 2017 HCV Administrative Plan to include the recommended limited preferences for the HCV turn over vouchers, Move-on vouchers, and the recommended strategy for the project based vouchers.

Serving The Homeless With Housing Authority Resources
Page 4

On a motion by Member _____, seconded by Member _____, the foregoing Resolution was passed and adopted by the Housing Authority of the County of Sacramento, State of California, this 21st day of March, 2017, by the following vote, to wit:

AYES: Members,

NOES: Members,

ABSENT: Members,

ABSTAIN: Members,

RECUSAL: Members,
(PER POLITICAL REFORM ACT (§ 18702.5.))

Chair of the Housing Authority
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk

ATTACHMENT 1

SHRA Homeless Preference Applicant and Participant Demographic Analysis

	Public Housing Program Applicants	Public Housing Program Participants	HCV program Applicants	HCV program Participants
TOTAL NUMBERS*	45,505	2,875	42,283	11,926
# White/non-Hispanic	15,881	966	12,727	4,378
%White/non-Hispanic	35%	34%	30%	37%
# Black/non-Hispanic	27,030	1,485	25,962	5,797
%Black/non-Hispanic	59%	52%	61%	49%
#Asian/non-Hispanic	3,458	241	3,890	1,561
%Asian/non-Hispanic	8%	8%	9%	13%
# Hispanic (any race)	10,739	446	7,822	1,280
% Hispanic (any race)	24%	16%	19%	11%
#Male Head of Household	11,403	728	10,782	2,746
%Male Head of Household	25%	25%	26%	23%
#Female Head of Household	34,102	2,147	31,495	9,180
%Female Head of Household	75%	75%	75%	77%
# Head of Household or household member with disability	15,427	1,285	18,367	7,924
% Head of Household or household member with disability	34%	45%	43%	66%
# Families with minor child in household	21,832	1,409	20,844	4,784
% Families with minor child in household	48%	49%	49%	40%
# Households with incomes less than \$1,100/mo**	33,189	1,831	30,345	6,578
% Households with incomes less than \$1,100/mo**	73%	64%	72%	55%
# Households with incomes less than \$2,200/mo**	43,043	2,625	40,776	10,568
% Households with incomes less than \$2,200/mo**	95%	91%	96%	89%



NOTICE OF COMMUNITY MEETINGS

February 10, 2017



Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814

The Sacramento Housing and Redevelopment Agency (SHRA) administers subsidized housing assistance through the Housing Choice Voucher (previously known as "Section 8") and Conventional Public Housing Programs. Currently, there are approximately 50,000 individuals served through these programs, with approximately 70,000 unduplicated families on waiting lists.

The Housing Authorities of the County and City of Sacramento are considering establishing a homeless preference for the Housing Choice Voucher and Public Housing programs. This will impact the priority of families offered subsidized housing assistance from the various waiting lists.

You are invited to attend any of the following meetings to discuss this issue:

Wednesday, February 15, 2017 at 4:00 pm
SHRA Commission Room
801 12th Street
Sacramento, CA 95814

Friday, February 24, 2017 at 11:00 a.m.
SHRA Commission Room
801 12th Street
Sacramento, CA 95814

Wednesday, March 1, 2017 at 6:00 p.m.
Arden Dimick Library
891 Watt Avenue
Sacramento, CA 95864

Thursday, March 2, 2017 at 6:00 p.m.
Sam and Bonnie Pannell Center
2450 Meadowview Road
Sacramento, CA 95832

You are also invited to attend any of the following meetings where recommendations regarding preferences will be discussed and then forwarded to the Housing Authorities of the County and City for action:

Sacramento Housing and Redevelopment Commission
Wednesday, March 15, 2017 at 6:00 p.m.
Sacramento Housing and Redevelopment Commission Chambers
801 12th Street
Sacramento, CA 95814

Housing Authority of the County of Sacramento
Tuesday, March 21, 2017 at 9:30 a.m.*
Sacramento County Board Chambers
700 H Street
Sacramento, CA 95814
For more information, go to www.saccounty.net.

Housing Authority of the City of Sacramento
Tuesday, March 21, 2017 at 6:00 p.m.*
Sacramento City Council Chambers
915 I Street
Sacramento, CA 95814
For more information, go to www.cityofsacramento.org.

You can submit your comments in one of the following ways:

1. Present your comments at any of the public meetings above; or
2. Submit written comments to:

Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
Attention: Agency Clerk

Written comments must be received no later than the hearings on March 21, 2017.

***Actual meeting times for the Housing Authority of the County and Housing Authority of the City public hearings will be posted on the above-listed websites.**





February 10, 2017

Dear Public Housing Resident,

The Sacramento Resident Advisory Board (RAB) is hosting several workshops to discuss options the Housing Authority is considering in order to serve more homeless families. On January 31, a joint meeting of the County Board of Supervisors and the Council members of the City of Sacramento directed Sacramento Housing and Redevelopment Agency (SHRA) to explore and solicit participation on four options to reduce homelessness using different options for our housing program wait lists. SHRA staff will be present to explain some of the options under consideration that give priority to homeless families on the wait lists for the Housing Choice Voucher Program and the Public Housing Program. They are interested in your comments about how to provide more public housing to homeless families currently living on the street.

Several workshops and public meetings will be held where SHRA staff will discuss the various options that will be presented to both the City Council, acting as the City Housing Authority Board and the County Board of Supervisors, acting as the County Housing Authority Board in March and they want to hear from you. You are invited to join us in attending the meetings listed below.

Resident Meetings with SHRA staff:

6pm on Thursday, Feb 16
Alder Grove
816 Revere Street
Sacramento, CA

11am on Tuesday, Feb 21
Capitol Terrace Apartments
1820 Capitol Avenue
Sacramento, CA

2pm on Tuesday, Feb 28
Alta Arden Apartments
3241 Alta Arden Express
Sacramento, CA

A public workshop:

Wednesday, February 15, 2017 at 4pm
Sacramento Housing and Redevelopment Commission Chambers
801 12th Street
Sacramento, CA 95814

Recommendations will be presented at the following public meetings:

Sacramento Housing and Redevelopment Commission
Wednesday, March 15, 2017 at 6pm
Sacramento Housing and Redevelopment Commission Chambers
801 12th Street
Sacramento, CA 95814

Housing Authority of the County of Sacramento
Tuesday, March 21, 2017 at 9:30am
Sacramento County Board Chambers
700 H Street
Sacramento, CA 95814

For more information, go to www.saccounty.net.

Housing Authority of the City of Sacramento
Tuesday, March 21, 2017 at 6pm
Sacramento City Council Chambers
915 I Street
Sacramento, CA 95814

For more information, go to www.cityofsacramento.org.

(over)

Information about these meetings can also be found at www.sacrab.com

You can submit your comments for any of these meetings in one of the following ways:

1. Present your comments at any of the public meetings above; or
2. Submit written comments to:
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
Attention: Agency Clerk
3. Send your comments to tenantfocus@sacrab.com

Comments must be received no later than the hearings on March 21, 2017.

STAKEHOLDER ENGAGEMENT REPORT

I. General Notice

Goal: Provide a 45 day published general notice of public workshops, Commission meetings and public hearings

Outcome: 1) Used local media outlets to reach the community including those with Limited English Proficiency (Sacramento Bee, Observer, El Hispano, Hai Van News, Russian Observer, Hmong radio 2) Digital media strategy: SHRA website, social media and video, 3) Utilized community resources including 211 and metro cable.

II. HUD Consultation

Goal: Receive clarification of Fair Housing concerns and guidance on how to proceed

Outcome: Consulted with HUD FHEO and provided demographic data on SHRA Public Housing and HCV applicants/participants. Received initial analysis on fair housing compliance as it relates to homeless general preference. Further consultation will continue.

III. City Stakeholders (Incorporated Municipalities and Unincorporated Communities)

Goal: Increase awareness and solicit feedback from Mayors and City Managers of Sacramento County incorporated and cities on the Homeless Vouchers and Public Housing discussion and upcoming meetings.

Outcome: Met with the City Managers of each municipality and participated in two City Council Meetings (Cities of Elk Grove and Rancho Cordova)

IV. Resident and Applicant Outreach

Goal: Educate public housing residents, HCV participants and waitlist applicants about upcoming meetings (General Notice) and provide a channel for collecting feedback

Outcome: Residents, participants and waitlist applicants were notified by posting notices on doors, posters in lobby, call center recording and video loops in the reception area. Resident Advisory Boards actively participated. Collected comment cards from participants.

Numbers of People in Attendance		
2/16/2017	Resident Meeting – Alder Grove	16
2/21/2017	Resident meeting – Capitol Terrace	26
2/27/2017	Resident Meeting – I St.	41
2/28/2017	Resident Meeting – Alta Arden	12
SHRA Participants		# Comment Cards Submitted
Public Housing Residents		39
HCV Participants		15
Applicant/Waitlists		11

V. Community Stakeholders

Goal: Inform CBO's of upcoming meetings, offer two-way communication and provide a channel for collecting feedback

Outcome: More than 800 homeless advocates, developers, landlords, and the general public were emailed with a 48% open rate. Notices were also mailed to nearly 140 individuals. Collected comment cards from participants.

Numbers of People in Attendance		
2/15/2017	Public Workshop – SHRA Commission Room	43
2/15/2017	Public Workshop – Commission meeting	26
2/24/2017	Public Workshop – SHRA Commission Room	16
3/1/2017	Public Workshop - Arden Dimmick Library	8
3/2/2017	Public Workshop – Samuel and Bonnie Pannell Community Center	10
Participant Group		# Comment Cards Submitted
Community Based Organization		25
Developer		7
Landlord		3
Property Management		3

Community Based Organizations Represented

Associated Prison Ministries
ICS Agency
Justice Reform Coalition
Legal Services of Northern California
LifeSteps
Next Move
North Natomas Community Coalition
Rio Linda/Elverta CPAC
Sac Area Congregations Together
Sacramento Stand Down Association
Sacramento Steps Forward
Sacramento Regional Coalition to End Homelessness
Sacramento Self Help Housing
Wind Youth
Women's Empowerment
Youth Softball League

ATTACHMENT 4

HOUSING AUTHORITY HOMELESS RESOURCE ALIGNMENT IMPLEMENTATION TIMELINE

	TIMELINE	DATES
Admission Policy Amendments (HCV Administrative Plan and Public Housing ACOP)	Release draft HCV Administrative Plan and Public Housing ACOP Commence public comment period for 45 days	April 1, 2017
	First Sacramento Housing and Redevelopment Commission Meeting. Close public comment period on draft HCV Administrative Plan and Public Housing ACOP	May 2017
	Second Sacramento Housing and Redevelopment Commission Meeting to provide final HCV Administrative Plan and Public Housing ACOP (based on comments received from the public)	June 2017
	Housing Authority of the County and City Boards. Present final HCV Administrative Plan and Public Housing ACOP	July 2017
	Final HCV Administrative Plan and Public Housing ACOP to HUD	July 2017
	75 day HUD review of documents	August - mid October 2017
Other Implementation Tasks	Consultations with HUD FHEO and HUD PIH	March 2017 - ongoing
	Initiate discussions with City staff on supportive services for public housing residents	April 2017 – ongoing
	Commence work with County staff and partners on Flexible Supports Re-Housing Program and Move On Program	April 2017-ongoing
	Launch P3 Program with City, County and partner agencies	May 2017 - ongoing
	PBV Strategy to Housing Authority of the County and City	August 2017

RESOLUTION NO. SHRC-_____

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

March 15, 2017

SERVING THE HOMELESS WITH HOUSING AUTHORITY RESOURCES

WHEREAS, on January 31, 2017 the County of Sacramento and the City of Sacramento along with their respective Housing Authorities held a Joint Special Meeting to direct the Sacramento Housing and Redevelopment Agency (Agency) to present a summary of its existing resources, explore new resources and to align all resources to alleviate homelessness;

WHEREAS, at that joint meeting the Housing Authority of the City of Sacramento passed resolution 2017-0001 directing Agency staff to initiate an amendment to the City and County of Sacramento Admissions and Continued Occupancy Policy to establish a special waitlist(s) for all of the public housing units under the control of the Housing Authority of the City of Sacramento to add a local homeless preference for all of the turnover units for a twenty four month period, which is expected to create 200 housing units annually to house homeless persons and families. Priority for these units will be for literally homeless households and households who are at imminent risk of homelessness, including those currently on the existing waitlist(s). Staff was directed to return to the City Council within 45 days to report back on the implementation of the amendment process;

WHEREAS, at that joint meeting the Housing Authority of the County of Sacramento passed resolution HA-2401 directing the Agency to align its resources to alleviate homelessness in Sacramento County by amending its public housing plans which may include public consideration of a homeless preference for various housing waiting lists and to consider four specific options or a combination thereof and return to the Board with options and recommendations on those including but not limited to consideration of preferences to targeted homeless populations for Housing Choice Voucher (HCV) "turn-over vouchers" and "turn-over" conventional housing units;

WHEREAS, both resolutions directed the Agency to enter into consultation with the United States Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) and Office of Public and Indian Housing (PIH) with options and recommendations for increasing Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice 2013-15) and to conduct outreach and solicit comments from the Resident Advisory Boards (RABs), program participants, families on the waiting lists, service providers, the various cities within the County of Sacramento, Legal Services of Northern California, and the general public to solicit their participation in, and recommendations on preferences on the waiting lists for Agency housing and tenant assistance programs;

WHEREAS, the Agency has and is continuing its consultations with HUD, has conducted outreach, and has received and considered comments. HUD has concluded that adoption of a homeless preference to replace housing current applicants on the Agency's waiting list adversely affect Blacks, Asians, and persons with minor children. HUD also stated that if a homeless preference were adopted, females would be significantly adversely affected. HUD noted that more than 70% of applicants, and over 60% of current program participants have incomes so low that they would be unable to afford the median Sacramento-area rents on their own incomes, and would likely be homeless but for the housing assistance programs provided by the Agency.

WHEREAS, the City of Sacramento has identified Five Million Dollars (\$5,000,000) to be used for support services to assist persons experiencing homelessness find and remain in housing. Additionally, the Mayor of Sacramento announced a potential match of up to Twenty Million Dollars and that these funds can potentially be leveraged into Forty Million Dollars for support social services, new housing, and preservation of existing housing, targeted to the needs of Sacramento's homeless population.

WHEREAS, the proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment and is therefore does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4); and

WHEREAS, the proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(3).

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: The above recitals including the environmental recitals are determined to be true and correct and are hereby approve and adopted.

Section 2: The Executive Director is directed to initiate the process to increase Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice 2013-15), including preferences to targeted homeless populations for HCV “turn-over vouchers” and “turn-over” conventional housing units throughout Sacramento designed to assist up to 1,755 households experiencing homelessness during a three year period. Proposed preferences are as follows:

Voucher Programs

- (1) Limited Preference for chronically homeless or other highly-vulnerable homeless population - 150 vouchers annually (up to 450 total).
- (2) Project Based Voucher - will allocate up to 375 vouchers, including 75 Veteran Affairs Supportive Housing Program vouchers.
- (3) Project Based Vouchers Leverage may leverage up to 300 additional units over time to be allocated for new construction and preservation of existing units for households facing homelessness.
- (4) Move-On Program for current supportive housing tenants - up to 50 vouchers.
- (5) Homeless Youth (Performance Partnership Pilot or P3 vouchers) - 100 vouchers.

Public Housing

- (1) Homeless Preference for Public Housing owned and operated by the Housing Authority of the City of Sacramento for up to 160 units annually (up to 480 total).

Section 3. The Executive Director or designee is authorized to provide the notice required under 24 CFR 903.17 of the Agency’s intention to amend the Housing Authority of the City of Sacramento’s Annual Plan’s Admission and Continued Occupancy Policy (ACOP) to include a homeless preference for public housing owned and operated by the Housing Authority of the City of Sacramento for up to 160 turn-over units annually (up to 480 total), if so approved by the Housing Authority of the City of Sacramento.

Section 4. The Executive Director or designee is authorized to is to provide the notice required under 24 CFR 903.17 stating the Agency 's intention to amend the Housing Authority of the County of Sacramento's HCV Administrative Plan to include the recommended limited preferences for the HCV turn over vouchers, Move On Vouchers, and the recommended strategy for the project based vouchers, if so approved by the Housing Authority of the County of Sacramento.

CHAIR

ATTEST:

CLERK



March 13, 2017

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Serving the Homeless with Housing Authority Resources

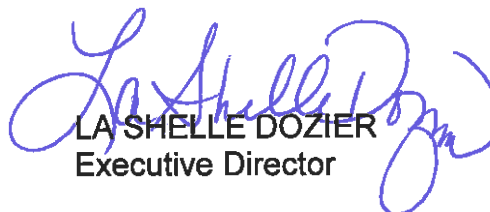
SUMMARY

The attached informational report is presented for your review prior to review by the City of Sacramento.

RECOMMENDATION

Staff recommends approval of the recommendation outlined in the attached report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



REPORT TO HOUSING AUTHORITY
City of Sacramento
 915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Public Hearing
March 21, 2017

Honorable Chair and Members of the Housing Authority Board

Title: Serving the Homeless with Housing Authority Resources

Location/Council District: Citywide

Recommendation: Approve a Housing Authority Resolution authorizing: 1) the Sacramento Housing and Redevelopment Agency (SHRA) to provide the notice and hold the public hearing required under 24 CFR 903.17 of the Agency's intention to amend the Housing Authority of the City of Sacramento's Annual Plan's Admission and Continued Occupancy Policy (ACOP) to include a homeless preference for up to 160 turn-over units annually (up to 480 total) in the City of Sacramento, and 2) make related findings.

Contact: La Shelle Dozier, Executive Director, 916-440-1319

Presenters: La Shelle Dozier, Executive Director, 916-440-1319
 Sarah Thomas, Assistant Director, 916-440-1375
 Geoffrey Ross, Assistant Director, 916-440-1319
 MaryLiz Paulson, Assistant Director, 916-440-1334

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: Over the last decade, the County and City of Sacramento have worked strategically in collaboration with Sacramento Housing and Redevelopment Agency to end homelessness, including creating a 10 Year Plan to End Chronic Homelessness (2006-2016). As performance measures were being met in the initial years, the Great Recession occurred resulting in a loss of federal, state and local funds that impacted the ability of SHRA, local government and community based organizations to provide housing and other support services for the homeless. Additionally, due to the Great Recession, there was an increase in demand for affordable housing due to foreclosure, evictions and loss of jobs. At the same time, there was a decrease in funding for assistance for safety net services. Due to severe funding reductions some County programs and services were transferred to SHRA to administer including Shelter Plus Care, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

More recently, the County, City, SHRA and nonprofit partners have begun to expand and align the patchwork system that was able to be supported during the economic contraction. Starting last year, public workshops were held. SHRA's role in these workshops was to strategize the alignment of federally-funded resources that offer housing assistance through the United States Department of Housing and Urban Development (HUD) including the Housing Choice Voucher (HCV) and Conventional Public Housing Programs (Public Housing). The following two largest programs are:

- The Housing Choice Voucher program (formerly Section 8) is a significant rental assistance program that subsidizes housing costs on the private rental market for families. The Housing Authority of the County (County Housing Authority) is the governing body for the HCV program, which has approximately 12,000 Housing Choice Vouchers (HCVs) available countywide, with an estimated turnover of 600 vouchers annually.
- Conventional Public Housing is another significant rental assistance program where the Housing Authority owns and operates approximately 2,700 public housing units with an estimated total turnover of 200 units annually. The County Housing Authority is the governing body for one-third of these units. The remaining two-thirds operate in the City of Sacramento. Bedroom size and location have an impact on the ability to serve specific populations.

Additional Housing Authority Homeless Programs

The Housing Authority also administers specialty vouchers targeted to persons experiencing homelessness, including approximately 555 homeless, disabled families through the Continuum of Care Shelter Plus Care program.

The Housing Authority administers 512 HUD-Veteran Affairs Supportive Housing (HUD-VASH) vouchers specifically serving veteran individuals/families experiencing homelessness. Recently, the Housing Authority was competitively awarded 75 new HUD-VASH project based vouchers (PBV's). These site based vouchers are used by families who are linked to supportive services through the U.S. Department of Veterans Affairs (VA) and local social service agencies.

Additionally, SHRA was awarded a Performance Partnership Pilots for Disconnected Youth (P3) grant through the U.S. Department of Education, which will increase flexibility to house 100 homeless or at-risk of becoming homeless youth. This program will allow youth (ages 16-24) to connect to services and attain housing through vouchers that may not have been available to this population due to age restrictions or other regulatory requirements.

Program Demographic Information

The HCV and Public Housing programs are rental subsidy programs that serve many of the hardest to house families. The vast majority of the participants are extremely low-income earning less than 30 percent of area median income (AMI), and but for this intervention would experience housing instability or be homeless themselves. There are approximately 70,000 unduplicated families on 11 waiting lists waiting for a housing voucher or public housing units. Of the families on the various lists, these families

demonstrate the following characteristics (see Attachment 1: Applicant and Participant Demographics):

Approximately:

- 40 percent have a disabled family member
- 48 percent are families with children
- 60 percent are African American
- 75 percent are female Head of Household
- 75 percent have an annual income less than \$13,500 for a family of three

Housing Authority Resource Alignment Options

HUD's Office of Public and Indian Housing (PIH), which has oversight responsibilities for PHA resources, issued Notice PIH 2013-15 to provide guidance on strategically using public housing resources to address homelessness. The notice highlighted local options for utilizing vouchers and public housing units for homeless. The options provided are still governed by parameters within the federal regulations, but flexibility is permitted through locally adopted policies as documented in the HCV Administrative Plan and Public Housing ACOP.

On January 31, 2017, the County and the City of Sacramento held a joint workshop on homelessness. SHRA provided a report on existing SHRA homeless activities averaging \$16 million annually, and strategies to align SHRA's resources to further serve homeless families. The following options were presented to serve the homeless.

Preference Option	Affected Programs
General Homeless	Public Housing & HCV
Limited Homeless Allocation	Public Housing & HCV
Site Specific (Project-Based) Allocation	HCV
Move On Allocation	HCV

The Board acting as the Housing Authority of the County directed SHRA staff to seek input from stakeholders, other local jurisdictions, HUD Office of Fair Housing and Equal Opportunity (FHEO) and the Office of Public and Indian Housing (PIH) and to return with recommendations.

The City Council acting as the Housing Authority of the City directed the initiation of amending the ACOP to dedicate all public housing units to the homeless. In addition, the City requested the County Housing Authority to initiate an amendment to the HCV Administrative Plan to create local preferences dedicating all vouchers for homeless families for 24-months. The action was specifically related to the turnover of public housing units located within the City's jurisdiction. The City Housing Authority also directed the Executive Director to report back within 45 days with an update on the details of this exploration which took place on February 21, 2017.

The remainder of this report focuses on the tasks completed by the Housing Authority to explore the four options listed above regarding serving homeless families. Based on SHRA's experience working with the homeless population, any option(s) selected will only be successful if additional housing support services are made available to the homeless families. The staff at the County is exploring the development of a Flexible Supportive Rehousing Program (FSRP) available to rehouse a highly targeted homeless population, as well as options for additional funding to cover the costs of these support services. These supports would provide specialized engagement and services offered through intensive case management and housing location assistance.

DISCUSSION

Currently, HUD does not have an adopted budget for 2017 and it is unknown what the federal impact will be on the Housing Authority. HUD recently informed the Housing Authority that rental subsidies paid to landlords have been reduced by 5 percent (approximately \$2.5 million) for six months, January through June 2017. However, SHRA has enough financial reserves to continue operating programs and services at existing levels through this six-month time period.

Community Outreach

Immediately following the January 31, 2017 meeting, SHRA embarked on an ambitious public participation campaign to solicit feedback. SHRA staff has undertaken stakeholder engagement and including communication with local jurisdictions within the County's seven municipalities and HUD's FHEO and PIH offices.

On February 3, 2017, SHRA launched a public hearing and comment period with the publication of a (multi-lingual) 45-day notice of consideration of changes to SHRA's current program admission policies pertaining to waitlist preferences to house homeless (see Attachment 2: Notice of Public Hearing and Comment Period).

Extensive outreach was conducted to various entities to solicit feedback including:

- Service providers
- Community based organizations
- Cities within the County of Sacramento
- Resident Advisory Boards (RABs)
- Program participants
- Waiting list families
- Legal Services of Northern California
- Affordable Housing Developers
- Landlords
- General public
- Property managers
- Neighborhood associations

Please refer to see Attachment 3: Stakeholder Engagement Report for more details.

SHRA held nine public meetings consisting of five public workshops and four public housing resident meetings that provided information on the housing preference options.

All participants were also provided an opportunity to give written comments that ranked the various preferences. Furthermore, all local jurisdictions among the seven

municipalities within Sacramento County were consulted, resulting in additional presentations for Elk Grove and Rancho Cordova City Councils.

Public Comments

More than 800 parties were contacted and approximately 200 individuals attended resident meetings and public workshops with more than 100 participants offering written feedback including mailed letters, emails, and comment cards.

During these meetings, participants shared the following feedback:

Participant Type	Feedback Highlights
Waitlist Applicants	• General public and waitlist applicants attended to obtain more information on how to receive housing assistance • Concern about how long it is taking to receive housing assistance • Concern about being housed with individuals with substance abuse issues
Elderly Attendees	• Supported Limited allocation and wanted more housing for the elderly • Concern about increasing rents and not being able to afford increases due to their fixed incomes and inability to work because of disabilities
Service Providers	• Strong support for options that linked homeless families to services • Maximizing turnover vouchers for homeless • Services are needed for youth "timed out" of foster care and homeless youth • Concern that some homeless are unable to obtain services due to past criminal record • Requests to expand the definition of homeless
Developers and Landlords	• Critical to have PBV with supportive services • Concern about damages to their units and financial costs not covered by FSRP
Current Residents	• Support for serving the homeless because residents were formerly homeless before receiving SHRA housing assistance • Concerns for their safety due to homeless with mental health issues and criminal backgrounds; especially potential violence • Concern that providing a homeless preference would attract more homeless families from outside the region to Sacramento • Homeless from outside Sacramento will move ahead for housing assistance

SHRA staff collected written feedback from public comment cards during these meetings to learn more about concerns and considerations, and also to identify the public's input of four preference strategies that were presented. Overall feedback indicated that the majority of respondents ranked the homeless preference options in the following order:

1. Limited Homeless Allocation
2. Site Specific (Project Based) Allocation
3. Move-On Allocation
4. General Homeless

HUD Consultation

After consulting and providing demographic information of SHRA's public housing and HCV waitlist applicants/participants and comparing this data to homeless populations within Sacramento County as reported by Sacramento Steps Forward (SSF), HUD FHEO determined that many protected classes would experience a range of adverse impacts as it relates to the general preference option under Federal Fair Housing regulations. Based on HUD's analysis, if a general homeless preference is adopted:

- Females would be significantly adversely affected
- Households with minor children would be adversely affected
- Blacks would be adversely affected
- Asians would be modestly adversely affected

Furthermore, HUD determined that more than 70 percent of SHRA's applicants, and over 60 percent of its current program participants have incomes less than \$1,100 a month, meaning that they would be unable to afford the median Sacramento-area rent of \$1,188 each month on their own income, and would likely be homeless, but for housing assistance programs provided by SHRA.

Based on the initial guidance from HUD, SHRA is not recommending a general homeless preference for turnover vouchers with an active waitlist. In addition, other factors which make this option problematic are self-certification, which could lead to a significant increase of the number of families needing assistance through self-declaration of homelessness. Also, families are not required to receive services, which is a key component to successfully stabilizing housing.

Homeless or Rent Burden Preference

When the current tenant-based wait list is exhausted, SHRA recommends creating a new HCV tenant based preference for homelessness equal to the rent burden preference. This enables families who are homeless and those on the verge of homelessness to have equal access to housing resources. This consultation with HUD FHEO will continue as staff works through the planning and implementation process to ensure that fair housing compliance issues related to creating new homeless preference options are fully addressed.

National Trends on Serving Homeless

In 2013, HUD provided guidance for increasing housing for homeless populations in PIH Notice 2013-15. In 2014, Abt Associates released a *Study of Public Housing Authority's (PHA's) Efforts to Serve People Experiencing Homelessness*. The study concluded with recommendations that called for HUD to:

- Encourage large housing authorities to create limited preferences for homeless households
- Encourage all housing authorities to modify screening and other policies, consistent with the guidelines set forth in PIH Notice 2013-15
- Strongly encouraging housing authorities to participate in Continuums of Care (CoC)

Upon research of these national trends, SHRA has developed recommendations to serve the homeless, partner with service provider agencies and is developing revised screening policies related to the criminal activity of families. SHRA is also actively engaged with the Continuum of Care and its lead agency, Sacramento Steps Forward, to further opportunities to serve homeless families.

RECOMMENDATIONS

Based on feedback from the extensive public outreach, consultation with HUD and national trends, SHRA recommends a combination of strategies over a three year period to serve homeless families. Recommendations presented by SHRA are built upon the following guiding principles:

- Fair Housing rights are protected throughout the admissions process
- Policy changes will require system alignment and development
- Funding for services must be identified and aligned
- Preservation of utilization rates for the Housing Choice Voucher and Public Housing programs

The following recommendation includes strategies utilizing public housing units and housing vouchers. Through this multi-faceted strategy, homeless families are served with the utilization of the voucher, the HUD-VASH program (for veterans), P3 grant to serve homeless youth, development of affordable housing, and utilizing public housing. In addition, families on the existing waiting lists are also served to create a balance of serving homeless families and families on the verge of homelessness.

Housing Choice Voucher Program (County Housing Authority)

Staff recommends the following options:

1. **Limited Homeless Allocation**
 - Allocates a certain number of turnover vouchers for homeless households
 - Requires independent verification of homelessness
 - Connects homeless families to the County's Flexible Support Rehousing Program

Rationale: This option increases assistance to homeless families but does not exclude non-homeless families from the waiting lists and provides a connection to social services.

2. Site Specific (Project Based Vouchers) Allocation

- Allocates vouchers to developments with access to on-site services
- Project based vouchers can be attached to new and existing multi-family developments such as micro units and acquisition/rehabilitation such as motel conversions

Rationale: PBVs address challenges with finding landlords on the private rental market to accept vouchers. This option will add new units and preserve access to existing units at risk of losing affordability for homeless individuals/families where on-site services are easily accessible. The Housing Authority will return to the governing boards with an updated PBV strategy.

3. Move On Allocation

- Allocates vouchers to formerly homeless individuals/families exiting permanent supportive housing

Rationale: This option allows families no longer in need of intensive services to exit permanent supportive housing and find a unit on the private rental market and live independently. This creates space within the permanent supportive housing inventory to serve homeless families in need of intensive services.

4. Homeless Youth (P3 Grant)

- Allocates turnover vouchers to homeless youth
- Youth are linked to services

Rationale: This option provides housing to homeless youth in addition to support services to provide stabilization. Upon stabilization, these youth will be connected to job training and other services.

Public Housing (City Housing Authority)

The City Council directed SHRA to establish a special wait list to serve homeless families so that all City public housing unit turnovers within the jurisdiction of the City of Sacramento would be available to house homeless families. Average annual unit turnover for the past several years is about 160 units in the City. This is a mix of all bedroom sizes.

Staff consulted with HUD FHEO and was advised that there is an adverse impact to minorities or families with children under a general preference. Staff will continue to work in consultation with HUD to use Public Housing to serve homeless families and address identified adverse effects.

Many families moving from homelessness to housing are likely to need services to assist with this transition in order to access funds for the security deposit and furniture, as well as referrals to services for substance abuse treatment, behavioral services,

employment assistance and/or applying for public assistance. These needs exceed the resources and capabilities of current Housing Authority staff; therefore the City will be an important partner in securing these additional supports that are so important to the success of the participating families.

County Public Housing units are not recommended to serve homeless families as it is anticipated that the rehabilitation scheduled for the Twin Rivers public housing community (owned by the County Housing Authority) will affect availability of public housing units for occupancy. Families currently residing in the units scheduled for rehabilitation will receive a housing choice voucher for temporary relocation. However, some of these families may choose to move to a public housing unit instead of using their voucher.

Alignment of Housing Authority Resources

**Three Year Plan
Serving 1,755 Homeless**

	Preference Option	Year 1	Year 2	Year 3	Total
Housing Choice Voucher Program	Limited Allocation	150	150	150	450
	Project Based Vouchers (PBV)	175*	100	100	375
	Move On	0	25	25	50
	Homeless Youth (P3)	50	25	25	100
PBV Leverage**		100	100	100	300
Public Housing Program	Homeless Preference (City)	160	160	160	480
	TOTAL	635	560	560	1,755

**This includes 75 HUD-VASH vouchers.*

***For every Project Based Voucher awarded, SHRA should be able to leverage construction funding to create additional affordable/homeless units.*

Through these various options, 50 percent of the individuals/families still on HCV waitlists will continue to be served. SHRA will roll out these programs in a manner that maximizes the utilization rates and does not jeopardize future funding. The remaining resources will be dedicated to serving homeless individuals/families including veterans and youth. The recommended program mix addresses the fairness issues imbedded in serving the entire spectrum of residents' need with limited resources.

Funding Preservation of Existing Housing

On February 21, 2017, Mayor Steinberg announced that \$20 million of funding was identified and that the City was applying for the "Whole Person Care Grant." This could potentially bring the total funding to \$40 million. These exciting opportunities to enhance

social services and construction are very much needed. These local funds are needed to finance permanent supportive housing units that are at risk of losing funding and in need of additional subsidies. In all cases, preservation of the permanent supportive housing units must be a priority.

Local Strategies Required to Solve Homelessness

Given current budget considerations, Sacramento can no longer afford to rely on federal and state funding for affordable housing and homeless solutions. Options for consideration should include:

- **Tenant Based Rental Assistance (TBRA)** – Create a locally funded flexible program that provides assistance to individual households to help them afford the housing costs of market-rate units. TBRA would provide payments to make up the difference between the amount a household can afford to pay for housing and the local rent standards, and help tenants pay for costs associated with their housing, such as security and utility deposits. A local program could address individuals who may not qualify for the aforementioned federal programs.
- **Motel/Multi-family Conversions** – Explore motel/multi-family conversions to create permanent supportive housing. Boulevard Court is a good example of a successful renovation of a motel originally built in 1961, converting 100 motel rooms to 75 permanent supportive housing units.
- **Local Homeless Bond Initiative** - Similar to Los Angeles and San Francisco, Sacramento should explore a local measure that would use a portion of property taxes designated to the construction/rehabilitation of new and existing housing units for the homeless. A recent example of this is Los Angeles' Measure HHH that approved \$1.2 billion bond measure to create 1,000 apartment units a year over 10 years. The measure approves a new property tax averaging \$10 for each \$100,000 in assessed valuation over 29 years. Similarly, Los Angeles recently passed Measure H, which would increase the county's sales tax a quarter cent, which is projected to generate \$355 million annually for homeless programs over 10 years. Sacramento County should consider a similar local initiative potentially through Measure B.

Next Steps

If staff recommendations are approved, SHRA will embark on the following activities (See Attachment 4: Next Steps Timeline):

- Publish a draft of the HCV Administrative Plan and Public Housing ACOP reflecting staff recommendations
- Continue consultation with HUD FHEO to determine how to avoid any adverse impacts
- Implement Limited Homeless Allocation with FSRP and Move-On programs once the County has developed the funding and infrastructure
- Implement a homeless preference once the City has secured funding and developed infrastructure for services for public housing residents
- Update PBV policies
- Initiate P3 program for homeless youth
- Return to the governing boards to adopt recommended changes

Policy Considerations: If staff recommendations are approved, SHRA plans to amend the Housing Choice Voucher Administrative Plan and the Conventional Public Housing Admissions for Continued Occupancy (ACOP) to include homeless preference to program admissions. In accordance to HUD regulations, SHRA will need to open a 45-day public comment period due to significant changes that are recommended to these admission policies.

Economic Impacts: Housing homeless individuals and families will reduce costs related to hospitals, law enforcement, emergency responders and businesses.

Environmental Considerations: The proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment and therefore does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4).

The proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(3).

Sustainability Considerations: not applicable to this report.

Commission Action: At its meeting of March 15, 2017, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. Staff will notify the Board of the outcome of their vote at the March 21st meeting.

Rationale for Recommendation: Establishing a homeless preference for up to 160 public housing turnover units within the public housing communities owned by the Housing Authority of the City will contribute to the realignment of SHRA resources to further assist persons experiencing homelessness. The recommended action supports the realignment recommendations that SHRA staff is making to the Housing Authority of the County.

Financial Considerations: Aligning SHRA's resources to prioritize and increase efforts to serve homeless families will require additional resources as the program is developed to cover coordination and intake costs. Additionally, serving individuals/families that require a greater subsidy may limit the number of people that can be served. However, staff will monitor this fiscal impact and report back to the governing boards.

LBE - M/WBE and Section 3 requirements: Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable. LBE Considerations are not applicable to this report.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Attachments

- 01 Description/Analysis and Background
- 02 Housing Authority Resolution
- 03 Applicant and Participant Demographics
- 04 Notice of Public Hearing and Comment Period
- 05 Stakeholder Engagement Report
- 06 Housing Authority Homeless Resource Alignment Implementation Timeline

RESOLUTION NO. 2017 -

Adopted by the Housing Authority of the City of Sacramento

ON DATE OF

SERVING THE HOMELESS WITH HOUSING AUTHORITY RESOURCES

BACKGROUND

- A. On January 31, 2017 the County of Sacramento and the City of Sacramento along with their respective Housing Authorities held a Joint Special Meeting to direct the Sacramento Housing and Redevelopment Agency (Agency) to present a summary of its existing resources, explore new resources and to align all resources to alleviate homelessness.
- B. At that joint meeting the Housing Authority of the City of Sacramento approved resolution 2017-0001 directing Agency staff to initiate an amendment to the City and County of Sacramento Admissions and Continued Occupancy Policy to establish a special waitlist(s) for all of the public housing units under the control of the Housing Authority of the City of Sacramento to add a local homeless preference for all of the turnover units for a twenty four month period, which is expected to create 200 housing units annually to house homeless persons and families. Priority for these units will be for literally homeless households and households who are at imminent risk of homelessness, including those currently on the existing waitlist(s). Staff was directed to return to the City Council within 45 days to report back on the implementation of the amendment process.
- C. That resolution also directed the Agency to enter into consultation with the United States Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) and Office of Public and Indian Housing (PIH) with options and recommendations for increasing Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice 2013-15) and to conduct outreach and solicit comments from the Resident Advisory Boards (RABs), program participants, families on the waiting lists, service providers, Legal Services of Northern California, and the general public to solicit their participation in, and recommendations on preferences on the waiting lists for Agency housing and tenant assistance programs.

- D. The Agency has engaged in the before mentioned outreach and is continuing consultation with HUD regarding compliance with federal regulations and fair housing, and has received and considered comments. HUD has concluded that adoption of a homeless preference to replace housing current applicants on the Agency's waiting list adversely affect Blacks, Asians, and persons with minor children. HUD also stated that if a homeless preference were adopted, females would be significantly adversely affected. HUD noted that more than 70% of applicants, and over 60% of current program participants have incomes so low that they would be unable to afford the median Sacramento-area rents with their own incomes, and would likely be homeless but for the housing assistance programs provided by the Agency. Consultation with HUD will continue.
- E. The City of Sacramento has identified Five Million Dollars (\$5,000,000) to be used for support services to assist persons experiencing homelessness find and remain in housing. Additionally, the Mayor of Sacramento announced a potential match of up to Twenty Million Dollars (\$20,000,000) and that that money can potentially be leveraged into Forty Million Dollars (\$40,000,000) for social services, new housing, and preservation of existing housing, targeted to the needs of Sacramento's homeless population.
- F. The proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment. As such, the proposed action does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4).
- G. The proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(3).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1: After due consideration of the evidence presented, the findings, including the environmental findings regarding this action, are hereby approved and adopted.
- Section 2: The Agency is directed to provide the notice and hold the public hearing required under 24 CFR 903.17 stating the Agency's intention to amend the Housing Authority of the City of Sacramento's Annual Plan's Admission and Continued Occupancy Policy (ACOP) to include at homeless preference for public housing owned and operated by the

Housing Authority of the City of Sacramento for up to 160 turn-over units annually (up to 480 total).

**SHRA Homeless Preference
Applicant and Participant Demographic Analysis**

	Public Housing Program Applicants	Public Housing Program Participants	HCV program Applicants	HCV program Participants
TOTAL NUMBERS*	45,505	2,875	42,283	11,926
# White/non-Hispanic	15,881	966	12,727	4,378
%White/non-Hispanic	35%	34%	30%	37%
# Black/non-Hispanic	27,030	1,485	25,962	5,797
%Black/non-Hispanic	59%	52%	61%	49%
#Asian/non-Hispanic	3,458	241	3,890	1,561
%Asian/non-Hispanic	8%	8%	9%	13%
# Hispanic (any race)	10,739	446	7,822	1,280
% Hispanic (any race)	24%	16%	19%	11%
#Male Head of Household	11,403	728	10,782	2,746
%Male Head of Household	25%	25%	26%	23%
#Female Head of Household	34,102	2,147	31,495	9,180
%Female Head of Household	75%	75%	75%	77%
# Head of Household or household member with disability	15,427	1,285	18,367	7,924
% Head of Household or household member with disability	34%	45%	43%	66%
# Families with minor child in household	21,832	1,409	20,844	4,784
% Families with minor child in household	48%	49%	49%	40%
# Households with incomes less than \$1,100/mo**	33,189	1,831	30,345	6,578
% Households with incomes less than \$1,100/mo**	73%	64%	72%	55%
# Households with incomes less than \$2,200/mo**	43,043	2,625	40,776	10,568
% Households with incomes less than \$2,200/mo**	95%	91%	96%	89%



NOTICE OF COMMUNITY MEETINGS

February 10, 2017



Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814

The Sacramento Housing and Redevelopment Agency (SHRA) administers subsidized housing assistance through the Housing Choice Voucher (previously known as "Section 8") and Conventional Public Housing Programs. Currently, there are approximately 50,000 individuals served through these programs, with approximately 70,000 unduplicated families on waiting lists.

The Housing Authorities of the County and City of Sacramento are considering establishing a homeless preference for the Housing Choice Voucher and Public Housing programs. This will impact the priority of families offered subsidized housing assistance from the various waiting lists.

You are invited to attend any of the following meetings to discuss this issue:

Wednesday, February 15, 2017 at 4:00 pm
SHRA Commission Room
801 12th Street
Sacramento, CA 95814

Friday, February 24, 2017 at 11:00 a.m.
SHRA Commission Room
801 12th Street
Sacramento, CA 95814

Wednesday, March 1, 2017 at 6:00 p.m.
Arden Dimick Library
891 Watt Avenue
Sacramento, CA 95864

Thursday, March 2, 2017 at 6:00 p.m.
Sam and Bonnie Pannell Center
2450 Meadowview Road
Sacramento, CA 95832

You are also invited to attend any of the following meetings where recommendations regarding preferences will be discussed and then forwarded to the Housing Authorities of the County and City for action:

Sacramento Housing and Redevelopment Commission
Wednesday, March 15, 2017 at 6:00 p.m.
Sacramento Housing and Redevelopment Commission Chambers
801 12th Street
Sacramento, CA 95814

Housing Authority of the County of Sacramento
Tuesday, March 21, 2017 at 9:30 a.m.*
Sacramento County Board Chambers
700 H Street
Sacramento, CA 95814
For more information, go to www.saccounty.net.

Housing Authority of the City of Sacramento
Tuesday, March 21, 2017 at 6:00 p.m.*
Sacramento City Council Chambers
915 I Street
Sacramento, CA 95814
For more information, go to www.cityofsacramento.org.

You can submit your comments in one of the following ways:

1. Present your comments at any of the public meetings above; or
2. Submit written comments to:

Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
Attention: Agency Clerk

Written comments must be received no later than the hearings on March 21, 2017.

***Actual meeting times for the Housing Authority of the County and Housing Authority of the City public hearings will be posted on the above-listed websites.**





**Sacramento Resident
Advisory Board**

Attachment 2

February 10, 2017

Dear Public Housing Resident,

The Sacramento Resident Advisory Board (RAB) is hosting several workshops to discuss options the Housing Authority is considering in order to serve more homeless families. On January 31, a joint meeting of the County Board of Supervisors and the Council members of the City of Sacramento directed Sacramento Housing and Redevelopment Agency (SHRA) to explore and solicit participation on four options to reduce homelessness using different options for our housing program wait lists. SHRA staff will be present to explain some of the options under consideration that give priority to homeless families on the wait lists for the Housing Choice Voucher Program and the Public Housing Program. They are interested in your comments about how to provide more public housing to homeless families currently living on the street.

Several workshops and public meetings will be held where SHRA staff will discuss the various options that will be presented to both the City Council, acting as the City Housing Authority Board and the County Board of Supervisors, acting as the County Housing Authority Board in March and they want to hear from you. You are invited to join us in attending the meetings listed below.

Resident Meetings with SHRA staff:

6pm on Thursday, Feb 16
Alder Grove
816 Revere Street
Sacramento, CA

11am on Tuesday, Feb 21
Capitol Terrace Apartments
1820 Capitol Avenue
Sacramento, CA

2pm on Tuesday, Feb 28
Alta Arden Apartments
3241 Alta Arden Express
Sacramento, CA

A public workshop:

Wednesday, February 15, 2017 at 4pm
Sacramento Housing and Redevelopment Commission Chambers
801 12th Street
Sacramento, CA 95814

Recommendations will be presented at the following public meetings:

Sacramento Housing and Redevelopment Commission
Wednesday, March 15, 2017 at 6pm
Sacramento Housing and Redevelopment Commission Chambers
801 12th Street
Sacramento, CA 95814

Housing Authority of the County of Sacramento
Tuesday, March 21, 2017 at 9:30am
Sacramento County Board Chambers
700 H Street
Sacramento, CA 95814

For more information, go to www.saccounty.net.

Housing Authority of the City of Sacramento
Tuesday, March 21, 2017 at 6pm
Sacramento City Council Chambers
915 I Street
Sacramento, CA 95814

For more information, go to www.cityofsacramento.org.

(over)

Information about these meetings can also be found at www.sacrab.com

You can submit your comments for any of these meetings in one of the following ways:

1. Present your comments at any of the public meetings above; or
2. Submit written comments to:
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
Attention: Agency Clerk
3. Send your comments to tenantfocus@sacrab.com

Comments must be received no later than the hearings on March 21, 2017.

STAKEHOLDER ENGAGEMENT REPORT

I. General Notice

Goal: Provide a 45 day published general notice of public workshops, Commission meetings and public hearings

Outcome: 1) Used local media outlets to reach the community including those with Limited English Proficiency (Sacramento Bee, Observer, El Hispano, Hai Van News, Russian Observer, Hmong radio 2) Digital media strategy: SHRA website, social media and video, 3) Utilized community resources including 211 and metro cable.

II. HUD Consultation

Goal: Receive clarification of Fair Housing concerns and guidance on how to proceed

Outcome: Consulted with HUD FHEO and provided demographic data on SHRA Public Housing and HCV applicants/participants. Received initial analysis on fair housing compliance as it relates to homeless general preference. Further consultation will continue.

III. City Stakeholders (Incorporated Municipalities and Unincorporated Communities)

Goal: Increase awareness and solicit feedback from Mayors and City Managers of Sacramento County incorporated and cities on the Homeless Vouchers and Public Housing discussion and upcoming meetings.

Outcome: Met with the City Managers of each municipality and participated in two City Council Meetings (Cities of Elk Grove and Rancho Cordova)

IV. Resident and Applicant Outreach

Goal: Educate public housing residents, HCV participants and waitlist applicants about upcoming meetings (General Notice) and provide a channel for collecting feedback

Outcome: Residents, participants and waitlist applicants were notified by posting notices on doors, posters in lobby, call center recording and video loops in the reception area. Resident Advisory Boards actively participated. Collected comment cards from participants.

Numbers of People in Attendance		
2/16/2017	Resident Meeting – Alder Grove	16
2/21/2017	Resident meeting – Capitol Terrace	26
2/27/2017	Resident Meeting – I St.	41
2/28/2017	Resident Meeting – Alta Arden	12
SHRA Participants		# Comment Cards Submitted
Public Housing Residents		39
HCV Participants		15
Applicant/Waitlists		11

V. Community Stakeholders

Goal: Inform CBO's of upcoming meetings, offer two-way communication and provide a channel for collecting feedback

Outcome: More than 800 homeless advocates, developers, landlords, and the general public were emailed with a 48% open rate. Notices were also mailed to nearly 140 individuals. Collected comment cards from participants.

Numbers of People in Attendance		
2/15/2017	Public Workshop – SHRA Commission Room	43
2/15/2017	Public Workshop – Commission meeting	26
2/24/2017	Public Workshop – SHRA Commission Room	16
3/1/2017	Public Workshop - Arden Dimmick Library	8
3/2/2017	Public Workshop – Samuel and Bonnie Pannell Community Center	10
Participant Group		# Comment Cards Submitted
Community Based Organization		25
Developer		7
Landlord		3
Property Management		3

Community Based Organizations Represented

Associated Prison Ministries
ICS Agency
Justice Reform Coalition
Legal Services of Northern California
LifeSteps
Next Move
North Natomas Community Coalition
Rio Linda/Elverta CPAC
Sac Area Congregations Together
Sacramento Stand Down Association
Sacramento Steps Forward
Sacramento Regional Coalition to End Homelessness
Sacramento Self Help Housing
Wind Youth
Women's Empowerment
Youth Softball League

ATTACHMENT 4

HOUSING AUTHORITY HOMELESS RESOURCE ALIGNMENT IMPLEMENTATION TIMELINE

	TIMELINE	DATES
Admission Policy Amendments (HCV Administrative Plan and Public Housing ACOP)	Release draft HCV Administrative Plan and Public Housing ACOP Commence public comment period for 45 days	April 1, 2017
	First Sacramento Housing and Redevelopment Commission Meeting. Close public comment period on draft HCV Administrative Plan and Public Housing ACOP	May 2017
	Second Sacramento Housing and Redevelopment Commission Meeting to provide final HCV Administrative Plan and Public Housing ACOP (based on comments received from the public)	June 2017
	Housing Authority of the County and City Boards. Present final HCV Administrative Plan and Public Housing ACOP	July 2017
	Final HCV Administrative Plan and Public Housing ACOP to HUD	July 2017
	75 day HUD review of documents	August - mid October 2017
Other Implementation Tasks	Consultations with HUD FHEO and HUD PIH	March 2017 - ongoing
	Initiate discussions with City staff on supportive services for public housing residents	April 2017 – ongoing
	Commence work with County staff and partners on Flexible Supports Re-Housing Program and Move On Program	April 2017-ongoing
	Launch P3 Program with City, County and partner agencies	May 2017 - ongoing
	PBV Strategy to Housing Authority of the County and City	August 2017

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
March 21, 2017
Timed Item: 2:30 p.m.

To: Board of Supervisors

From: Office of the County Executive, Director of Homeless Initiatives
Department of Human Assistance

Subject: County of Sacramento Initiatives To Reduce Homelessness

Supervisory
District: All

Contact: Cynthia Cavanaugh, Director of Homeless Initiatives, 874-4667
Ann Edwards, Director, Department of Human Assistance, 875-3611

Overview

On January 24, 2017, staff presented to the Board of Supervisors an update on development of a comprehensive package of strategic recommendations, with the overall goal of improving Sacramento County's homeless service delivery system to produce better outcomes for persons experiencing homelessness. Specifically, initiatives under development would improve the family homelessness sheltering system, support the strategic use of transitional housing, establish a low-barrier Full Service Rehousing Shelter, and implement a new supportive Rehousing program employing intensive case management and Rehousing supports in conjunction with dedicated Public Housing Authority housing resources. This report presents detailed program recommendations, including costs and financing options for consideration in the Fiscal Year 2017-18 Recommended Budget. This report also presents key implementation milestones and timeframes for each initiative.

Recommendation

Direct staff to:

1. Prepare Requests for Proposals (RFP) for operation of the various components of the initiatives described in this report, contingent upon budget approval: family emergency shelter(s), a transitional housing program with employment services, a Full Service Rehousing Shelter, and a Flexible Supportive Rehousing Program;
2. Return to the Board with programmatic and siting recommendations for a Full Service Rehousing Shelter;
3. Prepare for Board consideration an application to Sutter Health Getting to Zero regional campaign, contingent upon budget approval of matching County funds for Full Service Rehousing Shelter operations and a Flexible Supportive Housing Program as described in this report, and;
4. Work with the Sacramento Housing and Redevelopment Agency (SHRA) to program funding for Board approval to support the County initiatives as reflected in the financial analysis, including funding from Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG), and funding received from the State's California ESG program.

Measures/Evaluation

Estimated annual served of funded initiatives are as follows:

1. Family Crisis Response – approximately 268 families in shelter and 19 families in transitional housing.
2. Mather Community Campus Employment Program – 215 persons in individual households receiving housing and services, and additional persons served in ancillary programs.
3. Full Service Rehousing Shelter – shelter 250 to 300 persons.
4. Flexible Supportive Rehousing Program – re-house 250 individual and family households.

The report specifies additional metrics for each initiative, including such measures as exits to permanent housing, number of days to housing placement, returns to homelessness, and job placement and increased income.

Fiscal Impact

General Fund support for the programs described in this report FY2016-17 is \$1,938,846. If the Board approves FY2017-18 growth requests to implement the program changes as described, FY2017-18 General Fund support for these programs would total \$7,518,811, an increase of \$5,579,965. If the County is unable to secure Federal Supplemental Nutrition Assistance Program (SNAP) funding for Mather Community Campus, the increase in General Fund cost in FY2017-18 would be \$6,442,521.

Assuming the County secures the SNAP funding, on-going General Fund support beyond FY2017-18 would be \$10,226,330 annually, a \$2,420,000 increase over the FY2017-18 amount. If the County is unable to secure SNAP funding, future year on-going General Fund costs would be \$11,376,405.

BACKGROUND

In the fall of 2016, the Board of Supervisors held two workshops on homelessness: “Homelessness Crisis Response: Investing in What Works” on October 18, 2016, and “Increasing Permanent Housing Opportunities for Persons Experiencing Homelessness” on November 15, 2016. These workshops explored strategies to both improve the immediate response to the crisis of homelessness and to create a clearer pathway out of homelessness to permanent housing for all individuals and families.

On January 24, 2017, County staff presented additional detail on the key components of Sacramento County’s comprehensive package that included the following:

1. Redesign of family homelessness response and shelter system;
2. Strategic use of transitional housing;
3. A new low-barrier emergency shelter to shelter and re-house persons experiencing long term homelessness and not served in traditional programs;

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4. Strategic use of public housing authority resources, including Housing Choice Vouchers (HCV) and conventional public housing to homelessness;
5. A new "Flexible Supportive Rehousing Program" employing intensive case management and Rehousing supports for a targeted population; and
6. Positioning the County to compete for State "No Place Like Home" resources to develop permanent supportive housing for persons with serious mental illness.

The presentation of these concepts resulted in community feedback and direction from the Board to return with recommended strategies, programs, and funding options to improve Sacramento's homelessness response.

At the January 24, 2017, meeting, the Board also authorized the Director of Human Assistance (DHA) to extend the existing family shelter contracts through December 31, 2017, to provide time to redesign the County's emergency family shelter program. Redesign goals include decreasing the number of literally homeless families forced to live on the street and to rehouse them rapidly, as well as time to incorporate a transitional housing component into the County's overall homeless sheltering strategy.

At the January 24, 2017, meeting, the Board also requested that Sacramento Housing and Redevelopment Agency (SHRA) work with County Staff and return to the Board (acting as the County Housing Authority) with more detailed discussion and recommendations on the use of Public Housing Authority resources to support these initiatives.

On January 31, 2017, the Board of Supervisors and the Sacramento City Council held a joint workshop on homelessness. At this workshop, County staff provided an overview of the County homelessness initiatives under development and SHRA provided a detailed organizational overview and report on existing SHRA homelessness activities, including ways to increase the impact of public housing resources on homelessness. The Board, acting as the Housing Authority of the County, directed SHRA to explore and consider various options to reduce homelessness throughout the County of Sacramento, including: General Homeless Preference for both Public Housing and Housing Choice Voucher Programs; Limited Preference Set Aside for chronically homeless or other highly-vulnerable homeless population for Public Housing and HCV Programs; Project Based Set Aside (for HCV only), and; Move-On Program for current supportive housing tenants (HCV only). The Board directed SHRA to seek input from a variety of stakeholders and from the United States Department of Housing and Urban Development (HUD) and to return with recommendations relative to these public housing resources.

While the three Board workshops and the joint County-City session all involved significant public participation, County staff has continued to engage with community members and stakeholders to more fully inform the County initiatives. In addition to meeting on an individual basis with several organizations and individuals, County staff shared the initiatives with staff in the cities within the County, including presentations to the City Councils of Rancho Cordova and Elk Grove. On February 28, 2017, the County hosted a stakeholder meeting with approximately 60 persons in attendance representing 36 organizations to help shape the initiatives. The organizations are listed in Attachment I. In general, there appears to be strong support for the County direction and high interest in sharing provider and community expertise and experience to help strengthen the initiatives and implementation. Staff intends to continue stakeholder engagement through implementation.

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DISCUSSION

For each of the four initiatives, this report provides the context, summary description, initiative objectives, costs, financing options, and timeline. The first two initiatives relate to strengthening or supporting existing programs and the second two are new initiatives.

Strengthen or Support Existing Programs

1. Family Shelter System Redesign
2. Preservation of Mather Community Campus (MCC) Residential and Employment Program

New Initiatives

3. Low-Barrier Full Service Rehousing Shelter
4. Flexible Supportive Rehousing Program

County Initiative #1: Redesign Family Homelessness Response and Shelter System

Proposed Actions

- Request a new allocation of \$1.35 million from the County General Fund in FY 2017-18 to replace CalWORKs funding for family shelters.
- Request an additional new allocation of \$321,000 from the County General Fund in FY 2017-18 to replace CalWORKs funding for transitional families housing.
- Modify contracts to require family shelters to prioritize unsheltered families, establish low barrier requirements, mandate family acceptance of housing services, and exit most families to permanent housing within 45 days.
- Release a Request for Proposal (RFP) to contract for transitional housing that provides employment services, prioritizes unsheltered families and serves at-risk families who cannot be diverted from homelessness, allows participants to request housing services at any point, and access to participants and waiting lists to offer CalWORKs assistance.

Context - Through DHA contracts, the County currently provides over \$2 million to support three family shelter providers with capacity to serve approximately 52 families on a nightly basis. One of the funded shelters currently operates more as a transitional housing and employment program, with a significantly longer length of stay for participants.

Recent State changes in CalWORKs homeless programs provide significantly more assistance to prevent family homelessness, or help homeless families return to permanent housing more quickly. This support includes three programs: once-a-year Permanent Homeless Assistance (PHA), which assists eligible families with move-in costs; Temporary Homeless Assistance (THA), which can provide cash aid for up to sixteen consecutive nights of shelter, and; Housing Support Program (HSP), which provides rapid rehousing assistance. These supports appear to be reducing the number of families seeking emergency shelter. With existing emergency shelter contracts expiring in December 2017, there is now an opportunity to carefully redesign emergency shelter services, including consideration of the role of one of the shelters (St. John's Program for Real Change), which operates as a transitional housing program with an emphasis on employment training.

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Initiative Description: Family Shelters - In the recommended redesigned family system, the County would support one or two family shelters to ensure that approximately 33 families on any given night (and 268 families over the course of a year) have a safe place to stay and to receive services that help them stabilize into permanent housing. Shelters would prioritize unsheltered families, but would also serve at risk families who cannot be diverted from homelessness. Services would focus on safe accommodations and basic shelter services while families are re-housed, with diversion services available to help families avoid homelessness. Providers would assist all families with securing permanent housing at shelter entry. Contracts would aim to exit families to permanent housing within 45 days.

Through a County-controlled bed reservation system, the proposed system would simplify access to shelter entry and maximize bed utilization. All families, including those not eligible for CalWORKs, would be eligible for entry. Shelters would accommodate families regardless of their configuration, and would promote lower barriers to entry to accommodate families regardless of complexity of need. Entry would not be predicated on sobriety, treatment, or service participation. Families must accept housing services. County staff would work proactively with eligible families on waiting lists and would offer those in the shelters CalWORKs assistance.

Initiative Objectives: Family Shelters - Family shelter objectives include:

- Decrease the number of families forced to live on the street, or in their cars;
- Increase shelter capacity by increasing shelter utilization rates (e.g., to 90% utilization);
- Increase shelter capacity by helping families in emergency shelters return to permanent housing and stability as quickly possible (e.g., 45 day target);
- Increase shelter access for families, including those with high barriers who are not being served in the existing shelter system and unsheltered families participating in CalWORKs HSP; and
- Help families who are at imminent risk avoid homelessness and maintain their housing.

Costs: Family Shelters – Estimated annual costs for serving 268 families is \$1,314,540 for housing and \$38,453 for diversion assistance (such as moving expenses and utility bill payment), for a total annual cost of \$1,352,993. These estimates are based on a 45-day average length of stay at \$109 per family per day.

Initiative Description: Transitional Housing - The redesigned family system also includes contracting for one transitional housing program to serve approximately 19 families over the course of a year. The program would prioritize unsheltered families, but would also serve at-risk families who cannot be diverted from homelessness. In addition to basic shelter services, families would receive employment and other supportive services, either directly or through mainstream services. The provider would assist all families with securing permanent housing prior to exit and would allow them to request rehousing services at any point. Contracts would aim to exit families to permanent housing within 9 to 12 months.

All families, including those not eligible for CalWORKs, would be eligible for entry. The program would accommodate families with complex needs. County staff would work proactively with eligible families on the program's waiting list or in the shelter to offer CalWORKs assistance, and the contractor would be required to provide this access as a condition

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of receiving County funding. Providers would be required to provide participants with its entry requirements and rights to access services in writing.

Initiative Objectives: Transitional Housing – Transitional Housing objectives include:

- Provide a transitional housing option for those families who choose a supportive transitional housing environment with employment and recovery services prior to entering permanent housing; and
- Increase employment opportunities and income of transitional housing participants.

Costs: Family Shelters – Estimated annual costs for the transitional housing contract is \$720,780. This estimate is based on serving approximately 19 families at a 12-month average length of stay at \$104 per family per day.

Financing Options – The County currently supports family shelters using State CalWORKs funding and a small County General Fund allocation to facilitate serving non-CalWORKs families. The use of CalWORKs funding creates restrictions and limits flexibility within the family system. CalWORKs funding requires families to be eligible for CalWORKs, leaving some families unable to access shelter. CalWORKs also prohibits the use of funds for diversion or transitional housing.

Staff is recommending replacing CalWORKs funding for family shelters and transitional housing with General Fund. Due to a projected \$11 million reduction in CalWORKs funding in FY 2017-18, DHA will be recommending substantial reductions in CalWORKs expenditures as part of the FY 2017-18 Recommended Budget, including cutting CalWORKs support for these programs. The department will be submitting a growth request for General Fund support of the family shelters for \$1,673,927. With the existing General Fund support of \$399,846, the shelters would receive a total of \$2,073,773 in General Fund allocation. Should the Board choose to continue funding family shelters with CalWORKs, it would have to approve further reductions in other DHA programs supported by CalWORKs.

As an alternative, staff is exploring whether part of the General Fund shelter funding can be offset with CalWORKs HSP funding, which is not facing the same reduction as CalWORKs in general. CalWORKs HSP currently pays for emergency shelter in motels while families are being re-housed. The use of motels is not always the best solution for the families who would benefit from the support offered in a shelter environment. It may be possible to reduce the General Fund support of the family shelters over the course of the year for the period that eligible families are sheltered. This presents some budgeting challenges because the program cannot pay for vacant beds, but it could be a strategy to both serve the participating families in a better environment and support shelter operations.

Proposed Funding Sources for Family System Redesign (FY 17-18)	Family Shelters	Transitional Housing	Total
Existing County General Fund	\$0	\$399,846	\$399,846
New County General Fund (Growth)	\$1,352,993	\$320,934	\$1,673,927
Total Cost (all General Fund)	\$1,352,993	\$720,780	\$2,073,773

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Timeline

- Spring-Summer 2017: Meet with family homeless service providers and community stakeholders to continue to scope redesigned family shelter system
- Summer 2017: Release family shelter RFP, subject to final budget authority
- Late Summer 2017: Present proposed awardees for Board approval

County Initiative #2: Preservation of Mather Community Campus (MCC) Residential and Employment Program

Proposed Actions

- Issue an RFP for federal Supplemental Nutrition Assistance Program (SNAP) funding to support residential and employment programs, for which Volunteers of America (VOA) may apply.
- Request a new allocation of \$862,556 from the County General Fund in FY 2017-18 to match SNAP funding to fill MCC's fiscal gap.
- Seek other sources to meet the SNAP match and reduce the need for County General Fund.

Context - Operating since 1996, and operated by VOA, the HUD MCC Residential and Employment Program provides temporary housing for 183 individuals and approximately 28 families who receive employment services prior to entering permanent housing (with a 79 percent permanent housing exit rate in 2015). In 2016, the MCC Residential and Employment Program served approximately 330 individuals.

MCC is unique in that the federal conveyances of the property to the County restrict future use to homeless populations. Additionally, most of the units are configured without kitchens making transitional housing (or short-term housing) the only viable use for most of this property. (Local zoning code requires a permanent housing unit to include a kitchen.)

In recent years, HUD has prioritized federal Continuum of Care funding for permanent housing solutions and has rewarded communities that reduce the length of homelessness. MCC has been reducing the length of stay while still successfully exiting participants; the average length of stay in 2016 was 266 days.

In 2016, the Continuum of Care funding required MCC to receive referrals from the Sacramento Steps Forward coordinated entry and to implement entry consistent with Housing First requirements. In general, VOA has implemented these shifts smoothly. These policies represent a modification to earlier MCC policies, balancing reduced barriers to entry while supporting individuals and families who are in recovery. Participation in alcohol or drug testing is not a requirement of entry or remaining in the program; however, participants are expected to commit to sobriety at MCC. Participants may be tested if there is a reasonable suspicion that substances are interfering with program participation or compliance and are offered supports as they recommit to their consumer-driven case plan.

In addition to the HUD MCC Residential and Employment Program, VOA operates several other residential and non-residential programs at the campus, including Adolfo Transitional Housing

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Program and two residential programs funded by the County for women and their families receiving treatment for addiction (the CalWORKs Sober Living Program and Options for Transitional Living). Attachment II provides a full summary of all of MCC programs.

While not completely prohibiting transitional housing, HUD has encouraged communities to analyze the role of transitional housing within the context of local need and other resources. In 2016, Sacramento Steps Forward (SSF), acting as the Continuum of Care applicant, elected not to include the MCC Residential and Employment Program in its HUD application, creating an approximately \$2.5 million shortfall in annual program funding, starting in October 2017. Staff is working with VOA to fill approximately 19 of the 28 family units through an expansion of the existing CalWORKs Sober Living Program already operating at MCC the FY 2017-18 funding gap to \$1,725,112 (\$2.3 million on an ongoing annual basis starting in FY 2018-19).

Initiative Description - The County would provide replacement funding to continue transitional housing and employment programs at MCC for 183 single adults experiencing homelessness when HUD Continuum of Care funding sunsets on September 30, 2017. This would allow MCC to continue operating with little change to its current policies and program offerings.

Initiative Objectives - Objectives for continued funding of MCC include:

- Preserve MCC Residential and Employment Program for homeless individuals who choose a supportive transitional housing environment providing services prior to entering permanent housing;
- Increase employment/income of participants and stable exits to permanent housing;
- Continue entry practices that reduce barriers while also targeting people interested in recovery and employment services;
- Enable continued operations of ancillary programs at MCC;
- Continuously seek out new resources to reduce ongoing impact on County General Fund; and
- Evaluate the role and contribution of MCC residential, employment, and recovery resources on ending homelessness in Sacramento given changing needs and resources throughout the homeless continuum of care.

Costs - FY 2016-17 costs at MCC Residential and Employment Program are \$4,083,011. With the reduction of the family units from the MCC Residential and Employment program (18 of the 28 moving to the CalWORKs Sober Living Program) and some additional minor adjustments to their program, staff identifies a **new total program cost of \$3,489,590** for FY 2017-18.

Financing Options - Staff has identified the following strategies to replace some of the HUD funding expiring on September 30, 2017.

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Proposed Funding Sources for Mather Community Campus	FY 2017-18	Annual Ongoing
Existing Federal: Client food revenue; CalWORKs	\$ 415,440	\$ 415,440
Existing Non-Federal: Client rent, charter school income	\$ 440,000	\$ 440,000
Existing HUD Continuum of Care	\$ 575,038	\$ -
New SNAP (unsecured)	\$ 862,556	\$ 1,150,075
Existing County General Fund	\$ 334,000	\$ 334,000
New County General Fund	\$ 862,556	\$ 1,150,075
Total Cost	\$ 3,489,590	\$3,489,590

- The County Department of Health and Human Services, Behavioral Health Services and Alcohol and Drug Services program is evaluating the option to expand services utilizing an additional 18 to 19 units for families participating in the CalWORKs Sober Living Program. This source would reduce costs for MCC Employment Program and reduce the number of units in the MCC Residential and Employment Program. County staff will continue to work with VOA to identify other resources with the goal of reducing ongoing County General Fund support.
- VOA could apply for the Federal Supplemental Nutrition Assistance Program (SNAP) Employment and Training funds (E&T), which requires non-federal match funds. The federal government distributes SNAP E&T funds to states based on a competitive process and the amount of funds available. The State distributes a third party reimbursement to the local level based on the amount of funding it receives, so there is no guarantee as to the amount of funding from year to year. To qualify for the SNAP E&T program, there must be an existing E&T program in place that qualifies under the program rules, demonstrate the availability of matching funds, and have California Department of Social Service's acceptance into the State E&T plan. Based on VOA's current participation in the SNAP E&T Match program, VOA's program does meet the program qualification requirements.

Annually, VOA would need an additional \$1,150,075 in non-federal funding to potentially receive \$1,150,075 in SNAP funds. (Note: Since HUD funding does not expire until September 30, 2017, the actual need for FY 2017-18 would be \$862,556 for non-federal funds if VOA is successful with their application for SNAP Education and Training, or \$1,725,112 if VOA is not successful.)

- VOA currently draws only \$200,000 of the currently authorized \$334,000 in County General Fund. With Board authority to amend the contract and adjust the reimbursement method, the full amount would be available to support the program.

Timeline

- Summer 2017: Release SNAP RFP
- October 2017: Execute DHHS contract for the CalWORKs Sober Living Program and DHA contract for County General Fund, subject to final budget authority.

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Alternatives Explored - County and VOA staff explored three additional options, none of which is currently recommended:

- 1) County and VOA staff analyzed reducing the number of residential units, but overall costs do not commensurately reduce because of certain base costs not changing. For example, the gap of \$929,106 to support 180 units reduces as follows:
 - \$952,615 for 150 units;
 - \$810,962 for 120 units; and
 - \$702,249 for 90 units.
- 2) VOA received a new Continuum of Care award of \$2.5 million in FY 2017-18 funding for a new and separate program serving chronically homeless individuals and families in scattered site permanent supportive housing. While it would be possible to utilize some of this new funding as site-based assistance at MCC in the family units, it would only be possible by moving the Adolfo transition age youth from a family building to occupy approximately 48 of the individual units in another building. This would reduce the units available to serve adult individuals in transitional housing by 48 units and would require the mixing of transition age youth within the general population of the campus. For these reasons, this option is not recommended.
- 3) Staff explored new State funding under the Community Based Transitional Housing Program for transitional housing and reentry programming to individuals released from state prisons and county jails. MCC would be eligible for up to \$2 million in one-time funding (40 percent for operations and 60 percent to the jurisdiction issuing the conditional use permit or entitlement) from this under-subscribed program. However, the funding brings a 10-year use restriction. While this population is sometimes served at MCC and the grant allows serving other populations, the program does not provide drug treatment, a required service, and the funding for actual services would be restricted.

County Initiative #3: Full Service Rehousing Shelter

Proposed Actions

- Explore using existing Community Development Block Grant (CDBG) funds up to \$700,000 to pay for one-time capital costs associated with creating a Full Service Rehousing Shelter.
- Apply for \$825,000 in Sutter Getting to Zero grants to help pay for operations at the Full Service Rehousing Shelter.
- Request a new allocation of \$825,000 from the County General Fund in FY 2017-18 to match Sutter funds for Full Service Rehousing Shelter operations.
- Repurpose \$1,000,000 in currently allocated County General Fund allocation from the Rapid Rehousing Program, including a contract with Sacramento Steps Forward, to help pay for operations at the Full Service Rehousing Shelter.
- Return to the Board with siting recommendations for a Full Service Rehousing Shelter in the unincorporated area of the County.

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Context - The 2015 Point-in-Time Count found more than 900 unsheltered individuals, primarily from households without children. There are a variety of reasons why some individuals may never use or no longer use traditional shelters. Traditional shelters often force people to give up something important to them - pets, partners, or possessions - in exchange for a place to rest their head. Many choose to remain unsheltered. Many people living in encampments may be reluctant to leave the social ties that these small communities provide. In its survey of clients, the San Francisco Navigation Center found other common reasons for not using shelters, including previous negative experiences and the perception that shelters gave little or no hope of being connected to housing. However, without the safety, security, and assistance with basic needs that a shelter provides, it is that much more challenging for people to connect to services and pursue permanent housing.

Following the model of San Francisco's Navigation Centers, clients will not self-refer to the shelter; rather, designated referral agencies (such as law enforcement and outreach workers) would offer access to the shelter utilizing objective referral criteria. The primary purpose of the shelter is to serve those with the highest barriers to traditional services and shelter.

County staff is working to proactively identify potential county-owned property within the unincorporated area of the County. It is envisioned that sites may also be proposed by those responding to the County's solicitation. In general, the site should include accessible dormitory-style sleeping and living quarters for 75 persons with shower and bathroom facilities, laundry facilities, kitchen facilities, a dining room, counseling offices, office space, and accommodations for consumer storage and kennels. Site considerations or criteria also include:

- Whether current zoning allows emergency shelters. In the unincorporated area, a shelter is allowed in general commercial and light industrial zones subject to development standards in Section 3.5.3A of the Zoning Code, including 100-bed limit, design review, locational and transit requirements;
- Community considerations – a community vetting process would be necessary in most cases;
- Proximity to parks or schools, recognizing criminal backgrounds of some individuals;
- Indoor/outdoor space;
- Access to services and/or transportation; and
- Architectural design, including considerations for safety and security.

Initiative Description - Staff is proposing that the County fund a local provider to open a 24-hour, low-barrier Full Service Rehousing Shelter designed to shelter and rapidly re-house persons who are difficult to serve in traditional shelters or services. It is anticipated that the shelter will offer dormitory accommodations for 75 clients, their partners, pets and possessions, and include meals, showers, and laundry facilities. Stable exits will be the primary objective of on-site case management that would focus from day one on connecting participants to stable income, public benefits, and permanent housing. Depending on shelter location and other factors, ancillary services could be co-located on or off-site. For example, County DHA could outstation eligibility staff at the shelter. Shelter staff could facilitate group appointments for participants to obtain identification cards at an offsite location. Some health services may be available onsite on a rotating basis, but it would also be important to connect shelter participants to a primary care provider.

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Initiative Objectives - The Full Service Rehousing Shelter is intended to achieve the following:

- Increase accessibility to shelter and Rehousing services for Sacramento's difficult to serve population who are unable to access existing services;
- Rapidly connect clients with stable housing outcomes and long-term stability;
- Improve benefits connections and retentions; and
- Spread lessons learned throughout the shelter system.

Costs and Financing Options - There are **three** general cost components to the Full Service Rehousing Shelter:

Component 1: One-time capital improvements related to site acquisition and/or site improvements. Estimated cost depends on condition of the identified facility. Dependent on the site, one-time costs may include:

- Site acquisition costs;
- Building repairs, renovation or modifications to bring to code, enhance use, or otherwise meet minimum criteria cited below; and
- Furniture and fixtures (such as beds, mattresses, and lockers).

Financing Options for capital improvements - Staff has preliminarily identified approximately \$700,000 in existing capital funding available within the current year from County CDBG funding. These amounts could be re-programmed for capital costs related to the Full Service Rehousing Shelter and be offered as part of the RFPs. However, these funding sources require an eligible CDBG use of the funded building for a number of years, and that requirement may be less viable for some sites.

Component 2: Ongoing operations that provide shelter and meet basic needs on a per bed/per day basis. Typical costs to operate a single adult shelter range in Sacramento from \$27 per bed/per day to about \$50 per bed/per day ("*Analysis of Sacramento County Emergency Shelter System Performance*", Focus Strategies, June 2015). Typical operating costs include shelter personnel (security, janitor, and administration), support services staffing (case managers and services coordinators), amenities such as food, laundry and showers; office and building supplies; insurance; transportation; training; and data tracking and accounting. Operating costs may also include utility and facility costs. Operating costs typically do not include ancillary services and supports, even if located on site, such as health and behavioral health services. In its first six months of operation, the San Francisco Navigation Center's costs were \$69 per bed/per day. While this included costs of a dedicated City employee, it did not reflect additional city or county staff, including staff co-located to streamline benefits, staff coordinating moving encampments, or staff costs for evaluation.

County staff is estimating total annual operating costs for a 75-bed Full Service Rehousing Shelter of \$1.65 million, based on preliminary budgeting and high-end shelter costs of \$60 per bed/per day in Sacramento County.

Financing options for operational costs – Staff is recommending pursuing \$825,000 from Sutter Health's Getting to Zero grant funds, matched by \$825,000 in County General Fund, to support program operations in its first year. Together these sources would cover operational costs for

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the first year of the Full Service Rehousing Shelter. The Shelter will closely align with Sutter Health's initiative that provides matching funds to new locally supported initiatives aligned with housing first principles in a three-county region. Because Sutter Health funding is of limited duration, at the point in time that Sutter is no longer participating, the County would be responsible for ongoing operational costs to continue Shelter operations. This could mean an additional \$825,000 annually in operational support from the County General Fund (for a total of \$1.65 million in General Fund support).

It may be possible to reduce the ongoing costs to the County using existing and new federal and State Emergency Solutions Grant (ESG) funding (totaling \$1.45 million). In general, no more than 60 percent (\$870,038) of this funding can be used for shelter operations (the remaining 40 percent can be used for rapid rehousing). County staff proposes to work with SHRA to align federal and state ESG funding to support the Full Service Rehousing Shelter in future years.

Funding Source	Annual Amount (@ 60%)	Current Use
County ESG	\$253,200	Rapid Rehousing and Shelter for Individuals
State Pass-Through ESG to County	\$267,000	New funding in 2016 used for Rapid Rehousing
California ESG	\$349,838	New State one-time funding anticipated in 2017
Total	\$870,038	

Component 3: Rehousing assistance for short-term financial assistance and housing location assistance. While some of the Full Service Rehousing Shelter participants may be participating in the Flexible Rehousing program (see Initiative #4 below) or receiving other Rehousing assistance (rapid Rehousing or permanent supportive housing through Continuum of Care or ESG programs), it is anticipated that additional Rehousing funding is required for short-term financial assistance and housing location assistance.

Financing Options for Rehousing Assistance - Subject to budget approval of ongoing funding in FY 2017-18, County staff proposes aligning the County's existing annual investment of approximately \$1 million for rapid Rehousing funding to provide Rehousing assistance to Full Service Rehousing Shelter participants. County rapid Rehousing funds are currently used in conjunction with Sutter Health and City of Sacramento funding for a local rapid Rehousing program implemented by VOA and administered by Sacramento Steps Forward. County staff proposes to issue a new RFP in 2017 and administer the contract directly (rather than having a third party administer the County contract).

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The chart below summarizes the first-year budget for the Full Service Rehousing Shelter:

Funding Source	Use	Amount
County General Fund 17-18 Growth Request	Operations	\$825,000
Sutter Health	Operations	\$825,000
County General Fund Existing Base	Rehousing Assistance	\$1,000,000
<i>Subtotal: Ongoing Costs</i>		<i>\$2,650,000</i>
CDBG	Capital Improvements	\$700,000
<i>Total first year costs</i>		<i>\$3,350,000</i>

Timeline

- June 2017: Apply to Sutter Health Getting to Zero, contingent upon approval of County funding
- Spring-Summer 2017: Reprogram CDBG for capital improvements for Board approval and identify available ESG resources for future support
- Spring-Summer 2017: Return to Board with potential site locations and operational parameters
- August 2017: Release Full Service Rehousing Shelter RFP, subject to final budget authority
- Fall 2017: Present proposed awardees for Board approval
- January 1, 2018: Begin provider contract contingent on site identification and other requirements (rezoning, rehabilitation)

Winter Sanctuary Evaluation - Staff recommends a continuation in FY 2017-18 of the Winter Sanctuary program, supported in FY 2016-17 by \$435,000 from County General Fund. However, staff recommends an evaluation of the impact of the Full Service Rehousing Shelter on the future need for Winter Sanctuary prior to the FY 2018-19 Recommended Budget. Winter Sanctuary likely serves the same target population that the Full Service Rehousing Shelter intends to serve, but only for the winter months and without providing case management or housing services.

County Initiative #4: Flexible Supportive Rehousing Program

Proposed Actions

- Apply for \$1,595,000 in Sutter Getting to Zero grants to help pay for Flexible Support Rehousing services.
- Request a new allocation of \$1,595,000 from the County General Fund in FY 2017-18 to match Sutter funds for Flexible Support Rehousing services.
- Repurpose \$205,000 in currently allocated County General Fund from the Sacramento Steps Forward Navigator program, to help pay for Flexible Support Rehousing services.
- Subject to budget approval of the above allocations, develop a Flexible Support Rehousing Program that provides support services to recipients of Limited Homeless Access Housing Choice Vouchers recommended by SHRA, and that provides rental subsidies and services to other targeted persons to move them in supportive house.

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Context - For some individuals and families experiencing long-term homelessness, many with complex health and behavioral health conditions, extraordinary engagement and support is needed to build trust and help them transition to permanent housing and to maintain long-term housing stability. Many of these persons have lost hope in a system that is impossible to navigate and does not offer a concrete pathway to a home, regardless of history or current challenges. While our community has several rapid Rehousing programs that work for many (funded by CalWORKs, Continuum of Care, ESG, and with local funds), these programs offer less intensive support of shorter duration. With wraparound services similar to services provided in Sacramento County's Full Service Partnership program for persons living with a serious mental illness, the Flexible Supportive Rehousing Program (FSRP) would provide a highly flexible solution, employing proactive engagement, "whatever it takes services", and ongoing housing subsidies to engage and stably re-house the target population. Services could range from transportation or obtaining identification to assessment for conservatorship or representative payee services to help clients manage their finances and maintain housing. This program is modeled after Los Angeles County's Housing for Health Flexible Subsidy Pool (and other frequent user programs), administered by Los Angeles Department of Health Services, created in 2013 and on target to re-house 2,400 individuals by 2017.

The primary program target would be individuals and families experiencing long-term homelessness who are high utilizers of County services and who require intensive services to exit homelessness. The Pay for Success feasibility study underway by Social Finance is currently using county and homeless data systems to identify the highest cost users who are experiencing long-term homelessness. By targeting frequent users within public systems of care, the program will leverage mainstream services for people already engaged somewhere in public systems and meet dual goals of stabilizing long-term homeless in permanent housing and reducing public costs. The program could also accommodate one-time funding with specialized populations, such as the State of California's Bringing Families Home for child welfare-involved families experiencing homelessness who need permanent supportive housing.

The program proposes to employ a "frequent utilizer" approach to targeting the highest cost users experiencing homelessness - rather than using coordinated entry prioritization criteria - to identify eligible participants. Coordinated entry is required for HUD Continuum of Care and ESG funded programs (typically rapid Rehousing and permanent supportive housing). SSF is currently implementing coordinated entry for a portion of these programs and is working to implement a functional system for all existing programs by mid-year and to review their system for compliance with the recently issued HUD guidelines to be implemented by 2018. Communities have the discretion to choose to target local resources to specific populations, such as frequent use of public resources and systems of care, such as this program is doing. As long as the Continuum of Care and ESG programs use coordinated entry, this approach is compliant with HUD requirements for coordinated entry.

Initiative Description - The County would create a new Flexible Supportive Rehousing Program that would provide highly flexible Rehousing and stabilization services to persons who have experienced long-term homelessness, typically persons with complex health and behavioral health conditions. The program would fund two kinds of services: intensive case management services and housing-related services (including securing housing and rental subsidy) to assist the target population to secure quality affordable housing with ongoing supports.

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The Flexible Supportive Rehousing program will support Rehousing 250 persons in its first year (with individualized supports continuing in future years).

- The County and its contracted providers will ensure the successful utilization of 150 Housing Choice Vouchers within the Limited Allocation, as proposed by SHRA. The County program will provide critical engagement, housing location and ongoing services to ensure appropriate targeting, engagement, housing location and support to ensure ongoing housing stability
- We anticipate that up to 100 additional homeless households will need more flexible housing assistance. Many households will not qualify for HCVs, or find property owners willing to accept them due to criminal background, rental histories, immigration status, or similar factors. Yet, these households can be successfully re-housed with a more flexible source of housing assistance and the supportive services provided by the program.

Initiative Objectives include:

- Proactively identify persons experiencing long-term homelessness who interact repeatedly within multiple county systems of care and require intensive services to exit homelessness;
- Deliver high quality intensive case management services (ICMS) and wrap around services to support participants' transition from homelessness to long-term success in permanent housing. Services will be flexible, individualized, and ongoing, but may be stepped down over time;
- Using Property Related Services (PRS) to secure housing for participants. Proactively develop a broad range of housing including: non-profit owned housing, master leased buildings, scattered site housing, private market housing, and roommate/shared housing for participants. Work with owners to incentivize placement through a variety of financial and other incentives. Assist clients with ongoing relationships with owners and in maintaining housing;
- Through a flexible subsidy pool that includes both traditional vouchers and more flexible rental funds, thereby providing ongoing rental assistance for as long as needed;
- Improve health, behavioral health, and housing outcomes for participants;
- Reduce inappropriate use of expensive public and private resources;
- Build capacity and deepen collaboration among provider and county services to meet the needs of this population; and
- Create a Rehousing "infrastructure" that can expand with new resources for high need populations, such as State competitive funding in Bringing Families Home. It is anticipated that CalWORKs HSP program would contribute CalWORKs funding to PRS so that some HSP clients could receive housing location assistance.

Costs - Program modeling assumes Rehousing 250 households in the first year, including 150 households who would receive HCVs and 100 households assisted through a more flexible rental subsidy pool. This modeling also assumes that services supports will continue for these 250 participants in future years. Annual costs with these assumptions would be approximately \$3.395 million, excluding administrative costs. To the extent participants can step down from services over time, or additional funds are identified, additional households would be served. However, it is important to recognize that for many, services and support will be ongoing.

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Cost Component	Annual Cost
Intensive Case Management	\$1,350,000
Property Related Services	\$600,000
Flexible Housing Pool	\$1,445,000
Total	\$3,395,000

Financing Options - Two primary funding sources are identified to support the program in its first year: County General Fund and Sutter Health's Getting to Zero matching grant funds (not yet secured). Sacramento County's FSRP would closely align with Sutter Health's initiative that provides matching funds to new locally supported housing first initiatives in a three-county region. A \$1.595 million Sutter grant matched with \$1.595 million in County General Fund would cover program costs in the first year of the Flexible Supportive Rehousing Program for 250 participants. In addition, staff proposes to use existing County General Fund currently allocated to SSF navigators (with the exception of maintaining the services of the SSF navigator serving Florin/Mack Property Improvement District) for the more intensive case management and Rehousing assistance provided in this program.

This chart summarizes the first-year budget and three-year total expenditures for Flexible Supportive Rehousing Program that would support a total of 250 persons (150 through HCVs).

Funding Source	2017-18	Three-Year Expenditures
Sutter Health Getting To Zero	\$1,595,000	
County General Fund - New	\$1,595,000	\$9,570,000
County General Fund – Redirected by not renewing existing SSF Navigator contracts	\$205,000	\$615,000
Total	\$3,395,000	\$10,185,000

Because Sutter Health funding is of limited duration, at the point in time when Sutter Health is no longer participating, the County would be responsible for ongoing support for program participants. This could mean an additional \$1.595 million annually in ongoing support from the County General Fund (for a total of \$3.395 million in ongoing annual General Fund support).

It may be possible to reduce the ongoing costs to the County using existing and new federal and State Emergency Solutions Grant (ESG) funding (totaling \$1.45 million). In general, no more than 40 percent (\$580,026) of this funding can be used for rapid rehousing (the remaining 60 percent can be used for shelter operations). County staff proposes to work with SHRA to align federal and state ESG funding to support Flexible Supportive Rehousing in future years.

Funding Source	Annual Amount (@ 40%)	Current Use
County ESG	\$168,800	Rapid Rehousing and Shelter for Individuals
State Pass-Through ESG to County	\$178,000	New funding in 2016 used for Rapid Rehousing
California ESG	\$233,226	New State one-time funding anticipated in 2017
Total	\$580,026	

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Timeline

- June 2017: Apply to Sutter Health Getting to Zero, contingent upon approval of County funding
- August 2017: Release RFPs for Intensive Case Managers and Property Related Services, subject to final budget authority
- Fall 2017: Present proposed awardees for Board approval
- Winter 2017/18: Begin Service Contracts

SHRA Recommendations for Serving the Homeless With Housing Authority Resources

On March 21, 2017, SHRA will be presenting recommended strategies and targets for the Public Housing Authority Resources, including creating 150 Limited Allocation of Housing Choice Vouchers (HCVs) for homeless individuals and families. The proposed County Flexible Supportive Rehousing Program discussed earlier in this report would provide the essential support and services that will enable the 150 Limited Allocation HCV participants to successfully find and maintain housing. Likewise, the HCVs would be a critical tool for reducing homelessness in concert with the implementation of the initiatives presented here.

SHRA also recommends in its report providing Project-Based Vouchers, Move On vouchers, and Homeless Youth Vouchers to homeless and formerly homeless individuals/families. SHRA has programmatic responsibility for these programs. County staff supports these recommendations, which are consistent with discussions with SHRA in the past year and with presentations at the Board's homelessness workshops over the past six months.

If additional slots are added in future years through an expansion of HCVs, as is recommended in SHRA's March 21, 2017, Board report, additional programmatic and budgetary support would be required. The table below represents costs of supporting an additional 250 participants in years two and three (with 150 additional HCVs each year) in the Flexible Supportive Rehousing Program. If the program expands by 250 participants in years two and three, the ongoing costs for 750 participants will be approximately \$10 million.

	First 250 Participants (incl. 150 HCVs)	Potential Future Costs		
		Second 250 (incl. 150 HCVs)	Third 250 (incl. 150 HCVs)	Total 750 (with 450 HCV)
Year 1	\$3,395,000	-	-	\$3,395,000
Year 2	\$3,395,000	\$3,395,000	-	\$6,790,000
Year 3	\$3,395,000	\$3,395,000	\$3,395,000	\$10,185,000

The Financial Analysis of this report reflects the first year of the program, serving 250 participants, with 150 receiving an HCV. County staff intends to evaluate the Flexible Supportive Housing Program within six months of implementation and on an ongoing basis for subsequent year funding. County staff also recommends reaching out to the cities within Sacramento and other potential funders to expand the Flexible Supportive Housing Program to support additional participants in years two and three.

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County Staffing

Included in the financial analysis are costs for County staff to launch and administer the new initiatives and conduct ongoing evaluations. Staffing costs, estimated at \$623,482, are based on the addition of two Human Services Social Workers and two Human Services Planners within DHA. Full details and justification will be presented during the FY 2017-18 Recommended Budget.

Update on Motel Conversion Funding

With the dissolution of Redevelopment, there are not many options available for the financing of projects of this type. In California, general obligation bonds are currently being used to fund projects and would be issued in the taxable bond market. The issuance of bonds would be taxable as often the proceeds are used to create loans to non-profits to provide capital for construction and services needed in an appropriate setting/facility. The funding source for repayment is of concern as for the past 25 years, federal tax credits have been a primary source of funding with local subsidies to match the tax credit. Today this type of funding is not usually enough to make an affordable subsidy work due to construction and land costs.

In a past workshop, the Board of Supervisors requested consideration of a \$100 million bond issuance to provide revenues to purchase and rehabilitate motels to convert into housing for the homeless. To cover Cost of Issuance and a cash funded Reserve Fund, the bond issue would need to be \$110 million. Given the County's current credit rating and financial position, a conservative interest rate of 6 percent was used to determine that the annual debt service would be approximately \$8 million with an overall cost of \$240 million to the General Fund over 30 years.

71-J

Based on Board direction, 71-J analysis will be completed prior to release of any competitive bid applications.

MEASURES/EVALUATION

Initiative	Annual Served	Additional Metrics
Family System Redesign	268 families in shelters 19 families in transitional housing	• Occupancy rate • Exits to permanent housing • Number of days to housing placement • Avg. cost per permanent housing exit • Returns to homelessness within 12 months • Number literally homeless served • Job placements and increased income (for transitional housing)

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Initiative	Annual Served	Additional Metrics
Mather Community Campus	215 persons in individual households Ancillary programs at MCC provide: • Residential services to 48 Adolfo youth and 36 family households • Non-residential employment and Rehousing services to 300 veterans households and 88 individuals	• Exits to permanent housing • Number of days to housing placement • Avg. cost per permanent housing exit • Job placement and increased income
Full Service Rehousing Shelter	250 to 300 persons sheltered	• Exits to permanent housing • Number of days to housing placement • Avg. cost per permanent housing exit • Returns to homelessness within 12 months • Income increase
Flexible Supportive Rehousing Program	250 individual and family households	• Exits to permanent housing • Number of days to housing placement • Avg. cost per permanent housing exit • Returns to homelessness within 12 months • Income increase

FINANCIAL ANALYSIS

Strengthen or Support Existing Programs - Initiatives 1 and 2 represent reprogramming within existing programs: family shelters, family transitional housing, and MCC. The table on the next page summarizes costs and proposed sources of funding for these programs, in FY 2017-18 and in subsequent years. In the first year, these programs require approximately \$3.3 million in County General Fund support, including \$2.54 million in new General Fund support. The new General Fund need includes \$1.67 million for family shelters and transitional housing, due to a shift in funding from CalWORKs to the General Fund. It also includes almost \$862,556 in new General Fund to match SNAP funding and to offset part of MCC's lost HUD funding. County General Fund costs for MCC would increase by another \$862,556 if VOA is unable to secure new SNAP funding.

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**Budget – Family Shelters, Transitional Housing, and Mather Community Campus
Initiatives 1 and 2**

Fiscal Year 2017-18				
Proposed Funding Source	Family System Redesign		Mather Community Campus	Total
	<i>Family Shelters</i>	<i>Transitional Housing</i>		
Existing Federal	\$ -	\$ -	\$ 415,440	\$ 415,440
Existing Non-Federal	\$ -	\$ -	\$ 440,000	\$ 440,000
Existing HUD Continuum of Care	\$ -	\$ -	\$ 575,038	\$ 575,038
New SNAP (unsecured)	\$ -	\$ -	\$ 862,556	\$ 862,556
Existing County General Fund	\$ -	\$ 399,846	\$ 334,000	\$ 733,846
<i>New County General Fund</i>	\$ 1,352,993	\$ 320,934	\$ 862,556	\$ 2,536,483
Total Cost	\$ 1,352,993	\$ 720,780	\$ 3,489,590	\$ 5,563,363
Annual Ongoing				
Proposed Funding Source	Family System Redesign		Mather Community Campus	Total
	<i>Family Shelters</i>	<i>Transitional Housing</i>		
Existing Federal	\$ -	\$ -	\$ 415,440	\$ 415,440
Existing Non-Federal	\$ -	\$ -	\$ 440,000	\$ 440,000
Existing HUD Continuum of Care	\$ -	\$ -	\$ -	\$ -
New SNAP (unsecured)	\$ -	\$ -	\$ 1,150,075	\$ 1,150,075
Existing County General Fund	\$ -	\$ 399,846	\$ 334,000	\$ 733,846
<i>New County General Fund</i>	\$ 1,352,993	\$ 320,934	\$ 1,150,075	\$ 2,824,002
Total Cost	\$ 1,352,993	\$ 720,780	\$ 3,489,590	\$ 5,563,363

New Programs – The table on the next page summarizes costs and proposed sources of funding for new programs, in FY 2017-18 and in subsequent years. These new programs include Initiatives 3 and 4, the Full Service Rehousing Shelter and Flexible Supportive Housing Program respectively, and a growth request for DHA social workers and program planners needed to support these new programs. In the first year, these programs require approximately \$4.25 million in County General Fund support, including slightly more than \$3 million in new General Fund support. The new General Fund need includes \$2.42 million for matches to Sutter Getting to Zero grants for the Full Service Rehousing Shelter and Flexible Support Housing. It also includes \$623,000 in new General Fund for DHA staff. In subsequent years, these new programs would need an additional \$2.42 million each year after Sutter Health funding ceases.

Staff will also be recommending a redirection of existing General Fund from existing programs to these new programs.

- Not renewing DHA's Rapid Rehousing Program and redirecting the current \$1 million allocation to partially fund Full Service Rehousing Shelter Rehousing assistance;
- Not renewing DHA contracts with Sacramento Steps Forward for Homeless Navigators and redirecting the \$205,000 allocation to partially fund the Flexible Supportive Housing Program.

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The Full Service Rehousing Shelter program also includes \$700,000 in one-time CDBG funding for capital improvements, which will not be needed in FY 2018-19.

**Budget – Full Service Rehousing Shelter and Flexible Supportive Rehousing
Initiatives 3 and 4**

Fiscal Year 2017-18				
Proposed Funding Source	Rehousing Shelter	Supportive Housing	DHA Staff	Total
CDBG	\$ 700,000	\$ -	\$ -	\$ 700,000
Sutter - Getting to Zero Grant	\$ 825,000	\$ 1,595,000	\$ -	\$ 2,420,000
Redirected County General Fund	\$ 1,000,000	\$ 205,000	\$ -	\$ 1,205,000
<i>New County General Fund</i>	\$ 825,000	\$ 1,595,000	\$ 623,482	\$ 3,043,482
Total Cost	\$ 3,350,000	\$ 3,395,000	\$ 623,482	\$ 7,368,482
Annual Ongoing				
Proposed Funding Source	Rehousing Shelter	Supportive Housing	DHA Staff	Total
CDBG	\$ -	\$ -	\$ -	\$ -
Sutter - Getting to Zero Grant	\$ -	\$ -	\$ -	\$ -
Redirected County General Fund	\$ 1,000,000	\$ 205,000	\$ -	\$ 1,205,000
<i>New County General Fund</i>	\$ 1,650,000	\$ 3,190,000	\$ 623,482	\$ 5,463,482
Total Cost	\$ 2,650,000	\$ 3,395,000	\$ 623,482	\$ 6,668,482

County staff will prepare growth requests and reprogramming of existing funds for consideration in the Fiscal Year 2017-18 Recommended Budget to support the County homeless initiatives presented in this report.

Respectfully submitted,

APPROVED:

CYNTHIA CAVANAUGH,
Director of Homeless Initiatives

By: _____
NAVDEEP S. GILL,
County Executive

ANN EDWARDS, Director
Department of Human Assistance

By: _____
PAUL G. LAKE,
Chief Deputy County Executive

Attachments:

Attachment 1 – February 2017 Stakeholder Meeting Participants

Attachment 2 – Mather Community Campus Programs

February 2017 Stakeholder Meeting Participants
County Homeless Initiatives

Attachment 1

Organization	Number of Participants Present
A Community for Peace	2
Atlas of Carmichael	1
CARES Community Health	1
City of Elk Grove	1
City of Rancho Cordova	1
City of Sacramento	1
Congresswoman Matsui's Office	1
First Step Communities	1
Golden 1	1
Goodwill	1
Harm Reduction Services	1
Housing California	1
Loaves and Fishes	4
Lutheran Social Services of Northern California	2
McGeorge School of Law	2
Midtown Association	1
Next Move	4
Real Life Church	1
Sacramento ACT	2
Sacramento Employment and Training Agency (SETA)	2
Sacramento Housing Alliance	2
Sacramento Housing and Redevelopment Agency (SHRA)	1
Sacramento Regional Coalition to End Homelessness	1
Sacramento Self-Help Housing	2
Sacramento Steps Forward	2
San Juan Unified School District	1
St. Mark's Church	1
Stockton Boulevard Business Partnership	1
The River District	1
The Salvation Army	3
Transitional Living and Community Support (TLCS)	2
Turning Point Community Programs	1
Volunteers of America	4
Wind Youth Services	1
Women's Empowerment	2

Mather Community Campus Programs
County Homeless Initiatives

Attachment 2

The Mather Community Campus (MCC) is part of the former Mather Air Force Base. It is a 33-acre parcel with five residential buildings, nine utility buildings and a commercial kitchen with a dining hall. Currently, Volunteers of America is operating eight programs that served over 885 homeless adults and children in 2016. Sacramento County also operates a "Career One-Stop" at the site.

MCC Residential and Employment Program: This is an employment readiness and placement program with a bridge housing residential component. Clients can stay up to one year. During this period they are trained in life skills, employment preparation, vocational training and receive job placement and housing placement services. There are 183 studio units and 28 family units serving 225 single adults and 105 persons in family households in 2016.

Adolfo Former Foster Youth Program: Adolfo is a longer-term transitional housing program for emancipated former foster youth providing substance abuse treatment, life skill training, continuing education, pre-employment training, employment and housing placement. There are 48 units on site and 18 units offsite that are a part of this program. Adolfo served an average of 54 youth in 2016.

Options Transitional Living: OTL is a transitional housing program that serves single women, some with children, who are experiencing drug and/or alcohol addiction. The program includes offsite treatment through Strategies for Change that varies from 4 days to 1 day per week throughout the client stay. This program occupies part of one family residential building serving 12 women and their children.

CalWorks Sober Living Program: A transitional housing program for families where the primary member is experiencing drug and/or alcohol addiction. It is an on-site treatment program serving 18 families. In 2016, the program served 18 adults and approximately 60 children in 2016.

Supportive Services for Veteran Families: Funded through the U.S. Department of Veteran Affairs, SSVF is a non-residential program that works with veteran families to reconnect them with their VA benefits and to assist them with locating permanent housing options. Some veteran families qualify for funds for rental deposits, rental assistance and utility deposits. Case managers will work with these families up to 3 months. SSVF served approximately 250 households in 2016.

Homeless Veteran Reintegration Program: HVRP is a non-residential program that focuses on employment preparation and placement for homeless veterans and their families. Funded through the US Department of Labor, HVRP served approximately 50 veterans in 2016.

Subsidized Training and Employment Program: STEP is a non-residential program serving CalWorks and Welfare-to-Work candidates. The program provides job development, job placement with subsidized wages for the employer and employment retention services. Funded through Sacramento County DHA and Sacramento Employment and Training Agency, STEP employed 88 clients in 2016.

MEMORANDUM



DATE: March 20, 2017

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Reinvestment and Housing Opportunities Manager

SUBJECT: DISCUSSION WITH BRIDGE HOUSING OF A PROPOSAL TO DEVELOP PROPERTY AS LOCATED AT THE NORTHEAST CORNER OF FOLSOM BLVD AND LA LOMA DRIVE CONTIGUOUS TO THE FOLSOM LAKE COLLEGE RANCHO CORDOVA CENTER AS A MIXED USE MIXED INCOME PROJECT.

RECOMMENDATION

Provide staff and developer with direction for potential next steps.

RESULT OF RECOMMENDED ACTION

Developer will receive information and direction from the City Council on the development concepts and proceed as agreed and return to City Council at a future public meeting.

BACKGROUND

In 2006, with the adoption of the now defunct Community Redevelopment Agency of the City of Rancho Cordova, the area referred to as the “greater Cordova Meadows Neighborhood” was found to be suffering from physical and economic blight conditions as well as public improvement deficiencies. At that time, the City Council found that these conditions were so prevalent and substantial so as to cause a reduction in the proper utilization of the area to such an extent that it constituted a serious physical and economic burden on the City; a burden which could not reasonably be expected to be reversed unless a coordinated plan for reinvestment were developed and implemented through the combined efforts of private enterprise and government action.

On November 16, 2015, the City Manager was authorized to execute a Memorandum of Understanding with BRIDGE Housing for the development of specific strategies for non-profit private enterprise reinvestment in our target area. BRIDGE brought with them a long list of successful Transit Oriented Developments (TOD). This firm’s success is based in part on a keen understanding of market forces, technical competency and a remarkable track record. It was understood that upon receiving concurrence from the City on a strategy BRIDGE would make applications to the City for funding assistance. Both apartment reinvestment and new construction mixed use plans were to be developed and discussed with the City. Concerted efforts to purchase a large apartment complex in the target area were repeatedly rejected as the existing for sale market over-heated to the point where an acquisition, demolition and rebuild strategy was financially unsupportable. Staff then asked BRIDGE to focus on development

opportunities associated with the vacant properties along Folsom Boulevard contiguous to the Folsom Lake College Rancho Cordova Center.

BRIDGE made contact with the property owner and was invited to make a proposal. Over the last several months, Bridge and City staffs have discussed several different site plans and financial requirements for the development of the subject property. These efforts have resulted in an initial site plan and economic proforma which is proposed to serve as the basis for Council discussion.

THE DEVELOPMENT PROPOSAL

Since the inception of this partnership, the market climate has brightened somewhat. BRIDGE will suggest that market indicators are moving in the correct direction. Yet, this movement does not guarantee the timing or form of development of this prime site. A truly meaningful development program will require an enlightened master developer able to take advantage of transit linkage potential, knowledge of “place making” elements, and the ability to structure the financing of the proposed development. Done correctly, the development of this site will significantly contribute to the future of this area of our City.

This evening, BRIDGE Housing will present a program for discussion and direction which it feels offers a real chance under current market conditions for the successful development of this Transit Oriented Development (TOD) site. Not all development combinations and configurations are financially feasible for this site. Using a program that BRIDGE feels can be successful, staff hopes that the conversation with the Council will refine and direct the future of the effort. BRIDGE is “checking in” to ensure program consistency with current City objectives. The current program includes a mix of uses and both affordable and market rate rental housing opportunities. In order to preserve its tax exempt status and its “organizational culture,” affordable housing must be a component of any BRIDGE development. The major components of the development program will be presented to the Council by the developer.

One component of the development program, the “Civic Use,” is not detailed in the Bridge presentation. Deemed necessary to generate both interest and value in the site, the Civic Use is proposed to be a work in progress to be modified, detailed and financed through future efforts. Staff has included examples of the uses that might be considered and BRIDGE has suggested how a financing mechanism for the capital improvement component of a Civic Use site, New Market Tax Credits, might be used to generate up to a third of any required financing.

FINANCIAL SUPPORT REQUIREMENTS

The requested financial support for this effort is summarizes as:

AFFORDABLE RENTAL

1. \$5.10 million grant over a 2 year period (assumes no other subsidies besides tax credits), plus
2. \$0.20 million/yr grant for 18 years

MARKET RATE RENTAL

1. \$.10/ million/yr loan for 4 years (repayment begins in year 5)

OPTIONS

- PROCEED WITH THE DEVELOPMENT OF THE CONCEPT AS PRESENTED
- PROCEED WITH THE DEVELOPMENT OF THE CONCEPT WITH MODIFICATIONS AS DISCUSSED
- OTHER DIRECTIONS
- HALT WORK ON THE DEVELOPMENT OF THE SUBJECT PROPERTY

ATTACHMENT

PowerPoint Presentation.

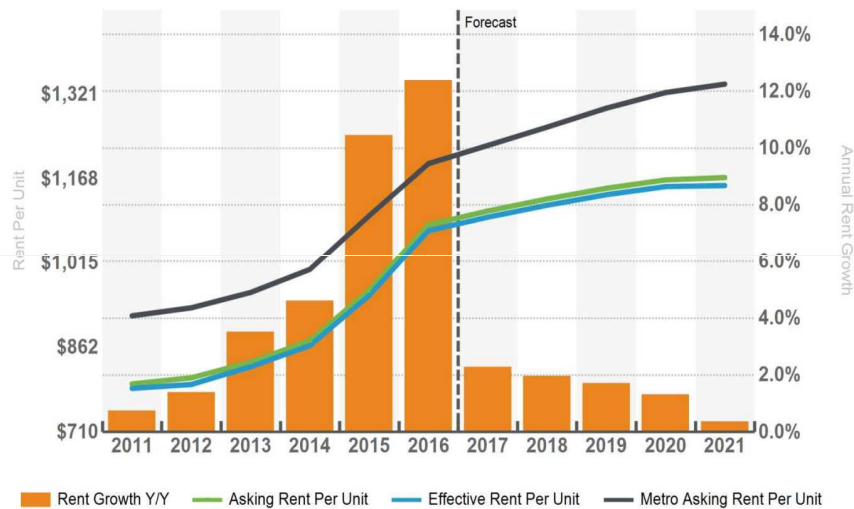
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STATUS ON BRIDGE DEVELOPMENT OPPORTUNITY 3/20/2017

MARKET CONDITIONS

ASKING RENT LEVELS AND ANNUAL GROWTH

As of end 2016 Q4



Overview

Rancho Cordova Apartment

12 Mo. Deliveries in Units	12 Mo. Net Absorption	Vacancy Rate	12 Mo. Rent Growth
0	27	3.9%	12.4%

As of end 2016 Q4

Market Analyst: Michael Fietkiewicz - mfietskiewicz@costar.com

Since its incorporation in 2003, Rancho Cordova has grown into one of the larger cities in the Sacramento metro. The area boasts a diverse employment base and strong job growth, however most workers are commuting from outside of the submarket. Most of the submarket's renters choose it because of its affordability, and 4 & 5 Star product is minimal. With new deliveries absent to this point in the cycle, rent growth has been exceptional since 2015. Though investors typically focus on placing capital in other submarkets, a number of high-volume deals over the last couple years made way for outsized sales volume since 2015 by the submarket's standards.

KEY INDICATORS

As of end 2016 Q4

Annual Trends	12 Month Change	Hist. Avg.	Fcst. Avg.	Peak	When	Trough	When
Vacancy	-0.4%	5.8%	5.8%	8.4%	2006 Q2	2.8%	2000 Q4
Net Absorption	27	29	41	209	2001 Q2	(118)	2009 Q2
Net Deliveries	0	34	81	304	2001 Q2	0	2010 Q4
Rent Growth	12.4%	3.0%	1.9%	18.5%	2016 Q2	-5.8%	2009 Q4
Effective Rent Growth	12.4%	3.0%	1.8%	18.5%	2016 Q2	-5.8%	2009 Q4
Sales (\$ millions)	\$156	\$40	N/A	\$213	2016 Q3	\$3	2011 Q2



aFreshTake.org

POTENTIAL CIVIC USES

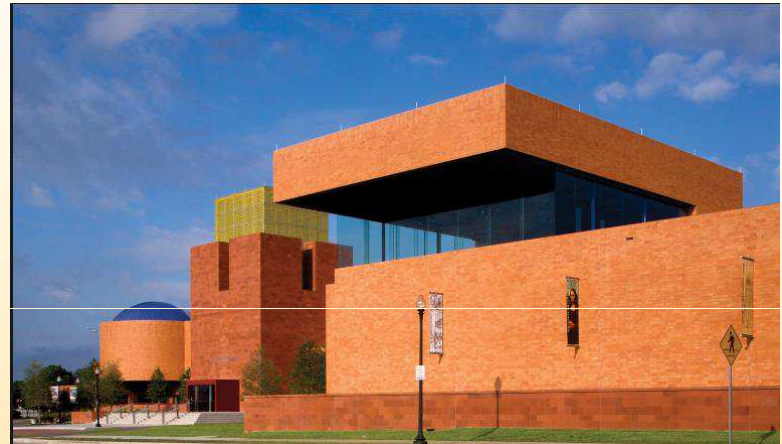
1. Children's Museum
2. Media Learning
3. Performing Arts Learning Center
4. Urban Agriculture Learning Center
5. Planetarium
6. Imaginarium
7. Libratory
8. Children's Library
9. Hacker Lab
10. Maker Space
11. Computer Programming Learning
12. IMAX
13. Daycare
14. Soil Born (roof gardening)
15. Small Theater Performing and Visual
16. Music Instruction Labs
17. Educational Labs (math, science)
18. Robotics
19. Computer Labs (learning, hardware, software, etc.)
20. City hall
21. Etc.

CIVIC USE ON FONG SITE

Innovative Youth Learning and Performing Arts Center

Examples:

1. Fort Worth Museum of Science and History
 - 166,000 sq ft
 - Opened in 1945
 - Innovation Studios and Children's Museum
2. Anchorage Museum
 - 170,000 sq ft
 - Opened in 1968
 - Innovative Courses in Art, Science and Culture/Children's Discovery Center



CIVIC USE ON FONG SITE – cont'd

Innovative Youth Learning and Performing Arts Center

Examples cont'd:

3. ImaginOn Charlotte, NC

- 102,000 sq ft
- Opened in 2005
- Library/Children's Theatre/
Multimedia Production Studio

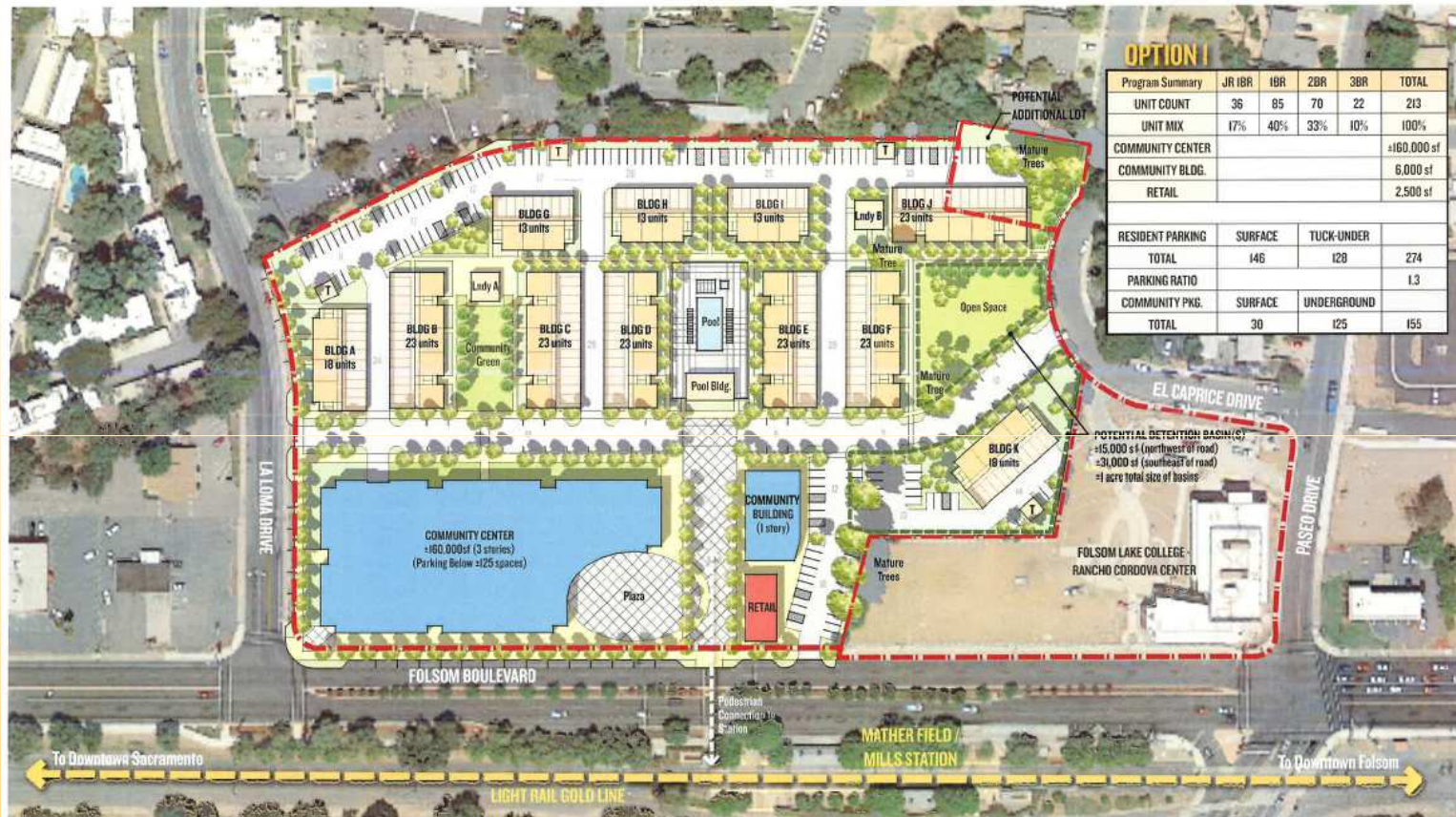


4. The Exploratorium Pier 15, San Francisco

- 218,000 sq ft
- Opened in 1969
- Learning Laboratory/Lifelong
Learning in Science, Art and Human
Perception



FONG SITE CURRENT BRIDGE CONCEPT



MATHER-MILLS TOD HOUSING | OPTION I: DOUBLE-LOADED HOUSING WITH TUCK-UNDER PARKING

RANCHO CORDOVA, CA | OCTOBER 7, 2016 | BRIDGE HOUSING

BRIDGE Housing

**VAN METER
WILLIAMS
POLLACK**

a fresh take.
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AGENDA ITEM 12.2



FUNDING REQUEST

Affordable Housing

- \$5.1 million for capital construction*
- \$200,000/year for 18 years*

*Assumes 9% tax credit model and no additional grants/deferred loans or other subsidies

Market Rate Housing

- \$100,000/year for four years, repayment to begin in year five

Innovative Youth Learning and Performing Arts Center

- No current capital funding request
- Staff Time requested to pursue concepts/investigate feasibility

