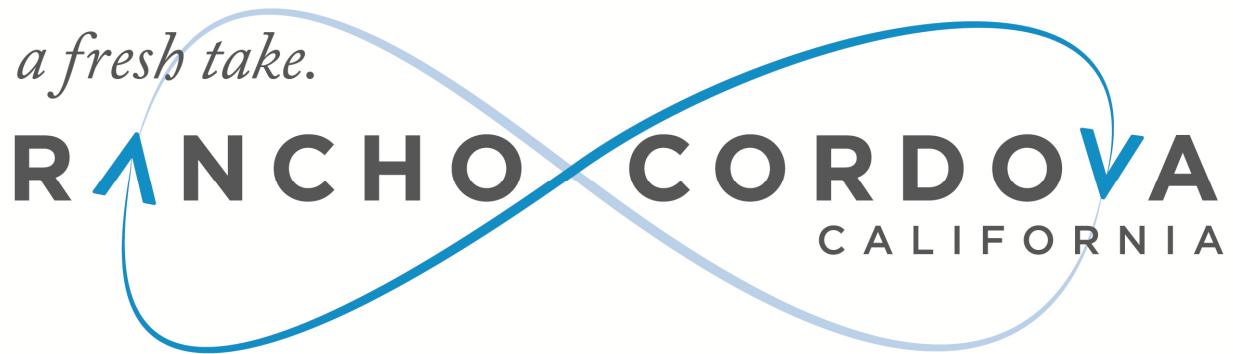


CITY OF RANCHO CORDOVA



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

Monday, August 07, 2017

4:00 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

Donald Terry, Mayor

Linda Budge, Vice Mayor

Robert J. McGarvey, Council Member

David Sander, Council Member

Garrett Gatewood, 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, August 07, 2017

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

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

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Discussion Regarding Proposed Residential and Commercial Development located within the proposed Ranch Planning Area located south of Douglas Road and east of Rancho Cordova Parkway.

Recommendation: Receive applicant and staff information and provide preliminary review and comment.

Result of Recommended Action: Preliminary Council comments will inform staff and the project applicants on whether the proposed land plan is reasonably consistent with City expectations. If the Council determines the project is reasonably consistent with

the City's goals and vision, then the applicant will be encouraged to proceed with a formal project application which includes a more detailed analysis of project design, environmental review, project infrastructure and financial obligations.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1, 2, 6, and 8.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Terry will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

7. PLEDGE OF ALLEGIANCE

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

8. INVOCATION

Shadi Hayek will give the invocation.

9. PRESENTATIONS

- 9.1 Farewell and Congratulations to Mindy Cuppy, Former City Clerk.
- 9.2 Recognizing the First Graduating Class of Summer at City Hall.
- 9.3 Rebuild Day Presentation by Lorianne Ulm, Community Engagement Analyst.
- 9.4 10 Year Service Awards Presented by Lisa Brown, Senior Human Resources Analyst, and Cyrus Abhar, City Manager.
- 9.5 Introduce New Employees.
- 9.6 Recognition of Council Member McGarvey's Birthday on August 10.

10. 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.

11. COUNCIL REPORTS

12. CITY MANAGER'S REPORT

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Meeting Minutes of June 19, 2017 Regular Meeting.
Recommendation: Adopt Minutes.
- 13.2 **Subject:** Resolution Designating Voting Delegate and Alternates for the 2017 League of California Cities Annual Conference to be held September 13-15, 2017 in Sacramento, California.
Recommendation: Adopt Resolution No. 108-2017, designating Mayor Donald Terry as Voting Delegate and Vice Mayor Linda Budge and Council Member David Sander as Voting Alternates for the 2017 Annual League of California Cities Conference Business Meeting.
Result of Recommended Action: The Voting Delegate or Alternate will be able to represent the City by voting at the Annual Business Meeting at the League of California Cities Conference.
Staff Report: Nanci C. O. Lima, Interim City Clerk.
Advances Goal: 1.
- 13.3 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Determining the Special Tax and Authorizing the Levy of Special Taxes for Police Protection Services within the Rancho Cordova Special Police Tax Areas for Fiscal Year 2017-18.
Recommendation: Adopt Resolution No. 100-2017.
Result of Recommended Action: This action authorizes and directs the Chief Financial Officer to determine, or cause to be determined, the Rancho Cordova Special Police Tax Area's FY 2017-18 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the annual property tax roll.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.
- 13.4 **Subject:** Resolution Declaring Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Anatolia IV Subdivision Project in the City of Rancho Cordova.
Recommendation: Adopt Resolution No. 99-2017 Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Stormwater Utility Fee on the Anatolia IV Subdivision Project.
Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Anatolia IV Subdivision Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Anatolia IV Subdivision Project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.
Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 13.5 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment No. 74-2016-1 with Sacramento Regional Transit District for Light Rail Station Maintenance to Amend the Scope of Work, Extend the Contract Term from June 30, 2018 to June 30, 2020, and Increase the Contract Amount from \$161,040 to \$370,080.
Recommendation: Adopt Resolution No. 104-2017.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Amendment No. 74-2016-1 with Sacramento Regional Transit District (RT) for light rail station maintenance services. This will add soundwall maintenance to the scope of work, extend the contract term from June 30, 2018 to June 30, 2020, and increase the contract amount from \$161,040 to \$370,080.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, 5.
- 13.6 **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. 101-2017 and Resolution No. 102-2017.
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: Michelle Mingay, Sr. Finance Analyst.
Advances Goals: 1, 2, 6.
- 13.7 **Subject:** Rescind and Replace Resolution to Join the HOME Investment Partnership Consortium with the County of Sacramento and the City of Citrus Heights.
Recommendation: Adopt Resolution No. 107-2017.
Result of Recommended Action: Approval of Resolution No. 107-2017 will rescind and replace Resolution 97-2017, making a minor change to allow the Consortium Agreement to be automatically renewed at the end of the initial and each subsequent three-year period with written approval by the City Council of the City of Rancho Cordova.
Staff Report: Stefan Heisler, Reinvestment Analyst.
Advances Goals: 1, 2, 5.
- 13.8 **Subject:** Ordinance Adding Chapter 16.09, "Expedited Permit Process for Electric Vehicle Charging Stations" to Title 16 of the Rancho Cordova Municipal Code.
Recommendation: Staff recommends Council introduce Ordinance No. 7-2017 by title and waive the first reading of Ordinance No. 7-2017.
Result of Recommended Action: The Ordinance will return for second reading and final adoption at the next regular Council meeting. Adoption of the Ordinance would add a new Chapter to the municipal code for an expedited permit process for electric vehicle charging stations, as required by a new state law.
Staff Report: Joseph Cuffe, Building Official.
Advances Goals: 1, 2, 5, 6.
- 13.9 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions and Committees.
Recommendation: That Council confirms commitments to serve on other agency boards, commissions, and committees.
Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency boards, commissions, or committees of changes or reappointments and will ensure that any

necessary Fair Political Practices Commission (FPPC) filings are completed.

Staff Report: Nanci C. O. Lima, Interim City Clerk.

Advances Goals: 1, 4, 5.

- 13.10 **Subject:** Resolution No. 109-2017 Approving Subdivision No. FM 2017-002-01, Final Map of Anatolia IV Village 1 and Execute Subdivision Improvement Agreement.

Recommendation: Adopt Resolution No. 109-2017.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement (Exhibit A) guaranteeing the construction of public roads and utilities with Lennar Homes of California, Inc. and the recording of the final subdivision map creating 55 new residentially zoned lots located on the southwest corner of the extension of Chrysanthy Drive and Rancho Cordova Parkway.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1, 2.

- 13.11 **Subject:** Second Reading and Adoption of Ordinance No. 5-2017 Amending Chapter 23.313 Regarding the Allowed Uses Within the Office Professional Mixed Use Zoning District in Title 23, the Replacement of "Limited Use Permit" with "Administration Use Permit" Throughout Title 23, Zoning Ordinance, and Enacting Distance Requirements between Massage Establishments.

Recommendation: Staff recommends that Council waive the second reading of Ordinance No.5-2017 and adopt.

Result of Recommended Action: Approval of Ordinance No. 5-2017 would amend Chapter 23.313 in regards to the Office Professional Mixed Use Zone, replace "Limited Use Permit" with "Administration Use Permit" throughout Zoning Code, require 1,000 feet between massage establishments.

Staff Report: June Cowles, Senior Planner

Advances Goals: 2, 6.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the Property Tax Roll.

Recommendation: Adopt Resolution No. 110-2017.

Result of Recommended Action: This action will authorize the delinquent residential solid waste service charges to be collected on the 2017-18 property tax roll.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** AT&T Facility CVU0093 Mather CUP; Project No. DD9697 – Located at 10528 Armstrong Avenue.

Recommendation: Adopt Resolution 105-2017.

Result of Recommended Action: Approval of the Conditional Use Permit would allow the applicant to install a new telecommunications facility located at the Sacramento Zoroastrian Association, 10528 Armstrong Avenue; and allow for the construction of an 86-foot tower within a fenced 28'-6" x 30' leased area on the property. This telecommunications facility would provide increased AT&T service to an underserved area of Rancho Cordova.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 2, 5 and 6.

- 15.2 **Subject:** Introduction and First Reading of Ordinance No. 9-2017 Adding Article XVII, "Property Maintenance Code" to Chapter 16.18 of the Rancho Cordova Municipal Code.

Recommendation: Staff recommends that Council introduce by title only and waive the first reading of Ordinance No. 9-2017.

Result of Recommended Action: The Ordinance would return to Council for second reading and adoption at its next regular meeting. If adopted, the Ordinance would add a new chapter to the Municipal Code addressing property maintenance.

Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services.

Advances Goals: 1, 5, 6, 7, 8 and 10.

- 15.3 **Subject:** Introduction and First Reading of Ordinance No. 8-2017 Amending Rancho Cordova Municipal Code Section 6.120.140 relating to Method of Graffiti Abatement.

Recommendation: Staff recommends that Council introduce by title only and waive the first reading of Ordinance No. 8-2017.

Result of Recommended Action: The Ordinance would come back for second reading and adoption at the next regular Council meeting. This Ordinance, if adopted, would amend the Municipal Code section related to graffiti abatement.

Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services.

Advances Goals: 1, 5, 6, 7, 8 and 10.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Consideration of a Resolution Approving the Establishment of the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program.

Recommendation: Consider adoption of Resolution No. 11-2017.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to approve incentives which comply with the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program.

Staff Report: Meghan Huber, Business Liaison.

Advances Goals: 1, 6.

- 16.2 **Subject:** Hacker Lab Feasibility Study.

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

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

Staff Report: Amanda Norton, Economic Development Manager.

Advances Goals: 1, 6.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

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, August 29, 2017	5:30 PM Special Meeting/Work Session
Tuesday, September 5, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, September 18, 2017	5:30 PM Regular Meeting
Tuesday, September 26, 2017	5:30 PM Special Meeting/Work Session
Monday, October 2, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Wednesday, October 4, 2017	5:30 PM Special Meeting/Closed Session
Monday, October 16, 2017	5:30 PM Regular Meeting
Wednesday, October 18, 2017	5:30 PM Special Meeting/Closed Session
Monday, November 6, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 20, 2017	5:30 PM Regular Meeting
Tuesday, November 28, 2017	5:30 PM Special Meeting/Work Session
Monday, December 4, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 12, 2017	5:30 PM Special Meeting/Work Session
Monday, December 18, 2017	5:30 PM Regular Meeting

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, Nanci C. O. Lima, MMC, Interim City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, August 07, 2017 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, August 3, 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 Thursday, August 3, 2017 at Rancho Cordova, California.



Nanci C. O. Lima, MMC, Interim City Clerk

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: THE RANCH PLAN

PROPERTY OWNER: K. Hovnanian Homes Northern Inc. 1375 Exposition Boulevard, Suite 102 Sacramento, CA 95815	Applicant K. Hovnanian Homes Northern Inc. 1375 Exposition Boulevard, Suite 102 Sacramento, CA 95815 Contact: Olga Sciorelli
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PROJECT: FILE: LOCATION: APN: PLANNER:	The Ranch, previously known as the Sunridge 530 and The Preserve Formerly referenced as DD6624 South of Douglas Road, east of Rancho Cordova Parkway; 067-0040-008 June Cowles, Senior Planner
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RECOMMENDATION

Receive applicant and staff information and provide preliminary review and comment on the Gated Community concept and the proposed Commercial component.

RESULT OF RECOMMENDED ACTION

Preliminary Council comments will inform staff and the project applicants on whether the Gated Community and the Commercial Center components of the project are reasonably consistent with City expectations. If the Council determines these features of the project are reasonably consistent with the City's goals and vision, then the project review will proceed to more detailed analysis of project design, environmental review, project infrastructure and financial obligations.

BACKGROUND

Development of the project site was first considered by the City in 2004, with City approval of the project in 2006. The project was subsequently litigated and ultimately the City vacated the 2006 approvals. The size and configuration of on-site wetlands preserves was a key issue in the litigation.

In August 2009, the project was reviewed under the project title "The Preserve." The preliminary review included two City Council study sessions that resulted in a formal submittal in November 2010. Due to the economic downturn in the housing market the project was placed on hold at the applicant's request. The project was briefly revisited in 2012, 2013, 2014, and 2016. However, a formal resubmittal has never been submitted.

In May 2017, K. Hovnanian Homes presented a draft plan to the Development Services Team. During the meeting, the K. Hovnanian Homes representatives requested comments on the proposed age-restricted (55 years and older) gated community and the proposed commercial land use. The applicant and staff both concurred that presenting the conceptual land use plan to the City Council for early review and comment would be prudent before completing a detailed land plan, planning documents, and environmental studies.

STUDY SESSION

This Study Session is an opportunity for the applicant to present the project as they envision and elaborate on how the proposed gated community can function within the overall land plan and the proposed commercial land use size. Staff and the applicant will present the draft plan to Council for comments regarding the following;

- Proposed gated community age-restricted (55 years and older) regarding connectivity and the overall cohesiveness to the surrounding community.
- Proposed Commercial land use size of 6.2 acres.

Provided in **Table 1** is a general description of previous Ranch plan proposals in relation to gated community, commercial size, and preserve land area.

Table 1: Ranch Plan History

Year Plan	Commercial	Plan Type	Preserve Area
2006	17.4 acres Local Town Center	Non-gated community	92.4 acres
2010	13.2 acres	Non-gated community	174 acres
2014	8.6 acres	Active Adult gated community, northern area	175 acres
2016	7.5 acres	True Life Active Adult, all gated community	247.6 acres
2017	6.2 acres	Active Adult gated community, southern area	201 acres

Figure 1: 2017 The Ranch Conceptual Land Use Plan



ANALYSIS

The overall design of the project has not been finalized. As discussed in the background section, the applicants have requested a study session review to assess the Council's support of the gated community concept and the proposed Commercial land use size of 6.2 acres prior to making a formal resubmittal.

Some of the main items that staff has identified based on a preliminary review of the proposed plan are addressed in the sections below.

Gated Community (Age-restricted)

The proposed gated community age-restricted is located in the southeast portion of the Ranch Plan. The proposed plan shows gated access from Chrysanthy Boulevard and Emergency Vehicle Access (EVA) points along the south and east property lines. The applicant is proposing private streets within

the gated community. However, pedestrian and bike access will be provided along trails adjacent to the proposed preserve and through the gated community. Currently the City does not have any specific requirements or guidelines regarding the design of gated communities, but there are policies regarding adequate access and circulation which could be impacted by the proposed community. Other gated communities in the Sacramento region have required the gated communities to convert all internal streets into private streets, which are maintained by the private community. While the streets would be constructed to City standards, property owners within the gated community would be responsible for maintaining those private streets.

The following are issues that need to be addressed for the proposed gated community:

- Access from/to the gated community.
 - The applicant has stated the general public will have access via pedestrian and bike trails through the gated portion of the site.
 - Possible stacking issues at the main entrances on Chrysanthy Boulevard. Chrysanthy Boulevard is a 4-lane street with a landscape median.
 - Impact on the surrounding area
- Safety/Fire access.
- Schools: A middle school and high school are planned south of the site, within the Suncreek Specific Plan.

From staff's perspective, the primary issue related to gated communities is the potential to interrupt circulation patterns, including vehicular, pedestrian and bicycle. Staff is seeking Council guidance on whether this issue or any other issues associated with gated communities raise concern within the City Council.

Commercial:

The size of the commercial is proposed as 6.2 acres. The Planning Area does require the development to establish a "Local Town Center" at the southeast corner of Rancho Cordova Parkway and Chrysanthy Blvd. It is unclear how the commercial center will support social activity while providing retail business to the surrounding sites in accordance with the General Plan and what the appropriate size is for the commercial related to the surrounding proposed commercial land area sizes.

Previous proposals for this site have included commercial and supporting uses that combined to create a destination for the community. Given existing and planned commercial sites within Rio del Oro, the Sunridge Specific Plan and Suncreek, it is not clear this location can support a major commercial center. Staff is seeking direction on whether the proposed Commercial site meets City Council expectations for this project.

The site would best be suited to be designed and leased as a neighborhood center. Neighborhood centers are anchored by small market store, with a focus on daily convenience businesses, such as drugstores, dry cleaners, beauty retailers, casual and quick service restaurants, and fueling operations. The proposed Ranch commercial area is estimated to serve 19,400 residential units and 56,000 people. Neighborhood centers tend to be constructed on 3-5 acres, with 5-20 stores and 30,000-125,000 square feet of gross leasable area. With a 6.2-acre site, the center is anticipated to have approximately 94,000sf of gross leasable area and support retail.

General Plan: The project is 530 acres of undeveloped land that is shown within the 1,762 acre Suncreek/Preserve Planning Area, as defined by the City's General Plan. Both projects include a mix of low, medium and high density residential units served by local and community parks, neighborhoods,

local town center, schools and other public/quasi-public uses. The adopted 2006 General Plan anticipates both projects at approximately 9,263 units at an average density of 9.20 units per acre.

The land use plan for Suncreek/Preserve Planning Area shows a local town center development south of the intersection of Chrysanthy Boulevard on Rancho Cordova Parkway within the project site. The plan also calls for residential uses at mixed densities, wetland preserves, detention basins, creek/drainage corridors, connections to the City's open space and trail system, as well as a site for a combined high school and middle school campus within the Suncreek Specific Plan, immediately south of The Ranch. Chrysanthy Boulevard extends east/west in the northern portion of the Planning Area while Rancho Cordova Parkways runs north/south within the Planning Area.

Zoning Code: The project site is zoned AG-80. While a conceptual land use plan is included with the General Plan, the Ranch would have to include zoning standards (i.e. allowable uses, development standards, and design guidelines) to guide specific development projects within this area. These standards would be considered within the review of a formal project submittal.

REQUIRED PERMITS AND REGULATORY BASIS

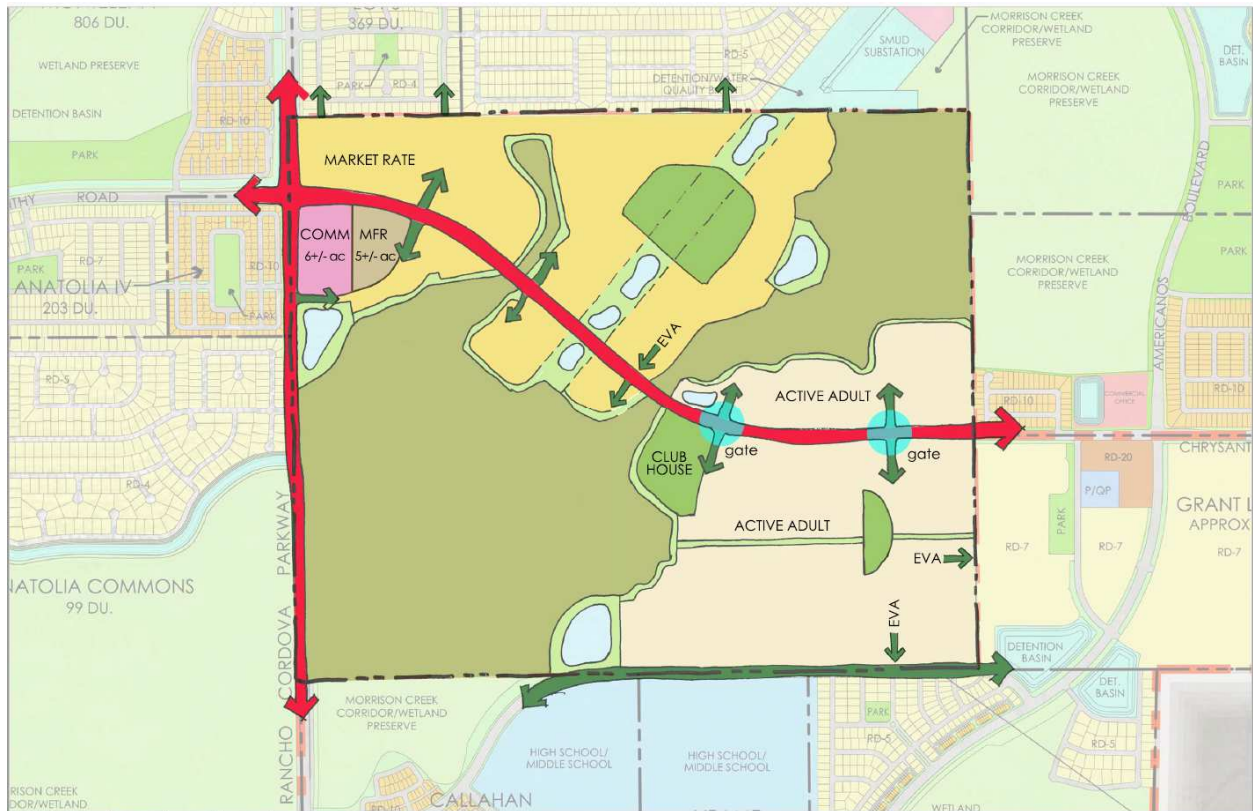
City approvals and actions associated with this project will ultimately include: General Plan amendment; Zoning amendment; Special Planning Area adoption; Tentative Subdivision Map approval; and certification of environmental documents that satisfy the requirements of the California Environmental Quality Act (CEQA). The applicant must also comply with state and federal regulations related to biological resources and waters/wetlands.

ATTACHMENT(S)

1. The Ranch at Sunridge Context/Conceptual Plan

ATTACHMENT 1

2017 PROPOSED THE RANCH LAND USE PLAN



Ranch Work Session

August 7, 2017

June Cowles, Senior Planner

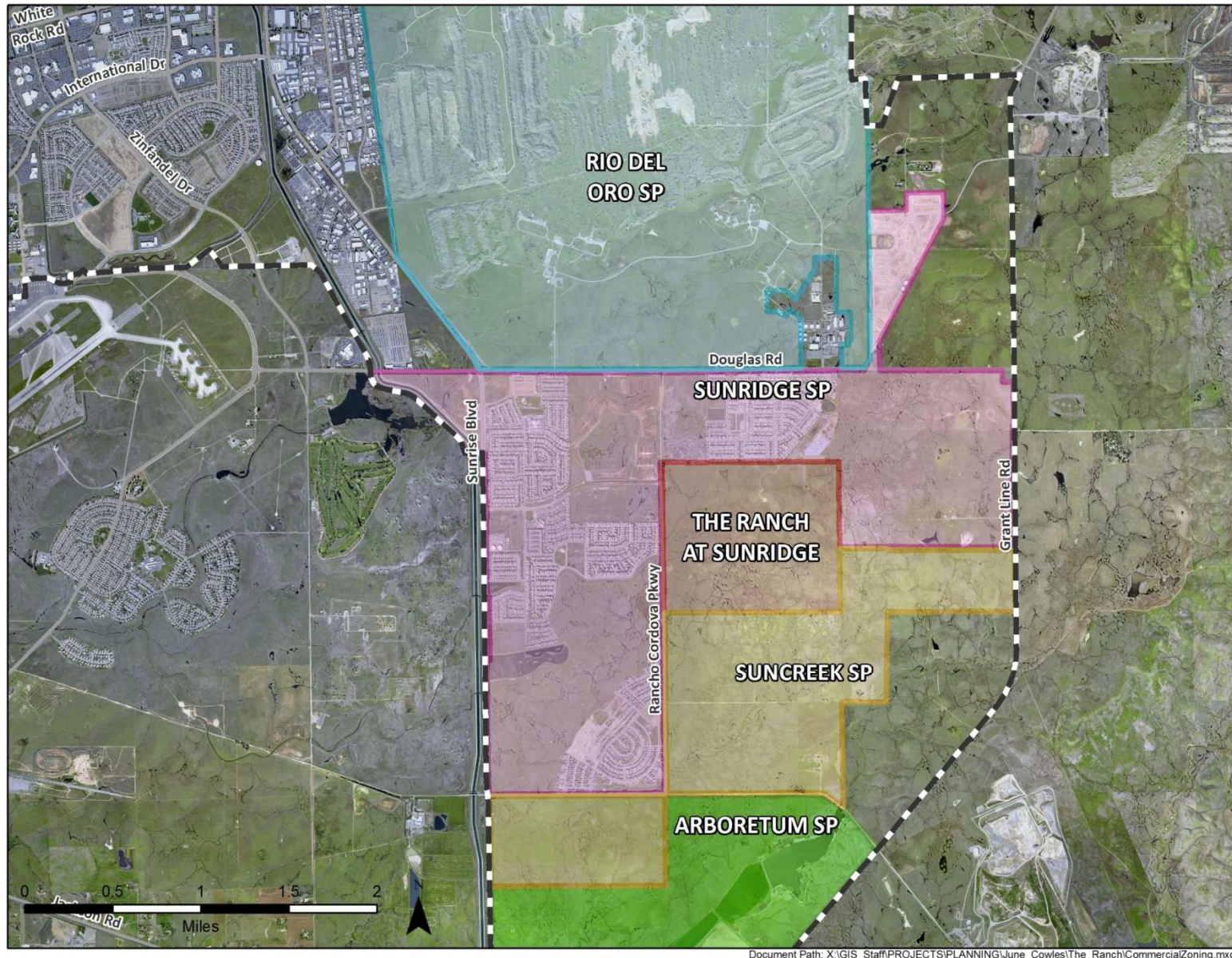
Meeting Goals

- Update on Project History
- **Direction from Council on the following;**
 - Commercial size and location/configuration
 - Gated Community; Connectivity and location

Agenda

- **Staff Presentation**
- **Applicant Presentation**
- **Direction from Council**

Specific Plans Adjacent to the Ranch Area Aerial



The Ranch Plan Aerial



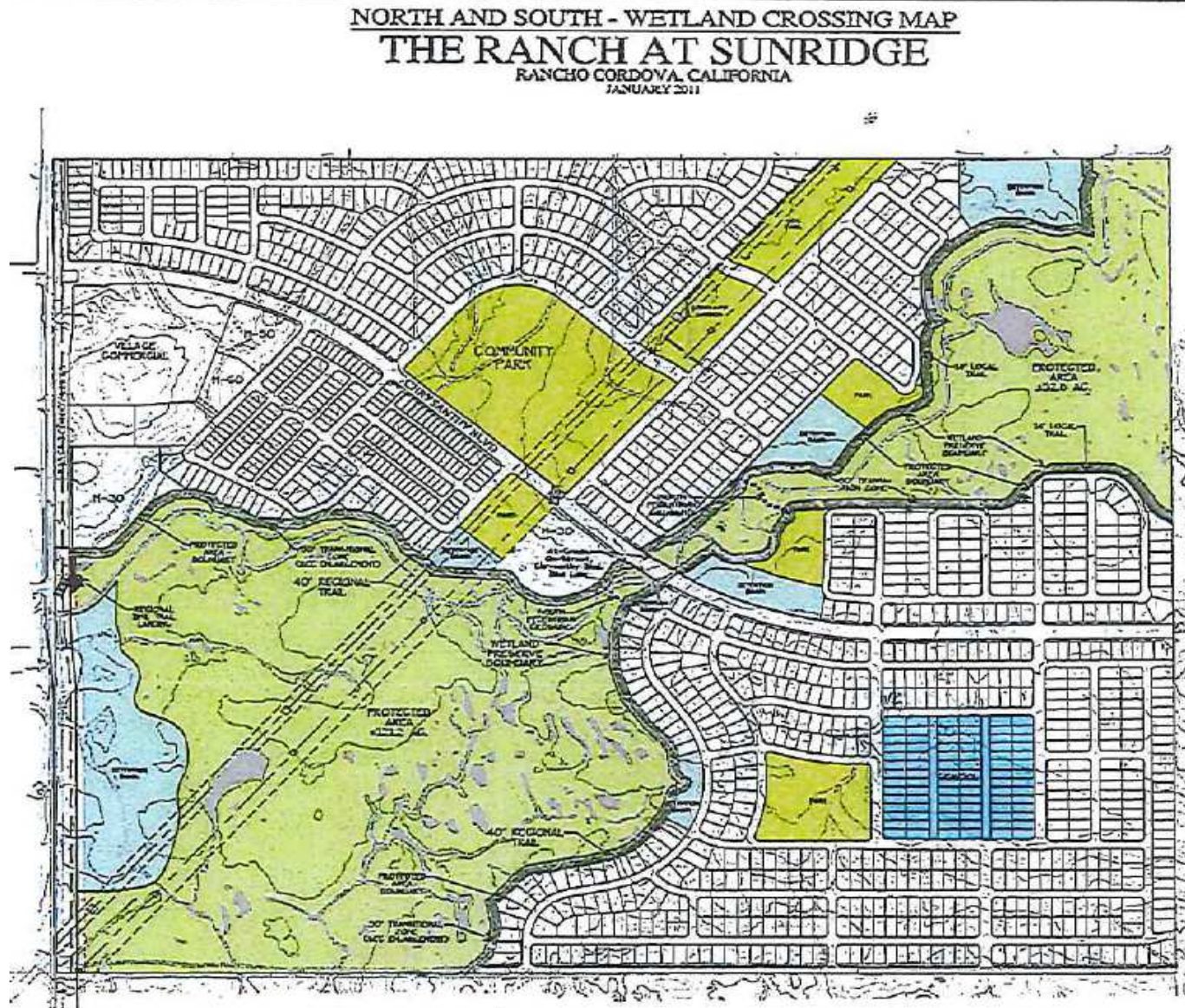
The Ranch Plan History

- 2005: Tentative Map, General Plan Area and CEQA approved.
- Approvals were vacated with a Settlement Agreement.
- 2010: a Tentative Map was submitted but put on hold.
- 2010 Settlement agreement; 174 acre Preserve
- 2014: a conceptual plan was presented at a Study Session depicting an age-restricted component.
- 2016: a conceptual plan was presented at a Study Session with a predominantly active adult project.

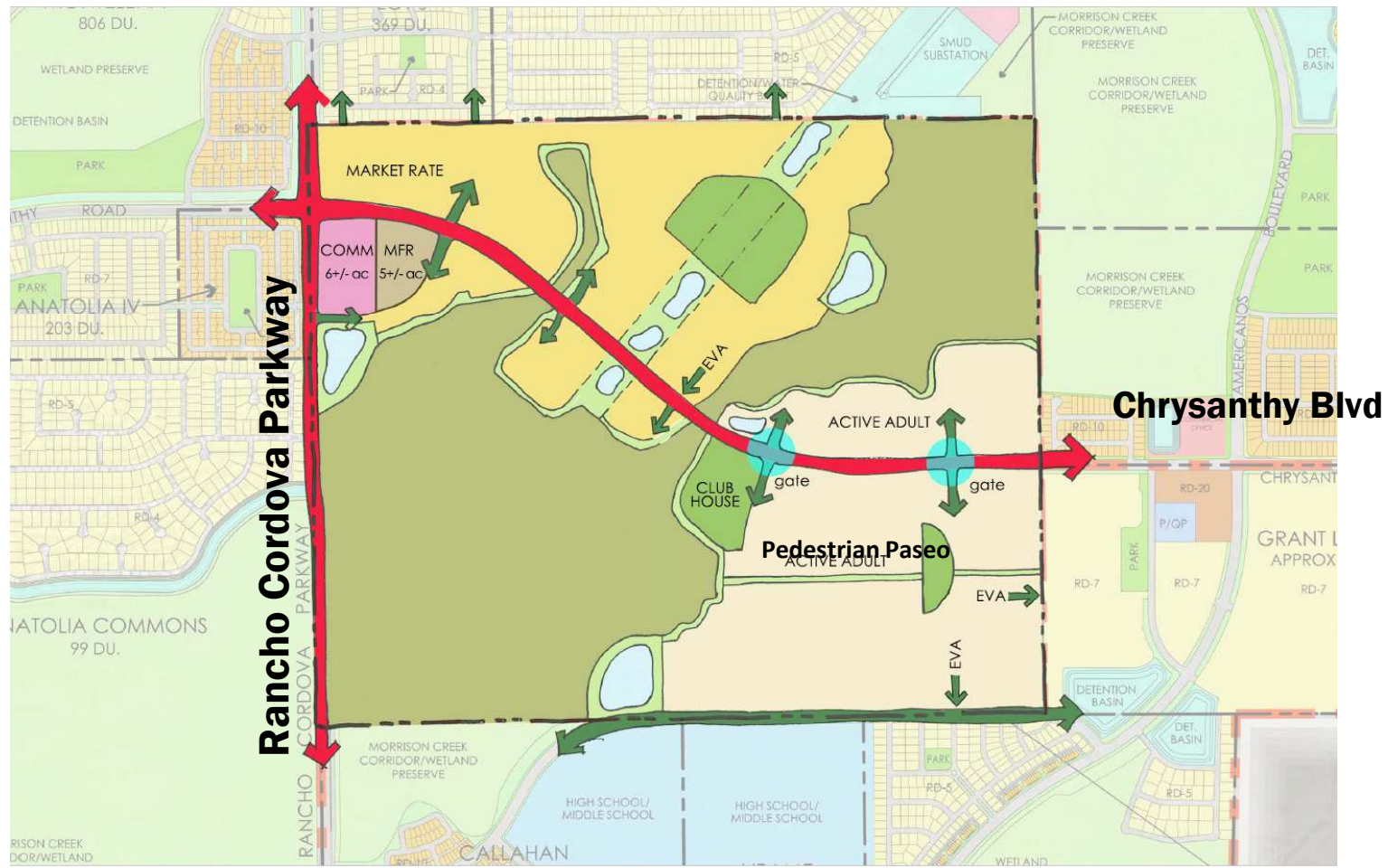
The Ranch Plan History and Context

Year Plan	Commercial	Plan Type	Preserve Area
2006	17.4 acres Local Town Center	Non-gated community	92.4 acres
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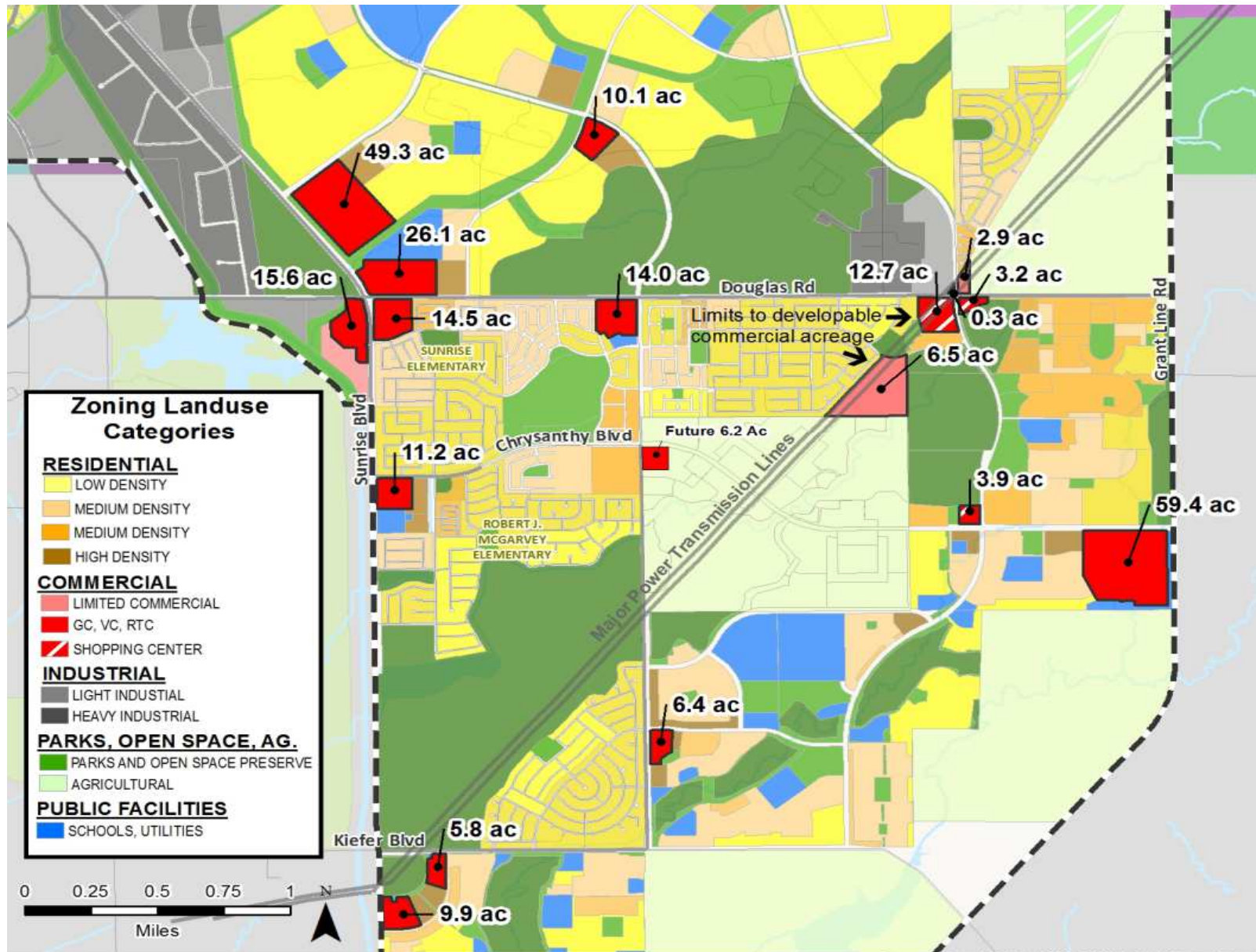
The Settlement Agreement Preserve Map



Proposed Ranch Plan

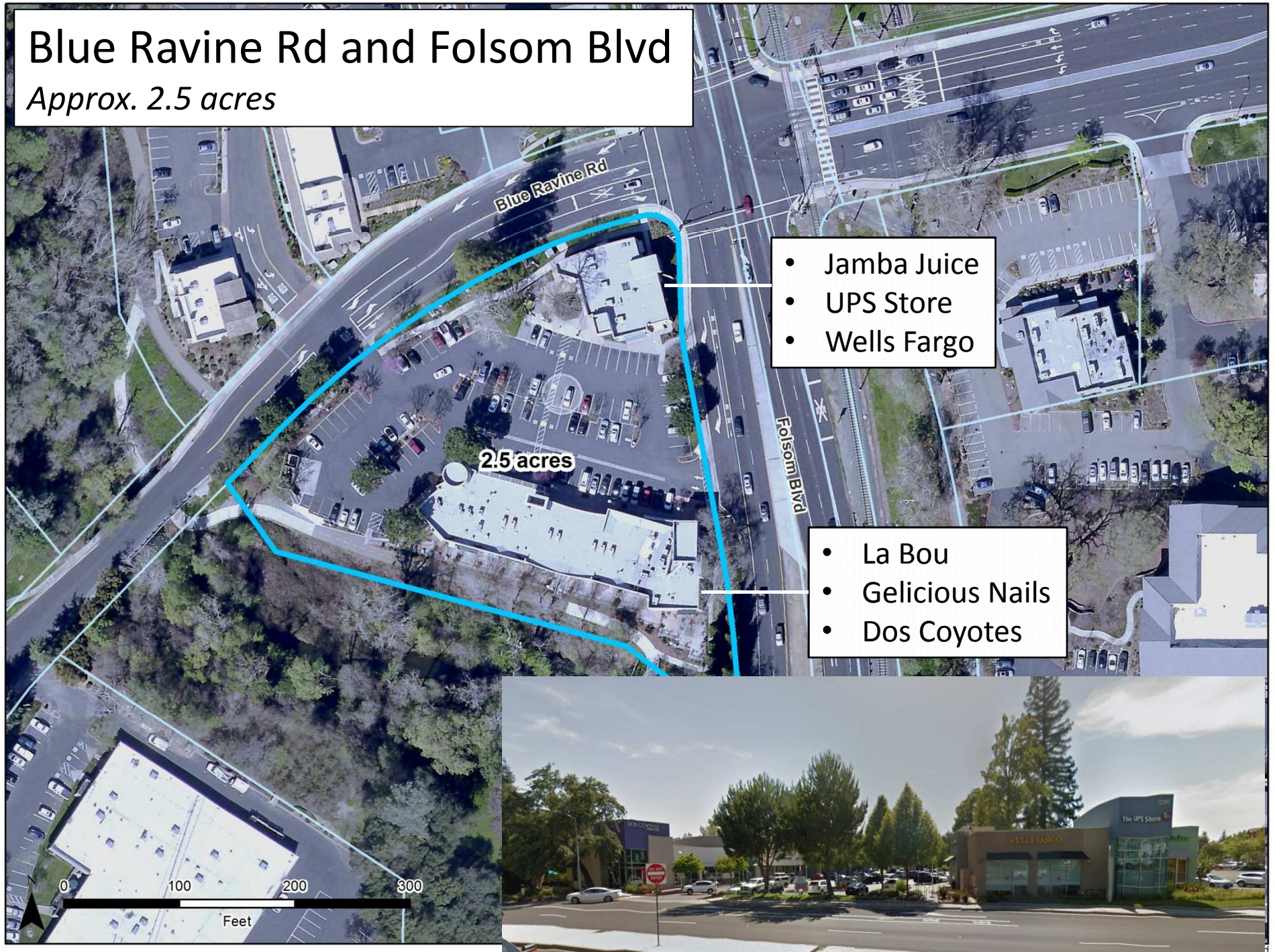


Commercial Zoned Areas with Acres Identified



Blue Ravine Rd and Folsom Blvd

Approx. 2.5 acres



Folsom and Zinfandel (West)

Approx. 8.1 acres



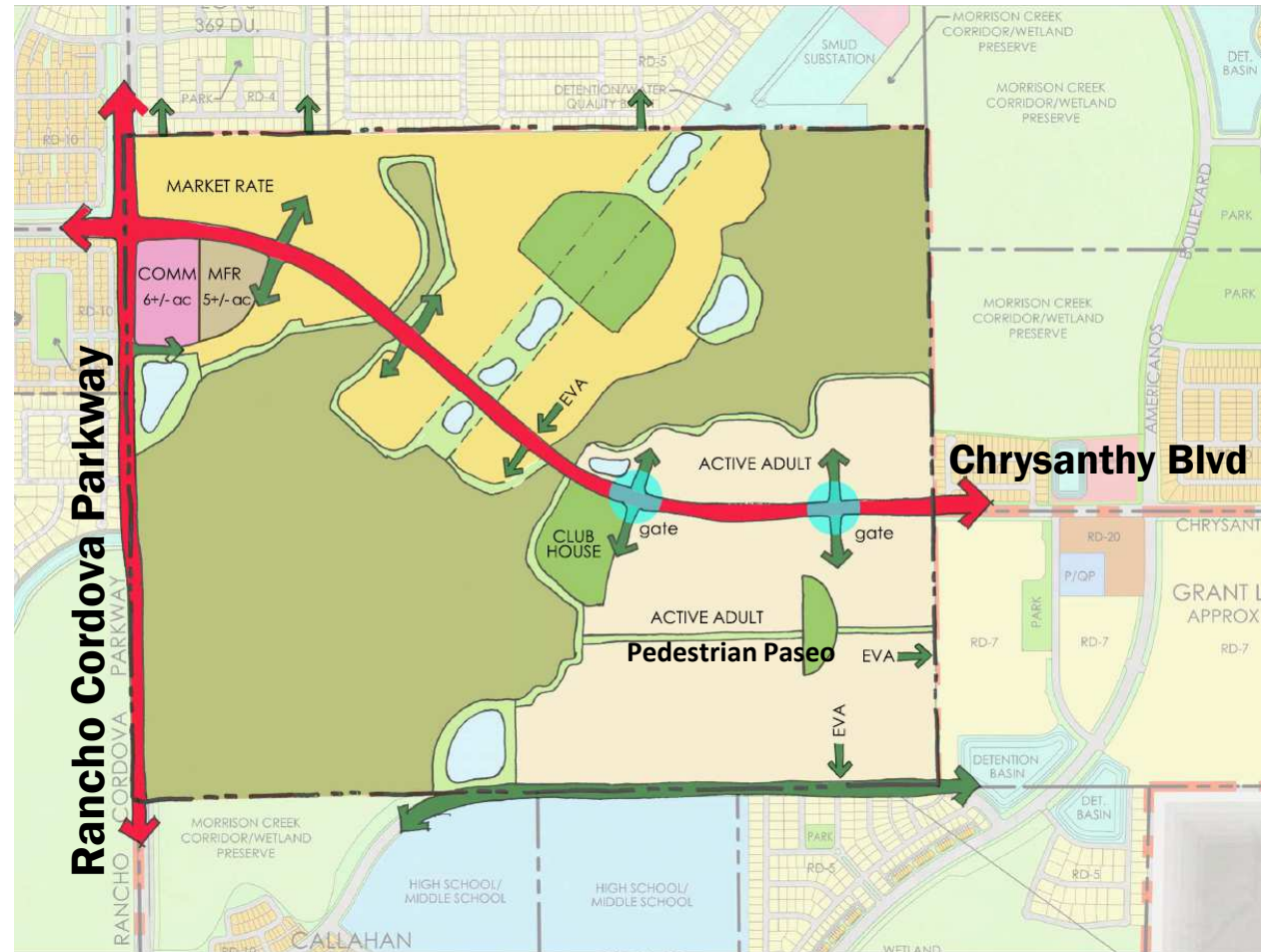
Elk Grove Blvd and Franklin Blvd

Approx. 9.9 acres

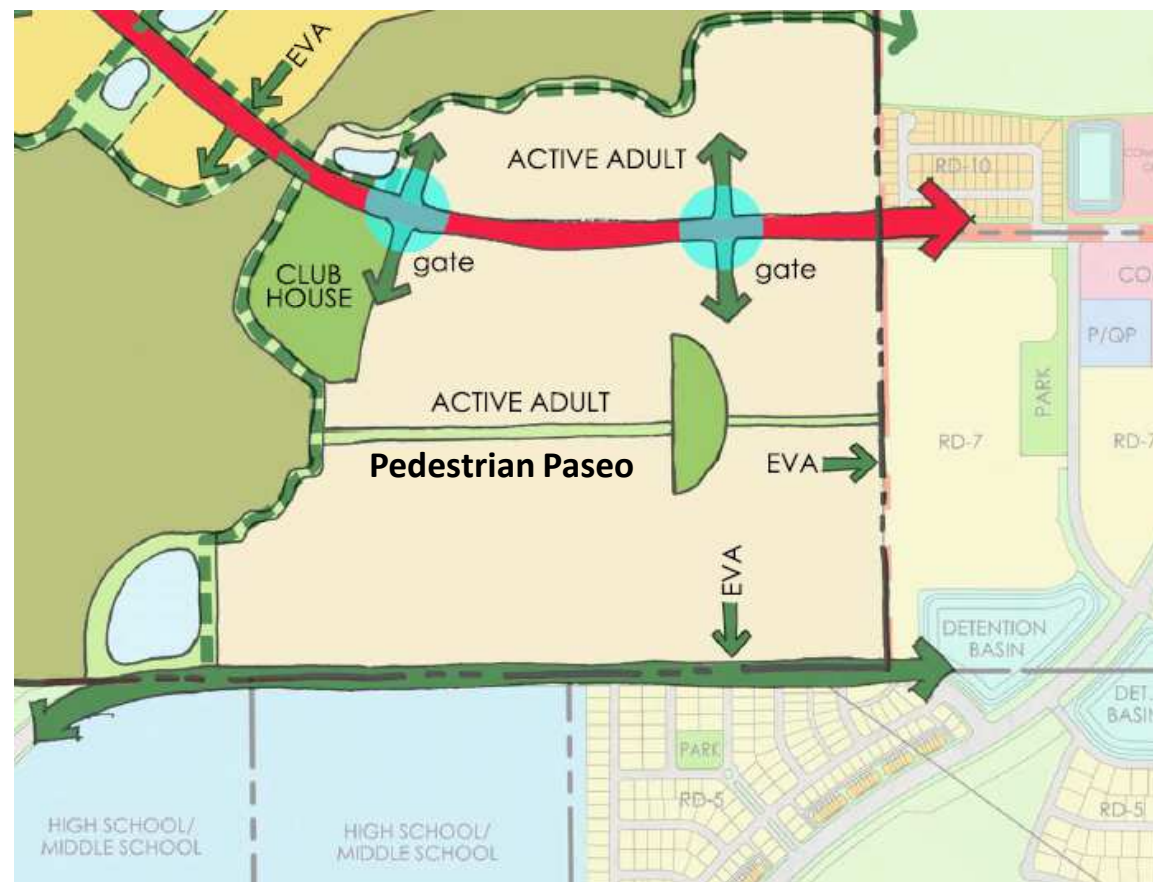


Proposed Commercial Use Map

- Commercial Site as Local Town Center
- Neighborhood retail focus:
 - Small Market
 - Casual Food
 - Drug Store
 - Support Retail and Services
- Key Design Elements
 - Gathering Space
 - Pedestrian Access
 - Neighborhood Connectivity

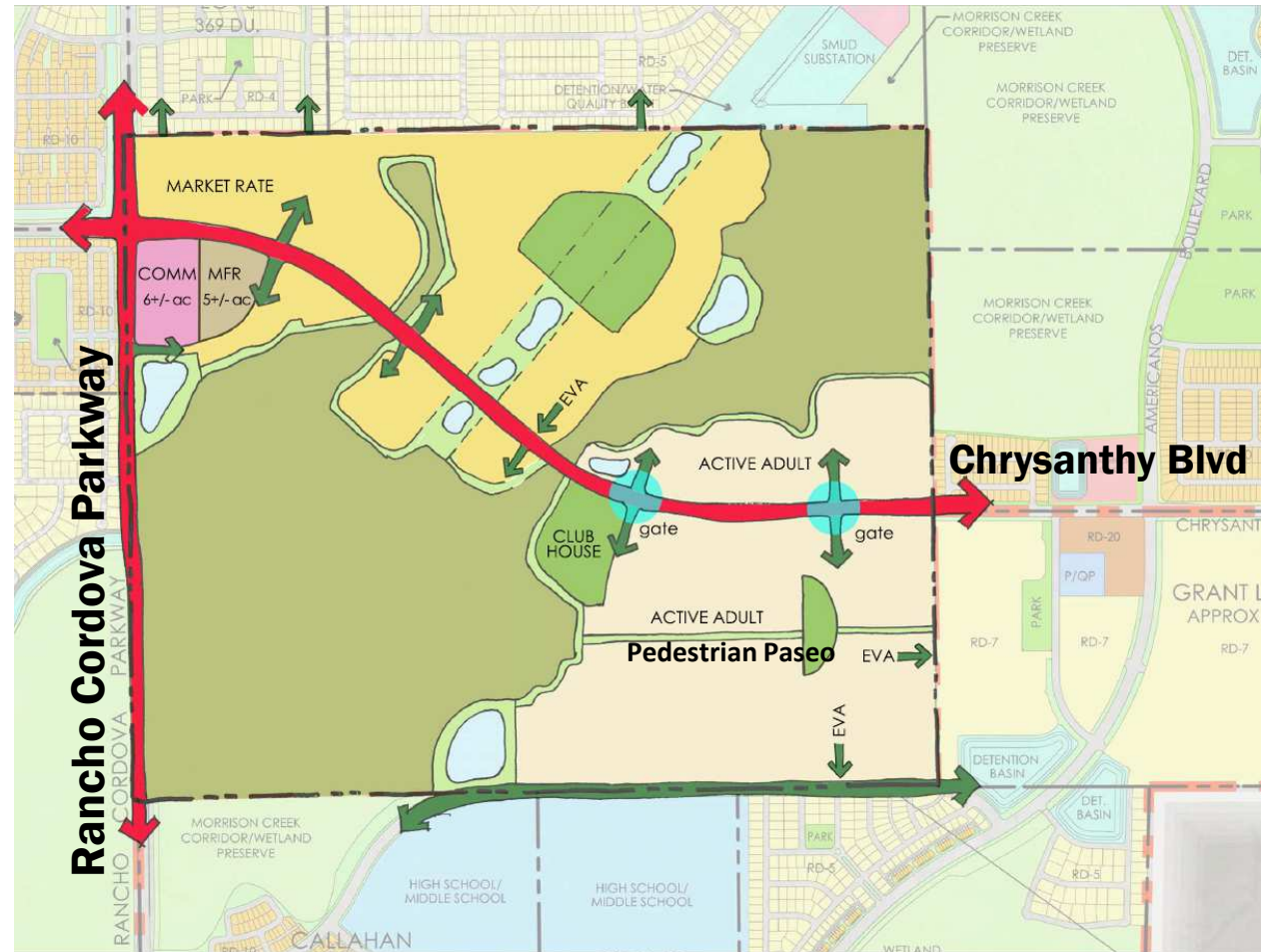


Proposed Gated Community Land Use Map



Gated Communities

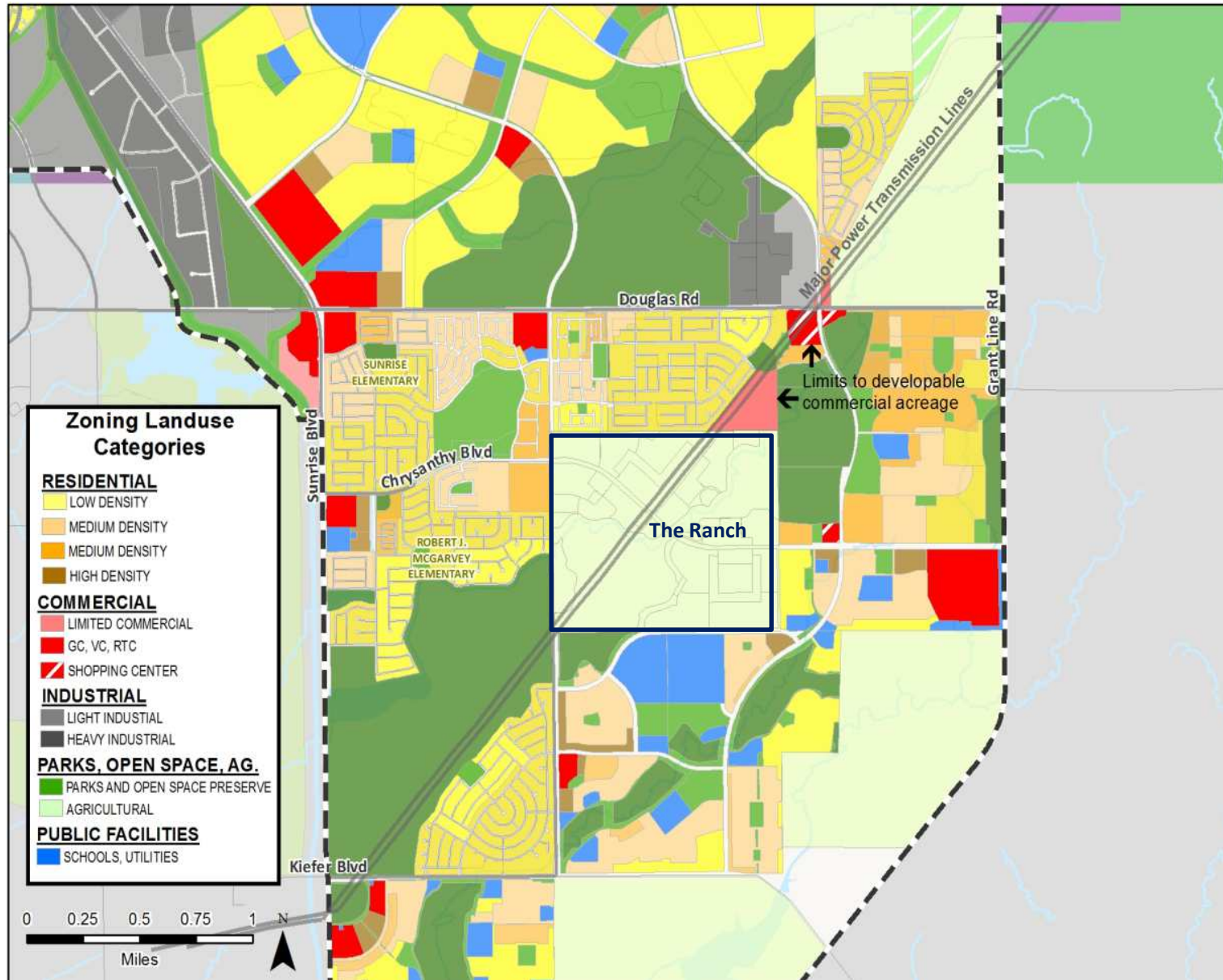
- Diversify Housing Types
- Market Resiliency
- Homeowner Association
- Connection to Communities
- Circulation
 - Connectivity
 - Street Maintenance



Council Direction

- **Provide direction to staff on the following;**
 - Commercial Land Use component size and location/configuration
 - Gated Community, Connectivity and location; and
- General comments from Council
- Next steps
 - Detailed Layout (internal circulation, trails, grade separated crossings, etc.)
 - Affordable Housing Plan
 - Parks and Open Space
 - HOA

Zoning Map



AEGER RANCH

City of Rancho Cordova

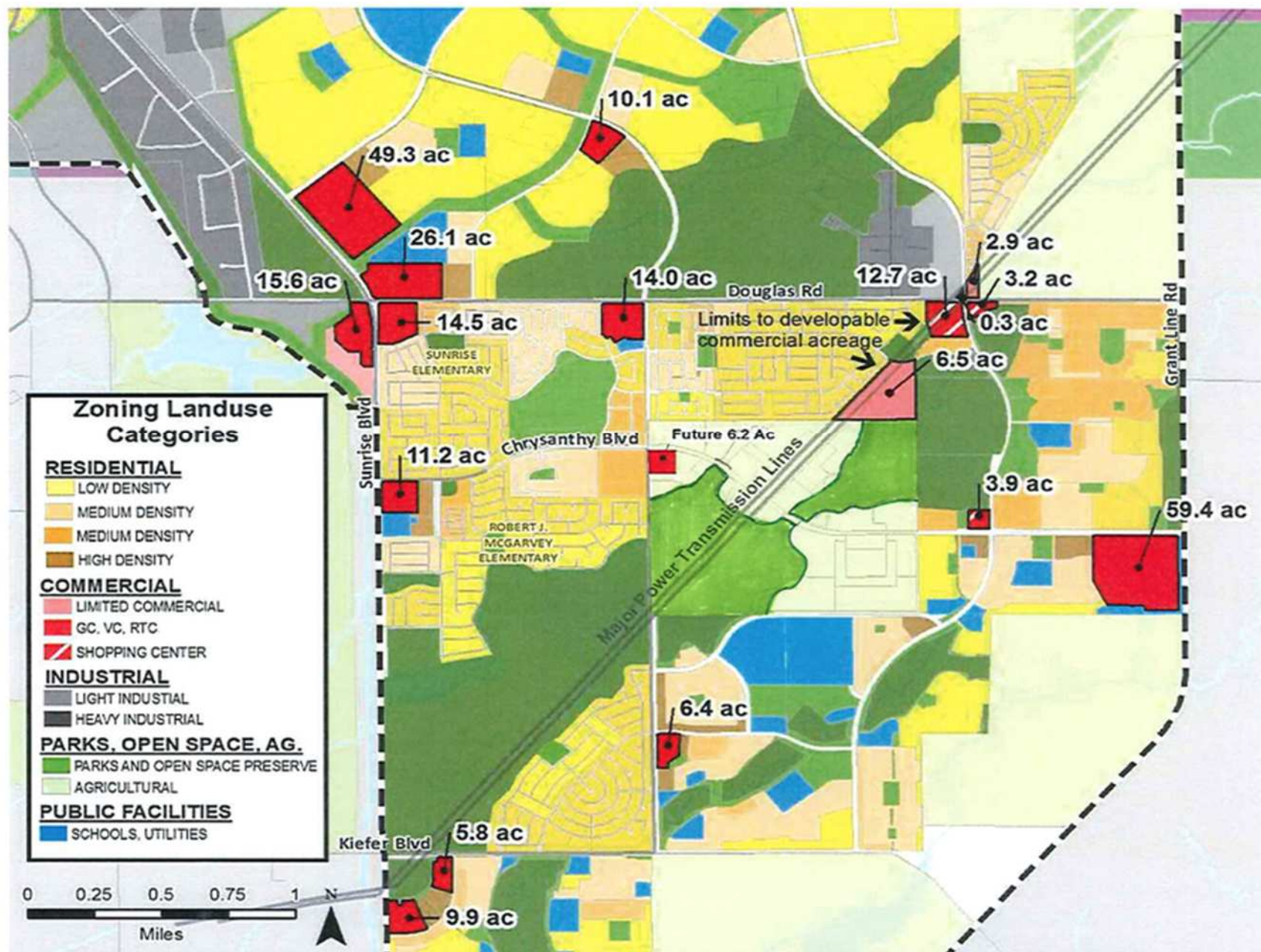
August 7, 2017

COMMERCIAL SIZE/ CONSTRAINTS

The Ranch Plan History and Context

Year Plan	Commercial	Plan Type	Preserve Area
2006	17.4 acres	2703 SF Non-gated community NO MFR	92.4 acres
2010	13.2 acres	1648 SF Non-gated community No MFR	174 acres
2014	8.6 acres	1498 SF Active Adult gated community MFR – 5.7 ac	175 acres
2016	7.5 acres	1124 SF TL Active Adult, all gated community No MFR	247.6 acres
2017	6.2 acres	1266 SF Market Rate/ Active Adult gated community, southern area MFR – 5.2 ac	201 acres

Commercial Zoned Areas with Acres Identified



JUST HAVE'S ON THE SITE

Significantly Larger than 174 ac defined in
Settlement Agreement Preserve (US ACoE)

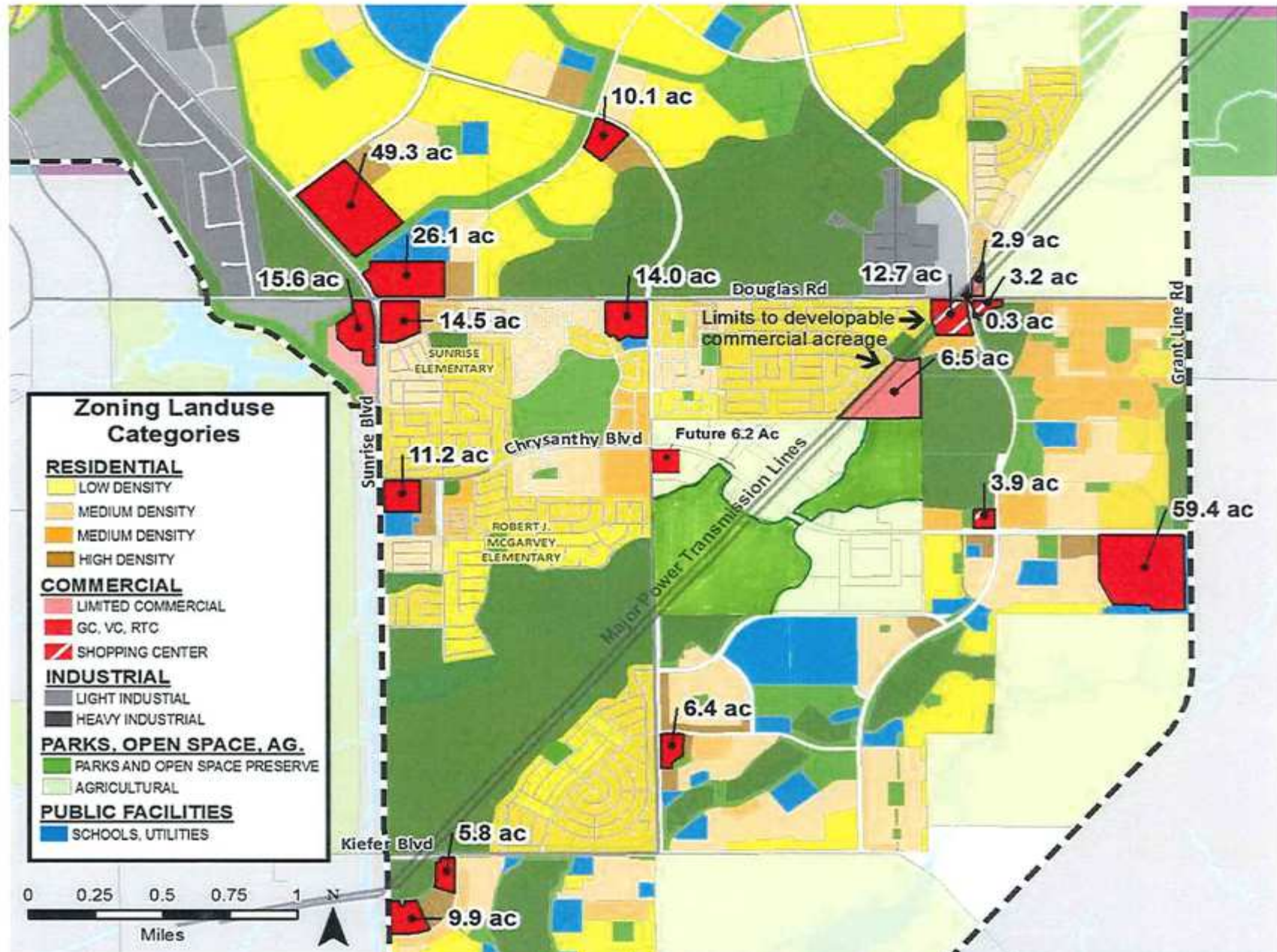
Multi-Family Housing (City)

Bike/Trail Connectivity (K Hov)

WOULD LIKE TO HAVE ON THE SITE

Gated Active Adult
Commercial

Commercial Zoned Areas with Acres Identified





ALTERNATIVE COMMERCIAL OPPORTUNITIES

ed Use?
ovative Parking Solutions?



Pedestrian friendly zone

CTIVE ADULT GATED COMMUNITIES

ACTIVE ADULT MUST HAVE'S

Club House

Recreational Opportunities (pool, bocce ball, yoga, etc.)

Group activities (bridge club, cooking classes, beading, etc.)

Lock and Go Features

Single Story Homes

Security

Quiet Neighborhood – No Speeding or Shortcut Streets for AM/PM Commute.

No Solicitation – Girl Scout Cookies Only

GATES VS NO-GATES

Gates provide a perceived sense of security

Lessen the City's burden

Increased property values & appreciating over time

Less auto traffic within the plan

Quieter Neighborhood

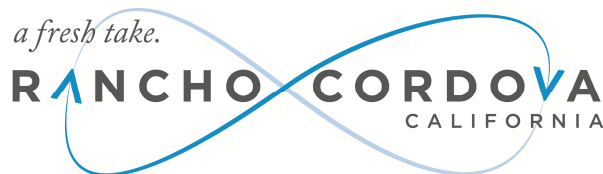
LOCATION, LOCATION, LOCATION

Gate Placement

Bike/Ped Circulation

EVA Access

QUESTIONS??



**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, June 19, 2017

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:37 PM.

Council Members Present: Budge, Gatewood, McGarvey, Terry

Council Members Absent: Sander

Staff Members Present: Abhar, Lindgren, Cuppy, Leitner, Behrends, Sosa, Juran- Karageorgiou, Delaney, Sparkman, Kreiling, Kniestedt, Stricker, Downton, Haven, Simpson, Pittman, Harriman, Norton, Cowles, Heisler, Taylor, Samimi

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Garrett Gatewood led the pledge.

4. INVOCATION

Mark Shetler from River City Christian gave the invocation.

5. SPECIAL CEREMONY - SWEARING IN OF COUNCIL MEMBER

- 5.1 Swearing-in and Seating of Council Member Garrett Gatewood.

6. PRESENTATIONS

- 6.1 Presentation Regarding Law Enforcement Chaplaincy by Mindi Russell, Senior Chaplain/Executive Director and Presentation of Proclamation by Vice Mayor Linda Budge Honoring Their 40 Years of Service.

7. PUBLIC COMMENT

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

8. COUNCIL REPORTS

Council reported on events since the last meeting.

9. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

10. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Budge second by McGarvey;
Carried by a 4:0 vote (Sander absent).

- 10.1 **Subject:** Meeting Minutes of April 25, 2017 Special Meeting (Amended), May 15, 2017 Regular Meeting (Amended), May 23, 2017 Special Meeting (Amended), and June 5, 2017 Special and Regular Meeting.
Recommendation: Adopt Minutes.
- 10.2 **Subject:** 2016 Investment Policy.
Recommendation: Adopt Resolution 92-2017 approving the attached investment policy for the City of Rancho Cordova.
Result of Recommended Action: Approval of this resolution will guide the City's investment of excess funds and will result in compliance with State and City law.
Staff Report: Liisa Behrends, Senior Accountant.
Advances Goal: 5.
- 10.3 **Subject:** Resolution Authorizing the City Manager to Execute Contract 56-2017 with Allied Waste Services of North America, LLC (Republic) for Residential Waste Collection, Recycling and Street Sweeping Services.
Recommendation: Adopt Resolution No. 67-2017.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract 56-2017 with Allied Waste Services of North America, LLC (Republic). The term of the proposed new contract is January 1, 2018 through December 31, 2024, and the services include citywide street sweeping and collection of garbage, recyclables, and yard waste from residential solid waste customers.

Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Public Works Division Manager.

Advances Goals: 1, 2, 5.

- 10.4 **Subject:** Resolution Awarding Construction Contract 63-2017 in the Amount of \$134,097 to Northern Pacific Builders, Inc. for the Corporation Yard Tenant Improvement Project and Increasing the Project Budget from \$230,000 to \$300,000.

Recommendation: Adopt Resolution No. 89-2017.

Result of Recommended Action: Adoption of this resolution will allow the City Manager to execute construction contract 63-2017 in the amount of \$134,097 with Northern Pacific Builders for the Corp Yard Tenant Improvement Project and increase the project budget from \$230,000 to \$300,000.

Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Division Manager.

Advances Goals: 1, 2, 5.

- 10.5 **Subject:** Acceptance of the 2017-18 Grant Assistance Program (GAP) from California Alcoholic Beverage Control.

Recommendation: Adopt Resolution No. 88-2017 Acceptance of the 2017-18 Grant Assistance Program (GAP) from California Alcoholic Beverage Control.

Result of Recommended Action: The City is formally accepting the grant funds that were awarded to the City of Rancho Cordova Police Department by the California Alcoholic Beverage Control.

Staff Report: Chris Pittman, Police Chief.

Advances Goals: 1, 2.

- 10.6 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Amendment with Michael Baker International to Administer the City's Calhome Housing Rehabilitation Program.

Recommendation: Adopt Resolution No. 96-2017.

Result of Recommended Action: An approving resolution will authorize the City Manager to execute an amendment to an existing contract (contract #15-2014-2) with consultant Michael Baker International to administer the CalHOME Housing Rehabilitation Program, which will increase the contract amount from \$102,000 to \$125,000 and will extend the contract term through June 30, 2018.

Staff Report: Cyrus Abhar, City Manager; Jessica Hayes, Housing Consultant.

Advances Goals: 1, 2, 5.

- 10.7 **Subject:** Resolution Authorizing the Levying of Special Assessments for Delinquent Charges Related to Nuisance Abatement Against Properties and Requesting Sacramento County to Collect These Charges on the Fiscal Year 2017-18 Tax Roll.

Recommendation: Adopt Resolution No. 98-2017.

Result of Recommended Action: Approval of Resolution 98-2017 will result in the levying of special assessments against properties for delinquent fines and fees related to nuisance abatement conducted by the City.

Staff Report: Kerry Simpson, Neighborhood Services Manager and Jessica Crone, Management Technician.

Advances Goals: 1, 2, 5.

11. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor Terry opened the public hearing. There were no speakers. Mayor Terry closed

the public hearing.

ACTION: Motion to approve by Budge second by McGarvey with minor modifications to 11.2, 11.3 and 11.4;
Carried by a 4:0 vote (Sander absent).

- 11.1 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1 for Fiscal Year 2017-18.
Recommendation: Adopt Resolution No. 57-2017.
Result of Recommended Action: Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.
- 11.2 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2017-2018.
Recommendation: Adopt Resolution No. 58-2017.
Result of Recommended Action: Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments in the District. There are no new impacts to existing or new residents.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.
- 11.3 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 1 for Fiscal Year 2017-2018.
Recommendation:
a) Adopt Resolution No. 63-2017 initiating proceedings for the annual levy and collection charges, preliminarily approving the engineer's report and declaring its intention to levy the annual charges for Fiscal Year 2017-2018 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1; and
b) Adopt Resolution No. 64-2017 amending and/or confirming the engineer's report and establishing the Fiscal Year 2017-2018 service charge for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1.
Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 1 to provide for a broad range of miscellaneous transportation services within the District identified in the Engineer's Report.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.
- 11.4 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 2 for Fiscal Year 2017-2018.
Recommendation:
a) Adopt Resolution No. 59-2017 initiating proceedings for the annual levy and collection charges, preliminarily approving the engineer's report and declaring its intention to levy the annual charges for fiscal year 2017-2018 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2; and
b) Adopt Resolution No. 60-2017 amending and/or confirming the engineer's report and

establishing the fiscal year 2017-2018 service charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2.

Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 2 to provide for a broad range of miscellaneous transportation services within the District identified in the Engineer's Report.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 11.5 **Subject:** Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for Anatolia IV Subdivision Project.

Recommendation: Adopt Resolution No. 4-2017.

Result of Recommended Action: Action on this item will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Anatolia IV Subdivision Project. The action also sets 1:00 p.m. on August 3, 2017 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 11.6 **Subject:** Join the Home Investment Partnership Consortium with the County of Sacramento and City of Citrus Heights.

Recommendation: Adopt Resolution No. 97-2017.

Result of Recommended Action: As approving resolution will authorize the City Manager to execute an agreement with Sacramento Housing and Redevelopment Agency, Sacramento County, and the City of Citrus Heights that will include the City of Rancho Cordova in the Home Investment Partnership Consortium, and allow the City to receive HOME funds through the consortium.

Staff Report: Curt Haven, Economic Development Director, Jessica Hayes, Housing Consultant.

Advances Goals: 1, 2, 5.

12. PUBLIC HEARING ITEMS

- 12.1 **Subject:** Rio Del Oro Parcel 67 Tentative Subdivision Map; Project No. DD8571 – Located South of White Rock Road, West of the Proposed Rancho Cordova Parkway, and North of the Proposed International Drive within the Northwest Portion of the Rio Del Oro Specific Plan Area. The Proposed Project Includes a Tentative Subdivision Map for 444 single-family lots, One Neighborhood Park, Four Greenbelt Lots, Six Landscape Corridor Lots, and Five Paseo Lots on 125.8 Acres.

Recommendation: That Council adopt Resolution No. 90-2017 approving the Tentative Subdivision Map and attached Conditions of Approval.

Result of Recommended Action: Adoption of the above-referenced resolution would permit the subdivision of 444 single-family lots within the Rio Del Oro Specific Plan Area and allow the applicant to submit for Improvement Plans to begin construction of the proposed infrastructure.

Staff Report: June Cowles, Senior Planner.

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

Mayor Terry opened the public hearing. There were no speakers. Mayor Terry closed the public hearing.

ACTION: Motion to approve by Budge second by Gatewood;
Carried by a 4:0 vote (Sander absent).

12.2 **Subject:** **Subject:** La Quinta Façade Renovations Major Design Review; Project No. DD9695 – Located at 11131 Folsom Boulevard.

Recommendation: Adopt Resolution No. 94-2017.

Result of Recommended Action: Approval of Resolution No. 94-2017 would allow the applicant to obtain the necessary permits for a full exterior renovation of the existing La Quinta Hotel with new paint, trims, and remove and replace an existing breakfast room addition.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 6.

Mayor Terry opened the public hearing. There were no speakers. Mayor Terry closed the public hearing.

ACTION: Motion to approve by Budge second by McGarvey;
Carried by a 4:0 vote (Sander absent).

12.3 **Subject:** This City-sponsored Project Includes Amendments to the Title 23, Zoning, of the Municipal Code to Omit “Outdoor Commercial Recreation” Use From the Office Professional Mixed Use Zone, Replace “Limited Use Permit” with “Administrative Use Permit” Throughout Zoning Code, Require 1,000 Feet Between Massage Establishments, and Limit Electronic Message Signs on Building Facades.

Recommendation: Introduce and waive the first reading of Ordinance 5-2017.

Result of Recommended Action: Approval of Ordinance 5-2017 would amend Chapter 23.313 in regards to the Office Professional Mixed Use zone, replace “Limited Use Permit” with “Administrative Use Permit” throughout Zoning Code, require 1,000 feet between massage establishments, and limit electronic message signs on building facades.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 2, 6.

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

- Diann Rogers

Mayor Terry closed the public hearing.

ACTION: Motion to introduce ordinance as drafted excluding changes having to do with Electronic Message Signs on building facades.

Motion to introduce remainder of ordinance by Budge second by McGarvey;
Carried by a 4:0 vote (Sander absent).

13. REGULAR CALENDAR ITEMS

13.1 **Subject:** Property Maintenance Code.

Recommendation: Staff recommends Council introduce Ordinance No. 6-2017 by title and make a motion to waive first reading of ordinance.

Result of Recommended Action: Introduction of Ordinance No. 6-2017, “An Ordinance of the City Council of the City of Rancho Cordova Adding Article XVII, “Property Maintenance Code” to Chapter 16.18, “Nuisance Code,” of Title 16, “Buildings and Construction” of the Rancho Cordova Municipal Code relating to Property Maintenance of Privately Owned Property Visible from Public Property Within the City and waive first reading of the Ordinance.

Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services Manager.

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

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

- Angel Ball

There were no speakers. Mayor Terry closed the public hearing.

ACTION: Motion to continue the item to August 7, 2017 by Gatewood second by Budge;
Carried by a 4:0 vote (Sander absent).

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

15. ADJOURNMENT

Mayor Terry adjourned the meeting at 7:51 PM.

Nanci C.O. Lima, MMC, Interim City Clerk

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Nanci C. O. Lima, MMC, Interim City Clerk

SUBJECT: RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES FOR THE 2017 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE TO BE HELD SEPTEMBER 13-15, 2017 IN SACRAMENTO, CALIFORNIA



RECOMMENDATION

Adopt Resolution No. 108-2017, designating Mayor Donald Terry as Voting Delegate and Vice Mayor Linda Budge and Council Member David Sander as Voting Alternates for the 2017 Annual League of California Cities Conference Business Meeting.

RESULT OF RECOMMENDED ACTION

The Voting Delegate or Alternate will be able to represent the City by voting at the Annual Business Meeting at the League of California Cities Conference.

BACKGROUND

The 2017 Annual League of California Cities Conference is scheduled for September 13 through 15, 2017 in Sacramento, California. An important part of the Annual Conference is the Annual Business Meeting scheduled for Friday, September 15, 2017 at 12:00 PM. At this meeting, the League membership considers and takes action on resolutions that establish League policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate.

ATTACHMENT

Resolution No. 108-2017.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 108-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DESIGNATING A VOTING DELEGATE AND VOTING ALTERNATES FOR THE 2017
ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE BUSINESS MEETING**

WHEREAS, the 2017 Annual League of California Cities Conference will be held September 13-15, 2017 in Sacramento, California; and

WHEREAS, in order to vote at the Annual Business Meeting, the City Council must designate its voting delegate and may designate voting delegate alternates.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that Mayor Donald Terry is designated as the City's Voting Delegate and Vice Mayor Linda Budge and Council Member David Sander as the Alternate Voting Delegates for the 2017 Annual League of California Cities Conference.

BE IT FURTHER RESOLVED that the City Clerk will submit a certified copy of this resolution to the League of California Cities by September 1, 2017.

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:

Nanci C. O. Lima, MMC, Interim City Clerk

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Sr. Finance Analyst



SUBJECT: RESOLUTION DETERMINING THE SPECIAL TAX LEVY AND AUTHORIZING THE LEVY OF SPECIAL TAXES FOR POLICE PROTECTION SERVICES WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR FISCAL YEAR 2017-18

RECOMMENDATION

Adopt Resolution 100-2017

RESULT OF RECOMMENDED ACTION

This action is part of the annual process to levy and collect special taxes in the Rancho Cordova Special Police Tax Area (the "District"). The action authorizes and directs the Chief Financial Officer to determine, or cause to be determined, the District's Fiscal Year 2017-18 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the annual Property Tax Roll.

BACKGROUND

In 2003, the City recognized the need for increased police protection services in new developments, and the difficulty of funding the increased level of services with existing municipal revenues. On July 1, 2003, the City Council adopted Resolution No. 30-2003, providing for a special tax to be imposed on newly developed parcels within the District for the purpose of funding police protection services and such related costs, as provided by Government Code Section 53978.

In order to implement this funding mechanism, the City negotiated provisions of development agreements by which property owners agreed to support the levy of a police services special tax on the properties within their developments. The City also included this provision as a condition of approval for developments without development agreements.

The annual levy of special taxes was approved and authorized by a vote of 2/3 of each Zone's property owners and through various Ordinances. Each Zone's Ordinance established a base year special tax rate and an annual special tax rate escalation formula. Each year, the Special Tax Rate for the developed parcels within the District shall increase by the annual percentage increase in the April Consumer Price Index (San Francisco-Oakland-San Jose, CA) as reported by the Bureau of Labor Statistics. The Ordinances also direct the City Council to determine the amount of the annual special tax levy.

Resolution No. 100-2017 approves the District's Escalation Factors to be used to calculate the District's Fiscal Year 2017-18 Maximum Special Tax Rates, authorizes and directs the Chief Financial Officer to use the tables within **Exhibit A** to determine, or cause to be determined, the District's Fiscal Year 2017-18 Maximum Special Tax Rates, to establish the Special Taxes to be levied to the District parcels for the fiscal year and to cause such charges to be applied to the County Property Tax Roll.

The special tax, which is to be levied annually following the issuance of a building permit, shall be billed as a separate line item on the respective parcel's property tax bill. The District's FY 2017-18 Special Tax Levy is projected to be \$1,157,339. The District's FY 2016-17 Special Tax Levy was \$1,113,360.

The District is currently comprised of forty (40) Special Police Tax Zones. Of those Zones, there are twelve (12) Zones within the District where police services are being funded through either Sunridge Park Community Facilities District No 2004-1, Sunridge North Douglas Community Facilities District No. 2005-1 or Community Facilities District 2013-2 (Police Services) (the "CFD's). Therefore, parcels within Zones. 9, 10, 11, 12, 13, 14, 30, 32, 33, 34, 35 and 36, which are funded through CFD's, shall not be levied by the District.

In order to proceed with this year's levy, it is recommended that the City Council approve Resolution No. 100-2017 which authorized the Administrative Services Director to determine the Fiscal Year 2017-18 special tax rates and to levy the special taxes against the taxable parcels within the Special Police Tax Area for Fiscal Year 2017-18 in order to provide funding for police protection services and such related costs.

FISCAL IMPACT

The Special Tax Levy is projected to provide \$1,157,339 in revenues which shall be used solely for the purposes of obtaining, operating and maintaining police protection equipment and apparatus, paying salaries and benefits of police protection personnel and for such other police protection service expenses, excepting the charges imposed by the County to place the special taxes onto the County tax roll in pursuant to Government Code Section 53978.

ATTACHMENT(S)

1. Resolution No. 100-2017
2. **Exhibit A** – Rancho Cordova Special Police Tax Area FY 2017-18 Special Tax Rates

RESOLUTION NO. 100-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DETERMINING THE SPECIAL TAX RATES AND AUTHORIZING THE LEVY OF
SPECIAL TAXES FOR POLICE PROTECTION SERVICES
WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA
FOR FISCAL YEAR 2017-18**

The City Council of the City of Rancho Cordova, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, on July 1, 2003, the City Council adopted Resolution 30-2003, establishing all of the City of Rancho Cordova as the Rancho Cordova Special Police Tax Area (hereinafter referred to as the "Special Police Tax Area" or "District"); and,

WHEREAS, the City Council has previously adopted Resolutions and Ordinances creating several Zones within the Special Police Tax Area and establishing proposed Special Taxes for each Zone pursuant to Government Code Section 53978; and,

WHEREAS, the City Council has previously directed the City Clerk to conduct elections through a mailed ballot proposition, pursuant to Elections Code Section 4000, for each Zone and has received favorable votes from the qualified electors approving and authorizing the levy of special taxes onto the parcels with each Zone pursuant to Government Code Section 53978; and,

WHEREAS, The City Council desires to authorize the Administrative Services Director to determine the special taxes and to apply the special taxes against the taxable parcels of land lying within the Zones of the Special Police Tax Area for the fiscal year commencing July 1, 2017 and ending June 30, 2018 in order to generate funding for police protection services and such related costs as provided by Government Code Section 53978; and,

WHEREAS, City Council and its legal counsel have reviewed Proposition 218 and found that these Special Taxes comply with applicable provisions of Article XIIC and Article XIID of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Sacramento County of any claim or challenge, the City of Rancho Cordova agrees to defend with counsel of its choice, indemnify and hold harmless Sacramento County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these Special Taxes onto the County roll and tax bills for the City of Rancho Cordova.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1 The City Council hereby approves the District's Base Maximum Special Tax Rates together with the fiscal year 2017-18 Escalation Factors, both of which are

attached hereto as **Exhibit A**, that shall be used to determine the District's fiscal year 2017-18 Special Tax Rates. Furthermore, each taxable parcel shall be taxed at 100% of the Maximum Special Tax Rate.

Section 2 The City Council hereby authorizes and directs the Administrative Services Director to use the attached **Exhibit A** to determine, or cause to be determined, the fiscal year 2017-18 Special Tax Rate for each District parcel, to establish the Special Taxes to be levied to the District parcels for the fiscal year 2017-18 and to cause such charges to be applied to the County Tax Roll.

Section 3 The Special Tax rates shall not exceed the Maximum Special Tax Rates authorized and approved by the qualified electors.

Section 4 The Special Tax rates shall not exceed the Maximum Special Tax Rates established through the Ordinances adopted by the City Council.

Section 5 The revenues from such special taxes shall be used for the services for which it was imposed, and for no other purpose, excepting the amount of collection costs imposed by the County to place the special taxes onto the County tax roll pursuant to Government Code Section 53978.

Section 6 The County Auditor of the County of Sacramento shall enter on the County Tax Roll opposite each eligible parcel of land the amount of such levy amounts submitted by Willdan Financial Services, the Administrative Services Director's designate. Such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to Government Code Section 53978.

Section 7 After collection by the County, the net amount of the levy shall be paid to the City Treasurer. The City Treasurer shall deposit all money representing special taxes collected by the County for the District to the credit of an account for the Rancho Cordova Special Police Tax.

Section 8 The adoption of this Resolution authorizes the District levy for the fiscal year commencing July 1, 2017, and ending June 30, 2018.

Section 9 Willdan Financial Services is hereby designated to file the levy with the County Auditor/Controller on behalf of the City. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to jorduno@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Jaclyn Orduno.

Section 10 The above recitals are all true and correct. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the above City Council action.

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:

Nanci Lima, MMC, Interim City Clerk

City of Rancho Cordova
Rancho Cordova Special Police Tax Area
FY 2017/18 SPECIAL TAX RATES

BASE YEAR MAXIMUM SPECIAL TAX RATES

The following table lists the Rancho Cordova Special Police Tax Area’s (the “District”) Base Maximum Special Tax Rates for each Zone. Upon the issuance of a building permit, each District parcel shall be levied at its respective Base Maximum Special Tax Rate in the following fiscal year. Each year thereafter, the Maximum Special Tax Rate of each taxable parcel shall be increased using the annual percentage change in the area’s April Consumer Price Index.

Zone	Base Tax Rate per Residential Unit / Residential Parcel	Base Tax Rate Per Non-Residential Acre / Non-Residential Parcel
1	\$250.00 / unit	\$1,000.00 / acre
2	250.00 / unit	653.40 / acre
2A	450.00 / unit	1,000.00 / acre
3	250.00 / unit	n/a
4	250.00 / parcel	250.00 / parcel
5	250.00 / unit	653.40 / acre
6	250.00 / unit	653.40 / acre
7	250.00 / unit	n/a
8	250.00 / unit	653.40 / acre
15	250.00 / unit	1,000.00 / parcel
16	250.00 / unit	653.40 / acre
17	250.00 / unit	653.40 / acre
18	250.00 / unit	653.40 / acre
19	250.00 / unit	653.40 / acre
20	250.00 / unit	653.40 / acre
21	250.00 / unit	653.40 / acre
22	250.00 / unit	653.40 / acre
23	250.00 / unit	653.40 / acre
24	250.00 / unit	653.40 / acre
25	250.00 / unit	653.40 / acre
26	251.00 / unit	653.40 / acre
27	450.00 / unit	1,000.00 / acre
28	450.00 / unit	1,000.00 / acre
29	450.00 / unit	1,000.00 / acre
31	450.00 / unit	1,000.00 / acre
37	450.00 / unit	1,000.00 / acre
38	450.00 / unit	1,000.00 / acre
39	250.00 / unit	n/a

Parcels within Zones 9, 10, 11, 12, 13, 14, 30, 32, 33, 34, 35 and 36 are no longer levied through the Special Police Tax Area as these services are being funded through other districts.

FISCAL YEAR 2017/18 ESCALATION FACTORS

The Maximum Special Tax Rate of each taxable parcel shall be increased using the annual change in the San Francisco-Oakland-San Jose, CA Consumer Price Index (the “CPI”). The annual increase in the CPI from the previous year is 2.695034%.

The following table lists the FY 2017/18 Escalation Factors to be applied to the above Base Year Maximum Special Tax Rates in order to determine the FY 2017/18 Maximum Special Tax Rates. The Escalation Factors are calculated each year using the annual changes in the April CPI. The date of a parcel’s building permit establishes the base CPI. The base CPI and the most recent April CPI are used to determine the Escalation Factor to be applied to each taxable parcel. For example, the escalation factor for a parcel receiving a building permit on July 1, 2004, would be 1.3064938 (264.565 divided by 202.500).

To determine the Maximum Special Tax Rates, each taxable parcel’s Base Year Maximum Special Tax Rate shall be multiplied by the applicable Escalation Factor. For example, a residential parcel in Zone 1 would have a base tax rate of \$250.00 per unit; had this parcel received a building permit on July 1, 2004, its escalation factor would be 1.3064938. Therefore, its Maximum Special Tax Rate would be \$250.00 x 1.3064938 or \$326.62 per unit.

Date of Building Permit	Month and Year of CPI Factor	CPI Factor ⁽¹⁾	Escalation Factor to be Applied to Base Rate ⁽²⁾
July 1, 2004 – June 30, 2005	April 2005	202.500	1.3064938
July 1, 2005 – June 30, 2006	April 2006	208.900	1.2664672
July 1, 2006 – June 30, 2007	April 2007	215.842	1.2257346
July 1, 2007 – June 30, 2008	April 2008	222.074	1.1913371
July 1, 2008 – June 30, 2009	April 2009	223.854	1.1818641
July 1, 2009 – June 30, 2010	April 2010	227.697	1.1619169
July 1, 2010 – June 30, 2011	April 2011	234.121	1.1300353
July 1, 2011 – June 30, 2012	April 2012	238.985	1.1070360
July 1, 2012 – June 30, 2013	April 2013	244.675	1.0812915
July 1, 2013 – June 30, 2014	April 2014	251.495	1.0519692
July 1, 2014 – June 30, 2015	April 2015	257.622	1.0269503
July 1, 2015 – June 30, 2016	April 2016	264.565	1.0378886
July 1, 2016 – June 30, 2017	April 2017	274.589	1.0000000

(1) April CPI-U (San Francisco-Oakland-San Jose, CA) Bureau of Labor Statistics.

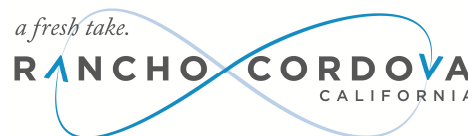
(2) Escalation factors have been rounded for presentation purposes.

SPECIAL TAX RATES

Each taxable parcel shall be taxed at 100% of the Maximum Special Tax Rate.

MEMORANDUM

DATE: August 7, 2017
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Engineering Manager



SUBJECT: RESOLUTION DECLARING THE RESULTS OF THE MAIL BALLOT ELECTION RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE ON THE ANATOLIA IV SUBDIVISION PROJECT IN THE CITY OF RANCHO CORDOVA

RECOMMENDATION

Adopt Resolution No. 99-2017 declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee on the Anatolia IV Subdivision Project.

RESULT OF RECOMMENDED ACTION

Adoption of the resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Anatolia IV Subdivision Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Anatolia IV Subdivision Project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.

BACKGROUND

The City Council previously adopted Resolution No. 65-2017 on June 5, 2017 declaring its intention to impose the annual Stormwater Utility Fee ("Fee") pursuant to Ordinance No. 7-2014 on the Anatolia IV Subdivision Project. A protest hearing was conducted on June 19, 2017 at which time no written protest was received from the property owner representing a majority of the parcel subject to the Fee. Council then adopted Resolution No. 4-2017 authorizing the mailing of a property owner ballot for the purpose of submitting the Fee to a vote of the owners subject to the Fee. Only one parcel is subject to the fee. The balloting period ended at 1:00 pm on August 3, 2017.

The Clerk has tabulated the ballot returned by the property owner for the Anatolia IV Subdivision Project. If majority approval exists, Council may impose the annual Fee on the Anatolia IV Subdivision Project pursuant to the Ordinance. If a majority approval does not exist, the Stormwater Utility Fee shall not be imposed for the project.

Tonight's Council action is to adopt Resolution No. 99-2017 declaring the results of the mail ballot election.

ATTACHMENTS

Resolution No. 99-2017

RESOLUTION NO. 99-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DECLARING THE RESULTS OF A MAIL BALLOT ELECTION RELATING TO THE
IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE ON THE ANATOLIA IV
SUBDIVISION PROJECT IN THE CITY OF RANCHO CORDOVA**

WHEREAS, on June 5, 2017 City Council adopted Resolution No. 65-2017 declaring its intention to impose the annual Stormwater Utility Fee ("Fee") for Anatolia IV Subdivision Project; and

WHEREAS, Article XIII D of the California Constitution (Proposition 218) requires the City to follow certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Proposition 218); and

WHEREAS, the City has determined that the Fee is a property related fee, subject to the provisions of Proposition 218; and

WHEREAS, before imposing the Fee, the City Council is required to hold a noticed public hearing on a written report (the "Written Report") containing a description of each parcel of real property within the City to which the Fee is applicable and the amount of the Fee for each such parcel for Fiscal Year 2016-2017 and to consider protests to the Fee and, if a majority protest is not received at the public hearing, the Council must submit the question of the imposition of the Fee to a vote of the owners of the property subject to the proposed Fee for approval before the proposed Fee may be levied; and

WHEREAS, in accordance with Proposition 218 the City Council held a duly noticed public hearing on the matter of the Written Report and the proposed Fee on June 19, 2017 and took testimony, both written and oral; and

WHEREAS, having determined a written protest was not received from property owner representing a majority of the parcels subject to the Fee, the City Council adopted Resolution No. 4-2017 authorizing the mailing of a property owner ballot (the "Ballot Measure") for the purpose of submitting the Fee to a vote of the owner of parcel subject to the Fee, and subject to approval by a majority vote of the owner of parcel subject to the Fee; and

WHEREAS, pursuant to the terms of Resolution No. 4-2017 and the unanimous consent of the property owner, the Property Owner Balloting was conducted and completed at 1:00 p.m. on August 3, 2017 and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Ballot Return in Connection with the Proposed Stormwater Utility Fee (the "Certificate"), a copy of which is attached hereto as Exhibit B and by this reference incorporated herein.

NOW, THEREFORE, BE IT IS HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES FIND:

1. The above recitals are true and correct.
2. The Certificate is hereby accepted into the records of the City.
3. The Ballot Measure is authorized as set forth in Exhibit A attached hereto and by this reference incorporated herein.
4. The results of the Ballot Measure are as set forth in the Certificate on file with the City Clerk and attached to this Resolution as Exhibit B ("Certificate").
5. The City Clerk is authorized to declare the results of the mail ballot election relating to the imposition of the Stormwater Utility fee on the Anatolia IV Subdivision Project.
6. Pursuant to said Certificate, if the Ballot Measure submitted was approved by a majority vote of the owner of parcel subject to the Fee, the Fee is hereby imposed pursuant to Ordinance 7-2014 on the Anatolia IV Subdivision Project, otherwise, if the Ballot Measure submitted was not approved by a majority vote of the owners of parcels subject to the Fee, the imposition of the Fee is hereby abandoned for the Anatolia IV Subdivision Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 7th day of August, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Donald Terry, Mayor

ATTEST:

Nanci C. O. Lima, MMC, Interim City Clerk

Exhibit A**BALLOT MEASURE**

In order to provide the City of Rancho Cordova with a dedicated funding source to repair, reconstruct and maintain the storm drain system and to protect water quality, shall the City impose an annual Stormwater Utility Fee as shown in the Rate Analysis Report, dated 8/7/2014.

YES I support the proposed annual Stormwater Utility Fee

NO I oppose the proposed annual Stormwater Utility Fee

Exhibit B

CERTIFICATE OF THE CITY CLERK AS TO

THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

IN CONNECTION WITH THE PROPOSED STORMWATER UTILITY FEE

IN THE CITY OF RANCHO CORDOVA

I, Nanci Lima, Interim City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election in connection with the imposition of an annual stormwater utility fee, that the last day for the return of mailed ballot was August 3, 2017, that the election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received: 1

Total "Yes" Ballots: 1

Total "No" Ballots: 0

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Steve Harriman, Maintenance and Operations Manager



SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 74-2016-1 WITH SACRAMENTO REGIONAL TRANSIT DISTRICT TO AMEND THE SCOPE OF WORK, EXTEND THE CONTRACT TERM FROM JUNE 30, 2018 TO JUNE 30, 2020, AND INCREASE CONTRACT AMOUNT FROM \$161,040 TO \$370,080

RECOMMENDATION

Adopt Resolution No. 104-2017.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute contract amendment no. 74-2016-1 with Sacramento Regional Transit District (RT) for light rail station maintenance services. This will add soundwall maintenance to the scope of work, extend the contract term from June 30, 2018 to June 30, 2020, and increase the contract amount from \$161,040 to \$370,080.

BACKGROUND

Since April 2015, the City has contracted with RT for the maintenance of landscaping at the covered stations and parking lots, and removal of graffiti, trash and other waste found at RT's light rail stations. City maintenance crews visit each of the four Light Rail stations on a weekly basis to remove litter, empty trash cans, sweep, and remove graffiti. In addition, City landscape crews visit each of the four stations on a weekly basis spending additional time at Mather/Mills and Sunrise to address the landscape areas within the parking lots.

This agreement allows the City to provide more focused maintenance services for the light rail stations in the city resulting in a more beautiful Rancho Cordova. RT pays quarterly payments in advance of City services rendered.

Both parties are requesting that the existing Light Rail Stations Maintenance Agreement expiration date be extended an additional two years, which would result in a revised termination date of June 30, 2020. Additionally, this amendment will be modified to include maintenance of the RT light rail soundwalls from Zinfandel Drive to just west of Routier Road. The maintenance of the soundwalls would include graffiti removal, cleaning and trash removal along the soundwall corridor. The City's prompt response to graffiti and other soundwall maintenance

issues ensures the walls remain an asset to the community and provide a positive impression to the thousands of RT riders that pass by the walls every day.

The added scope and additional two years will increase the total contract value from \$161,040 to \$370,080.

FISCAL IMPACT

There is no fiscal impact to the General Fund. RT pays quarterly payments in advance of City services rendered.

ATTACHMENT

Resolution No. 104-2017

CITY OF RANCHO CORDOVA

RESOLUTION NO 104-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT
NO. 74-2016-1 WITH THE SACRAMENTO REGIONAL TRANSIT DISTRICT TO AMEND
THE SCOPE OF WORK, EXTEND THE CONTRACT TERM FROM JUNE 30, 2018 TO
JUNE 30, 2020, AND INCREASE CONTRACT AMOUNT FROM \$161,040 TO \$370,080**

WHEREAS, the City of Rancho Cordova executed a two-year contract on July 1, 2016 with the Sacramento Regional Transit District ("RT") to provide maintenance services at the four light rail stations in the City; and

WHEREAS, the collaboration between the City and RT has been very effective in improving the cleanliness and appearance of the four light rail stations in Rancho Cordova; and

WHEREAS, contract amendment includes soundwall maintenance to the scope of work; and

WHEREAS, contract amendment extends the contract expiration date from June 30, 2018 to June 30, 2020; and

WHEREAS, the additional service and time extension will increase the contract amount from \$161,040 to \$370,080; and

WHEREAS, the contract does not impact the general fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute contract amendment 74-2016-1 with the Sacramento Regional Transit District to add soundwall maintenance to the scope of work, increase the contract amount from \$161,040 to \$370,080 and extend the contract term from June 30, 2018 to June 30, 2020, in a form approved by the City Attorney's office.

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:

Nanci C. O. Lima, MMC, Interim City Clerk

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Senior Finance Analyst



SUBJECT: RESCIND RESOLUTIONS 23-2017 AND 24-2017 AND REVIEW AND APPROVE RESOLUTIONS 101-2017 AND 102-2017 APPROVING APPLICATIONS FOR THE 2015 AND 2016 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AND ACCEPTANCE OF GRANT FUNDING FROM THE 2015 AND 2016 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM.

RECOMMENDATION

Rescind Resolutions 23-2017 and 24-2017, and approve Resolutions 101-2017 and 102-2017.

RESULT OF RECOMMENDED ACTION

City will review and approve applications and formally accept awards of \$26,338 under the JAG program for 2015, and \$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 and 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.

Public Comment was opened and noticed to the public, via the Grapevine Independent for at least 30 days. City Council received applications for review in March and Council action will complete the process and pave the way to accept the grant.

ATTACHMENT(S)

- A. Resolution 101-2017
- B. 2015 Grant Application
- C. Resolution 102-2017
- D. 2016 Grant application

CITY OF RANCHO CORDOVA

RESOLUTION NO. 101-2017

**RESCIND RESOLUTIONS 23-2017 AND REVIEW AND APPROVE RESOLUTION 101-2017
APPROVING APPLICATIONS FOR THE 2015 EDWARD BYRNE MEMORIAL JUSTICE
ASSISTANCE GRANT (JAG) PROGRAM AND ACCEPTANCE OF 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 became eligible for formula grant funding under the JAG program; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager, or his designee , to make application for, and is hereby authorized to accept 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 7th day of August, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci C. O. Lima, MMC, Interim City Clerk



BJA FY 15 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

2015-H4148-CA-DJ

[Application](#)[Correspondence](#)Application: **Application Handbook****Overview**[Overview](#)[Applicant
Information](#)[Project Information](#)[Budget and
Program
Attachments](#)[Assurances and
Certifications](#)[Review SF 424](#)[Submit Application](#)

This handbook allows you to complete the application process for applying to the BJA FY 15 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation. At the end of the application process you will have the opportunity to view and print the SF-424 form.

*Type of Submission	Application Non-Construction	Preapplication Construction
*Type of Application	New If Revision, select appropriate option If Other, specify	
*Is application subject to review by state executive order 12372 process?	N/A Program has not been selected by state for review	

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Asked Questions](#)[GMS Home](#)[Log Off](#)



BJA FY 15 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

2015-H4148-CA-DJ

[Application](#)[Correspondence](#)Application: **Application Handbook****Applicant Information**[Overview](#)[Applicant Information](#)[Project Information](#)[Budget and Program Attachments](#)[Assurances and Certifications](#)[Review SF 424](#)[Submit Application](#)[Help/Frequently Asked Questions](#)[GMS Home](#)[Log Off](#)

*Is the applicant delinquent on any federal debt	No
*Employer Identification Number (EIN)	80-0058934
*Type of Applicant	Municipal
Type of Applicant (other):	
*Organizational Unit	Government
*Legal Name (Legal Jurisdiction Name)	City of Rancho Cordova
*Vendor Address 1	2729 Prospect Park Drive
Vendor Address 2	
*Vendor City	Rancho Cordova
Vendor County/Parish	Sacramento
*Vendor State	California
*Vendor ZIP	95670-6291
Point of Contact Information for matters involving this application	
Contact Prefix:	Ms.
Contact Prefix (Other):	
Contact First Name:	Kristie
Contact Middle Initial:	
Contact Last Name:	Meeks
Contact Suffix:	
Contact Suffix (Other):	
Contact Title:	Budget Officer
Contact Address Line 1:	2729 Prospect Park Drive
Contact Address Line 2:	
Contact City:	Rancho Cordova
Contact State:	California

Contact Zip Code:	95670-6291
Contact Phone Number:	(916) 875-9605
Contact Fax Number:	(916) 875-9673
Contact E-mail Address:	kmeeks@sacsheriff.com

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BJA FY 15 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

2015-H4148-CA-DJ

[Application](#)[Correspondence](#)Application: **Application Handbook****Project Information**[Overview](#)[Applicant Information](#)[Project Information](#)[Budget and Program Attachments](#)[Assurances and Certifications](#)[Review SF 424](#)[Submit Application](#)[Help/Frequently Asked Questions](#)[GMS Home](#)[Log Off](#)**Descriptive Title of Applicant's Project**

The City of Rancho Cordova is located in the eastern portion of Sacramento County and has a population of 67,839. The city was incorporated in 2003 and is part of the Sacramento Metropolitan area. Recently the city has been experiencing an alarming trend of increased gun related homicides. In the 2013 calendar year, there were two homicides and in 2014, there were four homicides. Mid-year 2015, there have been five homicides within the city. Four of the five homicides so far in 2015 were attributed to gun violence. The Rancho Cordova Police Department is proposing a three pronged approach to combat the current upswing in gun related shootings and homicides. The first prong would be to utilize the current criminal analyst to target gun violence prone areas and those offenders likely to commit crimes using a firearm. The existing analyst uses an intricate combination of software, including GIS Mapping, XRY, RMS, AFR and CAD Reports to provide precise known persons and locations to patrol, special teams and cooperative agencies surrounding the city. The second prong would be to patrol these identified areas and make contact with those subjects identified through the criminal analysis efforts, entering contact, arrest and identifier information in order to assist the crime analyst in connecting known persons, similarities and trends. The third prong would be to work in collaboration with the Sacramento County District Attorney's office to assure aggressive prosecution of those identified in weapons law violations. This approach to combat gun violence will be a collaborative effort utilizing the vast resources available to the Rancho Cordova Police Department. We have a close working relationship with the Sacramento County Sheriff's Department Gang Unit as well as the Sacramento County Probation Office. We will work with both departments to assist in data collection, data dissemination, and weapons law enforcement to combat this upswing in gun violence. With the efforts of the Sacramento County District Attorney's office to assure maximum prosecution of those offenders, we hope to positively affect the gun violence upswing that we are currently faced with.

Areas Affected by Project

The County of Sacramento East area, City of Rancho Cordova, close surrounding cities such as City of Folsom, City of Citrus Heights, City of Elk Grove in which criminals and known persons will cross city boundaries and commit crimes.

Proposed Project

	*Start Date	October/ 01/ 2015
	*End Date	September/ 30/ 2017
*Congressional Districts of		
	Project	Congressional District 07, CA
*Estimated Funding		
Federal		\$0.00
Applicant		\$0.00
State		\$0.00
Local		\$24900.00
Other		\$0.00

Program Income	\$0.00
TOTAL	\$24900.00

Continue



BJA FY 15 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

2015-H4148-CA-DJ

[Application](#)[Correspondence](#)Application: **Application Handbook**

This page allows you to upload the Budget Detail Worksheet, Financial Management and System of Internal Controls Questionnaire (FCQ) form, Program Narrative, and other Program attachments. Click the attach button to continue.

[Overview](#)[Applicant
Information](#)**FCQ Attachment**[Project Information](#)

In accordance with the Part 200 Uniform Requirements as set out at 2 C.F.R. 200.205, Federal agencies must have in place a framework for evaluating the risks posed by applicants before they receive a Federal award. To facilitate part of this risk evaluation, all applicants are to download, complete, and submit the Financial Management and System of Internal Controls Questionnaire.

[Budget and
Program
Attachments](#)[Assurances and
Certifications](#)

You can download the current [FCQ form here](#).

[Review SF 424](#)**Budget and other Program Attachments**[Submit Application](#)[JAG Project Narrative.docx](#)[JAG 2015 budget chart.doc](#)[Help/Frequently
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PROJECT NARRATIVE

Problem Statement

The City of Rancho Cordova has been experiencing an alarming increase in gun related assaults and homicides during the first six months of the 2015 calendar year. In the 2013 calendar year, the city experienced two homicides; in the 2014 calendar year, the number of homicides doubled to a total of four. Midyear 2015, there have been four gun related homicides and one non-gun related homicide. The recent increase in gun related homicides shows a dangerous rising trend noted in the below table. If the trend continues, 2015 will far surpass previous years.

	2013	2014	2015 Midyear
Murder and Non Negligent Manslaughter	2	4	5
Weapons Law Violations	45	42	24

Planned Approach

The Rancho Cordova Police Department (RCPD) is proposing to combat these increases in gun related crimes with a proactive multi-level approach. The two primary goals will be a reduction in unlawful possession of firearms and a significant reduction in gun related criminal activity. RCPD will accomplish these goals by directly focusing two officer teams that target specific areas and individuals that are likely to be involved in gun related violations. These two officer teams would be comprised of RCPD Problem Oriented Policing (POP) officers that focus solely on potential offenders of gun related crimes. POP officers have responsibility and ownership over their geographic region combined with the specific knowledge of their problem areas and known criminal element. RCPD has an existing Memo of Understanding with Sacramento County Probation to assist in many proactive operations. POP officers will be able to benefit from the existing relationship and utilize probation officers to achieve the desired outcome of reducing gun violence.

RCPD has an existing partnership with The Sacramento County Sheriff's Department Gang Suppression Unit (GSU). RCPD benefits from this partnership by utilizing the GSU officers to perform regional operations in reducing crime. RCPD will utilize GSU intelligence and support to further achieve the desired goal of reducing gun related crimes.

1. Intelligence Gathering and Criminal Analysis

RCPD has embraced a philosophy and practice of utilizing Intelligence Lead Policing (ILP). RCPD has successfully utilized the ILP model to target specific areas that were prone to criminal

activity within the city. RCPD has an existing Crime Analyst with multiple resources and outside agency cooperation. Data is gathered and analyzed using programs such as Palantir, Vigilant, RMS, AFR, GIS and XRY systems. Officers use reports and mapping from the Crime Analyst to highlight problem areas of potential criminal activity and direct resources to the target areas. These same principles will be utilized to identify potential offenders.

2. Specifically Targeted Suppression Activities

Two officer teams will be deployed on a monthly basis, or as needed, based on crime intelligence and analytic data. Utilizing statistics gathered from Patrol, Probation, and Gang Suppression Unit resources, RCPD will directly focus teams on areas and specific people that are likely to be involved in gun related violations. The teams will be comprised of Problem Oriented Policing (POP) officers on grant funded overtime that focus solely on the grant objective.

3. Aggressive Prosecution

RCPD will work in collaboration with the Sacramento County District Attorney's (DA) office to ensure aggressive prosecution of weapons law violations. RCPD has an existing working relationship with DA prosecutors and meets regularly on current prosecution techniques in removing criminals from the street. This existing partnership will be utilized to gain the highest prosecution possible for offenders of gun related crimes.

Expected Outcome

The expected outcome from this funding source is to reduce gun violence within the city, increasing public safety to our citizens.

BUDGET WORKSHEET PER HOUR

				Reg Hr	Inc Hr	O/T Hr	Tot Inc	Total	FICA	Total
Position	RANK	CASH HRS	Incen tive	Base	Incen tive	Rate	Incentive	O/T Wages	7.650%	Hrly Costs
Each Officer	Deputy	1.0	20%	41.30	12.39	61.95	12.39	61.95	5.69	80.03

BUDGET WORKSHEET PER OPERATION

				Reg Hr	Inc Hr	O/T Hr	Tot Inc	Total	FICA	Total
Position	RANK	CASH HRS	Incen tive	Base	Incen tive	Rate	Incentive	O/T Wages	7.650%	O/T Costs
1 st Officer	Deputy	6.0	20%	41.30	12.39	61.95	74.34	371.70	34.12	480.16
2 nd Officer	Deputy	6.0	20%	41.30	12.39	61.95	74.34	371.70	34.12	480.16
Total Cost Per Operation \$960.32 Rounded to \$1,000										

BUDGET WORKSHEET 2 YEAR TOTAL

12 Operations Year 1 @980 each	12,450
12 Operations Year 2 @980 each	12,450
Total Rounded for 24 Operations	24,900
Total Funding Request	24,900

BUDGET NARRATIVE

1. Salaries and Benefits:

Funding of \$24,900 will be used over the two year grant period to conduct special gun violence reduction enforcement. Two officer grant funded teams will be independent from regular patrols, directly focused 100% on reducing gun violence. Intelligent Led Policing statistically driven enforcement will target known persons involved with crimes with firearms. Team sizes may fluctuate, per operation, depending upon the need for safety. The operations will be scheduled as a proactive Smart Policing tactic to identify possible threats, prevent illegal

use, and apprehend known felons or other persons who commit crimes involving firearms.

FICA benefits of .0765% are included in the yearly overtime totals. RCPD intends to use \$12,450 in overtime funds per year for reduction in gun violence.



BJA FY 15 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

2015-H4148-CA-DJ

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To the best of my knowledge and belief, all data in this application/preapplication is true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.

Your typed name, in lieu of your signature represents your legal binding acceptance of the terms of this application and your statement of the veracity of the representations made in this application. The document has been duly authorized by the governing body of the applicant and the applicant will comply with the following:

1. [Assurances](#)
2. [Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace requirements.](#)

If you are an applicant for any Violence Against Women grants, this includes the Certification of Compliance with the Statutory Eligibility Requirements of the Violence Against Women Act.

*Prefix	
Name Prefix:(Other)	
*First Name	
Middle Initial (if any)	
*Last Name	
Suffix	
Name Suffix:(Other)	
*Title	
*Address Line 1	
Address Line 2	
*City	
County	
*State	
*Zip Code	-
*Phone	-- Ext :
Fax	--
*E-mail	
☒ I have examined the information provided here regarding the signing authority and certify it is accurate. I am the signing authority, or have been delegated or designated formally as the signing authority by the	

appropriate authority of official, to provide the information requested throughout this application system on behalf of this jurisdiction. Information regarding the signing authority, or the delegation of such authority, has been placed in a file and is available on-site for immediate review.

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BJA FY 15 Edward Byrne Memorial Justice Assistance
Grant (JAG) Program - Local Solicitation

2015-H4148-CA-DJ

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APPLICATION FOR FEDERAL ASSISTANCE	2. DATE SUBMITTED June 26, 2015	Applicant Identifier
1. TYPE OF SUBMISSION Application Non-Construction Preapplication Construction	3. DATE RECEIVED BY STATE	State Application Identifier
	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION		
Legal Name City of Rancho Cordova		Organizational Unit Government
Address 2729 Prospect Park Drive Rancho Cordova, California 95670-6291		Name and telephone number of the person to be contacted on matters involving this application Meeks, Kristie (916) 875-9605
6. EMPLOYER IDENTIFICATION NUMBER (EIN) 80-0058934		7. TYPE OF APPLICANT Municipal
8. TYPE OF APPLICATION New		9. NAME OF FEDERAL AGENCY Bureau of Justice Assistance
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 16.738 CFDA Edward Byrne Memorial Justice Assistance TITLE: Grant Program		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT The City of Rancho Cordova is located in the eastern portion of Sacramento County and has a population of 67,839. The city was incorporated in 2003 and is part of the Sacramento Metropolitan area. Recently the city has been experiencing an alarming trend of increased gun related homicides. In the 2013 calendar year, there were two homicides and in 2014, there were four homicides. Mid-year 2015, there have been five homicides within the city. Four of the five homicides so far in 2015 were attributed to gun violence. The Rancho Cordova Police Department is proposing a three pronged approach to combat the current upswing in gun related shootings and homicides. The first prong would be to utilize the

		current criminal analyst to target gun violence prone areas and those offenders likely to commit crimes using a firearm. The existing analyst uses an intricate combination of software, including GIS Mapping, XRY, RMS, AFR and CAD Reports to provide precise known persons and locations to patrol, special teams and cooperative agencies surrounding the city. The second prong would be to patrol these identified areas and make contact with those subjects identified through the criminal analysis efforts, entering contact, arrest and identifier information in order to assist the crime analyst in connecting known persons, similarities and trends. The third prong would be to work in collaboration with the Sacramento County District Attorney's office to assure aggressive prosecution of those identified in weapons law violations. This approach to combat gun violence will be a collaborative effort utilizing the vast resources available to the Rancho Cordova Police Department. We have a close working relationship with the Sacramento County Sheriff's Department Gang Unit as well as the Sacramento County Probation Office. We will work with both departments to assist in data collection, data dissemination, and weapons law enforcement to combat this upswing in gun violence. With the efforts of the Sacramento County District Attorney's office to assure maximum prosecution of those offenders, we hope to positively affect the gun violence upswing that we are currently faced with.
12. AREAS AFFECTED BY PROJECT The County of Sacramento East area, City of Rancho Cordova, close surrounding cities such as City of Folsom, City of Citrus Heights, City of Elk Grove in which criminals and known persons will cross city boundaries and commit crimes.		
13. PROPOSED PROJECT Start Date: October 01, 2015 End Date: September 30, 2017		14. CONGRESSIONAL DISTRICTS OF a. Applicant b. Project CA07
15. ESTIMATED FUNDING		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? Program has not been selected by state for review
Federal	\$0	
Applicant	\$0	
State	\$0	

Local	\$24,900	
Other	\$0	
Program Income	\$0	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
TOTAL	\$24,900	

**18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS
APPLICATION PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS
BEEN DULY AUTHORIZED BY GOVERNING BODY OF THE APPLICANT AND THE
APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE
ASSISTANCE IS REQUIRED.**

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**BJA FY 15 Edward Byrne Memorial Justice Assistance
Grant (JAG) Program - Local Solicitation**

2015-H4148-CA-DJ

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- Application submitted on 06/26/2015

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CITY OF RANCHO CORDOVA

RESOLUTION NO. 102-2017

**RESCIND RESOLUTIONS 24-2017 AND REVIEW AND APPROVE RESOLUTION 102-2017
APPROVING APPLICATIONS FOR THE 2016 EDWARD BYRNE MEMORIAL JUSTICE
ASSISTANCE GRANT (JAG) PROGRAM AND ACCEPTANCE OF 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 became eligible for formula grant funding under the JAG program; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager, or his designee, to make application for, and is hereby authorized to accept 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 7th day of August, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci C. O. Lima, MMC, Interim City Clerk

**Edward Byrne Memorial Justice Assistance Grant
(JAG) Program - Local Solicitation**

2016-H4591-CA-DJ

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This handbook allows you to complete the application process for applying to the Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation. At the end of the application process you will have the opportunity to view and print the SF-424 form.

*Type of Submission	Application Non-Construction	Preapplication Construction
*Type of Application	If Revision, select appropriate option If Other, specify	New Continue award
*Is application subject to review by state executive order 12372 process?	N/A Program has not been selected by state for review	

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Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

2016-H4591-CA-DJ

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*Is the applicant delinquent on any federal debt	No
*Employer Identification Number (EIN)	80-0058934
*Type of Applicant	Municipal
Type of Applicant (other):	
*Organizational Unit	Government
*Legal Name (Legal Jurisdiction Name)	City of Rancho Cordova
*Vendor Address 1	2729 Prospect Park Drive
Vendor Address 2	
*Vendor City	Rancho Cordova
Vendor County/Parish	Sacramento
*Vendor State	California
*Vendor ZIP	95670-6291
Point of Contact Information for matters involving this application	
Contact Prefix:	Mrs.
Contact Prefix (Other):	
Contact First Name:	Susana
Contact Middle Initial:	
Contact Last Name:	Jackson
Contact Suffix:	
Contact Suffix (Other):	
Contact Title:	Accountant
Contact Address Line 1:	2729 Prospect Park Drive
Contact Address Line 2:	
Contact City:	Rancho Cordova
Contact State:	California

Contact Zip Code:	95670-6291
Contact Phone Number:	(916) 851-8957
Contact Fax Number:	(916) 875-9673
Contact E-mail Address:	sjackson@cityofranchocordova.org

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Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

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Asked Questions](#)[GMS Home](#)[Log Off](#)**Descriptive Title of Applicant's Project**

The City of Rancho Cordova is located in the eastern portion of Sacramento County, and has a population of approximately 69,839 residents. The city was incorporated in 2003 and is part of the Sacramento Metropolitan area. The city is continuing to see a trend of gun related homicides and crimes. In the 2013 calendar year, there were two homicides, in 2014, that number doubled to four homicides, and in 2015 there were five homicides. Mid-year 2016, there has been one homicide. The first prong would be to utilize the current criminal analyst to target gun violence prone areas and those offenders likely to commit crimes using a firearm. The analyst uses an intricate combination of software, including GIS mapping, XRY, RMA, AFR and CAD reports to provide precise know persons and locations to patrol, special teams, and cooperative agencies surrounding the city. The second prong would be to patrol these identified areas and make contact with those subjects identified through the criminal analysis efforts, entering contact, arrest and identifier information in order to assist in connecting known persons, similarities, and trends. The third prong would be to work in collaboration with the Sacramento County District Attorney's office to ensure aggressive prosecution of those identified in violation of weapons law. This approach to combat gun violence will be a collaborative effort utilizing the vast resources available to the Rancho Cordova Police Department such as the RCPD Crime Suppression Unit, the Sacramento County Sheriff's Department Gang Suppression Unit, and the Sacramento County Probation Department. We will work with these departments to assist in data collection, data dissemination, and weapons law enforcement to combat this continued upswing in gun violence. With the efforts of the Sacramento District Attorney's prosecutor specifically assigned to handle Rancho Cordova Police Department case, we hope to attain maximum prosecution of these offenders as well as positively affecting the gun violence our department is currently facing.

Areas Affected by Project

The County of Sacramento East area, City of Rancho Cordova, close surrounding cities such as the City of Folsom, the City of Citrus Heights, the City of Elk Grove - areas in which criminals and known persons cross into to commit crimes.

Proposed Project

	*Start Date	October/ 01/ 2017
--	-------------	-------------------

	*End Date	September/ 30/ 2019
--	-----------	---------------------

***Congressional Districts of**

	Project	Congressional District 07, CA
--	---------	-------------------------------

***Estimated Funding**

Federal	\$0.00
Applicant	\$0.00
State	\$0.00
Local	\$24900.00
Other	\$0.00

Program Income	\$0.00
TOTAL	\$24900.00

Continue

**Edward Byrne Memorial Justice Assistance Grant
(JAG) Program - Local Solicitation**

2016-H4591-CA-DJ

[Application](#)[Correspondence](#)Application:

Application Handbook This page allows you to upload the Budget Detail Worksheet, Financial Management and System of Internal Controls Questionnaire (FCQ) form, Program Narrative, and other Program attachments. Click the attach button to continue.

[Overview](#)[Applicant
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In accordance with the Part 200 Uniform Requirements as set out at 2 C.F.R. 200.205, Federal agencies must have in place a framework for evaluating the risks posed by applicants before they receive a Federal award. To facilitate part of this risk evaluation, all applicants are to download, complete, and submit the Financial Management and System of Internal Controls Questionnaire.

You can download the current [FCQ form here](#).

Budget and other Program Attachments[JAG 2016 budget chart.doc](#)[JAG Project Narrative 2016.docx](#)[Continue](#)[Help/Frequently
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Please download the latest version of [Adobe Acrobat Reader®](#).

BUDGET WORKSHEET PER HOUR

				Reg Hr	Inc Hr	O/T Hr	Tot Inc	Total	FICA benefit	Total
Position	RANK	CASH HRS	Incen tive	Base	Incen tive	Rate	Incentive	O/T Wages	7.650%	Hrly Costs
Each Officer	Deputy	1.0	20%	41.97	12.59	62.96	75.55	62.96	5.78	81.33

BUDGET WORKSHEET PER OPERATION

				Reg Hr	Inc Hr	O/T Hr	Tot Inc	Total	FICA benefit	Total
Position	RANK	CASH HRS	Incen tive	Base	Incen tive	Rate	Incentive	O/T Wages	7.650%	O/T Costs
1 st Officer	Deputy	6.0	20%	41.97	12.59	62.96	75.55	377.73	34.68	487.95
2 nd Officer	Deputy	6.0	20%	41.97	12.59	62.92	75.55	377.73	34.68	487.95
Total Cost Per Operation \$975.90 Rounded to \$1,000										

BUDGET WORKSHEET 2 YEAR TOTAL

12 Operations Year 1 @ \$1000 each	12,450
12 Operations Year 2 @ \$1000 each	12,450
Total Rounded for 24 Operations	24,900
Total Funding Request	24,900

BUDGET NARRATIVE

1. Salaries and Benefits:

Funding of \$24,900 will be used over the two year grant period to conduct special gun violence reduction enforcement. Two officer grant funded teams will be independent from regular patrols, directly focused 100% on reducing gun violence. Intelligent Led Policing statistically driven enforcement will target known persons involved with crimes with firearms. Team sizes may fluctuate, per operation, depending upon the need for safety. The operations will be scheduled as a proactive Smart Policing tactic to identify possible threats, prevent illegal

use, and apprehend known felons or other persons who commit crimes involving firearms.

FICA benefits of .0765% are included in the yearly overtime totals. RCPD intends to use \$12,450 in overtime funds per year for reduction in gun violence.

PROJECT NARRATIVE

Problem Statement

The City of Rancho Cordova has experienced an increase in gun related assaults and homicides during the first six months of the 2015 calendar year. In the 2014 calendar year, the city experienced four homicides; in the 2015 calendar year, the number of homicides totaled five. Midyear 2016, there has been one homicide. The recent increase in gun related homicides shows a dangerous rising trend noted in the below table. If the trend continues, 2016 will match, if not surpass, previous years.

	2014	2015	2016 Midyear
Murder and Non Negligent Manslaughter	4	5	1
Weapons Law Violations	42	42	17

Planned Approach

The Rancho Cordova Police Department (RCPD) is proposing to combat these increases in gun related crimes with a proactive multi-level approach. The two primary goals will be a reduction in unlawful possession of firearms and a significant reduction in gun related criminal activity. RCPD will accomplish these goals by directly focusing two officer teams that target specific areas and individuals that are likely to be involved in gun related violations. These two officer teams would be comprised of RCPD Problem Oriented Policing (POP) officers that focus solely on potential offenders of gun related crimes. POP officers have responsibility and ownership over their geographic region combined with the specific knowledge of their problem areas and known criminal element. RCPD has an existing Memo of Understanding with Sacramento County Probation to assist in many proactive operations. POP officers will be able to benefit from the existing relationship and utilize probation officers to achieve the desired outcome of reducing gun violence.

RCPD has an existing partnership with The Sacramento County Sheriff's Department Gang Suppression Unit (GSU). RCPD benefits from this partnership by utilizing the GSU officers to perform regional operations in reducing crime. RCPD will utilize GSU intelligence and support to further achieve the desired goal of reducing gun related crimes.

1. Intelligence Gathering and Criminal Analysis

RCPD has embraced a philosophy and practice of utilizing Intelligence Lead Policing (ILP). RCPD has successfully utilized the ILP model to target specific areas that were prone to criminal activity within the city. RCPD has an existing Crime Analyst with multiple resources and outside

agency cooperation. Data is gathered and analyzed using programs such as Palantir, Vigilant, RMS, AFR, GIS and XRY systems. Officers use reports and mapping from the Crime Analyst to highlight problem areas of potential criminal activity and direct resources to the target areas. These same principles will be utilized to identify potential offenders.

2. Specifically Targeted Suppression Activities

Two officer teams will be deployed on a monthly basis, or as needed, based on crime intelligence and analytic data. Utilizing statistics gathered from Patrol, Probation, and Gang Suppression Unit resources, RCPD will directly focus teams on areas and specific people that are likely to be involved in gun related violations. The teams will be comprised of Crime Suppression Unit (CSU) officers on grant funded overtime that focus solely on the grant objective.

3. Aggressive Prosecution

RCPD will work in collaboration with the Sacramento County District Attorney's (DA) office to ensure aggressive prosecution of weapons law violations. RCPD has an existing working relationship with DA prosecutors and meets regularly on current prosecution techniques in removing criminals from the street. This existing partnership will be utilized to gain the highest prosecution possible for offenders of gun related crimes.

Expected Outcome

The expected outcome from this funding source is to reduce gun violence within the city, increasing public safety to our citizens.



Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

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To the best of my knowledge and belief, all data in this application/preapplication is true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.

Your typed name, in lieu of your signature represents your legal binding acceptance of the terms of this application and your statement of the veracity of the representations made in this application. The document has been duly authorized by the governing body of the applicant and the applicant will comply with the following:

1. [Assurances](#)
2. [Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace requirements.](#)

If you are an applicant for any Violence Against Women grants, this includes the Certification of Compliance with the Statutory Eligibility Requirements of the Violence Against Women Act.

*Prefix	Mr.
Name Prefix: (Other)	
*First Name	Cyrus
Middle Initial (if any)	
*Last Name	Abhar
Suffix	
Name Suffix: (Other)	
*Title	City Manager
*Address Line 1	2729 Prospect Park Drive
Address Line 2	
*City	Rancho Cordova
County	Sacramento
*State	California
*Zip Code	95670-6291
*Phone	916-851-8732 Ext :
Fax	916-851-8787
*E-mail	lbehrends@cityofranhocordova.org
☒ I have examined the information provided here regarding the signing authority and certify it is accurate. I	

I am the signing authority, or have been delegated or designated formally as the signing authority by the appropriate authority of official, to provide the information requested throughout this application system on behalf of this jurisdiction. Information regarding the signing authority, or the delegation of such authority, has been placed in a file and is available on-site for immediate review.

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Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

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APPLICATION FOR FEDERAL ASSISTANCE	2. DATE SUBMITTED July 13, 2016	Applicant Identifier
1. TYPE OF SUBMISSION Application Non-Construction Preapplication Construction	3. DATE RECEIVED BY STATE	State Application Identifier
	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION		
Legal Name City of Rancho Cordova		Organizational Unit Government
Address 2729 Prospect Park Drive Rancho Cordova, California 95670-6291		Name and telephone number of the person to be contacted on matters involving this application Jackson, Susana (916) 851-8957
6. EMPLOYER IDENTIFICATION NUMBER (EIN) 80-0058934		7. TYPE OF APPLICANT Municipal
8. TYPE OF APPLICATION New		9. NAME OF FEDERAL AGENCY Bureau of Justice Assistance
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 16.738 CFDA Edward Byrne Memorial Justice Assistance TITLE: Grant Program		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT The City of Rancho Cordova is located in the eastern portion of Sacramento County, and has a population of approximately 69,839 residents. The city was incorporated in 2003 and is part of the Sacramento Metropolitan area. The city is continuing to see a trend of gun related homicides and crimes. In the 2013 calendar year, there were two homicides, in 2014, that number doubled to four homicides, and in 2015 there were five homicides. Mid-year 2016, there has been one homicide. The first prong would be to utilize the current criminal analyst to target gun violence prone areas and those offenders likely to commit crimes using a firearm. The analyst uses an intricate combination of software,

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12. AREAS AFFECTED BY PROJECT

The County of Sacramento East area, City of Rancho Cordova, close surrounding cities such as the City of Folsom, the City of Citrus Heights, the City of Elk Grove – areas in which criminals and known persons cross into to commit crimes.

13. PROPOSED PROJECT

Start Date: October 01, 2017
End Date: September 30, 2019

14. CONGRESSIONAL DISTRICTS OF

a. Applicant
b. Project CA07

15. ESTIMATED FUNDING

Federal	\$0
Applicant	\$0
State	\$0
Local	\$24,900
Other	\$0

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

Program has not been selected by state for review

Program Income	\$0	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
TOTAL	\$24,900	
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS REQUIRED.		

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**Edward Byrne Memorial Justice Assistance Grant
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- Application submitted on 07/13/2016

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MEMORANDUM

DATE: August 7, 2017
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Reinvestment Analyst



SUBJECT: RESOLUTION RESCINDING AND REPLACING RESOLUTION 97-2017 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE COUNTY OF SACRAMENTO AND CITY OF CITRUS HEIGHTS TO JOIN THE HOME INVESTMENT PARTNERSHIPS CONSORTIUM FOR THE CITY TO RECEIVE AND ADMINISTER FEDERAL HOME PROGRAM FUNDS

RECOMMENDATION

Adopt Resolution No. 107-2017.

RESULT OF RECOMMENDED ACTION

An approving resolution will rescind and replace Resolution 97-2017, making a minor change to allow the Consortium Agreement to be automatically renewed at the end of the initial and each subsequent three-year period with written approval by the City Council of the City of Rancho Cordova.

BACKGROUND

On June 19, 2017, the City Council approved Resolution 97-2017 authorizing the City of Rancho Cordova to enter into a HOME Consortium Agreement with the City of Citrus Heights and the Sacramento Housing and Redevelopment Agency (SHRA).

Upon the signing of Resolution 97-2017 SHRA staff notified City staff of missing language in the approving resolution. The missing language allows the Consortium Agreement to be automatically renewed at the end of the initial and each subsequent three-year period with written approval by the City Council. This auto-renewal language has been added to this Resolution. No other changes are being made.

FISCAL IMPACT

The estimated annual allocation to the City is about \$122,000 per year based on the HOME funding formula, and SHRA's calculations. No additional fiscal impact is expected through this Resolution that was not anticipated through the original Resolution 97-2017.

ATTACHMENT(S)

Resolution
Letter of Intent

Sacramento County HOME Consortium Agreement
Invitation Letter

CITY OF RANCHO CORDOVA

RESOLUTION NO. 107-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA RESCINDING AND REPLACING RESOLUTION NO. 97-2017 TO ENTER INTO AN AGREEMENT WITH THE COUNTY OF SACRAMENTO AND THE CITY OF CITRUS HEIGHTS TO FORM A CONSORTIUM TO RECEIVE AND ADMINISTER FEDERAL HOME PROGRAM FUNDS SUBJECT TO THE TERMS AGREED UPON BY THE CITY MANAGER, CITY ATTORNEY, AND SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY; TO DESIGNATE THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY AS THE LEAD AGENCY, AND TO EXECUTE A SUB-RECIPIENT AGREEMENT TO ADMINISTER HOME FUNDS

WHEREAS, the HOME Investment Partnerships Act Title II of the Cranston-Gonzales National Affordable Housing Act (42 U.S.C. 12701) as enacted and amended by the Congress of the United States and as promulgated by federal rules and regulations, hereinafter called the "Act" provides funds to states and local governments to expand the supply of affordable housing and to make housing more affordable to very-low and low-income families; and

WHEREAS, the Act allows units of general local government to form consortia for the purpose of receiving an allocation under the HOME program and to administer the HOME program as a single Participating Jurisdiction; and

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

WHEREAS, a unit of general local government that is included in an urban county may be part of a consortium only if the urban county joins the consortium; and

WHEREAS, the City of Rancho Cordova wishes to administer a portion of the Sacramento HOME Consortium funds.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA;

That the City of Rancho Cordova elects to participate in a HOME Consortium as defined by the Act to be named the Sacramento County HOME Consortium which will include as its member units of general local government the county of Sacramento, the City of Citrus Heights, and the City of Rancho Cordova with the designation of the county of Sacramento as the representative member; and

BE IT FURTHER RESOLVED;

That Sacramento Housing and Redevelopment Agency acting as the agent of the County will be designated the lead agency for the Consortium and will administer the HOME program on behalf of the members of the Sacramento County HOME Consortium; and

BE IT FURTHER RESOLVED;

That the City of Rancho Cordova will enter into a HOME Consortium Agreement with the county of Sacramento and the City of Citrus Heights to form such a consortium for a term to begin at the beginning of the federal fiscal year 2017/18 and to end at the end of federal fiscal year 2019/20; and that this HOME Consortium Agreement will subject all members equally to the applicable requirements of Title 24 Part 92 of the Code of Federal Regulations "HOME Investment Partnerships Program"; and

BE IT FURTHER RESOLVED;

That at the end of the initial three-year term of this Agreement, and at the end of each subsequent three-year period, this Consortium Agreement shall be automatically renewed with written approval by the City Council of the City of Rancho Cordova; and

BE IT FURTHER RESOLVED;

That the City Council of the City of Rancho Cordova hereby grants to the City Manager the authority to negotiate and execute a Sub-Recipient Agreement with the Sacramento County Housing and Redevelopment Agency to administer HOME program Funds.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the record of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 7th day of August, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci C. O. Lima, MMC, Interim City Clerk

ATTACHMENT: Home Investment Partnerships Consortium Agreement for the County of Sacramento, City of Citrus Heights, and City of Rancho Cordova CFDA #14.239



June 12, 2017

Geoffrey Ross
Assistant Director, Development
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814

Donald Terry
Mayor

Linda Budge
Vice Mayor

Robert J. McGarvey
Council Member

David M. Sander
Council Member

RE: Letter of Intent for Sacramento County HOME Consortium Agreement for
Years 2018, 2019, and 2020

Dear Mr. Ross,

This letter of intent evidences the City's respective intent to enter into an agreement with the County of Sacramento and the City of Citrus Heights to participate in the HOME Investment Partnerships Consortium. The consortium receives HOME Investment Partnership funding from the U.S. Department of Housing and Urban Development, and provides a vehicle to invest these funds in the participating jurisdictions. The program's purpose is to provide state and local governments with funds to acquire, rehabilitate, and/or construct affordable housing, and to provide tenant-based rental assistance. The Sacramento Housing and Redevelopment Agency (SHRA) is the County of Sacramento's representative and the agency responsible for administering this Consortium program.

It is the intent of the City to execute the Sacramento County HOME Consortium Agreement after public hearing on Monday, June 19th before which time the City Council is anticipated to review and approve the terms of the agreement and adopt an approving resolution,

Sincerely,

Cyrus Abhar, City Manager

Enclosures: SHRA's Letter to Request LOI

HOME INVESTMENT PARTNERSHIPS CONSORTIUM AGREEMENT
for the
County of SACRAMENTO,
City of CITRUS HEIGHTS, and
City of RANCHO CORDOVA
CFDA #14.239

This AGREEMENT is made and entered into this _____ day of _____ 2017, by and between the SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY on behalf of the COUNTY OF SACRAMENTO hereafter called "County"; the CITY OF CITRUS HEIGHTS, hereinafter called "CITRUS HEIGHTS"; and the CITY OF RANCHO CORDOVA, hereinafter called "Rancho Cordova".

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

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

WHEREAS, the Act requires local governments to formulate a Consolidated Plan as part of the eligibility requirements for HOME funds; and

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

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

WHEREAS, the Act requires that a local government member of an urban county may participate in a consortium only through the county;

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

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

THEREFORE, it is agreed that:

1. Purpose: AGENCY (for the unincorporated County), CITRUS HEIGHTS (City limits), and RANCHO CORDOVA (city limits) will cooperate in the operation of the Sacramento County/CITRUS HEIGHTS/RANCHO CORDOVA HOME Consortium, hereinafter called the "CONSORTIUM", for the purpose of undertaking or assisting in undertaking HOME-eligible housing assistance activities pursuant to Title II of the Act including but not limited to acquiring, rehabilitating, and constructing affordable housing and providing homebuyer and tenant-based rental assistance.
2. CONSORTIUM Representative: AGENCY shall act as the representative member of the CONSORTIUM for purposes of the Act.
3. CONSORTIUM Representative's Program Administration Responsibility: AGENCY, as designated representative of the CONSORTIUM, has the responsibility under the Act and in the view of the U.S. Department of Housing and Urban Development (hereinafter "HUD") and the right under this Agreement: 1) to carry out the Consortium's HOME Program in compliance with the requirements of the Act and 24 CFR Part 92; 2) to determine the adequacy of performance under project agreements and procurement contracts; 3) to take appropriate action when problems arise; and 4) to submit documents to HUD as required for participation in the HOME Program. The latter

documents may include: the five-year Consolidated Plan; Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) as required by 24 CFR Part 91; reports and documentation specific to the HOME Program as specified by 24 CFR Part 92; State Certification as specified by 24 CFR Part 92.10(a)(2)(i); any amendments to this agreement, as necessary; and such other documents as HUD may require.

4. Program Administration Responsibility: CITRUS HEIGHTS and RANCHO CORDOVA, hereinafter called "CONSORTIUM MEMBERS", agree to provide AGENCY with complete and accurate information concerning HOME-eligible activities as requested by AGENCY for the purpose of implementing and monitoring the HOME Program in accordance with the requirements of the Act and 24 CFR Part 92, including all information AGENCY requests for purposes of preparing the following documents: the five-year Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER); reports and documentation specific to the HOME Program as required by 24 CFR Part 92; and such other reports as AGENCY may request to carry out eligible housing activities or meet Federal requirements. All information shall be submitted on forms prescribed by AGENCY. CONSORTIUM MEMBERS also agree to maintain and make available upon request all records concerning the activities carried out under this agreement for inspection by AGENCY or Federal officials during regular office hours.
5. Consolidated Plan and Annual Action Plan Approval: CONSORTIUM MEMBERS shall provide AGENCY by August 1st of each year with the information needed to complete portions of the Consolidated Plan and Annual Action Plans which pertain to CONSORTIUM MEMBERS before AGENCY submits the Consolidated Plan or Annual Action Plan to the County Board of Supervisors and the U.S. Department of Housing and Urban Development. AGENCY shall incorporate CONSORTIUM MEMBER recommendations into the Consolidated Plan and Annual Action Plan, if any, provided that they meet HOME requirements.
6. Fair Housing Responsibilities: Each party to this agreement shall affirmatively further fair housing.
7. Approval Authority and Responsibility:
 - a) As the CONSORTIUM representative, AGENCY in the Consolidated Plan and Annual Action Plan shall allocate HOME funds among eligible activities and projects to improve affordable housing opportunities consistent with recommendations of the CONSORTIUM. If necessary to meet HOME requirements (i.e. timeliness of commitments and disbursements) funds may be re-allocated among programs. In preparation for any re-allocation that affects CONSORTIUM MEMBER programs, AGENCY shall seek the advice and consent of CONSORTIUM MEMBERS, as applicable, at least 60 days prior to presentation to the Sacramento County Board of Supervisors.
 - b) CONSORTIUM MEMBERS may request the implementation of a loan program designed specifically for its incorporated area. AGENCY shall have the authority to accept and approve requests for such loan programs subject to all applicable laws and regulations.
 - c) AGENCY shall accept and review applications for appropriate projects in CONSORTIUM MEMBER's representative jurisdiction in conformance with its standard procedures; however, all applications for projects in a CONSORTIUM MEMBER's respective jurisdiction containing more than four units shall be submitted to the respective CONSORTIUM MEMBER for its review and approval prior to commitment of HOME funds.
 - d) Within thirty days of the date when such applications are forwarded to CONSORTIUM MEMBER by AGENCY, CONSORTIUM MEMBER shall review for approval and communicate its decision to AGENCY in writing.
 - e) The CONSORTIUM shall designate representatives to whom all notices and communications shall be directed. AGENCY's duty to notify CONSORTIUM MEMBERS shall be complete when the communication is sent to the designated representative. It is the exclusive duty of the AGENCY designated representative to notify the appropriate individuals or departments within CONSORTIUM MEMBERS. All communication

between CONSORTIUM MEMBERS and AGENCY required herein shall be sent to the following addresses:

AGENCY:

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

CITRUS HEIGHTS:

Community and Economic Development Director
City Of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

RANCHO CORDOVA:

Director of Economic Development &
Neighborhood Services
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

- f) CONSORTIUM MEMBERS shall provide AGENCY with all information concerning its city and the HOME activities carried out under this agreement for which the AGENCY requires CONSORTIUM MEMBERS to prepare: 1) documents required to be submitted to HUD; 2) annual HOME performance report; 3) such other documents as AGENCY may require to carry out eligible housing activities or meet Federal requirements. All information shall be submitted on forms prescribed by AGENCY. In addition, CONSORTIUM MEMBERS agree to make available upon request all records concerning the activities carried out under this agreement for inspection by AGENCY or Federal officials during regular business hours.
8. Program Delivery Responsibility:
- a) AGENCY shall provide all services necessary to deliver selected programs to CONSORTIUM MEMBERS including but not limited to: offer all selected programs to the residents of CONSORTIUM MEMBERS; accept and process loan applications for homeownership and multi-family development; perform all required eligibility review; underwrite each application and present to governing boards, as necessary, for approval; review construction contracts and cost breakdowns; monitor construction progress; review and approve disbursement requests; set up and maintain all activities in IDIS and/or DGMS; maintain all required fiscal systems in accordance with federal requirements; and provide all monitoring and record keeping required by notices.
- b) AGENCY may, with 60 days advance notice to CONSORTIUM MEMBER, discontinue a CONSORTIUM MEMBER'S Program.
- c) CONSORTIUM MEMBERS shall adopt affirmative marketing procedures in compliance with 24 CFR 92.351. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability. CONSORTIUM MEMBERS will work with AGENCY to develop appropriate housing strategies.
9. HOME Program Allocation:
- a) The HOME program allocation available to CONSORTIUM MEMBERS will reflect the degree to which the population and housing characteristics of each jurisdiction contribute to the overall allocation of HOME program funds to Sacramento County.
- b) Each jurisdiction's allocation will be determined by using the "Consortia Builder" tool

available on the HUD web site. Using the Consortia Builder, AGENCY will determine each jurisdiction's annual allocation of HOME funds by estimating the value of the jurisdiction's contribution as a fraction of the sum of the estimated values of the jurisdictions within the CONSORTIUM, as determined by HUD.

- c) The amount of HOME funding available annually for each jurisdiction's projects or programs will be the amount of allocation determined using the process described in the preceding paragraph, less the fifteen percent (15%) "CHDO Set-aside", and less the ten percent (10%) HOME administration allowance.
 - d) "CHDO Set-aside" is defined as the fifteen percent (15%) of each jurisdiction's allocation retained by AGENCY to meet the HUD requirement that 15% of each Participating Jurisdiction's annual allocation be reserved for the production of housing that is owned, developed or sponsored by a Community Housing Development Organization (CHDO) as described in 24 CFR 92 Sub-part G. Nothing in this paragraph shall be construed to prevent the expenditure of CHDO Set-aside funds within a CONSORTIUM MEMBER'S jurisdiction if a CHDO proposes, and AGENCY and the respective CONSORTIUM MEMBER approve.
 - e) AGENCY will utilize the allowable ten percent (10%) HOME administration allowance to defray the costs of management and delivery of Programs AGENCY agrees to provide. However, a portion of this administration allowance may be shared with any CONSORTIUM MEMBER jurisdiction that chooses to manage its own HOME-funded program, pursuant to a subrecipient agreement between the jurisdiction and AGENCY.
10. Program Income: CONSORTIUM MEMBERS will receive all revenue that may result from activities within its jurisdiction that receive commitments of HOME Program funds during the term of the Consortium Agreement. This includes all program income, recaptured funds, and repayments as defined in 24 CFR 92. Revenue will be tracked by AGENCY and returned at a frequency of one time per year to CONSORTIUM MEMBER jurisdiction for use on subsequent HOME-eligible activities in accordance with federal requirements.
11. Hold Harmless Provisions:
- a) CONSORTIUM MEMBERS shall defend, indemnify, and hold harmless AGENCY, its officers, employees, and agents from all claims, suits, actions or losses of any type, and from liability for any fines, penalties or damages of any type, resulting from CONSORTIUM MEMBER'S performance of this Agreement and caused by any act or omission of CONSORTIUM MEMBERS, including failure to comply with any requirement of the Act of the Program described herein or failure to provide accurate information to Agency regarding CONSORTIUM MEMBERS program activities, except to the extent that any such claims, suits, actions, losses, or liability arise from any act or omission of AGENCY.
 - b) AGENCY shall defend, indemnify, and hold harmless CONSORTIUM MEMBERS, its officers, employees, and agents from all claims, suits, actions or losses of any type, and from liability for any fines, penalties or damages of any type, resulting from AGENCY's performance of this Agreement and caused by any act or omission of AGENCY, including failure to comply with any requirement of the Act of the Program described herein, except to the extent that any such claims, suits, actions, losses, or liability arise from any act or omission of CONSORTIUM MEMBERS.
12. Term: This Agreement shall go into effect immediately upon the signature of all parties and shall continue in full force and effect until all activities funded for Federal fiscal years during which CONSORTIUM MEMBERS were a participating jurisdiction in the CONSORTIUM are completed pursuant to 24 CFR 92.507.
- a) AGENCY and CONSORTIUM MEMBERS agree that this agreement shall last a minimum of three (3) calendar years, beginning January 1, 2018 for funding in the federal fiscal years 2018/2019 – 2020/2021. No CONSORTIUM member may withdraw from the

Agreement during that three-year period.

- b) At the end of the initial three-year term of this agreement, and at the end of each subsequent three-year period, this consortium agreement shall be automatically renewed.
 - c) At the end of each three-year period of this agreement, by the date specified in HUD's consortia designation notices or listed on HOME's Consortia web page, AGENCY will notify CONSORTIUM MEMBERS in writing of its right to not participate in the CONSORTIUM for the successive three-year qualification period. Notwithstanding Subsection b) above, CONSORTIUM MEMBERS may opt out of membership in the CONSORTIUM by responding in writing to AGENCY's notification by the deadline prescribed by HUD. AGENCY will send a copy of the notifications and member response letters to the HUD Field Office.
 - d) The automatic renewal provision as described in this Section is void if AGENCY fails to notify a CONSORTIUM MEMBER of its right not to participate for the next qualification period or fails to submit a copy of each amendment, as required.
 - e) If HUD should change the requirements for the content of consortium agreements for subsequent qualification periods, this agreement shall be amended to conform to the new requirements. AGENCY's notification required pursuant to Subsection c) above shall provide notice of any new HUD requirements..
 - f) The program year for AGENCY AND CONSORTIUM MEMBERS begins on January 1st.
13. Authority to Amend Agreement: Should it become necessary to change the language of the Agreement to meet HUD requirements, without making changes that alter the intent of the Agreement, such changes may be made administratively with the written consent of the Executive Director, or designee, of the AGENCY and the Chief Executive Official, or designee, of the CONSORTIUM MEMBERS. All parties must consent to the change in order for the change to be effective.
 14. Entire Agreement: This Agreement contains the entire agreement between the parties with respect to the subject matters contained herein and supersedes all prior understandings, whether written or oral, with respect thereto.
 15. Interpretation of Agreement: The headings within this Agreement are for the purpose of reference only and shall not limit or otherwise affect any of the terms of this Agreement. The parties have had an equal opportunity to participate in the drafting of this Agreement; therefore, the normal construction as against the drafting party shall not apply to this Agreement.
 16. Governing Law and Forum. This Agreement shall be construed in accordance with the laws and judicial decisions of the State of California and venue for any legal or equitable action shall be in the Superior Court of Sacramento County, regardless of wherever else venue may lie.

IN WITNESS WHEREOF, the parties hereto have executed this contract on _____ day of _____ 2017.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

CITY OF CITRUS HEIGHTS

By: _____
LaShelle Dozier,
Executive Director

By: _____
Chief Executive Official

ATTEST:

ATTEST:

APPROVED AS TO FORM

APPROVED AS TO FORM

On date of: _____

On date of: _____

Agency Counsel

City Attorney

CITY OF RANCHO CORDOVA

By: _____
Chief Executive Official

ATTEST:

APPROVED AS TO FORM

On date of: _____

City Attorney

Attachments:
SHRC Resolution
BOS Resolution
City of Citrus Heights Resolution
City of Rancho Cordova Resolution



INVESTING IN COMMUNITIES

A Joint Powers Agency

May 30, 2017

MEMBERS

City of Sacramento

County of Sacramento

Housing Authority of the
City of SacramentoHousing Authority of the
County of Sacramento

Cyrus Abhar
City Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: HOME Consortium Agreement for Years 2018, 2019, and 2020

Dear Mr. Abhar,

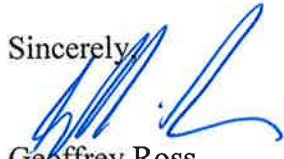
The City of Rancho Cordova has expressed interest in participating in the HOME Consortium with the County of Sacramento and the City of Citrus Heights. By joining the HOME consortium, the City of Rancho Cordova would be able to undertake essential housing assistance activities by combining HOME funds with private and other public funds. The city would also benefit from their participation in the consortium because SHRA would be delegated the responsibility for the preparation and filing of the One-Year Action Plan and the Consolidated Annual Performance and Evaluation Reporting (CAPER) with HUD. Based on the HOME funding formula, Rancho Cordova will be eligible for an allocation of approximately \$122,000 annually. Assuming 2016 funding levels, this accounts for the required fifteen percent set aside for projects developed by Community Housing Development Organizations (CHDOs) and splitting of the ten percent administration set-aside between SHRA and the City being taken out. The upcoming qualification period runs from 2018-2020. Please notify SHRA in writing by June 15, 2017 if you choose to become a member of the consortium.

By joining the consortium, a new HOME consortium agreement will be required. A consortium agreement will be mailed to you for execution. The agreement must be signed by Rancho Cordova's chief executive officer or authorized official by June 20, 2017 in order for SHRA to execute the agreement and submit it to HUD by June 30, 2017. Additionally, an authorizing resolution of each member unit of general local government is required. Please provide a new resolution to SHRA by June 20, 2017.



We look forward to continuing our relationship. If you have any questions, please feel free to contact Jacqueline Martinez-Jaurez at (916) 449-6220 or Brad Satterwhite at (916) 449-6242.

Sincerely,



Geoffrey Ross
Assistant Director, Development

Cc: Jessica Hayes, City of Rancho Cordova

MEMORANDUM



DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Joseph Cuffe, Building Official

SUBJECT: INTRODUCTION OF ORDINANCE NO. 7-2017 ADDING RCMC 16.09
EXPEDITED PERMIT PROCESS FOR ELECTRIC VEHICLE CHARGING
STATIONS

RECOMMENDATION

Waive the first reading and introduce Ordinance No. 7-2017.

RESULT OF RECOMMENDED ACTION

Adoption of the Ordinance would add a new Chapter to the Rancho Cordova Municipal Code creating an expedited permit process for electric vehicle charging stations, as required by a new state law. The Ordinance will return for second reading and final adoption at the next regular Council meeting.

BACKGROUND

Assembly Bill 1236, amended Government Code Section 65850.7 requires that

“on or before September 30, 2017, every city, county, or city and county with a population of less than 200,000 residents, shall, in consultation with the local fire department or district and the utility director, if the city, county, or city and county operates a utility, adopt an ordinance, consistent with the goals and intent of this section, that creates an expedited, streamlined permitting process for electric vehicle charging stations.”

Rancho Cordova, as a City with a population of less than 200,000 residents, must establish procedures, by ordinance, for expedited, streamlined process for permitting of electric vehicle charging stations by September 30, 2017. The ordinance must include a checklist of requirements with which a permit application for an electric vehicle charging station will be eligible for expedited review. Section 65850.7 requires that the City’s checklist may be based on the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” of the Governor’s Office of Planning and Research. The proposed ordinance would satisfy these requirements.

FISCAL IMPACT

There is no discernable fiscal impact to the city. This process will streamline the permit issuance, but not change the fees collected.

ATTACHMENT(S)

1. Ordinance 7-2017
2. RCB1012 Residential and Non-Residential Checklist for Permitting Electric Vehicles and Electric Vehicle Service Equipment (EVSE) Checklist

CITY OF RANCHO CORDOVA

ORDINANCE NO. 7-2017

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING
CHAPTER 16.09, "EXPEDITED PERMIT PROCESS FOR ELECTRIC VEHICLE CHARGING
STATIONS" TO TITLE 16, "BUILDINGS AND CONSTRUCTION"
OF THE RANCHO CORDOVA MUNICIPAL CODE**

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

Section 1. Addition of Chapter 16.09 to the Municipal Code:

Chapter 16.09 of the Rancho Cordova Municipal Code, entitled "Expedited Permit Process for Electric Vehicle Charging Stations," within Title 16, "Buildings and Construction," shall be added to read as follows:

Chapter 16.09

Expedited Permit Process for Electric Vehicle Charging Stations

Sections:

- 16.09.010 Title.
- 16.09.020 Purpose.
- 16.09.030 Definition.
- 16.09.040 Process.
- 16.09.050 Technical Review
- 16.09.060 Electrical Vehicle Charging Station Installation Requirements

16.09.010 Title.

This chapter shall be known and cited as "Expedited Permit Process for Electric Vehicle Charging Stations".

16.09.020 Purpose.

The purpose of this chapter is to provide an expedited, streamlined permitting process for Electric Vehicle Charging Stations that complies with the California Government Code Section 65850.7, in order to achieve timely and cost-effective installations of electric vehicle charging stations. The provisions of this chapter encourage the installation of electric vehicle charging stations by removing unreasonable barriers, minimizing costs to property owners and the City, and expanding the ability of property owners to install electric vehicle charging stations. This chapter allows the City to achieve these goals while protecting public health and safety.

16.09.030 Definition.

"Association" means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development. (Civil Code Section 4080)

"Building Official" means the City's Building Official or his or her designee.

"Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

“Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

“Electronic submittal” means the utilization of one (1) or more of the following:

- (1) Electronic mail or email;
- (2) The internet; or
- (3) Facsimile.

16.09.040 Process.

The City shall administratively approve an application to install electric vehicle charging stations through the issuance of a building permit. Review of the application to install an electric vehicle charging station shall be limited to the building official’s review of whether it meets all health and safety requirements of local, state, and federal law. However, if the building official makes a finding, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the City may require the applicant to apply for a Use Permit. The decision of the Building Official may be appealed to the planning commission of the City.

In developing an expedited permitting process, the City shall adopt a checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review.

A. An application that satisfies the information requirements in the checklist shall be deemed complete. Upon confirmation that the application and supporting documents are complete and meet the requirements of the checklist, and consistent with the ordinance, the City shall approve the application and issue all required permits.

B. Upon receipt of an incomplete application, the City shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance. An application submitted to the City shall demonstrate compliance with the serving utility’s interconnection policies prior to approval.

C. The checklist and required permitting documentation shall be published on the City’s Web site. The Building Official shall allow for electronic submittal of a permit application and associated documentation pursuant to this Chapter and shall authorize the electronic signature on all forms, applications, and other documentation in lieu of a wet signature by an applicant.

16.09.050 Technical Review

In the technical review of a charging station, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080, and provided in 16.09.030, Definitions.

16.09.060 Electrical Vehicle Charging Station Installation Requirements

A. Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

B. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

C. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

Section 2. CEQA

Approval of this ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

Section 3. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 4. Effective Date and Publication

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

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:

Nanci C. O. Lima, MMC, Interim City Clerk

Residential and Non-Residential Checklist for Permitting Electric Vehicles and Electric Vehicle Service Equipment (EVSE)

Please complete the following information related to permitting and installation of Electric Vehicle Service Equipment (EVSE) as a supplement to the application for a building permit.

This checklist contains the technical aspects of EVSE installations and is intended to help expedite permitting and use for electric vehicle charging.

Upon this checklist and the accompanying permit application being deemed complete, a permit shall be issued to the applicant. However, if it is determined that the installation might have a specific adverse impact on public health or safety, additional verification will be required before a permit can be issued, possibly including a Use Permit filed with the Planning Division.

This checklist substantially follows the “*Plug-In Electric Vehicle Infrastructure Permitting Checklist*” contained in the *Governor’s Office of Planning and Research “Zero Emission Vehicles in California: Community Readiness Guidebook”* and is purposed to augment the guidebook’s checklist.

Job Address:	Permit No.
☐ Single-Family ☐ Multi-Family (Apartment) ☐ Multi-Family (Condominium) ☐ Commercial (Single Business) ☐ Commercial (Multi-Businesses) ☐ Mixed-Use ☐ Public Right-of-Way	
Location and Number of EVSE to be Installed: ☐ Garage _____ ☐ Parking Level(s) _____ ☐ Parking Lot _____ ☐ Street Curb _____	
Description of Work:	
Applicant Name:	
Applicant Phone & email:	
Contractor Name:	License Number & Type:
Contractor Phone & email:	
Owner Name:	
Owner Phone & email:	
EVSE Charging Level: ☐ Level 1 (120V) ☐ Level 2 (240V) ☐ Level 3 (480V)	

Maximum Rating (Nameplate) of EV Service Equipment = _____ kW	
Voltage EVSE = _____ V	Manufacturer of EVSE: _____
Mounting of EVSE: ☐ Wall Mount ☐ Pole Pedestal Mount ☐ Other _____	

Specify Either Connected, Calculated or Documented Demand Load of Existing Panel:
Connected Load of Existing Panel Supplying EVSE = _____ Amps
Calculated Load of Existing Panel Supplying EVSE = _____ Amps
Demand Load of Existing Panel or Service Supplying EVSE = _____ Amps (Provide Demand Load Reading from Electric Utility)
Total Load (Existing plus EVSE Load) = _____ Amps
<i>For Single Family Dwellings, if Existing Load is not known by any of the above methods, then the Calculated Load may be estimated using the "Single-Family Residential Permitting Application Example" in the Governor's Office of Planning and Research "Zero Emission Vehicles in California: Community Readiness Guidebook" https://www.opr.ca.gov</i>

EVSE Rating _____ Amps x 1.25 = _____ Amps = Minimum Ampacity of EVSE Conductor = # _____ AWG
For Single-Family: Size of Existing Service Conductors = # _____ AWG or kcmil or - : Size of Existing Feeder Conductor Supplying EVSE Panel = # _____ AWG or kcmil (or Verify with Inspector in field)

I hereby acknowledge that the information presented is a true and correct representation of existing conditions at the job site and that any causes for concern as to life-safety verifications may require further substantiation of information.

Signature of Permit Applicant: _____ Date: _____

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Nanci C. O. Lima, City Clerk

SUBJECT: **APPROVAL OF COUNCIL MEMBER APPOINTMENTS TO REGIONAL BOARDS, COMMISSIONS, AND COMMITTEES**



RECOMMENDATION

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

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

Council Members serve on various advisory boards in the community to ensure the city has representation within the region. By confirming their appointments annually, the members of the Council are committing their time to serve in these important leadership roles.

With the vacancy created by the passing of Council Member Dan Skoglund and the subsequent appointment of Council Member Garrett Gatewood, the appointment listing is in need of amending.

ATTACHMENT

2017 Proposed Amended - City of Rancho Cordova Council Member Appointments to Regional Boards, Commissions, and Committees.

**2017 Proposed Amendments - City of Rancho Cordova
Council Member Appointments to Regional Agency Boards, Commissions and
Committees**

Key: Proposed to Change

Agency	Current Appointment	Proposed Appointment
Local Appointments		
Capital Southeast Connector	Sander Alt: Budge	Sander Alt: Budge
Folsom Lake College/Rancho Cordova Promise Advisory Board	Terry and Abhar	Terry and Abhar
City Selection Committee of Sacramento County	Terry (Mayor if Needed)	Terry (Mayor if Needed)
Greater Sacramento Economic Council	Sander Alt: Abhar	Sander Alt: Abhar
Folsom Lake College Foundation Board	Abhar	Abhar
Sacramento Area Council of Governments (SACOG)/Capitol Valley Regional SAFE	Sander Alt: Budge	Sander Alt: Budge
Sacramento Area Sewer District (Meets with Regional Sanitation District)	Skoglund Alt: McGarvey	McGarvey Alt: Gatewood
Sacramento Regional Sanitation District (Meets with Sacramento Area Sewer District)	Skoglund Alt: McGarvey	McGarvey Alt: Gatewood
Sacramento County Criminal Justice Cabinet	Terry (Mayor if Needed)	Terry (Mayor if Needed)
Sacramento Local Agency Formation Commission (LAFCo)	Will Hold Seat 1/1/21-12/31/22 (Alternate 1/1/19-12/31/20)	Will Hold Seat 1/1/21-12/31/22 (Alternate 1/1/19-12/31/20)
Sacramento Metro Cable Television Commission (Ex Officio Member)	Skoglund Alt: None	Gatewood Alt: McGarvey
Sacramento Metropolitan Air Quality Management District (SMAQMD)	Terry Alt: McGarvey	Terry Alt: McGarvey
Sacramento Placerville Transportation Corridor Joint Powers Authority	Sander Alt: Budge	Sander Alt: Budge
Sacramento Public Library Authority Governing Board	Budge Alt: Sander	Budge Alt: Sander
Sacramento Regional Transit (RT) District Board of Directors	Budge Alt: Sander	Budge Alt: Sander
Sacramento Transportation Authority (STA)	McGarvey Alt: Terry	Gatewood Alt: Terry
Sacramento-Yolo Mosquito & Vector Control District Board	McGarvey Alt: Sander	McGarvey Alt: Sander
South Sacramento Habitat Conservation Plan (SSHCP) Elected Advisory Board	Budge Alt: Skoglund	Budge Alt: Gatewood
2 x 2 Meetings		
Cordova Recreation and Park District 2x2	Not Active	Not Active
Elk Grove Unified School District 2x2	McGarvey, Terry	Gatewood, Terry
Folsom Cordova Unified School District 2x2	Sander, Terry	Sander, Terry
Golden State Water 2x2	Terry, Budge (M/VM)	Terry, Budge (M/VM)
Sac Metro Fire 2x2	McGarvey, Budge	McGarvey, Budge
Sacramento City Unified School District 2x2	Sander, Terry	Gatewood, Terry
Sacramento County 2x2	Terry, Budge (M/VM)	Terry, Budge (M/VM)
SMUD 2x2	Terry, Budge (M/VM)	Terry, Budge (M/VM)

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Marilyn Phelps, Assistant Land Surveyor

SUBJECT: **RESOLUTION NO.109-2017 TO APPROVE THE FINAL MAP OF ANATOLIA IV VILLAGE 1, SUBDIVISION NO. FM 2017-002-01 AND EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT**



RECOMMENDATION

Adopt Resolution No. 109-2017.

RESULT OF RECOMMENDED ACTION

Approval of this recommended action will result in the City entering into a Subdivision Improvement Agreement (Exhibit A) guaranteeing the construction of public roads and utilities with Lennar Homes of California, Inc. and the recording of the final subdivision map creating 55 new residentially zoned lots located on the southwest corner of the extension of Chrysanthy Drive and Rancho Cordova Parkway.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal code and the California Subdivision map Act. The City Council approved the Tentative Map on November 17, 2014 and the First Amendment to the Development Agreement was entered into and recorded on January 1, 2015. A copy of the final map (Attachment 2) and copy of the vicinity map (Attachment 3) are included with this letter.

Roads are offered for dedication. Lennar Homes of California, Inc. has provided a performance and labor and material bond guaranteeing the construction of the public improvements. The final monumentation for the subdivision has been secured with the performance bond. The soil report requirement has been satisfied by Wallace-Kuhl & Associates dated January 31, 2017.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2017/2018 estimated taxes have been secured with the Sacramento County Tax Collector.

FISCAL IMPACT

There is no fiscal impact to the City.

ATTACHMENTS

1. Resolution No. 109-2017 including "Exhibit A" Subdivision Improvement Agreement
2. 8 ½ " X 11" Copy of Final Map
3. Vicinity Map

CITY OF RANCHO CORDOVA**RESOLUTION NO. 109-2017****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TO APPROVE THE FINAL MAP OF ANATOLIA IV VILLAGE 1, SUBDIVISION
NO. FM 2017-002-01 AND EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City Council approved the Tentative Map on November 17, 2014 per Resolution No.129-2014; and

WHEREAS, the map is in substantial compliance with the approved tentative map; and

WHEREAS, applicable conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council approves the Final Map of Anatolia IV Village 1, Subdivision No. FM 2017-002-01 and resolves to execute a Subdivision Improvement Agreement (Exhibit A) on behalf of the City in connection with Lennar Homes of California, Inc. in the form hereto attached, and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this resolution.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci Lima, Interim City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THIS AGREEMENT entered into this _____ day of _____, 2017, by and between the City of Rancho Cordova, (hereinafter "City"), and Lennar Homes of California, Inc. (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said Agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

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

2. **Findings and Conditions of Subdivision Map.** Principal recognizes that approval of his subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.

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3. **City Approval of Subdivision Map.** City agrees to approve the final map of the subdivision presented to it by Principal and designated **Anatolia IV Village 1 Subdivision No. FM-2017-002-1** and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.

4. **Completion of Improvements.** In consideration of such approval, Principal agrees to complete the work of improvement required for said subdivision in accordance with the requirements of the Rancho Cordova City Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the subdivision and must be completed within **24** months of the date of this agreement.

5. **Payment For Services.** Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova City Code.

6. **Park Renovation Fee.** Principal acknowledges that the City has adopted a fee for the purpose of renovating existing parks in the amount designated in the development agreement and amendments thereto per single family lot within the Final Map ("Park Renovation Fee"). Principal acknowledges and agrees that such fee will be paid prior to the issuance of a building permit for the respective lot.

7. **Acceptance of Improvements.** Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 9 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable

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structures within the subdivision.

8. **Notice of Commencement of Work.** Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

9. **Correction of Defects.** Principal agrees to remedy any defects in the improvement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

10. **Indemnity.** Principal shall indemnify and hold harmless City from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified hereunder.

11. **Extension of Completion Date.** If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

12. **Improvement Security.** (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova City Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the

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amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of **\$3,293,100**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

13. Improvement Security As Condition Precedent. The furnishing of the improvement security by Principal as required by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

14. Inspection of Work In Progress. (a) Principal may request The City Engineer to inspect the work as it progresses.

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If the work performed is found to be in accordance with the requirements of City, it may be accepted as it progresses and a partial refund of the cash deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

15. Execution By Real Party In Interest. Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in interest.

16. Waiver of Civil Code Section 2819. Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

17. City Construction of Improvements. In the event that all or any portion of the works of improvement contemplated

6/27/14

herein are proposed to be constructed by street improvement proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

18. Interest. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this agreement and the sum due is certain or reasonably capable of being made certain.

19. Attorneys' Fees. In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

20. Amendments. This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

21. Entire Agreement. This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

22. Construction and Interpretation. It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

23. Successors and Assigns. This Agreement shall bind and

Anatolia IV - Village 1

inure to the benefit of the respective successors and assigns of the parties hereto.

24. Time. Time is of the essence in the performance of each and every term of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF RANCHO CORDOVA

By _____

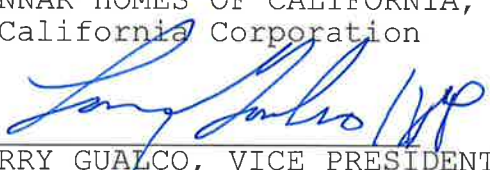
MAYOR

CITY (SEAL)

ATTEST: _____

Clerk of the City Council

PRINCIPAL
LENNAR HOMES OF CALIFORNIA, INC.
a California Corporation



LARRY GUALCO, VICE PRESIDENT

6/27/14

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer } ss.

On June 14, 2017 before me, Monique Reynolds,

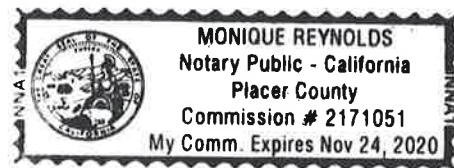
Notary Public, personally appeared Larry Gualco

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signatures(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Monique Reynolds
Signature



(seal)

OPTIONAL INFORMATION

Date of Document

Anatolia IV – SIA

Thumbprint of Signer

Type or Title of Document

Number of Pages in Document

Document in a Foreign Language

Type of Satisfactory Evidence:

☐ Personally Known with Paper Identification

☐ Paper Identification

☐ Credible Witness(es)

Capacity of Signer:

☐ Trustee

☐ Power of Attorney

☐ CEO / CFO / COO

☐ President / Vice-President / Secretary / Treasurer

☐ Other: _____

Other Information: _____

☐ Check here if
no thumbprint
or fingerprint
is available.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

THE UNDERSIGNED HEREBY OFFER FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES CHRYSANTHY BOULEVARD, RANCHO CORDOVA PARKWAY, TOURS WAY, PARNASSUS DRIVE, ORPHEUS CIRCLE, AND TIRESIAS AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- 1. EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOTS A, B, C, AND D, AND THOSE STRIPS OF LAND 12.50 FEET WIDTH LYING CONTIGUOUS TO THE PUBLIC STREETS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE)
- 2. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS, DRIVE AND CIRCLE SHOWN HEREON.

SUNRIDGE ANATOLIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT SUNRIDGE ANATOLIA INVESTORS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: AKT DEVELOPMENT CORPORATION,
A CALIFORNIA CORPORATION, MANAGING MEMBER

BY: R. Buttl
NAME: Ron Bertolina
TITLE: Vice President

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS

ON 13th DAY OF July, 2017 BEFORE ME, Tawny Por
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED Ron Bertolina

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: Tawny Por

PRINTED NAME: Tawny Por

MY PRINCIPLE PLACE OF BUSINESS IS IN THE
COUNTY OF: Sacramento

MY COMMISSION EXPIRES: June 10, 2019

MY COMMISSION No.: 2111369

TRUSTEE'S STATEMENT

STEWART TITLE OF SACRAMENTO, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED MAY 17, 2006 IN BOOK 20060517, PAGE 156 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

BY: Daniel P. Moreno

TITLE: Asst. V. P.

DATE: 7-13-2017

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS

ON 13th DAY OF July, 2017 BEFORE ME, Tawny Por
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED Daniel P. Moreno

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: Tawny Por

PRINTED NAME: Tawny Por

MY PRINCIPLE PLACE OF BUSINESS IS IN THE
COUNTY OF: Sacramento

MY COMMISSION EXPIRES: June 10, 2019

MY COMMISSION No.: 2111369

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNRIDGE-ANATOLIA, LLC., IN MARCH 2017. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 31, 2019 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.



Dennis L. Barber
DENNIS L. BARBER
P.L.S. 8067 EXP. 12/31/2017

7/12/17
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF ANATOLIA IV - VILLAGE 1 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

CITY ENGINEER, ALBERT STRICKLER, R.C.E. 64057 EXP: 9/30/18

DATED: _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT SAID FINAL MAP IS TECHNICALLY CORRECT.

LAND SURVEYOR, CYRUS E. ABHAR, P.L.S. 7723 EXP: 12/31/17

DATED: _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON AS THE PUBLIC ROAD, PARKWAY AND STREETS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEREOF, AND CERTIFY THE ABANDONMENT LISTED HEREON.

BY: _____
CITY CLERK
CITY OF RANCHO CORDOVA

DATED: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2017, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DONNA ALLRED COUNTY RECORDER DOCUMENT NO.: _____
COUNTY OF SACRAMENTO

BY: _____ FEE: \$ _____
DEPUTY RECORDER

FINAL MAP OF
ANATOLIA IV - VILLAGE 1
SUBDIVISION NO. FM 2017-002-01

BEING A ALL OF PARCEL C OF THAT CERTAIN PARCEL MAP ENTITLED "A PORTION OF SECTION 8 AND OF SECTION 17, T8N, R7E, M.D.M.&M.," FILED IN BOOK 31 OF PARCEL MAPS, AT PAGE 37, O.R.S.C.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

JULY 2017

Sheet 1 of 6

1143.143



1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS SUBDIVISION IS 11.76± ACRES GROSS, CONSISTING OF 55 RESIDENTIAL LOTS, 4 MISCELLANEOUS LOTS, AND CREATING 1 DESIGNATED REMAINDER.
5. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
6. THERE IS A 5.00 FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHTS OF WAY SHOWN HEREON.
7. A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY WALLACE KUHLE & ASSOCIATES ON JANUARY 31, 2017. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE CITY OF RANCHO CORDOVA BUILDING INSPECTOR.
8. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:
 - 8.1. THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC RIGHT OF WAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RANCHO CORDOVA, RECORDED IN BOOK 20050428 OF OFFICIAL RECORDS, AT PAGE 1726, SACRAMENTO COUNTY RECORDS.
 - 8.2. THE EASEMENT FOR PUBLIC HIGHWAY OR ROAD, AND ALL NECESSARY UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RANCHO CORDOVA, RECORDED IN BOOK 20060725 OF OFFICIAL RECORDS, AT PAGE 1382, SACRAMENTO COUNTY RECORDS.
9. LOTS A, B AND C ARE DESIGNATED AS LANDSCAPE CORRIDOR TO BE GRANTED TO THE CITY OF RANCHO CORDOVA, ALSO TO BE A PUBLIC UTILITY EASEMENT.
10. LOT D IS DESIGNATED AS A PEDESTRIAN PASEO TO BE GRANTED TO THE CITY OF RANCHO CORDOVA, ALSO TO BE A PUBLIC UTILITY EASEMENT.

LEGEND

	FOUND SECTION 1/4 CORNER AS NOTED
	FOUND SECTION 1/4 CORNER AS NOTED
	FOUND 3/4" IRON PIPE WITH CAP STAMPED "LS 7944" PER (3)
	NGS MONUMENT AS NOTED
	SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
I.D.	INSIDE DIAMETER
OR	OFFICIAL RECORDS OF SACRAMENTO COUNTY
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SF	SQUARE FEET
SNF	SEARCHED, NOT FOUND

REFERENCES:

(1) 31 PM 37 PARCEL MAP
(2) 316 BM 8 LARGE LOT MAP OF ANATOLIA
(3) 327 BM 10 FINAL MAP OF ANATOLIA II - VILLAGE 10

FINAL MAP OF
ANATOLIA IV - VILLAGE 1
SUBDIVISION NO. FM 2017-002-01

BEING A ALL OF PARCEL C OF THAT CERTAIN PARCEL MAP ENTITLED "A
PORTION OF SECTION 8 AND OF SECTION 17, T8N, R7E, M.D.M.&M.," FILED IN
BOOK 31 OF PARCEL MAPS, AT PAGE 37, O.R.S.C.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

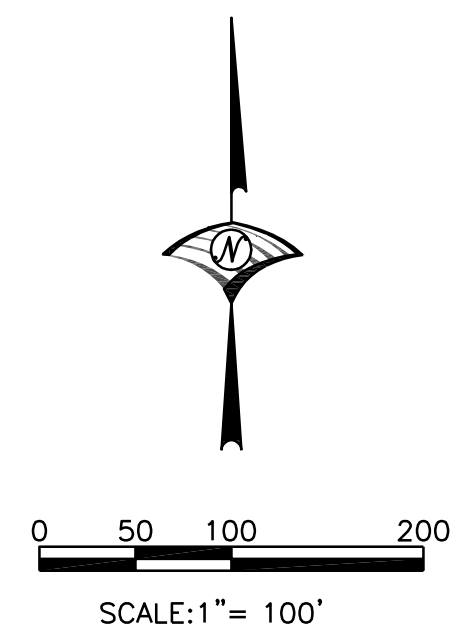
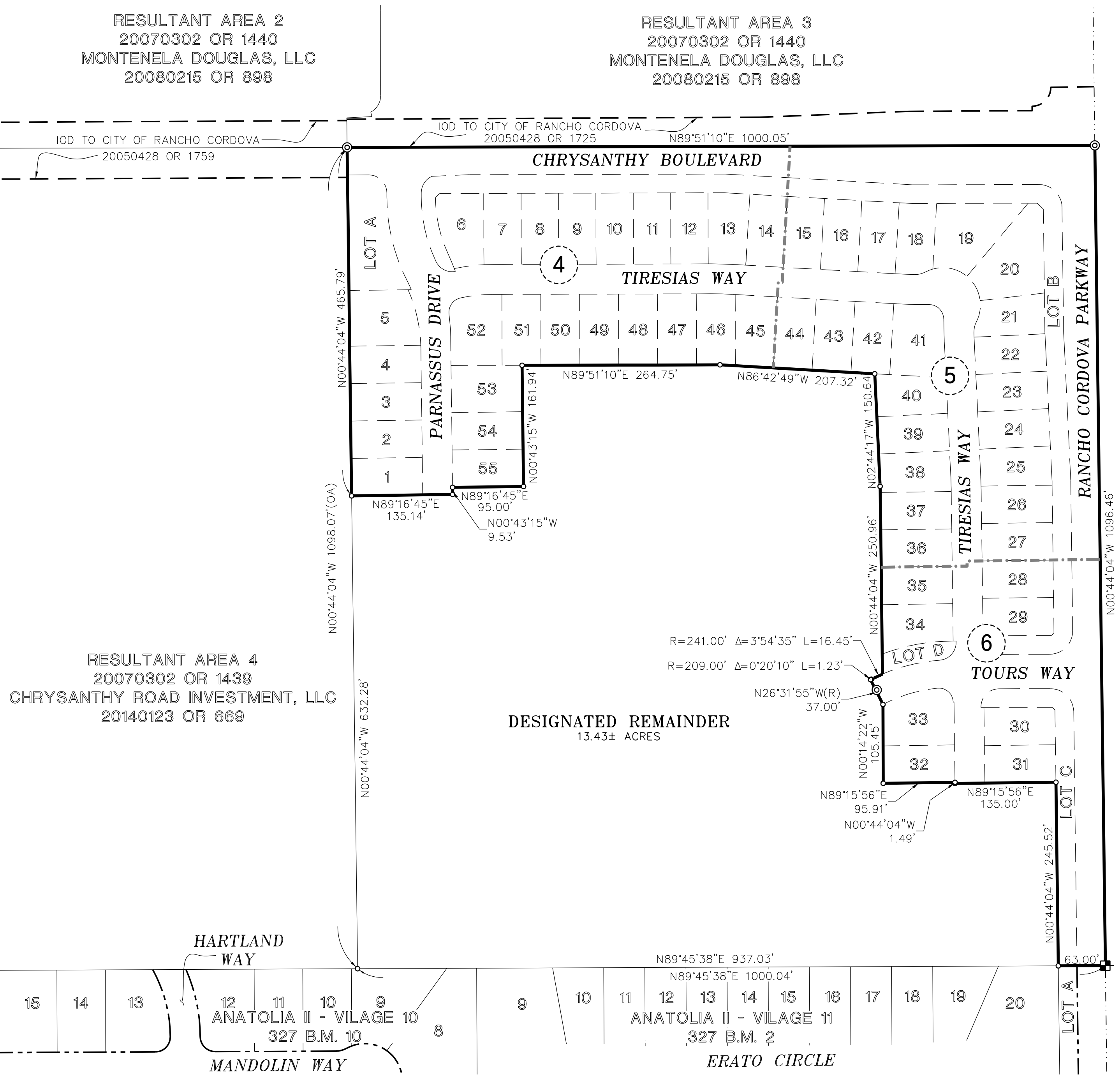
JULY 2017

Sheet 2 of 6

1143.143



VILLAGE BOUNDARY AND SHEET INDEX



FINAL MAP OF
ANATOLIA IV - VILLAGE 1
SUBDIVISION NO. FM 2017-002-01
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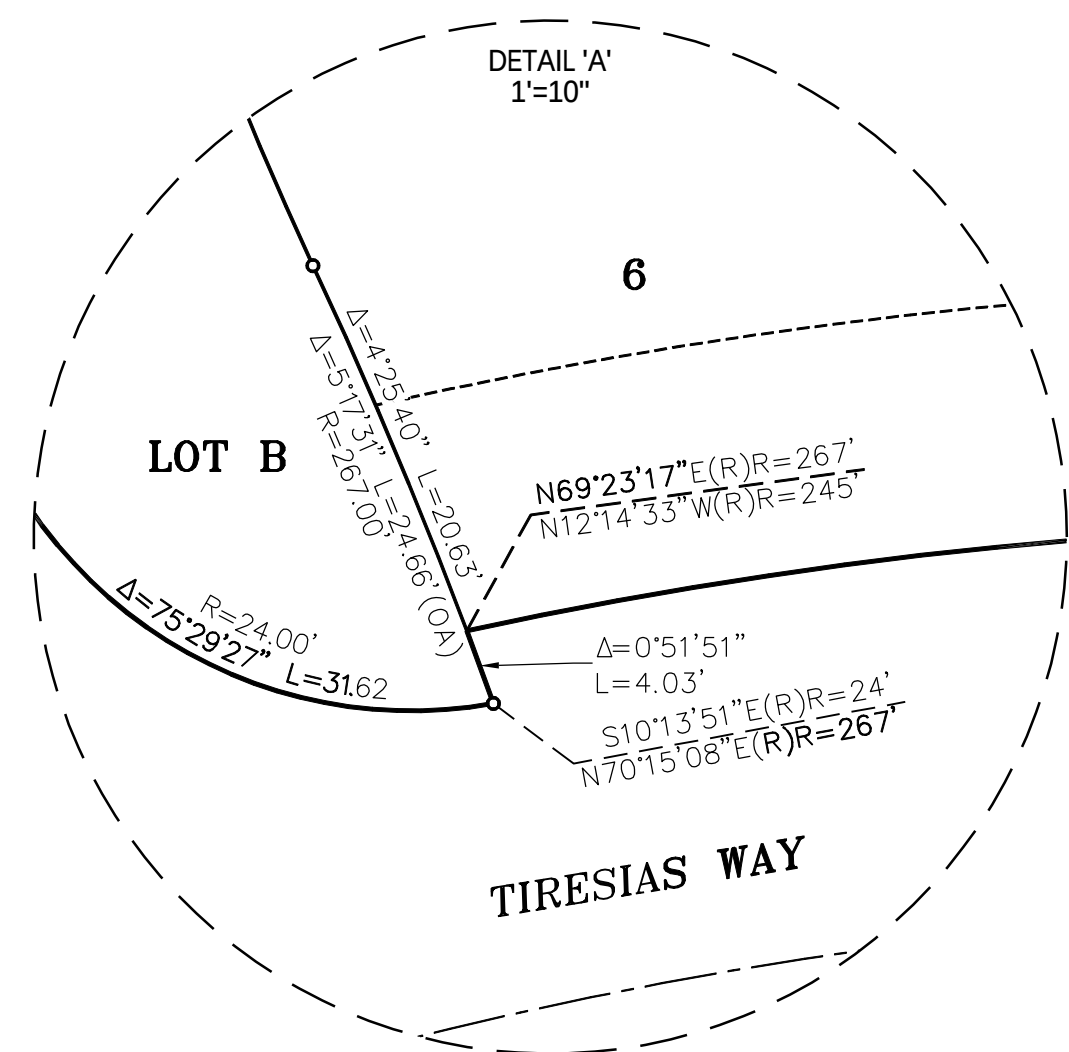
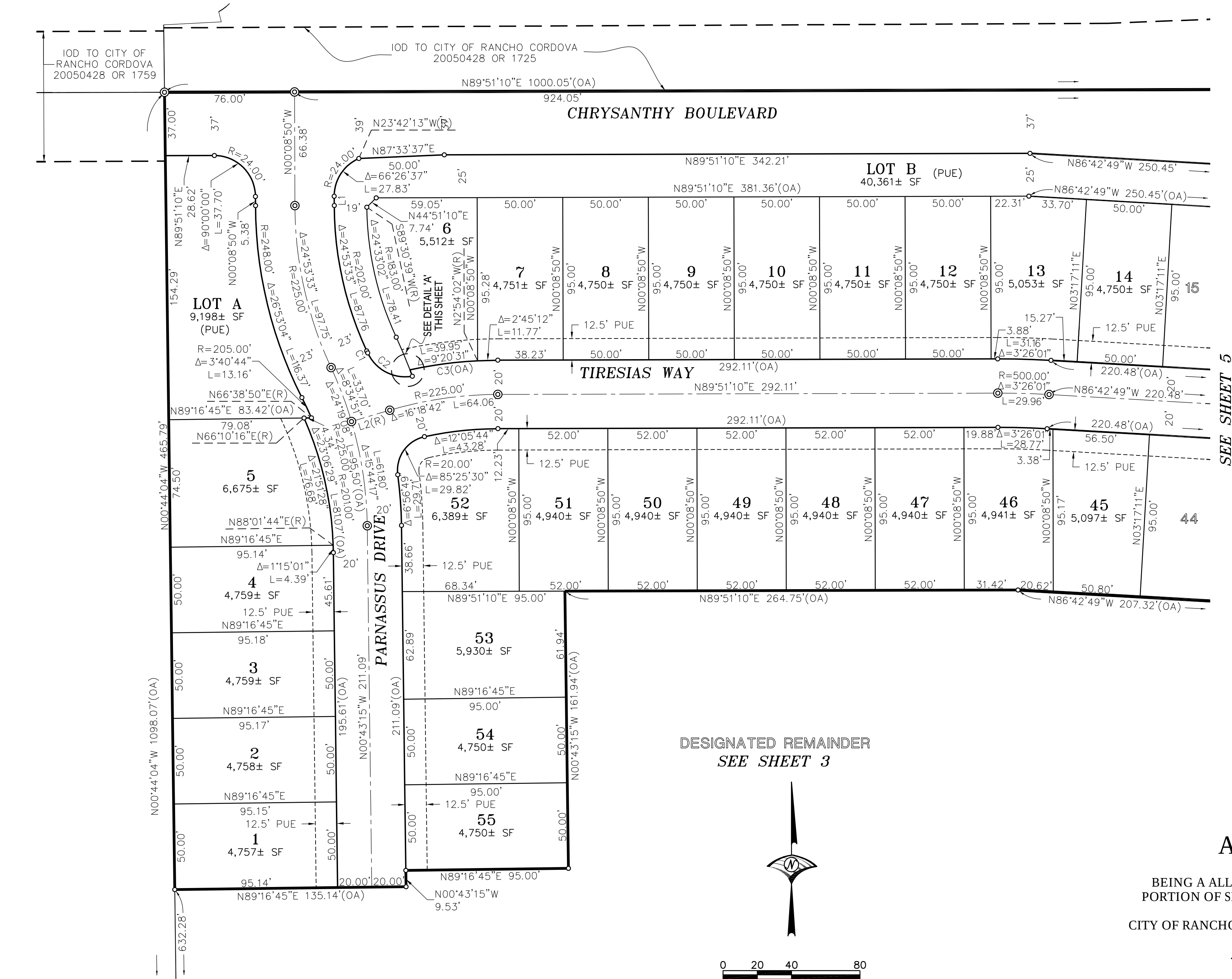
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JULY 2017
Sheet 3 of 6

SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.

AGENDA ITEM 13.10

140



Curve Table - This Sheet Only			
No.	Radius	Delta	Length
C1	248.00'	0°17'59"	1.30'
C2	24.00'	75°29'27"	31.62'
C3	245.00'	12°05'43"	51.72'

Line Table - This Sheet Only		
No.	Bearing	Length
L1	N0°08'50"W	5.38'
L2	N73°32'28"E	23.29'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

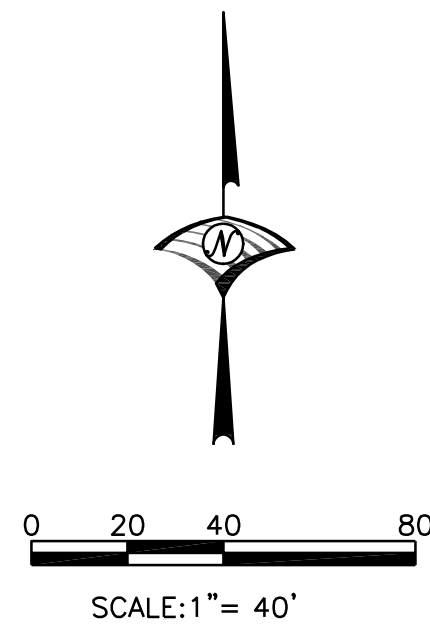
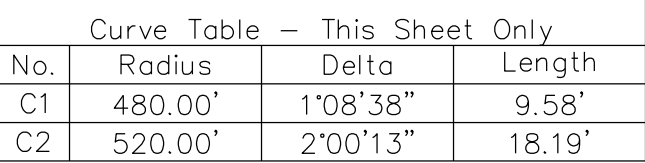
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 CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

JULY 2017

Sheet 5 of 6

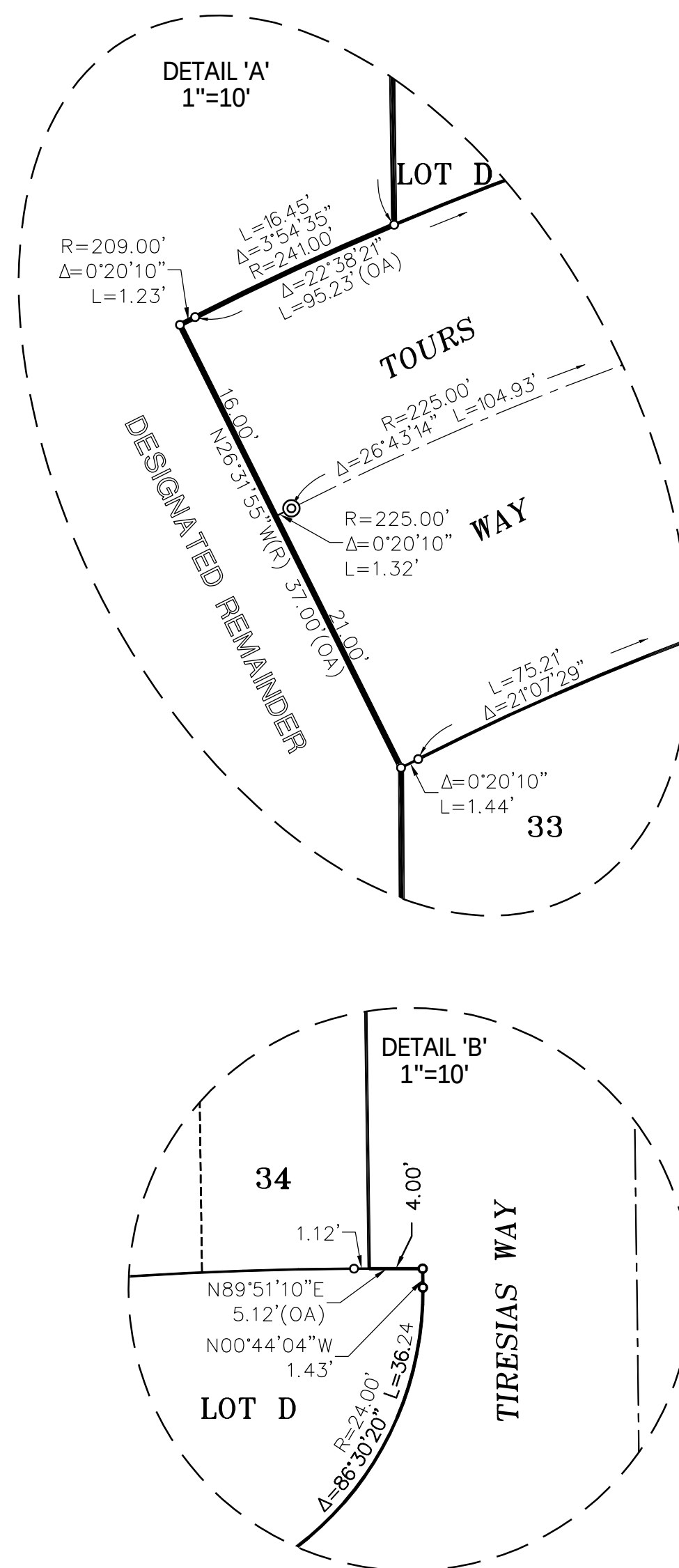
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Line Table – This Sheet Only		
No.	Bearing	Length
L1	N89°51'10"E	5.12'
L2	N0°44'04"W	1.43'
L3	N0°44'04"W	1.25'
L4	N89°15'56"E	1.00'
L5	N0°44'04"W	0.75'



FINAL MAP OF
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FINAL MAP OF ANATOLIA IV – VILLAGE 1 SUBDIVISION NO. FM 2017-002-01

ATTACHMENT 3

FUTURE CHRYSANTHY BLVD

RANCHO CORDOVA PKWY

4290

LOCATION MAP

DOUGLAS RD

**DETAIL
 AREA**

SUNRISE BLVD

ERATO CIR

0 100 200

Feet

Aerial Photo Date: March 2014

AGENDA ITEM 13.10

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 5-2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 23.313 REGARDING THE ALLOWED USES WITHIN THE OFFICE PROFESSIONAL MIXED USE ZONING DISTRICT IN TITLE 23, THE REPLACEMENT OF “LIMITED USE PERMIT” WITH “ADMINISTRATIVE USE PERMIT” THROUGHOUT TITLE 23, ZONING ORDINANCE, AND ENACTING DISTANCE REQUIREMENTS BETWEEN MASSAGE ESTABLISHMENTS.

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

Section 1. Purpose and Declarations.

WHEREAS, as seen throughout the region, professional office business parks are a vital component to the City’s sustainable land use planning efforts as a means of providing a positive jobs-housing balance and positive economic growth for the community. City Council directed staff to review and propose amendments to the OPMU zone district that would preserve the character and vision for the City’s professional business parks; and

WHEREAS, the replacement of “Limited Use Permit” (LUP) with “Administrative Use Permit” (AUP) throughout the Zoning Code is considered a “clean-up” item; and.

WHEREAS, an over-concentration of massage establishments has occurred and is creating negative impacts on certain properties including traffic and parking issues; and

WHEREAS, the certified Environmental Impact Report prepared for and adopted by City Council for the previously adopted General Plan, via City Council Resolution 116-2006, was found to adequately address all potential environmental impacts associated with the adoption of the proposed Zoning Code amendments; and

WHEREAS, these amendments were analyzed and determined to be within the scope of the General Plan EIR and require no further environmental review under State CEQA Guidelines Section 15162 as established in the staff report associated with this Ordinance; and

WHEREAS, on June 19, 2017, the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

A. **CEQA Compliance.** The Rancho Cordova General Plan Final Environmental Impact Report (EIR) was certified in June 2006 by the Rancho Cordova City Council City Council Resolution 116-2006. The General Plan EIR is a Program EIR (CEQA Guidelines section 15168). The amendments to the City-wide Zoning Code are activities within the scope of the General Plan Program EIR and no further environmental review is required. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR under State CEQA Guidelines Section 15162.

ATTACHMENT 1

B. **The proposed amendment is consistent with the General Plan.** The attached Zoning Code Amendments (“Amendments”) are consistent with the General Plan, as required by Government Code Section 65454, because it advances numerous General Plan Policies and Goals, including: Goal LU.1 – Achieve a Balanced and Integrated Land Use Pattern Throughout the Community; Policies LU.1.2 and LU.1.3; Goal LU.6 – Ensure Development of the Planning Areas is Consistent with the City’s Vision. The amendment will preserve the intent of the office professional mixed use zone district opportunities throughout the City. The replacement of the LUP process with the AUP process is considered a “clean-up” administrative item. Providing distance requirements for massage use so that over-concentration does not occur achieves balanced land use.

C. **The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The attached amendments focus on preserving the intended allowable uses for the Office Professional Mixed Use zone district by restricting a use that is not compatible with the predominant use type of professional office uses or secondary uses related to support commercial and residential uses. The replacement of the LUP process with the AUP process is an administrative clean-up item. Providing distance criteria for an over-concentrated use is to correct negative impacts to the property and on surrounding properties. . None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City. Rather, the amendments will be beneficial by preserving a valuable land use type for the City’s jobs-housing balance, adding clarity as a correction to the zoning ordinance in order to eliminate the LUP process throughout the zoning ordinance, and providing less concentration of massage establishments.

D. **The proposed amendments are internally consistent with other applicable provisions of this zoning code.** The attached Amendments were reviewed for consistency with the entirety of Title 23 of the Municipal Code and is consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to Title 23

The City Council hereby adopts amendments shown in amended **Exhibit A**, attached hereto and included herein; to Table 23.313-1, Table 23.316-1, of the Municipal Code, including the replacement of the term “Limited Use Permit” (LUP) with the Administrative Use Permit (AUP) throughout Title 23 of the Municipal Code.

Section 4. Amendments related to Massage Establishments Not Included in Tables 23.313-1. and Table 23.313-6 Within Exhibit A.

The City Council hereby adopts the amended portions of Chapter 4.33 of the Rancho Cordova Municipal Code shown in **Exhibit B**, attached and incorporated herein.

Section 5. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections,

ATTACHMENT 1

subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 6. Effective Date

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci C. O. Lima, MMC, Interim City Clerk
2824433.1

EXHIBIT A to Ordinance 5-2017

EXHIBIT A

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	Section 23.901.020
Dwelling, Multifamily	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	Section 23.901.060
Dwelling, Single-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Two-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large ¹⁷	AUP	N	N	N	N	N	N	N	Section 23.901.080
Group Residential	AUP	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	Section 23.901.030
Live/-Work Facility	P ¹	P ¹	P ¹	N	N	P ¹	P ¹	P ¹	Section 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large ¹⁸	AUP	N	N	N	N	N	N	N	Section 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Agriculture, Resource, and Open Space Uses									
Beekeeping	N	N	N	N	N	N	N	N	RCMC 8.12
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation	N	C	P N	P	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	

EXHIBIT A to Ordinance 5-2017

EXHIBIT A

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios	P	P	P	P	C	P	P	P	
Schools, Public	P	P	P	P	P	P	P	P	
Theaters and Auditoriums	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	Section 23.904.030
Community Garden, Public	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Section 23.904.030
Community Garden, Private	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	Section 23.904.030
Market Garden	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	Section 23.904.030
Private Garden	P	P	P	P	P	P	P	P	Section 23.904.030
Urban Ag Stand	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	Section 23.904.030
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	-Section 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	Section 23.907.030
Retail, Service, and Office Uses²²									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site ¹⁶	N	C	C ²	C ²	C ²	C	C	C	

EXHIBIT A to Ordinance 5-2017

EXHIBIT A

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectable	P ²	P	P ²	P ²	N	P	P	P	
Artisan Shops	AUP	P	P ²	P ²	P ²	P	P	P	
Banks and Financial Services	P ²	P	P	P	P	P	P	P	
Bars and Nightclubs ²³	C ³	C ³	C ^{2, 3}	C ^{2, 3}	C ^{2, 3}	C ³	C ³	C ³	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub ²³	N	P	P ²	P ²	P ²	P	P	P	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	N	C ⁴	C ⁴	
Business Support Services	AUP ^{2, 4, 5}	P	P	P	AUP	P ⁵	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP ²	AUP ²	AUP ²	P	C	C	
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP ^{2, 26}	AUP ²⁶	AUP ^{2, 26}	AUP ^{2, 26}	AUP ^{2, 26}	AUP ²⁶	AUP ²⁶	AUP ²⁶	Section 23.910.020
Drive-In and Drive-Through Sales and Service	N	C ^{20, 21}	N	N	C ^{6, 20, 21}	C ^{20, 21}	C ^{20, 21}	C ^{20, 21}	Section 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP ²	P	P ²	AUP ²	N	AUP ⁸	P	P	
Home Improvement Supplies	N	P ⁹	N	P	P	N	P ⁹	P ⁹	
Hotels and Motels	C ²	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay	C ²	C	C	C	N	C	C	C	
Kennels, Commercial	C ^{2, 4}	N	N	N	AUP ⁴	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP ²	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	

EXHIBIT A to Ordinance 5-2017

EXHIBIT A

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Mortuaries and Funeral Homes ¹⁵	N	P	N	N	P ¹⁵	N	N	N	
Neighborhood Market	P ²	P	P ²	AUP ²	N	P	P	P	
Offices, Business and Professional	P ²	P ²	P	P	N	P ²	P ²	P ²	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P ^{2,5}	P	P ²	P ²	P ²	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P ²	P	P ²	P ²	P ²	P	P	P	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	P	P	P	
Retail, General	P ^{2,11}	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	Section 23.919.100
Tasting Room, Off-Site ²³	N	P	P ²	P ²	P ²	P	P	P	
Veterinary Facility	AUP ²	P	N	N	AUP	AUP	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P ¹⁹	N	N	P ¹⁹	N	N	N	Section 23.913.040
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C ¹²	P ¹²	N	N	N	
Auto Parts Sales	N	P ^{11,12}	N	N	P ^{11,12}	N	N	N	
Car Washing and Detailing	N	AUP ¹³	C ¹³	C ¹³	AUP	N	C	C	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C ¹²	P ¹²	N	N	N	
Vehicle Services, Minor	N	AUP ^{12,13}	N	AUP ¹²	P ¹²	N	N	N	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	

EXHIBIT A to Ordinance 5-2017

EXHIBIT A

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C ²⁷	P ²⁷	N	N	N	Section 23.915
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	P ¹⁴	P ¹⁴	N	N	N	
Wholesaling and Distribution	N	N	N	P ¹⁴	P ¹⁴	N	N	N	
Special Regulated Uses									
Card Rooms	N	P	C	C	C	N	N	N	Section 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	Section 23.919.030
Massage Parlors, <u>Massage Establishments</u>	N	P ²⁸	N	N	N	N	N	N	<u>RCMC 4.33</u>
Pawnshops	N	P	N	N	N	N	N	N	Section 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	Section 23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	Section 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	Section 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	Section 23.919.080
Thrift Stores	N	P	N	AUP	AUP	N	N	N	Section 23.919.090

Notes:

1. See the density restrictions in the underlying zoning district.
2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a stand-alone use. Other uses in the table are allowed as stand-alone uses.
3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
5. Maximum gross floor area is less than 5,000 square feet.
6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
7. Maximum tenant space shall be 25,000 square feet.
8. Maximum tenant space shall be 50,000 square feet.
9. Uses 25,000 square feet and over require a conditional use permit.

10. Limited to less than 50 percent of the gross floor area of the integrated development.
11. Maximum tenant space shall be 15,000 square feet.
12. All activity and storage must be located within an enclosed structure.
13. No portion of the use shall be located within 500 feet of an intersection.
14. All activity must be entirely screened from public view and not within 500 feet of a residential use.
15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit. On-site consumption is considered a permitted use if the related use is a permitted use.
17. See additional provisions in Section 23.901.080 (Family day care (large)).
18. See additional provisions in Section 23.901.090 (Residential care home (large)).
19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of Section 23.913.040.
20. Drive-throughs that are added to existing buildings may be processed with an AUP.
21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
23. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
24. Private community gardens and market gardens are allowed in the city's mixed-use districts up to a maximum 3 acres in size and pursuant to applicable regulations in Section 23.904.030. Approval of an administrative use permit is required for said uses greater than 3 acres in size.
25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in Section 23.904.030.
[Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].
26. See Section 23.910.020 (Convenience Stores).
27. See Section 23.915 (Storage, Personal Storage Facility Development Standards).
28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in RCMC Chapter 23.901.

**Table 23.316-1: Allowed Use and Permit Requirements for
General Commercial and Industrial Zoning Districts**

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Residential Uses				
Caretaker Housing	P	P	AUP	-Section 23.901.020
Dwelling, Multifamily	C	C	N	Section 23.901.070 (if senior independent living)
Emergency Shelters	C	C	C	
Home Occupations	P	P	N	Section 23.901.030
Live/-Work Facility	P	P	N	Section 23.901.040
Mobile Home Park	C	N	N	Section 23.901.050
Single-Room Occupancy (SRO)	C	C	N	
Transitional Housing	P	P	N	
Agriculture, Resource, and Open Space Uses				
Beekeeping	N	N	N	RCMC Chapter 8.12
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	C	C	
Clubs, Lodges, and Private Meeting Halls	P	P	P	
Indoor Amusement/Entertainment Facility	P	AUP	AUP	
Indoor Fitness and Sports Facility	P	AUP	AUP	
Libraries and Museums	P	P	C	
Outdoor Commercial Recreation	C	C	C	
Public Safety Facility	P	P	P	
Recreational Vehicle Parks	P	C	C	
Religious Institutions	P	AUP	AUP	
Schools, Private and Special/Studios	P	AUP ¹	AUP ¹	
Schools, Public	P	P	P	
Theaters and Auditoriums	P	C	C	
Urban Agriculture				
Aquaculture	P	P	P	Section 23.904.030
Community Garden, Public	CUP	CUP	CUP	Section 23.904.030
Community Garden, Private	P	P	P	Section 23.904.030
Market Garden	P	P	P	Section 23.904.030
Private Garden	P	P	P	Section 23.904.030

EXHIBIT A to Ordinance 5-2017

EXHIBIT A

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Urban Ag Stand	P ¹¹	P ¹¹	P ¹¹	Section 23.904.030
Utility, Transportation, and Communication Use Listings				
Broadcasting and Recording Studios	P	P	P	
Bus and Transit Shelters	P	P	P	
Freight Yard/Truck Terminal	N	P ²	P ²	
Fuel Storage and Distribution	N	P ²	P	
Heliports	C	C	C	
Park and Ride Facility	P	P	P	
Parking Facility	P	P	P	
Telecommunication Facility	AUP	AUP	AUP	Section 23.907.020
Transit Facilities	N	P	P	
Transit Stations and Terminals	P	P	P	
Utility Facilities and Infrastructure	AUP	P	P	Section 23.907.030
Retail, Service, and Office Use Listings				
Alcoholic Beverage Sales ¹⁰	C ⁴	C ³	C ³	
Ambulance Service	AUP	AUP	AUP	
Animal Sales and Grooming	P	AUP	AUP	
Art, Antique, Collectable	P	AUP	AUP	
Artisan Shops	P	AUP	AUP	
Banks and Financial Services	P	AUP	AUP	
Bars and Nightclubs ¹⁰	C	C	C	
Brew Pub ¹⁰	P	AUP	AUP	
Building Materials Stores and Yards	P	P ²	P ²	
Business Support Services	P	P ²	P ²	
Call Centers	AUP	AUP	AUP	
Child Day Care Facility	P	C	N	
Commercial Marijuana Uses	N	N	N	
Consignment Store	P	N	N	
Convenience Stores	P ¹²	C ¹²	C ¹²	Section 23.910.020
Drive-in and Drive-through Sales and Service	P	C	C	-Section 23.910.030
Equipment Sales and Rental	P ^{2,8}	P ^{2,8}	P	
Furniture, Furnishings, and Appliance Stores	P	P ²	AUP	
Garden Center/Plant Nursery	P	P ²	AUP	

EXHIBIT A to Ordinance 5-2017

EXHIBIT A

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Grocery Stores/Supermarket	P	AUP	AUP	
Home Improvement Supplies	P ²	P ²	P	
Hotels and Motels	P	N	N	
Hotels and Motels, Extended Stay	P	N	N	
Kennels, Commercial	AUP	AUP	AUP	
Maintenance and Repair, Small Equipment	P ²	P	P	
Medical Services, General	P	AUP	AUP	
Medical Services, Extended Care	P	N	N	
Medical Services, Hospitals	P	AUP	P	
Mortuaries and Funeral Homes	P	C	C	
Neighborhood Market	P	AUP	AUP	
Offices, Business and Professional	P	AUP	AUP	
Offices, Accessory	P ⁶	P ⁶	P ⁷	
Personal Services	P	AUP	AUP	
Restaurants ¹⁰	P	AUP	AUP	
Retail, Accessory	P ⁶	P ⁶	P ⁷	
Retail, General	P	AUP	AUP	
Retail, Warehouse Club	P	AUP	AUP	
Smokers Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge	P	P	N	Section 23.919.100; specific distance and other requirements
Tasting Room, Off-Site ¹⁰	P	AUP	AUP	
Veterinary Facility	P	P ²	P ²	
Automobile and Vehicle Uses				
Auto and Vehicle Dismantling	N	N	C	Section 23.913.020
Auto and Vehicle Sales	AUP	AUP ⁵	AUP ⁵	Section 23.913.040
Auto and Vehicle Rental	P ⁹	P ⁹	P ⁹	Section 23.913.040
Auto and Vehicle Sales, Wholesale	AUP ⁵	AUP	AUP	Section-23.913.040
Auto and Vehicle Storage	P ²	P ²	P ²	
Auto Parts Sales	P ²	P ²	P ²	
Car Washing and Detailing	C	P	P	
Service Stations	C	C	C	Section 23.913.030
Vehicle Services, Major	P ²	P ²	P ²	
Vehicle Services, Minor	P ²	P ²	P ²	

EXHIBIT A to Ordinance 5-2017

EXHIBIT A

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Industrial, Manufacturing, and Processing Uses				
Agricultural Products Processing	N	C	P	
Artisanal and Specialty Manufacture, Display and Sales	P	AUP	AUP	
Brewery, Winery, Distillery	N	P	P	
Junk Tire Facility	N	N	P	Section 23.916.020
Manufacturing, Major	N	AUP ²	P	
Manufacturing, Minor	N	P ²	P	
Manufacturing, Small Scale	P	P ²	P	
Printing and Publishing	N	P	P	
Recycling Facility, Processing	N	AUP	P	
Recycling Facility, Scrap and Dismantling Facility	N	N	C	
Research and Development	N	P	P	
Storage, Personal Storage Facility	N	P ^{2, 13}	P ¹³	Section 23.915
Storage, Warehouse	AUP	P ²	P	
Storage, Yards	N	N	P ²	
Wholesaling and Distribution	P	P ²	P	
Special Regulated Uses				
Card Rooms	N	C	C	Section 23.919.020
Check Cashing Businesses	N	N	N	Section 23.919.030
Massage Parlor, <u>Massage Establishment</u>	N	N	C ¹⁴	<u>RCMC 4.33</u>
Pawnshops	N	N	C	Section 23.919.040
Recycling Facility, Collection Facility	N	AUP	P	Section 23.919.050
Sexually Oriented Businesses	N	P	P	Section-23.919.060
Smoke Shops	N	N	C	Section 23.919.070
Tattoo Parlors	N	N	C	Section 23.919.080
Thrift Store	N	AUP	C	Section 23.919.090

Notes:

1. Trade schools permitted by right; all other schools require an AUP.
2. Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted use (e.g., breweries, wineries). Only retail sale of alcohol is permitted as part of the primary use. All other types of off-site sales (e.g., convenience store) require a conditional use permit. See Wholesaling and Distribution for nonretail sales.
4. On-site sales permitted with limited use permit. Off-site requires a conditional use permit.

5. Incidental sales up to 15 percent of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15 percent of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of a limited use permit.

6. All retail, accessory and office, accessory uses are permitted up to a combined 50 percent of total building square footage.

7. The following limitations apply to retail, accessory and office, accessory in the M-2 district:

a. Sales are allowed when incidental to a permitted use and sales and stock room area do not exceed 25 percent of total floor area;

b. Offices are allowed when incidental to a permitted use and do not exceed 25 percent of total floor area;

c. Cafes/restaurants are allowed up to 15 percent of building square footage (freestanding restaurants require the issuance of a conditional use permit).

8. Up to 50 percent of total building area may be used for storage, warehousing, distribution or similar use as a permitted use. A conditional use permit is required to exceed this percentage.

9. This use is permitted if an integral part of the primary use (unrelated, incidental rental operations are not permitted). Additional provisions in -Section 23.913.040 (Accessory Automobile Sales and Rental Uses) apply.

10. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater in which live nude dancing is performed and which is subject to section 143.3 of the California Code of Regulations.

11. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agriculture use consistent with applicable regulations in Section 23.904.030.

[Ord. 1-2016 § 3; Ord. 15-2015 §§ 4, 5; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 20-2010 § 3 (Exh. B); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.030)].

12. See Section 23.910.020 (Convenience Stores).

13. See Section 23.915 (Self-Storage Development Standards).

14. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in RCMC Chapter 23.901.

4.33.040 Home occupation massage.

A. Any massage therapist conducting, performing, engaging in or giving massages at their residence is deemed a home occupation massage therapist and must obtain zoning certification pursuant to RCMC 23.113.010 et seq. and 23.901.030 and comply with the standards set forth therein.

B. Any home occupation massage therapist must be CAMTC certified pursuant to RCMC 4.33.025 and must obtain a business license pursuant to RCMC 4.33.035 and this section.

C. Any home occupation massage therapist must comply with all requirements of this chapter, **with the exception of the location and distance requirements between establishments in Section 4.33.060(T).**

4.33.060 Operating requirements for massage.

All massage businesses and/or establishment owners, operators, employees, sole proprietors, independent contractors and any person performing massage within the city shall comply with all of the following operating requirements:

A. CAMTC certification shall be presented to city officials, upon demand, when the massage therapist is inside a massage establishment or providing out-call or on-site massage. No owner, operator or manager of a massage business and/or establishment shall allow or permit a person to administer massage unless the massage therapist possesses a valid CAMTC certificate.

B. A massage therapist shall operate only under the name specified in his or her CAMTC certificate. A massage business shall only operate under the name specified in its city business license.

C. Massage shall only be performed between the hours of 8:00 a.m. and 10:00 p.m. No massage establishment shall be open and no massage shall be provided between 10:00 p.m. and 8:00 a.m. A massage commenced prior to 10:00 p.m. shall terminate prior to 10:00 p.m. and all clients shall exit the massage establishment prior to 10:00 p.m.

D. A list of services available and the cost of each service shall be posted in the reception area within the massage establishment, and shall be described in English if another language is also used to list the available services. Out-call and on-site service providers shall provide such a list to clients in advance of performing any service. No owner, manager, or operator shall permit, and no massage therapist shall offer to

perform, any service other than those posted or listed, as required herein, nor shall an owner, manager, or operator nor a massage therapist request or charge a fee for any service other than those on the list of available services posted in the reception area or provided to the client in advance of any massage services.

E. In a massage establishment, the premises and facilities shall meet and be maintained in a condition to comply with all applicable code requirements of the city, including, but not limited to, those related to the safety of structures, adequacy of the plumbing, lighting, heating, ventilation, waterproofing of rooms in which showers, water or steam baths are used, and the health and cleanliness of the facility.

F. In a massage establishment, clients shall be furnished with a private dressing room. Dressing rooms need not be separate from the room in which the massage is being performed.

G. In a massage establishment, toilet facilities shall be provided in convenient locations and shall consist of at least one unisex toilet with lavatories or wash basins provided with soap and both hot and cold running water either in the toilet room or vestibule.

H. In a massage establishment, a minimum of one wash basin for employees shall be provided at all times. The basin shall be located within or as close as practicable to the area devoted to performing of massage services. Soap and sanitary towels shall also be provided at each basin.

I. In a massage establishment, the CAMTC certificate of each and every massage therapist performing massage shall be displayed in the reception area. Those massage therapists performing on-call and on-site massage therapy shall ensure that the CAMTC certificate is displayed near the location where the massage is to be performed. CAMTC certificates of former employees, independent contractors, volunteers shall be removed as soon as those massage therapists are no longer performing massage at the location.

J. Each massage establishment shall display their general and/or special business license(s) in a conspicuous place within the establishment so that the same may be readily seen by persons entering the premises. Those massage therapists performing on-call massage shall have a copy of the general and/or special business license(s) available.

K. Massage therapists shall be fully clothed at all times. Clothing shall be of a fully opaque, nontransparent material and said garments shall not expose their genitals, pubic areas, buttocks, or breasts.

L. Every massage business shall keep a written or electronic record of the date and hour of each treatment administered, the name and address of each patron, the name of the massage therapist administering treatment, and the type of treatment administered. Such written or electronic record shall be available for inspection by

officials charged with the enforcement of this chapter. Such records shall be kept by the massage business for a period of two years and shall be open to inspection by the city.

M. Where the massage establishment has staff available to ensure security, the entry to the reception area of the massage business shall remain unlocked during business hours when the establishment is open for business or when clients are present. Massages may not be carried on within any separate cubicle, room, booth or area that is fitted with a door capable of being locked within a massage establishment which has more than one location where a massage can be performed.

N. No massage establishment shall simultaneously operate as a school of massage, or share facilities with a school of massage.

O. Minimum lighting consisting of at least one artificial light of not less than 40 watts shall be provided and shall be operating in each room or enclosure where massage services are being performed on clients and in all areas where clients are present.

P. No massage establishment shall allow any person to reside within the massage establishment or in any attached structures owned, leased or controlled by the massage establishment owners.

Q. The presence of any device which can be utilized as an early warning system to alert the employees or operator of a massage establishment to the presence of any law enforcement or local authorities on the premises is prohibited in any massage establishment.

R. All massage establishments must comply with all state and federal laws and regulations pertaining to disabled clients.

S. All massage establishments must comply with the city's sign ordinance pursuant to Chapter 23.743 RCMC.

T. All massage establishments must comply with the city's location and distance requirements as established in Zoning Code Tables 23.313-1 and 23.316-1. This section shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in RCMC Chapter 23.901.

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Sr. Finance Analyst

SUBJECT: **RESOLUTION AUTHORIZING DELINQUENT RESIDENTIAL SOLID WASTE SERVICE CHARGES BE COLLECTED ON THE PROPERTY TAX ROLL**



RECOMMENDATION

Adopt Resolution 110-2017

RESULT OF RECOMMENDED ACTION

This action authorizes delinquent residential solid waste service charges to be collected on the 2017-18 property tax roll.

BACKGROUND

The Collection Services Contract ("Contract"), between the City of Rancho Cordova and Republic Services, formerly Allied Waste Services, ("Republic"), for residential garbage collection and recycling, allows Republic to take any action legally available to collect past due amounts. Pursuant to Government Code sections 38790.1 and 25831, one such action is for the City to assist Republic by placing the delinquent accounts on the property tax roll.

The City's Municipal Code allows for the property tax rolls to be utilized for collecting delinquent charges but in order for the City to assist Republic, the City Council must approve two separate Resolutions prior to recording a tax levy for delinquent residential solid waste accounts. The first resolution, which was adopted by the Council on June 5, 2017, established the intent of the City Council to transfer delinquent residential solid waste accounts to the tax rolls, as well as setting a Public Hearing for August 7th at 5:30 p.m. to take comments and objections from the public regarding the transfer of delinquent residential solid waste accounts to the tax roll. At the conclusion of the Public Hearing, the Council will be asked to adopt the second resolution entitled "A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be collected on the Property Tax Roll."

As of July 20, 2017 the total number of accounts with delinquent charges that have been identified to be transferred to the tax roll is 575, and a total amount of \$280,424.58. The amount to be submitted to the County Auditor's Office for inclusion on the tax roll will be reduced by the number of current delinquent accounts that submit payment in the interim. Republic will provide the City with a final delinquency list immediately after the County levy submission on August 11th, which will capture any last minute payments made to Republic.

The amount collected on the tax rolls may not reflect all of the total-to-date delinquent charges, since the delinquent solid waste levy may only legally include accounts that were delinquent as of March 1, 2017.

Public Notification Process

As required by the County Assessor's Office for the property tax lien process, Republic sent two letters to the property owners of delinquent solid waste accounts, one in May and the second in June. The letters requested payment of the account and advised that unpaid delinquent accounts would be included on a list and presented to the City Council at a Public Hearing on August 7th, to be confirmed by Council resolution. The letter also informed the property owners that the confirmed delinquent accounts, together with a ten percent penalty and five percent administrative charge, would be placed on the County of Sacramento tax rolls to be collected with the property tax.

Property Tax (Levy) Collection Process

The Sacramento County Assessor's office places delinquent utility charges on the property tax rolls. Under the Property Tax Collection Process, the delinquent utility charges are placed on the property tax roll annually in August, collected by the County the following December and April, and remitted to the City in January and May. The City then processes a payment to Republic for the amount received from the County minus a City administrative fee.

FISCAL IMPACT

The City will receive a 10% administrative fee, based on the final balance transferred to the property tax roll, to cover the cost of administering the program.

ATTACHMENT(S)

1. Resolution No. 110-2017
2. **Exhibit A** - 2017/2018 Delinquent Solid Waste Listing

2842895.1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 110-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING DELINQUENT RESIDENTIAL SOLID WASTE SERVICE CHARGES BE
COLLECTED ON THE PROPERTY TAX ROLL**

WHEREAS, in 2004 the City of Rancho Cordova executed the Collection Services Contract with Republic Services, formerly Allied Waste Services, ("Republic") for the provision of residential solid waste collection and recycling services; and

WHEREAS, in 2011 the City of Rancho Cordova executed a five-year contract extension with Republic for the provision of residential solid waste collection and recycling services; and

WHEREAS, the Collection Services Contract requires Republic to bill residential solid waste accounts for garbage collection and recycling services; and

WHEREAS, pursuant to Government Code sections 38790.1 and 25831, the City may assist Republic in collection of past due accounts; and

WHEREAS, the property tax collection process has been used, by both the City of Rancho Cordova AND County of Sacramento, for many years to collect delinquent utility charges; and

WHEREAS, Republic did, on the 17th day of May, 2017, file with the City of Rancho Cordova a written report containing a description of each parcel of real property and the amount of the delinquent solid waste service charges proposed to be collected on the tax roll; and

WHEREAS, the City Council subsequently did, on the 5th day of June, 2017, adopt a Resolution of Intention No. 79-2017 to order delinquent solid waste service charges and late penalties to be collected on the tax roll at the same time and in the same manner as the general tax levy for County purposes and to set a public hearing for such purpose; and

WHEREAS, the Clerk of said City Council has duly caused notice by publication in the time, form and manner provided by law, of the time when and the place where any and all persons having any objections to the proposed collection should not be carried out; and

WHEREAS, this is the time and place set for hearing on said matter; and

WHEREAS, said City Council has received no objections or protests of any kind or nature against the proposed action or against the amount of such charges.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the delinquent solid waste service charges report provided by Republic, attached hereto as **Exhibit A**, is hereby adopted, confirmed, ratified and approved to be transferred to the County property tax rolls for collection.

BE IT FURTHER RESOLVED that Republic is hereby authorized and directed to delete from the report any and all delinquent accounts which are paid in full on or before the 11th day of August, 2017, the date when the Direct Levy data file must be received by the County.

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:

Nanci C. O. Lima, MMC, Interim City Clerk

2115336.1

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 20, 2017

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Past Due	Penalty 10%	Admin Fee 5%	Total Levy
224706804920090000		DAVID W PETERSON	10052	BRANTTOWN CT		SACRAMENTO	CA	95827-2945	20.04	2.00	1.00	23.05
148205703110150000		BROOKE KENT	2406	CARIEL CT		RANCHO CORDOVA	CA	95670-4924	24.07	2.41	1.20	27.68
439C05600350090000		BARBARA BROWN	10408	RIVER WOOD WAY		RANCHO CORDOVA	CA	95670-2229	27.47	2.75	1.37	31.59
41206708200090000		YINGHONG SHYI	12228	HABITAT WAY		RANCHO CORDOVA	CA	95742-7703	30.10	3.01	1.51	34.62
13105700740050000		RUSSELL JOHNSON	10550	MALVASIA DR		RANCHO CORDOVA	CA	95670-3747	30.83	3.08	1.54	35.45
81607224800490000		BOBBY BABCOCK	10947	MERITAGE DR		RANCHO CORDOVA	CA	95670-6963	31.44	3.14	1.57	36.16
542C06804350150000		MATTHEW CUMMINGS	9821	HEARTWOOD WAY		SACRAMENTO	CA	95827-2812	32.82	3.28	1.64	37.74
525205803700440000		AMY MOORE	10948	ALANDALE WAY		RANCHO CORDOVA	CA	95670-5133	34.52	3.45	1.73	39.70
29506706000950000		JEFF MACILRAITH	11817	CORINO WAY		RANCHO CORDOVA	CA	95742-8034	35.66	3.57	1.78	41.01
178206705400090000		JEREMY FOSTER	11760	BROOK VALLEY WAY		RANCHO CORDOVA	CA	95742-8025	38.58	3.86	1.93	44.37
63406803610060000		LAMONT DUKES	3537	ASTRAL DR		SACRAMENTO	CA	95827-3505	40.38	4.04	2.02	46.44
360C07202020360000		RUZANNA KARAPETYAN	10538	SILVERWOOD WAY		RANCHO CORDOVA	CA	95670-5532	41.91	4.19	2.10	48.20
47C06709000440000		MICHAEL RUNFOLA	4254	BORDERLANDS DR		RANCHO CORDOVA	CA	95742-7754	41.98	4.20	2.10	48.28
16507229700900000		LEONORA TRAVELLA	3151	LEA STERLING WAY		RANCHO CORDOVA	CA	95670-6261	46.70	4.67	2.34	53.71
8C077006400500000		BETTY DUNHAM	10416	WHITE ROCK RD		RANCHO CORDOVA	CA	95670-5427	48.31	4.83	2.42	55.56
618107502910190000		MICHAEL ROULETTE	2540	EL BURLON CIR		RANCHO CORDOVA	CA	95670-3118	49.28	4.93	2.46	56.67
5607507100320000		CHARLES & SHERRY MOSELY		PO BOX 276292		SACRAMENTO	CA	95827-6292	49.50	4.95	2.48	56.93
16C07703700540000		EVERETT L MURCH	3463	WILDWIND CT		SACRAMENTO	CA	95827-3064	49.50	4.95	2.48	56.93
27806800720140000		SETH FELDMAN	9952	NEBULA WAY		SACRAMENTO	CA	95827-2914	49.50	4.95	2.48	56.93
28106801340030000		ADOLPH B J GOWER	3415	COMET CT		SACRAMENTO	CA	95827-2924	49.50	4.95	2.48	56.93
28506801540020000		WILLIE FULGHAM	3529	SCORPIO DR		SACRAMENTO	CA	95827-2938	49.50	4.95	2.48	56.93
31207701540250000		FRANCISCO C & KAREN D RAMIREZ	6615	GRANT AVE		CARMICHAEL	CA	95608-3404	49.50	4.95	2.48	56.93
35507701540250000		FRANCISCO C & KAREN D RAMIREZ	6615	GRANT AVE		CARMICHAEL	CA	95608-3404	49.50	4.95	2.48	56.93
37507500530020000		JERRY D MCCAIN	2706	EL PARQUE CIR		RANCHO CORDOVA	CA	95670-1911	49.50	4.95	2.48	56.93
38507202020100000		DIAMOND BAY REALTY & PM		PO BOX 15086		SANTA ANA	CA	92735-0086	49.50	4.95	2.48	56.93
41507225600060000		MICHAEL NICHOLS	3375	OSELOT WAY		RANCHO CORDOVA	CA	95670-8338	49.50	4.95	2.48	56.93
42106708500920000		DOUGLAS BOYCE	12475	NOOTKA WAY		RANCHO CORDOVA	CA	95742-7772	49.50	4.95	2.48	56.93
42206707100860000		TIFFANY BAKER	5448	COPPER SUNSET WAY		RANCHO CORDOVA	CA	95742-8162	49.50	4.95	2.48	56.93
62307701920220000		VICENTE CRUZ	3334	GOULD WAY		SACRAMENTO	CA	95827-2458	49.50	4.95	2.48	56.93
63206707000310000		JERMAINE EVANS	5210	COPPER SUNSET WAY		RANCHO CORDOVA	CA	95742-8198	49.50	4.95	2.48	56.93
63305601820110000		LAM C LUONG	9033	BUNGALOW WAY		ELK GROVE	CA	95758-1233	49.50	4.95	2.48	56.93
64206801430100000		RESIDENTIAL EQUITY MGMT	101	PARKSHORE DR	STE 100	FOLSOM	CA	95630-4726	49.50	4.95	2.48	56.93
64206801430100000		RESIDENTIAL EQUITY MGMT	101	PARKSHORE DR	STE 100	FOLSOM	CA	95630-4726	49.50	4.95	2.48	56.93
93507703000240000		ROBERT O PACHELBEL	1650	CLAYCORD AVE		CONCORD	CA	94521-2217	49.50	4.95	2.48	56.93
116507224700480000		HARRISON LE	3573	ENVERO WAY		RANCHO CORDOVA	CA	95670-6961	49.50	4.95	2.48	56.93
130605700520080000		BLAIR ABERNATHY	2462	SALAMANCA		LA VERNE	CA	91750-1173	49.50	4.95	2.48	56.93
142305701930170000		LORETTA COOPER	10649	CHARBONO WAY		RANCHO CORDOVA	CA	95670-4836	49.50	4.95	2.48	56.93
150205800330050000		LEWIS ALLEN	2624	CORDOVA LN		RANCHO CORDOVA	CA	95670-5008	49.50	4.95	2.48	56.93
18505801530100000		DANNY ALTO JENSEN	3146	BIMBER CT		SAN JOSE	CA	95148-2733	49.50	4.95	2.48	56.93
224606804920230000		BONNIE ANN CARPENTER	10049	STEPHINA CT		SACRAMENTO	CA	95827-2949	49.50	4.95	2.48	56.93
439305602700460000		RICHARD BUCKNER	2233	RIVER TRAILS CIR		RANCHO CORDOVA	CA	95670-2222	49.50	4.95	2.48	56.93
58505603840080000		CARLOS GARCIA	1561	KLAMATH RIVER DR		RANCHO CORDOVA	CA	95670-2742	49.50	4.95	2.48	56.93
58705601910060000		MARY WHITAKER	10609	AMBASSADOR DR		RANCHO CORDOVA	CA	95670-2403	49.50	4.95	2.48	56.93
593105602800190000		KRISTIN LOWRY	11232	RUSSIAN RIVER CT		RANCHO CORDOVA	CA	95670-2924	49.50	4.95	2.48	56.93
1077023100200000		LISA ZOLFARELLI	3133	CHETTENHAM DR		RANCHO CORDOVA	CA	95670-5708	49.50	4.95	2.48	56.93
238C07602450060000		PFINGST REALTY	2521	GARDEN HWY		SACRAMENTO	CA	95833-9709	50.78	5.08	2.54	58.40
595057703000140000		EMILY JAYNE	3205	HOGARTH DR		SACRAMENTO	CA	95827-2345	51.29	5.13	2.56	58.98
33705600720190000		CHRISTINA PRASAD	8712	N MATTOX RD	APT 220	KANSAS CITY	MO	64154-2604	51.62	5.16	2.58	59.36
64607229700850000		SURENDRA K PENNYALA	3158	BRINDLEY WAY		RANCHO CORDOVA	CA	95670-6259	51.88	5.19	2.59	59.66
93707703100280000		L BETTY RUFF	373	PINE LN	APT C204	LOS ALTOS	CA	94022-1648	52.03	5.20	2.60	59.83
133105700910040000		TRUST OF FRUITT	2616	TRONERO WAY		RANCHO CORDOVA	CA	95670-3612	52.03	5.20	2.60	59.83
98C05602900150000		MUGO-GATHERU D LIVING TRUST	11205	BOLD RIVER CT		RANCHO CORDOVA	CA	95670-2901	52.18	5.22	2.61	60.01
239707700730090000		GEORGE HUDSON JR	10753	AIVERNAT DR		RANCHO CORDOVA	CA	95670-6921	54.71	5.47	2.74	62.92
53507225900410000		ANA L MUNIZ	3560	HUSCH WAY		RANCHO CORDOVA	CA	95670-6984	57.15	5.72	2.86	65.72
359705701730200000		CECELIA LYNCH	2693	BARBERA WAY		RANCHO CORDOVA	CA	95670-3743	57.54	5.75	2.88	66.17
238C07602440080000		PFINGST REALTY	2521	GARDEN HWY		SACRAMENTO	CA	95833-9709	60.13	6.01	3.01	69.15
52407703240380000		JOSHUA LARSEN	10232	GOINYOUR WAY		SACRAMENTO	CA	95827-2445	60.84	6.08	3.04	69.97
65707232600120000		FERNANDA LUCIO	10847	BARDEN DR		RANCHO CORDOVA	CA	95670-8002	63.21	6.32	3.16	72.69
73705702910070000		PATRICIA DELLOW	2334	BUENO DR		DAVIS	CA	95616-0457	64.57	6.46	3.23	74.26
73705702910070000		PATRICIA DELLOW	2334	BUENO DR		DAVIS	CA	95616-0457	64.57	6.46	3.23	74.26
60305603400420000		DAMIAN HALL	2185	EDEN RIVER CT		RANCHO CORDOVA	CA	95670-2807	64.84	6.48	3.24	74.57
22C06704501070000		ROBERT RIGGS	11775	JUSTINIAN DR		RANCHO CORDOVA	CA	95742-8052	65.38	6.54	3.27	75.19
185505801530040000		TERRIE VILLEGAS	2320	ZINFANDEL DR		RANCHO CORDOVA	CA	95670-4926	68.28	6.83	3.41	78.52
181C05801140050000		SCOTT WILLIAMS	10816	BERWICK WAY		RANCHO CORDOVA	CA	95670-4936	68.71	6.87	3.44	79.02
51706707100120000		JOHN CRUZ	5378	OTTER POND WAY		RANCHO CORDOVA	CA	95742-8174	68.76	6.88	3.44	79.07
60207232600560000		MICHELLE NOGAJ	10838	ARRINGTON DR		RANCHO CORDOVA	CA	95670-8003	68.76	6.88	3.44	79.07
54607201820050000		TROY CLAY	3016	EVADNA DR		RANCHO CORDOVA	CA	95670-5408	68.76	6.88	3.44	79.07
153705800820030000		DONALD R BEATY	2205	CERVANTES DR		RANCHO CORDOVA	CA	95670-4104	69.00	6.90	3.45	79.35
65607232300370000		BRANDI SMITH	3224	GOSPORT WAY		RANCHO CORDOVA	CA	95670-8018	70.66	7.07	3.53	81.26
630507220800380000		SEM NERSESYAN	3362	BRIX CT		RANCHO CORDOVA	CA	95670-6935	73.27	7.33	3.66	84.26
8606705601210000		ALI WOOLF	4382	NIOBE CIR		RANCHO CORDOVA	CA	95742-8043	75.60	7.56	3.78	86.94
19507703700050000		MARISELA GUZMAN	3432	MISTY MORNING CIR		SACRAMENTO	CA	95827-3049	75.97	7.60	3.80	87.37
14406705900750000		ALAN R GIBLIN	4300	HARTLAND WAY		RANCHO CORDOVA	CA	95742-8082	76.59	7.66	3.83	88.08
235707602410160000		DONALD KRAFF	2416	EL LUJO WAY		RANCHO CORDOVA	CA	95670-3130	77.42	7.74	3.87	89.03
239707700730010000		ROBERT CRABTREE	3156	PORTSMOUTH DR		RANCHO CORDOVA	CA	95670-5346	81.02	8.10	4.05	93.17
5606705100490000		JUAN VELASCO	11887	RUBILITE WAY		RANCHO CORDOVA	CA	95742-8077	87.08	8.71	4.35	100.14
93C07702500450000		ANTHONY MELANCON	10112	COUNTRYSIDE WAY		SACRAMENTO	CA	95827-2416	87.97	8.80	4.40	101.17
93307702500810000		RONALD C ADDISON	3232	SMITHEE DR		SACRAMENTO	CA	95827-2471	89.09	8.91	4.45	102.45
123707601820020000		RANIA OLSEN	2680	ELLENBROOK DR		RANCHO CORDOVA	CA	95670-3541	89.34	8.93	4.47	102.74
33306708500530000		MARTHA WELLS	4000	BORDERLANDS DR		RANCHO CORDOVA	CA	95742-7748	91.14	9.11	4.56	104.81
242507701030040000		JEFF NOYES	10274	CROYDON WAY		RANCHO CORDOVA	CA	95670-5312	91.78	9.18	4.59	105.55
114805600960020000		LAWRENCE H ROJAS	10604	VALLEY VIEW DR		RANCHO CORDOVA	CA	95670-2424	92.22	9.22	4.61	106.05
95507703240210000		KATHLEEN BROWN	3339	HARTSELLE WAY		SACRAMENTO	CA	95827-2449	92.60	9.26	4.63	106.49
12507506800380000		KENN SHOJI	10020	CORDOVA GLEN CT		SACRAMENTO	CA	95827-1402	92.80	9.28	4.64	106.72
9406708600700000		BRIAN MELOY		PO BOX 276881		SACRAMENTO	CA	95827-6881	94.11	9.41	4.71	108.23
436306804720170000		SENGPHET PHIMMASANE	3200	SATURN DR		SACRAMENTO	CA	95827-2324	96.51	9.65	4.83	110.99
572507701220020000		BILL LUCE	10404	ABBOTTTFORD WAY		RANCHO CORDOVA	CA	95670-5802	97.97	9.80	4.90	112.67
615105803300130000		ANDLOU INVESTMENTS	166	HAMILTON DR	STE E	NOVATO	CA	94949-5671	98.20	9.82	4.91	112.93
65207220900730000		PAULINE VUONG	3220	BALADA WAY		RANCHO CORDOVA	CA	95670-6922	99.89	9.99	4.99	114.87
585305604240140000		LUCY TURNER	2254	PALMWOOD CT		RANCHO CORDOVA	CA	95670-2314	100.34	10.03	5.02	115.39
8606708400990000		PAUL & LINDA ROHRER	12309	MONTAUK WAY		RANCHO CORDOVA	CA	95742-7724	100.87	10.09	5.04	116.00
46407701730040000		29 SAC INCU	</									

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 20, 2017

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Past Due	Penalty 10%	Admin Fee 5%	Total Levy
336107702330030000		DENISE M STAFFORD	10413	AUTUMN BREEZE WAY		RANCHO CORDOVA	CA	95670-5706	122.71	12.27	6.14	141.12
204306705600260000		SCOTT HAYNES	4415	NIOBE CIR		RANCHO CORDOVA	CA	95742-8044	123.30	12.33	6.17	141.80
62705701860020000		JARED VARNEY	10713	BECLAN DR		RANCHO CORDOVA	CA	95670-4921	125.36	12.54	6.27	144.16
53507213400680000		MELISSA WARDELL	10637	BASIE WAY		RANCHO CORDOVA	CA	95670-7315	125.82	12.58	6.29	144.69
114705600920140000		LANI JONES	10511	GEORGETOWN DR		RANCHO CORDOVA	CA	95670-2250	126.34	12.63	6.32	145.29
250107702210260000		LORI MEJIA	3117	CHETTENHAM DR		RANCHO CORDOVA	CA	95670-5708	127.84	12.78	6.39	147.02
64606803420100000		ARTHUR BURNS	10047	BROWLEY WAY		SACRAMENTO	CA	95827-2303	131.20	13.12	6.56	150.88
414077037002220000		ZU Q LUO & SHAO Y XIE	8893	SALLFISH BAY CIR		SACRAMENTO	CA	95828-6436	132.60	13.26	6.63	152.49
14707223900090000		ANGELINA PILUYEV	3367	TULATIN WAY		RANCHO CORDOVA	CA	95670-6957	133.21	13.32	6.66	153.19
47707601930100000		HAMID BEHSHAD	10384	MALAGA WAY		RANCHO CORDOVA	CA	95670-3529	133.21	13.32	6.66	153.19
56506705200120000		DAVID & TEDDRISA BYRD	11976	PERICLES DR		RANCHO CORDOVA	CA	95742-8078	133.21	13.32	6.66	153.19
187105801730090000		CECELIA A FERRY	2215	WHISTLER WAY		RANCHO CORDOVA	CA	95670-3905	133.21	13.32	6.66	153.19
205106706300460000		ROGER RUINA	11833	BLUSHING CIR		RANCHO CORDOVA	CA	95742-8062	133.21	13.32	6.66	153.19
54306706100290000		JAMES D & JANAYA S SWANSON	11825	MARSYAS WAY		RANCHO CORDOVA	CA	95742-8057	142.82	14.28	7.14	164.24
64607226000460000		TRACI E REYNOLDS	10866	WATERBROOK WAY		RANCHO CORDOVA	CA	95670-6993	143.68	14.37	7.18	165.23
48607229902730000		JACQUELINE ALCARAZ	10885	WYRBSURY WAY		RANCHO CORDOVA	CA	95670-6278	144.26	14.43	7.21	165.90
10606705500960000		JOHN GARLAND	11799	BAGOTA WAY		RANCHO CORDOVA	CA	95742-8030	144.70	14.47	7.24	166.41
26305701440040000		SUE WHITFIELD	10401	CROETTO WAY		RANCHO CORDOVA	CA	95670-3617	148.48	14.85	7.42	170.75
64706803660150000		VETERANS ADMIN	9975	OLD PLACERVILLE RD		SACRAMENTO	CA	95827-3531	150.34	15.03	7.52	172.89
23205702630140000		ALLEN & VICTORIA MCKINNEY	10555	ZIRIBBA WAY		RANCHO CORDOVA	CA	95670-3826	154.50	15.45	7.73	177.68
10206801320090000		OMNI HOMES LLC	5821	AUBURN BLVD	STE 2	SACRAMENTO	CA	95841-2941	156.71	15.67	7.84	180.22
54307701720130000		STEVEN M HAMPTON	11500	HUEBNER RD	APT 1609	SAN ANTONIO	TX	78230-5976	156.71	15.67	7.84	180.22
55606705200060000		SHUBPREET SANDHU	11952	PERICLES DR		RANCHO CORDOVA	CA	95742-8078	156.71	15.67	7.84	180.22
69305702910090000		AMARJIT SULLAN	2738	MENDONCA DR		RANCHO CORDOVA	CA	95670-4819	156.71	15.67	7.84	180.22
112505600640120000		ERNEST RAUBACK	2132	FARNSWORTH WAY		RANCHO CORDOVA	CA	95670-2268	156.71	15.67	7.84	180.22
11950506161010000		TRUST OF HAYS	10509	AMASSADOR DR		RANCHO CORDOVA	CA	95670-2401	156.71	15.67	7.84	180.22
128605602700770000		WILLIAM CHAPPELL	2220	TRAILS CT		RANCHO CORDOVA	CA	95670-2236	156.71	15.67	7.84	180.22
163305800940010000		ROB DEFEO	2265	CERVANTES DR		RANCHO CORDOVA	CA	95670-4125	156.71	15.67	7.84	180.22
201670201310080000		JOSEPH RAMIREZ SR	10453	MILLS TOWER DR		RANCHO CORDOVA	CA	95670-5443	156.71	15.67	7.84	180.22
587607502910100000		RONALD SCHUNK	2460	EL BURLOM CIR		RANCHO CORDOVA	CA	95670-3116	156.71	15.67	7.84	180.22
128407503120170000		ASHOK PAL	2591	CAPITALES DR		RANCHO CORDOVA	CA	95670-3105	160.58	16.06	8.03	184.67
17206704600030000		MARSHA DEMAS	11895	AUTUMN SUNSET WAY		RANCHO CORDOVA	CA	95742-8009	163.49	16.35	8.17	188.01
497070502020010000		DANIEL MEDEIROS	2401	EL PAVO WAY		RANCHO CORDOVA	CA	95670-3131	164.26	16.43	8.21	188.90
166607213500090000		WILLIAM G GONZALES	3409	MARDI GRAS CT		RANCHO CORDOVA	CA	95670-7336	166.48	16.65	8.32	191.45
191605801010060000		LESLIE SANDERSON		PO BOX 362		RANCHO CORDOVA	CA	95741-0362	169.78	16.98	8.49	195.25
71807600810040000		WESLEY CALDWELL	1000	STONECREST DR		ANTIOCH	CA	94531-8009	173.26	17.33	8.66	199.25
71807600810040000		WESLEY CALDWELL	1000	STONECREST DR		ANTIOCH	CA	94531-8009	173.41	17.34	8.67	199.42
34505700610030000		VERONICA GARCIA	10471	DOLECETTO DR		RANCHO CORDOVA	CA	95670-3640	175.67	17.57	8.78	202.02
55506804440020000		MONICA VASQUEZ TAPIA/ALEJANDRO	3208	EXPLORER DR		SACRAMENTO	CA	95827-2809	175.71	17.57	8.79	202.07
537205804300480000		SOCORRO MAYORGA	11008	GINGERWOOD WAY		RANCHO CORDOVA	CA	95670-5216	176.49	17.65	8.82	202.96
18506704500400000		ESTEBAN & LORRIE LUKE	4454	RUBY LANDING WAY		RANCHO CORDOVA	CA	95742-8049	181.54	18.15	9.08	208.77
28705701120100000		ETHAN M & SAMANTHA J FLEENER	2544	VERNACCIA CIR		RANCHO CORDOVA	CA	95670-3724	184.01	18.40	9.20	211.61
33605601730040000		MARK MCCAULEY	10650	VAN STRALEN WAY		RANCHO CORDOVA	CA	95670-2428	184.58	18.46	9.23	212.27
63707501540060000		ARBIN KUMAR	2688	ABERDEEN LN		EL DORADO HILLS	CA	95762-5665	184.62	18.46	9.23	212.31
63707501540060000		ARBIN KUMAR	2688	ABERDEEN LN		EL DORADO HILLS	CA	95762-5665	184.62	18.46	9.23	212.31
59405802130020000		GLORIA & TIMOTHY LOOMIS	2300	MCGREGOR DR		RANCHO CORDOVA	CA	95670-3927	187.38	18.74	9.37	215.49
56106707700010000		NAOMI H PITTFIELD	4336	ANATOLIA DR		RANCHO CORDOVA	CA	95742-8102	188.00	18.80	9.40	216.20
40606801350200000		29 SAC INCU LP	10067	LINCOLN VILLAGE DR		SACRAMENTO	CA	95827-2969	189.48	18.95	9.47	217.90
41407230000240000		TANLI LIAO	3109	NOAH BLOMQUIST WAY		RANCHO CORDOVA	CA	95670-6254	194.58	19.46	9.73	223.77
30605702030010000		CYNTHIA BLUST	2600	RIESLING WAY		RANCHO CORDOVA	CA	95670-4821	195.62	19.56	9.78	224.96
35207223800470000		LIZA TIMBOL	3221	OSELOT WAY		RANCHO CORDOVA	CA	95670-6951	200.00	20.00	10.00	230.00
50606701700190000		ALEXANDRIA MARTINEZ	5344	OTTER POND WAY		RANCHO CORDOVA	CA	95742-8157	206.90	20.69	10.35	237.94
175605701110380000		MARY ZIMMER	2569	RIBIER WAY		RANCHO CORDOVA	CA	95670-3746	206.90	20.69	10.35	237.94
8306801340020000		REBECCA & ROGER HORNER	3417	COMET CT		SACRAMENTO	CA	95827-2924	207.65	20.77	10.38	238.80
63207700650070000		CHRISTOPHER/JON/PAT MCCUMSEY	3023	SWANSEA WAY		RANCHO CORDOVA	CA	95670-5330	208.05	20.81	10.40	239.26
15605801120040000		JOEL R CARRILLO	10831	DUNBAR WAY		RANCHO CORDOVA	CA	95670-4949	208.06	20.81	10.40	239.27
63405703120120000		BREVIS INC	10689	LE ANN DR		RANCHO CORDOVA	CA	95670-5011	209.03	20.90	10.45	240.38
137705701610180000		SANDRA MURRAY	2621	FURMINT WAY		RANCHO CORDOVA	CA	95670-3621	210.74	21.07	10.54	242.35
21106706800130000		THELMA CASH	6971	MITTCHLEN CT		SLOUGHHOUSE	CA	95683-9600	212.10	21.21	10.61	243.92
64107703800480000		TODD & DOWNGI S GROWNEY	10250	JULIANA WAY		SACRAMENTO	CA	95827-3068	214.95	21.50	10.75	247.19
4705805000230000		BILLY BARNES	2015	ZINFANDEL DR		RANCHO CORDOVA	CA	95670-4201	218.14	21.81	10.91	250.86
40606705600490000		GATAULLIN BULAT	2500	MARCONI AVE	STE 212	SACRAMENTO	CA	95821-4894	218.14	21.81	10.91	250.86
59505601520080000		HECTOR & PIEDAD CENTENO	10817	OAKTON WAY		RANCHO CORDOVA	CA	95670-2440	218.14	21.81	10.91	250.86
23307601730120000		ROBERT C RIPLEY	2645	PAVO VISTA WAY		RANCHO CORDOVA	CA	95670-3428	218.14	21.81	10.91	250.86
627507223700060000		LINDA HERNANDEZ	3521	CAP ROCK WAY		RANCHO CORDOVA	CA	95670-6954	220.05	22.01	11.00	253.06
224206804800330000		THELMA MARSH	3237	SATURN DR		SACRAMENTO	CA	95827-2323	220.45	22.05	11.02	253.52
217505701910110000		DIANE C RAFAEL	2229	LA LOMA DR		RANCHO CORDOVA	CA	95670-3153	220.78	22.08	11.04	253.90
62607201920300000		JOSEPH M & TERESA REUSCHER	10501	MILLS ACRES CIR		RANCHO CORDOVA	CA	95670-5514	220.88	22.09	11.04	254.01
231407601610010000		TERRY M WHITE	600	PLATT CIR		EL DORADO HILLS	CA	95762-7301	221.77	22.18	11.09	255.04
907226000160000		ILONA TOMAK	3512	RAINSONG CIR		RANCHO CORDOVA	CA	95670-6983	224.78	22.48	11.24	258.50
191205802230140000		WILLIAM L SEXTON	2383	CORDOVA LN		RANCHO CORDOVA	CA	95670-3917	227.97	22.80	11.40	262.17
15605801530090000		JONY CAP & BEATRIZ GUZMAN	2340	ZINFANDEL DR		RANCHO CORDOVA	CA	95670-4926	228.66	22.87	11.43	262.96
1707203100360000		CHRIS GORMLEY	2961	CALLE DEL SOL WAY		RANCHO CORDOVA	CA	95670-5637	230.27	23.03	11.51	264.81
61706705400490000		GABRIEL & BRITTANY RODRIGUEZ	4075	GLEN SPRINGS WAY		RANCHO CORDOVA	CA	95742-8019	230.65	23.07	11.53	265.25
238076022440060000		TRUST OF WOOD	2426	EL ROCCO WAY		RANCHO CORDOVA	CA	95670-3156	231.20	23.12	11.56	265.88
161207703400040000		ROBERT J HILDITCH	3051	LAURELHURST DR		RANCHO CORDOVA	CA	95670-5710	232.65	23.27	11.63	267.55
23407601460140000		DANIEL L HOBBS	2795	E BIDWELL ST	STE 100-224	FOLSOM	CA	95630-6480	233.99	23.40	11.70	269.09
22607601720010000		DANIEL L HOBBS	2795	E BIDWELL ST	STE 100-224	FOLSOM	CA	95630-6480	234.34	23.43	11.72	269.49
64106803480060000		DEREK POINTER	3366	ROUTIER RD		SACRAMENTO	CA	95827-2322	236.86	23.69	11.84	272.39
10406705900570000		ALANA NEWTON	4320	ACCORDIAN WAY		RANCHO CORDOVA	CA	95742-8080	236.89	23.69	11.84	272.42
187705801820210000		HOLLES LEAH AHLSTROM	2461	QUEENWOOD DR		RANCHO CORDOVA	CA	95670-5108	237.82	23.78	11.89	273.49
6307701670050000		DELIA VALENCIA & GREGORY YUN A	10189	CRAWFORD WAY	APT A	SACRAMENTO	CA	95827-2478	239.23	23.92	11.96	275.11
4805700620030000		HUGO ROJAS & OLGA O NUNEZ	2514	AUGIBI WAY		RANCHO CORDOVA	CA	95670-3616	239.89	23.99	11.99	275.87
530505802220080000		AMINIE ELSEBERRY	10612	VIANI WAY		RANCHO CORDOVA	CA	95670-3935	241.77	24.18	12.09	278.04
61607226000740000		SANDRA DODSON	3567	RULANDER WAY		RANCHO CORDOVA	CA	95670-6995	244.40	24.44	12.22	281.06
114705602900320000		ALAN LEDESMA	100	BRITANNIA CT		VALLEJO	CA	94591-7000	245.33	24.53	12.27	282.13
62707701130170000		STACEY A BASE	10467	ABBOTTFFORD WAY		RANCHO CORDOVA	CA	95670-5801	246.36	24.64	12.32	283.31
60207601920050000		FEDERAL NATL MTG ASSN	14221	DALLAS PKWY	STE 1000	DALLAS	TX	75254-2946	251.56	25.16	12.58	289.29
731												

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 20, 2017

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Past Due	Penalty 10%	Admin Fee 5%	Total Levy
11C07203610180000		LESLIE MCFADEN	10820	PAUTE WAY		RANCHO CORDOVA	CA	95670-5624	288.27	28.83	14.41	331.51
24105600810030000		SVS ENTS INC	2158	DANBURY WAY		RANCHO CORDOVA	CA	95670-2270	290.53	29.05	14.53	334.11
220207502910180000		WALTER REED	2534	EL BURLON CIR		RANCHO CORDOVA	CA	95670-3118	291.80	29.18	14.59	335.57
55407701520230000		DOMINGO CARDOZA	10480	ABBOTT FORD WAY		RANCHO CORDOVA	CA	95670-5839	292.94	29.29	14.65	336.88
90607701620090000		ESTATE OF ELLA M DOYLE		PO BOX 5140		SACRAMENTO	CA	95817-0140	292.97	29.30	14.65	336.92
65205700920120000		ANGELA LEE	2616	VERDELLIO WAY		RANCHO CORDOVA	CA	95670-3614	297.00	29.70	14.85	341.55
28C06801310010000		JUDY D MILBURN		PO BOX 277341		SACRAMENTO	CA	95827-7341	297.41	29.74	14.87	342.02
61407703250230000		NATIONSTAR MTG LLC	8950	CYPRESS WATERS BLVD		COPPELL	TX	75019-4620	298.96	29.90	14.95	343.80
51506804200720000		LYNE BUTLER	600	J ST	STE 118	MARTINEZ	CA	94553-3961	304.69	30.47	15.23	350.39
142C05701850180000		DIANNE GOLDMAN	2529	CABERNET WAY		RANCHO CORDOVA	CA	95670-4908	305.46	30.55	15.27	351.28
551606805000330000		DENISE LEMONS	10044	CRIMORA CT		SACRAMENTO	CA	95827-2946	307.14	30.71	15.36	353.21
21106800720340000		SHARON MARTIN	9909	ARIES WAY		SACRAMENTO	CA	95827-2901	314.26	31.43	15.71	361.40
209207203100530000		BEVERLY SHAH	2948	KACHINA WAY		RANCHO CORDOVA	CA	95670-5634	316.36	31.64	15.82	363.81
62C07601020130000		BANK OF NY MELLON 2005-AR8	8950	CYPRESS WATERS BLVD		COPPELL	TX	75019-4620	317.82	31.78	15.89	365.49
254107702800260000		EUGENE W KASHACK		PO BOX 277394		SACRAMENTO	CA	95827-7394	323.68	32.37	16.18	372.23
34205801450110000		JOSEPH MANUKYAN	4125	ORZO CT		SACRAMENTO	CA	95826	323.88	32.39	16.19	372.46
219606804330280000		SILFREDO HERNANDEZ	3336	VIRGO ST		SACRAMENTO	CA	95827-2839	324.79	32.48	16.24	373.51
34707701440170000		JACOB ROSEN	2605	PALO VISTA WAY		RANCHO CORDOVA	CA	95670-3428	324.87	32.49	16.24	373.60
9C077013201900000		MARIA TERESA VIRGEN	2963	JOERGER ST		RANCHO CORDOVA	CA	95670-5314	332.76	33.28	16.64	382.67
15E05801320280000		ANNETTE HERRIGAN	2492	KNIGHTWOOD WAY		RANCHO CORDOVA	CA	95670-5105	340.98	34.10	17.05	392.13
36705602800480000		DONALD WROTH	2054	KLAMATH RIVER DR		RANCHO CORDOVA	CA	95670-2913	341.21	34.12	17.06	392.39
56E07220900250000		NADER & JAYNE KAMAL	3289	BALADA WAY		RANCHO CORDOVA	CA	95670-6922	343.99	34.40	17.20	395.59
15105701040080000		NINA LUTZ	2557	FURMINT WAY		RANCHO CORDOVA	CA	95670-3619	344.82	34.48	17.24	396.54
140505701730180000		SHARON COXE	2677	BARBERA WAY		RANCHO CORDOVA	CA	95670-3743	346.59	34.66	17.33	398.58
23305801910080000		DALE MILLER	10669	BISCAY WAY		RANCHO CORDOVA	CA	95670-3959	360.08	36.01	18.00	414.09
128705700100320000		ROSA L ELLIOTT	2317	RUDAT CIR		RANCHO CORDOVA	CA	95670-3929	360.08	36.01	18.00	414.09
148E05800220040000		SANDRA I PETERS-PARKER	2377	HALE RD		MARYSVILLE	CA	95901-8820	360.08	36.01	18.00	414.09
18505801450160000		IDA F STRINGFELLOW	2271	WHISTLER WAY		RANCHO CORDOVA	CA	95670-3964	363.89	36.39	18.19	418.47
242507701120140000		CRISTINA TOUSSAINT	10453	ABINGTON WAY		RANCHO CORDOVA	CA	95670-5805	364.26	36.43	18.21	418.90
33507702100190000		KATHY SCHAFER	10454	S WHITE ROCK RD		RANCHO CORDOVA	CA	95670-5714	371.73	37.17	18.59	427.49
217607501940020000		SHERYL REN BAKE	2211	W LA LOMA DR		RANCHO CORDOVA	CA	95670-3145	371.90	37.19	18.60	427.69
193205803110300000		WINNER GENRAL PTSHF	6191	SEVEN CEDARS PL		GRANITE BAY	CA	95746-9643	374.19	37.42	18.71	430.32
193605803400200000		JOHN A KING	2229	KINGSTREE LN		RANCHO CORDOVA	CA	95670-4211	374.77	37.48	18.74	430.99
114205600820070000		RICHARD & GEMINI SHALI	3545	MATHER FIELD RD	APT 91	RANCHO CORDOVA	CA	95670-5917	377.17	37.72	18.86	433.75
29405801030110000		WILLIAM F FECHER JR	2344	ROSADO WAY		RANCHO CORDOVA	CA	95670-5232	379.80	37.98	18.99	436.77
34405801710060000		KARLEN NALBANDYAN	10717	CAMPANA WAY		RANCHO CORDOVA	CA	95670-3915	380.68	38.07	19.03	437.78
34507701030140000		ALBERT E GILDING JR	3028	PORTSMOUTH DR		RANCHO CORDOVA	CA	95670-5321	380.68	38.07	19.03	437.78
156705804700230000		MICHAEL J FARLEY	11053	GINGERWOOD WAY		RANCHO CORDOVA	CA	95670-5256	380.68	38.07	19.03	437.78
213706803700650000		DENICE L COOK	4830	TUNIS RD		SACRAMENTO	CA	95835-1006	380.68	38.07	19.03	437.78
223C07600430070000		BARBARA KIZER	10244	AGNES CIR		RANCHO CORDOVA	CA	95670-2059	380.68	38.07	19.03	437.78
223507600640040000		DANIEL COOK	4830	TUNIS RD		SACRAMENTO	CA	95835-1006	380.68	38.07	19.03	437.78
245607701310130000		DANIEL LEE COOK	4830	TUNIS RD		SACRAMENTO	CA	95835-1006	380.68	38.07	19.03	437.78
57406707200060000		BREANNA R MECCA	5229	OTTER POND WAY		RANCHO CORDOVA	CA	95742-8171	381.03	38.10	19.05	438.18
40C05603100540000		STEWART A JUDSON	10058	KERN RIVER CT		RANCHO CORDOVA	CA	95670-2712	382.82	38.28	19.14	440.24
26505803900580002		LATANYA NORSE	2372	COBBLEOAK CT		RANCHO CORDOVA	CA	95670-4230	385.80	38.58	19.29	443.67
228407601460020000		LAURA D ROGERS		PO BOX 1356		GALT	CA	95632-1356	389.34	38.93	19.47	447.74
25307224700280000		YUWEN SHIAO	3561	BARDOLINO WAY		RANCHO CORDOVA	CA	95670-6967	394.19	39.42	19.71	453.32
201105804300140000		JAMIE MICH HAMMOND	2448	BERRYWOOD DR		RANCHO CORDOVA	CA	95670-5204	394.19	39.42	19.71	453.32
34605701730020000		AMBER JAMES	2611	BARBERA WAY		RANCHO CORDOVA	CA	95670-3705	398.84	39.88	19.94	458.67
133505700920180000		TIFFANY WHITE	2623	TRONERO WAY		RANCHO CORDOVA	CA	95670-3611	400.22	40.02	20.01	460.25
69405702910120000		KINDERLYN BROWN	2750	MENDONCA DR		RANCHO CORDOVA	CA	95670-4819	401.20	40.12	20.06	461.38
44706706600840000		ANDRE WILLIAMS	4029	KALAMATA WAY		RANCHO CORDOVA	CA	95742-8004	405.43	40.54	20.27	466.24
58606804440140000		WESLEY F WEIGLE	9833	CRIMSONWOOD WAY		SACRAMENTO	CA	95827-2806	410.57	41.06	20.53	472.16
224106804720190000		DONALD T CADE	3208	SATURN DR		SACRAMENTO	CA	95827-2324	416.82	41.68	20.84	479.34
34506707300300000		PATRICIA A WILLIAMS	5201	OTTER POND WAY		RANCHO CORDOVA	CA	95742-8161	418.85	41.89	20.94	481.68
609207222000120000		TERESA MCTERNAN		PO BOX 250		RANCHO CORDOVA	CA	95741-0250	419.01	41.90	20.95	481.86
42C075068013001000		MIN GUO	10013	SIERRA GLEN WAY		SACRAMENTO	CA	95827-1410	419.62	41.96	20.98	482.56
604407602430010000		MONICA HARRINGTON	2400	EL CHICO CIR		RANCHO CORDOVA	CA	95670-3124	423.28	42.33	21.16	486.77
44540680430090000		OLAYEYE OLATUNJI	3532	SUNRISE PINES DR		SACRAMENTO	CA	95827-2951	423.57	42.36	21.18	487.11
219406804340030000		SHEILA LYN MAYES	9808	HEARTWOOD WAY		SACRAMENTO	CA	95827-2813	423.84	42.38	21.19	487.42
98205602900600000		CHESTON G ALDRIDGE	11171	SQUANAN RIVER CT		RANCHO CORDOVA	CA	95670-2925	424.96	42.50	21.25	488.70
14507700920070000		NATHAN WENELL	1069	GALSTON DR		FOLSOM	CA	95630-6134	432.51	43.25	21.63	497.39
25207223500110000		ALEXANDER ILTUSHIN	11041	FILORE DR		RANCHO CORDOVA	CA	95670-6945	432.51	43.25	21.63	497.39
27706706200490000		KOOKJOON & EUNSIL AHN	11893	PYXIS CIR		RANCHO CORDOVA	CA	95742-8056	432.51	43.25	21.63	497.39
62207701920100000		HUGH FULGHAM	10138	REBA CT		SACRAMENTO	CA	95827-2407	432.51	43.25	21.63	497.39
18505801330030000		MARK FEIST	2606	QUEENWOOD DR		RANCHO CORDOVA	CA	95670-5113	432.51	43.25	21.63	497.39
193705803400080000		AMINIE D ELSBERRY	10612	VIANI WAY		RANCHO CORDOVA	CA	95670-3935	432.51	43.25	21.63	497.39
196C05803600230000		VIOLA S DUNHAM	2810	HYANNIS WAY		SACRAMENTO	CA	95827-1315	432.51	43.25	21.63	497.39
95707703220150000		ESTATE OF PAUL R VALDEZ	94-534	HALEKUI PL		WAIKAPU	HI	96797-2727	433.91	43.39	21.70	499.00
6E077037001000000		US BANK NA	3452	MISTY MORNING CIR		SACRAMENTO	CA	95827-3052	434.43	43.44	21.72	499.59
205507201920110000		CARL R LOSER	10522	SILVERWOOD WAY		RANCHO CORDOVA	CA	95670-5519	436.01	43.60	21.80	501.41
622507223500230000		JACOB ROUSH	3325	SPANNA CT		RANCHO CORDOVA	CA	95670-6947	437.37	43.74	21.87	502.98
249C06801220020000		BARBARA ROTHROCK	3334	SEABORG WAY		SACRAMENTO	CA	95827-2919	443.56	44.36	22.18	510.09
133605700950070000		LINDA L CARDOZA	2554	GANZAN WAY		RANCHO CORDOVA	CA	95670-3624	444.26	44.43	22.21	510.90
219306804200800000		LARRY W RUSHING	3332	FELTHAM WAY		SACRAMENTO	CA	95827-2314	449.25	44.93	22.46	516.64
114305600840010000		TOSHIKO CONNER	2201	DANBURY WAY		RANCHO CORDOVA	CA	95670-2208	449.54	44.95	22.48	516.97
067052004300000		DAISY CASTILLO	4400	YEATES CT		RANCHO CORDOVA	CA	95742-8093	454.95	45.50	22.75	523.19
34407502910030000		ALLEN SCARBROUGH	2418	EL BURLON CIR		RANCHO CORDOVA	CA	95670-3116	459.82	45.98	22.99	528.79
43106801350140000		JOHNATHAN YATES	10084	NEBULA WAY		SACRAMENTO	CA	95827-2975	462.10	46.21	23.11	531.42
10107504100030000		YU TU & BI CHOU	2256	EL CEJO CIR		RANCHO CORDOVA	CA	95670-3161	462.31	46.23	23.12	531.66
14506705700110000		NICHOLAS JOHNSON	11790	DIONYSUS WAY		RANCHO CORDOVA	CA	95742-8041	463.91	46.39	23.20	533.50
219706804350020000		DONACIANO CASTANEDA	9804	CRIMSONWOOD WAY		SACRAMENTO	CA	95827-2807	465.14	46.51	23.26	534.91
187205801730090000		ANDREW JANOSKO		PO BOX 516		MERIDIAN	ID	83680-0516	468.30	46.83	23.42	538.55
148305703120110000		LINDA NEELY VEST	2625	DON JUAN DR		RANCHO CORDOVA	CA	95670-4912	472.40	47.24	23.62	543.26
187405801920060000		MICHAEL GRAY	10648	BISCAY WAY		RANCHO CORDOVA	CA	95670-3958	477.72	47.77	23.89	549.38
641607223700520000		MARIA MERCADO	10714	BYINGTON WAY		RANCHO CORDOVA	CA	95670-6940	481.32	48.13	24.07	553.52
150605800440150000		ROBERT & RHONDA DEAN	10828	SCOTSMAN WAY		RANCHO CORDOVA	CA	95670-5015	482.82	48.28	24.14	555.24
233607601910150000		SALVADOR P BAUTISTA	10357	MALAGA WAY		RANCHO CORDOVA	CA	95670-3550	490.71	49.07	24.54	564.32
39507703700880000		JOHN BALBUENA	1205	E IBERIA RD		STERLING	VA	20164-2725	491.05			

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 20, 2017

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Past Due	Penalty 10%	Admin Fee 5%	Total Levy
228607601470080000		JOHN V PALMER		PO BOX 2524		RANCHO CORDOVA	CA	95741-2524	530.65	53.07	26.53	610.25
137305701510090000		ASSET INVESTMENT MANAGERS INC	10512	MALAGA WAY		RANCHO CORDOVA	CA	95670-3604	531.24	53.12	26.56	610.93
242107700910010000		PETE E RAMON JR	3000	MARGATE WAY		RANCHO CORDOVA	CA	95670-5317	531.24	53.12	26.56	610.93
69405702910120000		KINDERLYN BROWN	2750	MENDONCA DR		RANCHO CORDOVA	CA	95670-4819	533.67	53.37	26.68	613.72
47506706600590000		ALEXANDRU MIHALAS	4047	CORATINA WAY		RANCHO CORDOVA	CA	95742-8006	535.06	53.51	26.75	615.32
116305601130040000		JOHN MCCANTS	2118	STARRLYN WAY		RANCHO CORDOVA	CA	95670-2234	536.89	53.69	26.84	617.42
398507203640030000		DIANE DELLAMAGGIORE	10873	PAIUTE WAY		RANCHO CORDOVA	CA	95670-5629	540.42	54.04	27.02	621.48
150605800430190000		WILLIAM LEACH	3600	DATA DR	APT 594	RANCHO CORDOVA	CA	95670-7941	541.28	54.13	27.06	622.47
239707700910030000		LISA ANDERSON & LORIA MARTIN	3073	SWANSEA WAY		RANCHO CORDOVA	CA	95670-5349	541.28	54.13	27.06	622.47
249106801220120000		TRUST OF RIDENOUR	3367	POLARIS DR		SACRAMENTO	CA	95827-2962	541.28	54.13	27.06	622.47
112805600720160000		HARRY LATCHFORD	2006	ROSSMOOR DR		RANCHO CORDOVA	CA	95670-2247	542.04	54.20	27.10	623.35
44507229800220000		OBARKTA AHAD	3830	ANNADALE LN		SACRAMENTO	CA	95821-2058	544.34	54.43	27.22	625.99
221806804510110000		BERNIE P J DALANAN	3552	GRANBY DR		SACRAMENTO	CA	95827-3523	546.61	54.66	27.33	628.60
23107601550070000		CASTULO MA ROBLES	10213	COLOMA RD		RANCHO CORDOVA	CA	95670-3605	547.21	54.72	27.36	629.29
3307602410100000		NADIA FARACI	10109	MAJO CT		RANCHO CORDOVA	CA	95670-3142	552.44	55.24	27.62	635.31
52505700910120000		FEDERAL NATL MTG ASSN	14221	DALLAS PKWY	STE 1000	DALLAS	TX	75254-2946	552.67	55.27	27.63	635.57
52507701310080000		THOMAS DIGIACOMO	4839	VR MAR ST	Apt 41	FAIR OAKS	CA	95628-4673	552.67	55.27	27.63	635.57
201305604250050000		ELPIDO TUMBAY	2312	PECAN GROVE WAY		RANCHO CORDOVA	CA	95670-2342	553.24	55.32	27.66	636.23
537705804800010000		LOUELLA GLOVER	11000	AUTUMNWIND LN		RANCHO CORDOVA	CA	95670-4206	554.64	55.46	27.73	637.84
326707701020060000		MICHELLE R STEADHAM	3020	RAMSGATE WAY		RANCHO CORDOVA	CA	95670-5327	556.36	55.64	27.82	639.81
13507701110030000		AAK INVESTMENTS INC	3238	LAURELHURST DR		RANCHO CORDOVA	CA	95670-5815	556.39	55.64	27.82	639.85
11905601350020000		THOMAS & BUNFA JONES	2047	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2434	556.48	55.65	27.82	639.95
545506800720020000		PEGGY COLEMAN		PO BOX 277591		SACRAMENTO	CA	95827-7591	557.82	55.78	27.89	641.49
20105082220200000		MARGOT E SANDERS	10678	VIANI WAY		RANCHO CORDOVA	CA	95670-3940	560.84	56.08	28.04	644.97
554605600920120000		RONALD FAULL	10515	GEORGETOWN DR		RANCHO CORDOVA	CA	95670-2250	562.77	56.28	28.14	647.19
16706801110030000		ROSS SUTHERLIN	3312	JUPITER DR		SACRAMENTO	CA	95827-2928	564.78	56.48	28.24	649.50
11405600750060000		EMILY ANNE FISK	16271	ALBRECHT AVE NE		CEDAR SPRINGS	MI	49319-8688	565.66	56.57	28.28	650.51
13067087001300000		ERIC EVERETT	4129	BIG MEADOW WAY		RANCHO CORDOVA	CA	95672-7743	566.37	56.64	28.32	651.33
21807701660020000		KORNELY PERZHU	10176	DE SOTO WAY		SACRAMENTO	CA	95827-2404	566.37	56.64	28.32	651.33
21807701660020000		KORNELY PERZHU	10176	DE SOTO WAY		SACRAMENTO	CA	95827-2404	566.37	56.64	28.32	651.33
85207224600250000		RUBEN VALERIO	3482	PONZI CT		RANCHO CORDOVA	CA	95670-6971	566.37	56.64	28.32	651.33
40506803470150000		MARIO LOPEZ	10005	VANGUARD DR		SACRAMENTO	CA	95827-2328	568.05	56.81	28.40	653.26
203507201610030000		LOUIS E HAMPTON	10555	OLSON DR		RANCHO CORDOVA	CA	95670-5527	570.20	57.02	28.51	655.73
114605600960010000		JAMES M GONZALES	1108	CHANSOLOR AVE		RICHMOND	CA	94801-3546	570.76	57.08	28.54	656.37
60507701630110000		ELEASE MYERS	10160	CRAWFORD WAY		SACRAMENTO	CA	95827-2461	572.35	57.24	28.62	658.20
593607222100250000		MORGAN MITCHELL	10852	BELLONE WAY		RANCHO CORDOVA	CA	95670-6926	572.49	57.25	28.62	658.36
554407602340160000		SERGIO GOMEZ	2523	MARTINIO CT		RANCHO CORDOVA	CA	95670-3427	572.88	57.29	28.64	658.81
119105601430040000		FIDEL VAZQUEZ	10804	AMBASSADOR DR		RANCHO CORDOVA	CA	95670-2430	573.44	57.34	28.67	659.46
11205600420010000		TRUST OF CALAY	2200	WOOD CLIFF WAY		RANCHO CORDOVA	CA	95670-2241	573.58	57.36	28.68	659.62
14605702640060000		JAMES HERD	251	ASHBURY ST	APT 4	SAN FRANCISCO	CA	94117-2002	573.58	57.36	28.68	659.62
203607201650020000		STEVEN WASHBAUGH	10600	OLSON DR		RANCHO CORDOVA	CA	95670-5620	573.58	57.36	28.68	659.62
405206805150060000		CONNIE GREKOFF	9738	WOODHOLLOW WAY		SACRAMENTO	CA	95827-2723	573.58	57.36	28.68	659.62
51805800610060000		ABGAR SARKISIAN	2248	BENITA DR		RANCHO CORDOVA	CA	95670-4009	573.58	57.36	28.68	659.62
531507213500680000		DAVID GIN	10706	BASIE WAY		RANCHO CORDOVA	CA	95670-7317	573.58	57.36	28.68	659.62
70305803110020000		MURAN HUSEIN	4016	CLARECASTLE CT		SACRAMENTO	CA	95826-5025	580.47	58.05	29.02	667.54
70305803110020000		MURAN HUSEIN	4016	CLARECASTLE CT		SACRAMENTO	CA	95826-5025	580.47	58.05	29.02	667.54
34610720310020000		RAMON CASTILLO	2994	CALLE DEL SOL WAY		RANCHO CORDOVA	CA	95670-5638	580.78	58.08	29.04	667.90
221077010302060000		NATHAN WENEL	1069	GALSTON DR		FOLSOM	CA	95630-6134	580.89	58.09	29.04	668.02
84505801910140000		GUSTAVO VILLANUEVA	10645	BISCAY WAY		RANCHO CORDOVA	CA	95670-3959	581.22	58.12	29.06	668.40
25207602340130000		SANDRA KAY ANDERSON	215	MARGARET WAY		RIPON	CA	95366-9317	582.22	58.22	29.11	669.55
153305800730050000		KALATRI M CAISE	2325	PINTURO WAY		RANCHO CORDOVA	CA	95670-5229	584.28	58.43	29.21	671.92
17206704400480000		MICHAEL MCKEE	11883	HERODIAN DR		RANCHO CORDOVA	CA	95742-8000	588.41	58.84	29.42	676.67
132605700810080000		BOB WAGO	10644	CHARONAY DR		RANCHO CORDOVA	CA	95670-3844	588.97	58.90	29.45	677.32
22506709200890000		MICHELE KOEHLER	3929	ARISTOTLE CIR		RANCHO CORDOVA	CA	95742-8105	589.48	58.95	29.47	677.90
28068012500400000		FRANKIE LY SINGH	10013	NEBULA WAY		SACRAMENTO	CA	95827-2933	589.57	58.96	29.48	678.01
6406705400290000		JACQUELYN LYONS	11737	BROOK VALLEY WAY		RANCHO CORDOVA	CA	95742-8025	590.61	59.06	29.53	679.20
597307222100640000		CHRISTOPHER BUDGE	10729	BELLONE WAY		RANCHO CORDOVA	CA	95670-6927	594.93	59.49	29.75	684.17
1930670440070000		MAM PROPERTIES	8367	LA RIVIERA DR		SACRAMENTO	CA	95826-1654	596.67	59.67	29.78	686.17
23405700730180000		CHRIS WEST	2524	CHASSELLA WAY		RANCHO CORDOVA	CA	95670-3741	596.67	59.67	29.83	686.17
46107601210090000		JONATHAN OKEEFFE	10376	HOLMES WAY		RANCHO CORDOVA	CA	95670-2017	596.67	59.67	29.83	686.17
591205702850260000		JODIE NAUMOVSKI	2415	NEGRARA WAY		RANCHO CORDOVA	CA	95670-3822	597.74	59.77	29.89	687.40
90505701030130000		VICTORIA HARVEY-DETOMA	2537	AUGIBI WAY		RANCHO CORDOVA	CA	95670-3615	605.41	60.54	30.27	696.22
219406804330100000		MARLENE C TUTHILL		FO BOX 9003		CITRUS HEIGHTS	CA	95621-9003	605.79	60.58	30.29	696.66
392205602900370000		TOPORISTE GHERGHINA	2140	KLAMATH RIVER DR		RANCHO CORDOVA	CA	95670-2929	610.35	61.04	30.52	701.90
3406708700510000		BRENDA BUCKANS	4147	BORDERLANDS DR		RANCHO CORDOVA	CA	95742-7751	611.16	61.12	30.56	702.83
9207702500160000		PERNELL RUFFIN III	10105	MONTE VALLO CT		SACRAMENTO	CA	95827-2469	612.14	61.21	30.61	703.96
153505800750030000		ELIZABETH PEARCE	2316	BENITA DR		RANCHO CORDOVA	CA	95670-5242	613.80	61.38	30.69	705.87
203607201640080000		TRUST OF MARTIER	2934	GRAYSON WAY		RANCHO CORDOVA	CA	95670-5610	615.10	61.51	30.76	707.37
511207700730140000		JEREMY CHAPMAN	3081	SWANSEA WAY		RANCHO CORDOVA	CA	95670-5349	615.10	61.51	30.76	707.37
113706705600320000		JOHN ELKINS	4439	NIOBE CIR		RANCHO CORDOVA	CA	95742-8044	617.23	61.72	30.86	709.81
28406801520150000		MAISHA L WEARY	3549	GEMINI WAY		SACRAMENTO	CA	95827-2964	617.83	61.78	30.89	710.50
150605800430170000		ROSA LEE CRAWFORD		PO BOX 189		RIO LINDA	CA	95673-0189	618.94	61.89	30.95	711.78
594505700640100000		NANCY JO WILLIAMS	2529	FURMINT WAY		RANCHO CORDOVA	CA	95670-3619	621.23	62.12	31.06	714.41
39506704500920000		GRACE MUNGATI	11773	LILAC CANYON CT		RANCHO CORDOVA	CA	95742-8051	624.28	62.43	31.21	717.92
528106804410170000		ROB CLARK	3153	EXPLORER DR		SACRAMENTO	CA	95827-2831	624.87	62.49	31.24	718.60
613605604100100000		TRUST OF MULDROW	11137	TEXAS RIVER CT		RANCHO CORDOVA	CA	95670-2819	626.38	62.64	31.32	720.34
3260670880820000		MARLENE JARAMILLO	12398	CANYONLANDS DR		RANCHO CORDOVA	CA	95742-7711	631.41	63.14	31.57	726.12
42506705000240000		AUSTIN SELF	11874	LARISA WAY		RANCHO CORDOVA	CA	95742-8064	631.41	63.14	31.57	726.12
62107701910280000		KENNETH L HOPE	4480	N BUHACH RD		MERCED	CA	95348-1947	631.41	63.14	31.57	726.12
62107701910280000		KENNETH L HOPE	4480	N BUHACH RD		MERCED	CA	95348	631.41	63.14	31.57	726.12
239507700810070000		ROY T PICKERING	3079	RAMSGATE WAY		RANCHO CORDOVA	CA	95670-5342	632.39	63.24	31.62	727.25
546405701630050000		EMILIO RAMIREZ	9461	TWIN LAKES AVE		ORANGEVALE	CA	95662-5422	638.21	63.82	31.91	733.94
7105805200140000		DANIEL J ALVES	11131	WOODKIRK CT		RANCHO CORDOVA	CA	95670-4273	638.60	63.86	31.93	734.39
34405700740070000		MICHAEL HUFFSTUTLER	10558	MALVASIA DR		RANCHO CORDOVA	CA	95670-3747	641.15	64.12	32.06	737.32
42506804410450000		SUSAN & KATIE & KELBY CAMPOS	3241	RUSTICWOOD WAY		SACRAMENTO	CA	95827-2816	643.22	64.32	32.16	739.70
248207701520120000		TERESA R WHITE	3430	VILBIG RD		DALLAS	TX	75212-2541	644.72	64.47	32.24	741.43
15067080500350000		VIRGINIA PANLASIGUI	12413	KIBBIE LAKE WAY		RANCHO CORDOVA	CA	95742-7717	645.86	64.59	32.29	742.74
179206704501000000		JOEL YOUNG		PO BOX 2551		SHOW LOW	AZ	85902-2551	646.45	64.65	32.32	743.42
142205701930050000		BETTY J SMITH	2638	CHASSELLA WAY		RANCHO CORDOVA	CA	95670-4833</				

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 20, 2017

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Past Due	Penalty 10%	Admin Fee 5%	Total Levy
22307600540080000		SHERLI J CAHOON	2225	MAXINE WAY		RANCHO CORDOVA	CA	95670-2018	667.32	66.73	33.37	767.42
568606803640430000		KAREN J LEARDINDI	9910	PALM GROVE CIR		SACRAMENTO	CA	95827-3533	667.47	66.75	33.37	767.59
10606706400450000		GREGORY HAMPTON	11844	DELAVALAN CIR		RANCHO CORDOVA	CA	95742-8061	667.93	66.79	33.40	768.12
29605601120060000		ALICE K MATTAR	2125	DANBURY WAY		RANCHO CORDOVA	CA	95670-2206	668.58	66.86	33.43	768.87
130105700410110000		ANTHONY L WARKNE	10601	LAMBRUSCA DR		RANCHO CORDOVA	CA	95670-3815	671.52	67.15	33.58	772.25
622107222200310000		GREGORY WOLPERT	3341	BALADA WAY		RANCHO CORDOVA	CA	95670-6942	671.79	67.18	33.59	772.56
20607702800510000		ARTEM MKRTHCHYAN	1315	W GLENOAKS BLVD		GLENDALE	CA	91201-2203	672.80	67.28	33.64	773.72
13705600920110000		RONALD FAULL	10515	GEORGETOWN DR		RANCHO CORDOVA	CA	95670-2250	672.99	67.30	33.65	773.94
26507700640110000		RAYMUNDO HARO	3016	BLACKPOOL WAY		RANCHO CORDOVA	CA	95670-5308	675.57	67.56	33.78	776.91
32507702100190000		COREY BELL	10452	S WHITE ROCK RD		RANCHO CORDOVA	CA	95670-5714	675.57	67.56	33.78	776.91
646507223700670000		RAZA TOUHIDUR	3601	AMICI CT		RANCHO CORDOVA	CA	95670-6955	675.81	67.58	33.79	777.18
219206804200650000		WILLIE VAUGHN	3320	HOGARTH DR		SACRAMENTO	CA	95827-2341	676.18	67.62	33.81	777.61
59205602040040000		KEITH BURKHARDT	4740	CAPELLIA RD		FAIR OAKS	CA	95628-5523	676.21	67.62	33.81	777.64
199207201310010000		GARY L KEREKES	10425	MILLS TOWER DR		RANCHO CORDOVA	CA	95670-5414	676.39	67.64	33.82	777.85
569605700520010000		JIM LEDESMA	10284	COLOMA RD		RANCHO CORDOVA	CA	95670-3657	677.14	67.71	33.86	778.71
215106704900160000		MICHAEL OFFIAH	4228	TOFAZ VALLEY WAY		RANCHO CORDOVA	CA	95742-8023	677.26	67.73	33.86	778.85
114205600820030000		BERNARD JACOBS	10482	ROSE HILL CT		RANCHO CORDOVA	CA	95670-2230	677.49	67.75	33.87	779.11
107705601320140000		DAVID LEAL	2071	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2453	677.49	67.75	33.87	779.11
19507701510050000		ALEJANDRO F GUERRERO	748	SAINT JAMES CT		GALT	CA	95632-8154	677.63	67.76	33.88	779.27
244506800710150000		RON C NEWSUM	9957	NEBULA WAY		SACRAMENTO	CA	95827-2913	677.63	67.76	33.88	779.27
347707702900030000		RIVERA MARTIN	3145	HOGARTH DR		SACRAMENTO	CA	95827-2343	677.63	67.76	33.88	779.27
407700710040000		ROBIN SMITH	2943	BETLEN CT		RANCHO CORDOVA	CA	95670-5302	677.72	67.77	33.89	779.38
1067051100960000		EMILY SISNEROZ	11859	APOLON DR		RANCHO CORDOVA	CA	95742-8074	677.72	67.77	33.89	779.38
4106708001020000		BENJAMIN AVILA	12212	CONSERVANCY WAY		RANCHO CORDOVA	CA	95742-7763	677.72	67.77	33.89	779.38
9607702900450000		GARRET CHERI RANDALL	10080	BISCANWOODS WAY		SACRAMENTO	CA	95827-2331	677.72	67.77	33.89	779.38
11607601640330000		ERIN FLETCHER	2621	LA LOMA DR		RANCHO CORDOVA	CA	95670-3304	677.72	67.77	33.89	779.38
20407702900020000		MICHAEL & MARJORIE KELLEY	3141	HOGARTH DR		SACRAMENTO	CA	95827-2343	677.72	67.77	33.89	779.38
6107701630110000		ELEASE MYERS	10160	CRAWFORD WAY		SACRAMENTO	CA	95827-2461	677.72	67.77	33.89	779.38
75107701660070000		GRADY DILLENBURG	10154	DE SOTO WAY		SACRAMENTO	CA	95827-2404	677.72	67.77	33.89	779.38
75107701660070000		JUDY DILLENBURG	10154	DE SOTO WAY		SACRAMENTO	CA	95827-2404	677.72	67.77	33.89	779.38
96307225200270000		EDWARD REGAN	3300	OSELOT WAY		RANCHO CORDOVA	CA	95670-6979	677.72	67.77	33.89	779.38
100605603400320000		KIM GIVENS		PO BOX 266		RANCHO CORDOVA	CA	95741-0266	677.72	67.77	33.89	779.38
102405603600060000		MICHAEL K JOHNSON	11105	MOOSE RIVER CT		RANCHO CORDOVA	CA	95670-2960	677.72	67.77	33.89	779.38
106505603910040000		JOHN TENEYUCA	11008	WARASH RIVER CT		RANCHO CORDOVA	CA	95670-2728	677.72	67.77	33.89	779.38
11205600420020000		TRUST OF CALAY	2200	WOOD CLIFF WAY		RANCHO CORDOVA	CA	95670-2241	677.72	67.77	33.89	779.38
116405601140030000		PETRILLO HILLEGARD	2134	DANBURY WAY		RANCHO CORDOVA	CA	95670-2207	677.72	67.77	33.89	779.38
119605601530060000		JAMES L JOHNSON	10824	OAKTON WAY		RANCHO CORDOVA	CA	95670-2441	677.72	67.77	33.89	779.38
12105601630070000		TIMOTHY WE MCCANDLESS	2020	MARYVALE WAY		RANCHO CORDOVA	CA	95670-2415	677.72	67.77	33.89	779.38
123706704500140000		CORNELIA DOSTY	11761	AZALEA GARDEN WAY		RANCHO CORDOVA	CA	95742-8047	677.72	67.77	33.89	779.38
14005701640060000		LORRAINE SILVAS	2694	BARBERA WAY		RANCHO CORDOVA	CA	95670-3742	677.72	67.77	33.89	779.38
16605702720090000		JAMIE MACH	10536	COLOMA RD		RANCHO CORDOVA	CA	95670-2325	677.72	67.77	33.89	779.38
188507702800210000		PETER A HARTMAN	11230	GOLD EXPRESS DR	STE 310-395	GOLD RIVER	CA	95670-4484	677.72	67.77	33.89	779.38
189050801920230000		CARRIE BARBIER	10625	CAMPANA WAY		RANCHO CORDOVA	CA	95670-3913	677.72	67.77	33.89	779.38
191205802230170000		ROBERT CHA EDWARDS	2371	CORDOVA LN		RANCHO CORDOVA	CA	95670-3917	677.72	67.77	33.89	779.38
2032077021520020000		RAED S AWABDEH	10504	GLENVIEW WAY		RANCHO CORDOVA	CA	95670-5511	677.72	67.77	33.89	779.38
205107201720230000		DELBERT TILL	2961	WESTON WAY		RANCHO CORDOVA	CA	95670-5563	677.72	67.77	33.89	779.38
206507601550100000		RUSSELL K WYAND	2653	GILBERT WAY		RANCHO CORDOVA	CA	95670-3540	677.72	67.77	33.89	779.38
219106804200460000		TERRANCE R JONES	3309	CHARILL CT		SACRAMENTO	CA	95827-2305	677.72	67.77	33.89	779.38
221206804410110000		THOMAS LEE BINNS		PO BOX 967		PLYMOUTH	CA	95669-0967	677.72	67.77	33.89	779.38
229206805200490000		ROSEMARIE MITSUKO	3238	SEAL CT		SACRAMENTO	CA	95827-2714	677.72	67.77	33.89	779.38
233707602010010000		JAMES R HOPKINS	2700	PASEO DR		RANCHO CORDOVA	CA	95670-3435	677.72	67.77	33.89	779.38
246507701420090000		JERRYLN BURGESS	10434	REYMOUTH AVE		RANCHO CORDOVA	CA	95670-5817	677.72	67.77	33.89	779.38
252607702700240000		ARBIN C KUMAR	3390	OTTER CT		HAYWARD	CA	94542-2616	677.72	67.77	33.89	779.38
343307203640080000		NANCY L GRAHAM		PO BOX 578		RANCHO CORDOVA	CA	95741-0578	677.72	67.77	33.89	779.38
362605702860010000		GREGORY CAMPION	2404	NEGRARA WAY		RANCHO CORDOVA	CA	95670-3823	677.72	67.77	33.89	779.38
3980707201820060000		JOSE CHAVEZ	2980	WINCHESTER DR		RESCUE	CA	95672-9374	677.72	67.77	33.89	779.38
42406804350110000		PAUL ROBBINS	9837	HEARTWOOD WAY		SACRAMENTO	CA	95827-2812	677.72	67.77	33.89	779.38
433068035000500000		ORANAN SYNHORST	10033	BEXLEY DR		SACRAMENTO	CA	95827-2301	677.72	67.77	33.89	779.38
458207601030170000		LINDA KAEHLER	2527	EL SEGUNDO DR		RANCHO CORDOVA	CA	95670-3403	677.72	67.77	33.89	779.38
469507703700110000		RUTHUS W & SHIRLEY A WHITE	255	CHERRY BLOSSOM LN		PATTERSON	CA	95363-8328	677.72	67.77	33.89	779.38
469507203610060000		JEFFREY VERBISCIO	10844	PAIUTE WAY		RANCHO CORDOVA	CA	95670-5624	677.72	67.77	33.89	779.38
523306803640290000		ANGEL COVARRUBIAS	3609	SARAMENT CT		SACRAMENTO	CA	95827-3534	677.72	67.77	33.89	779.38
528605802160160000		CHRIS THOMAS	2321	MCGREGOR DR		RANCHO CORDOVA	CA	95670-3926	677.72	67.77	33.89	779.38
548407501910030000		BADIE BAHAM		PO BOX 661471		SACRAMENTO	CA	95866-1471	677.72	67.77	33.89	779.38
555205601530120000		KRISTINA JOHNSON	10848	OAKTON WAY		RANCHO CORDOVA	CA	95670-2441	677.72	67.77	33.89	779.38
555206804720350000		CHONG M CHON	3244	PEGASUS WAY		SACRAMENTO	CA	95827-2348	677.72	67.77	33.89	779.38
556407701510120000		VYACHESLAV SHYNGEL	10487	ABBOTTTFORD WAY		RANCHO CORDOVA	CA	95670-5840	677.72	67.77	33.89	779.38
556805800310030000		P VERNONN	2612	BETSY WAY		RANCHO CORDOVA	CA	95670-4940	677.72	67.77	33.89	779.38
58707606040020000		NICK RUSSELL	2304	MORAINO CIR		RANCHO CORDOVA	CA	95670-2021	677.72	67.77	33.89	779.38
59705800310020000		JAIME MIRANDA	2606	BETSY WAY		RANCHO CORDOVA	CA	95670-4940	677.72	67.77	33.89	779.38
599605601330070000		CRYSTAL L WEBBER	10782	OAKTON WAY		RANCHO CORDOVA	CA	95670-2439	677.72	67.77	33.89	779.38
601407602340150000		ROBERT YOUNG	2525	MARTINIO CT		RANCHO CORDOVA	CA	95670-3427	677.72	67.77	33.89	779.38
601605700520120000		JENNIFER BOTTIMORE	2512	TORMOLO WAY		RANCHO CORDOVA	CA	95670-3631	677.72	67.77	33.89	779.38
605507601210110000		SHANE AKERS	10381	NEWTOWN WAY		RANCHO CORDOVA	CA	95670-2054	677.72	67.77	33.89	779.38
608607601610050000		KIMBERLY WINSTON	2616	SORRANTE WAY		RANCHO CORDOVA	CA	95670-3316	677.72	67.77	33.89	779.38
636805700910080000		SYLVIA RODRIGUEZ	10260	COLOMA RD		RANCHO CORDOVA	CA	95670-3657	677.72	67.77	33.89	779.38
3505072850080000		JESSE C PALMER	2424	ARAMON DR		RANCHO CORDOVA	CA	95670-3803	678.08	67.81	33.90	779.79
50306800820030000		KARAPET BEKARYAN	3418	VIRGO ST		SACRAMENTO	CA	95827-2841	678.14	67.81	33.91	779.86
223107600510010000		JAMES A BAGSHAW	10263	OCTAVIA WAY		RANCHO CORDOVA	CA	95670-2026	678.21	67.82	33.91	779.94
30505604240210000		DEUTSCHE BANK NATL TRUST	10473	WOOD BRIDGE WAY		RANCHO CORDOVA	CA	95670-2252	678.26	67.83	33.91	780.00
17067062003050000		DARLENE M GRAY	2021	E 22ND ST		OAKLAND	CA	94606-4118	679.24	67.92	33.96	781.13
48606705900920000		SABBIR AHMED & KANEZ TUMPA	4313	ACCORDIAN WAY		RANCHO CORDOVA	CA	95742-8080	680.41	68.04	34.02	782.47
246607701410040000		KARAPET ELBAKYAN	3220	LAURELHURST DR		RANCHO CORDOVA	CA	95670-5815	681.54	68.15	34.08	783.77
96605602800810000		MARK T HOPKINS	3637	EASTERN AVE		SACRAMENTO	CA	95821-3203	685.83	68.58	34.29	788.70
500307701020020000		BADIE BAHAM		PO BOX 661471		SACRAMENTO	CA	95866-1471	687.44	68.74	34.37	790.56
127505602500280000		RICHARD A GIVENS	10641	COLOMA RD		RANCHO CORDOVA	CA	95670-3938	693.30	69.33	34.67	797.30
11005601720050000		JOHN CASTORINA	2173	FORESTLAKE DR		RANCHO CORDOVA	CA	95670-2462	696.70	69.67	34.84	801.21
534405603200260000		REGINALD VELTEN	11230	GOLD EXPRESS DR	STE 310	GOLD RIVER	CA	95670-4484	701.27	70.13	35.06	806.46
34960560270010000		WAYNE FLUKE	2222	RIVER TRAILS CIR		RANCHO CORDOVA</						

City of Rancho Cordova
Residential Refuse Delinquencies
as of July 20, 2017

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Past Due	Penalty 10%	Admin Fee 5%	Total Levy
41606706900690000		MICHELLE SURACE	5121	HEATHER RANCH WAY		RANCHO CORDOVA	CA	95742-8116	868.67	86.87	43.43	998.97
136105701040120000		ANNE H MATTHEWS	2541	FURMINT WAY		RANCHO CORDOVA	CA	95670-3619	870.67	87.07	43.53	1,001.27
27607703800010000		ALISON BAKER	3633	MADDIEWOOD CIR		SACRAMENTO	CA	95827-3066	871.40	87.14	43.57	1,002.11
556607502430020000		BETTY KRAUS	2274	LA GRAMA DR		RANCHO CORDOVA	CA	95670-3155	872.28	87.23	43.61	1,003.12
158506704800090000		JODY RAY & CANDACE CARIN NUNEZ	1806	E NETTLETON GULCH RD		COEUR D ALENE	ID	83815-6233	872.61	87.26	43.63	1,003.50
28060801260050000		CAROLYN THOMAS	10005	LINCOLN VILLAGE DR		SACRAMENTO	CA	95827-2931	875.41	87.54	43.77	1,006.72
558406805200200000		EBONY ALLEN	3059	EXPLORER DR		SACRAMENTO	CA	95827-2718	881.74	88.17	44.09	1,014.00
153505800910020000		KENNETH M KLINE	2304	EL MANTO DR		RANCHO CORDOVA	CA	95670-4106	882.30	88.23	44.12	1,014.65
134707213400090000		BRETT L ROBINSON	10616	BASIE WAY		RANCHO CORDOVA	CA	95670-7314	882.70	88.27	44.14	1,015.11
5606801520090000		RICHARD TALLEY	9936	ZION WAY		SACRAMENTO	CA	95827-2943	883.31	88.33	44.17	1,015.81
541407601330140000		EVELYN GAYFIELD	10370	DOLECETTO DR		RANCHO CORDOVA	CA	95670-3545	883.38	88.34	44.17	1,015.89
71705803900530015		BRIE M BENNETT	11012	COBBLESTONE DR		RANCHO CORDOVA	CA	95670-4231	887.52	88.75	44.38	1,020.65
585607220200280000		JAMES CANNON	10981	PELARA WAY		RANCHO CORDOVA	CA	95670-6911	894.08	89.41	44.70	1,028.19
526506700300630000		ANGELO TSAKOPOULOS	9156	DURNESS WAY		SACRAMENTO	CA	95829-1534	894.33	89.43	44.72	1,028.48
48506804920270000		JOANN WOOLFOLK	10082	LINCOLN VILLAGE DR		SACRAMENTO	CA	95827-2971	894.49	89.45	44.72	1,028.66
167206704700520000		KAREN POLLARD	11871	AUTUMN SUNSET WAY		RANCHO CORDOVA	CA	95742-8009	894.51	89.45	44.73	1,028.69
35607701320210000		ASHLEY TEASLEY	2955	JOERGER ST		RANCHO CORDOVA	CA	95670-5314	894.54	89.45	44.73	1,028.72
9406704900170000		RICHARD PATTERSON	4224	TOPAZ VALLEY WAY		RANCHO CORDOVA	CA	95742-8023	894.56	89.46	44.73	1,028.74
10205800180050000		LORI WOOD	10636	COLOMA RD		RANCHO CORDOVA	CA	95670-3937	894.56	89.46	44.73	1,028.74
127805602500120000		RICHARD AL GIVENS	10641	COLOMA RD		RANCHO CORDOVA	CA	95670-3938	894.56	89.46	44.73	1,028.74
142205702010010000		JOHNNY S WILSON		PO BOX 35		RANCHO CORDOVA	CA	95741-0035	894.56	89.46	44.73	1,028.74
1566058047000010000		GREGORY SC ELZEA	11117	GINGERWOOD WAY		RANCHO CORDOVA	CA	95670-5254	894.56	89.46	44.73	1,028.74
436307201830110000		MICHAEL BROWN	10476	SPAULDING WAY		RANCHO CORDOVA	CA	95670-5521	894.56	89.46	44.73	1,028.74
42205701720240000		TRUST OF EDMISTEN	2632	BARBERA WAY		RANCHO CORDOVA	CA	95670-3706	900.68	90.07	45.03	1,035.78
17105800230060000		MICHAEL MANOFF	2530	ANGIE WAY		RANCHO CORDOVA	CA	95670-4930	901.59	90.16	45.08	1,036.83
144105702310020000		GREGORY STEPHENSON	2704	RIBIER WAY		RANCHO CORDOVA	CA	95670-4839	903.20	90.32	45.16	1,038.68
38607502920030000		CHARLES L BRECK	2419	EL BURLON CIR		RANCHO CORDOVA	CA	95670-3115	916.12	91.61	45.81	1,053.54
227607601310210000		LARRY DAVIS	10301	COLOMA RD		RANCHO CORDOVA	CA	95670-2103	1,034.50	103.45	51.73	1,189.68
222606804710290000		KRYSTAL WILLIAMS	3245	PEGASUS WAY		SACRAMENTO	CA	95827-2317	1,186.99	118.70	59.35	1,365.04
36106801350170000		JERRIE J SAID SR		PO BOX 277872		SACRAMENTO	CA	95827-7872	1,292.02	129.20	64.60	1,485.82
Total									\$ 243,347.46	#####	\$ 12,167.37	\$279,849.58

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner



SUBJECT: AT&T FACILITY CVU0093 MATHER CONDITIONAL USE PERMIT – PROJECT NO. DD9697 – LOCATED AT 10528 ARMSTRONG AVE

PROPERTY OWNER: Sacramento Zoroastrian Association Cody Pashutani 183 Bayline Circle Folsom, CA 95630	APPLICANT/DEVELOPER: AT&T Mobility dba AT&T Wireless Sara King as Agent of AT&T PO Box 6043 Folsom, CA 95763
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PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant is requesting a Conditional Use Permit for the installation of an 86-foot high telecommunication tower and equipment shelter within a 28'-6" X 30' leased area. DD9697 10528 Armstrong Avenue 067-0990-004 Nicholas Sosa, Assistant Planner
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RECOMMENDATION

Adopt Resolution 105-2017.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 105-2017 would allow the applicant to construct a telecommunication facility located at 10528 Armstrong Avenue. The approval will allow for the construction of an 86-foot high tower within a 28'-6" x 30' leased area on the property. The telecommunication facility will provide increased AT&T service to an underserved area of Rancho Cordova.

PROJECT DESCRIPTION

The applicant, AT&T Mobility, is requesting a Conditional Use Permit (CUP) to allow for an 86-foot high clock design telecommunication tower at 10528 Armstrong Avenue within the Mather Field Special Planning Area (MFSPA). The tower will be within a 28'-6" x 30' leased area and includes an 11'-5" x 12' equipment shelter that is 10 feet in height. The equipment shelter will contain equipment necessary for facility operations. The project site will be surrounded by a 7-foot CMU block wall with landscaping for security and screening. As shown in **Figure 1**, the facility will be located at the Southeast corner of the property.

The applicant proposes that the addition of the telecommunications facility would significantly increase coverage for AT&T customers within the Mather Air Force Base area (Coverage maps (**Attachment 2 & Figures 3-4**)). The applicant is also requesting a 31 foot deviation from the areas 55-foot maximum height allowance and a 24-foot setback reduction from the 25-foot standard. The applicant states that the tower must exceed the height maximum in order to achieve the necessary coverage objective within this portion of the City.

REQUIRED PERMITS AND REGULATORY BASIS

The project site is located within the Main Base District of the MFSPA. The MFSPA references the Sacramento County Code as the regulating document for this area. The County Code section 301-13.5 states the following: "Wireless Communication Facilities" any new monopole within a Special Planning Area requires the issuance of a Conditional Use Permit by the Project Planning Commission. The City Council would be the appropriate approving authority.

In addition, the proposed project will follow development standards and regulations of Sacramento County Code section 301-13.5. The applicant must also obtain all necessary permits from the Building and Safety Division.

ANALYSIS

(Sacramento County) Zoning Code:

The project site is located within the Main Base District (MBD) of the MFSPA. The MFSPA references the Sacramento County Zoning Code which is the regulating document for the Special Planning Area that was adopted in 1997, prior to the incorporation of the City of Rancho Cordova.

The Sacramento County Code allows for monopoles in all zoning districts. The Development Standards for Telecommunications Towers are shown below:

- (3) *Development Standards for antenna(s) affixed to towers located on the ground in Group I zones:*
- a) *The facility shall be separated from any adjacent interior property boundary or public right-of-away by 25 feet or more.*
 - b) *The height of any tower shall not exceed 55 feet in Group I zones.*
 - c) *Deviations from setback and height requirements for towers in Group I zones may be permitted in conjunction with a use permit hearing if the final hearing body finds at least one of the following criteria can be met.*
 - I. *The tower will be located adjacent to a non-residential use.*
 - II. *The tower will be a collocation site, either with an existing or proposed tower.*
 - III. *The size, shape, topography or existing development of the site would restrict installation of a wireless facility in compliance with the standards set forth in this section.*

The applicant is requesting a deviation from these standards for the proposed project. Per subsection (c) deviations may be permitted if the final hearing body (City Council) finds that one of the shown criteria is applicable. In reviewing the criteria, Staff has determined that since the tower is located in an office/commercial setting then criteria (I) would be applicable. The requested deviations are shown below:

	Code Standard	Proposed	Deviation
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Height	55-Foot Max	86-Foot	+31-Feet
Separation Setback	25-Foot Min	1-Foot	-24-Feet

The proposed facility's location is in the center of an existing parking lot. The site is consistent with criteria (I) located adjacent to a non-residential use, 50-feet from any neighboring building. Therefore, staff recommends that the deviations be permitted.

Coverage Conditions

Current conditions show that indoor reception for AT&T customers is not reliable in the area. The coverage maps in **Figure 3 & 4** provide a comparison between the current cellular coverage in the area and the future coverage in the area after construction. **Figure 4** shows an increase in reliability as well as an increase in overall network capacity throughout the area.

Figure 3: Area Coverage Map Existing

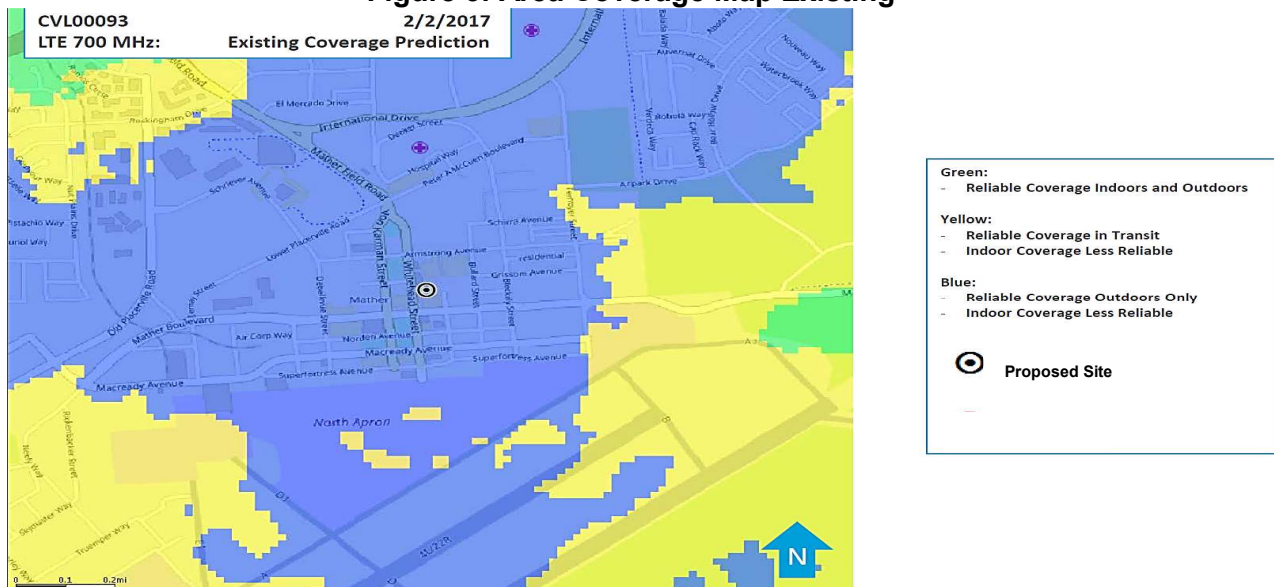
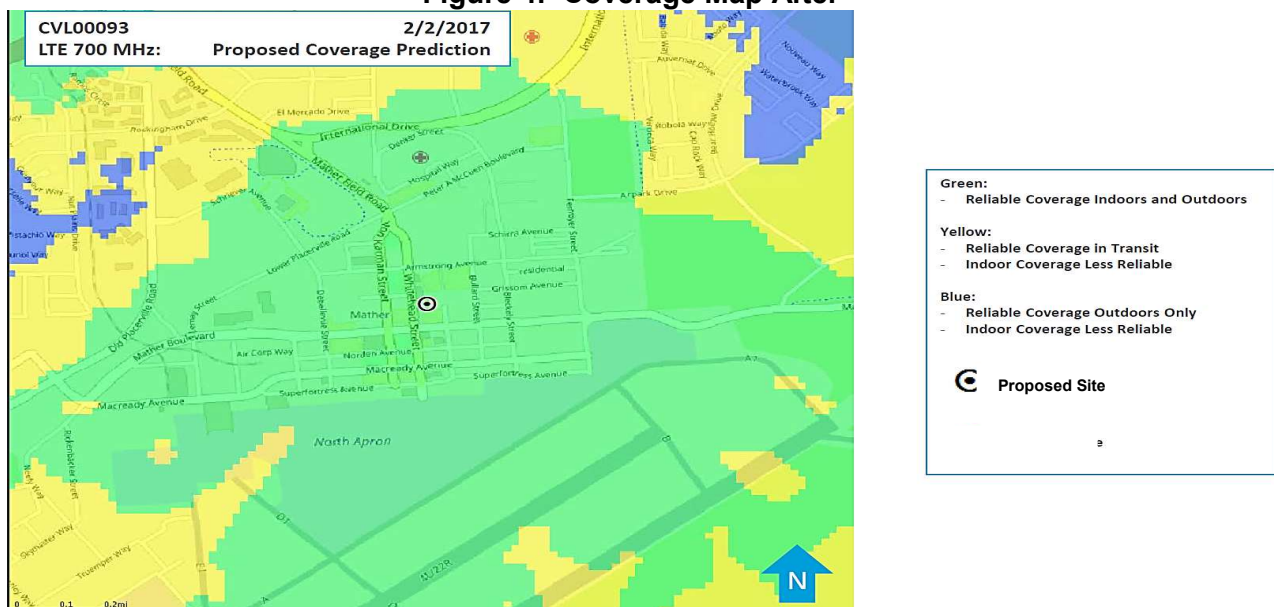


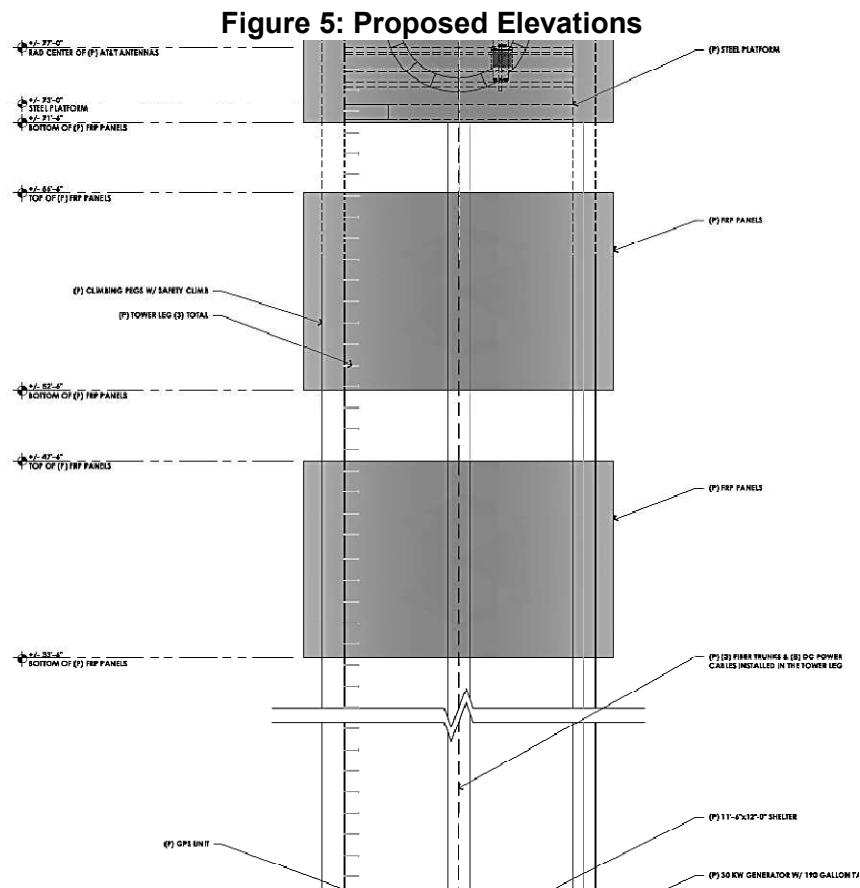
Figure 4: Coverage Map After



In preliminary research conducted by the applicant for the proposed project, an alternative site was analyzed prior to the determination of 10528 Armstrong Avenue as a permanent site. The alternative site was a collocation on the existing Sacramento County Water Tank also located within the MFSPA. According to the attached Alternative Site Location Analysis (**Attachment 4**), incompatibilities between protocols required by the owner (Sacramento County Water District) and AT&T's leasing requirements made leasing negotiations untenable for both parties. Therefore, the alternative location was discarded and the proposed site was selected.

Design

The proposed tower is located within an existing parking lot. The tower is designed with three panels per elevation, each approximately 250-square feet in size (**See Figure 5**) with the top panel incorporating a functional analog clock.



Due to the short height of existing trees and parking lot location, a mono-pine or any type of tree option did not appear to integrate appropriately with the scenery. A clock tower design was more effective in minimizing the visual impact of the 86-foot high tower while maintaining the overall office/industrial feel of the Mather Air Force Base. The clock tower will be fully functional and maintained by the applicant. All telecommunications equipment will be placed behind the panels of the tower and screened from public view. Visual simulations of the proposed clock tower are also shown in **Figures 6 & 7**.

Figure 6: Photo Simulations (View to North West from Mather Blvd.)



Figure 7: Photo Simulations (View to East from Van Karman St.)

Existing



Proposed



View to the East from Von Karman St.

The 28'-6" x 30' leased area will be surrounded by a 7-foot CMU block wall that will be painted to be compatible with neighboring buildings and will contain a decorative cap to provide a finished visual appearance. The project has been conditioned (**Condition #16**) to include a 1-foot wide planter on the North, East, and South side of the wall which will contain landscaping to soften the appearance of the 7-foot solid wall. Landscaping is not included on the West side of the wall due to interference with the drive aisles.

Mather Airport

The project site is located within the MFSPA and the proximity to adjacent to the existing Mather Airport. Staff contacted the Airport Land Use Commission (ALUC) to ensure that the proposed use is compatible with the Mather Comprehensive Land Use Plan (CLUP, adopted May 1997). The ALUC received the submitted project and stated that:

“Based on the location of the proposed tower in relationship to the airport runway, the CLUP would allow an 86’ tower. And the land use category of “cellular radio transmission antenna” in the Overflight Safety Zone is also allowed within the CLUP. Therefore this proposal is compatible with the ALUC.”

Conditional Use Permit

The proposed project requires a Conditional Use Permit for a Telecommunications Facility within the MFSPA. The approving authority may approve a Conditional Use Permit if all of the following findings can be found:

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

Evidence: The project will occupy a 28’-6” X 30’ leased space that provides adequate access for maintenance and the overall management of the site. Access to the tower for maintenance purposes is adequate and the existing surrounding parking area will continue to function properly. The project has been designed as a clock tower to minimize visual and aesthetic impacts. The height of the tower has been reviewed by the Sacramento Area Council of Governments (SACOG) and the ALUC to ensure that the tower will not have an impact on the neighboring Mather Airport.

2. ***Finding:*** *The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The project proposes a 31-foot increase in height deviation and a 24-foot reduction deviation in setbacks from the Sacramento County Development Standards. The proposed project meets applicable criteria to allow deviations. The project also meets stealth requirements to incorporate the tower into the existing scenery. The project has been conditioned to have a 7-foot CMU block wall to screen equipment, and a 1-foot planter with landscaping surrounding the North, East, and South sides of the facility.

3. ***Finding:*** *All required public facilities have adequate capacity to serve the proposal*

Evidence: The proposed project will have access to all necessary utilities on site and said utilities are adequate for the proposed telecommunications facility. The project also includes an emergency generator in case of a sudden loss of power.

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

Evidence: The project is located within the MFSPA which references the Sacramento County Code as the regulating document for the area. The proposed project requests a 31-foot height deviation and a 24-foot setback deviation from the Sacramento County Code. The proposed project meets applicable criteria to allow deviations. The project has met stealth requirements of the City of Rancho Cordova Planning Staff.

5. **Finding:** *If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought to compliance with the zoning code, where feasible.*

Evidence: There are currently no existing structures on the project site. The project proposes deviations from the Sacramento County Development Standards however; deviations are allowed from the Sacramento County Code with applicable criteria met.

General Plan:

The project site is located within the MFSPA approved in 1997; the project is not susceptible to guidelines and standards that are within the current General Plan which was not adopted till June 26, 2006. The MFSPA and any project located within that Planning Area follows standards and regulations that were in effect at the time of the Planning Area's adoption.

ENVIRONMENTAL

The proposed project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures). Class 3 consists of *construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modification are made in the exterior of the structure.* The new facility will be within a 28'-6" X 30' leased space and will be used to increase cellular coverage in the area as well as network capacity.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15303 and adopt Resolution Number 105-2017 approving the AT&T Facility CVU0093 Mather, subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENT(S)

1. Resolution 105-2017, including Project Plans (**Exhibit A**) and subject to the Conditions of Approval (**Exhibit B**)
2. Coverage Maps
3. Photo Simulations
4. Alternate Site Analysis Report
5. Staff Comment Letter & Applicant Response
6. Radio Frequency – Electromagnetic Energy Compliance Report
7. 500' Radius Map and Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. 105-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A CONDITIONAL USE PERMIT FOR AT&T FACILITY CVU0093 MATHER,
LOCATED AT 10528 ARMSTRONG AVENUE, PROJECT #DD9697**

WHEREAS, AT&T Mobility dba AT&T Wireless (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for the approval of a Conditional Use Permit for AT&T Facility CVU0093 Mather that would allow the installation of an 86-foot telecommunications tower; and

WHEREAS, the telecommunications tower includes twelve panel antennas, twenty-eight remote radio heats/units (RRH) installed, and a 11'-5" X 12' enclosed pre-fabricated equipment shelter that contains an emergency generator and radio equipment necessary to operate the site; and

WHEREAS, the proposed project is located within a 28'-6" X 30' leased area at 10528 Armstrong Avenue in the City of Rancho Cordova (APN: 067-0990-004-0000); and

WHEREAS, the project site is located within the Main Base District of the Mather Field Special Planning Area which requires a Conditional Use Permit; and

WHEREAS, the Mather Field Special Planning Area is regulated by the Sacramento County Code. Therefore, the Sacramento County Code was utilized for review of this project; and

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

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL THE CITY OF RANCHO CORDOVA approves the Conditional Use Permit for the AT&T Facility CVU0093 Mather, subject to the following findings and supporting evidence, and attached project plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

- A. **Finding:** The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures)

Evidence: Categorical exemption 15303 includes small facilities or structures as well as installation of small new equipment and facilities in small structures. The proposed telecommunications facility will be within a 28'-6" X 30' leased area and includes an 86 foot tower as well as an 11'-5" X 12' pre-fabricated equipment shelter to be used to increase cellular coverage in the area. The project area is within an existing parking lot and no dangerous or hazardous materials will be stored on site. There are no environmental resources within the vicinity of the project.

B. The project is consistent with all findings outlined in Chapter 23.134.030 of the City of Rancho Cordova Zoning Code, as follows:

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

Evidence: The project will occupy a 28'-6" X 30' leased space that provides adequate access for maintenance and the overall management of the site. Access to the tower for maintenance purposes is adequate and the existing surrounding parking area will continue to function properly. The project has been designed as a clock tower to minimize visual and aesthetic impacts. The height of the tower has been reviewed by the Sacramento Area Council of Governments (SACOG) and the Airport Land Use Commission (ALUC) to ensure that the tower will not have an impact on the neighboring Mather Airport.

2. **Finding:** *The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The project proposes a 31-foot increase in height deviation and a 24-foot reduction deviation in setbacks from the Sacramento County Development Standards. The proposed project meets applicable criteria to allow deviations. The project also meets stealth requirements to incorporate the tower into the existing scenery. The project has been conditioned to have a 7-foot CMU block wall to screen equipment, and a 1-foot planter with landscaping surrounding the North, East, and South sides of the facility.

3. **Finding:** *All required public facilities have adequate capacity to serve the proposal*

Evidence: The proposed project will have access to all necessary utilities on site and said utilities are adequate for the proposed telecommunications facility. The project also includes an emergency generator in case of a sudden loss of power.

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

Evidence: The project is located within the Mather Field Special Planning Area which references the Sacramento County Code as the regulating document for the area. The proposed project requests a 31 foot height deviation and a 24 foot setback deviation from the Sacramento County Code. The proposed project meets applicable criteria to allow deviations. The project has met stealth requirements of the City of Rancho Cordova Planning Staff.

5. **Finding:** *If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought to compliance with the zoning code, where feasible.*

Evidence: There are currently no existing structures on the project site. The project proposes deviations from the Sacramento County Development

Standards however; deviations are allowed from the Sacramento County Code with applicable criteria met.

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:

Nanci C.O. Lima, MMC, Interim City Clerk



at&t

SITE NUMBER: CVU0093
SITE NAME: MATHER - ZOROASTRAIN EVENTS
& CULTURAL CENTER

10528 ARMSTRONG AVENUE
RANCHO CORDOVA, CA 95655
JURISDICTION: CITY OF RANCHO CORDOVA

SITE TYPE: STEALTH TOWER / SHELTER

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX		REV																											
CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY. 1. BRING POWER / TELCO / FIBER TO SITE LOCATION 2. INSTALL 11'-5" x 12'-0" PRE MANUFACTURED EQUIPMENT SHELTER WITH PATIO ON (P) CONCRETE SLAB 3. ADD NEW GPS UNIT 4. ADD 86'-0" STEALTH TOWER 5. ADD (4) ANTENNAS PER SECTOR, FOR A TOTAL OF (12) 6. ADD (1) RRHS FOR SECTORS A & C WITH (6) (F), ADD (2) RRHS FOR COMBINED SECTORS B & G WITH (12) (F) FOR A TOTAL OF (28) 7. ADD (3) SURGE SUPPRESSORS WITH (1) (F) FOR A TOTAL OF (4) 8. ADD (2) FIBER TRUNK, (4) DC CABLES INSTALLED WITHIN TOWER 9. ADD 6'-0" HIGH PRE MANUFACTURED CMU WALL WITH 6'-0" WIDE ACCESS GATE. 10. ADD 30kw EMERGENCY BACKUP DIESEL GENERATOR	Property Information: Site Name: MATHER - ZOROASTRAIN EVENTS & CULTURAL CENTER Site Number: CVU0093 Search Ring: RANCHO CORDOVA FA#: 10151653 USID: 163433 Site Address: 10528 Armstrong Avenue RANCHO CORDOVA, CA 95655 A.P.N. Number: 067-0990-004 Current Use: Proposed Use: TELECOMMUNICATIONS FACILITY Jurisdiction: City Of RANCHO CORDOVA Latitude: N 38° 34' 03.02", (38.567506) Longitude: W 121° 17' 47.69", (-121.296581) Ground Elevation: 91.9' +/- AMSL	Property Owner: CODY PASHUTANI SACRAMENTO ZOROASTRAIN ASSOCIATION 10528 ARMSTRONG AVENUE RANCHO CORDOVA, CA 95655 Power Agency: SMUD 6201 S STREET SACRAMENTO, CA 95817 ph: (916) 452-3211 Telephone Agency: AT&T CALIFORNIA 525 MARKET STREET SAN FRANCISCO, CA 94105 ph: (800) 310-2355	Applicant / Lessee: AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W550H SAN RAMON, CA 94583 contact: DAVID SCOTT email: js7845@att.com cell: (415) 260-5617 Architect: BORGES ARCHITECTURAL GROUP, INC. 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 contact: BRIAN K. WINSLOW email: brian@borgesarch.com ph: (916) 782-7200 Structural Engineer: NORM SCHEEL STRUCTURAL ENGINEER 5022 SUNRISE BLVD FAIR OAKS, CA 95628 contact: NORM SCHEEL email: norm@nsse.com ph: (916) 536-9585 RF Engineer: NP&E-RAN DESIGN & RF ENGINEERING contact: HATEM RIZK email: hr298v@att.com ph: (925) 365-3769 Construction Manager: SAC Wireless 1401 Willow Pass, Suite #350 Concord, CA 94519 contact: WARREN BELLIS email: Warren.bellis@sacw.com cell:(510) 821-1520	T-1 TITLE SHEET GN-1 GENERAL NOTES, ABBREVIATIONS, & NOTES GN-2 SITE SIGNAGE GN-3 BATTERY SPECIFICATIONS C1 SITE SURVEY A-1.1 SITE PLAN A-1.2 ENLARGED SITE PLAN A-2 ENLARGED EQUIPMENT PLAN A-3 ENLARGED ANTENNA PLAN & DETAILS A-4.1 PROPOSED ELEVATIONS A-4.2 PROPOSED ELEVATIONS A-4.3 PROPOSED ELEVATIONS A-5 GENERATOR SPECS A-6 CONSTRUCTION DETAILS- EQUIPMENT E-2 POWER SINGLE LINE DIAGRAM & PANEL SCHEDULE	C C C C C C C C C C C C C C C C																											
CODE COMPLIANCE	VICINITY MAP	DIRECTIONS FROM AT&T																														
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1) 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2) 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL 1-2) 3) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5) 4) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY) 5) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 6) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4) 7) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC (PART 5) 8) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 NEC (PART 3) 9) 2016 CALIFORNIA ENERGY CODE (CEC) 10) ANSI / EIA-TIA-222-H 11) 2015 NFPA 101, LIFE SAFETY CODE 12) 2016 NFPA 72, NATIONAL FIRE ALARM CODE 13) 2016 NFPA 13, FIRE SPRINKLER CODE		DIRECTIONS FROM AT&T's OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA 1. DEPART EXECUTIVE PKWY TOWARD CAMINO RAMON 2. TURN RIGHT ONTO CAMINO RAMON 3. TURN RIGHT ONTO BOLLINGER CANYON RD 4. TAKE RAMP RIGHT FOR I-680 NORTH TOWARD SACRAMENTO 5. TAKE RAMP RIGHT FOR I-80 EAST TOWARD SACRAMENTO 6. KEEP STRAIGHT ONTO I-80 E BRANCH / US-50 E / CAPITAL CITY FWY 7. KEEP STRAIGHT ONTO US-50 E 8. AT EXIT 15, TAKE RAMP RIGHT TOWARD MATHER FIELD / RANCHO CORDOVA 9. TURN RIGHT ONTO MATHER FIELD RD 10. TURN RIGHT TO STAY ON MATHER FIELD RD 11. ROAD NAME CHANGES TO VON KARMAN ST 12. TURN LEFT ONTO CHAPLAIN AVE 13. ARRIVE AT CHAPLAIN AVE																														
OCCUPANCY AND CONSTRUCTION TYPE	SPECIAL INSPECTIONS	APPROVALS																														
CUPANCY : U (UNMANNED) NSTRUCTION TYPE: V-B SABLED ACCESS REQUIREMENTS ILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS IS T REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF GULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 1-203.5		<table><tr><td>APPROVED BY:</td><td>INITIALS:</td><td>DATE:</td></tr><tr><td>AT&T:</td><td></td><td></td></tr><tr><td>VENDOR:</td><td></td><td></td></tr><tr><td>R.F.:</td><td></td><td></td></tr><tr><td>LEASING / LANDLORD:</td><td></td><td></td></tr><tr><td>ZONING:</td><td></td><td></td></tr><tr><td>CONSTRUCTION:</td><td></td><td></td></tr><tr><td>POWER / TELCO:</td><td></td><td></td></tr><tr><td>PG&E:</td><td></td><td></td></tr></table>	APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:					
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			GENERAL CONTRACTOR NOTES																													
			DO NOT SCALE DRAWINGS																													
			THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.																													

AT&T Site ID:

CVU0093

Consultant:



5550 Merrick Road, #302
Massapequa, NY 11758

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

AT&T SITE NO: CVU0093

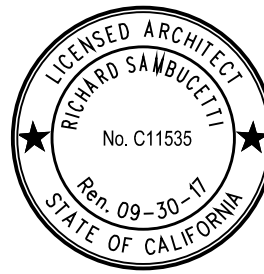
PROJECT NO: T-15515-12

DRAWN BY: SAD

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
C	05/04/17	100% ZD REV 1
B	12/19/16	100% ZD SUBMITTAL
A	09/23/16	90% ZD SUBMITTAL

Licensor:



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Issued For:

05/04/17

100% ZD Rev 1

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



APPLICABLE CODES, REGULATIONS AND STANDARDS:

- SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND
 ANTENNA SUPPORTING STRUCTURES
 - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND
 IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING
 AND GROUNDING OF ELECTRICAL EQUIPMENT.
 -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY
 "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63
 NETWORK
 EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
 TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SYMBOLS LEGEND

	BLDG. SECTION		GRID/COLUMN LINE		MATCH LINE
	WALL SECTION		KEYNOTE, DIMENSION ITEM		GROUND CONDUCTOR
	DETAIL		KEYNOTE, CONSTRUCTION ITEM		OVERHEAD SERVICE CONDUCTORS
	ELEVATION		WALL TYPE MARK		TELEPHONE CONDUIT
	DOOR SYMBOL		OFFICE ROOM NAME ROOM NUMBER		POWER CONDUIT
	WINDOW SYMBOL		GROUT OR PLASTER		COAXIAL CABLE
	TILT-UP PANEL MARK		(E) BRICK		CHAIN LINK FENCE
	PROPERTY LINE		(E) MASONRY		WOOD FENCE
	CENTERLINE		CONCRETE		(P) ANTENNA
	ELEVATION DATUM		EARTH		(P) RRU
			GRAVEL		(P) DC SURGE SUPPRESSION
			PLYWOOD		(E) ANTENNA TO BE REMOVED
			SAND		(E) RRU TO BE REMOVED
			PLYWOOD		(E) EQUIPMENT
			SAND		
			(E) STEEL		

CVU0093



5550 Merrick Road, #302
Massapequa, NY 11758



5001 Executive Parkway
San Ramon, California 94583

ARCHITECTURAL GROUP
Borges

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: T-15515-12

DRAWN BY: SAC

CHECKED BY: B.K.W

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05/04/17

100% ZD Rev 1

SHEET TITLE:
GENERAL NOTES,
ABBREVIATIONS, &
NOTES

SHEET NUMBER

GN-1

Z99-MSDS-MARSPRV0 Rev. AG 2010-01 Page 4 of 5
 ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

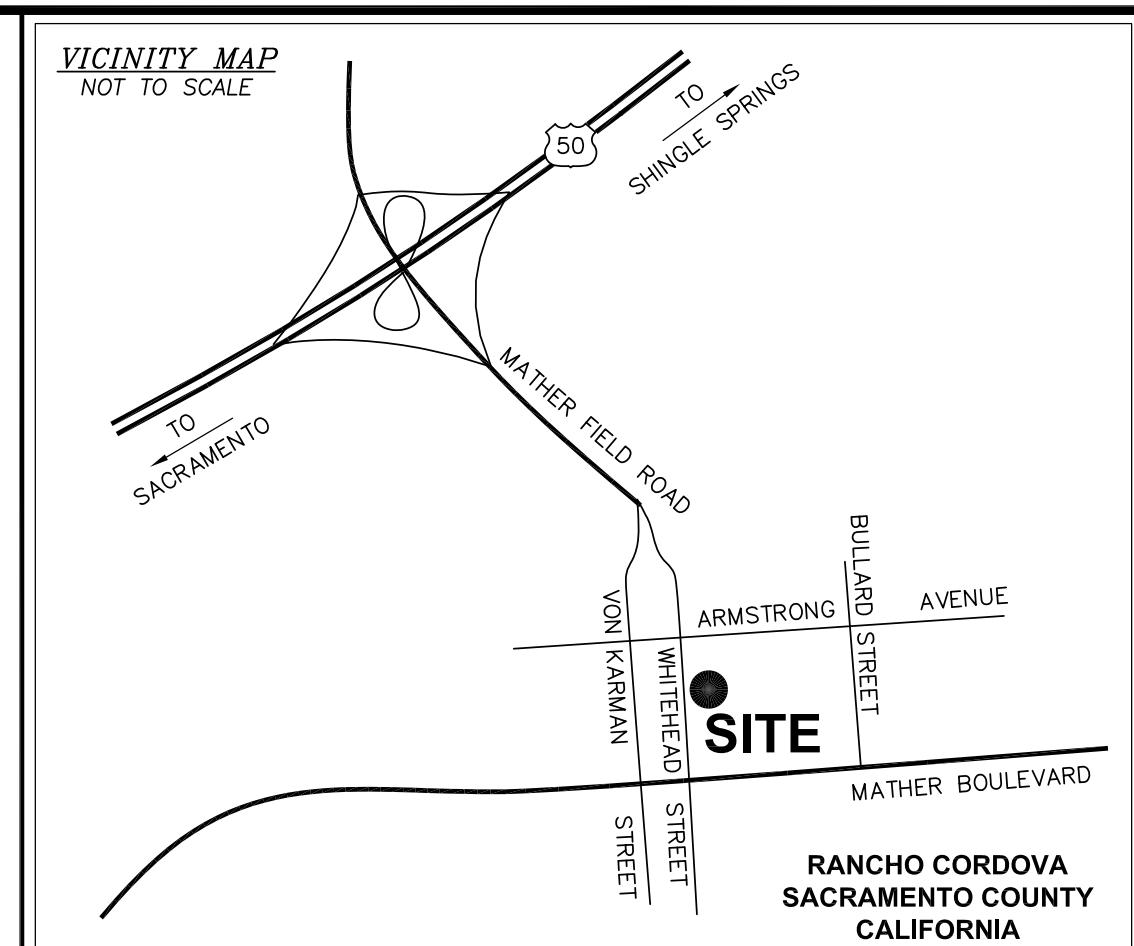
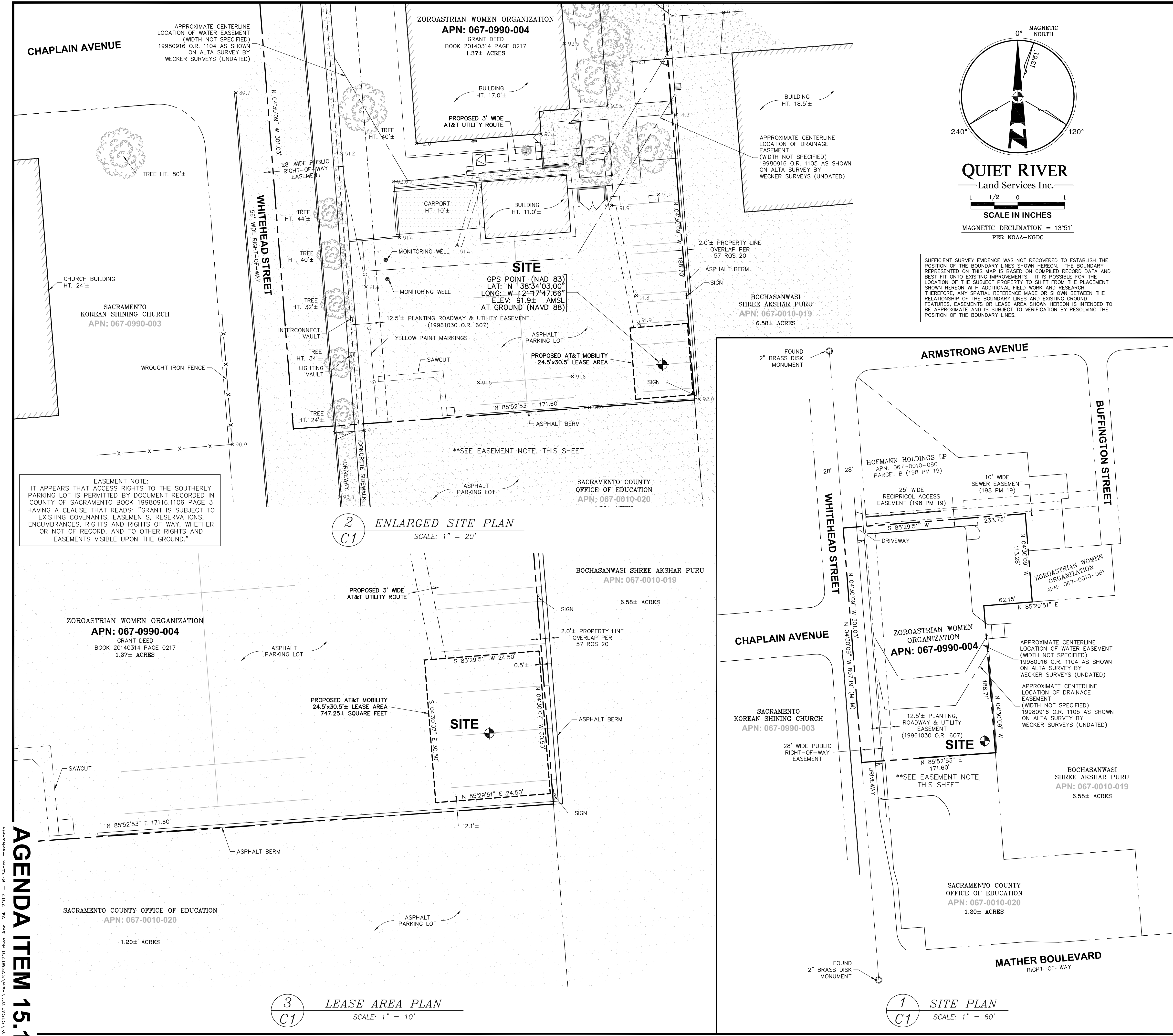
Z99-MSDS-MARSPRV0 Rev. AG 2010-01 Page 2 of 5
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Z99-MSDS-MARSPRV0 Rev. AG 2010-01 Page 5 of 5
ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

Z99-MSDS-MARSPRV0 Rev. AG 2010-01 Page 3 of 5
ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

NOTE: Design and/or specifications subject to change without notice. If questions arise, contact your local GNB sales representative for clarification.

GN-3



PROPERTY INFORMATION

Owner: ZOROASTRIAN WOMEN ORGANIZATION
Address: 10528 ARMSTRONG AVENUE
RANCHO CORDOVA, CA 95655

Site: RANCHO CORDOVA
Address: 10528 ARMSTRONG AVENUE
RANCHO CORDOVA, CA 95655

Assessor's Parcel Number: 067-0990-004

Height of Building/Tower: N/A

Title Report:
TITLE REPORT FOR THIS PROJECT WAS PROVIDED PLACER TITLE COMPANY,
REPORT NO. 1415-14490, VERSION 3, DATED AS OF SEPTEMBER 7, 2016.

Legal Description:
PROPERTY SITUATED IN THE CITY OF RANCHO CORDOVA, COUNTY OF
SACRAMENTO, STATE OF CALIFORNIA.

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program

County: SACRAMENTO Effective Date: AUGUST 16, 2012
Community-Flood Number: 06067C-0208-H
The Flood Zone Designation for this site as plotted by scale is:

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

SURVEY DATA

NAD 83 Datum:
Lat: N 38°34'03.00" Long: W 121°17'47.66"
Datum Base: NAD 83 Equipment Used: Topcon HiPerlite Receiver
(See Note 2)

Site Ground Elevation: 91.9± AMSL (NAVD88) AT GPS SITE LOCATION

Basis of Elevations:
GLOBAL POSITIONING SYSTEM (GPS)
(SEE NOTE 2)

Basis of Bearings:
RECORD OF SURVEY MAP FILED IN BOOK 57 AT PAGE 20 IN THE RECORDS OF
SACRAMENTO COUNTY, AND TWO FOUND MONUMENTS AS SHOWN.

Date of Field Survey: JUNE 5, 2014

NOTES

1.) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.

2.) The latitude, longitude and elevation shown hereon were derived from post-processed L1/L2 data collected using Novstar Global Positioning System (GPS) and a Topcon HiPerlite Receiver. Topcon specifications report decimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)

3.) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.

4.) Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.

[Signature] 4/24/17
SIGNATURE DATE

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER	ASPHALT
CP:	CONTROL POINT	CONCRETE
EL:	ELEVATION	CONTROL POINT
FH:	FIRE HYDRANT	FOUND MONUMENT
FND:	FOUND	GPS POINT
HT:	HEIGHT	PARAPET/ROOF ELEVATIONS
MON:	MONUMENT	SPOT ELEVATION
(M-M):	MONUMENT TO MONUMENT	TEMPORARY BENCHMARK
P.O.B.:	POINT OF BEGINNING	
P.O.C.:	POINT OF COMMENCEMENT	
PP:	POWER POLE	
(TYP.):	TYPICAL	

DATE:	APRIL 24, 2017	
DRAWN BY:	MAS	
FILE NO.:	S2SW1701	
REVISIONS		
DATE	DESCRIPTION	INITIAL
5/30/14	90% ISSUE	MAS
6/10/14	ADDITIONAL EASEMENTS	MAS
8/19/14	CLIENT REVISIONS	MAS
9/22/14	MOVE SITE LOCATION	MAS
12/19/16	100% ISSUE	RO
3/8/17	CHANGE SITE DESIGN	RO
4/24/17	REVIEW NEW TITLE REPORT	RO

at&t
AT&T MOBILITY
2600 Camino Ramon, 4th Floor
San Ramon, CA 94583

QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

EXISTING SITE CONDITIONS

CVU0093
RANCHO CORDOVA
10528 ARMSTRONG AVENUE
RANCHO CORDOVA, CA 95655

C1
OF 1 SHEET



17 OVERALL SITE PLAN
1"=40'

A-1.1

AT&T Site ID:

CVU0093

Consultant:



5550 Merrick Road, #302
Massapequa, NY 11758

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 9337 FAX

AT&T SITE NO: CVU0093

PROJECT NO: T-15515-12

DRAWN BY: SAD

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
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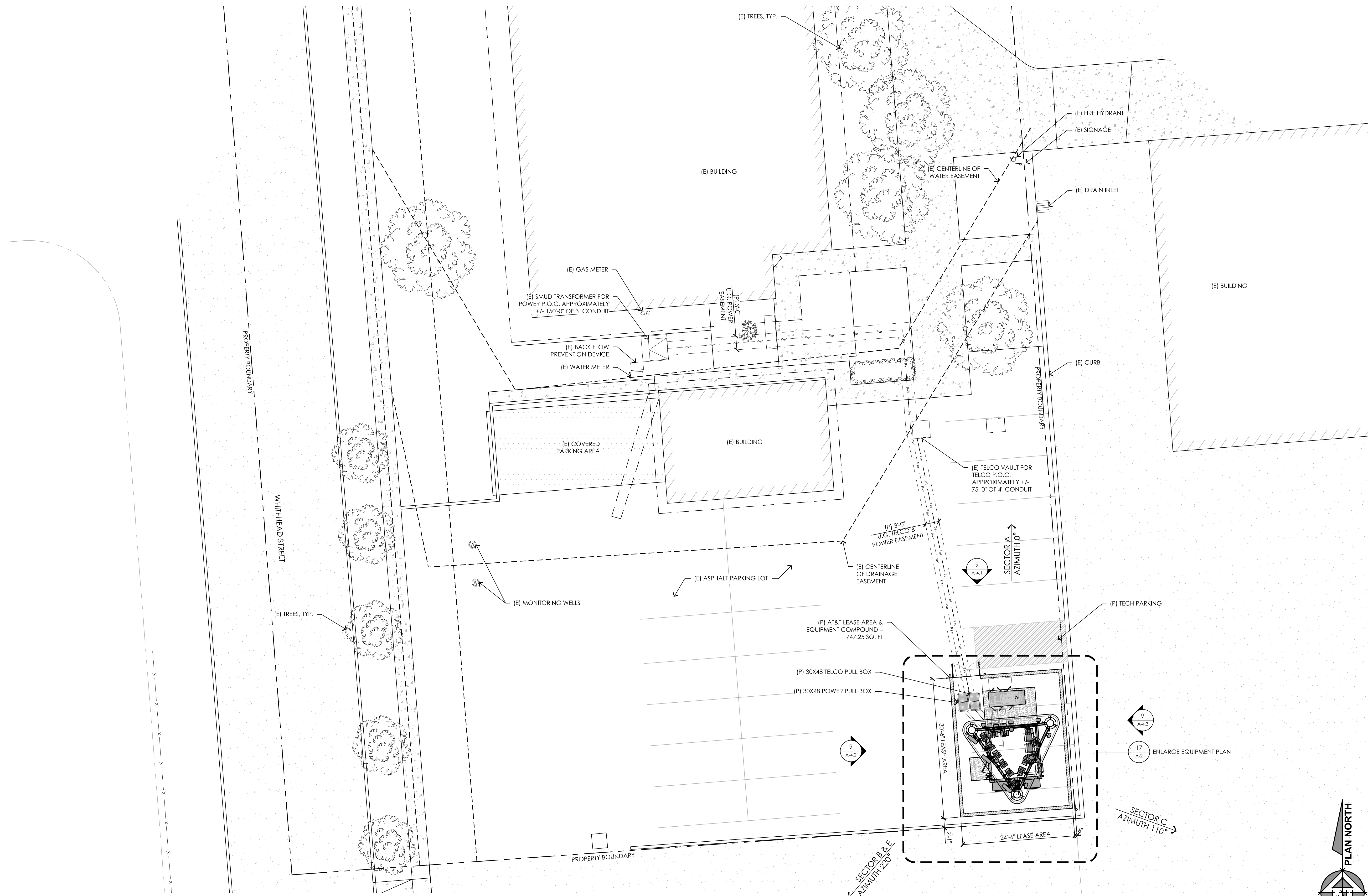
05/04/17
100% ZD Rev 1

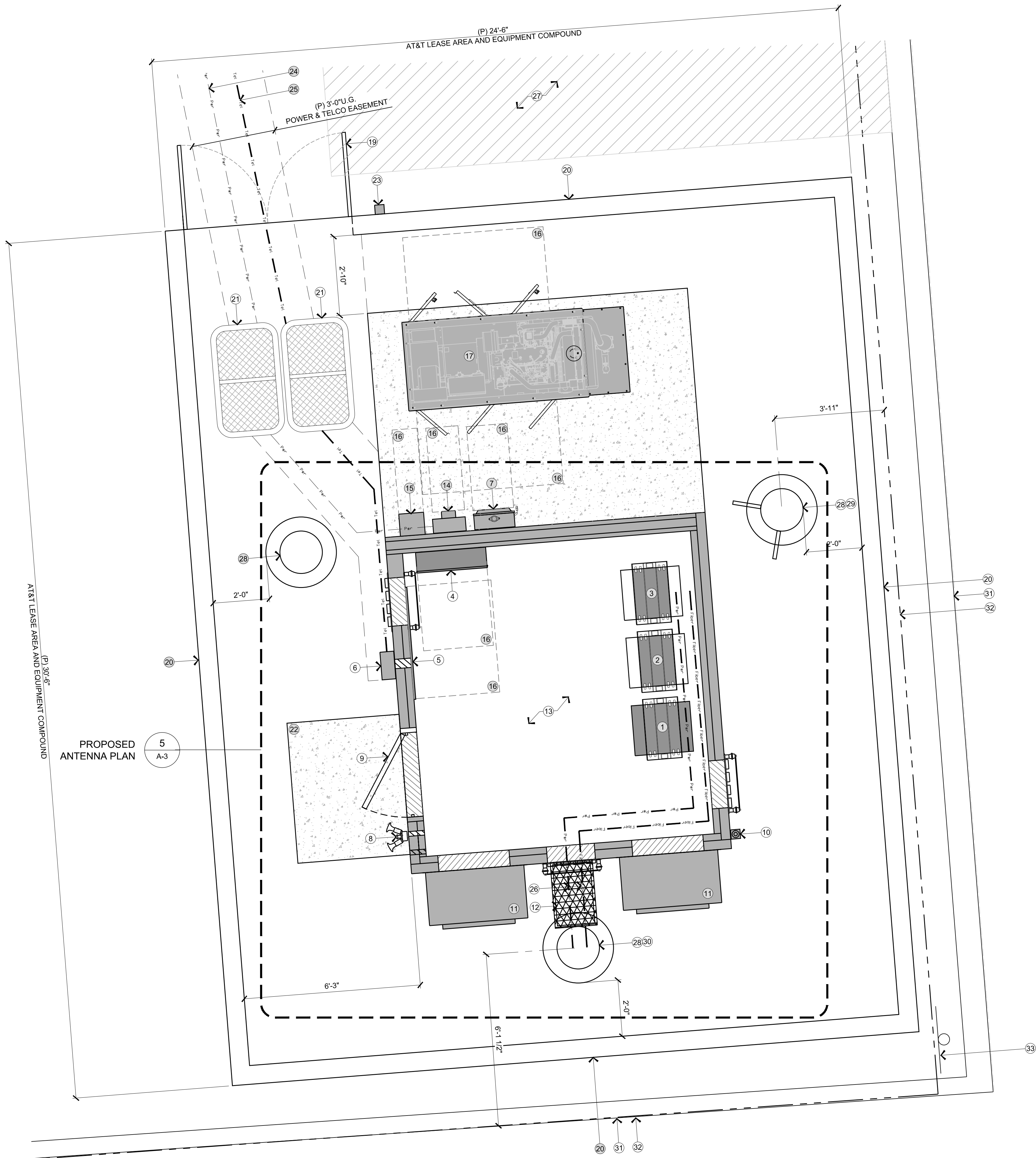
SHEET TITLE:

ENLARGED SITE
PLAN

SHEET NUMBER:

A-1.2

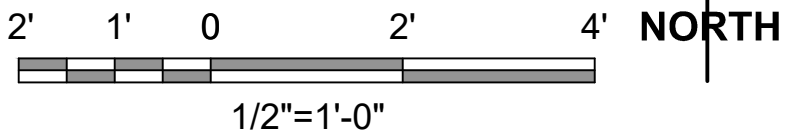




KEYNOTES

- 1 (P) LTE RACK
- 2 (P) HYBRID RACK
- 3 (P) POWER PLANT RACK w/ (2) STRING OF BATTERIES
- 4 (P) 200A 42 CIRCUIT LOAD CENTER / AUTOMATIC & MANUAL TRANSFER SWITCH
- 5 (P) 48"x48" TELCO BOARD
- 6 (P) 18"x18"x8" TELCO CAN
- 7 (P) DISCONNECT
- 8 (P) SHELTER LIGHT
- 9 (P) SHELTER ACCESS DOOR
- 10 (P) GPS UNIT
- 11 (P) HVAC
- 12 (P) ICE BRIDGE
- 13 (P) AT&T 11'-5" x 12'-0" PREMANUFACTURED EQUIPMENT SHELTER w/ PATIO
- 14 (P) 200A POWER METER
- 15 (P) 200A CAM-LOK
- 16 (P) 36" CLR WORK SPACE
- 17 (P) 30 KW DIESEL EMERGENCY BACKUP GENERATOR
- 18 NOT USED
- 19 (P) 6'-0" DOUBLE SWING STEEL ACCESS GATE
- 20 (P) 6'-0" HIGH CMU WALL W/ DECORATIVE CAP, PAINT TO MATCH EXTERIOR WALL COLOR OF ZOROASTRIAN CENTER (TO BE COLOR MATCHED AT TIME OF CONSTRUCTION).
- 21 (P) 30"x48" U.G. PULL VAULT
- 22 (P) 4'-0"x5'-0" CONCRETE STOOP
- 23 (P) KNOX BOX
- 24 (P) U.G. POWER RUN FROM (E) SMUD TRANSFORMER TO DISCONNECT = +/- 150'
- 25 (P) U.G. TELCO RUN FROM (E) TELCO VAULT TO TELCO CAN = +/- 75'
- 26 (P) FIBER & DC POWER RUN FROM (P) EQUIPMENT TO (P) DC SURGE SUPPRESSION ON TOWER, TOTAL RUN = +/- 150'
- 27 (P) TECH PARKING
- 28 (P) 86" TALL STEEL TOWER SUPPORT LEG
- 29 (P) CLIMBING LEG
- 30 (P) CABLES TO BE ROUTED WITHIN TOWER SUPPORT LEG
- 31 (E) CURB
- 32 (E) PROPERTY BOUNDARY
- 33 (E) LOT DESIGNATION SIGN

NOTE:
PAINT TOWER LEGS AND SCREEN OFF-WHITE WITH FLAT FINISH



AT&T Site ID:

CVU0093

Consultant:



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PREPARED FOR



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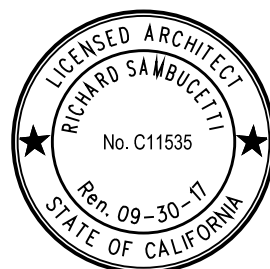
PROJECT NO: T-15515-12

DRAWN BY: SAD

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Licenser:



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Issued For:

05/04/17
100% ZD Rev 1

SHEET TITLE:
PROPOSED
ENLARGED
EQUIPMENT PLAN

SHEET NUMBER:

A-2

AT&T Site ID:

CVU0093

Consultant:



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Massapequa, NY 11758

PREPARED FOR



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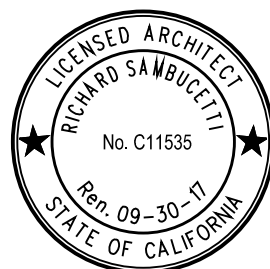
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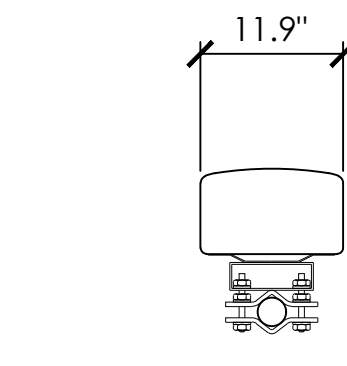
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ANTENNA PLANS
& DETAILS

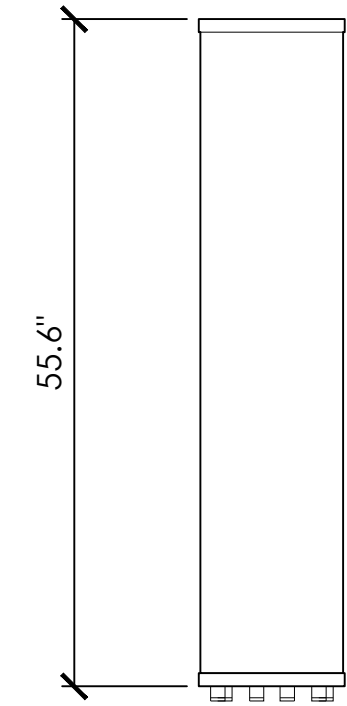
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A-3

194

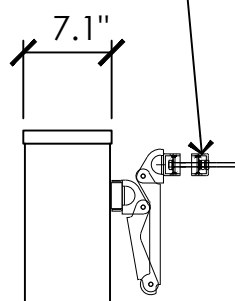


TOP



FRONT

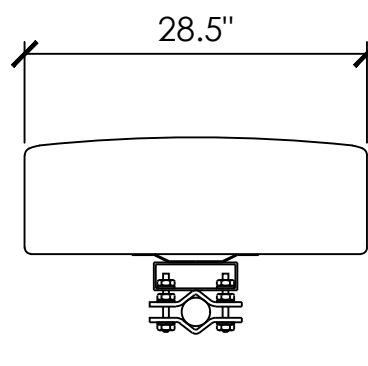
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BY ANTENNA
MANUFACTURER



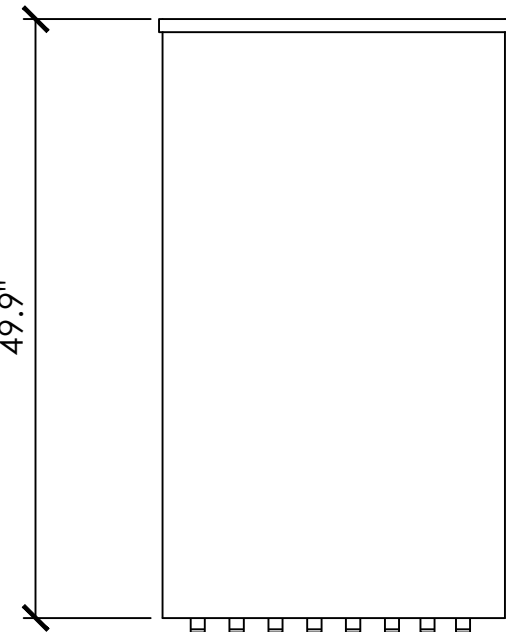
SIDE

ANTENNA = COMMSCOPE SBNHH -1D65A
WIND AREA = 4.59 sf
WEIGHT = 33.5 lbs / 15.2 kg

19 COMMSCOPE SBNHH -1D65A
3/4" = 1'-0"

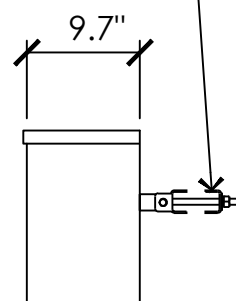


TOP



FRONT

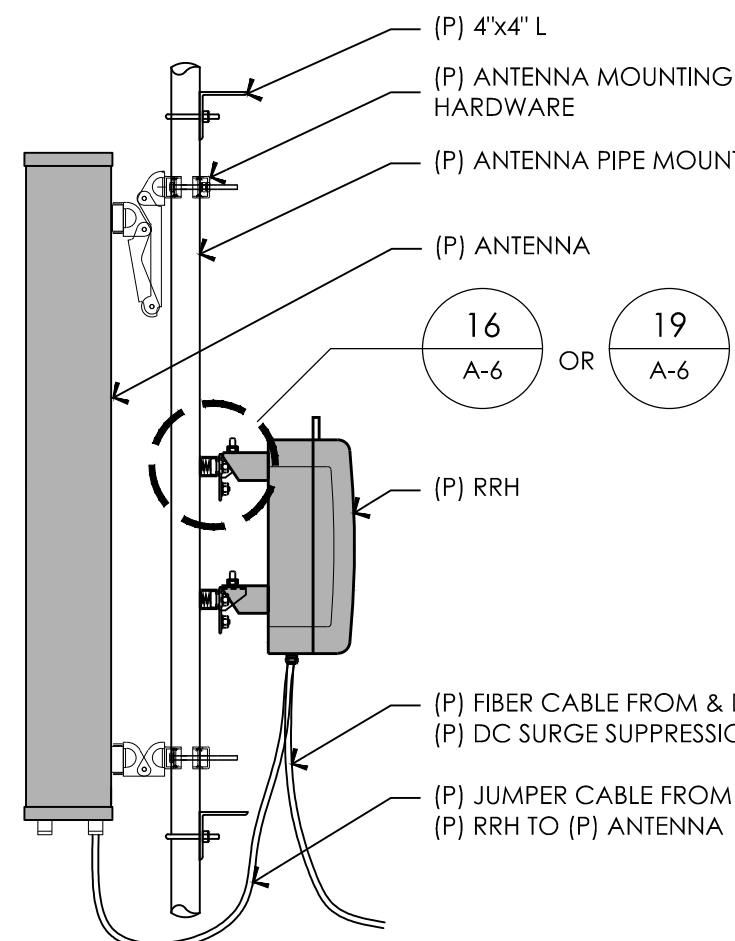
DOWNTILT BRACKET
BY ANTENNA
MANUFACTURER



SIDE

ANTENNA = CCI BSA-M65R-BUU-H4
WIND AREA = 9.8 sf
WEIGHT = 75.0 lbs / 34.0 kg

15 CCI BSA-M65R-BUU-H4
3/4" = 1'-0"

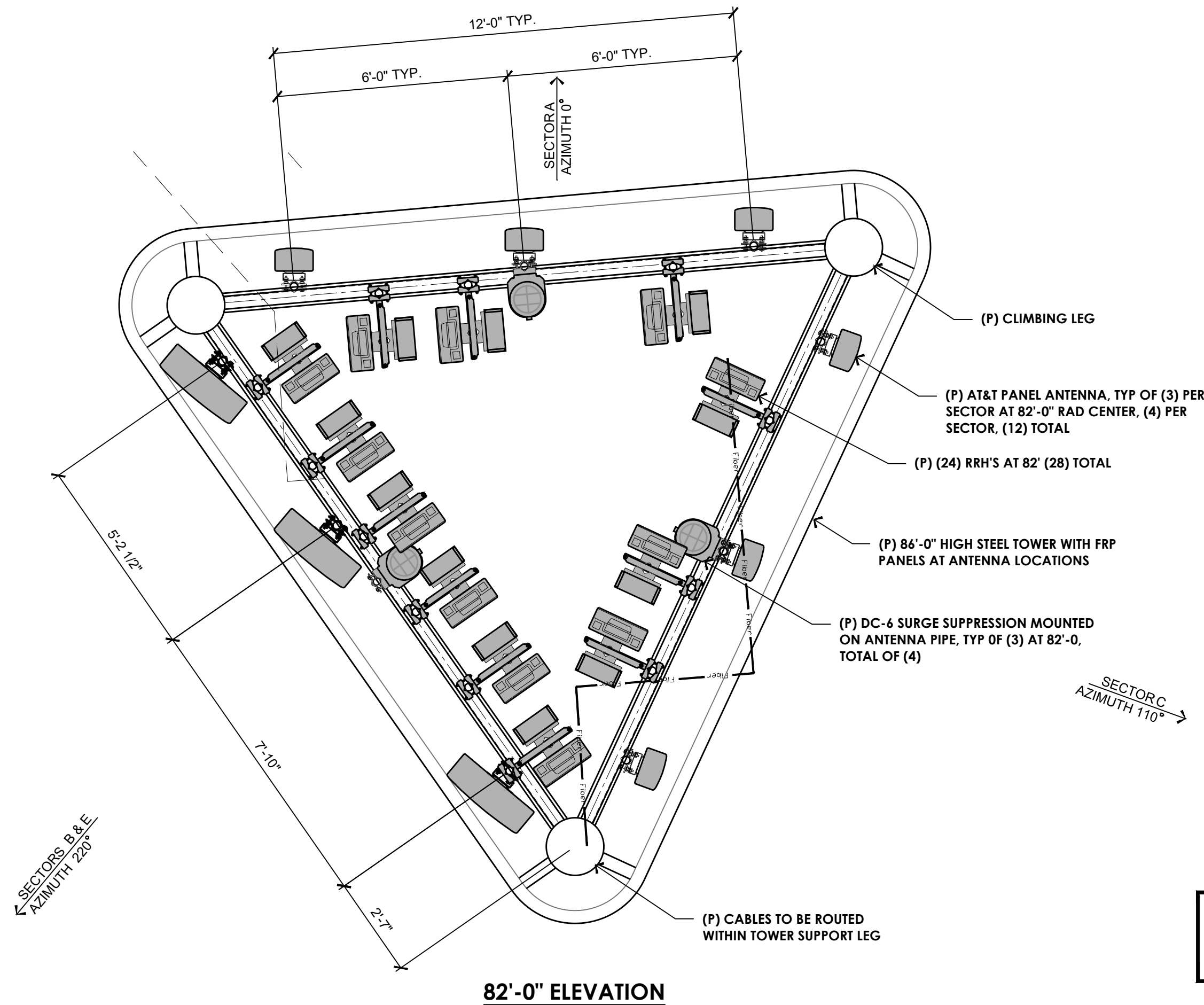


12 ANTENNA MOUNTING DETAIL
3/4" = 1'-0"

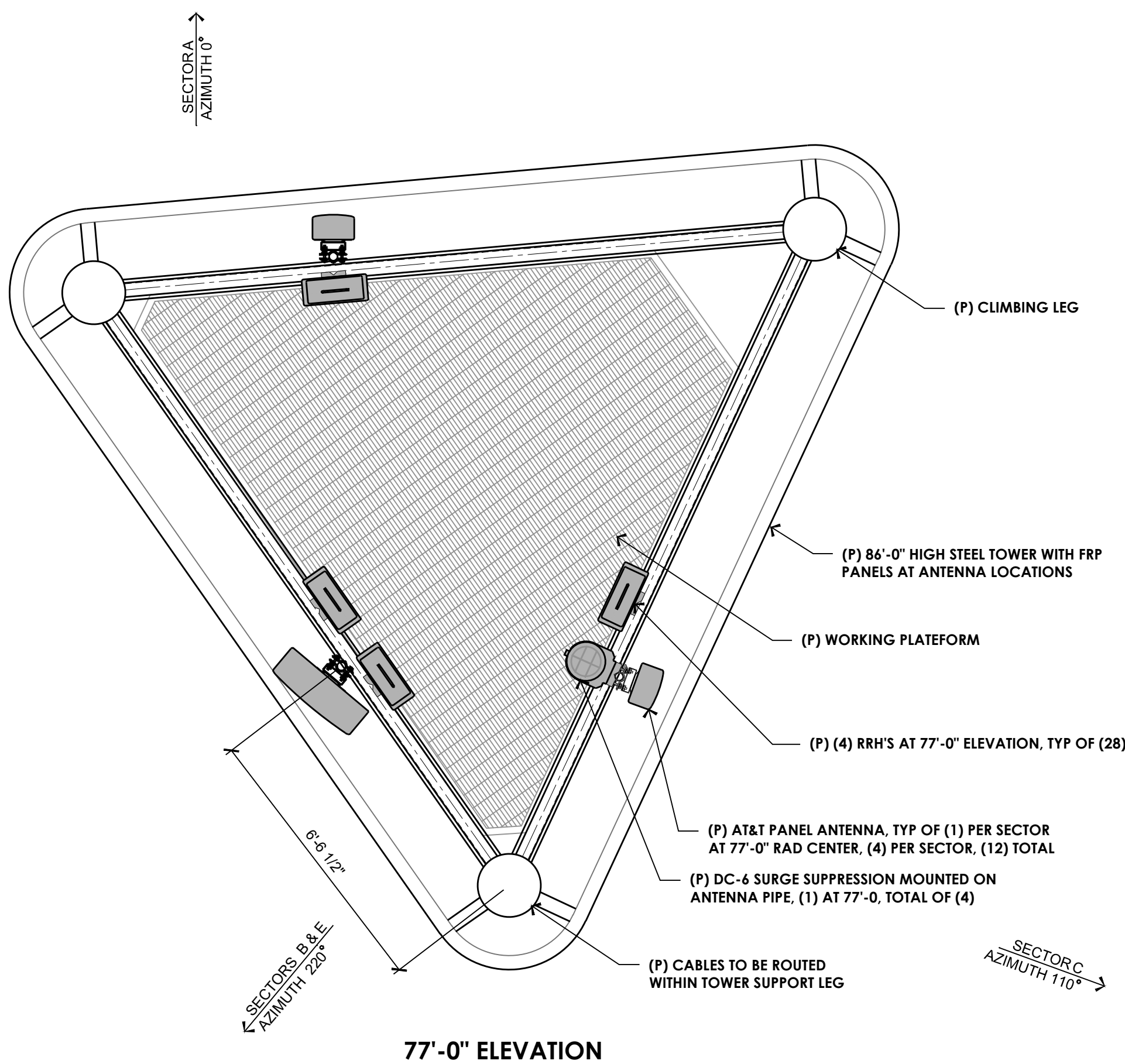
RF SCHEDULE									
SECTOR	ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.
A L P H A	A1	0°	± 82'-0"	(1) RRUS-11 (1) RRUS-32 B2	NA	± 112'-0"	± 10'-0"	1/2"	2
	A2	0°	± 82'-0"	(1) RRH (1) RRUS-32 B66A	NA	± 112'-0"	± 10'-0"	1/2"	2
	A3	0°	± 77'-0"	(1) RRUS-E2 B29	NA	± 103'-0"	± 10'-0"	1/2"	2
	A4	0°	± 82'-0"	(1) RRUS-32 B30 (1) RRUS-11 B5	NA	± 103'-0"	± 10'-0"	1/2"	2
B E T A & E P L S O N	B1 & E1	220°	± 83'-0"	(2) RRUS-11 (2) RRUS-32 B2	NA	± 112'-0"	± 10'-0"	1/2"	2
	B2 & E2	220°	± 83'-0"	(2) RRH (2) RRUS-32 B66A	NA	± 112'-0"	± 10'-0"	1/2"	2
	B2 & E2	220°	± 76'-2"	(2) RRUS-E2 B29	NA	± 103'-0"	± 10'-0"	1/2"	2
	B2 & E2	220°	± 83'-0"	(2) RRUS-32 B30 (2) RRUS-11 B5	NA	± 103'-0"	± 10'-0"	1/2"	2
G A M M A	C1	110°	± 82'-0"	(1) RRUS-11 (1) RRUS-32 B2	NA	± 112'-0"	± 10'-0"	1/2"	2
	C2	110°	± 82'-0"	(1) RRH (1) RRUS-32 B66A	NA	± 112'-0"	± 10'-0"	1/2"	2
	C3	110°	± 77'-0"	(1) RRUS-E2 B29	NA	± 103'-0"	± 10'-0"	1/2"	2
	C4	110°	± 82'-0"	(1) RRUS-32 B30 (1) RRUS-11 B5	NA	± 103'-0"	± 10'-0"	1/2"	2

7 RF SCHEDULE

RF DATA SHEET v2.00.00 DATED 09/07/16

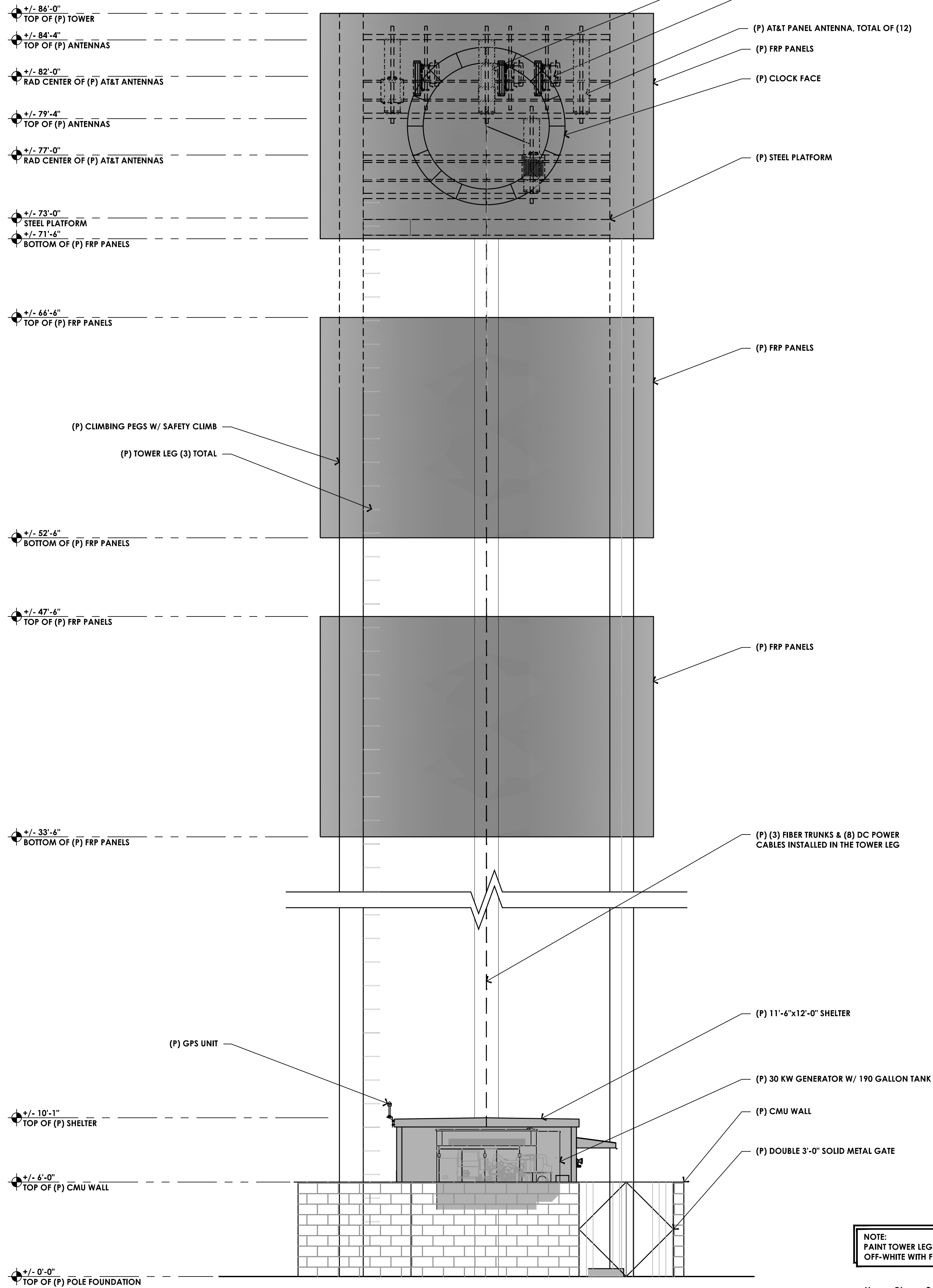
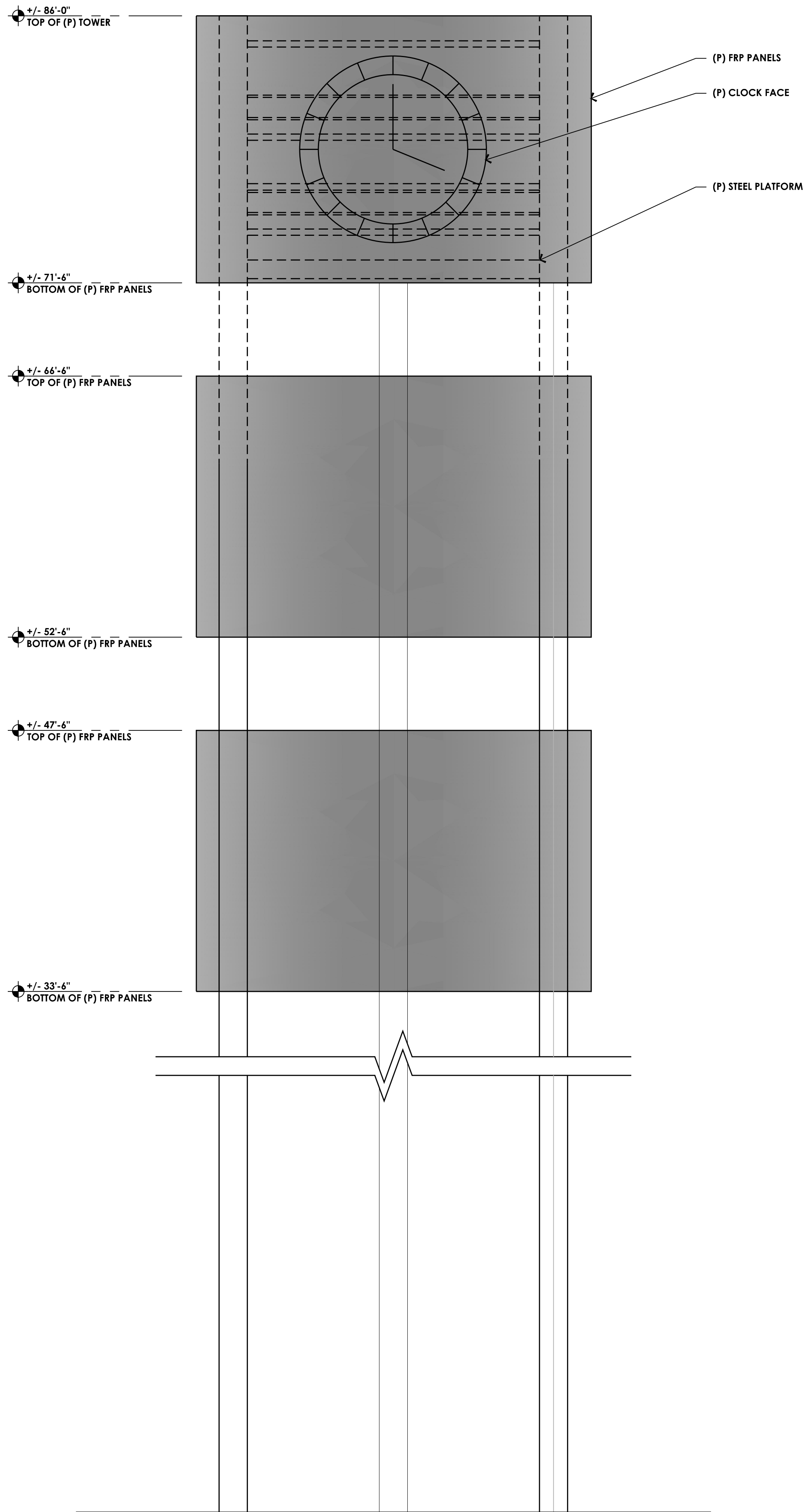


NOTE:
PAINT TOWER LEGS AND SCREEN
OFF-WHITE WITH FLAT FINISH

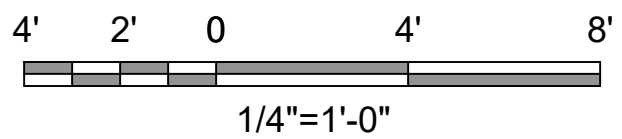


17 ENLARGED EQUIPMENT PLAN
1/2" = 1'-0"

C:\projects\Shore\A-4.1 Proposed Elevations.dwg Printed By: Todd Lawrence



NOTE:
PAINT TOWER LEGS AND SCREEN
OFF-WHITE WITH FLAT FINISH



AT&T Site ID:

CVU0093

Consultant:



5550 Merrick Road, #302
Massapequa, NY 11758

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

AT&T SITE NO: CVU0093

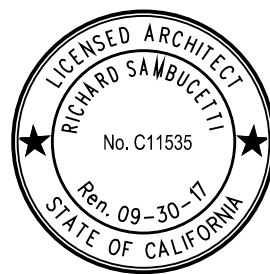
PROJECT NO: T-15515-12

DRAWN BY: SAD

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
C	05/04/17	100% ZD REV 1
B	12/19/16	100% ZD SUBMITTAL
A	09/23/16	90% ZD SUBMITTAL

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Issued For:

05/04/17
100% ZD Rev 1

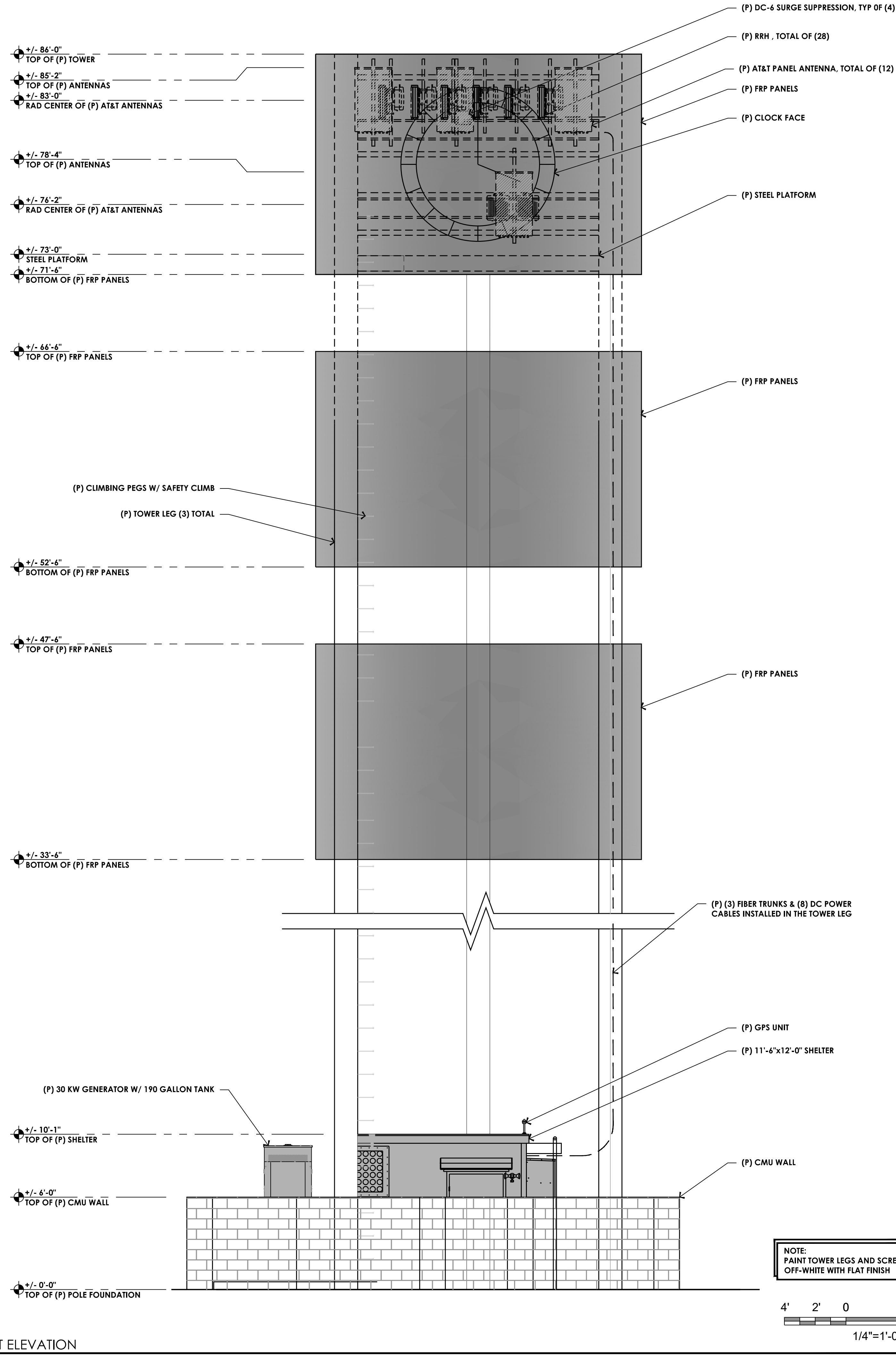
SHEET TITLE:

PROPOSED
ELEVATIONS

SHEET NUMBER:

A-4.1

C:\concepts\sheet\A-4.2 Proposed Elevations.dwg Plotted By: Todd Lawrence



9 PROPOSED WEST ELEVATION
1/4" = 1'-0"

AT&T Site ID:

CVU0093

Consultant:



5550 Merrick Road, #302
Massapequa, NY 11758

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
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AT&T SITE NO: CVU0093

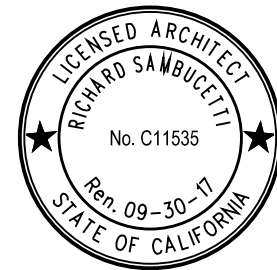
PROJECT NO: T-15515-12

DRAWN BY: SAD

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
C	05/04/17	100% ZD REV 1
B	12/19/16	100% ZD SUBMITTAL
A	09/23/16	90% ZD SUBMITTAL

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Issued For:

05/04/17

100% ZD Rev 1

SHEET TITLE:

PROPOSED ELEVATIONS

SHEET NUMBER:

A-4.2



A-4.3

SD030

2.4L

Industrial Diesel Generator Set
EPA Certified Stationary Emergency
SD030 30 kW
1 of 6
Standby Power Rating
30 kW 38 kVA 60 Hz

Prime Power Rating*
27 kW 34 kVA 60 Hz


*EPA Certified Prime ratings are not available in the U.S. or its Territories.

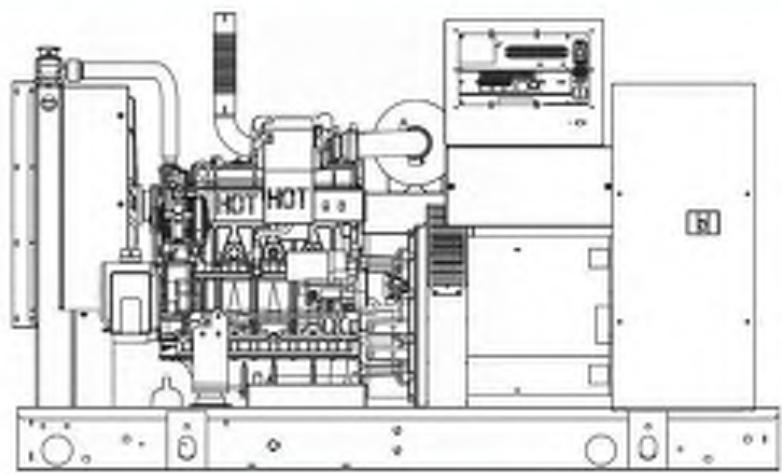


Image used for illustration purposes only.

Codes and Standards

Generac products are designed to the following standards:

UL 2200, UL 508, UL 142, UL 498

NFPA 70, 99, 110, 37

NEC 700, 701, 702, 708

ISO 9001, 8528, 3048, 7637, Pluses #2b, 4

NEMA ICS10, MG1, 250, ICS6, AB1

ANSI C82.41
American National Standards Institute
Powering Ahead

For over 50 years, Generac has led the industry with innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD030
Configurable Options

ENGINE SYSTEM	ALTERNATOR SYSTEM	ENCLOSURE
- General - Oil Make-Up System - Oil Heater - Industrial Exhaust Silencer	- Alternator Upsizing - Aux-Condensation Heater - Tropical coating - Permanent Magnet Excitation	- Weather Protected - Mechanical Fuel Level - Level 1 Sound Attenuation - Level 2 Sound Attenuation - Steel Enclosure - Aluminum Enclosure 150 MPH Wind Kit 12 VDC Enclosure Lighting Kit 120 VAC Enclosure Lighting Kit - AC/DC Enclosure Lighting Kit - Door Alarm Switch
- Fuel System - Flexible fuel lines - Primary fuel filter	CIRCUIT BREAKER OPTIONS - Main Line Circuit Breaker 2nd Main Line Circuit Breaker - Shunt Trip and Auxiliary Contact - Electronic Trip Breakers	TANKS (Size on last page) - Electrical Fuel Level - Mechanical Fuel Level 54 Gal (204.4 L) Usable Capacity 132 Gal (499.7 L) Usable Capacity 211 Gal (798.7 L) Usable Capacity 300 Gal (1135.8 L) Usable Capacity 8" Vent Extension 13" Vent Extension 19" Vent Extension
- Engine Electrical System 10A UL battery charger 2.5A UL battery charger - Battery Warmer	GENERATOR SET - Gen-Link Communications Software (English Only) 8 Load Position Load Center 2 Year Extended Warranty 5 Year Warranty 5 Year Extended Warranty	

CONTROL SYSTEM	ALTERNATOR SYSTEM	ENCLOSURE
21-Light Remote Annunciator - Remote Relay Panel (8 or 16) - Oil Temperature Sender with Indicator Alarm - Remote E-Stop (Break Glass-Type, Surface Mount)	- Remote E-Stop (Red Mushroom-Type, Surface Mount) - Remote E-Stop (Red Mushroom-Type, Flush Mount) - Remote Communication - Modem	- Remote Communication - Ethernet 10A Run Relay - Ground fault indication and protection functions

Engineered Options

ENGINE SYSTEM	ALTERNATOR SYSTEM	ENCLOSURE
- Coolant heater ball valves - Block Heaters - Fluid containment pans	3rd Breaker System	- Motorized Dampers - Door switched for intrusion alert - Enclosure ambient heaters
CONTROL SYSTEM - Spare inputs (48) / outputs (48) - H Panel Only - Battery Disconnect Switch	GENERATOR SET - Special Testing - IBC Seismic Certification	TANKS - Overfill protection valve - UL2095 Tank - ULC S-401 Tank - Stainless Steel Tank - Special Fuel Tanks (MDEO and FL DEP/DERM, etc.) - Vent Extensions

Rating Definitions

Standby – Applicable for a varying emergency load for the duration of a utility power outage with no overload capability.
Prime – Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. A 10% overload capacity is available for 1 out of every 12 hours. The Prime Power option is only available on international applications.
 Power ratings in accordance with ISO 8528-1. Second Edition dated 2005-06-01. definitions for Prime Power (PRP) and Emergency Standby Power (ESP).

SD030
operating data

POWER RATINGS

Single-Phase 120/240 VAC @1.0 pf
Three-Phase 120/208 VAC @0.8 pf
Three-Phase 120/240 VAC @0.8 pf
Three-Phase 277/480 VAC @0.8 pf
Three-Phase 346/600 VAC @0.8 pf

Standby

30 kW	Amperes: 125
30 kW	Amperes: 104
30 kW	Amperes: 90
30 kW	Amperes: 46
30 kW	Amperes: 36

STARTING CAPABILITIES (kVA)

sKVA vs. Voltage Dip

Alternator	kW	480 VAC						208/240 VAC					
		10%	15%	20%	25%	30%	35%	10%	15%	20%	25%	30%	35%
Standard	35	24	36	48	60	72	84	18	27	36	45	54	63
Upsize 1	40	27	41	54	68	81	95	20	31	41	51	61	71
Upsize 2	50	34	52	69	86	103	120	26	39	52	65	77	90

FUEL CONSUMPTION RATES*

Diesel - gph (lph)

Fuel Pump Lift - ft (m)
3 (1)
Total Fuel Pump Flow (Combustion + Return)
4.5 gph

Percent Load	gph (lph)
25%	0.92 (3.5)
50%	1.45 (5.5)
75%	1.96 (7.4)
100%	2.74 (10.4)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING		Standby	
Coolant Flow per Minute	gpm (lpm)	10 (38)	
Coolant System Capacity	gal (L)	2.8 (10.9)	
Heat Rejection to Coolant	BTU/hr	111,000	
Inlet Air	cfm (m³/hr)	4,500 (126.7)	
Max. Operating Radiator Air Temp	°F (°C)	122 (50)	
Max. Ambient Temperature (Before derate)	°F (°C)	104 (40)	
Maximum Radiator Backpressure	in H ₂ O	0.5	

COMBUSTION AIR REQUIREMENTS		Standby	
Flow at Rated Power	cfm (m³/min)	90 (2.55)	

ENGINE		EXHAUST	
Rated Engine Speed	rpm	1800	
Horsepower at Rated kW**	hp	51	
Piston Speed	ft/min (m/min)	1110 (338)	
BVEP	psi	153	

Exhaust Flow (Rated Output)	cfm (m³/min)	230 (691)
Max. Backpressure (Post Silencer)	inHg (kPa)	1.5 (5.1)
Exhaust Temp (Rated Output)	°F (°C)	850 (454)
Exhaust Outlet Size (Open Set)	mm (in)	63.5 (2.5)

** Refer to "Emissions Data Sheet" for maximum BHP for EPA and SEMA2005 permitting purposes.

Derate – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO24046, ISO5014, ISO5028 and DIN6271 standards.

SD030
Standard Features

ENGINE SYSTEM	ALTERNATOR SYSTEM	ENCLOSURE (if selected)
- General - Oil Drain Extension - Air Cleaner - Fan Guard - Stainless Steel flexible exhaust connection - Critical Exhaust Silencer (enclosed only) - Factory Filled Oil - Radiator Duct Adapter (open set only)	- UL2200 GE/Generac™ 12 leads (3-phase, non EOE V) - Class H insulation material - Vented rotor 2/3 pitch - Skewed rotor - Auxiliary voltage regulator power winding - Amortisseur winding - Brushless Excitation - Sealed Bearings - Automated manufacturing (winding, insertion, lacing, varnishing) - Rotor dynamically spin balanced (get tolerance) - Full load capacity alternator - Protective thermal switch	- Rust-proof fasteners with nylon washers to protect finish - High performance sound absorbing material - Gasketed doors - Stamped air-intake louvers - Air discharge hoods for radiation upward pointing - Stainless steel lift off door hinges - Stainless steel lockable handles - Rhino Coat™ - Textured polyester powder coat
- Fuel System - Fuel lockoff solenoid - Primary fuel filter	- Generator Set - Internal Genset Vibration Isolation - Separation of circuits - high/low voltage - Separation of circuits - multiple breakers - Silencer Heat Shield - Whipped Exhaust Piping - Silencer housed in discharge hood (enclosed only) - Standard Factory Testing 2 Year Limited Warranty (Standby rated units) 1 Year Limited Warranty (Prime rated units) - Silencer mounted in the discharge hood (enclosed only)	TANKS (if selected) - UL 142 - Double wall - Vents - Sloped top - Sloped bottom - Factory pressure tested (2 psi) - Rapture basin alarm - Fuel level - Check valve in supply and return lines - Rhino Coat™ - Textured polyester powder coat - Stainless hardware
- Cooling System - Closed Coolant Recovery System - UV/Ozone resistant hoses - Factory-installed Radiator - Radiator Drain Extension 50/50 Ethylene glycol antifreeze 120 VAC Coolant Heater	- Engine Electrical System - Battery charging alternator - Battery cables - Solenoid activated starter motor - Rubber-booted engine-electrical connections	

CONTROL SYSTEM


- Control Panel - Digital H Control Panel - Dual 4x20 Display - Programmable Crank Limiter 7 Day Programmable Exerciser - Special Applications Programmable PLC - RS-232C/485 - Alt-Phase Sensing (DVR) - Full System Status - Utility Monitoring - Low Fuel Pressure Indication 2 Wire Start Compatible - Power Output (kW) - Power Factor - kW Hours, Total & Last Run	- Real/Reactive/Apparent Power - All Phase AC Voltage - All Phase Currents - Oil Pressure - Coolant Temperature - Coolant Level - Engine Speed - Battery Voltage - Frequency - Date/Time Fault History (Event Log) - Isynchronous Governor Control - Waterproof/Sealed Connectors - Audible Alarms and Shutdowns - Not In Auto (Flashing Light) - Auto/Off/Manual Switch - E-Stop (Red Mushroom-Type) - NFPA10 Level 1 and 2 (Programmable) - Customizable Alarms, Warnings, and Events - Modbus protocol - Predictive Maintenance algorithm - Sealed Boards - Password parameter adjustment protection - Single point ground	15 channel data logging 0-2 msec. high speed data logging - Alarm information automatically carries up on the display
	- Alarms - Oil Pressure (Pre-programmable Low Pressure Shutdown) - Coolant Temperature (Pre-programmed High Temp Shutdown) - Coolant Level (Pre-programmed Low Level Shutdown) - Low Fuel Pressure Alarm - Engine Speed (Pre-programmed Over Speed Shutdown) - Battery Voltage Warning - Alarms & warnings time and date stamped - Alarms & warnings for transient and steady state conditions - Snap shots of key operation parameters during alarms & warnings - Alarms and warnings spelled out (no alarm codes)	

SD030
application and engineering data
ENGINE SPECIFICATIONS

General Make: Generac EPA Emissions Compliance: Stationary/Emergency EPA Emissions Reference: See Emissions Data Sheet Cylinder # 4 Type In-Line Displacement - L (cu in) 2.4 (146.46) Bore - mm (in) 90 (3.54) Stroke - mm (in) 94 (3.70) Compression Ratio 21.3:1 Intake Air Method Turbocharged Cylinder Head Type Cast Iron Piston Type Aluminum	Cooling System Cooling System Type Closed Recovery Water Pump Flow Pre-Lubed, Self Sealing Fan Type Pusher Fan Speed (rpm) 2688 Fan Diameter mm (in) 560 (22) Coolant Heater Wattage 1500 Coolant Heater Standard Voltage 120 VAC
Engine Governing Governor Electronic Isochronous Frequency Regulation (Steady State) ± 0.25%	Fuel System Fuel Type Ultra Low Sulfur Diesel Fuel Fuel Specifications ASTM Fuel Filtering (microns) 5 Fuel Inject Pump Distribution Injection Pump Fuel Pump Type Engine Driven Gear Injector Type Mechanical Fuel Supply Line - mm (in) 7.94 (0.31) Fuel Return Line - mm (in) 7.94 (0.31)
Lubrication System Oil Pump Type Gear Oil Filter Type Full Flow Crankcase Capacity - L (qt) 6.2 (6.52)	Engine Electrical System System Voltage 12 VDC Battery Charging Alternator Std Battery Size See Battery Index 01619705B9 Battery Voltage 12 VDC Ground Polarity Negative

ALTERNATOR SPECIFICATIONS

Standard Model 390 Poles 4 Field Type Revolving Insulation Class - Rotor H Insulation Class - Stator H Total Harmonic Distortion < 5% Telephone Interference Factor (TIF) < 50 Standard Excitation Synchronous Bearings Single Sealed Cartridge Coupling Direct, Flexible Disc Load Capacity - Standby 100% Prototype Short Circuit Test Yes	Voltage Regulator Type Digital Number of Sensed Phases All Regulation Accuracy (Steady State) ± 0.25%
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SD030
dimensions and weights*

OPEN SET

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Tank & Open Set
NO TANK	-	76 (1930.4) x 38 (965.2) x 46 (1168.4)	2960 (934)
20	54 (204.4)	76 (1930.4) x 38 (965.2) x 59 (1498.6)	2540 (1152)
48	132 (499.7)	76 (1930.4) x 38 (965.2) x 71 (1803.4)	2770 (1257)
77	211 (798.7)	76 (1930.4) x 38 (965.2) x 83 (2108.2)	2979 (1351)
109	300 (1135.6)	89 (2262.2) x 38 (965.2) x 87 (2239.8)	3042 (1380)

STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only
NO TANK	-	95 (2413) x 38 (965.2) x 50 (1270)	Steel Aluminum
20	54 (204.4)	95 (2413) x 38 (965.2) x 63 (1600.2)	455 (206)
48	132 (499.7)	95 (2413) x 38 (965.2) x 75 (1905)	480 (209)
77	211 (798.7)	95 (2413) x 38 (965.2) x 87 (2209.8)	495 (224)
109	300 (1135.6)	95 (2413) x 38 (965.2) x 91 (2311.4)	510 (231)

LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only
NO TANK	-	113 (2870.2) x 38 (965.2) x 59 (1498.6)	Steel Aluminum
20	54 (204.4)	113 (2870.2) x 38 (965.2) x 75 (1905)	455 (206)
48	132 (499.7)	113 (2870.2) x 38 (965.2) x 87 (2209.8)	480 (209)
77	211 (798.7)	113 (2870.2) x 38 (965.2) x 99 (2514.6)	495 (224)
109	300 (1135.6)	113 (2870.2) x 38 (965.2) x 103 (2616.2)	510 (231)

LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only
NO TANK	-	95 (2413) x 38 (965.2) x 62 (1574.8)	Steel Aluminum
20	54 (204.4)	95 (2413) x 38 (965.2) x 75 (1905)	455 (206)
48	132 (499.7)	95 (2413) x 38 (965.2) x 87 (2209.8)	480 (209)
77	211 (798.7)	95 (2413) x 38 (965.2) x 99 (2514.6)	495 (224)
109	300 (1135.6)	95 (2413) x 38 (965.2) x 103 (2616.2)	510 (231)

*All measurements are approximate and for estimation purposes only. Sound dBA can be found on the sound data sheet. Enclosure Only weight is added to Tank & Open Set weight to determine total weight.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

*All measurements are approximate and for estimation purposes only. Sound dBA can be found on the sound data sheet. Enclosure Only weight is added to Tank & Open Set weight to determine total weight.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

 Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.
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AT&T Site ID:

CVU0093

Consultant:

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5001 Executive Parkway
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Architect:



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AT&T SITE NO: CVU0093

PROJECT NO: T-15515-12

DRAWN BY: SAD

CHECKED BY: B.K.W.

C 05/04/17 100% ZD REV 1

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REV DATE DESCRIPTION

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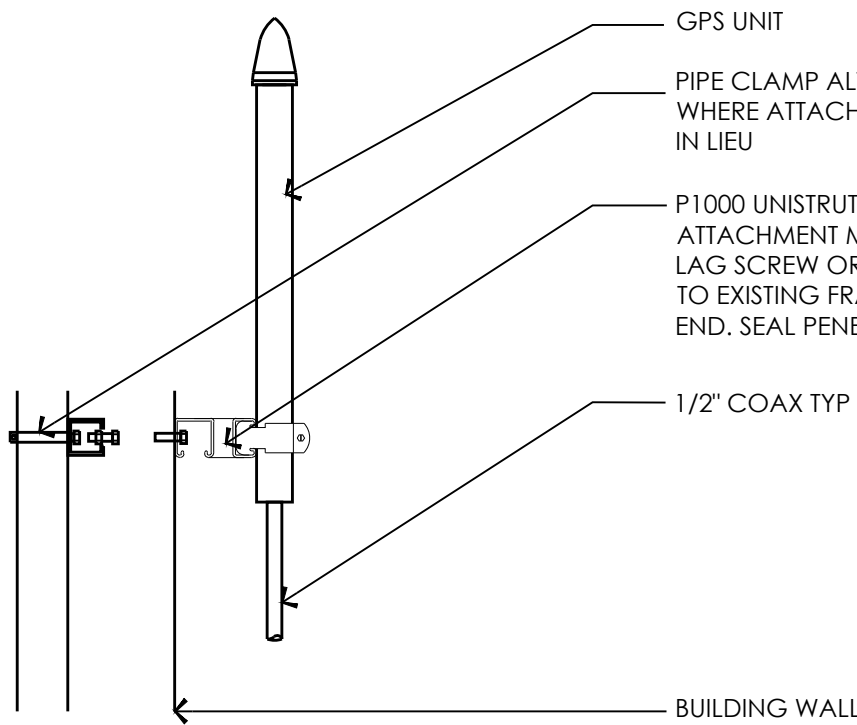
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GENERATOR SPECS

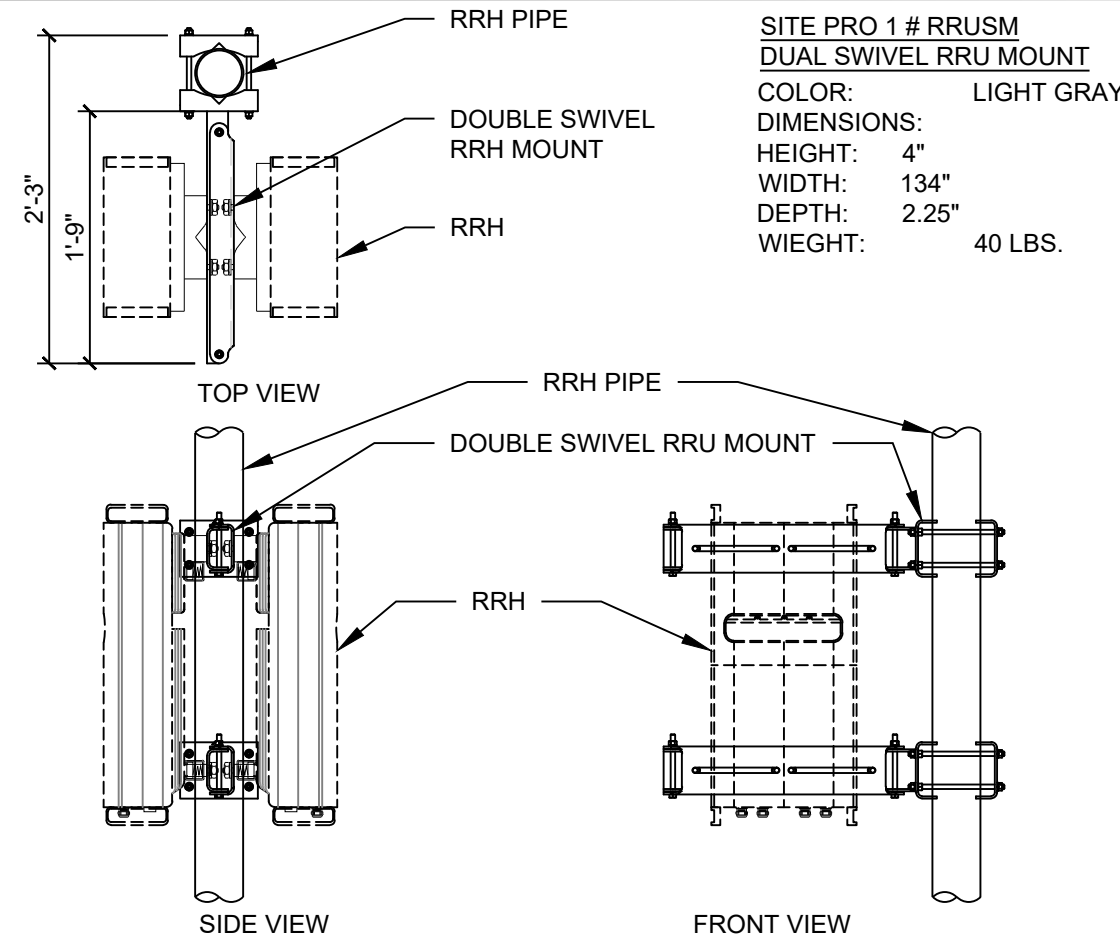
SHEET NUMBER:

A-5

NOTES:
THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.



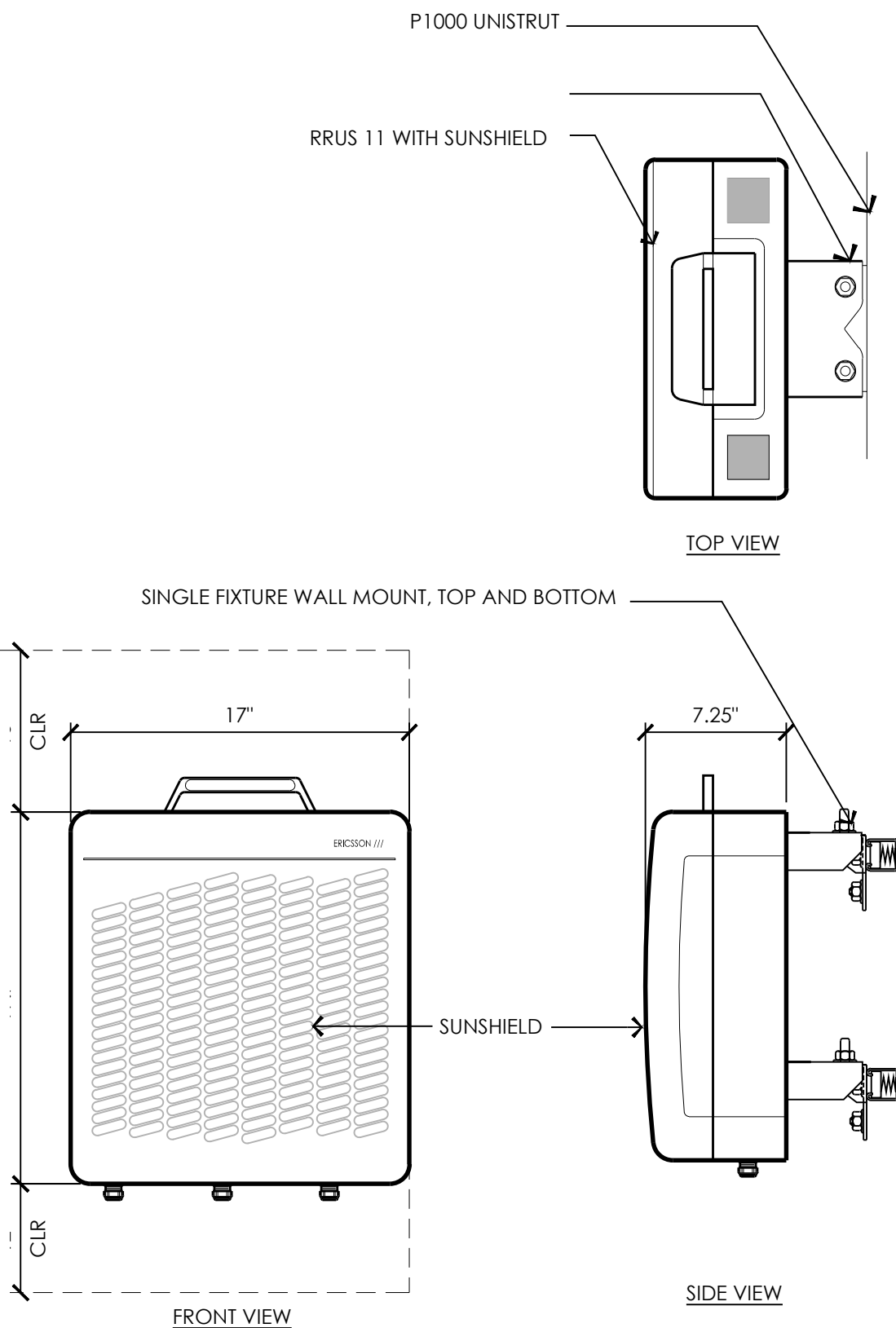
20 GPS MOUNT DETAIL
3/4" = 1'-0"



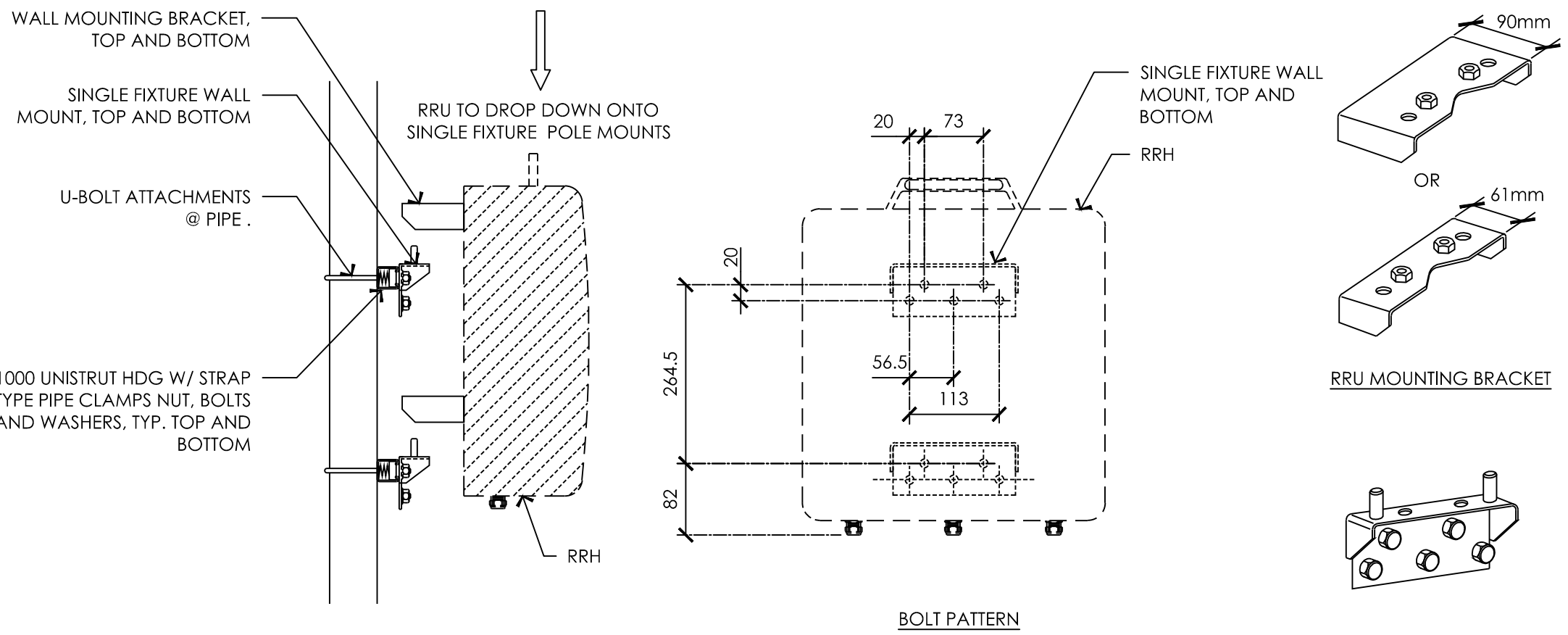
19 DUAL SWIVEL MOUNT- RRUSM
3/4" = 1'-0"

ERICSSON RRUS 11 REMOTE RADIO UNIT

COLOR: WHITE
DIMENSIONS: 19.7" TALL X 17" WIDE X 7.25" DEEP (INCLUDING SUNSHIELD)
WIEGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



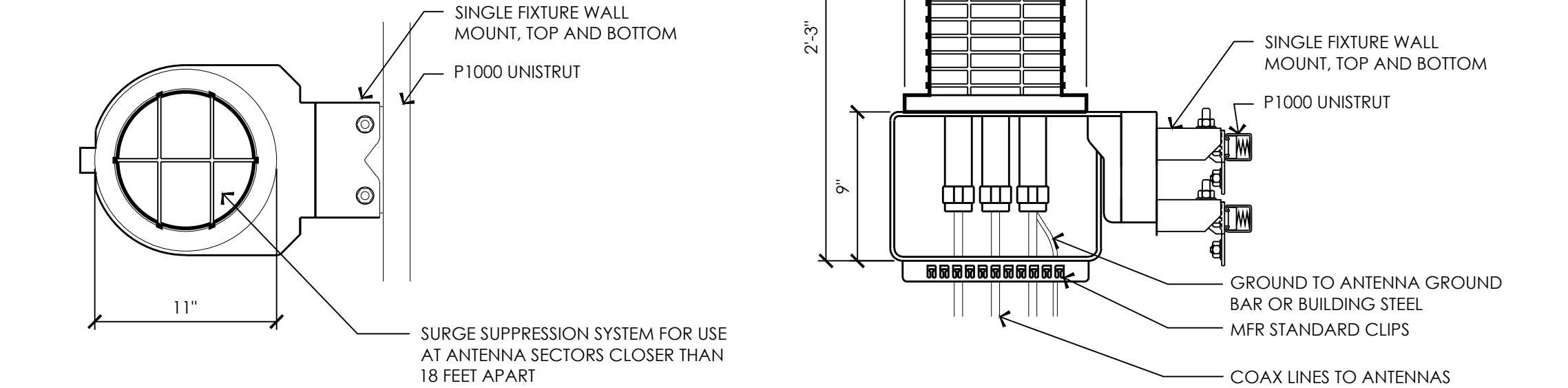
17 ERICSSON RRUS II REMOTE RADIO UNIT
1 1/2" = 1'-0"



16 RRH MOUNTING DETAIL - UNISTRUT
3/4" = 1'-0"

RAYCAP DC6-48-60-18-8F SURGE SUPPRESSION SOLUTION

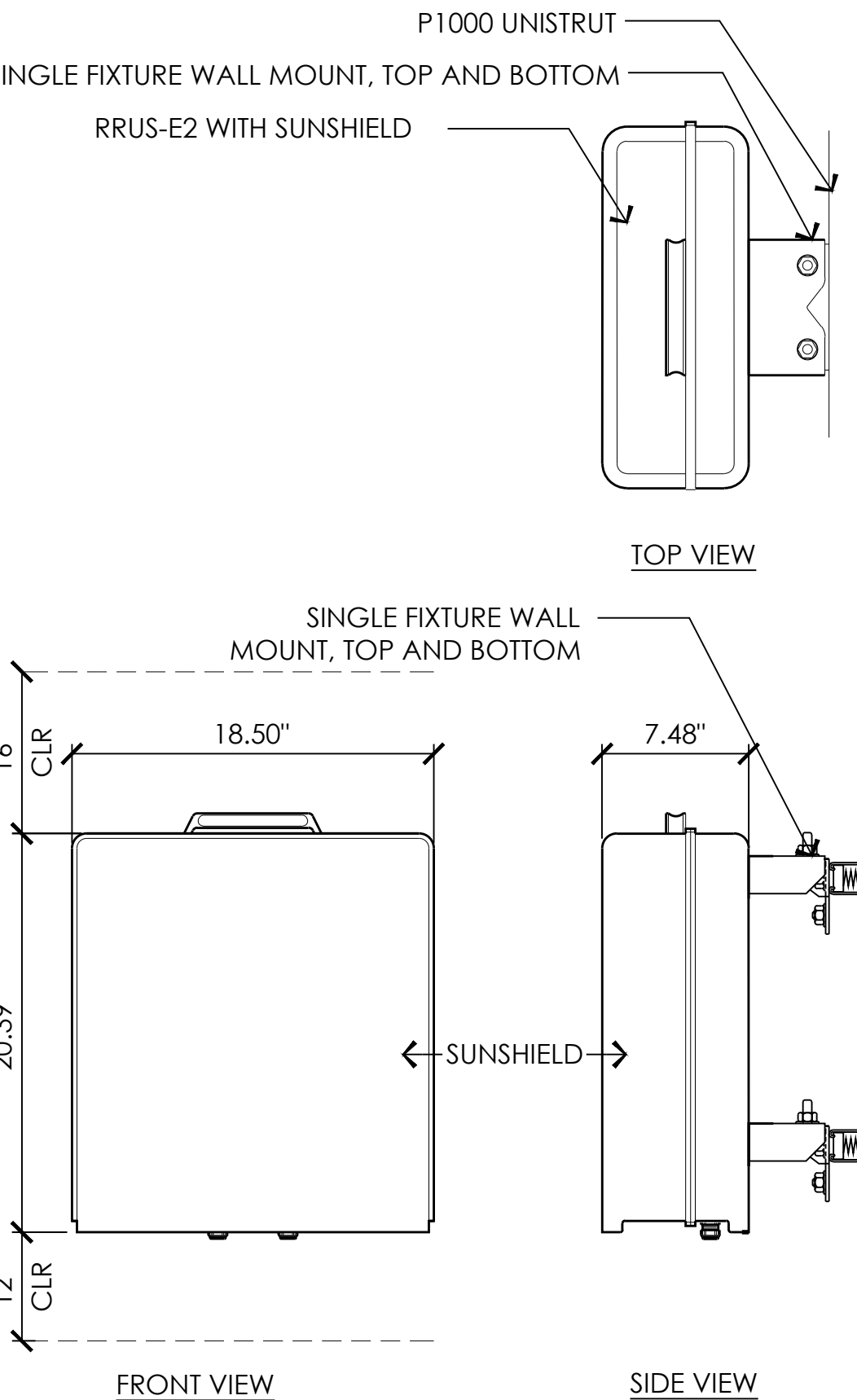
COLOR: BLACK/SILVER
DIMENSIONS: 11" DIA X 27" TALL W/ 9" BASE
WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



15 DC SURGE SUPPRESSION (SQUID)
1 1/2" = 1'-0"

ERICSSON RRUS-E2 REMOTE RADIO UNIT

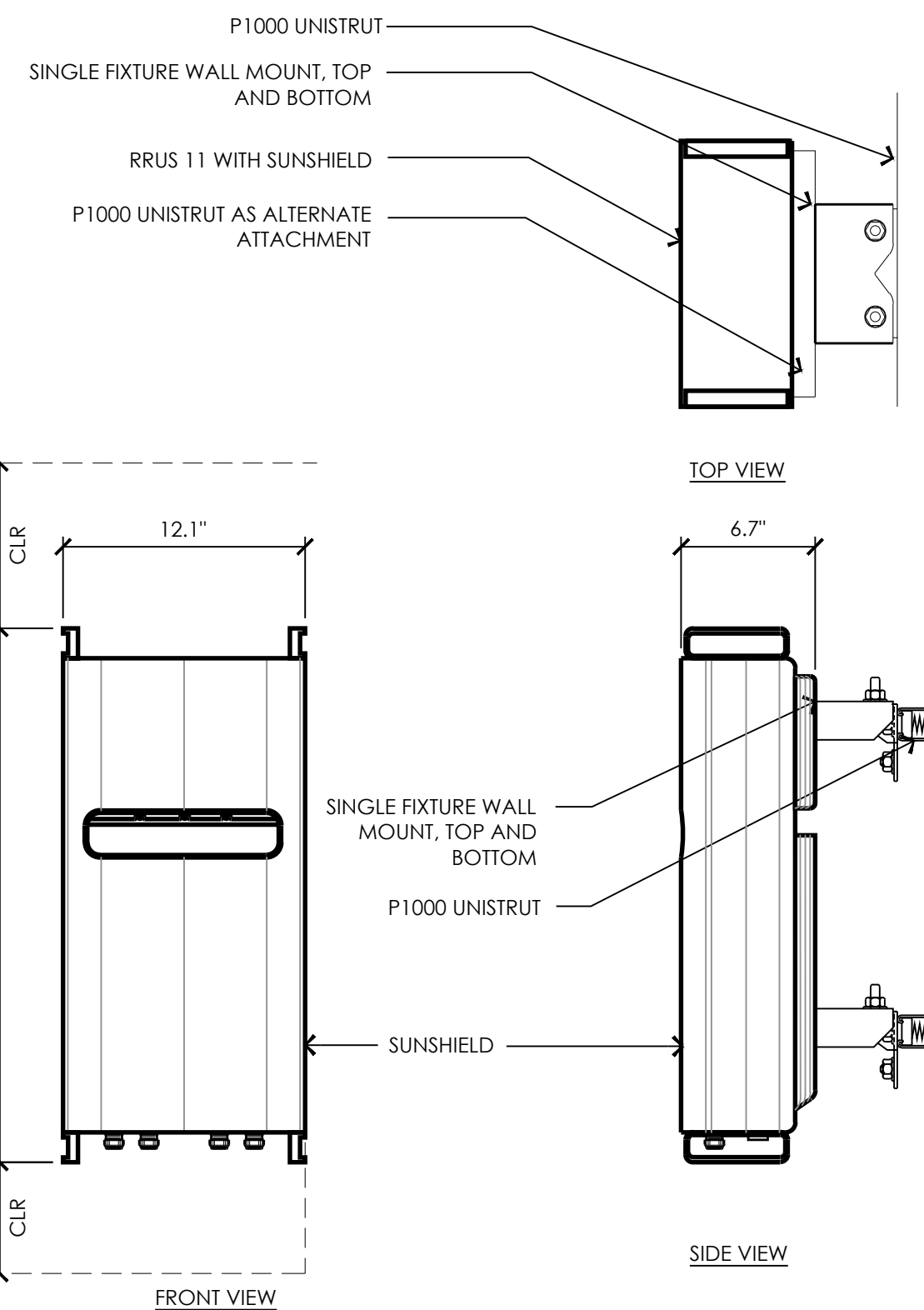
COLOR: GRAY
DIMENSIONS: 20.39" TALL X 18.50" WIDE X 7.48" DEEP (INCLUDING SUNSHIELD)
WIEGHT: +/- 53 LBS. (INCLUDING MOUNTING HARDWARE)



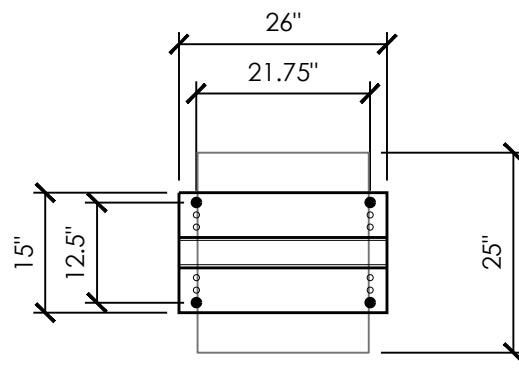
13 RRUS-E2
1 1/2" = 1'-0"

ERICSSON WCS RRU-32

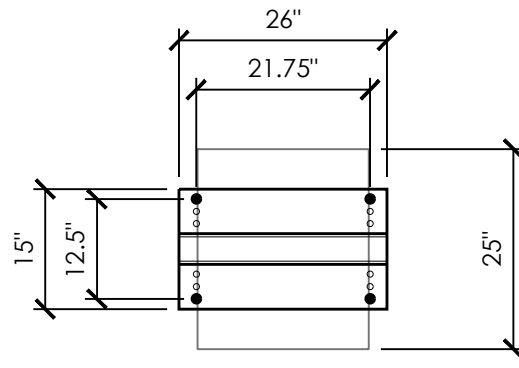
MODEL: RRUS 32, 32-B2 32-B66
COLOR: WHITE
DIMENSIONS: 26.7" TALL X 12.1" WIDE X 6.7" DEEP (INCLUDING SUNSHIELD)
WIEGHT: +/- 69 LBS. (INCLUDING MOUNTING HARDWARE)



9 RRUS-32 WCS
1 1/2" = 1'-0"

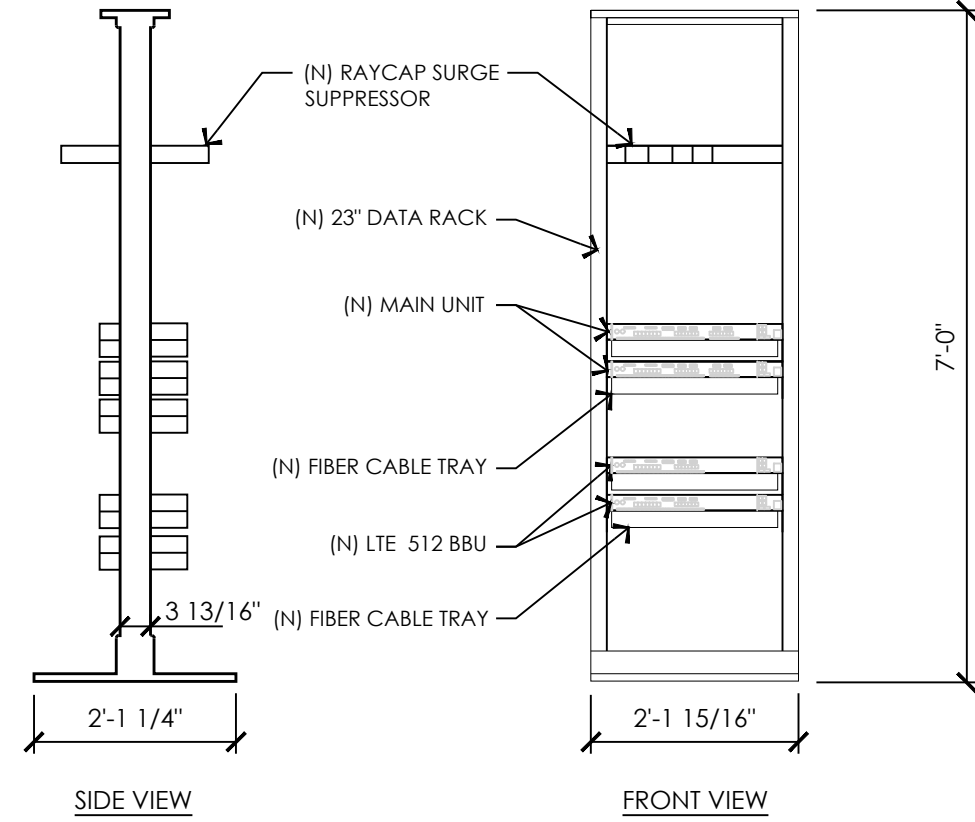


BOLTING PATTERN

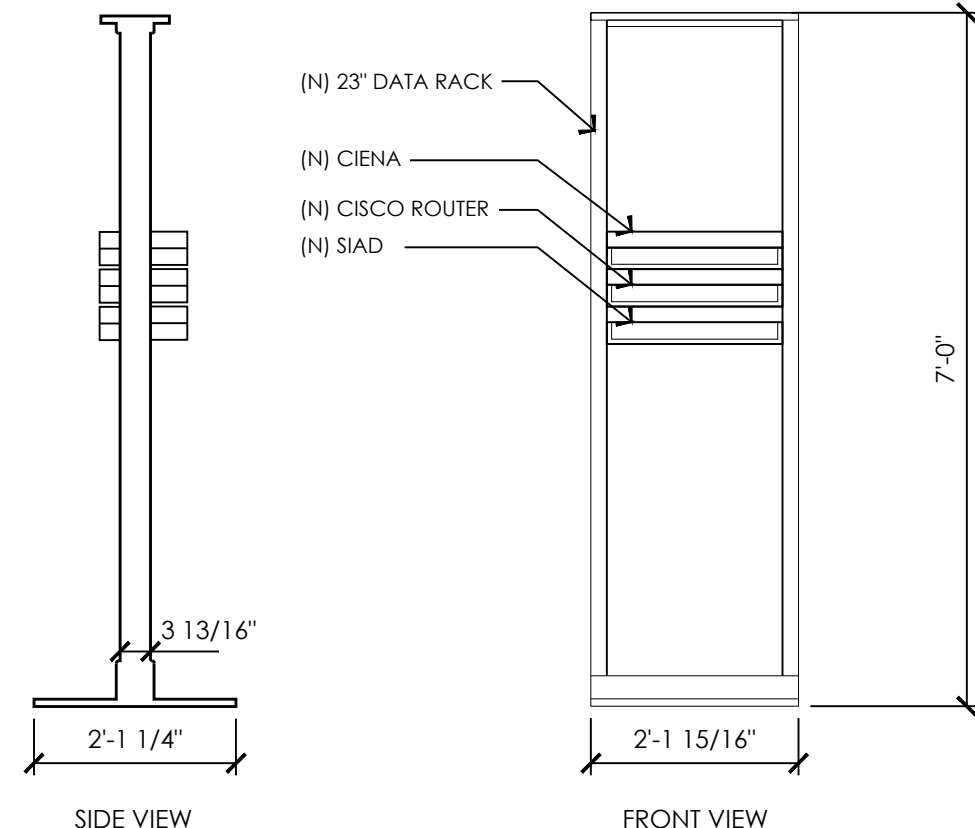


BOLTING PATTERN

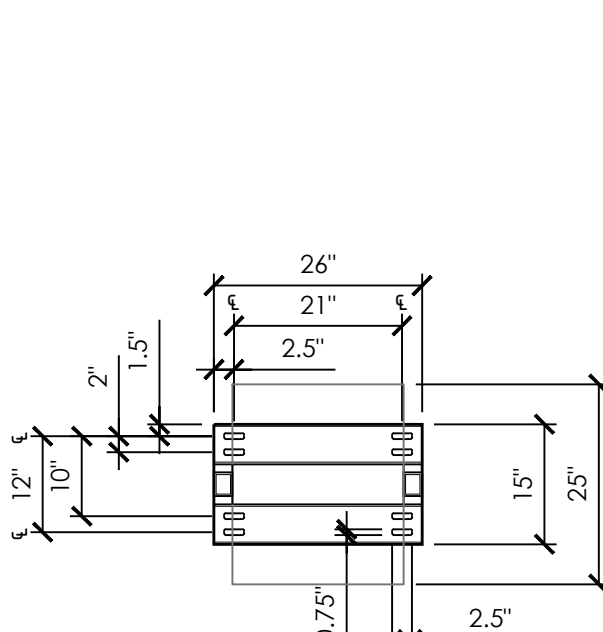
7 INTERIOR TELCO RACKS
1/2" = 1'-0"



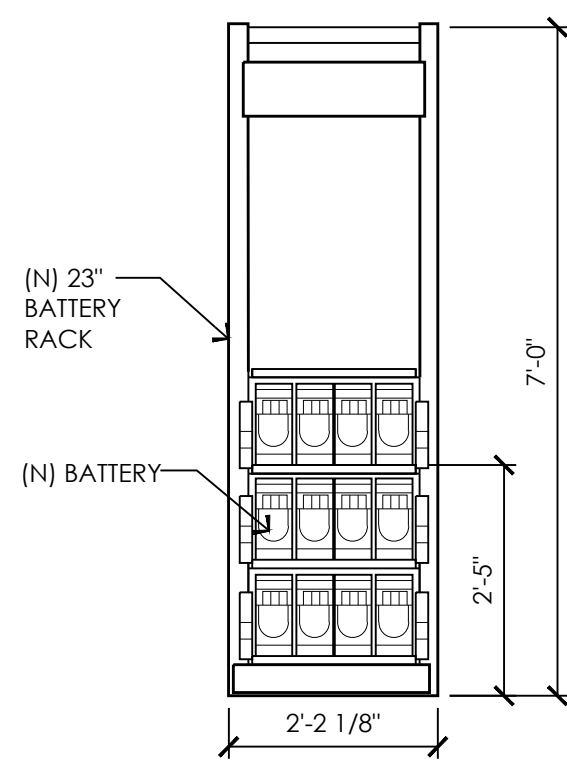
(P) RF HYBRID RACK
FULLY LOADED: 350lbs



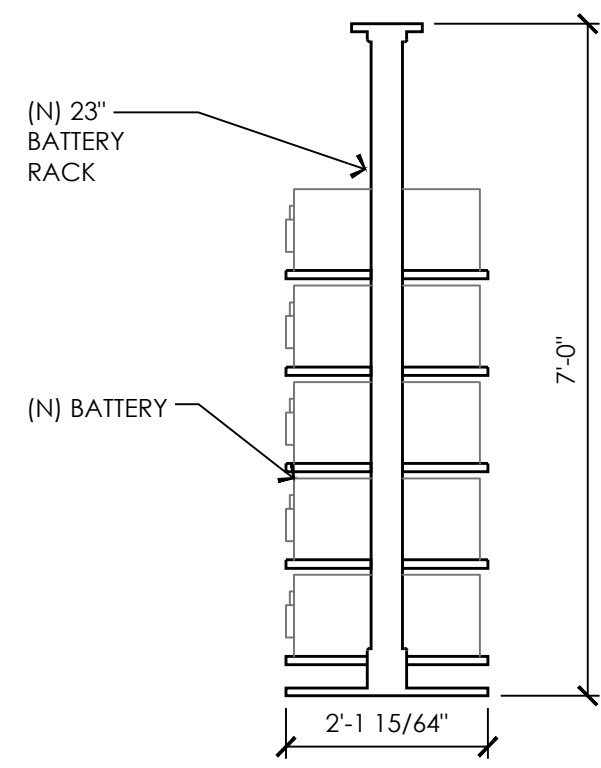
(P) TELCO RACK



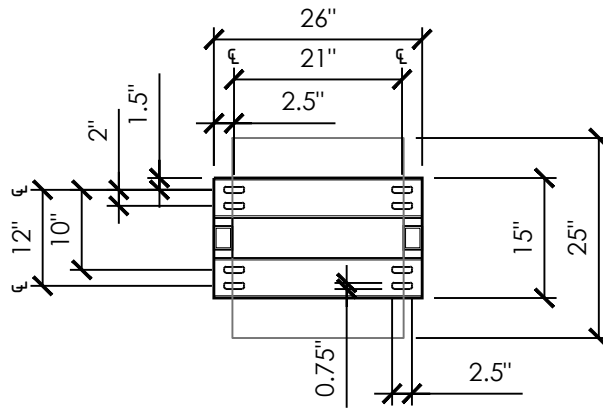
BOLTING PATTERN



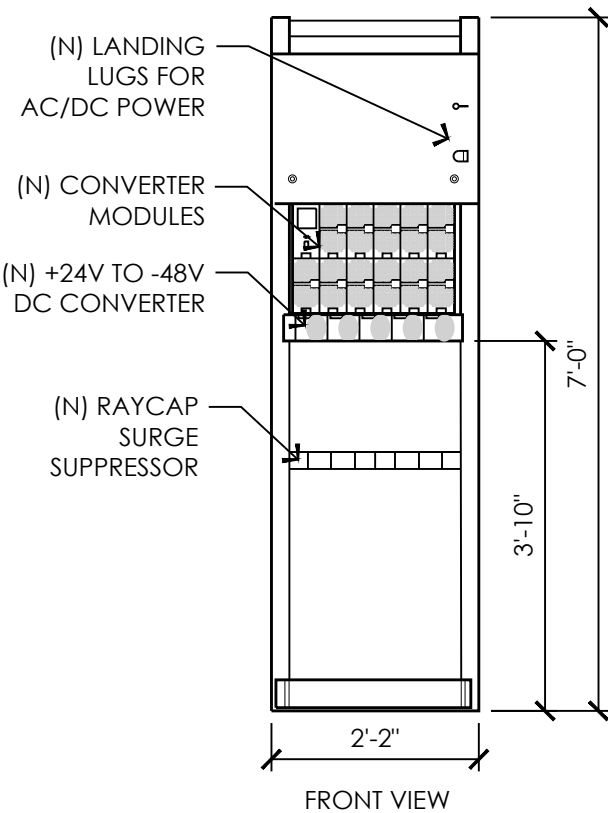
(P) BATTERY RACK- IF REQUIRED
FULLY LOADED: 2470lbs



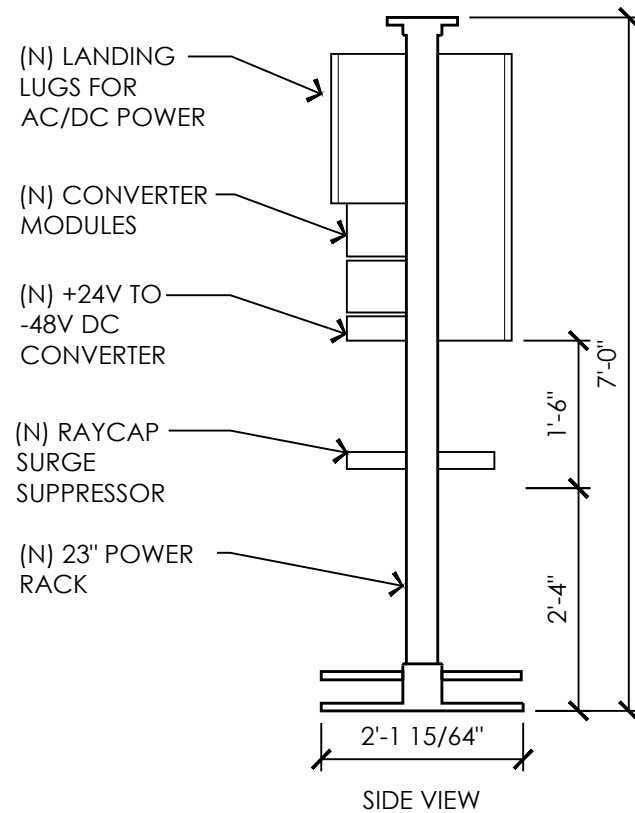
SIDE VIEW



BOLTING PATTERN



(P) POWER PLANT RACK
FULLY LOADED: 1379lbs



SIDE VIEW

5 INTERIOR POWER PLANT & BATTERY RACKS
1/2" = 1'-0"

AT&T Site ID:

CVU0093

Consultant:



5550 Merrick Road, #302
Massapequa, NY 11758

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 9037 FAX

AT&T SITE NO: CVU0093

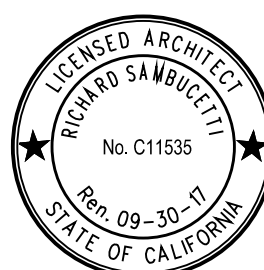
PROJECT NO: T-15515-12

DRAWN BY: SAD

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
C	05/04/17	100% ZD REV 1
B	12/19/16	100% ZD SUBMITTAL
A	09/23/16	90% ZD SUBMITTAL

Licensor:



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Issued For:

05/04/17

100% ZD Rev 1

SHEET TITLE:

CONSTRUCTION
DETAILS-EQUIPMENT

SHEET NUMBER:

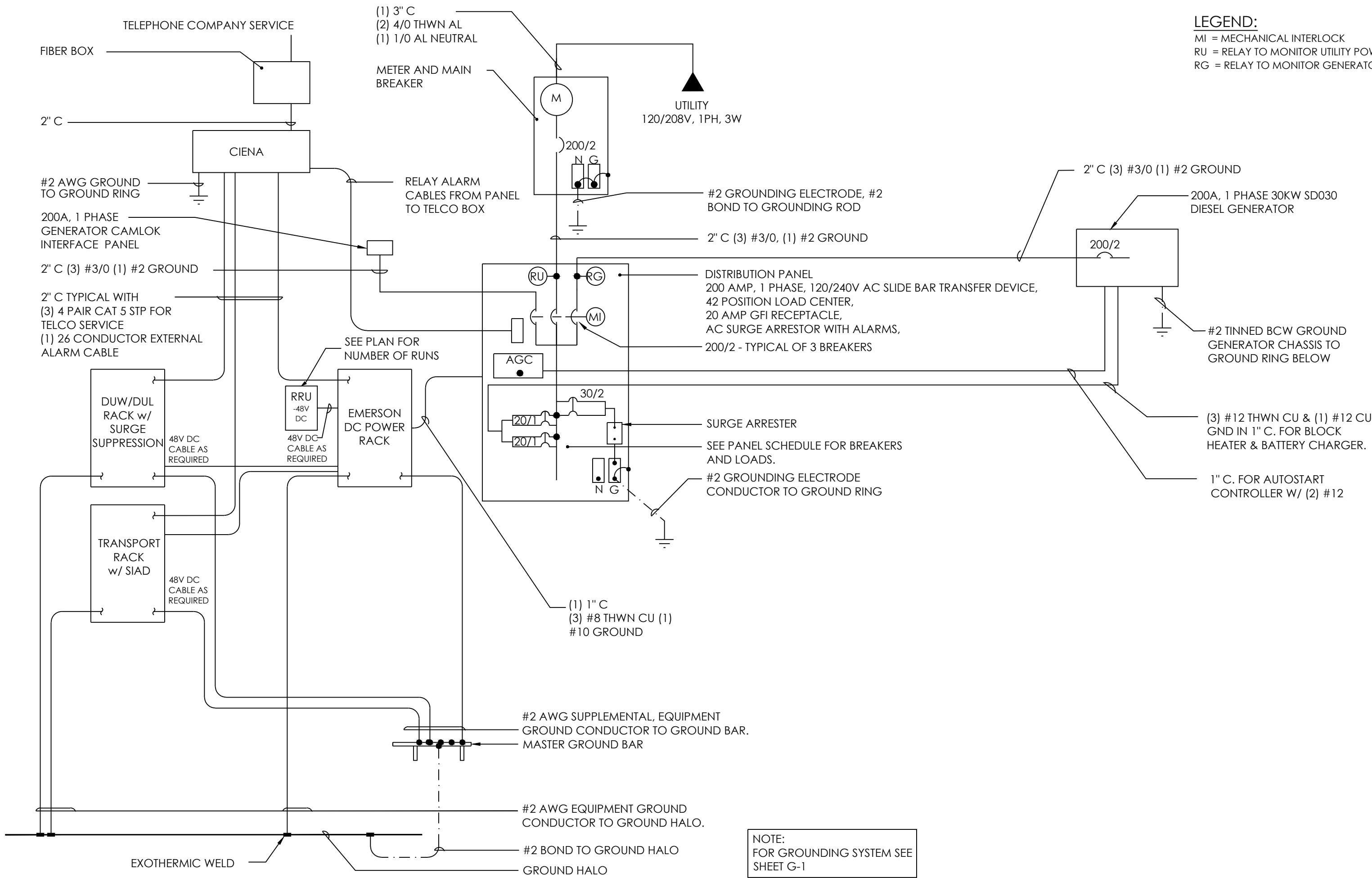
A-6

ELECTRICAL INSTALLATION METHODS:

- This installation shall comply with the currently adopted edition of the National Electrical Code and with utility company and local code requirements.
- Install sufficient lengths of LFMC including all conduit fittings (nuts, reducing bushings, elbows, couplings, etc) necessary for connection from IMC or PVC conduit to the interior of the BTS cabinet.
- Power, control and equipment ground wiring in tubing or conduit shall be single conductor (#14 AWG and larger), 600V, oil resistant THHN or THWN-2, Class B stranded copper cable rated for 90° C (wet and dry) operation; listed or labeled for the location and raceway system used.
- Cut, coil and tape a 3 foot pigtail from end of LFMC for terminating by BTS equipment manufacturer.
- Supplemental equipment ground wiring located indoors shall be single conductor (#6 AWG and larger), 600V, oil resistant THHN or THWN-2 green insulation, Class B stranded copper cable rated for 90° C (wet and dry) operation; listed or labeled for the location and raceway system used.
- Supplemental equipment ground wiring located outdoors or below grade shall be single conductor #2 AWG solid, tinned, copper cable.
- Power and control wiring, not in tubing or conduit, shall be multi-conductor, Type TC. Cable (#14 AWG and larger), 600V, oil resistant THHN or THWN-2, Class B, Stranded copper cable rated for 90° C (wet and dry) operation, with outer jacket listed or labeled for the location used.
- Cables shall not be routed through ladder-style cable tray rungs.
- Raceway and cable tray shall be listed or labeled for electrical use in accordance with NEMA, UL, ANSI/IEEE and NEC.
- New raceway or cable tray shall match the existing installation where possible.
- All power and grounding connections shall be clamp style, compression, wire lugs and wirenuts by Thomas and Betts (or equal). Lugs and wirenuts shall be rated for operation at no less than 75° C.
- Each end of every power, grounding and T1 conductor and cable shall be labeled with color coded insulation or electrical tape. The identification method shall conform with NEC & OSHA and match existing installation requirements.
- All electrical components shall be clearly labeled with engraved laminated plastic labels. All equipment shall be labeled with their voltage rating, phase configuration, wire configuration, power or ampacity rating and branch circuit ID numbers (panelboard and circuit identification).
- All tie wraps shall be cut flush with approved cutting tool to remove sharp edges.
- Rigid nonmetallic conduit (PVC Schedule 40 or PVC Schedule 80) shall be used underground, direct buried in areas of occasional light vehicle traffic or encased in reinforced concrete in areas of heavy vehicle traffic.
- All conduit run above ground or exposed shall be LFMC, IMC or Rigid Steel.
- Electrical metallic tubing (EMT) shall be used for concealed indoor locations.
- Liquid tight flexible metallic conduit shall be used indoors and outdoors where vibration occurs or flexibility is needed.
- Conduit and tubing fittings shall be threaded or compression type and approved for the location used. Setscrew fittings are not acceptable.
- Cabinets, boxes and wireways shall be listed or labeled for electrical use in accordance with NEMA, UL, ANSI/IEEE and NEC.
- Cabinets, boxes and wireways shall match the existing installation where possible.
- Provide necessary tagging on the breakers, cables and distribution panels in accordance with applicable codes and standards to safeguard life and property.
- The subcontractor shall review and inspect the existing facility grounding system and lightning protection system (as designed and installed) for strict compliance with the NEC. The site specific lightning protection code and general compliance with Telcordia and TIA grounding standards. The subcontractor shall report any violations or adverse findings to the contractor for resolution.
- All electrode systems (including telecommunication, radio, lightning protection and AC power GES's) shall be bonded together at or below grade by two or more copper bonding conductors in accordance with the NEC.
- Perform IEEE fall-of-potential resistance to earth testing (per IEEE 1100 and 81) for new ground electrode systems. The subcontractor shall furnish and install supplemental ground electrodes as needed to achieve a test result of 5 ohms or less.
- Metal raceway shall not be used as the NEC required equipment ground conductor. Stranded copper conductors with green insulation sized in accordance with the NEC shall be furnished and installed with the power circuits to BTS equipment.
- Each indoor BTS cabinet frame shall be directly connected to the master ground bar with supplemental equipment ground wires #6 or larger.
- Exothermic welds shall be used for all grounding connections below grade.
- Approved antioxidant coatings (i.e. conductive gel or paste) shall be used on all compression and bolted ground connections.
- ICE bridge bonding conductors shall be exothermically bonded or bolted to the bridge and the tower ground bar.
- Surfaces to be connected to ground conductors shall be cleaned to a bright surface at all connections.
- Exposed ground connections shall be made with compression connectors which are then bolted to equipment using stainless steel hardware. Installation torque shall be per manufacturer's requirements.
- DC power cables shall be Cobra COP-FLEX 2000, Flexible Class B or approved equal.

ELECTRICAL NOTES

N.T.S.



SINGLE LINE DIAGRAM

N.T.S.

NOTES:

- ALL WIRE TO BE #12 THHN/THWN UNLESS NOTED OTHERWISE.
COLOR CODE:
• AØ = BLACK
• 5Ø = RED
• NEUTRAL = WHITE
• GROUND = GREEN
- ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
- LABEL SERVICE DISCONNECT WITH A RED TAG.
- SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
- PULL WIRES TO END OF FLEXIBLE NONMETALLIC CONDUIT. COIL 3'-0" AT END OF FLEXIBLE NONMETALLIC CONDUIT & TAG.
- PULL ONE GROUND CONDUCTOR PER FLEXIBLE NONMETALLIC CONDUIT. FOR ALL OTHER CIRCUITS PULL A SEPARATE CONDUCTOR.
- ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
- EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.

KEY:

- Ⓢ = PHOTOCCELL
- Ⓜ = MOTION DETECTOR
- = CONDUIT GROUND
- # = NON-DEDICATED GROUND
- (#) = DEDICATED GROUND
- ◄> = ISOLATED GROUND

SHELTER A/C PANEL SCHEDULE

N.T.S.

ABBREVIATIONS:

- AGC AUTOMATIC GENERATOR CONTROLLER
BCW BARE COPPER WIRE
BTS BASE TRANSCIVER STATION
C CONDUIT
(E) EXISTING
EG EQUIPMENT GROUND
(F) FUTURE
FACP FIRE ALARM CONTROL PANEL
GEN GENERATOR
IG ISOLATED GROUND
IMC INTERMEDIATE METAL CONDUIT
LFMC LIQUID TIGHT FLEXIBLE METAL CONDUIT
MCM MILLION CIRCULAR MILLS
MI MECHANICAL INTERLOCK
MP&S SEE MECHANICAL PLANS & SPECIFICATIONS
(N) NEW
NEMA NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NL NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB PROVISION FOR FUTURE BREAKER
PVC POLYVINYL CHLORIDE CONDUIT
(R) RELOCATE
RG RELAY TO MONITOR GENERATOR POWER
RU RELAY TO MONITOR UTILITY POWER
TYP TYPICAL
UN UNLESS OTHERWISE NOTED
WP WEATHERPROOF
GFCI GROUND FAULT CIRCUIT INTERRUPTER
- NOTE: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

ABBREVIATIONS

N.T.S.

AT&T Site ID:

CVU0093

Consultant:



5550 Merrick Road, #302
Massapequa, NY 11758

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

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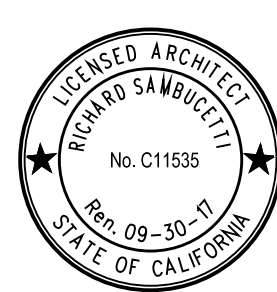
PROJECT NO: T-15515-12

DRAWN BY: SAD

CHECKED BY: B.K.W.

C	05/04/17	100% ZD REV 1
B	12/19/16	100% ZD SUBMITTAL
A	09/23/16	90% ZD SUBMITTAL
REV	DATE	DESCRIPTION

Licenser:



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Issued For:

05/04/17

100% ZD Rev 1

SHEET TITLE:

POWER SINGLE LINE DIAGRAM & PANEL SCHEDULE

SHEET NUMBER:

E-2

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
General Conditions					
1.	The approved entitlement is for a Conditional Use Permit, to allow for a 86-foot high telecommunication tower within a 28'-6" x 30' foot leasing area located at 10528 Armstrong Avenue (APN: 067-0990-004-0000) as described in the City Council staff report dated August 7, 2017 and project plans (Exhibit A) with the conditions herein, for project number DD9697.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	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	
4.	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@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
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.	General	On-Going	Public Works	
6.	In addition to the requirements listed herein, wireless communication facilities are subject to all other applicable regulations and permits, including those of the Public Utilities Commission (P.U.C) of the State of California and the Federal Communication Commission (F.C.C.)	General	On-Going	Planning	
7.	All unused or obsolete towers/antennas and equipment shall be removed from their respective sites within six months after their operation is ceased.	General	On-Going	Planning	
8.	Collocation of other service providers may be permitted on the same pole if additions of equipment do not hinder the camouflage of the pole. No additional height will be allowed without proper review by the Planning Department.	General	On-Going	Planning	
9.	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	On-Going	Planning/ Building	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
10.	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	General	On-Going	SMUD	
11.	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.	General	On-Going	SMUD	
Prior to Issuance of Building Permits					
12.	All necessary building permits are required prior to construction. All construction activity shall be reviewed by the Building and Safety Department along with Sacramento Metro Fire.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
13.	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.)	Construction	Prior to Issuance of Building Permits	SMUD	
14.	In the event the Applicant requires the relocation or removal of existing SMUD Facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Infrastructure	Prior to issuance of Building Permits	SMUD	
15.	The proposed CMU block wall shall be a minimum of 7 feet in height and shall include a decorative cap for a finished appearance	Construction	Prior to issuance of Building Permits	Planning	
16.	Applicant shall include a minimum 1-foot planter on the North, East and South sides of the leased area to incorporate landscaping along project walls.	Landscaping	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 (date & Signature)</u>
17.	If clearing and/or construction activities will occur during the migratory bird nesting season (February 1-September 1), preconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days prior to construction initiation. Focused surveys must be performed for the purposes of determining the presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible). If migratory bird nests are identified within 200 feet of project activities, the applicant will impose a 150-foot setback to all active migratory bird nest sites prior to commencement of project construction activities to avoid construction or access-related disturbances to nesting birds. Surveys shall be repeated if construction activities are delayed or postponed for more than 30 days.	Migratory Bird Surveys	Prior to Construction	Planning	

CVL00093— Zoning Coverage Predictions

2/2/2017

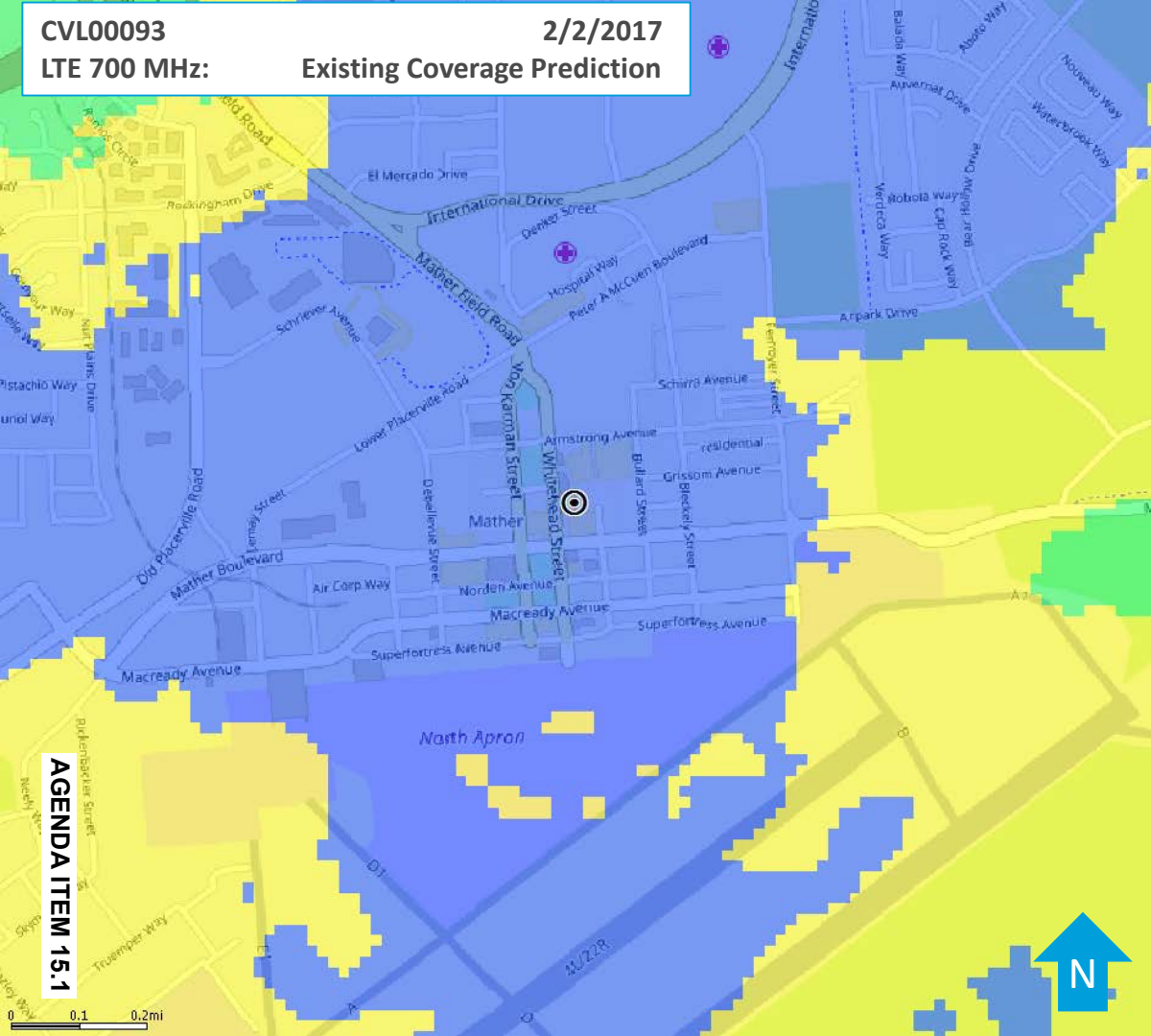
CVL00093

2/2/2017

LTE 700 MHz:

Existing Coverage Prediction

ATTACHMENT 2



Green:

- Reliable Coverage Indoors and Outdoors

Yellow:

- Reliable Coverage in Transit
- Indoor Coverage Less Reliable

Blue:

- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable



Existing Site



Proposed Site

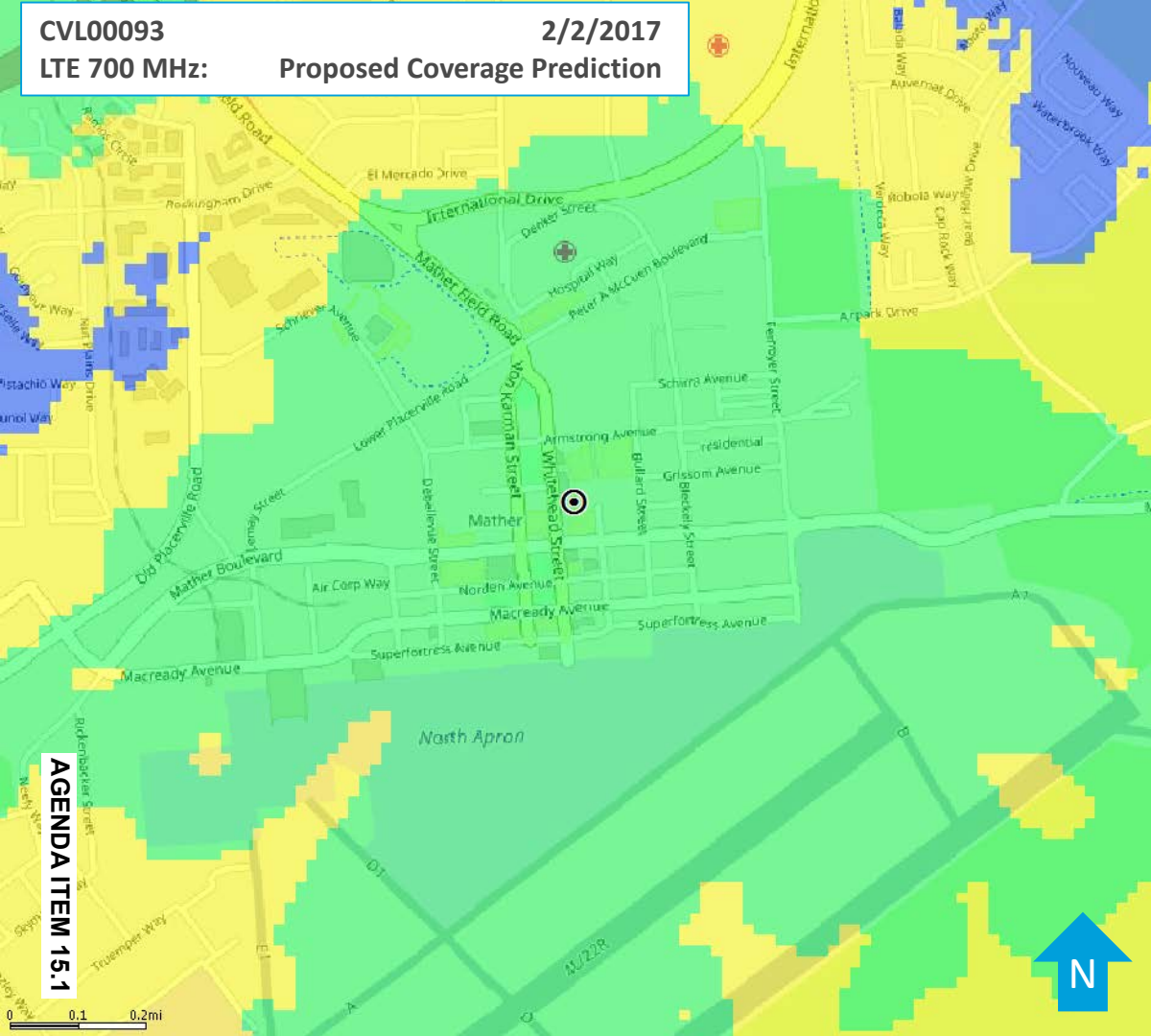
CVL00093

2/2/2017

LTE 700 MHz:

Proposed Coverage Prediction

ATTACHMENT 2



Green:

- Reliable Coverage Indoors and Outdoors

Yellow:

- Reliable Coverage in Transit
- Indoor Coverage Less Reliable

Blue:

- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable



Existing Site



Proposed Site



Map View



at&t

Overview map
10528 Armstrong Ave.
Rancho Cordova, CA 95655

*For illustrative purposes only

AGENDA ITEM 15.1

Existing



Proposed



New 86' AT&T Tower

View to the North West from Mather Blvd.



at&t

10528 Armstrong Ave.
Rancho Cordova, CA 95655

*For illustrative purposes only

AGENDA ITEM 15.1

Existing



Proposed



New 86' AT&T Tower

View to the North from Armstrong Ave.



at&t

10528 Armstrong Ave.
Rancho Cordova, CA 95655

*For illustrative purposes only

AGENDA ITEM 15.1

Existing



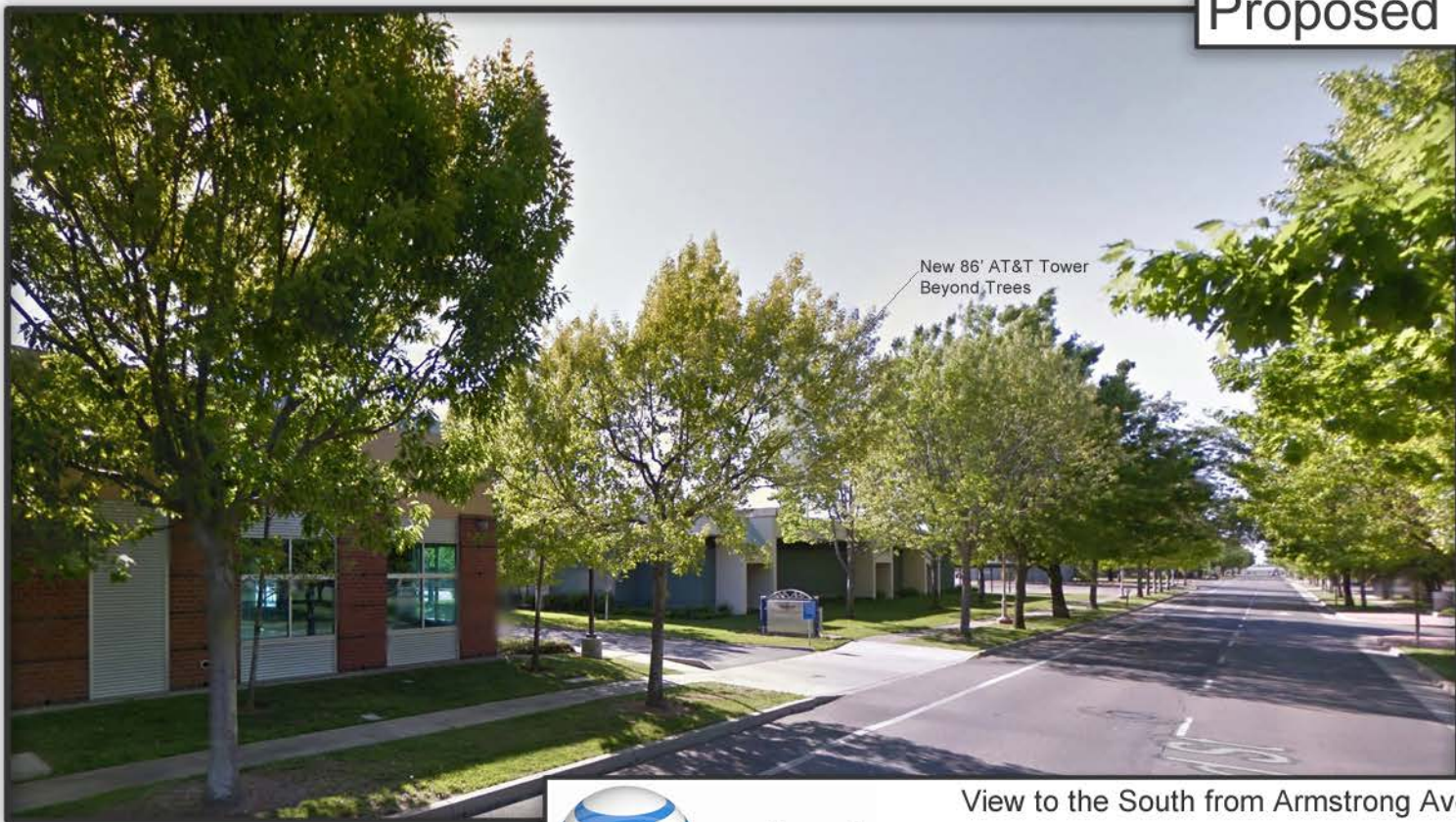
Proposed



Existing



Proposed



View to the South from Armstrong Ave.
10528 Armstrong Ave.
Rancho Cordova, CA 95655



at&t

*For illustrative purposes only

AGENDA ITEM 15.1

Existing



Proposed



New 86' AT&T Tower



at&t

*For illustrative purposes only

View to the South West from Buffington St.

10528 Armstrong Ave.
Rancho Cordova, CA 95655

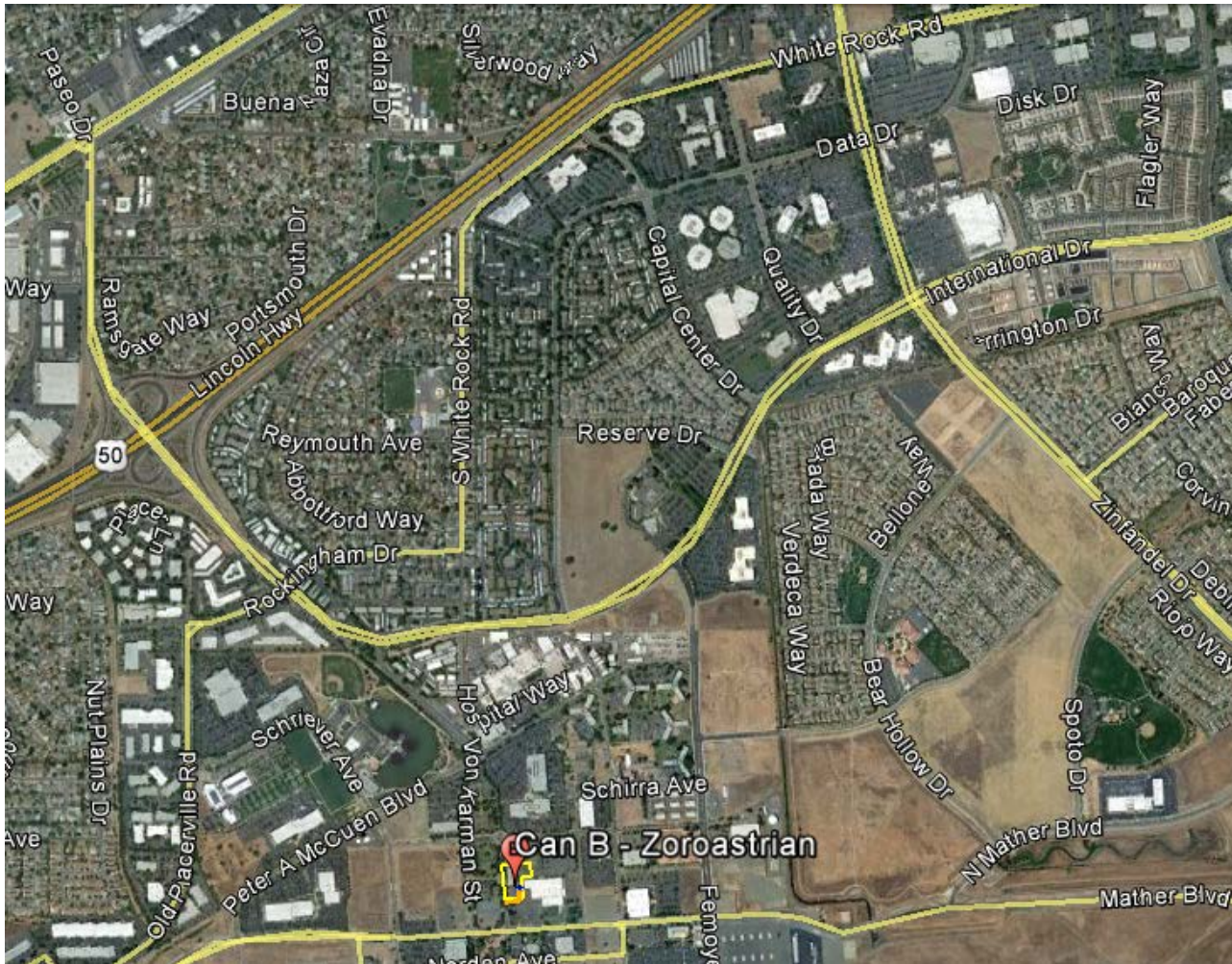
AGENDA ITEM 15.1

CVU0093 – Mather

10528 Armstrong Avenue, Rancho Cordova, CA 95655

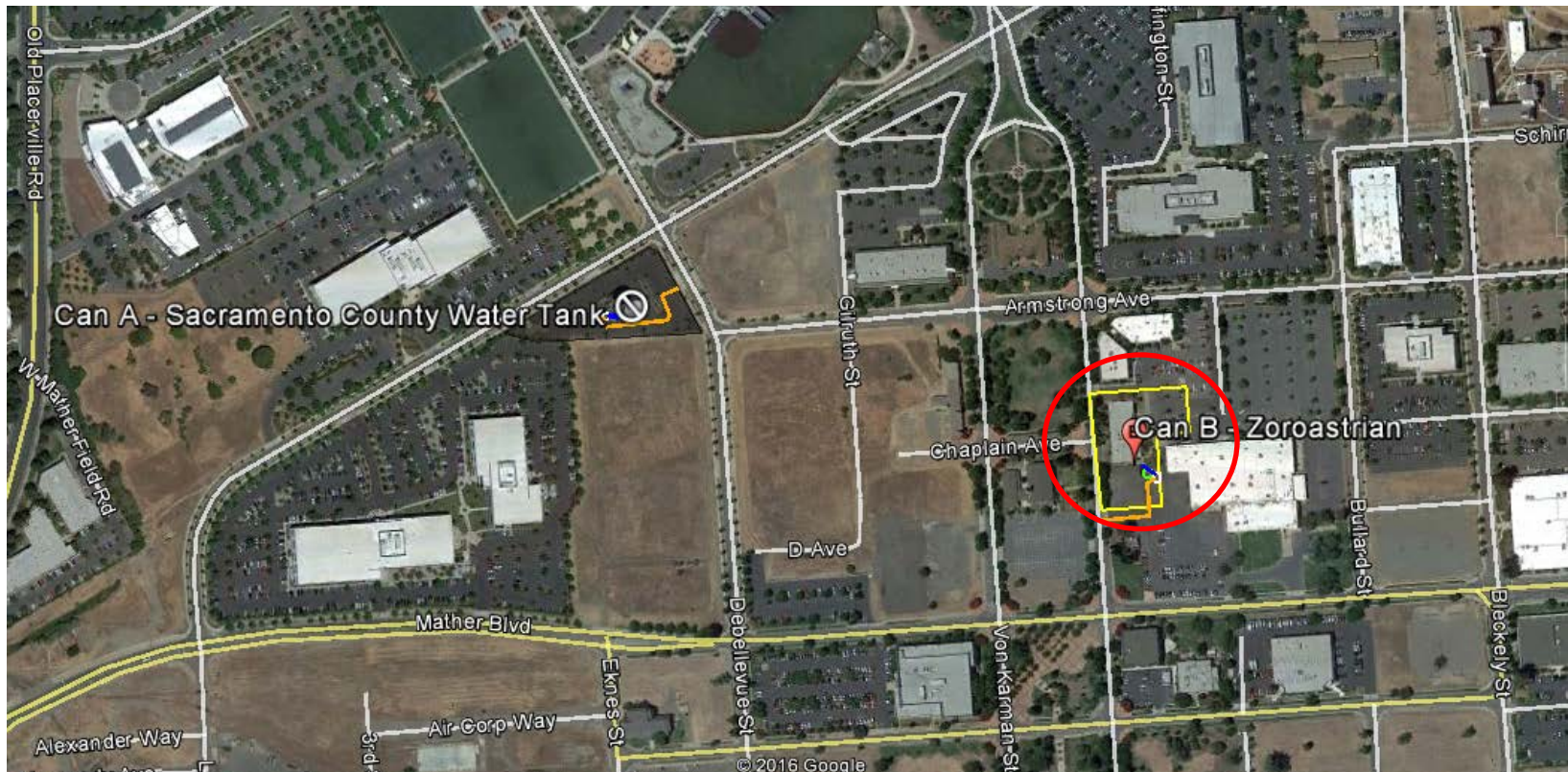
Alternative Site Location Analysis

CVU0093 – Service Improvement Objective



The purpose of the proposed site is to improve coverage to the commercial and residential areas in Rancho Cordova near International Drive from Highway 50 to Zinfandel Drive and from White Rock Road down to Mather Boulevard and augment coverage from the temporary site deployed during the Sacramento Air Show.

CVU0093 – Area Map



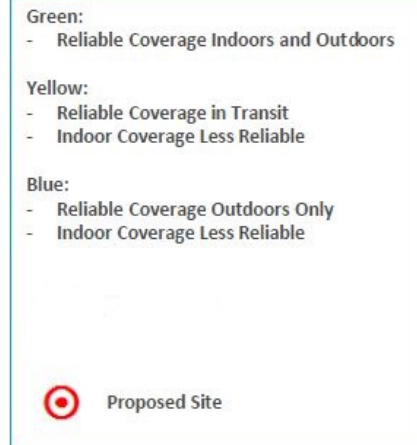
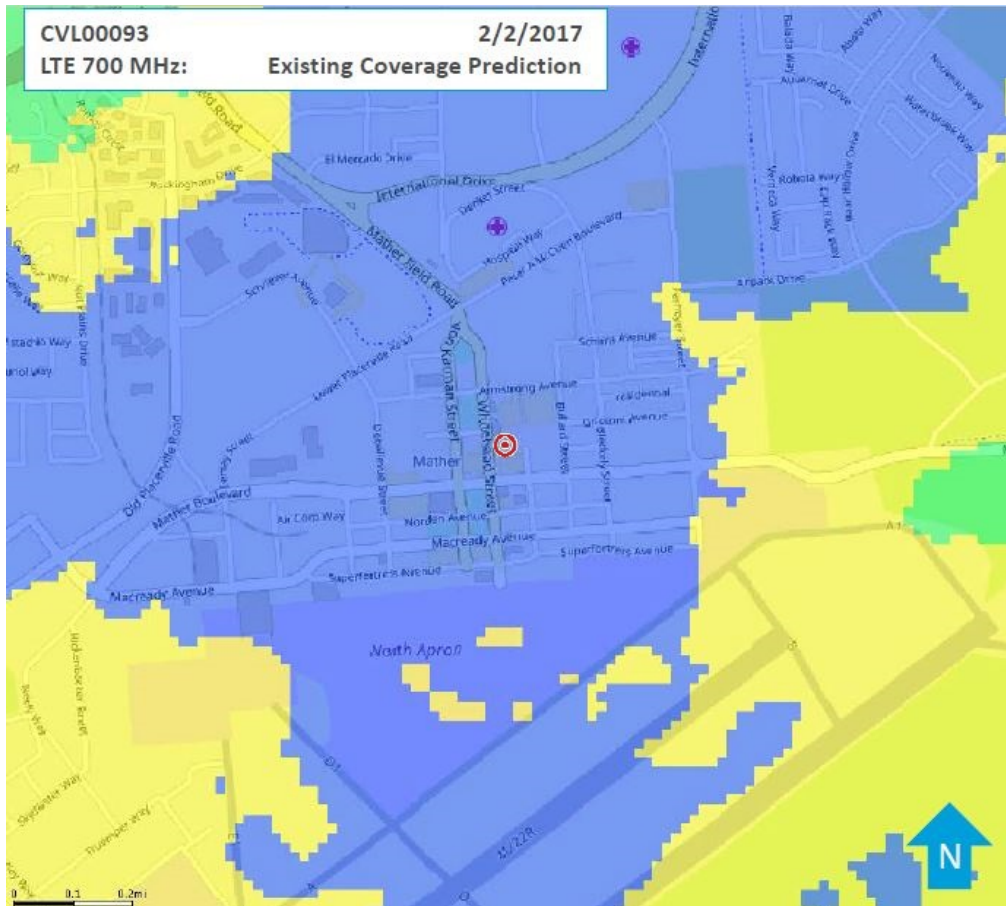
Locations Analyzed:

Project Location: Zoroastrian Women's Organization, 10528 Armstrong Avenue, Rancho Cordova, 95655

Alternative Locations Analyzed:

1. Sacramento County Water Tank, 10390 Peter A. McCuen Boulevard, Rancho Cordova, 95655

CVU0093 – Current Coverage Map



- This map represents the coverage with without the proposed site.
- Significant indoor coverage gaps appear in the primary coverage area presented during High Demand Periods.
- For the express purpose of meeting AT&T's coverage objectives for this area, AT&T proposes the following Alternative Site Location Analysis.

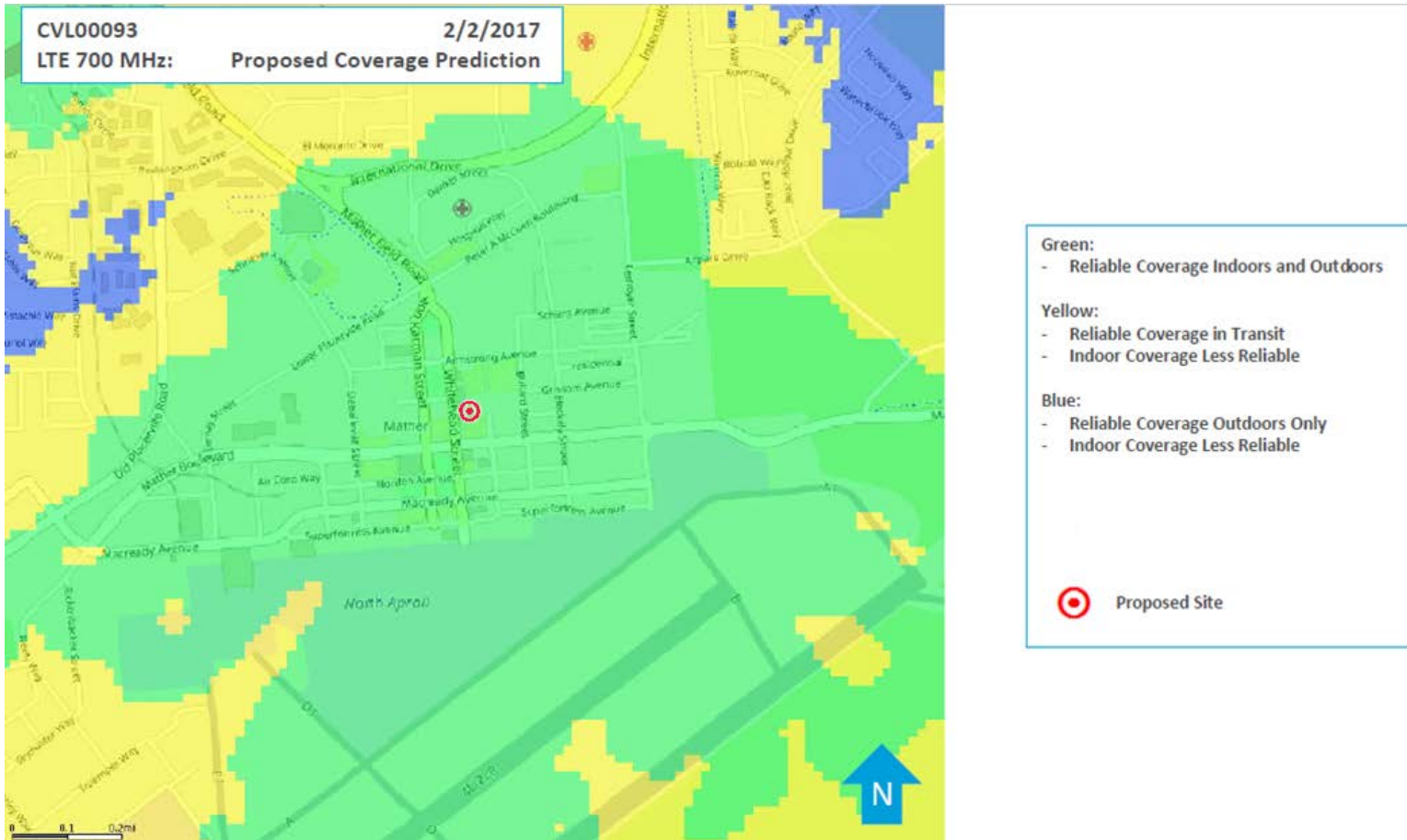
CVU0093 – Primary Site Location

Proposed Site Location



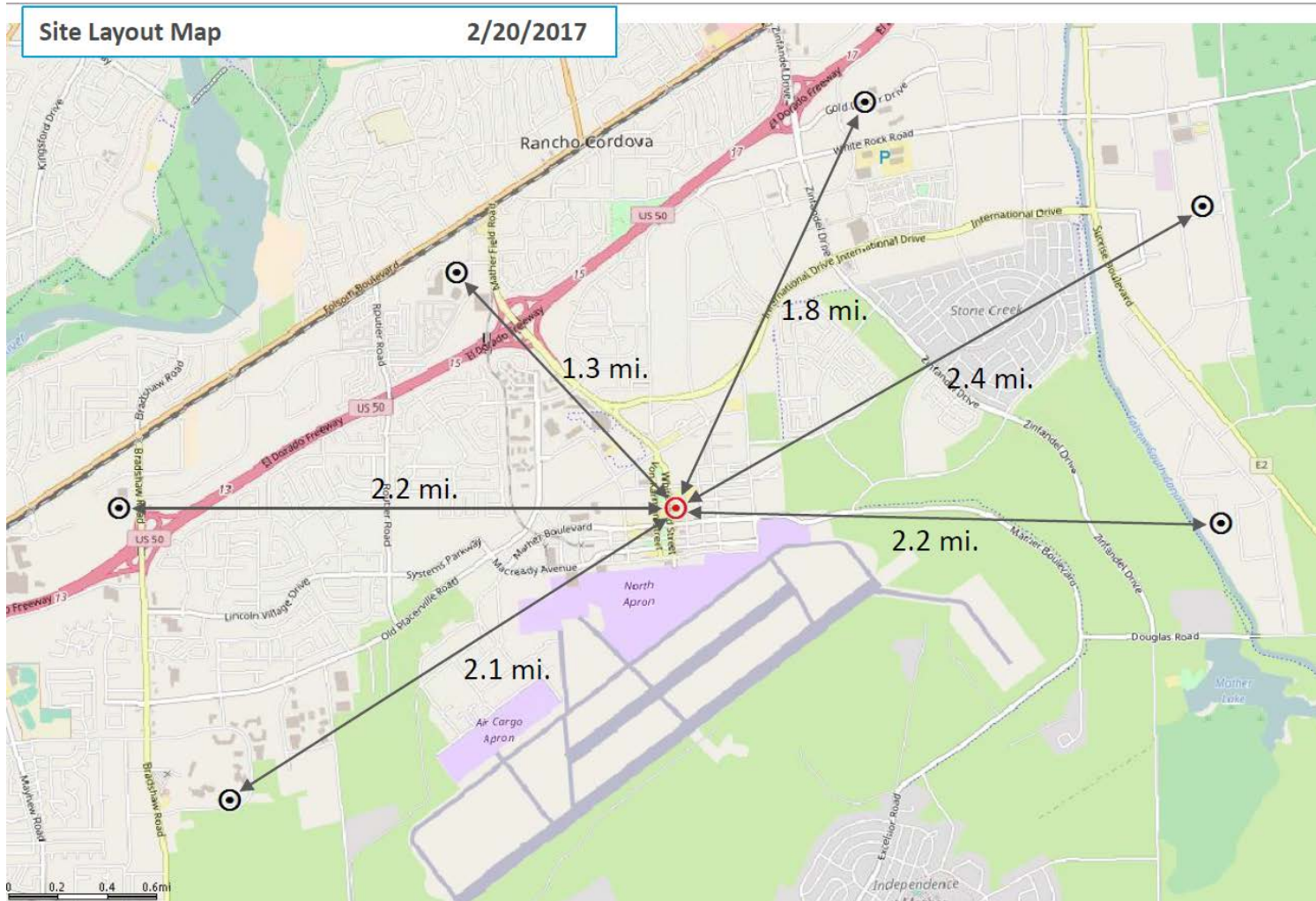
- Upon review of the region AT&T found only one location that would have allowed colocation on an existing facility/structure that would help minimize the impact of installment. This was the Sacramento County Water Tank that was considered as an alternative site. This alternative location was ideal from a construction perspective; however, incompatibilities between protocols required by the owner (Sacramento County Water District) and AT&T's leasing requirements made leasing negotiations untenable for both parties. Therefore this alternative location was discarded since a lease agreement could not be successfully arranged.
- This primary site location was considered only once the only collocatable site was determined to be insufficient to meet the project's demands. Given the residential nature of the surrounding area all other sites would require a new build and considering this site has an actively interested landlord and is well located within the area of interest it will provide as beneficial location as any other within the nearby proximity.

CVU0093 — Proposed Coverage from Primary Site Location



- RF modeling predicts this will be the expanded coverage with the proposed site installed.
- This location and elevation is considered to be “optimal” as a permanent site.

CVU0093 — Existing Surrounding Sites at 10528 Armstrong Avenue, Rancho Cordova, CA 95655



- This map represents the location of existing sites surrounding the proposed site location

Alternative 1 — Sacramento County Water Tank

– Collocation at the Sacramento County Water Tank



- **Sacramento County Water Tank located at 10390 Peter A. McCuen Boulevard, Rancho Cordova, CA 95655**
- **Due to the high elevation of this structure which would permit collocation of antenna rather than new build of a tower this location would be ideal from a construction and expense standpoint. However, incompatibilities between protocols required by the owner (Sacramento County Water District) and AT&T's leasing requirements made leasing negotiations untenable for both parties.**
- **As a result this was not seen as an acceptable site because a successful lease agreement could not be reached.**

Conclusion

CVU0093 - Mather - Zoroastrian

Photo Simulation

Existing



Proposed



View to the North from Armstrong Ave.



at&t

10528 Armstrong Ave.
Rancho Cordova, CA 95655

*For illustrative purposes only

Based on AT&T's analysis of alternative sites, our engineering staff has confirmed that the Primary site location at 10528 Armstrong Avenue remains the most appropriate site for new build construction in this area.

About this Statement

RF Engineer – Hatem Rizk

NP&E-RAN Design & RF Engineering
925-277-6280 Office

RF Tools

- **ATOLL**

The ALT Sites Analysis is compiled using a wireless coverage prediction tool from Forsk called ATOLL. The tool has several GIS layers as inputs such as ground clutter data and average ground elevation height. The tool also knows about our antennas that we use for the cell sites and the transmit powers and everything in the link budget. This tool simulates what a customer will receive as a signal power. This tool is used to compare future site choices so that the optimal coverage can be attained.

- **Google Earth Pro**

A powerful GIS tool which is used to overlay the ATOLL prediction and drive test data. With this data and the topography models in this program, further analysis of data and graphic displays of coverage areas can be generated for reference.

April 26, 2017

AT&T Mobility dba AT&T Wireless

Sara King

PO Box 6043

Folsom , CA 95763

**SUBJECT – PROJECT NO. 9697 – AT&T FACILITY CVU0093 MATHER – CONDITIONAL USE PERMIT –
COMPLETENESS REVIEW**

Dear Ms. King

The City of Rancho Cordova Planning Department has received your application for a Conditional Use Permit for a new unmanned telecommunications facility consistent of a 28.5' X 30 lease area and a proposed 86' tall stealth tower. After the project's initial review Staff has deemed the project *incomplete* due to the following below items.

Please revise your items and resubmit plans with a corresponding response for each of the comments below.

General Items:

1. During our previous meeting, we discussed some preliminary stealth options for the proposed tower. One option was a clock tower to help disguise the tower a bit. In reviewing the plans I did not see any renderings showing the tower disguising the tower as a clock tower or any other stealth options. Please provide renderings of that design.
2. Please include Coverage maps to showing the need for this telecommunications facility and also a proposed coverage map showing how this tower will fulfill that need.

Comments:

3. Page A-2

- a. This page shows the swing gate at 12' wide however, the title page shows the gate at 6' as well as page A-4.1. I'm assuming the correct width is 6'?
- b. What is the height of the 30" x 48" U.G. Pull Vault?
- c. What is the height of the Emergency Generator?
- d. The fence is proposed at 6' high, will anything else be visible other than the tower and the 10' tall equipment shelter (taller than 6')?
- e. What color will equipment shelter be painted?



- f. The labeling shows that the CMU block wall will be painted an off-white color with flat finish. Was this chosen to match the tower? It may be more ideal to paint the wall consistent with the existing Zoroastrian building on site. I know the church recently remodeled their small prayer room and plan to paint the rest of the building the same color. Painting the block wall the color of the prayer room would allow for a consistent design throughout the site.
- g. #13 of the labels states "AT&T pre-manufactured equipment shelter w/patio". Is the Patio portion the concreted area in front that contains the backup generator? Please clarify.
- h. Label #18 and #20 are the same.
- i. The site plan shows the distance from the pole to the wall. In addition, could you add the distance from the pole to the property line and also the distance from the

4. **Page A-4.1**

- a. Can the CMU Block wall have some sort of cap on the top for a finished look?



Other Agency Comments:

1. At the moment there are no comments from other Agencies, Organizations, or Departments.

If you have any questions or concerns regarding these comments please let me know.

Thank You,

Nicholas Sosa
Assistant Planner



Shore 2 Shore on behalf of



at&t

May 19, 2017

Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

c/o Shore 2 Shore Wireless Inc.
P.O. Box 6043
Folsom, CA 95763

Response to Comment Letter on Project No. 9697 – AT&T Facility CVU0093 Mather

Re: Proposed new AT&T Wireless Facility at: 10528 Armstrong Avenue, Rancho Cordova, CA 95655; APN: 067-0990-004

This letter is in response to the City of Rancho Cordova Planning Department's letter dated April 26, 2017, in regards to Project No. 9697 – AT&T Facility CVU0093 Mather – Conditional Use Permit – Completeness Review. This letter addresses each of the concerns outlined in the City of Rancho Cordova Planning Department's letter.

General Items Response:

1. With additional input from the City of Rancho Cordova's Planning Office we have agreed that a clock tower would be a more aesthetic design for the project and have incorporated a clock tower stealth design into the drawings. Please see the new planning drawings which include the clock tower design.
2. The planner requested we include coverage maps with the application. Please see the attached coverage maps provided with this letter.

Page A-2

- a. Yes, the correct width is 6' wide for the swing gate on the lease area. The 12' width in the text on page A-2 was an error. It has been corrected on the revised drawings.
- b. The U.G. of this pull vault is meant to specify "Underground" thus the top of the pull vault will be at surface level.
- c. The height of the emergency generator will be 74.5 inches above the ground surface.
- d. No, with a 6' high fence nothing else will be visible over the fence other than the tower and the equipment shelter.
- e. The exterior of the shelter is a natural brown aggregate material with a tan trim.
- f. We are amenable to color matching our proposed surround wall to the wall color of the Zoroastrian Center. As the Zoroastrian Center is currently under renovations, the final wall color has yet to be identified but can and will be matched if the approval is conditioned thusly. We have added language to the drawings that is consistent with this statement.
- g. The patio portion of the equipment shelter is an extension of the shelter foundation and the term "patio" is an industry term for this type of foundation. So yes, the "patio" is the concreted area in front that contains the backup generator.
- h. Noted. We have changed Detail #18 to "Not Used" as it was redundant and modified the drawings to reflect only detail #20 to indicate the CMU Wall. We also changed the text on detail #20 to reflect the addition of the decorative cap (per your request below in regards to Page A-4.1) and indicating we will match the color of the Zoroastrian wall color instead of using white paint (per your request in concern F above).
- i. We have added a distance call out to show the distance from the pole to the wall as well as the distance from the pole to the property line. Please see revised drawings.

Page 2

May 19, 2017

Page A-4.1

- a. Yes, we are amendable to adding a decorative cap to the CMU wall. Please see revised drawings (specifically the addition indicated to detail #20 on page A-2).

Should you have questions regarding this project, please do not hesitate to contact me at (916) 296-2011.

Sincerely,

Sara J. King

Project Development Manager

Shore 2 Shore Wireless Inc. – AT&T Mobility Project

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

USID# 163433
Site No. CVU0093
Mather - Zoroastrain Events & Cultural Center
10528 Armstrong Avenue
Rancho Cordova, California 95655
Sacramento County
38.567750; -121.296802 NAD83
Tower

EBI Project No. 6217001168
March 27, 2017



Prepared for:

AT&T Mobility, LLC
c/o Shore to Shore Wireless, Inc.
5550 Merrick Road, Suite 302
Massapequa, NY 11758

Prepared by:



RF-EME Compliance Report
EBI Project No. 6217001168

USID No. 163433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

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APPENDICES

Appendix A	Personnel Certifications
Appendix B	Antenna Inventory
Appendix C	RoofView® Export File
Appendix D	RoofView® Graphic
Appendix E	Compliance/Signage Plan

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CVU0093 located at 10528 Armstrong Avenue in Rancho Cordova, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

RF-EME Compliance Report
EBI Project No. 6217001168

USID No. 163433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

The following signage is recommended at this site:

- Green INFO 1 sign posted at the access gate to the compound.
- Yellow Tower CAUTION sign posted at the base of the tower.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of up to twelve (12) wireless telecommunication antennas on a tower in Rancho Cordova, California. There are three Sectors (A, B, and C) proposed at the site, with four (4) proposed antennas per sector. The current plans for the site include three (3) antennas per sector, but provide for one (1) future antenna in each sector. Future antennas were not included in the modeling analysis. For modeling purposes, it is assumed that there will be one (1) LTE antenna in each sector transmitting in the 700 and 1900 MHz frequency ranges, one (1) LTE antenna in each sector transmitting in the 2100 MHz frequency range, and one (1) LTE antenna in each sector transmitting in the 850 and 2300 MHz frequency ranges. The Sector A antennas will be oriented 0° from true north. The Sector B antennas will be oriented 220° from true north. The Sector C antennas will be oriented 110° from true north. The bottoms of the antennas will be approximately 80 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via a gate in the fence surrounding the tower. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

Modeling results were generated based on information from the following materials:

- RFDS – CVL00093 RFDS v3.0.1 - 01-16-17dated 1/16/2017
- CDs – CVU0093 100 ZD - DRM Approval - 03-22-17dated 3/22/2017

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

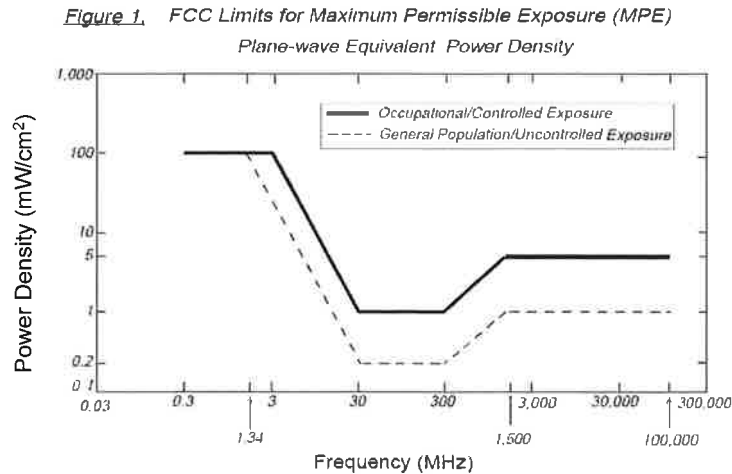
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

- I. All sites must be analyzed for RF exposure compliance;

2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 12.20 percent of the FCC's general public limit (2.44 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 12.20 percent of the FCC's general public limit (2.44 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

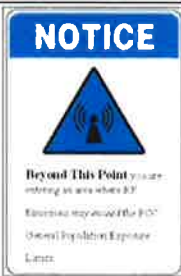
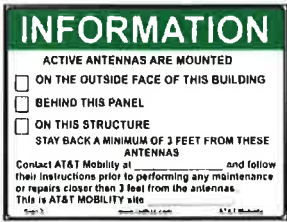
The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

RF-EME Compliance Report
EBI Project No. 6217001168

USID No. 163433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Green INFO 1 sign posted at the access gate to the compound.
- Yellow Tower CAUTION sign posted at the base of the tower.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 10528 Armstrong Avenue in Rancho Cordova, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

RF-EME Compliance Report
EBI Project No. 6217001168

Site No. CVU0093
10528 Armstrong Ave, Rancho Cordova, California

Reviewed and Approved by:



sealed 28mar2017

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

EBI Consulting

RF-EME Compliance Report
EBI Project No. 6217001168

USID No. 163433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

Preparer Certification

I, Christopher Ilgenfritz, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



RF-EME Compliance Report
EBI Project No. 6217001168

USID No. 163433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

Appendix B

Antenna Inventory

RF-EME Compliance Report
EBI Project No. 6217001168

USID No. 163433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Antenna Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Degrees)	X	Y	Z
ATT A1	AT&T	Panel	LTE 700	639.96	10.95	Andrew SBNHH-ID65A	0	4.6	66	31	33	79.7
ATT A1	AT&T	Panel	LTE 1900	3673.84	14.35	Andrew SBNHH-ID65A	0	4.6	65	31	33	79.7
ATT A2	AT&T	Panel	LTE 2100	3846.98	14.55	Andrew SBNHH-ID65A	0	4.6	62	25	32	79.7
ATT A4	AT&T	Panel	LTE 850	839.63	10.95	Andrew SBNHH-ID65A	0	4.6	61	18	32	79.7
ATT A4	AT&T	Panel	LTE 2300	2697.74	15.05	Andrew SBNHH-ID65A	0	4.6	61	18	32	79.7
ATT B1	AT&T	Panel	LTE 700	1014.26	12.95	CCI BSA-M65R-BUU-H4	194	4.2	35	16	28	80.9
ATT B1	AT&T	Panel	LTE 700	1014.26	12.95	CCI BSA-M65R-BUU-H4	246	4.2	35	16	28	80.9
ATT B1	AT&T	Panel	LTE 1900	4416.92	15.15	CCI BSA-M65R-BUU-H4	194	4.2	31	16	28	80.9
ATT B1	AT&T	Panel	LTE 1900	4416.92	15.15	CCI BSA-M65R-BUU-H4	246	4.2	31	16	28	80.9
ATT B2	AT&T	Panel	LTE 2100	5071.31	15.75	CCI BSA-M65R-BUU-H4	194	4.2	28	19	24	80.9
ATT B2	AT&T	Panel	LTE 2100	5071.31	15.75	CCI BSA-M65R-BUU-H4	246	4.2	28	19	24	80.9
ATT B4	AT&T	Panel	LTE 850	1675.29	13.95	CCI BSA-M65R-BUU-H4	194	4.2	32	23	17	80.9
ATT B4	AT&T	Panel	LTE 850	1675.29	13.95	CCI BSA-M65R-BUU-H4	246	4.2	32	23	17	80.9
ATT B4	AT&T	Panel	LTE 2300	3097.42	15.65	CCI BSA-M65R-BUU-H4	194	4.2	25	23	17	80.9
ATT B4	AT&T	Panel	LTE 2300	3097.42	15.65	CCI BSA-M65R-BUU-H4	246	4.2	25	23	17	80.9
ATT C1	AT&T	Panel	LTE 700	639.96	10.95	Andrew SBNHH-ID65A	110	4.6	66	28	18	79.7
ATT C1	AT&T	Panel	LTE 1900	3673.84	14.35	Andrew SBNHH-ID65A	110	4.6	65	28	18	79.7

EBI Consulting ♦ 21 B Street ♦ Burlington, MA 01803 ♦ 1.800.786.2346

RF-EME Compliance Report
EBI Project No. 6217001168

USID No. 163433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Antenna Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Degrees)	X	Y	Z
ATT C2	AT&T	Panel	LTE 2100	3846.98	14.55	Andrew SBNHH-ID65A	110	4.6	62	30	24	79.7
ATT C4	AT&T	Panel	LTE 850	839.63	10.95	Andrew SBNHH-ID65A	110	4.6	61	33	29	79.7
ATT C4	AT&T	Panel	LTE 2300	2697.74	15.05	Andrew SBNHH-ID65A	110	4.6	61	33	29	79.7

1. Note there are only 3 active AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

RF-EME Compliance Report
EBI Project No. 6217001168

USID No. I63433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

Appendix C

Roofview® Export File

StartMapDefinition

Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of Areas	Envelope	List Of Areas
320	100	150	120	20	20	1	\$AE\$B1:\$DZ:\$AE\$B1:\$DZ:\$200	\$AE\$B1:\$DZ:\$200

StartSettingsData

Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	100	1	500	4	5000	2	3	1.5

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dlr	Uptime Profile	ON flag
ATT A1	LTE	700	30	2	2	10 1/2 LDF	0.5	51.42227	Andrew	SBNHH-1D65A		31	33	79.71		4.58	10.95 66;0		ON	ON
ATT A1	LTE	1900	40	4	4	10 1/2 LDF	0.5	134.9336	Andrew	SBNHH-1D65A		31	33	79.71		4.58	14.35 65;0		ON	ON
ATT A2	LTE	2100	40	4	4	10 1/2 LDF	0.5	134.9336	Andrew	SBNHH-1D65A		25	32	79.71		4.58	14.55 62;0		ON	ON
ATT A4	LTE	850	40	2	2	10 1/2 LDF	0.5	67.46678	Andrew	SBNHH-1D65A		18	32	79.71		4.58	10.95 61;0		ON	ON
ATT A4	LTE	2300	25	4	4	10 1/2 LDF	0.5	84.33348	Andrew	SBNHH-1D65A		18	32	79.71		4.58	15.05 61;0		ON	ON
ATT B1	LTE	700	30	2	2	10 1/2 LDF	0.5	51.42227	CCI	BSA-M65R-BUU-H4		16	28	80.92		4.16	12.95 35;194		ON	ON
ATT B1	LTE	700	30	2	2	10 1/2 LDF	0.5	51.42227	CCI	BSA-M65R-BUU-H4		16	28	80.92		4.16	12.95 35;246		ON	ON
ATT B1	LTE	1900	40	4	4	10 1/2 LDF	0.5	134.9336	CCI	BSA-M65R-BUU-H4		16	28	80.92		4.16	15.15 31;194		ON	ON
ATT B1	LTE	1900	40	4	4	10 1/2 LDF	0.5	134.9336	CCI	BSA-M65R-BUU-H4		16	28	80.92		4.16	15.15 31;246		ON	ON
ATT B2	LTE	2100	40	4	4	10 1/2 LDF	0.5	134.9336	CCI	BSA-M65R-BUU-H4		19	24	80.92		4.16	15.75 28;194		ON	ON
ATT B2	LTE	2100	40	4	4	10 1/2 LDF	0.5	134.9336	CCI	BSA-M65R-BUU-H4		19	24	80.92		4.16	15.75 28;246		ON	ON
ATT B4	LTE	850	40	2	2	10 1/2 LDF	0.5	67.46678	CCI	BSA-M65R-BUU-H4		23	17	80.92		4.16	13.95 32;194		ON	ON
ATT B4	LTE	850	40	2	2	10 1/2 LDF	0.5	67.46678	CCI	BSA-M65R-BUU-H4		23	17	80.92		4.16	13.95 32;246		ON	ON
ATT B4	LTE	2300	25	4	4	10 1/2 LDF	0.5	84.33348	CCI	BSA-M65R-BUU-H4		23	17	80.92		4.16	15.65 25;194		ON	ON
ATT B4	LTE	2300	25	4	4	10 1/2 LDF	0.5	84.33348	CCI	BSA-M65R-BUU-H4		23	17	80.92		4.16	15.65 25;246		ON	ON
ATT C1	LTE	700	30	2	2	10 1/2 LDF	0.5	51.42227	Andrew	SBNHH-1D65A		28	18	79.71		4.58	10.95 66;110		ON	ON
ATT C1	LTE	1900	40	4	4	10 1/2 LDF	0.5	134.9336	Andrew	SBNHH-1D65A		28	18	79.71		4.58	14.35 65;110		ON	ON
ATT C2	LTE	2100	40	4	4	10 1/2 LDF	0.5	134.9336	Andrew	SBNHH-1D65A		30	24	79.71		4.58	14.55 62;110		ON	ON
ATT C4	LTE	850	40	2	2	10 1/2 LDF	0.5	67.46678	Andrew	SBNHH-1D65A		33	29	79.71		4.58	10.95 61;110		ON	ON
ATT C4	LTE	2300	25	4	4	10 1/2 LDF	0.5	84.33348	Andrew	SBNHH-1D65A		33	29	79.71		4.58	15.05 61;110		ON	ON

StartSymbolData

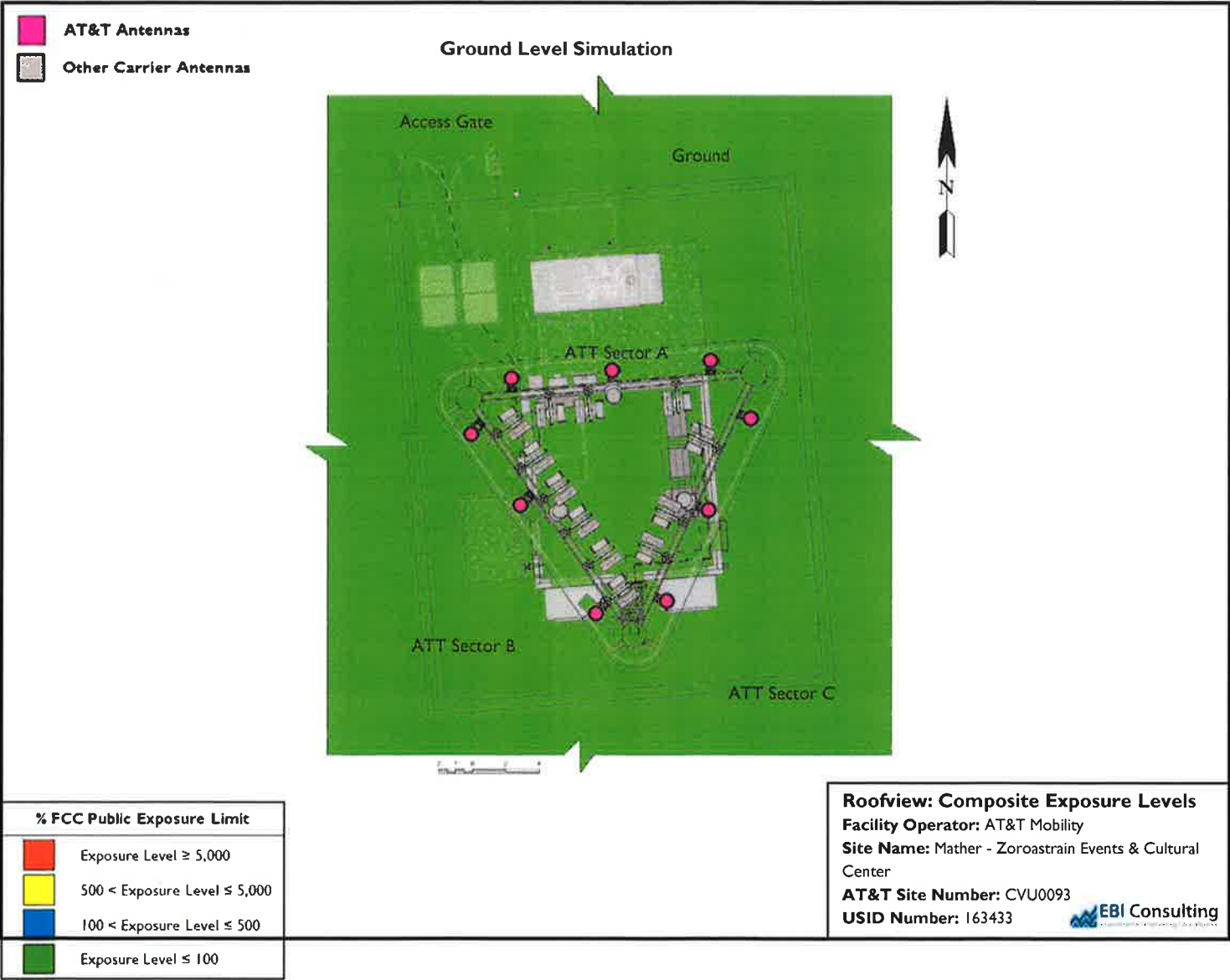
Sym	Map Marker	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym			5	35 AC Unit	Sample symbols
Sym			14	5 Roof Access	
Sym			45	5 AC Unit	
Sym			45	20 Ladder	

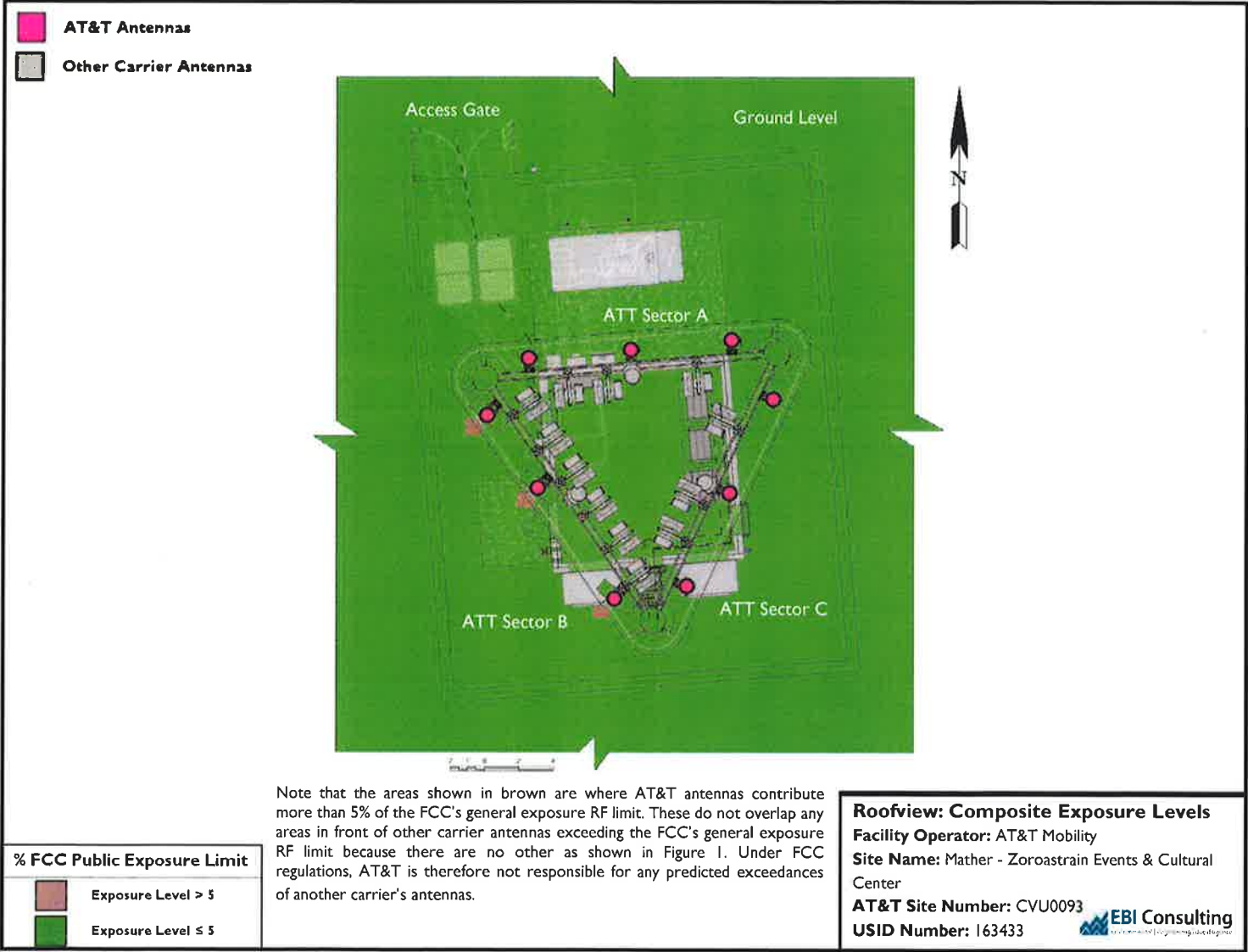
RF-EME Compliance Report
EBI Project No. 6217001168

USID No. 163433 Site No. CVU0093
10528 Armstrong Avenue, Rancho Cordova, California

Appendix D

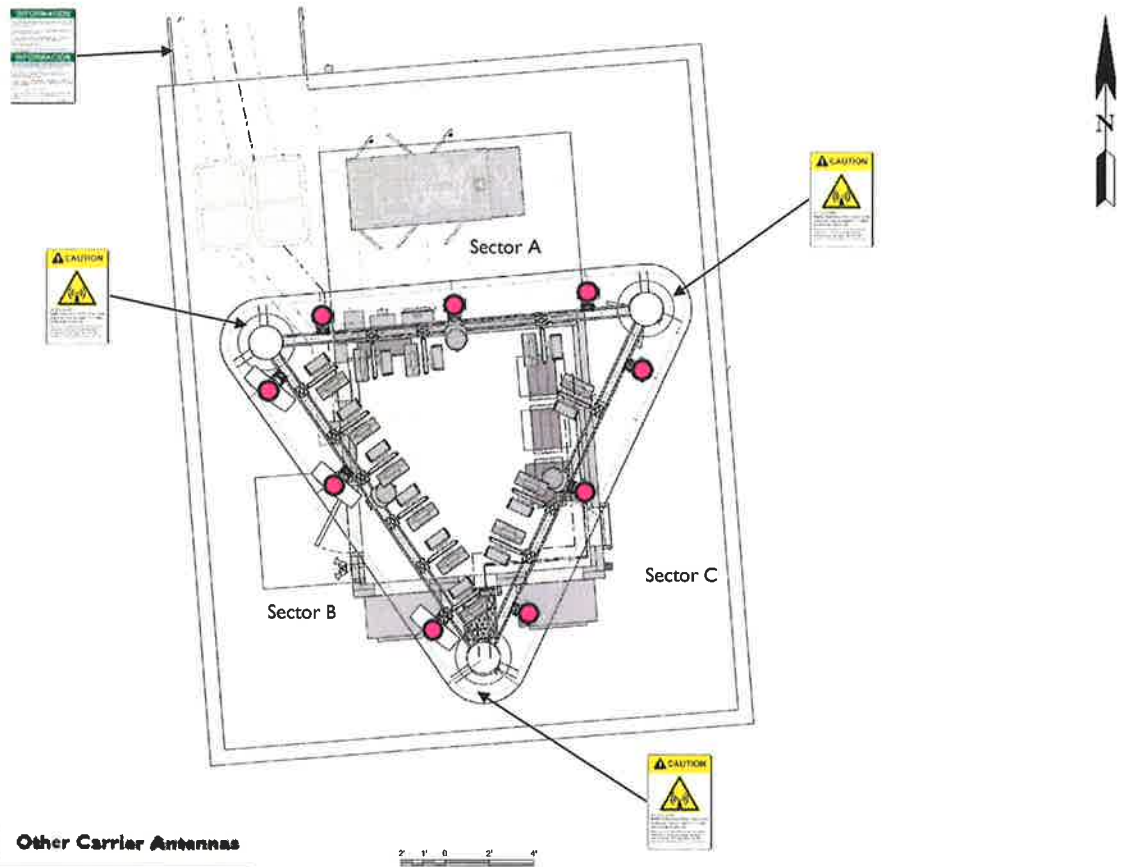
Roofview® Graphics





Appendix E

Compliance/Signage Plan



■ **AT&T Antennas** ■ **Other Carrier Antennas**

Sign Identification Legend			
	Denotes AT&T Information Sign 1		Denotes AT&T NOTICE Sign
	Denotes AT&T Information Sign 2		Denotes AT&T CAUTION Sign
	Denotes AT&T Information Sign 3		Denotes AT&T CAUTION Tower Sign
	Denotes AT&T Information Sign 4		Denotes AT&T WARNING Sign

Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: Mather - Zoroastrain Events & Cultural Center
AT&T Site Number: CVU0093
USID Number: 163433



ATTACHMENT 7

067-0990-004
SACRAMENTO ZOROASTRIAN
ASSOCIATION
10528 ARMSTRONG AVE
MATHER CA 95655

067-0010-019
BAPS SACRAMENTO LLC
81 SUTTONS LN
PISCATAWAY NJ 08854

067-0010-019
OCCUPANT
10548 ARMSTRONG AVE
MATHER CA 95655

067-0010-020
SACRAMENTO COUNTY OFFICE OF
EDUCATION
PO BOX 269003
SACRAMENTO CA 95826

067-0010-027
WEST COAST GAS CO INC
9203 BEATTY DR
SACRAMENTO CA 95826

067-0010-036
10555 NORDEN AVE HOLDINGS LLC
9195 SURVEY RD
ELK GROVE CA 95624

067-0010-036
OCCUPANT
10555 NORDEN AVE # A
MATHER CA 95655

067-0010-036
OCCUPANT
10555 NORDEN AVE # B
MATHER CA 95655

067-0010-036
OCCUPANT
10555 NORDEN AVE # C
MATHER CA 95655

067-0010-038
SACRAMENTO COUNTY BOARD OF
EDUCATION
PO BOX 269003
SACRAMENTO CA 95826

067-0010-038
OCCUPANT
10474 MATHER BLVD
MATHER CA 95655

067-0010-039
COUNTY OF SACRAMENTO
700 H ST #6750
SACRAMENTO CA 95814

067-0010-048
SACRAMENTO COUNTY OFFICE OF
EDUCATION
10474 MATHER BLVD
MATHER CA 95655

067-0010-048
OCCUPANT
10541 NORDEN AVE
MATHER CA 95655

067-0010-055
GPRV PARTNERS 7 LLC
2323 S BASCOM AVE #100
CAMPBELL CA 95008

067-0010-055
OCCUPANT
10481 ARMSTRONG AVE
MATHER CA 95655

067-0010-078
ANKAA GROUP LLC
10520 ARMSTRONG AVE
MATHER CA 95655

067-0010-078
COMSTOCK JOHNSON ARCHITECTS
10520 ARMSTRONG AVE
MATHER CA 95655

067-0010-078
OCCUPANT
10520 ARMSTRONG AVE #B
MATHER CA 95655

067-0010-080
HOFMANN HOLDINGS LIMITED
PARTNERSHIP
PO BOX 787
CONCORD CA 94522

067-0010-080
OCCUPANT
3661 WHITEHEAD ST
MATHER CA 95655

067-0010-081
SACRAMENTO ZOROASTRIAN
ASSOCIATION
2731 CITRUS RD #B
RANCHO CORDOVA CA 95742

067-0990-002
MATHER DEVELOPMENT PARTNERS L P
3640 AMERICAN RIV DR #150
SACRAMENTO CA 95864

067-0990-003
SACRAMENTO KOREAN SHINING CHURCH
10500 CHAPLAIN AVE
MATHER CA 95655

067-0990-005
COUNTY OF SACRAMENTO
700 H ST #6750
SACRAMENTO CA 95814

067-1000-001
MATHER DEVELOPMENT PARTNERS V L P
3640 AMERICAN RIV DR #150
SACRAMENTO CA 95864

067-1000-001
OCCUPANT
10590 ARMSTRONG AVE
MATHER CA 95655

067-1000-002
MATHER DEVELOPMENT PARTNERS III L P
3640 AMERICAN RIV DR #150
SACRAMENTO CA 95864

067-1010-001
SACTO METROPOLITAN FIRE DISTRICT
10545 ARMSTRONG AVE #200
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 100
MATHER CA 95655

ATTACHMENT 7

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 101
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 102
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 103
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 200
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 201
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 201A
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 201B
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 201C
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 202
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 202A
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 202B
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 202C
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 202D
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 310
MATHER CA 95655

067-1010-001
OCCUPANT
10545 ARMSTRONG AVE # 320
MATHER CA 95655

ATTACHMENT 7

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

FOLSOM CORDOVA UNIFIED SCHOOL
DISTRICT
1965 BIRKMONT DRIVE
RANCHO CORDOVA CA 95742

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET ROOM 301
SACRAMENTO CA 95814

AT&T Facility Mather Field

Conditional Use Permit

DD969

August 7, 20

Nicholas Sosa, Assistant P

Project Request

- The applicant is requesting a Conditional Use Permit for a proposed 86 foot high telecommunications tower within a 28'-6" X 30 foot leasing area.
- The applicant is also requesting a height deviation for an increase of 31 feet as well as a setback deviation for a reduction of 24 feet from the property line.
- The proposed project is located at 10528 Armstrong Ave

Site Location



Site Plan



Mather Field Special Planning Area

- Project site is located within the Mather Field Special Planning Area (MFSPA)
- The MFSPA references the Sacramento County Zoning Code as the regulating document where the Planning Area does not regulate specific uses or development standards.
- The Planning Area does not provide specific regulations regarding wireless telecommunications facilities therefore, staff utilized the Sacramento County Code to conduct the project review.
- Staff has confirmed with the Airport Land Use Commission (ALUC) that an 86-foot high telecommunications tower is allowed within the Overflight Safety Zone per the Mather Comprehensive Land Use Plan (CLUP) of the area.

Sacramento County Zoning Code

Wireless Communications Facilities are permitted in any zone with the issuance of a Conditional Use Permit.

Wireless Telecommunications Facilities are subject to the following Development Standards per the County Code:

Development Standards for antenna(s) affixed to towers located on the ground in Group I zones:

- a) The facility shall be separated from any adjacent interior property boundary or public right-of-way by 25 feet or more.*
- b) The height of any tower shall not exceed 55 feet in Group I zones.*
- c) Deviations from setback and height requirements for towers in Group I zones may be permitted in conjunction with a use permit hearing if the final hearing body finds at least one of the following criteria can be met.*
 - i. The tower will be located adjacent to a non-residential use.*
 - ii. The tower will be a collocation site, either with an existing or proposed tower.*
 - iii. The size, shape, topography or existing development of the site would restrict installation of a wireless facility in compliance with the standards set forth in this section.*

Sacramento County Zoning Code

The applicant is requesting deviations from these standards for the proposed project

Deviations may be permitted if the final hearing body finds that at least one of the criteria shown under subsection c) is applicable.

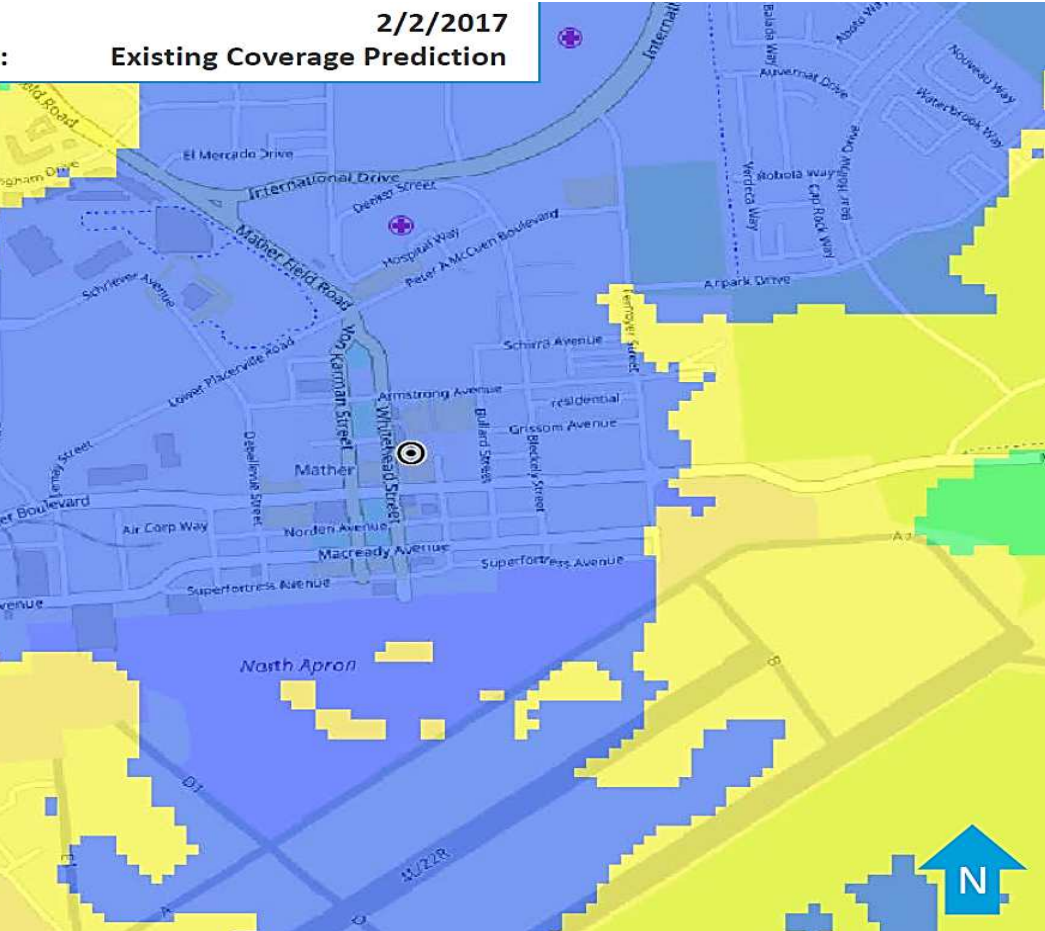
The project is located adjacent to non-residential uses on all sides and therefore criteria (I) is applicable.

The requested Deviations are shown below:

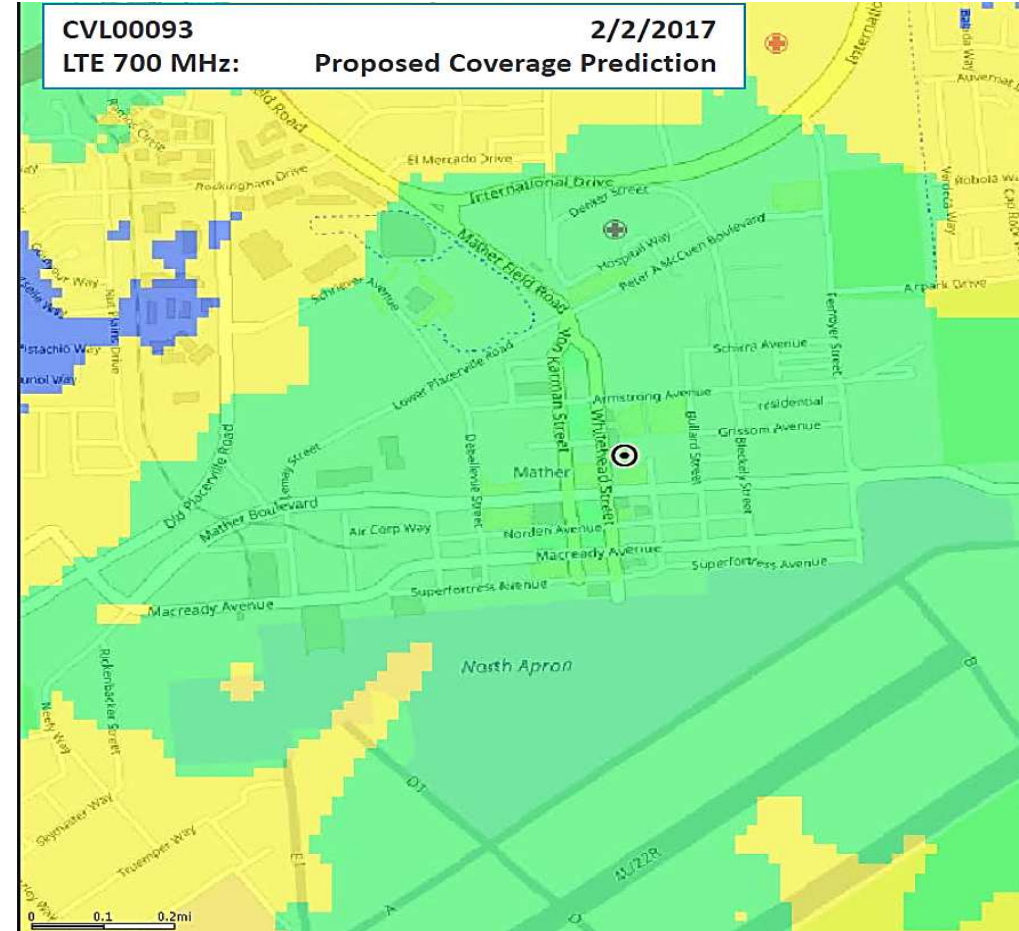
	Code Standard	Proposed	Deviation
Height	55-Foot Max	86-Foot	+31-Feet
Separation Setback	25-Foot Min	1-Foot	-24-Feet

Coverage

Conditions



Result Conditions



AGENDA ITEM 15.1
e: Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable

Green:

- Reliable Coverage Indoors and Outdoors

Design



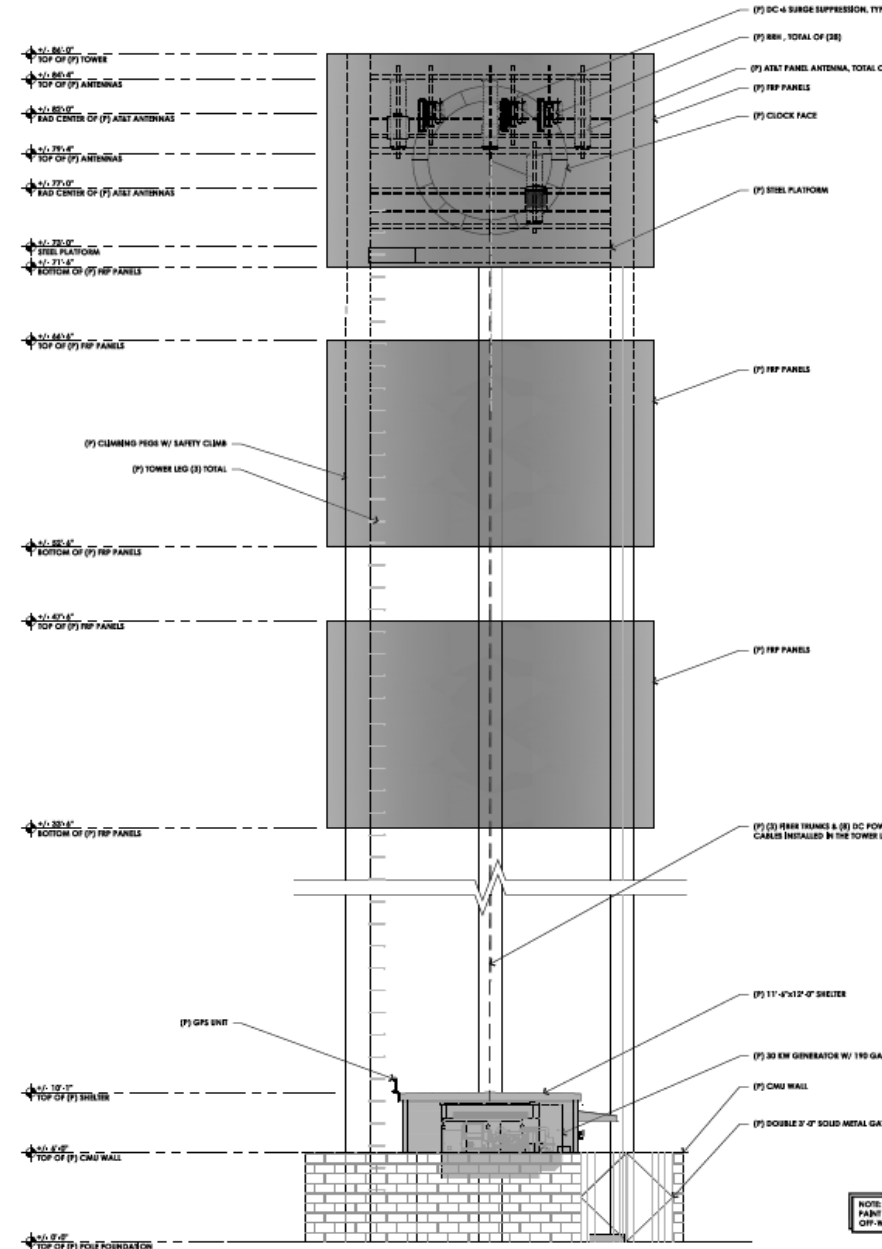
- Given the location of the proposed project and the existing scenery surrounding the project site, a mono-pine or any other type of tree would not be the appropriate design to mitigate visual impacts.
- The proposed Clock-Tower design is appropriate for the office/industrial area of the Mather Field area.

Exterior Elevations

The Clock-Tower will be fully functional and maintained by the applicant.

All telecommunications equipment will be placed behind the top panel of the tower and screened from public view.

At the base of the tower, the leased area will include an equipment shelter surrounded by a 7-foot tall CMU block wall bordered by a 1-foot landscape planter on three sides with suitable landscaping.



View 1: North West from Mather Blvd

Proposed

New 86' AT&T Tower



View 2: North from Armstrong Ave

Proposed



New 86' AT&T Tower

View to the North from Armstrong Ave

View 3: East from Von Karman St.

Proposed

New 86' AT&T Tower



View to the East from Von Karman

Environmental Review

- The proposed project is categorically exempt under section 15303 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA) Guidelines

Recommended Motions

- “Staff recommends that City Council determine that the project is categorically exempt under Section 15303, of the California Environmental Quality Act (CEQA) Guidelines and approve the Conditional Use Permit for the AT&T Facility CVU0093 Mather Project No. DD9697, Subject to the Project Plans (Exhibit A), Conditions of Approval (Exhibit B), and Findings contained in the Resolution.”

THANK YOU

SUBHEADER GOES HERE

Project Request



Mather Field Special Planning Area



MEMORANDUM



DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney
Kerry Simpson, Neighborhood Services

SUBJECT: Introduction and First Reading of Ordinance No. 9-2017 Adding Article XVII, "Property Maintenance Code" to Chapter 16.18 of the Rancho Cordova Municipal Code

RECOMMENDATION

Staff recommends that Council introduce by title and waive the first reading of Ordinance No. 9-2017.

RESULT OF RECOMMENDED ACTION

Adoption of the Ordinance would add a new chapter to the Municipal Code addressing property maintenance. The Ordinance will return to Council for a second reading and final adoption at the next regular Council meeting.

BACKGROUND

On April 25, 2017, City Council held a work session to discuss the proposed Property Maintenance Code. At that meeting, Council discussed the proposed ordinance and made recommendations for changes to the ordinance to clarify and expand some of the provisions. The recommendations included the following:

- Add additional language to sections 16.18.1703(A) & 16.18.1704(A) specifying length of grass not to exceed 8 inches, per the new zoning code update;
- Add additional language regarding driveway pavement and separation of property lines;
- Clarify sections 16.18.1703(Q) & 16.18.1704(P) to add language specifying what type of material is appropriate for fencing;
- Clarify section 16.18.1703(P) to distinguish between UL listed outdoor landscape lighting and temporary holiday lights;
- Add language to sections 16.18.1703(O) and 16.18.1704(O) to provide that paint must be consistent with the building color when abating graffiti;
- Add language to section 16.18.1704(F) to prohibit the presence of packing boxes, cardboard boxes, lumber, rubbish, refuse, barrels, drums, salvage materials or other debris;
- Add language to section 16.18.1704(X) that would require business owners to remove trash from site regularly and remove trash in the immediate vicinity of the business to include roads, sidewalks etc.;
- Expand language in section 16.18.1704(X) to include power washing sidewalks, parking lots and building entrances free of gum and spilled liquids; and

- Add language to section 16.18.1704(X) to reference ASTM standards for paint used in parking lot and parking stalls.

Staff revised the proposed Property Maintenance Code to address all of the aforementioned recommendations. Some areas of discussion at the work session, such as shopping carts and zoning code language, have been or will be addressed in the future through possible revisions to other sections of the Municipal Code.

On June 19, 2017, this Ordinance was brought to Council for further discussion. Staff was directed to add additional language to the Ordinance as follows:

- Add language to section 16.18.1703(F) and 16.18.1704(F) to add a prohibition for the accumulation and presence of broken or discarded furniture, household fixtures, equipment or furnishings, garbage receptacles, shopping carts, and laundry carts.
- Add language section 16.18.1703(O) and 16.18.1704(O) to clarify that the entire surface area where graffiti is being abated needs to be painted. Since this section of the Property Maintenance Code relies upon the graffiti abatement requirements found at Rancho Cordova Municipal Code section 6.120.140, staff has also prepared an amendment to section 6.120.140 so that spot or patch painting of graffiti is prohibited unless authorized by the City.
- Add language to section 16.18.1703(X) to prohibit the maintenance of any locking mechanism or approved key pad that provides access to and from an apartment complex or multi-family dwelling unit in a non-operative manner.

In addition to the foregoing, staff made other minor changes to some of the language of the Property Maintenance Code, including sections 16.18.1703 (A), (C), (Q) and (W); 16.18.1704 (A), (C), (Y) and (Z); and section 16.18.1709. Staff also added an exception to sections 16.18.1703(M) and 16.18.1704(M) to allow machinery and equipment, necessary for landscape improvements, to be parked or stored and visible from the public property for a period not to exceed forty-eight hours.

IMPLEMENTATION OF ORDINANCE

Staff will follow up to ensure that property owner and staff education occurs on these new regulations.

FISCAL IMPACT

There will be minimal fiscal impact as a result of this item.

ATTACHMENT

Ordinance 9-2017

2822496.4

CITY OF RANCHO CORDOVA

ORDINANCE NO. 9-2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING ARTICLE XVII, "PROPERTY MAINTENANCE CODE" TO CHAPTER 16.18, "NUISANCE CODE," OF TITLE 16, "BUILDINGS AND CONSTRUCTION" OF THE RANCHO CORDOVA MUNICIPAL CODE RELATING TO PROPERTY MAINTENANCE OF PRIVATELY OWNED PROPERTY VISIBLE FROM PUBLIC PROPERTY WITHIN THE CITY

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

SECTION 1. Addition of code:

Article XVII, "PROPERTY MAINTENANCE CODE" is added to Chapter 16.18, "Nuisance Code," within Title 16, "Buildings and Construction," of the Rancho Cordova Municipal Code and shall read as follows:

"Article XVII. Property Maintenance Code

- 16.18.1700 Title.**
- 16.18.1701 Purpose and intent.**
- 16.18.1702 Definitions.**
- 16.18.1703 Standards for residential property.**
- 16.18.1704 Standards for commercial property.**
- 16.18.1705 Authority.**
- 16.18.1706 Right of entry.**
- 16.18.1707 Responsibility for property maintenance.**
- 16.18.1708 Hearing examiner.**
- 16.18.1709 Violations and penalties.**

16.18.1700 Title.

This chapter shall be known as the property maintenance code, may be cited as such, and will be referred to herein as "this code" or "chapter."

16.18.1701 Purpose and intent.

A. The purpose of this chapter is to provide standards for the maintenance and appearance of privately owned properties and buildings, both residential and commercial, that are visible from public property, including public streets and/or public rights-of-way. The procedures and requirements of this chapter are enacted to:

1. Promote the community's health, safety, and welfare by providing clear standards for the maintenance of property and prevents the unsightliness of property within the City;
2. Ensure that all property within the City does not pose a health and safety hazard to pedestrian and vehicular traffic;

3. Ensure that all property within the City does not pose a health and safety hazard to the community at large by creating fire hazards, attracting vermin, and/or attracting criminal behavior such that the property is a nuisance to the community.

B. The provisions of this chapter are not intended to be exclusive and instead are intended to operate in conjunction with all other provisions of the Rancho Cordova Municipal Code, including, but not limited to, Chapters 15.12, 16.20, and 23.716 pertaining to standards for property maintenance and landscaping. This chapter shall supplement and be in addition to the other regulatory codes, statutes, and ordinances heretofore and hereafter enacted by the City, the state, and/or any other legal entity or agency having jurisdiction, and any remedies stated herein shall be in conjunction with any remedies available for any other violation of the Municipal Code. In the event of a conflict between this property maintenance code and any other section of the Municipal Code, the more specific provision shall apply.

16.18.1702 Definitions.

A. "Building" means any house, garage, duplex, apartment, condominium, stock cooperative or other structure, whether partially or wholly constructed, whether intended for residential, recreational, retail, industrial, or commercial purposes, and whether intended for permanent or temporary use.

B. "Cart" means a basket that is mounted on wheels or a similar device that is provided by an owner of a commercial business to a customer for the purposes of transporting goods of any kind.

C. "Dilapidation" means the decay, decomposition or disrepair of a material or structure.

D. "Director" means the director of the Neighborhood Services Division of the City of Rancho Cordova or his/her designee.

E. "Dwelling" means any building or structure, or part thereof, used and occupied for human habitation, or intended to be so used, and includes any garages or other accessory buildings belonging thereto, including those which are rented or leased for any term or duration, type or tenure.

F. "Enforcement authority" means the code enforcement officer or his/her designee.

G. "Garbage" includes, but is not limited to, the following: waste resulting from the handling of edible foodstuffs or resulting from decay, and solid or semisolid putrescible waste, and all other mixed, nonrecyclable wastes which are generated in the day-to-day operation of any business, residential, governmental, public or private activity, and may include tin cans, bottles and paper or plastic, or other synthetic material, food or beverage containers.

H. "Graffiti" means any inscription, word, figure, mark, or design that is written, marked, etched, scratched, drawn, or painted on, or otherwise glued, posted, or affixed to or on any personal or real property unless the same was authorized in advance by the owner thereof.

I. "Property" means any parcel of land located within the city.

- J. "Property owner" means an owner of a fee title in real property.
- K. "Parties in interest" means all persons, businesses, partnerships, and corporations who have a mortgage or other interest of public record in a dwelling or dwelling unit, or who are in possession thereof.
- L. "Public property" means any public street, roadway, place, alley, sidewalk, park, parkway, square, plaza, easement, right-of-way, or any other interest in land dedicated to public use.
- M. "Refuse" means useless, or valueless waste and includes rubbish and garbage, as defined herein.
- N. "Residential Property" means any parcel of land whose primary use is as a dwelling.
- O. "Rubbish" includes all the following but is not restricted to, nonputrescible wastes, such as paper, cardboard, grass clippings, tree or shrub trimmings, wood, bedding, crockery, rubber tires, construction waste and similar waste materials.
- P. "Vegetation" includes any organism belonging to the vegetable kingdom including, but not limited to, flowers, plants, grass, shrubs, vines, weeds, herbs, trees, bushes.
- Q. "Weeds," as used in this article, includes any of the following:
1. Weeds which bear seeds of a downy or wingy nature;
 2. Sagebrush, chaparral, and any other brush or weeds which attain such hard growth as to become, when dry, a fire menace to adjacent improved property;
 3. Weeds and grasses which are otherwise noxious;
 4. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health;
 5. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard.

16.18.1703 Standards for residential property.

No property owner or party in interest shall create, cause, or permit any of the following conditions to exist on privately owned residential properties or buildings when such conditions are visible from public property:

- A. The existence of property which lacks landscaping, turf, ground cover, live plant material, rocks, or other commonly used landscaping materials and which creates a condition of excessive dust, soil erosion; grass exceeding 8 inches in height; or other weeds and conditions that affect the public health, safety, or general welfare and is detrimental to the aesthetics of the community. Landscape design and planting requirements and maintenance of residential landscaping shall conform to sections 23.716.020, 23.716.050, 23.716.060 and 23.716.100 of the RCMC;

B. The discharge or deposit of any sewage, garbage, feculent matter, offal, refuse, filth, or any animal, mineral, vegetable, or hazardous matter into the following: American River or any of the feeders or tributaries of the river within the City of Rancho Cordova in violation of Chapter 6.16 of the RCMC; or any discharge of non-storm water substance or material into the county storm water conveyance system; or directly into the Sacramento River, American River, Cosumnes River, Mokelumne River, or navigable waters of the Sacramento–San Joaquin River Delta in violation of Chapter 15.12 of the RCMC;

C. The overgrowth of vegetation that is likely to harbor rodents, vermin, insects, or other nuisances; or which obstructs the view of drivers or bicyclists on streets, public rights-of-way, or private driveways; or which impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way;

D. The dumping of weeds or refuse or the accumulation of weeds or refuse such that the weeds or refuse constitute a fire hazard. Weeds and refuse shall be abated in accordance with Chapter 17.12 of the RCMC;

E. The presence of dead, decayed, or diseased vegetation, including but not limited to: trees, weeds, bushes or shrubs that create an unsightly appearance or create a danger to the public health, safety, or general welfare. All tree preservation, maintenance, and removal shall be in accordance with Chapters 19.04, 19.08, 19.12 and 23.716 of the RCMC;

F. The accumulation or presence of packing boxes, cardboard boxes, lumber, rubbish, refuse, barrels, drums, salvage materials, broken or discarded furniture, household fixtures, equipment or furnishings, garbage receptacles, including unpermitted storage containers such as shipping containers, shopping carts, laundry carts, or other debris;

G. The creation of attractive nuisances that create a danger to children and other persons, including but not limited to: abandoned, broken, or neglected equipment, machinery, appliances, construction materials and/or equipment, hazardous pools, ponds, and excavations;

H. The storage of personal property, including, but not limited to: inoperable vehicles, boats, trailers, or vehicle parts which are abandoned, or left in a state of partial repair. Except as otherwise expressly provided by RCMC 6.56.160 and 6.56.360, abandoned, wrecked, dismantled, or inoperative vehicles, or any part thereof, either covered or uncovered, and situated upon any private or public property, including highways, within the city of Rancho Cordova are prohibited and shall be abated in accordance with Chapter 6.56 of the RCMC;

I. The presence of unpainted buildings and/or buildings having dry rot, warping, or termite infestation, which shall include, but is not limited to any building on which the condition of the paint has become so deteriorated as to permit decay, excessive checking, cracking, peeling, chalking, dry rot or warping so as to render the building unsafe or unsightly, or in a state of disrepair;

J. The presence of buildings with windows containing broken glass or no glass at all, where the window is of a type which normally contains glass, and which constitutes a hazard and/or invites trespassers and malicious mischief;

K. The presence of building exteriors, walls, fences, driveways, sidewalks or walkways which are maintained in such a condition as to become dangerous, defective, dilapidated or unsightly;

L. The presence of conditions which are conducive to or allow the breeding of flies, mosquitoes, or other vermin, including rodents. Fly and rodent abatement shall be in accordance with Chapter 6.80, and mosquito abatement shall be in accordance with Chapter 6.24;

M. The storage of construction equipment, farm machinery, or machinery of any type or description parked or stored in such a manner that it is visible from public property, the street and/or the public right-of-way, unless such equipment or machinery falls within one of the following exceptions:

1. An active building permit or similar permit has been issued and covers the excavation, construction or demolition operations that are in progress; or
2. Active farming operations are underway in an area properly zoned for agricultural use; or
3. When such machinery is located within an area zoned agricultural or industrial and such equipment has been appropriately stored; or
4. Active landscaping improvements which require the use of equipment or machinery. This exception shall only apply to allow parking or storing of machinery or equipment visible from public property for a period not to exceed forty-eight hours;

N. The keeping, storing, depositing, or accumulating of dirt, sand, gravel, concrete, or other landscaping materials in a manner that creates conditions that affect the public health, safety, or general welfare;

O. The maintenance of or failure to remove any graffiti on any building or structure. Graffiti removal or abatement shall be in accordance with Chapter 6.120 of the RCMC. Graffiti shall be abated by repainting the entire surface area on which the graffiti exists and the property owner shall use paint that matches (to the greatest degree possible) the color of the original remaining portions of the structure being painted, or as otherwise approved by the City;

P. The maintenance of or failure to remove temporary electrical decorative lighting or electrical decorations that have not been approved by Underwriter's Laboratory for long term outdoor use beyond a ninety (90) day period, or that are being maintained in a manner which creates conditions that affect the public health, safety or general welfare;

Q. The installment of a chain-link; barbed wire or electrified fence; razor, or concertina wire in conjunction with a fence or wall, unless approved pursuant to Chapter 23.125 of the RCMC for security needs or as required by City, state or federal regulation. Fences shall be constructed with Redwood, Cedar, Pine, Douglas fir, vinyl, wrought iron, or any other fencing material approved by the Planning Director;

R. The parking of any motor vehicle shall be on a lasting, durable surface (e.g., concrete, asphalt, grasscrete, or similar material) surfaces or other permeable pavement paving materials, such as paver stones, pervious concrete, paving strips, or interlocking grids with gravel as

approved by the director of planning. All off-street parking for private residences shall conform to section 23.719.130 of the RCMC;

S. The presence of any trash receptacles stored in the front yard and not screened from view or in the public right of-way outside of the twelve hours before or after the designated time for pick up. Screening of residential trash enclosures/recycle containers shall be in accordance with section 23.731.080(A)(6) of the RCMC;

T. The presence of any dangerous, unsightly, or blighted condition which is detrimental to the health, safety or welfare of the public;

U. The maintenance or keeping of the premises in a neglected, run-down or improperly maintained condition, which creates or promotes a condition that is injurious to the health, safety, and/or general welfare of the public, and which constitutes visual blight or reduces the aesthetic appearance of the neighborhood, is offensive to the senses or is detrimental to nearby property or property values;

V. Any condition recognized in law or in equity as constituting a public nuisance;

W. The maintenance or keeping of driveway pavement that does not conform to section 23.716.060 of the RCMC, or any other section of the zoning code;

X. The maintenance or keeping of any locking mechanism or approved key pad that provides access to and from an apartment complex or multi-family dwelling unit in a non-operative manner.

16.18.1704 Standards for commercial property.

No property owner or party in interest shall create, cause, or permit any of the following conditions to exist on privately owned commercial properties or buildings when such conditions are visible from public property:

A. The existence of property which lacks landscaping, turf, ground cover, live plant material, rocks, or other commonly used landscaping materials and which creates a condition of excessive dust, soil erosion; grass exceeding 8 inches in height; weeds or other conditions that affect the public health, safety, or general welfare and is detrimental to the aesthetics of the community. Landscape design and planting requirements and maintenance of commercial landscaping shall conform to sections 23.716.020, 23.716.050, 23.716.060 and 23.716.100 of the RCMC;

B. The discharge or deposit of any sewage, garbage, feculent matter, offal, refuse, filth, or any animal, mineral, vegetable, or hazardous matter into the following: American River or any of the feeders or tributaries of the river within the City of Rancho Cordova in violation of Chapter 6.16 of the RCMC; or any discharge of non-storm water substance or material into the county storm water conveyance system; or directly into the Sacramento River, American River, Cosumnes River, Mokelumne River, or navigable waters of the Sacramento–San Joaquin River Delta in violation of Chapter 15.12 of the RCMC;

C. The overgrowth of vegetation that is likely to harbor rodents, vermin, insects, or other nuisances; or which obstructs the view of drivers or bicyclists on streets, public rights-of-way, or

private driveways; or which impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way;

D. The dumping of weeds or refuse, or the accumulation of weeds or refuse such that the weeds or refuse constitute a fire hazard. Weeds and refuse shall be abated in accordance with Chapter 17.12 of the RCMC;

E. The presence of dead, decayed, or diseased vegetation, including but not limited to: trees, weeds, bushes or shrubs that create an unsightly appearance, or create a danger to the public health, safety, or general welfare. All tree preservation, maintenance, and removal shall be in accordance with Chapters 19.04, 19.08, 19.12 and 23.716 of the RCMC;

F. The accumulation or presence of packing boxes, cardboard boxes, lumber, rubbish, refuse, barrels, drums, salvage materials, broken or discarded furniture, household fixtures, equipment or furnishings, garbage receptacles, including unpermitted storage containers such as shipping containers, shopping carts, laundry carts, or other debris;

G. The creation of attractive nuisances that create a danger to children and other persons, including but not limited to: abandoned, broken, or neglected equipment, machinery, appliances, construction materials and/or equipment, hazardous pools, ponds and excavations;

H. The storage of personal property, including, but not limited to: inoperable vehicles, boats, trailers, or vehicle parts which are abandoned, or left in a state of partial repair. Except as otherwise expressly provided by RCMC 6.56.160 and 6.56.360, abandoned, wrecked, dismantled, or inoperative vehicles, or any part thereof, either covered or uncovered, and situated upon any private or public property, including highways, within the city of Rancho Cordova are prohibited and shall be abated in accordance with Chapter 6.56 of the RCMC;

I. The presence of unpainted buildings and/or buildings having dry rot, warping, or termite infestation, which shall include, but is not limited to any building on which the condition of the paint has become so deteriorated as to permit decay, excessive checking, cracking, peeling, chalking, dry rot or warping so as to render the building unsafe or unsightly, or in a state of disrepair;

J. The presence of buildings with windows containing broken glass or no glass at all, where the window is of a type which normally contains glass, and which constitutes a hazard and/or invites trespassers and malicious mischief;

K. The presence of building exteriors, walls, fences, driveways, sidewalks or walkways which are maintained in such a condition as to become dangerous, defective, dilapidated or unsightly;

L. The presence of conditions which are conducive to or allow the breeding of flies, mosquitoes, or other vermin, including rodents. Fly and rodent abatement shall be in accordance with Chapter 6.80, and mosquito abatement shall be in accordance with Chapter 6.24 of the RCMC;

M. The storage of construction equipment, farm machinery, or machinery of any type or description parked or stored in such a manner that it is visible from public property, the street and/or the public right-of-way, unless such equipment or machinery falls within one of the following exceptions:

1. An active building permit or similar permit has been issued and covers the excavation, construction or demolition operations that are in progress; or
 2. Active farming operations are underway in an area properly zoned for agricultural use; or
 3. When such machinery is located within an area zoned agricultural or industrial and such equipment has been appropriately stored; or
 4. Active landscaping improvements which require the use of equipment or machinery. This exception shall only apply to allow parking or storing of machinery or equipment visible from public property for a period not to exceed forty-eight hours;
- N. The keeping, storing, depositing, or accumulating of dirt, sand, gravel, concrete, or other landscaping materials in a manner that creates conditions that affect the public health, safety, or general welfare;
- O. The maintenance of or failure to remove any graffiti on any building or structure. Graffiti removal or abatement shall be in accordance with Chapter 6.120 of the RCMC. Graffiti shall be abated by repainting of the entire surface area on which the graffiti exists and the property owner shall use paint that matches (to the greatest degree possible) the color of the original remaining portions of the structure being painted, or as otherwise approved by the City;
- P. The installment of a chain-link; barbed wire or electrified fence; razor, or concertina wire in conjunction with a fence or wall, unless approved pursuant to Chapter 23.125 of the RCMC for security needs or as required by City, state or federal regulation. Fences shall be constructed with Redwood, Cedar, Pine, Douglas fir, vinyl, wrought iron, or any other fencing material approved by the Planning Director;
- Q. All vehicle parking areas shall kept free of garbage and debris, and free of damage to asphalt, concrete surface, landscape areas, curbing. Vehicle parking areas shall be used only for parking operable vehicles of customers and visitors as appropriate. All parking standards shall be maintained in conformance with Chapter 23.719 of the RCMC;
- R. The maintenance of trash receptacles and loading docks without screening from public view. Screening of commercial loading docks and refuse areas shall be in accordance with section 23.731.080 (A)(5) of the RCMC;
- S. All commercial trash receptacles shall be locked when not in use.
- T. The presence of any dangerous, unsightly, or blighted condition which is detrimental to the health, safety or welfare of the public;
- U. The maintenance or keeping of the premises in a neglected, run-down or improperly maintained condition, which creates or promotes a condition that is injurious to the health, safety, and/or general welfare of the public, and which constitutes visual blight or reduces the aesthetic appearance of the neighborhood, or anything that is offensive to the senses or is detrimental to nearby property or property values;
- V. Any condition recognized in law or in equity as constituting a public nuisance;

W. The maintenance or keeping of any commercial signage in a neglected, run-down or improperly maintained condition;

X. The maintenance or keeping of any commercial business entrance, sidewalk, or commercial parking lot, which is open to use by the public, in a neglected, run-down, or improperly maintained condition or unreasonably unsanitary condition. A commercial business entrance, sidewalk and parking lot shall be periodically cleaned to remove hazardous waste, biohazardous waste and other contaminants. Parking stalls and loading zones and other areas of the surface of the parking lot shall be periodically painted with paint that meets or exceeds ASTM International standards. All design standards for surface parking lots, including the painting of stalls, shall conform to 23.719.090 of the RCMC;

Y. The maintenance of property or buildings in a manner that violates (a) conditions of approval that have been imposed on the property during the process of approval of the development, or (b) conditions imposed on a building permit, use permit, or other entitlement issued by the city or the business license or special license issued, or (c) if no conditions of approval or imposed conditions apply, in any manner that does not meet the landscaping and parking standards of Chapters 23.716 and 23.719 of the RCMC;

Z. The maintenance or keeping of shopping carts in a manner that is not in compliance with a commercial business' abandoned cart prevention plan pursuant to section 16.18.1505 of the RCMC and applicable state laws.

16.18.1705 Authority.

The enforcement official is hereby authorized to use the provisions of this code for the purpose of abating nuisances which exist as the result of violation of this chapter.

16.18.1706 Right of entry.

To the extent authorized by law, the enforcement official may enter onto the property or premises at reasonable times to make inspections authorized by the Rancho Cordova Municipal Code or state law.

16.18.1707 Responsibility for property maintenance.

A. Every owner of real property within the city is required to maintain such property in a manner so as to not violate the provisions of this code, and such owner remains liable for violations thereof regardless of any contract or agreement with any third party regarding such property.

B. Every occupant, lessee, or holder of any interest in property, other than an owner thereof, is required to maintain such property in the same manner as is required of the owner thereof, and the duty imposed by this section on the owner thereof shall in no instance relieve those persons herein referred to from the similar duty.

16.18.1708 Hearing examiner.

Whenever the term “hearing examiner” is utilized in this chapter, it shall be deemed to refer to the City Manager, or his or her designee, assigned the responsibility of conducting an administrative hearing for an appeal of a violation.

16.18.1709 Violations and penalties.

A. Notice to appear/citation. Law enforcement agencies and the enforcement officials may issue a Notice to Appear citation to the property owner, any person occupying or leasing the property or premises of another, and/or other interested party for violation of this code.

B. Infractions. A property owner or any interested party occupying or leasing the property or premises of another who violates any provision of this code shall be guilty of an infraction. Each day, or portion thereof, a violation exists may be a new and separate offense. Any person convicted of an infraction shall be subject to payment of a fine pursuant to the terms set forth in Section 36900 of the State of California Government Code, as that section or its successor reads at the time of the offense, plus any additional penalties assessed by the court. After a third conviction of the same section of this code, subsequent violations of the same section may be charged as a misdemeanor rather than as an infraction.

C. Misdemeanor. Any person convicted of a misdemeanor under this code shall be punished by a fine of not more than \$1,000, or by imprisonment not to exceed six months, or by both such fine and imprisonment.

D. Notwithstanding subsections (A), (B) and (C) of this section, the prosecuting authority may file a misdemeanor for any violation of this code, including a failure to obey an administrative citation as described in RCMC 1.01.190(K). In addition, the city attorney or his or her authorized designee may take other steps and apply to such court to seek any and all legal or equitable relief as permitted under law.

E. Second or subsequent civil or criminal judgment – treble damages. Pursuant to Section 38773.7 of the Government Code, upon entry of a second or subsequent civil or criminal judgment within a two-year period finding that an owner of property is responsible for a condition that may be abated in accordance with the abatement procedure outlined in this chapter, the court may order the owner to pay up to three times the cost of the abatement. This section does not apply to conditions abated pursuant to Section 17980 of the Health and Safety Code.

F. Administrative citations.

1. Applicability. This section provides for administrative citations, which are in addition to all other legal remedies, criminal or civil, which the city may pursue to address a violation of this code. Use of this section is at the sole discretion of the city. This section is authorized under Sections 36901 and 53069.4 of the Government Code.

The procedures in this section shall not be used to enforce a continuing violation regarding building, plumbing, electrical, or other similar structural or zoning issues, without first allowing the person in violation a reasonable time to correct the violation, consistent with the procedures set forth in subsection (F)(2) of this section.

2. Continuing violations of building and zoning issues. If a violation is a continuing one and/or pertains to a building, plumbing, electrical, or other structural or zoning issue that does not create an immediate danger to health or safety, the city shall provide a reasonable period of time for the responsible person to correct or otherwise remedy the violation before the imposition of an administrative citation or penalty.

3. Administrative citation.

a. Authority. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

b. Contents of citation. Each administrative citation shall contain the following information:

- i. The date of the violation.
- ii. The address or a definite description of the location where the violation occurred.
- iii. The section of the code violated and a description of the violation.
- iv. The amount of the fine for the code violation.
- v. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid.
- vi. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation.
- vii. A description of the administrative citation review process, including the period of time within which the administrative citation may be contested, and the place from which a request for hearing form to contest the administrative citation may be obtained.
- viii. The name and signature of the citing enforcement officer. In the case of a continuing violation involving building, plumbing, electrical, or other similar structural or zoning issues identified under subsection (F)(2) of this section, the administrative citation shall also have attached a copy of the prior notice that was sent to the responsible party.

c. Dismissal of citation. At any time before the hearing, if the enforcement officer determines that there was no violation as charged in the administrative citation or that the citation should be dismissed in the interest of justice, the enforcement officer shall dismiss the administrative citation, cancel the hearing, and refund any administrative citation fine.

4. Amount of fine.

a. Maximum amount of fine. The maximum amount of the fine imposed for each code violation under this section is as follows:

- i. One hundred dollars for a first violation;
- ii. Two hundred dollars for a second violation of the same section of this article within one year; and
- iii. Five hundred dollars for each additional violation of the same ordinance within one year.

b. Additional amounts. Administrative costs, interest, late payment charges, costs of compliance re-inspections, and collection costs are in addition to the fine. These include:

- i. Administrative costs: based on time spent by code enforcement department staff, supervisors and city attorney's office, at the full-cost hourly rate of each employee, including salary, benefits, and overhead.
- ii. Late payment charges: due at the rate of 10 percent per month.
- iii. Compliance re-inspections: based on staff time at the full-cost hourly rate.
- iv. Collection costs: actual collection costs.

c. Discretion of Enforcement Officer or Hearing Officer – Factors in Establishing Fine. In determining the amount of the fine and additional amounts, the enforcement officer or hearing officer has the discretion to set the fine lower than the maximum amount, or to reduce the additional costs, based on any or all of the following factors:

- i. The duration of the violation;
- ii. The frequency, recurrence, and number of violations, related or unrelated, by the same violator;
- iii. The seriousness of the violation;
- iv. The good faith efforts of the violator to come into compliance;
- v. The economic impact of the fine on the violator;
- vi. The impact of the violation on the community; and
- vii. Such other factors as justice requires, including but not limited to health and safety concerns.

5. Payment of the fine.

a. Due date. The fine shall be paid to the city within thirty (30) days from the date of the administrative citation. The city may suspend the imposition of fines for any period of time during which the violator has filed for necessary permits, and such permits are required to achieve compliance, and the permit applications are actively pending before the appropriate governmental agency.

b. Refund. The city shall refund a fine paid if the hearing officer determines, after a hearing held under subsection (F)(8) of this section, that the person charged in the citation was not responsible for the violation or that there was no violation as charged.

c. Further violations not excused. Payment of a fine under this section shall not excuse or discharge any continuation or repeated occurrence of the code violation.

6. Hearing request.

a. Hearing request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within thirty (30) days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an advance deposit of the fine.

b. Notice of hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least ten (10) days before the date of the hearing.

c. Additional reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five days before the date of the hearing.

7. Hearing Officer.

Pursuant to RCMC 16.18.204, a hearing officer will be assigned the responsibility of conducting a hearing by the city manager. The city manager shall be authorized to assign hearing responsibilities from time to time to any person or persons, qualified by training or experience, whom the city manager may appoint, employ, or who are retained by contract to conduct such hearings.

8. Hearing procedure.

a. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than 15 days nor more than sixty (60) days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least 10 days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

b. Failure to appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

c. At the hearing. The administrative citation, and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

d. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

9. Hearing Officer's decision.

a. Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss, or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer shall be final.

b. Status of fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city.

If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city's portfolio for the period of time that the fine was held by the city.

10. Late payment charges.

A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges set forth in subsection (F)(4)(b) of this section.

11. Recovery of administrative citation fines and costs.

a. Costs of securing payment. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys' fees. Such collection costs are in addition to any fines, interest, and late charges.

b. Other costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance re-inspections, and collection costs.

c. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation placing a lien on the property.

12. Right to judicial review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within twenty (20) days after service of the final decision in accordance with the timelines and provisions set forth in Section 53069.4 of the California Government Code.

13. Notices.

a. Method of Service. The administrative citation and all notices required to be given by this section shall be served on the responsible party either by personal service, first-class mail or by certified mail with return receipt requested upon the owner of record or his/her/their address as it appears on the latest equalized assessment roll of Sacramento County, or as known to the enforcement official; a copy of the notice may be served by U.S. Mail and/or by posting to the premises.

b. Real property. When real property is involved in the violation, the original notice, the administrative citation and all notices required to be given by this section shall be served on the responsible party and, if different, to the property owner at the address as shown on the last equalized county assessment roll. If personal service or service by mail on the property owner is unsuccessful, a copy of each notice and the citation shall be conspicuously posted at the property which is the subject of the violation. The city may, in its discretion, also serve notice on a tenant, a mortgagor, or any other person having an interest in the property.

c. Failure to receive notice. The failure of a person to receive a required notice shall not affect the validity of any proceedings taken under this section.

G. Attorneys' fees. Pursuant to Section 38773.5 of the Government Code, attorneys' fees may be recovered by the prevailing party. However, in no action, administrative proceeding, or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the city in the action or proceedings.

H. Nuisance. In addition to the penalties provided for in this section, any condition caused or permitted to exist in violation of any of the provisions of any of the ordinances of the city is hereby declared to be a public nuisance and may, by the city, be abated as provided for in this code.

I. Recorded notice of noncompliance. Recorded notice of noncompliance. If a violation of this chapter is not corrected pursuant to the Notice of Violation or citation within the time allotted or if the violation is upheld after an appeal pursuant to section 16.18.1709(F) of this chapter, a Notice of Noncompliance may be recorded in the office of the County Recorder. The Notice of Noncompliance shall describe the property and specify the ordinance sections(s) or permit terms or conditions violated. The Director or his or her designee shall record a Release of Notice of Noncompliance with the office of the County Recorder only if and after the violations have been fully corrected and all the City's enforcement costs and fees outstanding have been paid to the satisfaction of the Director, or his or her designee. The violator must pay a fee for recordation of the Release of Notice of Noncompliance, which shall be set by resolution of the Council."

SECTION 2. Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

SECTION 3. CEQA.

Approval of the amendments in this Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

SECTION 4. Effective Date and Publication.

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci Lima, Interim City Clerk

2811417.8

Property Maintenance Code

August 7, 2017

Adam Lindgren, City Attorney

Kerry Simpson, Neighborhood Services Manager

Current Municipal Codes

Title 6, Health and Sanitation

- Pollution
- Vermin
- Abandoned vehicles
- Graffiti

Title 12, Streets and Sidewalks

- Obstruction of public street intersections

Title 15, Storm Water Management and Discharge Control

- Discharge of non-storm water into storm water drains

Title 16, Buildings and Construction

- Maintenance of foreclosed residential property
- Nuisance Code
 - Outdoor storage
 - Trash receptacles

Title 17, Fire Prevention

- Weeds

Title 19, Trees

- Tree maintenance

Title 23, Zoning Code

- Landscaping standards

Why Do We Need It?

- Identify and clarify reasonable standards for both private and commercial property maintenance
- One location for easy reference
- Provide clear enforcement standards
- Zoning code issues



How Will It Regulate Property?

The process will remain the same:

- Regulations apply to commercial and private residential property
- Property owners will be educated and given time to comply
- Resources provided as necessary
- Violations can be appealed
- Fines and liens can be imposed



Community Outreach

- Staff met with Volunteers in Neighborhood Services (VINS) on April 5, 2017 and received valuable input on ordinance
- Draft of ordinance was provided to Chamber of Commerce
- City Council workshop held April 25, 2017 that included a great deal of public input
- City Council meeting June 19, 2017

Recent Clarifications

- Specifies the length of grass not to exceed eight inches
- Specifies five foot separation from edge of driveway to property line so that driveways between properties are not merged
- Clarifies type of material appropriate for fencing e.g. Redwood, Cedar, Pine, Douglas Fir, vinyl wrought iron

Recent Clarifications

- Verbiage to distinguish between UL listed outdoor landscape lighting and temporary holiday lights
- Prohibits the presence of packing boxes, cardboard boxes, lumber, rubbish, refuse, barrels, drums, salvage materials or other debris

Recent Clarifications

- Requires business owners to remove trash from site regularly and remove trash in the immediate vicinity of the business
- Expands language requiring businesses to include cleaning sidewalks, parking lots and building entrances when necessary to maintain them free of gum and spilled liquids
- Reference the use of American Society for Testing and Materials (ASTM) standards for paint used in parking lot and parking stalls

Additions Since June 19th Council Meeting

- Prohibits the accumulation and presence of broken or discarded furniture, household fixtures, equipment or furnishings, garbage receptacles, shopping carts, and laundry carts.
- Requires keyless entry locks on gates at multi-family residences to be maintained in an operational manner

Questions

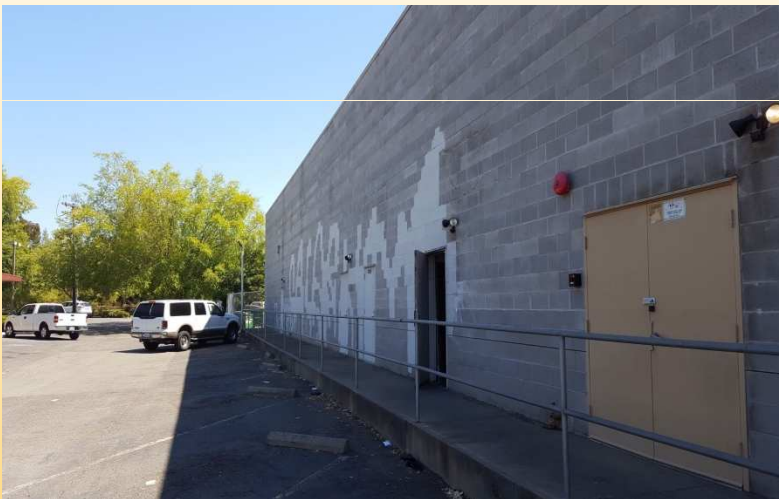
Recommendation

Staff recommends City Council introduce the Property Maintenance Code and make a motion to waive the first reading of the ordinance.

Amendment to Rancho Cordova Municipal Code Section 6.120.140 Graffiti Abatement

Rancho Cordova Municipal Code section 6.120.140 Graffiti

Clarifies that spot or patch painting of graffiti is prohibited unless authorized by the City Manager or his/her designee. Staff will have the option to require larger areas be covered for uniformity and blight removal.



Questions

Recommendation

Staff recommends City Council introduce Ordinance 8-2017 and make a motion to waive the first reading of the ordinance

MEMORANDUM



DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney
Kerry Simpson, Neighborhood Services

SUBJECT: Introduction and First Reading of Ordinance No. 8-2017 Amending Rancho Cordova Municipal Code Section 6.120.140, Relating to Method of Graffiti Abatement

RECOMMENDATION

Staff recommends that Council introduce by title only and waive the first reading of Ordinance No. 8-2017.

RESULT OF RECOMMENDED ACTION

Adoption of the Ordinance would amend the Municipal Code section related to the method of graffiti abatement. The Ordinance will return for a second reading and final adoption at the next regular Council meeting.

BACKGROUND

City staff have been working with the community and Council to draft a Property Maintenance Code.

On June 19, 2017, the Property Maintenance Code was discussed at a Council meeting and staff was directed to add additional language to clarify that the entire surface area must be painted when abating graffiti. Since the Property Maintenance Code relies upon the graffiti abatement requirements found at Rancho Cordova Municipal Code section 6.120.140, additional language is necessary to clarify that spot or patch painting of graffiti is prohibited unless authorized by the City Manager or his/her designee.

This ordinance would amend section 6.120.140 by adding the underlined sections and deleting the stricken sections as follows:

“Where graffiti is being abated by the repainting of the entire surface area upon ~~on~~ which the graffiti exists, and the property owner shall use paint that matches (to the greatest degree possible) the color of the original remaining portions of the structure being painted, or as otherwise approved by the city. Spot or patch painting of only the specific area where the graffiti is located shall be prohibited unless authorized by the city manager or his/her designee. As it relates to a graffiti-attracting surface, a notice and order to abate may require, but shall not be limited to, any of the following modifications (or combinations thereof) to said building, structure, tree, shrub, sidewalk, curb, or vehicle (or the property on

which said building, structure, tree, shrub, sidewalk, curb, or vehicle exists) as methods of abatement, the costs of which are to be borne by the property owner:...”

This amendment will allow both the Property Maintenance Code and the graffiti abatement sections of the Municipal Code to be read together without confusion and contradiction.

IMPLEMENTATION OF ORDINANCE

Staff will follow up to ensure that property owner and staff education occurs on these new regulations.

FISCAL IMPACT

There will be minimal fiscal impact as a result of this item.

ATTACHMENT

Ordinance 8-2017 (Clean)
Ordinance 8-2017 (Redlines)

2840481.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 8-2017

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING SECTION 6.120.140 OF THE MUNICIPAL CODE RELATING TO THE
METHOD OF GRAFFITI ABATEMENT**

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

SECTION 1. Amendment of Municipal Code: Section 6.120.140 of the Rancho Cordova Municipal Code, entitled “Method of abatement,” within Chapter 6.120, “Graffiti Abatement,” of Title VI, “Health and Sanitation,” shall be amended to read as follows:

“6.120.140 Method of abatement.

Where graffiti is being abated by the repainting of the entire surface area upon which the graffiti exists and the property owner shall use paint that matches (to the greatest degree possible) the color of the original remaining portions of the structure being painted, or as otherwise approved by the city. Spot or patch painting of only the specific area where the graffiti is located shall be prohibited unless authorized by the city manager, or his or her designee. As it relates to a graffiti-attracting surface, a notice and order to abate may require, but shall not be limited to, any of the following modifications (or combinations thereof) to said building, structure, tree, shrub, sidewalk, curb, or vehicle (or the property on which said building, structure, tree, shrub, sidewalk, curb, or vehicle exists) as methods of abatement, the costs of which are to be borne by the property owner:

- A. Retrofitting of said surface or structure (at a cost not to exceed 10 percent of the assessed value of the property on which the nuisance exists, as indicated on the last equalized assessment roll of the Sacramento County assessor’s office);
- B. Application and/or use of anti-graffiti materials (such as anti-etching films or anti-graffiti paints), as approved by the city manager or his/her designee, to the surface or structure;
- C. Installation of landscaping as approved by the city manager or his/her designee, so as to screen or provide a barrier to the surface or structure; and
- D. Installation of additional lighting, as approved by the city manager or his/her designee.”

SECTION 2. Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

SECTION 3. CEQA.

Approval of the amendments in this Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci Lima, Interim City Clerk

2837884.3

CITY OF RANCHO CORDOVA

ORDINANCE NO. 8-2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING SECTION 6.120.140 OF THE MUNICIPAL CODE RELATING TO THE METHOD OF GRAFFITI ABATEMENT

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

SECTION 1. Amendment of Municipal Code: Section 6.120.140 of the Rancho Cordova Municipal Code, entitled “Method of abatement,” within Chapter 6.120, “Graffiti Abatement,” of Title VI, “Health and Sanitation,” shall be amended to read as follows:

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- A. Retrofitting of said surface or structure (at a cost not to exceed 10 percent of the assessed value of the property on which the nuisance exists, as indicated on the last equalized assessment roll of the Sacramento County assessor’s office);
- B. Application and/or use of anti-graffiti materials (such as anti-etching films or anti-graffiti paints), as approved by the city manager or his/her designee, to the surface or structure;
- C. Installation of landscaping as approved by the city manager or his/her designee, so as to screen or provide a barrier to the surface or structure; and
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PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci Lima, Interim City Clerk

2837884.2

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Meghan Huber, Economic Development

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING THE ESTABLISHMENT OF THE RANCHO CORDOVA ECONOMIC DEVELOPMENT SIGN AND FACADE PROGRAM**



RECOMMENDATION

Consider adoption of Resolution No.111-2017.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to approve incentives which comply with the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program.

BACKGROUND

The citizens of Rancho Cordova approved the Community Enhancement Fund on November 4, 2014. As part of the recommendations mentioned in the community and business meetings, staff proceeded with the drafting of guidelines for the Commercial Façade Improvement Grant Program. Staff was awarded funding for the Program as part of the 2017/2018 budget.

Attached to this staff report are the proposed guidelines for the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program. The program is designed so that funds will be utilized to incentivize renovation of commercial business sign and façades in poor condition and/or noncompliance.

Our City has a wide swath of commercial property built prior to cityhood. As they existed prior to incorporation and have not made changes to date, they have not conformed to updated codes and requirements. In addition to aging properties in need, there is also a wide variety of small businesses and property owners that might not have the liquid capital to make improvements to the current signage or façade. It is our goal to help businesses, in these demographics, to bring them to up to current standards and solve any Zoning Code enforcement issues. By improving these properties, we anticipate seeing an improvement in the overall image of our commercial business community.

The program is geared toward businesses described above whose commercial signs and/or façades are not up to current standards with the municipal code. The Program will be marketed first to identify geographies of need in collaboration with the Neighborhood Services Department.

All incentives will need to comply with the guidelines and criteria as presented in the Program. All incentives will be on a case-by-case basis and will require the review and approval of the City Manager.

FISCAL IMPACT

If approved, all incentives would be funded from the Economic Development/Investment portion of the Community Enhancement Fund (CEF) (also known as Measure H) and thus not additionally impact the General Fund.

Fiscal Year	Source	Amount	Appropriated	Difference
2017/18	CEF	\$100,000	\$0	\$100,000

ATTACHMENT(S)

Resolution
 Rancho Cordova Economic Development Commercial Façade Improvement Grant Program
 Guidelines

CITY OF RANCHO CORDOVA

RESOLUTION NO. 111-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE ESTABLISHMENT OF AN ECONOMIC DEVELOPMENT COMMERCIAL
FAÇADE IMPROVEMENT GRANT PROGRAM**

WHEREAS, the City Council of the City of Rancho Cordova desires to promote the positive image of Rancho Cordova and drive diverse economic opportunities; and

WHEREAS, the Rancho Cordova Citizens approved the Community Enhancement Fund (Measure H) on November 4, 2014; for local priorities; and

WHEREAS, the Economic Development Department was awarded Community Enhancement Funds for the establishment of an Economic Development Commercial Façade Improvement Grant Program; and

WHEREAS, a Commercial Façade Improvement Grant Program and guidelines have been developed to provide criteria for assistance to businesses and projects within the City of Rancho Cordova; and

WHEREAS, the funds are an approved allocation of the Community Enhancement Fund and will be distributed out of that Fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA hereby approves the Rancho Cordova Economic Development Commercial Façade Improvement Grant 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:

Nanci C. O. Lima, MMC, Interim City Clerk

PROGRAM OVERVIEW

The Commercial Façade Improvement Grant Program ("Program") is an endeavor of the City of Rancho Cordova to leverage public funds and private investment to enhance the physical appearance and economic vitality of commercial businesses in the City of Rancho Cordova. The Program offers two façade improvement grants.

The long-term objective is to improve the physical appearance of our commercial properties, encourage the retention of existing businesses, and increase property values, tenant stability, and lease rates for the property.

PROGRAM COMPONENTS

Façade Improvement Grants

- I. Mini-Grant – This grant provides for reimbursement of up to Five Thousand dollars (\$5,000) for commercial building façade improvements with no match requirement.
- II. Matching Grant – This grant will provide a reimbursable matching grant of two-thirds (66%) of eligible project costs, up to a maximum of Seventy Thousand Dollars (\$70,000). The total cost of the improvement work must be more than Five Thousand dollars (\$5,000). Receipt of a matching grant requires the approved applicant to contribute a minimum of one-third of the total cost of the façade improvement costs.

Grant proceeds are to be used for labor and materials directly related to the façade construction which may include new work, additions, alterations, reconstruction and repairs. Tools may not be purchased with grant funds, but tool rental is allowable.

All estimates and payments for construction and installation of façade improvements shall include prevailing wages.

All contractors awarded a work contract under this program must comply with current prevailing wage requirements for a publicly supported project in California and will be required to provide certified payroll documents to City staff.

Disbursement of grant proceeds to approved applicants will be in a reimbursement payment issued after City deems the project complete, and upon the submission of invoices and proof of payment and subject to approval of those invoices and proofs of payment by City staff.

With participation in the program, it is required that construction shall be completed within 120 days after the City issued Notice to Proceed. If the project extends beyond the scheduled completion date, prior staff approval is required.

This program is primarily geared toward commercial property owners. However, business owners who have long-term leases (five or more years) wishing to participate in the Program may also apply after receiving the property owner's notarized, legal written consent. Applications for business owners will be reviewed on a case-by-case basis.

ELIGIBILITY

Eligible Applicants are Owners or long term tenants* of commercially zoned property which must meet the following requirements for eligibility:

- Property is at least five years old
- Located within Rancho Cordova City limits

*Tenants must have the property owner's written consent before any improvements are made. In addition, the grant application must be signed by the property owner.

Eligible Types of Improvements

Eligible improvements include, but are not limited to:

- Removal of old or non-conforming signs, awnings and other exterior clutter
- Exterior cleaning and painting
- Repair or replacement of exterior siding (including the construction of new façade elements and architectural details)
- Replacement of entry doors
- Installation of display windows
- Installation of new canvas awnings over windows and entries
- Installation of new signs
- Installation of new exterior lighting
- Installation of permanent landscaping including any necessary irrigation or improvements needed to properly maintain the landscaping.
- Exterior mandatory Title 24 upgrades
- Trash enclosures
- Parking lot resurfacing or restriping

Additional improvements that are deemed to be consistent with the intent of the program will be reviewed and approved/disapproved on a case-by-case basis by the Economic Development Director. *All additional improvements must be in compliance with all applicable municipal code and building and safety code requirements*

Review Process

All proposed façade projects/remodels must be approved by the Community Development Director prior to being accepted into the program.

FUNDING

Program funding is appropriated by the Rancho Cordova City Council annually, and will be available on a first come, first served basis. If funds are exhausted at the time of application submittal, staff will retain the application. If additional funds become available, staff will contact applicants in the order applications were received.

Grant Amounts

Eligible property owners or tenants who propose façade improvements can apply for one of two grants.

- I. **Mini-Grant:** This grant provides reimbursement for commercial building façade improvements to approved applicants in the amount of up to Five Thousand dollars (\$5,000), with no match requirement.
- II. **Matching Grant:** This grant provides reimbursement to approved applicants for a reimbursable matching grant of two-thirds (66%) of eligible project costs, up to a maximum of Seventy Thousand Dollars (\$70,000). The total cost of the façade remodel must be more than Five Thousand dollars (\$5,000). Receipt of a Matching Grant requires the applicant to contribute one-third of the total cost of the façade remodel, and to document its expenditures.

Disbursement of grant proceeds to approved applicants will be in a reimbursement payment issued after City deems the project complete. All reimbursement requests must include proof of payment and other supporting documentation, as deemed necessary by the City (i.e. invoices, cancelled checks, etc.), sufficient to demonstrate to the City's satisfaction that all façade improvement costs have been paid. Grant proceeds are to be used for labor and materials directly related to the sign or façade construction. Tools may not be purchased with grant funds, but tool rental is allowable.

The City of Rancho Cordova reserves the right to cancel or modify this Program at any time prior to grant approval, without notice. Continuation of the Program is subject to sufficient funding as appropriated by the Rancho Cordova City Council.

IMPLEMENTATION WORK

Permits

Before commencement of construction, Applicant shall secure any and all permits and schedule all required inspections which may be required by the City of Rancho Cordova or any other governmental agency affected by such construction.

Design

The Applicant will be responsible for facilitating architectural design and engineering assistance as may be required.

Building and Zoning

All improvements shall conform to the City of Rancho Cordova Building Codes, Zoning Ordinance, and applicable Design Guidelines. Project improvements commenced prior to the City's issuance of a Notice to Proceed are not eligible for this Program. Our Planning teams will liaison with the Applicant to provide information on any possible permit requirements and/or fees associated with changes and improvements.

Following is a list of possible permit requirements or fees that may be applicable to your project, however, other permits may be also be required based on the nature of a specific project :

- Administrative Use Permit
 - Installation of new single monument sign
- Unified Sign Program Application Fee
 - Needed for new Unified Sign Programs for Multi-tenant or Mixed Use Developments
- Minor Design Review

- Façade renovations involving less than 200 linear feet of façade frontage of an existing building
- Major Design Review
 - Façade renovations involving 200 or more linear feet of façade frontage of an existing building

City staff will be available to work with approved applicants to assist in the coordination of the project. City staff will carry out periodic inspections.

Site Maintenance

Prior to the completion of the eligible improvements, the portion of the site undergoing construction shall be maintained in a neat and orderly condition in the areas of signage, façade and landscaping.

Applicants will be required to execute a Sign Improvement Maintenance Agreement with the City of Rancho Cordova requiring the improvements to be maintained for a 3-year term. Any damage to the improvements are to be repaired within 10 business days by the Participant so the improvements remain in good condition.

Program Participation Signage

During the construction period, the City may place a sign at the project site indicating participation in the Sign Improvement Program.

I, _____ have read and received a copy of these guidelines.

2822546.1

Commercial Facade Improvement Grant Program

BACKGROUND

2014: Community Enhancement Fund Approved



2015: Recommendations from community and business meetings



Results: Identified need for Sign and Facade resources

Goal: Incentivize renovation of commercial signs and facades

Noncompliant
Businesses

Businesses
with no
capital for
extra projects

Complex sign
programs

Mini-Grant



☐ Reimbursement of up to \$5,000

☐ No match requirement

Matching Grant



☐ Reimbursement of 2/3 eligible costs

☐ Business contributes minimum 1/3 total costs

☐ Maximum \$70,000 grant

ELIGIBLE TYPES OF IMPROVEMENTS

Removal of old or non-conforming signs, awnings and other exterior clutter

Exterior cleaning and painting

Repair or replacement of exterior siding (new façade elements and architectural details)

Replacement of entry doors

Installation of display windows

Installation of new canvas awnings over windows and entries

Installation of new signs

Installation of new exterior lighting

Installation of permanent landscaping including any necessary irrigation

Exterior mandatory Title 24 upgrades

Trash enclosures

Parking lot resurfacing or restriping

PROGRAM EXECUTION

Grant Application Submission

Approval given based on grant return on investment

Approved applicants will fund and complete project

Applicants are reimbursed by grant

Improvements positively affect image and property values and/or rents

MEMORANDUM

DATE: August 7, 2017

TO: Honorable Mayor and Council Members

FROM: Amanda Norton, Economic Development Manager

SUBJECT: HACKER LAB FEASIBILITY STUDY



RECOMMENDATION

Receive information from the Economic Development Division on the feasibility study for Hacker Lab. City staff will be prepared to answer questions from the City Council.

RESULT OF RECOMMENDED ACTION

If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.

BACKGROUND

In September 2016, Staff received a proposal to establish a Hacker Lab in Rancho Cordova. In review of the two reports feasibility studies completed to date, it was established that there was interest in an innovation center. However, additional research was needed to further identify future users, the business model, locate potential grant funding, and solicit partners from the private sector.

In December 2016, Economic Development Staff sought to provide Council with information on innovation centers and on a proposal to conduct a feasibility study to determine the viability of a Hacker Lab in Rancho Cordova. The City is providing up to \$75,156 to fund the feasibility study from the 2016/17 Community Enhancement Fund (CEF) Economic Development/Investment allocation.

PROJECT OVERVIEW

Hacker Lab was funded in Phase 1 to complete the following tasks:

Task	Status
Develop survey questions for targeted segments: residents south of Hwy 50, residents north of Hwy 50, business community, schools (post-secondary, and high schools), nonprofits, and existing Hacker Lab members.	Survey is complete. Will publish and collect results from multiple sources (Great Make Day, hackerlab.org, email lists)
Locate and conduct surveys, and in-person interviews/meetings for individuals that fall within the targeted segments.	Over 40 interviews completed.

Conduct 2 town hall/Hacker Lab events with invitees for targeted segments and Hacker Lab members.	One town hall event was conducted at American River Brewery Company in February. The event was a success and it is estimated that over 100 people attended. The Great Make Day event occurred in June and it is estimated that over 400 people attended.
Research available space that could accommodate a Hacker Lab, tour and evaluate physical space.	Obtained multiple listings in the Rancho Cordova commercial real estate space. Three locations under evaluation.
Develop materials to seek partners for private sector and research grant opportunities.	In addition to developing materials to solicit funding, Hacker Lab is also working with the City and the Rancho Cordova Chamber of Commerce to prototype a Maker City Map and researching having Rancho Cordova become a Maker City. This concept will be brought back to Council for further review.
Analyze data collected.	Complete.
Generate a feasibility report.	Complete.

The information collected from Phase 1 confirmed that Rancho Cordova is viable for a brick and mortar Hacker Lab. Phase 2 would consist of the build out, opening and first year operation costs for the new center. No new funds are being requested at this time. Staff will be working with Hacker Lab on grant and financial options for Phase 2.

FISCAL IMPACT

The feasibility study in the amount of \$75,156 was funded from the 2016/17 Community Enhancement Fund (CEF) Economic Development/Investment allocation. In accordance with the terms of the City's Business Incentive Program, the applicant must operate within the City for at least five years or it will be required to repay the amount of the incentive. However, in the event that the results of the Feasibility Study indicate that a Makerspace could not be supported in the City, or that a suitable location cannot be located within the City, then the requirements of this Program may be met by Applicant establishing a location in the City at which they offer classes and other services equivalent to the sum of the feasibility study.

Any financial requests for Phase 2 of the project will be brought back to Council at a later date for discussion.

ATTACHMENT

Hacker Lab Feasibility Report and Appendices



Hacker Lab

Establishing a Hacker Lab in the City of Rancho Cordova, CA:

A Feasibility Report





Executive Summary

Eight months ago, a group of us sat in the Mather Room at City Hall and discussed the possibility of installing an Innovation Center in Rancho Cordova. The Economic Development staff was there, and was refreshingly forthcoming in providing us with an economic overview of the city.

We determined that a feasibility study was in order.

This report is a follow-on document to the initial research conducted and proposal that Hacker Lab assembled in October of 2016. The study we conducted followed a scientific method format, and this report is organized as such. The sections in the document are as follows:

Hypothesis, wherein we define the purpose of the study in the form of an educated guess based on our initial research that Rancho Cordova is capable of supporting an Innovation Center.

Method, wherein we describe our initial assumptions about Rancho Cordova and identify objectives that would allow us to validate them. Upon setting out to execute our work, we encountered several challenges. Many folks and businesses, while enthusiastic about an Innovation Center in Rancho Cordova, were simply too busy to meet right away. Others were excited about the idea but weren't quite sure *how* to be excited or what the concept meant.

In light of this challenge, Hacker Lab adapted its execution plan to fit conditions. We were still able to interface with folks and collect meaningful data. In this section, we show the tasks that we executed and high level results of the study.

Findings, wherein we present a summarized view of the data. We show **quantitative** data as it was captured during the ten (10) events we conducted, as well as five significant conditions we discovered in an infographic format. We also present three **qualitative** case studies, as embodied by the individuals and their work that we celebrate in this section.

Analysis / Conclusion, wherein we present Phase II's conceptual projection, timeline milestones, budget requests, and physical space options. Upon completing fundraising efforts, Hacker Lab will need to secure a hybrid office/manufacturing space (of which there are plenty in Rancho Cordova), an initial equipment set, and operational staff.

Appendices, wherein we supply our surveys conducted and numerical results.



Feasibility Study Report
written by Dan Casas-Murray
City of Rancho Cordova
July 28, 2017

Throughout this study, we had the opportunity to begin a relationship with the wonderful inhabitants of Rancho Cordova. We found a group of people who are enthusiastic about innovation and who are ready to support this effort. Above all else, we discovered one trait presented itself many times over, embodied in the people here: all are willing to work hard so their dreams can be achieved.

Gina Lujan, CEO and founder

Eric Ullrich, President and co-founder

A note from the author.

To temporarily suspend scientific observations, processes, and objective analysis or statistical findings, I wish to take a moment to pause and appreciate the people I found in Rancho Cordova. I am humbled by your enthusiasm and work ethic, and am grateful for the small opportunity I had to have known you.

-Dan Casas-Murray



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Hypothesis



Entrepreneurs, Makers, and Learners are in a sufficient quantity in Rancho Cordova so that they can economically support a financially sustainable Innovation Center. Further, industrial, educational, and organizational nodes exist such that each type of group is capable and willing to help Innovation Center members explore, grow, and thrive.



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Method

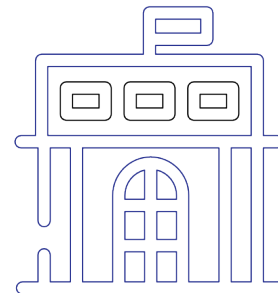


Assumptions

We began work by making five categorical assumptions. For review, these assumptions are listed below.



Residential areas will produce HL members. Some memberships will need to be subsidized.



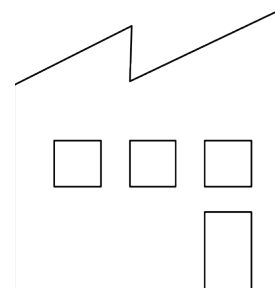
Post secondary schools will interface with HL for recruitment, student-share, class prototyping, instructor pool.



Workers in automotive, construction, & tech will indicate substantial interest in becoming Makers.



Tech companies in RC are interested in supporting HL efforts to grow talent & create more innovation.



There is a building/space in RC that will support high-speed internet, at least 400A of electric current, easily accessible, and is ADA compliant.



Planned Tasks

At the beginning of the study, we established 11 objectives in order to validate the 5 categorical assumptions. For review, these are listed below.

Category	Description
Research	R&D to find survey recipients across following categories.
	Develop appropriate survey questions across below categories.
	<i>Anatolia</i>
	<i>Neighborhoods north of light rail</i>
	<i>Businesses community</i>
	<i>Schools (post secondary schools, high schools)</i>
	<i>Nonprofits</i>
	<i>Existing Hacker Lab members</i>
	Synthesize and scrub data
	<i>Identify key innovation communities and stakeholders that already exist</i>
	<i>Define fundraising targets vs city financial contribution</i>
	Generate report
	Events
	<i>Produce at least two town hall / hacker lab meeting events</i>
	<i>Invite attendees across industry sectors, and hacker lab members</i>
	<i>Run two town hall events</i>
	<i>Engage community, gauge interest</i>
	Business Plan Refinement
	<i>Facility research and discovery</i>
	<i>Research and discover space opportunities</i>
	<i>Revise financial plan</i>
	<i>Implementation timeline</i>



Category	Description
Interviews	Conduct multiple rounds of surveys, and in person interviews / meetings
	<i>Internal & External Stakeholder meetings</i>
	<i>Interviews with small business, post secondary schools, school districts</i>
	<i>Progress and additional reporting to City of Rancho Cordova</i>
Fundraising	
	Develop program plan collateral
	Locate and pitch sponsors
	Begin to raise funding to support Phase 2
Site Surveys	Tour, evaluate, and select physical space



Challenges and Plans Modification Discussion

In setting out to validate our five categorical assumptions, we encountered challenges that caused us to modify our plan.

1. Response rate was much lower than originally anticipated. We discovered that this was not due to lack of enthusiasm, however. We learned that this was due to two factors: The term “Hacker Lab” was misleading to people, and business owners / officers, while willing to meet and discuss, had difficulty in finding time. We assumed that this was because businesses were occupied in conducting business!
2. We did encounter enthusiasm for the concept, but discovered that most folks were not sure what a Hacker Lab or Innovation Center was supposed to be.
3. Surveys - we received 100 survey results instead of the projected 400. However, survey answers were homogeneous enough to substantiate our confidence level.
4. Emails - we accomplished a 5% response rate but did not achieve the volume originally anticipated. Where possible, we requested and toured facilities in face-to-face interviews.
5. Business Plan Refinement - We were able to fully accomplish this objective. Please see our plans and considerations in the “Phase II / Planning Requests” Sections.



Tasks Performed

Please see below for the tasks we were able to perform, given the plan modification as discussed above. A summary of these results is listed in the "Findings" section, and actual survey results can be referenced in the Appendices.

Category	Task	Results
Surveys	Conducted Three Surveys	Results are summarized in the "Findings" section, listed in the Appendices
Assimilate Data	Complete	Results are summarized in the "Findings" section
Events	Conducted 10 events	Collected Data
Business Plan Refinement	Complete	Listed in the "Phase II Planning / Requests" Section
Interviews	Conducted multiple interviews	Results are summarized in the "Findings" section
Fundraising	Not yet conducted	Will conduct in August of 2017
Site Surveys	Complete	Discovered that Rancho Cordova has very good 'hybrid' spaces that consist of both office and manufacturing spaces in the floor plan
Meetings	Senator Nielsen	discussed supporting agriculture, broadband, and rural
	Community Development Partners	discovered interest in an artist community at HL. \$100 price point appropriate
	Soil Born	willing to collaborate long term
	Superintendent at Folsom Cordova	willing to collaborate long term
	SME	willing to collaborate long term
	Valley Vision Workshop	discovered manufacturing community stakeholders



Category	Task	Results
	Cordova High	continued collaboration wanted
Tours	Tri-Tool	willing to collaborate long term, focused on workforce development
	All Plastics	discovered a pre-existing relationship with HL members in Sacramento, willing to collaborate long term
	NCIM	willing to collaborate long term, focused on workforce development
	B&J Towing	discussed Blue Collar Guy project and long term relationship
	Agee Fashion	willing to collaborate long term
Interviews	Regan King (Cake Farm)	willing to assist with HL development
	Mike Bell (SME)	willing to assist with HL development, concurrent manufacturing for freelancers development
	Jeff Bennet (SME)	willing to assist with HL development, developing a manufacturing introductory course
	Chris Saverino (independent manufacturer)	willing to assist with HL development
	Alan Ware (engineering)	willing to assist with HL development, workforce development
	Eric Sweet (Kids Robotics)	willing to assist with HL development
	Rebecca Graulich (Respite Club)	willing to assist with HL development
Events	Town Hall Idea Fest	conducted surveys, collected approx 80 results



Category	Task	Results
	Coworking Jelly 1-8	conducted interviews, validated coworking presence
	Great Make Day	collected data, conducted surveys, approx 110 results
	Chamber of Commerce	Attended various events, signed up for membership
	Rotary Club	introduced and spoke about Hacker Lab
Validated Media Channels	Traditional News outlets (Grapevine, Good Day Sac, Sac Bee, Sac Biz Journal)	willing to cover, good general coverage
	Social Media audiences (Facebook, Twitter, and Meetup)	specific coverage for HL supporters
	Organic email lists	small population of HL members are closer to Rancho Cordova than Midtown or Rocklin
	Referrals	effective for introductions
	Cold Calls	effective about 15% of the time (subjective)
	Organizations (Chamber, Rotary, SME, schools)	effective 75% of the time (subjective)
	Enterprise tours (to reach employees)	enterprise was enthusiastic about giving facility tours
	Small businesses (material vendors)	enthusiastic but slightly more difficult to find a direct collaboration incentive



Findings



Findings Introduction

In this section, we discuss our quantitative findings first and qualitative examples second. Thus far, we have presented our hypothesis and assembled a plan of action. Here, we present the discoveries that we've made in the course of our investigation. Some facts and observations are relevant, while other are not. Still others can be treated as indicators. We endeavor to present a summary of these findings here.

In general, we found an optimistic hopefulness in Rancho Cordova when presenting the concept of a Makerspace. Not all residents know the Innovation / Makerspace vernacular, but most are familiar with terms such as "invention," "shop," and "vocational tech."

In the course of this investigation, we were able to collect data using the following methods:

- 10 community outreach events
- 4 community surveys
- 32 interviews with government, individuals and enterprise
- 5 facility tours

We were also able to validate a suite of outreach tools / channels that helped us to assemble an appropriately sized audience (about 400 people). We used the following media tools to communicate with the new Hacker Lab community:

- Traditional News outlets (Grapevine, Good Day Sac, Sac Bee, Sac Biz Journal)
- Social Media audiences (Facebook, Twitter, and Meetup)
- Organic email lists
- Referrals
- Cold Calls
- Organizations (Chamber, Rotary, SME, schools)
- Enterprise tours (to reach employees)
- Small businesses (material vendors)



Event 2 - Great Make Day 2017

On June 10, 2017 from 11am to 2pm, we designed and executed a capstone event called Great Make Day. It drew about 400 attendees and included 25 exhibitors & demonstrations. There were 5 pieces of equipment that we showed and 11 topic speakers. The equipment and exhibits that we were able to demonstrate included the Laser Cutter, 3D printers, Sewing Machines, CNC Milling Machine, a Virtual Reality setup, a Robotics Battle Arena, and a Jewelry making booth. Good Day Sacramento covered Great Make Day, and a video can be referenced here: <https://www.youtube.com/watch?v=TvQkJFyGPDk>

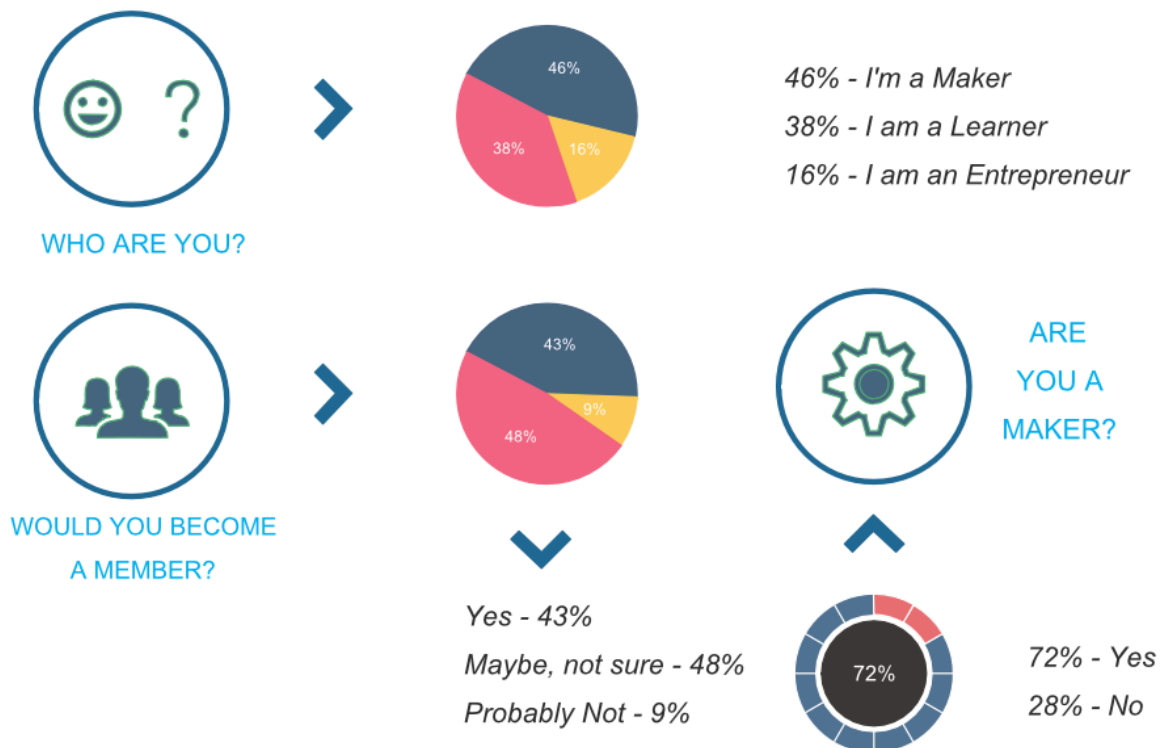
We conducted two surveys at this event - one that folks completed at the door, and one that we sent out via email. We've summarized those survey results on the following page's infographic.





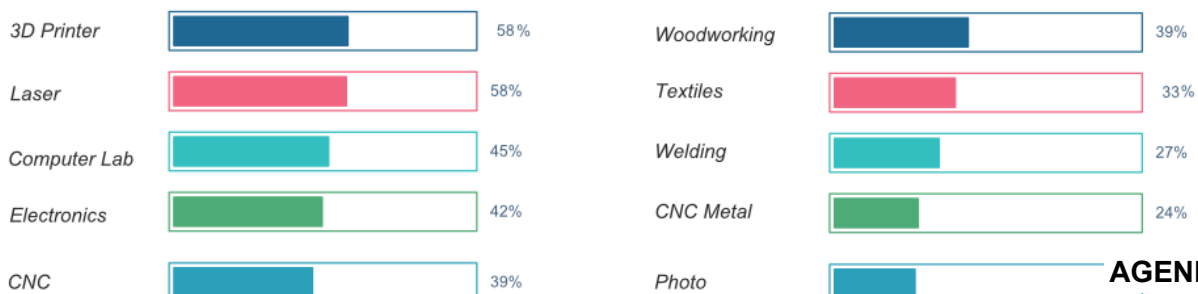
Infographic

The following graphic represents consolidated answers from two surveys that we conducted at Great Make Day.



Desired Equipment and Capabilities

We were interested in learning the types of equipment that attendees wanted to see and know more about. This bar chart ranks 'equipment preference distribution.' The figures indicate what percentage of the time respondents picked a category of interest. Respondants made multiple selections.





Co-working Jellies

Co-working Jelly

(noun)

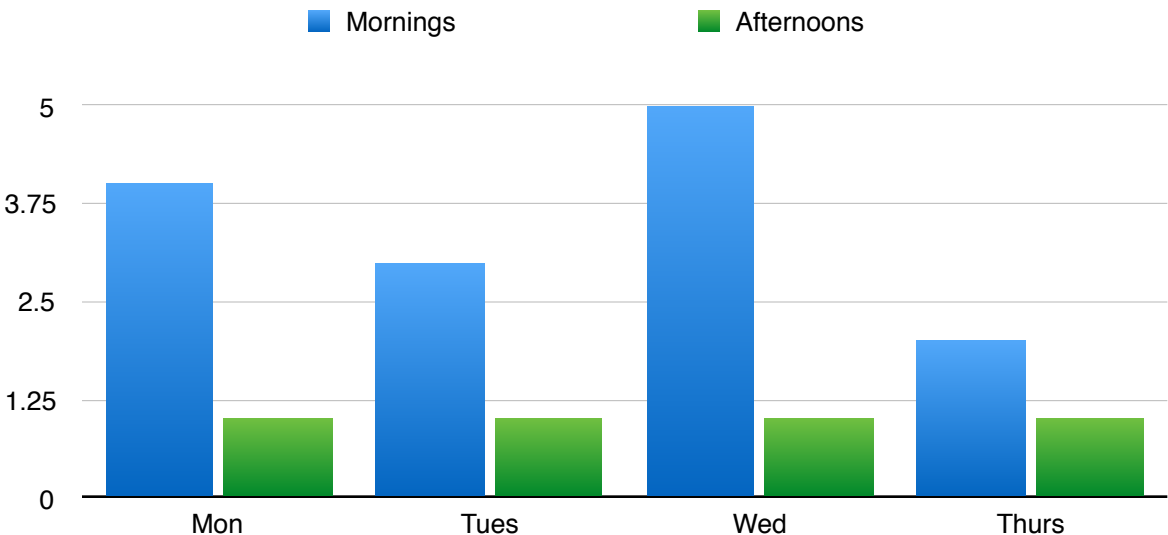
a casual event during which attendees meet to simulate a change of work environment and to socialize while working.

After a successful first event at the brewery, we determined that it would be advantageous to conduct a test designed to capture casual interest in co-working.

We conducted eight (8) open co-working jellies at Specialty's Café and Bakery. The first four sessions were held in the morning hours (9am to 12pm) on M,T,W,TH respectively. The last four sessions were held in the afternoons (1pm to 4pm) on M,T,W,TH, respectively.

We advertised this event through [meetup.com](https://www.meetup.com), Startup Digest, and our weekly email.

We learned that supporters attended for the first few sessions. Other sessions were sparsely attended, but by entrepreneurs and self-starters. We did not expect large numbers from our advertising efforts. Surprisingly, we observed that while there was at least one attendee for each of the morning sessions, the afternoon sessions saw zero attendance.





Qualitative Findings: Stories about people.

FAITH CAPLAN

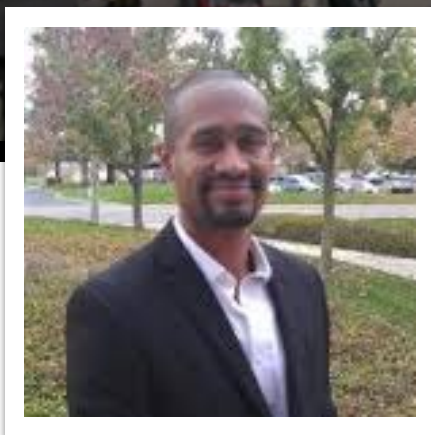
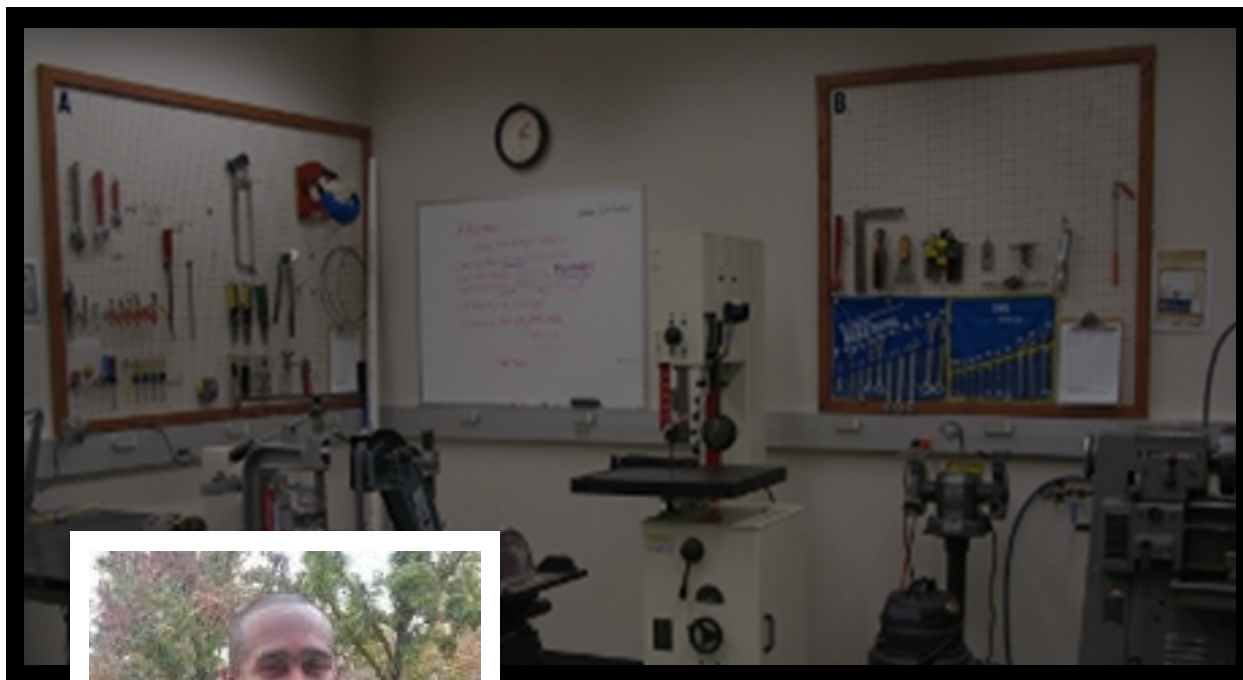


Faith transitioned from math into engineering about 5 years ago. An engineer by training (Industrial and Manufacturing), the first five years of her career were with HP (Corvallis & Roseville). After transferring to Cordova High as a math teacher, she taught the engineering curriculum as it was written, but it didn't have enough projects, focused too much on scientific theory & math, and makes students want to drop out.



To help with recruitment and to gain "maker" skills for herself and her students, Faith started a Makers Club on campus. She has obtained funding & equipment, and is working tirelessly to grow student instructors through student-led, project-based sessions that are designed to empower. Her students learn to teach themselves and others by using curiosity and discovery as education drivers.

We are looking forward to continued collaboration with her and the students at Cordova High.



MIKE BELL

Entrepreneur

Mike Bell is an entrepreneur in Rancho Cordova with a vision. During free-time, he operates a small machine shop built for freelance manufacturers. Currently in the startup phase, Mike has invited engineers, designers, and other folks who are interested in learning machining into his facility for hands-on learning and project time. Use of the equipment is free-though if it is used for a small batch and is a paid contract for a

client, he asks for a small fee from his equipment users.

Recently, Mike and a few friends got together to determine a machining course. The curriculum will focus on key pieces of machinery, techniques, and safety. Hacker Lab plans to work collaboratively with Mike in order to cross-promote and grow manufacturing entrepreneurship in the city.



SAM JOHNSON

Sam Johnson is a third generation entrepreneur and the owner of B & J Towing in Rancho Cordova. Early in his tenure, Sam realized that the best way to find quality employees was to grow them himself. At B & J, Sam has developed a growth pipeline that starts younger, inexperienced workers with the basics, then gradually presents more opportunities and responsibilities to them as they learn and progress.

Recently, Sam has initiated work on the Blue Collar Guy project, a program aimed at young workers that educates them about the financially and personally rewarding careers in the trades that are available to them.



Sam celebrates his successes by speaking about others' accomplishments. Danny G is one of them. Danny came in to B & J Towing as an underprivileged resident, capable of basic tasks. Through self determination and with a little mentorship from Sam, Danny is now an operations supervisor at B & J Towing.

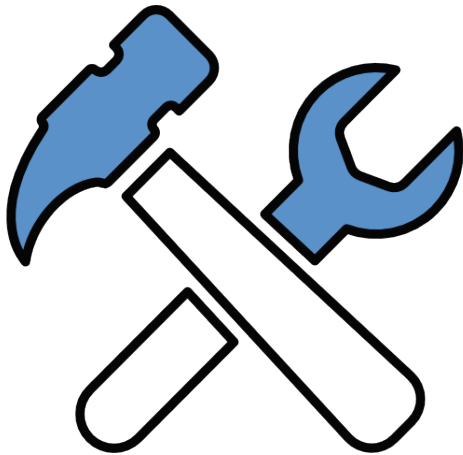
See more about the Blue Collar Guy project at
<https://www.facebook.com/thebluecollarguy/>





Observed Trends - Summary

Workforce Development



We learned from several interviews with enterprise that a skilled workforce is in demand and consists of metal workers, tool makers and CNC operators, to name a few. Employers in Rancho Cordova do not lack revenues and contracts; however, their skilled workforce is aging, and there is an earnest realization that years of accumulated experience is at risk of being lost as older workers retire. The employers who 'get it' are making efforts to grow their own employee bases by offering education programs like the welding apprenticeship at Northern California Injection Molding.

In our study, we observed that this is taking place not only in Rancho Cordova, but regionally and nationally. Hacker Lab is looking forward to acting as a feeder-entity to these programs by working with employers and exposing its members to these programs.

Kids Tech Education

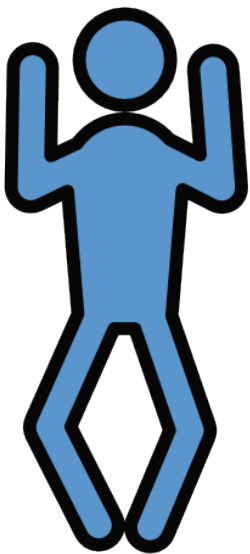
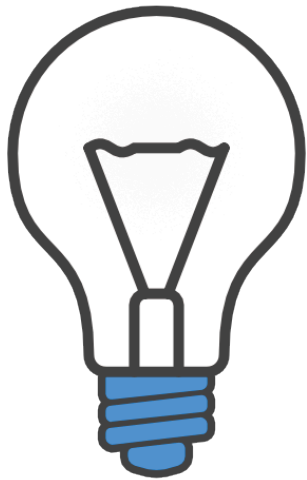
In interviews, events, and general conversations, we observed that parents are keenly interested in supporting their children's educations in Science, Technology, Engineering, Art, and Math (STEAM). Folks have become more open to the idea of discovery or curiosity-driven learning, using projects to develop learning. We recognize this factor as an opportunity to support younger generations of makers by facilitating STEAM curriculum development at Hacker Lab in Rancho Cordova.





Entrepreneurship

Startup Hustle is one of Hacker Lab's core programs. It is a bootcamp for entrepreneurs that guides them through the Lean Startup process - the same process that we've used in the course of this investigation. Through teaching entrepreneurship, Hacker Lab is in a unique position to observe emerging entrepreneurs. In Sacramento for example, we usually see a mix of software/app development, social, and some hardware entrepreneurs. In Rocklin, we see entrepreneurs that are focused on providing solutions to customers in residential settings. Early indicators signal that entrepreneurs in Rancho Cordova will develop businesses that are learning / teaching based, manufacturing & machining, and training based.



Having Fun

One of the most observable things about the events that we conducted was the general excitement about possibilities, both at the abstract and specific levels. Abstractly and on a high level, people are positively excited about the possibilities that Hacker Lab would be able to generate in Rancho Cordova. Specifically, there are numerous adults who love to grow their own skillsets by learning new concepts, creating prototypes & other projects, and then sharing them with fellow Hacker Lab members or family & friends. In addition to being a workforce development, education, and entrepreneurship hub, Hacker Lab can be a recreational place for residents.



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Analysis / Conclusions



Conclusion



Upon a successful conclusion of this feasibility study, Hacker Lab recommends that it be permitted to establish an Innovation Center in Rancho Cordova.

The center should consist of anywhere from 3,000 sq ft to 10,000 sq ft, and should consist of three main functions: Machining / Shop space, Co-working areas & offices, and classroom / instruction space.

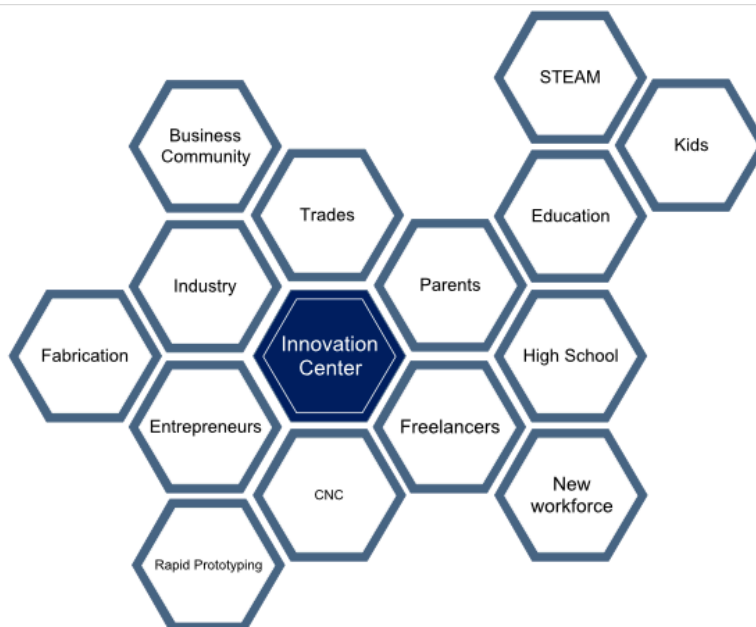
Programming should consist of ongoing entrepreneurship instruction/mentorship, CNC experimentation and instruction, electronic and robotics, machining and wood/metal fabrication courses, and general business counseling.

In this section, we will provide an overview of the community that is likely to form here and show the business model assumptions that we were able to validate. Finally, we will present a Strengths, Weaknesses, Opportunities, and Threats analysis.



Community Formation

Below, we show the actual community that is most likely to form around Hacker Lab in Rancho Cordova. This picture shows the Innovation Center as the Hub and nodes that will interconnect. The nodes are positioned in relation to one another. The table explains how and when each key node will start engaging with the community via its natural activities.



Who	How	When
Freelancers	• start producing revenues for themselves • begin creating inter-member partnerships	Early Community Growth
Entrepreneurs	• executing established business operations at the center • employing others that they find in the community	Early Community Growth
Parents	• will start bringing children for tours • will enroll children in classes • homeschoolers will use the facilities	Early Community Growth
Trades	• will use the center as a training venue • will work on personal projects • may use equipment for small jobs	Community & Culture Forming
Industry	• may begin interfacing through the Dept of Labor or WIBS • may engage members for apprenticeship recruiting	Community & Culture Forming
Business Community	• will provide general support • possible larger business funding for community outreach programs	Post Community Establishment



Assumption Validations

In the proposal submitted in 2016, we showed a business model canvas that listed key assumptions. Our findings have either validated those assumptions or have changed our understanding of the business model. In the below table, we list each assumptions and its validity status.

Value Proposition	Empower Innovators	Validated	●
	Build Community	Validated	●
	Workforce Growth	New Discovery (importance thereof)	●
	STEAM Education	New Discovery (importance thereof)	●
Customer Relationship	Long Term, Collaborative	Validated	●
Customer Segments	Makers	Validated	●
	Learners / Hobbyists	Validated	●
	Entrepreneurs	Validated	●
Revenue Streams	Memberships / Offices	Validated	●
	Classes & Bootcamps	Validated	●
	Sponsors / Consulting	Pending	●
Costs	Operating Expenses	Validated	●
	Startup Costs	Validated	●
Key Resources	People/Equipment	Validated	●
Key Activities	Growing Talent	New Discovery (importance thereof)	●
	Community Building	Validated	●
Key Partners	Business Community	New Discovery (positive support)	●
	Industrial Community	New Discovery (positive support)	●



Strengths, Weaknesses, Opportunities, and Threats



Strengths

Currently, the Hacker Lab brand enjoys strong support from people that recognize it. These customers attend the Hacker Lab events and have offered to assist in any way they can. They are genuinely excited about what Hacker Lab can bring to the Rancho Cordova community and can serve as innovation center evangelists in the city and surrounding areas.

Weaknesses

We observed that the name 'Hacker Lab' is misleading to those unfamiliar with its functions. While the term 'Hacker' has a broader definition that means 'to build or stick together in an improvised fashion,' it is associated with nefarious activities. Though this may initially be a challenge, we feel that this negative connotation can be gradually transformed with positive messaging and support that we already enjoy.



Opportunities

Hacker Lab was able to reach an early adopter audience in Rancho Cordova that yielded significant data. With a realized innovation center, Hacker Lab will be able to reach greater numbers of people that are currently unaware of the organization's capabilities and offerings.

After establishing, Hacker Lab will be able to facilitate an intra-industry 'cross-pollination.' Typically, innovation occurs throughout history at disciplinary intersections. The nature of the community that develops will almost certainly instigate innovation in Rancho Cordova.

Threats

Participation in the innovation space is sparse, though its success will surely draw competitive interest. However, the potential and reachable market in the area is large enough so that competitors would help the cause, rather than hinder it. Only once the market matures and innovation centers are ubiquitous will competitors become a financial threat.

A more urgent threat is the financial inability of underserved residents to participate in the community. These residents bring key perspectives on community problems and socio-economic issues that would enhance Hacker Lab's offerings. However an unsubsidized membership model will block this important community component from participation. To mitigate this threat, we will need to determine ways in which we can sustainably address this shortfall.



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Phase II Planning & Requests



Concept - (mostly unchanged from original proposal)

PHASE II: IMPLEMENT & EXECUTE

OBJECTIVE:

Establish & operate a physical space with an initial set of programmed curriculum.

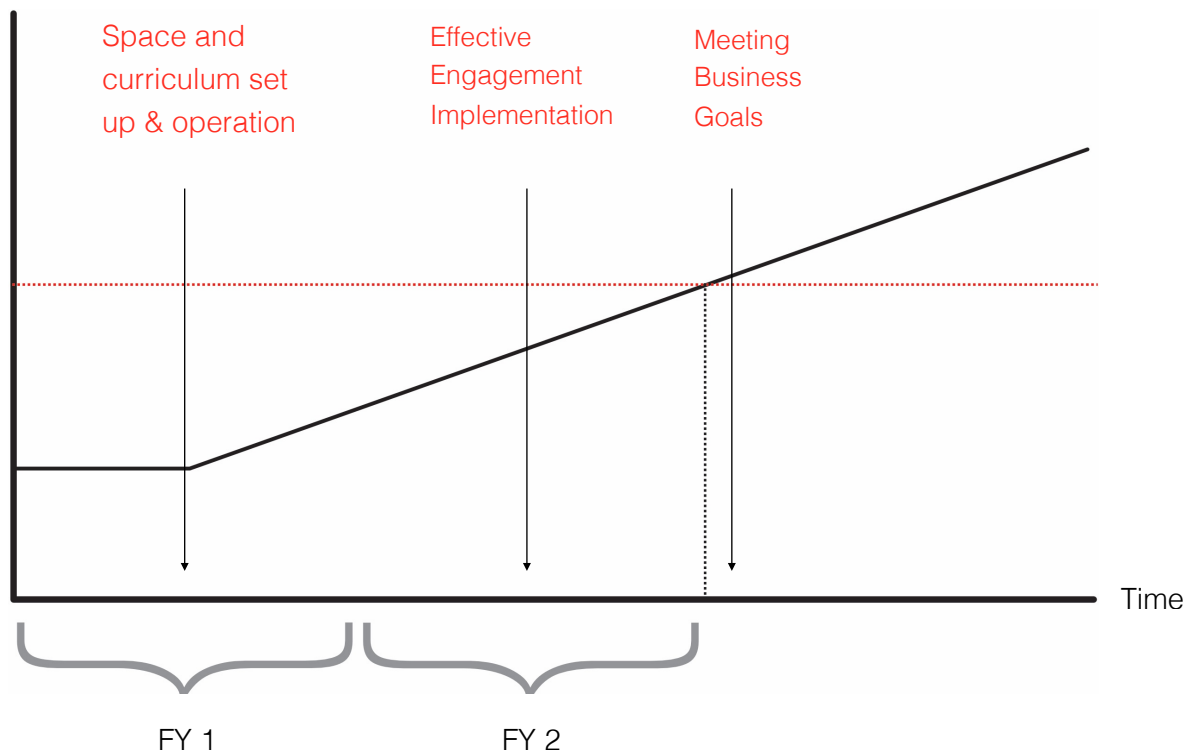
CONCEPT:

Phase II consists of three (3) major milestones: space & curriculum setup, effective engagement implementation, & meeting business goals.

ENDSTATE:

Success means that within two (2) years of the grand opening, Hacker Lab will have a fully functioning space, a fully attended class offering, & will meet its required membership & other revenue goals.

Annual Revenues



Graphic representation of Phase II milestones.



phase II, continued

MILESTONE	STARTING POINT	METRICS COMPILED AT END OF 1ST FY
SETUP: Facility built out and furnished Makerspace initial configuration Curriculum Initial configuration Staff selected and trained	After site selection from PH I configurations based on Hacker Lab's internal experience.	Hacker Lab beginning to produce economic data: • Startups housed • Startup revenue • Startup jobs created • Projects completed / built • Jobs recruited for • School recruited students • Memberships • Classes • Bootcamps
ENGAGEMENT IMPLEMENTATION: Pre-sold office space Pre-sold memberships Some fundraising secured Some classes attended Some meetups hosted Launch promoted several times	Using data collected from PH I. Confirming appropriate communications channels with engagement marketing strategy.	
MEETING BUSINESS GOALS: B/E memberships B/E classes B/E bootcamps	Established internal metrics	



Timeline

The implementation of the space will remain unchanged from the original proposal.

	FY 1				F2			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase II	Set up	Space Buildout						
		Furniture (procure, install)						
		Equipment (select, procure, install)						
		Software (select, procure, install)						
		Hire staff (min 6)						
	Engagement Implementation	Curriculum development						
		Promotion						
		Member and office sales						
		ID/Train teachers						
		Begin classes						
		Begin meetups						
		Fundraising						
	Meeting Business Goals	Train Staff			Soft Opening			
					Bootcamp Rollout			
					Classes			
					Membership Engagement			
					Ongoing Promotion			
					Grand Opening			
					Launch Events			



Financials

While most financial requirements have not changed, Hacker Lab intends to select a space that will require minimum Tenant Improvements. This will reduce the initially projected startup costs by \$75,000.

		FY 1			FY2				
	monthly	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Phase II Setup	Space Deposit	\$ 16,000.00	16k cap exp not taxable						
	Buildout	\$ 25,000.00							
	Furniture	\$ 50,000.00							
	Equipment & Install	\$ 200,000.00							
	Software	\$ 50,000.00							
	Grand Opening	\$ 6,000.00							
	Launch	\$ 5,000.00							
	Payroll	\$ 34,560.00	3 months payroll @ \$24k per month * 20% for payroll						
	Total Cost	\$ 386,560.00							
Phase II Prerevenue	Presales	\$ 11,000.00	11k for presales, 1k for software, 1k for						
	Classes	\$ 9,600.00	20 classes @ \$480 per class						
	Meetups	\$ -							
	Total Pre-rev	\$ 20,600.00							
	Q2 Net	\$ (365,960.00)							
Phase II Recurring	Operating	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00	
	Payroll	\$ 53,568.00	\$ 53,568.00	\$ 53,568.00	\$ 65,088.00	\$ 65,088.00	\$ 65,088.00	\$ 65,088.00	
	Teachers	\$ 11,124.00	\$ 11,124.00	\$ 11,124.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	
	Services	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	
	Maintenance	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
	Consumables	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	
	Marketing	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	
	Total Costs	\$ 157,392.00	\$ 157,392.00	\$ 157,392.00	\$ 169,488.00	\$ 169,488.00	\$ 169,488.00	\$ 169,488.00	
	Office rentals	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00	
	Memberships	\$ 30,000.00	\$ 40,500.00	\$ 45,000.00	\$ 45,000.00	\$ 47,400.00	\$ 50,100.00	\$ 52,500.00	
	Classes	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	
	Bootcamps	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 21,600.00	\$ 21,600.00	\$ 21,600.00	\$ 21,600.00	
	Consulting	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
	Sponsors	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
	Membership Subsidies	\$ 15,000.00	\$ 18,000.00	\$ 18,000.00	\$ 19,800.00	\$ 20,700.00	\$ 21,600.00	\$ 22,800.00	
Total Revenue	\$ 122,670.00	\$ 136,170.00	\$ 160,570.00	\$ 163,870.00	\$ 167,470.00	\$ 167,470.00	\$ 171,070.00		
Net	\$ (34,722.00)	\$ (21,222.00)	\$ (8,918.00)	\$ (5,618.00)	\$ (2,018.00)	\$ (2,018.00)	\$ 1,582.00		

Operating Costs = 7000 sq ft @ \$2, 2k utilities, 1k internet



Recurring Revenues and Costs

This has remained unchanged from the original proposal.

		1		F2			
		Q3	Q4	Q1	Q2	Q3	Q4
Phase II Recurring	Operating	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00	\$ 68,400.00
	Payroll	\$ 53,568.00	\$ 53,568.00	\$ 65,088.00	\$ 65,088.00	\$ 65,088.00	\$ 65,088.00
	Teachers	\$ 11,124.00	\$ 11,124.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00
	Services	\$ 9,000.00	\$ 9,000.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00
	Maintenance	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
	Consumables	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00
	Marketing	\$ 2,700.00	\$ 2,700.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
	Total Costs	\$157,392.00	\$157,392.00	\$169,488.00	\$169,488.00	\$169,488.00	\$169,488.00
	Office rentals	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00	\$ 39,900.00
	Memberships	\$ 30,000.00	\$ 40,500.00	\$ 45,000.00	\$ 47,400.00	\$ 50,100.00	\$ 52,500.00
	Classes	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00
	Bootcamps	\$ 13,500.00	\$ 13,500.00	\$ 21,600.00	\$ 21,600.00	\$ 21,600.00	\$ 21,600.00
	Sponsors	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
	Membership Subsidies	\$ 15,000.00	\$ 18,000.00	\$ 19,800.00	\$ 20,700.00	\$ 21,600.00	\$ 22,800.00
	Total Revenues	\$122,670.00	\$136,170.00	\$160,570.00	\$163,870.00	\$167,470.00	\$171,070.00
	Net	\$ (34,722.00)	\$ (21,222.00)	\$ (8,918.00)	\$ (5,618.00)	\$ (2,018.00)	\$ 1,582.00

Real Estate Options

On the following three pages, we list the spaces that we toured and summarize the information about them. All three spaces were hybrid configurations; that is, they possessed both office space and shop floor space. We feel that this combination of building, along with average rental rates, will help Hacker Lab to offer the innovation center's full array of services to the community.

The building we choose will determine our ability to meet operational cost requirements.

Typically, the number of offices in the space that we can sub-let to tenants will cover the base rent, while co-working space and member capacity allows us to cover utilities and employee wages.

Negotiable terms are the rental rate schedule, tenant improvement budget, and months of free rent. The options we currently have are workable - however, we will likely perform a few more site visits before we make our final determination.



Property 1



3073 Kilgore Road

Property Info:

Total Area: 9,446 sq ft

Approx Rent psf: \$.55

Approx NNN psf: \$.20

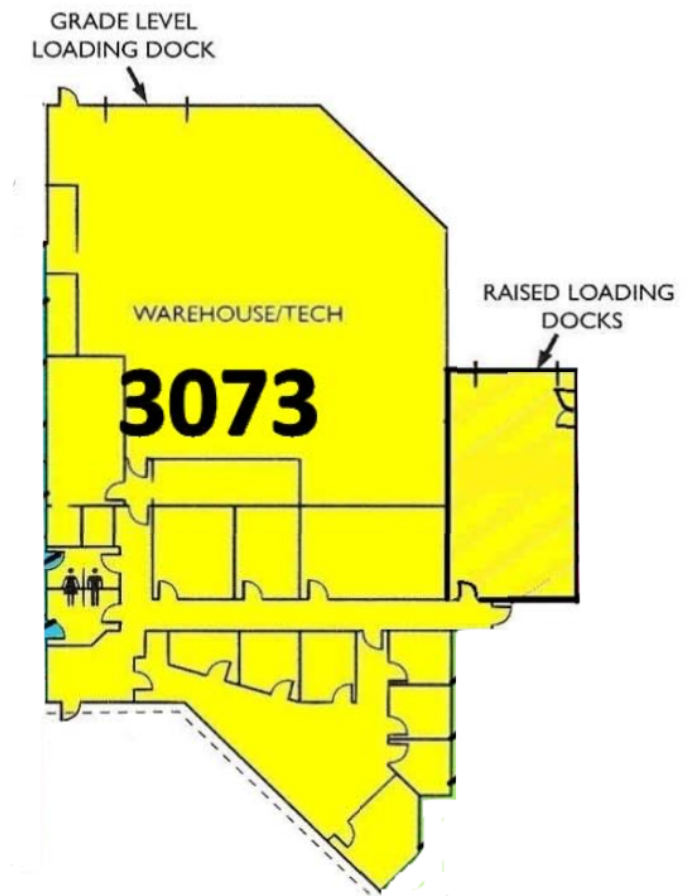
Makerspace Info:

Rentable Offices: 8 - 10

Approx Rate per Office: \$625

Approx Area for Co-Working: 1,000
sq ft

Approx Area for Makerspace: 3,500
sq ft





Property 2



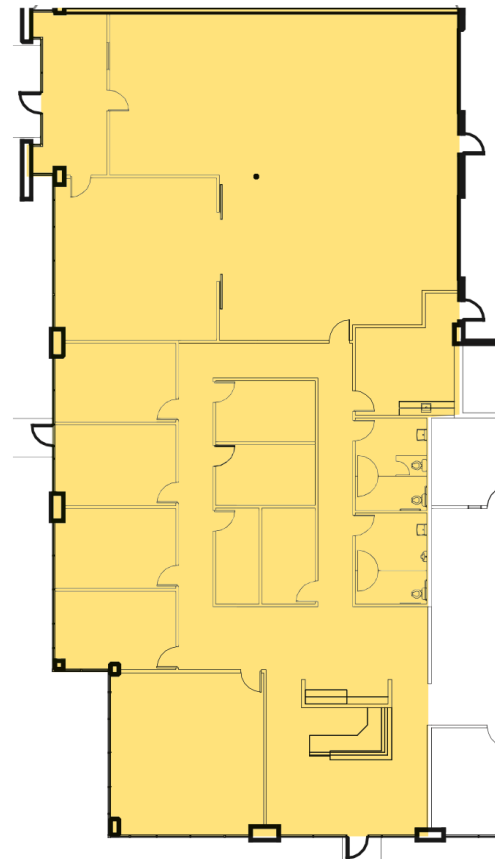
3035 Prospect Park Drive

Property Info:

Total Area: 6,900 sq ft
Approx Rent psf: \$.96
Approx NNN psf: \$.50

Makerspace Info:

Rentable Offices: 8 -10
Approx Rate per Office: \$865
Approx Area for Co-Working: 500 sq ft
Approx Area for Makerspace: 2,500 sq ft





Property 3



3017 Kilgore Road

Property Info:

Total Area: 8,726 sq ft
Approx Rent psf: \$1.05
Approx NNN psf: \$.50

Makerspace Info:

Rentable Offices: 15
Approx Rate per Office: \$901
Approx Area for Co-Working:
1,500 sq ft
Approx Area for Makerspace:
2,500 sq ft





Appendix: List of Attachments



Surveys from Town Hall Idea Fest

Attachment: What best describes your profession?

Attachment: What below best fits your interest?

Attachment: What are you most excited about?

Surveys from Great Make Day

Attachment: Surveys completed at the door

Attachment: Surveys emailed and returned

Response to What best describes your profession?

curious adult that missed out on wood shop in high school

Entrepreneur

Entrepreneur

Entrepreneur

We specialize in plastic fabrication of all sorts. We manufacture everything out of Sacramento

Consultant

Consultant

Scoutmaster

Government legal analyst

Maker

Application and database architect

Architect

Retired from nutrition services

Business leadere

Entrepreneur

Government

I'm a boss

Solution Architect

Ebike rider

US Air Force

Tall guy

Robotics education and tinkerer

visual communications

Digital photographer & videographer

Quality/ regulatory medical devices

If

Carpentry

Community Outreach

Parent Coordinator and health aide at a Riverview STEM Academy

Financial/legal/bankruptcy

Electronic Engineer

Administrative

Systems Engineer

Community organizer supporting urban agriculture and food access

Robotics education and tinkerer

ErGnESiGdeSd IoAtIlcAUnIMmUcoMc NcGeNErGEmEE

Real estate

US Air Force

Software Engineer

E-mailer

Regional Civic leadership/ economic development

Education
visual communications
Retail.
Web technologies, analytics, development
Computer Engineering
Retired
Engineering Design Teacher
Medical Record Clerk
Online marketing
Retired community college educator
Information security field
Engineering consultant
Banking
Manufacturing
Commercial real estate
Software customization
Urban Forester
Programmer
E commerce entrepreneur
It security
Information technology
Computer system architect
Financial Services
Healthcare
Online marketing
Compliance
Microcomputer technician
Lead innovation engineer
Web Development
Startups
Startups
Hacker

Results Summary - What below best fits your interest?

Response	Count
Take classes to learn skills	17
Maker space for personal and professional projects	17
Other	10
Coworking and startup office space	8
Hire people for my company	6
Get my kid involved	5
Total	63

Individual Results

Response	Via	Created At
Coworking and startup office space	Permalink Multi-Page Survey	2/23/17 18:56
Coworking and startup office space	Activated Multi-Page Survey	2/23/17 18:52
Coworking and startup office space	Permalink Multi-Page Survey	2/23/17 18:52
Coworking and startup office space	Permalink Multi-Page Survey	2/23/17 18:51
Coworking and startup office space	Permalink Multi-Page Survey	2/23/17 18:51
Coworking and startup office space	Permalink Multi-Page Survey	2/23/17 18:51
Coworking and startup office space	Permalink Multi-Page Survey	2/23/17 18:51
Coworking and startup office space	Permalink Multi-Page Survey	2/23/17 18:51
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:53
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:53
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:53
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:53
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:53
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:53
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:52
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:52
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:51
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:51
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:51
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:51
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:51
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:51
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/23/17 18:51
Maker space for personal and professional projects	Permalink Multi-Page Survey	2/22/17 16:19
Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 20:13
Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 18:53
Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 18:53
Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 18:52
Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 18:52

Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 18:52
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Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 18:51
Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 18:51
Take classes to learn skills	Permalink Multi-Page Survey	2/23/17 18:51
Take classes to learn skills	Permalink Multi-Page Survey	2/22/17 16:20
Hire people for my company	Permalink Multi-Page Survey	2/23/17 18:54
Hire people for my company	Permalink Multi-Page Survey	2/23/17 18:52
Hire people for my company	Permalink Multi-Page Survey	2/23/17 18:52
Hire people for my company	Permalink Multi-Page Survey	2/23/17 18:52
Hire people for my company	Permalink Multi-Page Survey	2/23/17 18:51
Hire people for my company	Permalink Multi-Page Survey	2/23/17 18:51
Get my kid involved	Permalink Multi-Page Survey	2/23/17 18:53
Get my kid involved	Permalink Multi-Page Survey	2/23/17 18:52
Get my kid involved	Permalink Multi-Page Survey	2/23/17 18:52
Get my kid involved	Permalink Multi-Page Survey	2/23/17 18:52
Get my kid involved	Permalink Multi-Page Survey	2/23/17 18:52
Other	Permalink Multi-Page Survey	2/23/17 18:54
Other	Permalink Multi-Page Survey	2/23/17 18:53
Other	Permalink Multi-Page Survey	2/23/17 18:52
Other	Permalink Multi-Page Survey	2/23/17 18:52
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Other	Permalink Multi-Page Survey	2/23/17 18:51
Other	Permalink Multi-Page Survey	2/23/17 18:51

Response to What are you most excited about
 Working with others to improve the internet and its components.
 A new space in rancho cordova to have a space to collaborate
 Building things
 The possibility of having a lab in our community.
 Expansion of unique ideas and new business !
 Developing new products
 Ms.MAr neAn AcsPAsNeA N
 Helping our future makers!
 Shopbot laser cutter
 Work life balance
 Developing a product
 Learning
 The singularity
 Making Rancho a smarter community!
 bringing more opportunities to our students
 Nile stickers everywhere
 Possibility of encouraging girls to pursue STEM careers
 Contacts/networking
 Robotics CAD/CAM
 Hot sticky mess
 3-D printing, Raspberry Pi
 Getting youth excited about hands on work
 Community Growth
 Education
 Bringing more entrepreneurs to Rancho Cordova
 To see more hacker labs
 New ideas that help us ask the right questions
 Teaching children
 Hacker lab coming to Rancho.
 Having great minds to collaborate with to become a better teacher and for my students
 Coding
 Creating pathways for youth and employees
 Learning
 Beer
 Meeting people
 Learning what Hacker Lab is
 Software electronics and IoT and making use of all these three
 The future of hacker lab
 Learning about the opportunities.
 Creative an spontaneous business ideas
 Sacramento's transformation!

3d printing, arduinos, raspberry pi
Meeting other manufacturers
Open source
Automation
Getting employed
Another Hacker Lab location. Near to my office
Building new ideas
Meeting people
Stuff

Name	What best describes you?	What is your primary interest?	Would you join if we open in Rancho Cordova?	What level would you join at?	Any thoughts, ideas, desire you'd like to share
Amanda Wicks	Mom of homeschooler	Make things for fun, Make things to sell, Access tools and equipment	Yes	Family plan membership	Interested in classes for our homeschool group
Amira Vang	Student	Make things for fun			
Anne Gast	Hobbyist, school	Make things for fun, access tools and equipment	Not sure maybe	Individual membership	
Areeb Ahmed	Student	Make things to sell, access tools and equipment	Yes	Corporate/organization level (dads business)	Already a member
Arthar Valdez	Hobbyist, student	Everything		Family Plan membership	
Aslam ahmed	Startup prelaunch	Learn new skills to advance career	Yes		
Billy Jarvsevicis	Hobbyist, Professional	Make things for fun, Learn new skills to advance career, meet people and access community	Yes	Individual membership	
Brad Friedman	Hobbyist	Make things for fun, Learn new skills to advance career, access tools and equipment	Yes	Individual membership	
Charles Dysert	Hobbyist	Make things for fun, Access tools and equipment	Yes		
Cherise	Hobbyist	Everything	Not sure maybe		Already a member
Clancy	Hobbyist, Student, Established company	Make things for fun, Learn new skills to advance career, Meet people and access community	Yes	Family plan membership	
Cody Aldich	Hobbyist, Professional	Make things for fun, Learn new skills to advance career, access tools and equipment	Not sure maybe	Individual membership	
Cristian Ho	Student	Make things for fun			
Daniel		Make things for fun			
Dominic	Student	Make things for fun, Learn new skills to advance career	Yes	Individual membership	
Don Yost	Hobbyist, school,	Other education	Not sure maybe	Individual membership	
Dylan Dupre	other	Learn new skills to advance career	Not sure maybe		
Elijah Collier	Student	Make things to sell	Not sure maybe	Individual membership	
Emma Whitmarsh	Student, School	Make things for fun	Not sure maybe	individual membership	None sorry :(
Gabi Hoppel	Established comany	Make things for fun Learn new skills to advance career meet people and access community access tools and equipment	Yes	Private office	
Gigi	Hobbyist, student	Learn new skills to advance career	Not sure maybe	Family plan membership	
Hayden M.	Hobbyist, student	Make things for fun	Yes/Maybe not sure	Individual membership	We are in folsom would love to see HL there
Heather Mcgohan	other mom of a future engineer	Make things for fun, Access tools and equipment	Not sure maybe	Individual membership for my son	
Hector	Hobbyist	Make things for fun	Not sure maybe		
Hillary	Hobbyist, Student	Make things for fun, Meet people and access community, access tools and equipment	No	Individual membership	
Holly	Student	Learn new skills to advance career, meet people and access community	Yes	Individual plan, family plan	
IKE	Student	Make things for fun	Not sure maybe	Family plan membership	
Isa Abdurahim	Student	Make things for fun	Yes Please!	Family plan membership	
Isabella Cortez	Student	Make things for fun	Not sure maybe		
Ishanna	Student	Make things for fun	Not sure maybe	Individual membership	
Jed Easterbrook	hobbyist		Yes	Family plan membership	
Jeff Hang	Hobbyist, student	Make things for fun, Learn new skills to advance career meet people and access community	Yes	Individual membership	
Jen Debusic	Student	Make things for fun, access tools and equipment	Yes	Family plan membership	
Jennypher Doan	Hobbyist	Everything	Yes Please!	Family plan membership	Would like to be a volunteer to help!
Joseph	Hobbyist, Professional	Make things for fun, Learn new skills to advance career, access tools and equipment	Yes!!!!	Individual membership/ family plan?	
Julie	Professional	Learn new skills to advance career meet people and access community	Not sure maybe	Individual membership	
Kim Dunn	School	Meet people and access community	Not sure maybe	Family Plan,	
Kristen Ho	Student	Make things for fun, Make things to sell	Not sure maybe	Corporate/organization level	
Latina	Other mom	Make things for fun	Yes	Family Plan, Corporate	
Kimney	Professional	Make things for fun, Learn new skills to advance career, Meet people and access community	Not sure maybe	Individual membership	
s	Student	Make things to sell	No	Individual membership	
s	Student	Make things for fun		Individual membership	
s	Student	Make things for fun	No	Individual membership	
Vang	Professional, startup prelaunch	make things for fun, learn new skills to advance career, meet people and access community, access tools and equipment	Yes	individual membership, corporate organization membership	

Name	What best describes you?	What is your primary interest?	Would you join if we open in Rancho Cordova?	What level would you join at?	Any thoughts, ideas, desire you'd like to share
Marc Dellerba	Hobbyist	Learn new skills to advance career	Not sure maybe	Individual membership	
Mathew	Hobbyist	Make things for fun	Not sure maybe	Family plan membership	
Natalie Munson	Student	Make things for fun, Learn new skills to advance career	Yes Please!	Individual membership	
Nathan					
Pari	Hobbyist	Make things for fun, Make things to sell	Not sure maybe		
Peti	Startup prelaunch	Make things to sell, Meet people and access community, access tools and equipment	Not sure maybe	Individual membership	
Praneetha	Other	Make things for fun, Learn new skills to advance career meet people and access community	Yes	Individual membership	
R. King	Established company	Meet people and access community	Yes	Private office	Hi guys, good luck!
Rene Dupre	hobbyist		Not sure maybe	Family plan membership	
Robert	Hobbyist	Make things for fun	Yes	Individual membership	
Robert Lewis	hobbyist	Make things for fun, Learn new skills, access tools and equipment	not sure maybe	Individual membership	To new to contribute ideas yet
Sally	hobbyist, student	Everything			
Sarah	Hobbyist	Make things for fun, Make things to sell, Learn new skills to advance career	Yes Please!	Individual membership	Love laser cutting, 3D printing and designing things
Shreeja	hobbyist ,startup prelaunch	Make things to sell	Yes	Individual membership	
Srinandar	School	Make things for fun	Not sure maybe	Family plan membership	Elk Grove
Suzette Dupre	Hobbyist		Not sure maybe	Family plan membership	
T Smith	Professional, other kids	Make things for fun	No live in roseville		
Talon					
Ted Goodman	Professional	Other support KWS	Usually go to downtown	individual membership for son	
Vincent Valdez	Hobbyist	Everything		Family Plan membership	
WR Crain	hobbyist, student	Make things for fun, Learn new skills to advance career, Meet people and access community	Not sure maybe	Individual membership	
Yinpe Vang					

Do you consider yourself a maker?

39 out of 40 people answered this question



Are you currently a Hacker Lab member?

40 out of 40 people answered this question



How likely are you to recommend Great Make Day to a friend or family member?

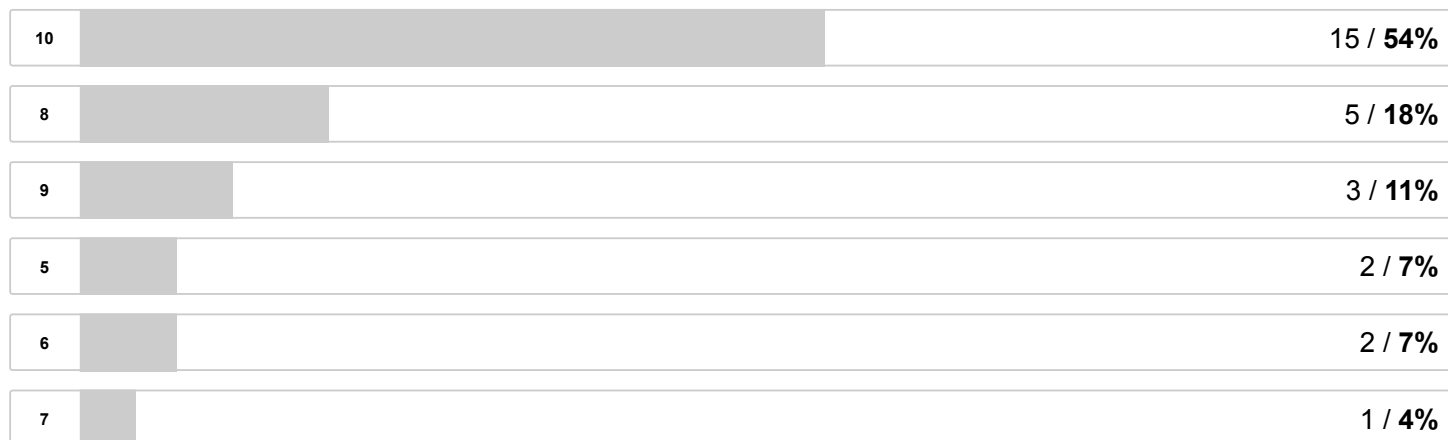
28 out of 40 people answered this question

Average: 8.79



Probably not

Absolutly



Would you like to answer from perspective of an individual, startup, or established organization?

40 out of 40 people answered this question



Please describe your initial interest in Hacker Lab Rancho Cordova. How would you use the space?

33 out of 40 people answered this question

1	Get my kids involved	8 / 24%
2	Making something to be sold	7 / 21%
3	Take classes for personal interest	7 / 21%
4	Make personal projects as a hobby	6 / 18%
5	Take classes to learn skills to get a new job or change career direction.	2 / 6%
6	Make personal projects	1 / 3%
7	Other	1 / 3%
8	Use the coworking and meeting room to conduct my freelance business.	1 / 3%

What best describes your profession?

33 out of 40 people answered this question

1	Other	12 / 36%
2	Software engineer	8 / 24%
3	Other engineering	5 / 15%
4	Designer	3 / 9%
5	Service Provider - finance	2 / 6%
6	Executive management	1 / 3%
7	Sales & Business Development	1 / 3%
8	Service Provider - HR	1 / 3%
9	Marketing	0 / 0%
10	Service Provider - attorney	0 / 0%

What Maker Space equipment are you most interested in?

33 out of 40 people answered this question

1	3D Printer	19 / 58%
2	Laser Cutter	19 / 58%
3	Computer lab & software	15 / 45%
4	Electronics equipment	14 / 42%
5	CNC - Router (shopbot)	13 / 39%
6	Woodworking	13 / 39%
7	Sewing / textiles	11 / 33%
8	Welding & metalworking	9 / 27%
9	CNC - Metal	8 / 24%
10	Photography	8 / 24%
11	Other	5 / 15%

What type of classes would you like to take?

34 out of 40 people answered this question

1	Maker / equipment classes	27 / 79%
2	Software / app development	14 / 41%
3	Electronics	13 / 38%
4	Business & entrepreneurship	10 / 29%
5	Other	4 / 12%

What stage startup are you?

3 out of 40 people answered this question

1	Pre revenue	2 / 67%
2	50k in revenue	1 / 33%
3	50 - 500 k in revenue	0 / 0%
4	Over 500 k in revenue	0 / 0%

How many employees do you have?

3 out of 40 people answered this question

1	1 - 5	3 / 100%
2	25 - 50	0 / 0%
3	5 - 25	0 / 0%
4	50 +	0 / 0%

How can Hacker Lab be helpful for you?

4 out of 40 people answered this question

1	Network within the community to find business mentors and advisors	3 / 75%
2	Use the facilities coworking, meeting rooms to conduct business for the team	3 / 75%
3	Network within the community to find business services (technical, legal, accounting, marketing)	2 / 50%
4	Network within the community to find employees or business partners	2 / 50%
5	Network within the community to raise startup capital	2 / 50%
6	Use the maker space to prototype or manufacture products	2 / 50%
7	Rent a small office space at the facility	1 / 25%

What industry are you in?

3 out of 40 people answered this question

1	one	2 / 67%
2	ten	1 / 33%
3	eight	0 / 0%
4	five	0 / 0%
5	four	0 / 0%
6	nine	0 / 0%
7	seven	0 / 0%
8	six	0 / 0%

9	three	0 / 0%
10	two	0 / 0%

Would you or any of your employees like to help teach younger people about your industry and company?

3 out of 40 people answered this question

1	If yes - with a tour of your company	2 / 67%
2	If yes - In a classroom setting	1 / 33%
3	If yes - teaching a project based class	0 / 0%

How do you feel about sending your employees to a place where they can work on their own projects using tools that are similar to your company's?

3 out of 40 people answered this question

1	Excited enough to tell them about this place.	2 / 67%
2	I don't feel excited or unexcited. They can do whatever they want.	1 / 33%
3	So excited I would pay for them to go there.	0 / 0%

How do you feel about Innovation?

3 out of 40 people answered this question

1	We realize that we must adapt to new markets, so we work on new things when we can.	2 / 67%
2	We are passionate about creating new products for our customers, and set aside time to work on new projects.	1 / 33%
3	It's just a buzz-word and doesn't help us any closer to keeping the business operating.	0 / 0%

Hacker Lab Rancho Cordova

Feasibility Study for An Innovation Center

Innovation Center Definitions

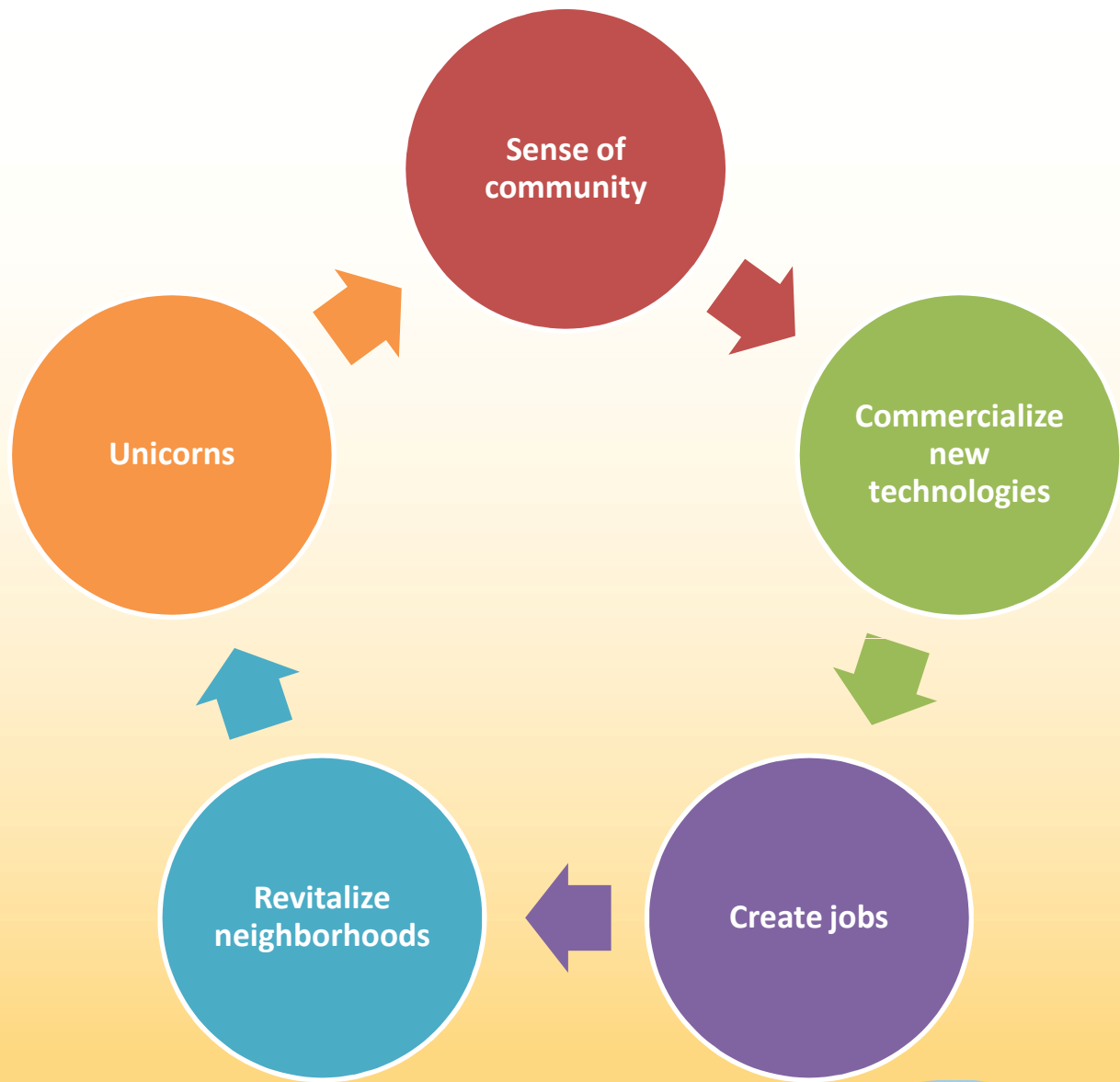
Accelerator: A rigorous acceptance process, take an equity stake in the startup, last 3-12 months

Incubator: Offer business resources through the start up period and community for entrepreneurs

Co-Working: Offer a place to work, typically without the resources of an incubator

Maker Space: provide tools, materials, and space for people to create

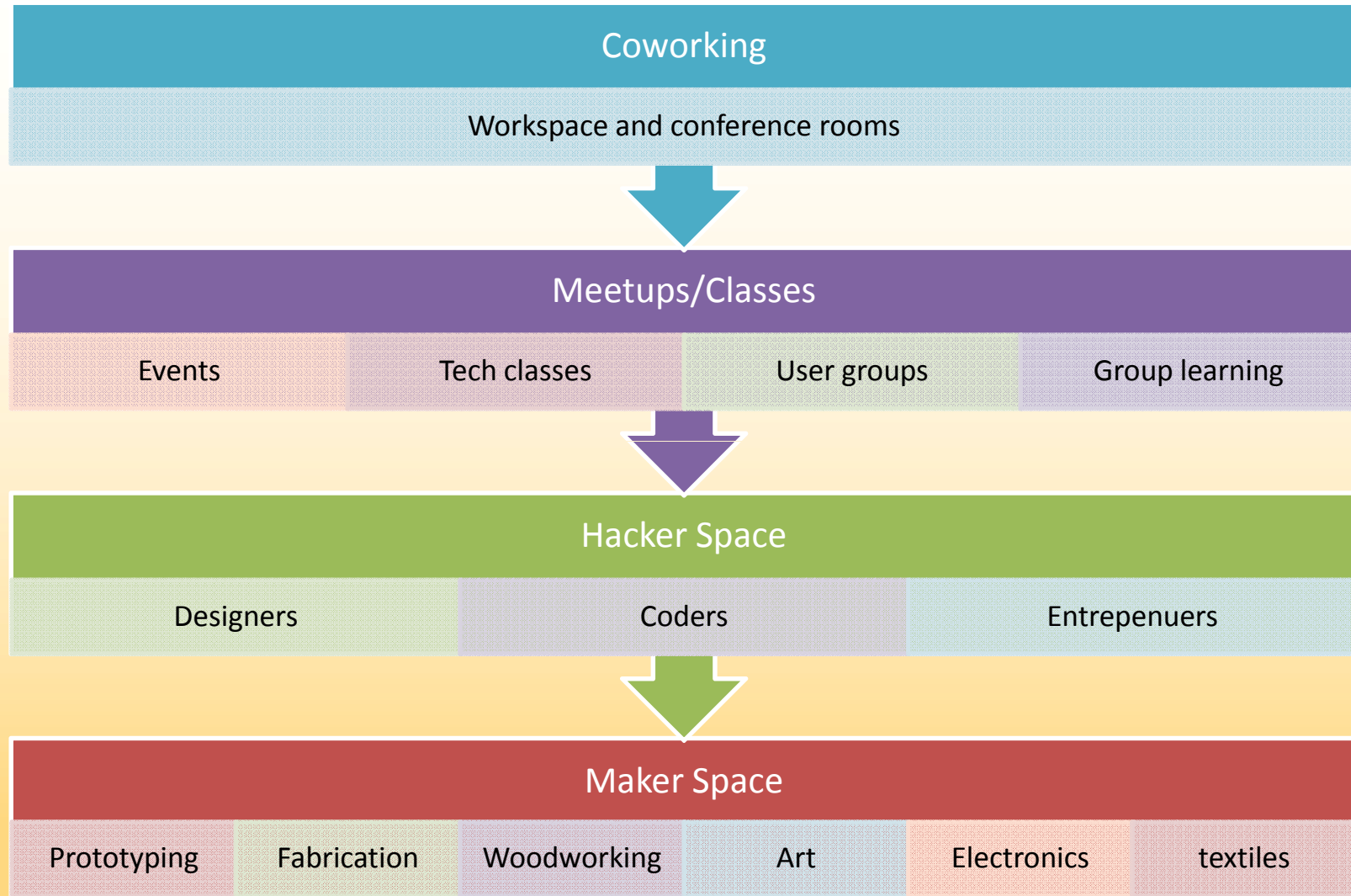
Why do we want one?



Hacker Lab Rancho Cordova

Innovative Workspace for Entrepreneurs & Makers

THE HACKER LAB MODEL



Workforce Development & Hacker Lab

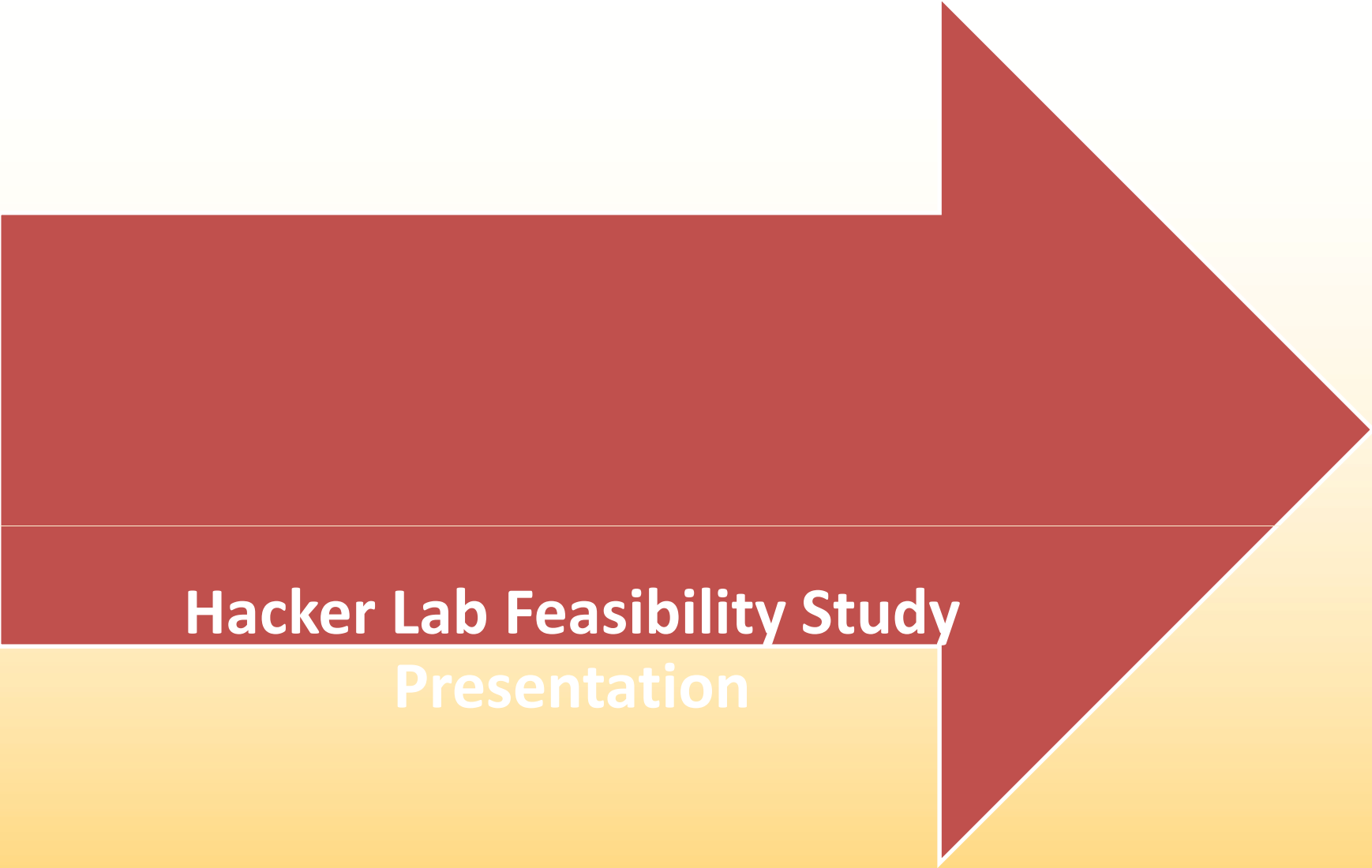
1. Focus on attracting and growing talent

2. Educate members and growing their portfolios

3. Create synthesis for students to interact with industry

4. Members create and teach curricula

5. Offer technical badges and certifications



Hacker Lab Feasibility Study Presentation

Next Steps

Phase I

- FEASIBILITY STUDY
 - Assess & Verify viability
 - Confirm interest for 150 members, 10 office rentals, 2000 sq ft and potential projects
 - Funded: \$75,156



Phase II

- PENDING SUCCESSFUL FEASIBILITY ANALYSIS
 - Implement and execute
 - Space and curriculum set up
 - Effective engagement implementation and meeting business goals

Phase III

- PERMANENT TESTING & ADJUSTING
 - Space and curriculum that constantly changes according to member needs
 - Membership subsidies program to support local community

QUESTIONS



Hacker Lab

RANCHO CORDOVA
FEASIBILITY STUDY



OBJECTIVES

**Discover the People
that make up the
Ecosystem Parts**



ASSUMPTIONS

Things we wanted to validate



WHAT WE DID

Interviews, Surveys, Events

Asked folks for their time and contact information as validation.

Inquiry

- Survey
- Interviews
- Meetings

Industry

- Tours at Industry
- ID Follow on opportunities
- Tours at Hacker Lab

Events

- Town Hall
- 8 x Coworking Jellies
- Great Make Day



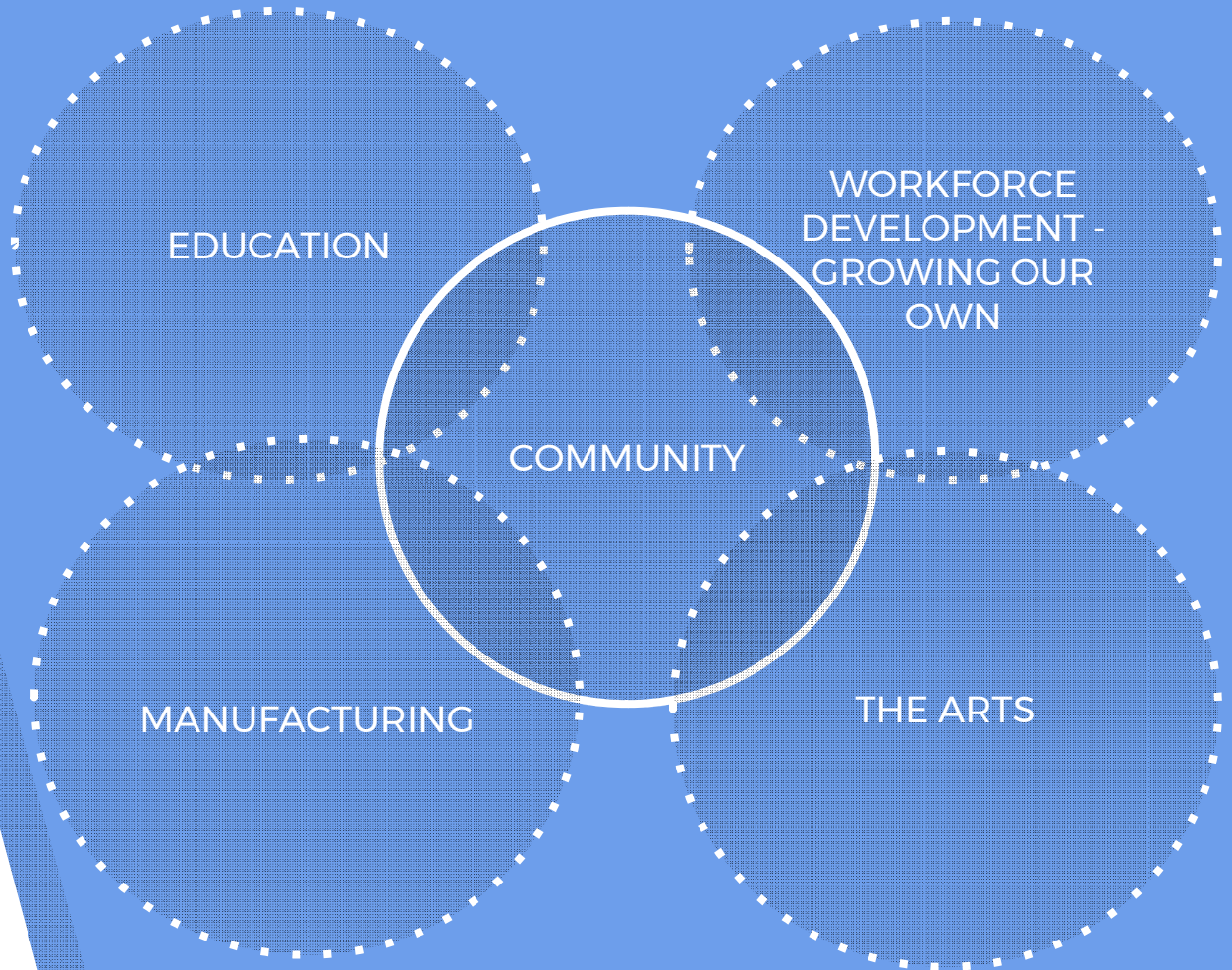


FINDINGS

READY, WILLING, DISCONNECTED!?

FOLKS ARE PRODUCTIVE, BUT IT'S NOT EASY
FOR THEM TO REACH OUT AND CONNECT
WITH EACH OTHER.

AN
ECOSYSTEM
& ECONOMIC
ENGINE



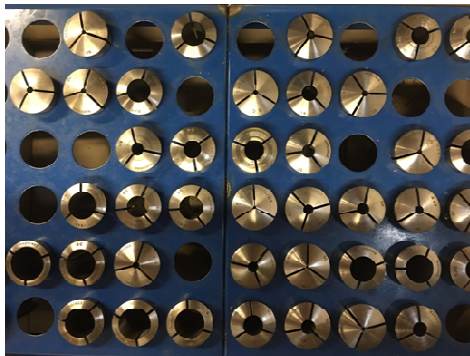
STORY ONE

CORDOVA HIGH: FAITH CAPLAN



STORY TWO

CO-MANUFACTURING:
MIKE BELL



STORY **THREE**

The Blue Collar Guy Project
Sam Johnson of B&J Towing





THE WAY AHEAD

TIMELINE, SPACE OPTIONS, 'DRIP-CAMPAIGN'

SIGNAGE TO BUILD ANTICIPATION PLUS A
DRIP CAMPAIGN TO EDUCATE



DEVELOPMENT TIMELINE

Fundraising Starts Q4 2017



Site Selection / Build out Q1+Q2 2018



Soft Opening Q3 2018

What's Next

- Identify potential locations
- Continue with building partnerships
- Gather resources for Hacker Lab
Rancho Cordova

Summary

Study Findings

- RC Community highly supports the idea of an innovation space
- Findings prove the potential of a successful model
- Potentially serving as a manufacturing hub, serving as
 - An economic driver supporting;
 - Entrepreneurship
 - Innovation
 - Education
 - Workforce Development

Leading The Way

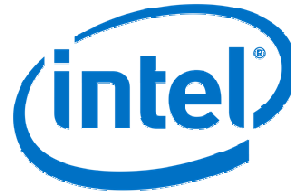
Hacker Lab Rancho Cordova has the potential of serving as an advanced manufacturing hub that will spark innovation, entrepreneurship, and workforce development, while igniting the economy with more small business and a skilled workforce.

“

Technological **innovation** is indeed important to economic growth and the enhancement of **human possibilities**.

Leon Kass

HACKER LAB PARTNERS



RANCHO CORDOVA PROJECT TEAM



Gina Lujan / CEO



Eric Ullrich / President



Dan Casas Murray / Project Manager