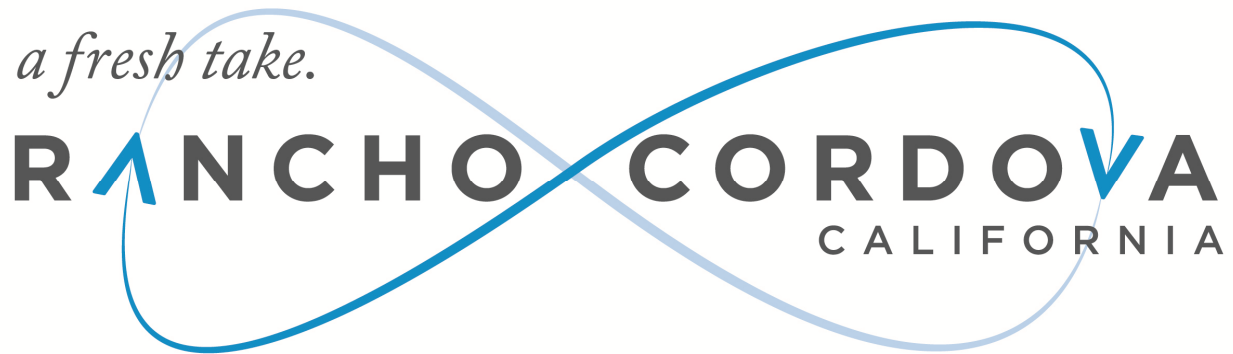


CITY OF RANCHO CORDOVA



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

Monday, October 02, 2017

3:30 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

Donald Terry, Mayor

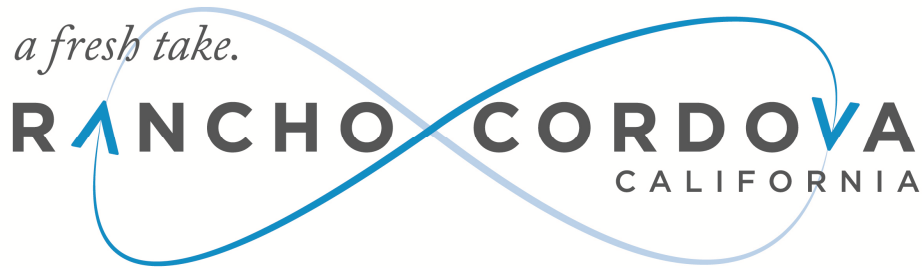
Linda Budge, Vice Mayor

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, October 02, 2017

3:30 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 and Direction Regarding Whether to Continue to Prohibit Commercial Cannabis Businesses in the City or to Allow Certain Commercial Cannabis Businesses with Regulations.

Recommendation: Receive follow-up report from City Staff and Consultant regarding previous Council discussion. Following discussion and public input, direct staff on whether Council: 1) Desires to continue to prohibit all commercial cannabis uses in the City; or 2) Desires to allow certain commercial cannabis uses within particular industrial zones with regulations.

Result of Recommended Action: If Council desires to continue to prohibit all commercial cannabis uses, there are no further actions required. If Council desires to allow certain commercial cannabis uses within particular zones with regulations, staff will come back to Council with a draft ordinance for its consideration.

Staff Report: Cyrus Abhar, City Manager and Adam Lindgren, City Attorney.

Advances Goals: 2 and 6.

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

Reverend Steven Krogh from Grace Lutheran Church will give the invocation.

9. PRESENTATIONS

9.1 Community Enhancement Fund Grant Check Presentations, Stacy Delaney, Community Enhancement Analyst.

9.2 A.M. Winn Community Guild School Garden Presentation, Wendy Westin, Winn Community Guild Treasurer.

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 September 18, 2017 Regular Meeting.
Recommendation: Adopt Minutes.
- 13.2 **Subject:** Second Reading and Adoption of Ordinance Amending Titles 6 and 23 of the Rancho Cordova Municipal Code relating to personal cannabis cultivation.
Recommendation: Staff recommends that Council waive the second reading and adopt Ordinance 10-2017 amending Titles 6 and 23 of the Rancho Cordova Municipal Code relating to personal cannabis cultivation.
Result of Recommended Action: Adoption of Ordinance 10-2017 will continue the City's prohibition on outdoor personal cannabis cultivation and align the limited indoor cultivation allowances with new state law passed by the voters under Proposition 64.
Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services.
Advances Goals: 1, 2, 3, 5 and 6.
- 13.3 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment No. 56-2016-1 in the Amount of \$300,000 with West Coast Arborists, Inc. to increase the Contract Amount from \$175,000 to \$475,000 for On-Call Tree Maintenance Services.
Recommendation: Adopt Resolution No. 125-2017.
Result of Recommended Action: Adoption of this resolution will authorizing the City Manager to execute Contract Amendment No. 56-2016-1 in the amount of \$300,000 with West Coast Arborists, Inc. to increase the contract amount from \$175,000 to \$475,000 for On-Call Tree Maintenance Services.
Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Maintenance & Operations Manager.
Advances Goals: 1, 2 and 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

15. PUBLIC HEARING ITEMS

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Fiscal Year 2017/2018 Homeless Action Plan.
Recommendation: Receive presentation summarizing homeless action items to be undertaken during Fiscal Year 2017/2018.
Result of Recommended Action: Council will receive the Homeless Action Plan which contains action items that staff will undertake during Fiscal Year 2017/2018.
Staff Report: Stefan Heisler, Reinvestment Analyst.
Advances Goals: 1, 2, 3 and 5.
- 16.2 **Subject:** An Update to City Council for The Mather Rails To Trails Project and Naming of the Trail.
Recommendation: Direct City Staff to incorporate Council comments, finalize the design, and select the name of the new trail to be constructed along the Mather Spur line south of Folsom Boulevard just west of Mather Field Road.
Result of Recommended Action: Council comments and direction will allow staff to

finalize the design and name of the trail, and return to Council at a later date with a request to award a construction contract.

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

Advances Goals: 1, 2 and 5.

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	
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, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, October 02, 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, September 28, 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.cityofranhocordova.org.

Signed Thursday, September 28, 2017 at Rancho Cordova, California.



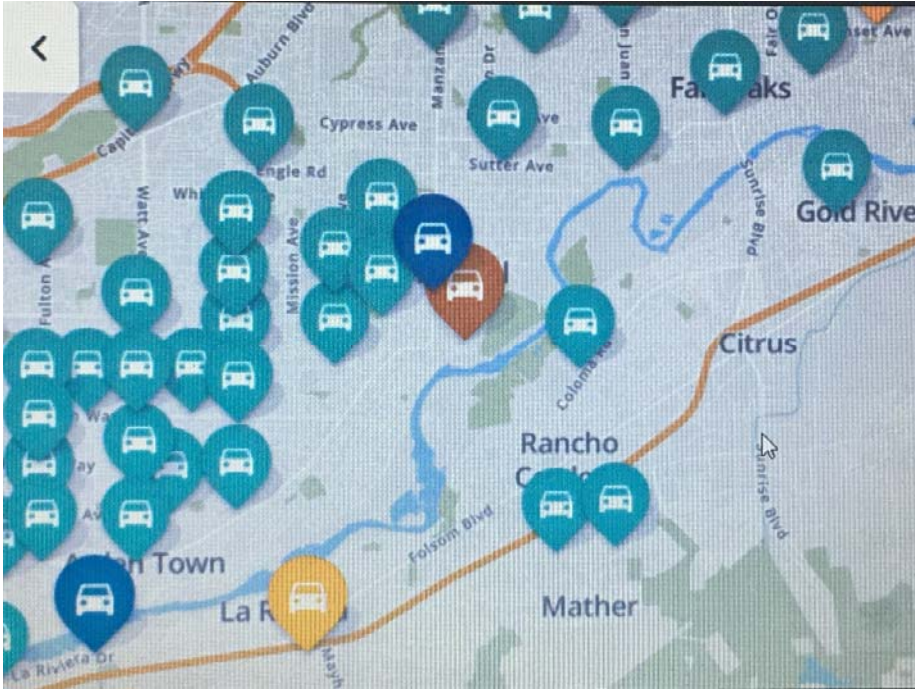
Stacy Leitner, City Clerk

City of Rancho Cordova

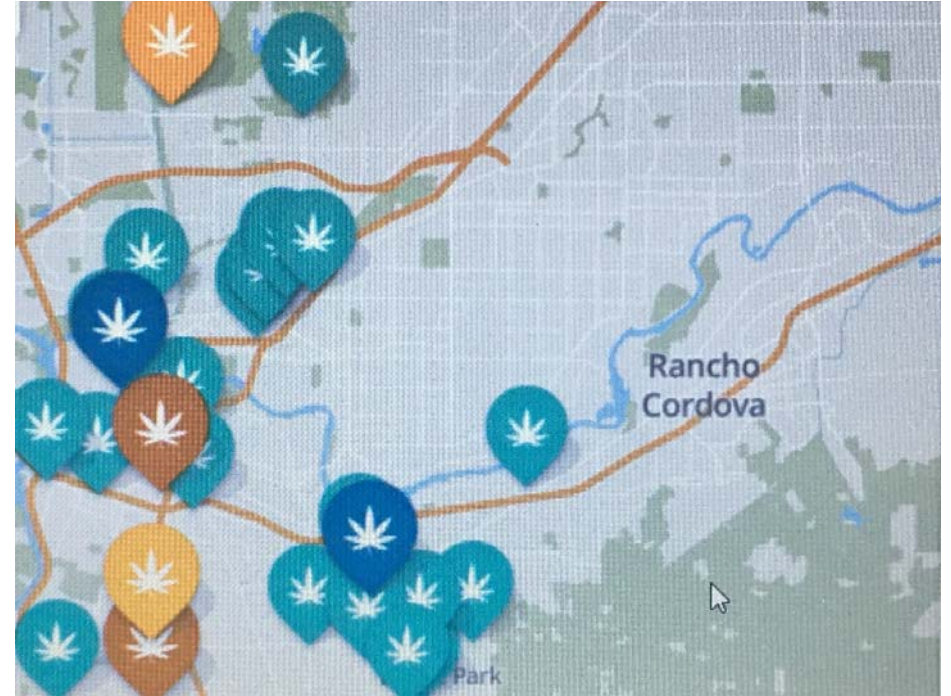
**Commercial Cannabis Policy
Workshop**

October 2, 2017

Where is the Cannabis Industry in the Region

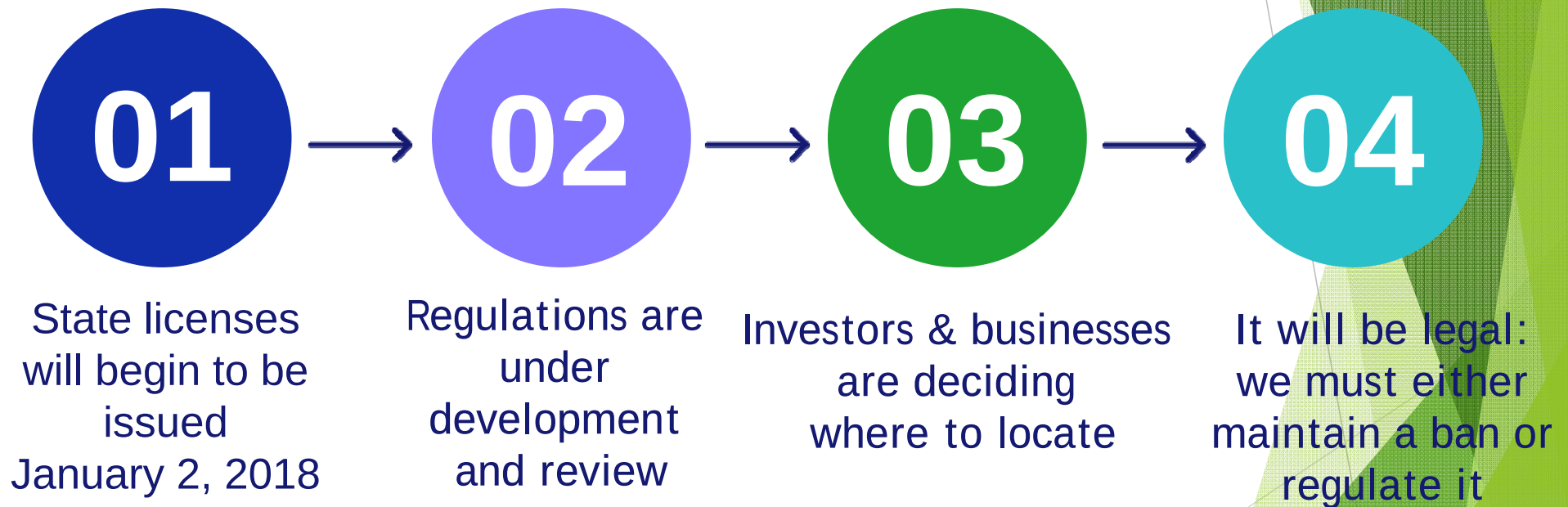


Delivery locations



Dispensary locations

Policy Direction Now is Important Because:



Status of Commercial Cannabis in the Region

- City of Citrus Heights – Prohibits all
- City of Elk Grove – Prohibits all
- City of Folsom – Prohibits all
- City of Roseville – Prohibits all
- County of Sacramento – Prohibits all
- City of Sacramento – Retail, manufacturing, testing, cultivation allowed
- City of West Sacramento – Distribution, manufacturing, and testing allowed
- City of Davis – Retail (4 max), manufacturing, distribution, and testing allowed

Potential Public Concerns



City of Rancho Cordova Community Priorities



Public Safety



City Image



Neighborhood
and Land Use
Protection,
Reinvestment



Public safety concerns

- Bad actors
- Black market diversion/inversion
- Illegal cultivation activities
- Illegal business activities



Public health concerns

- Bad odors
- Pollutants/Air Quality

Addressing Public Concerns Through Regulations

A Regulatory Ordinance Can Include:

- Limited number of business licenses
- Limited types of businesses
- Zoning/land use requirements
 - Overlay zone
 - Distance requirements
- Thorough discretionary application process
- Access control and security/surveillance requirements
- Police access; police background checks
- Record reporting/retention requirements
- Investigation and inspection protocols
- Good neighbor policy mitigation
- Suspension, fines, and permit revocation
- Cost recovery through fees



City Council can choose from the following:

Option 1	Option 2
Continue to ban commercial cannabis uses in the City of Rancho Cordova	Allow for certain commercial uses with regulations; Establish a permitting process for cannabis uses

CATEGORIES OF USES (Option 2)

	MEDICINAL	ADULT-USE
Cultivation	YES / NO	YES / NO
Manufacturing	YES / NO	YES / NO
Testing (Quality Control)	YES / NO	YES / NO
Retailer/Non-Store Front Retailer (Dispensary/Delivery Services)	YES / NO	YES / NO
Distribution Facility	YES / NO	YES / NO
Microbusiness	YES / NO	YES / NO



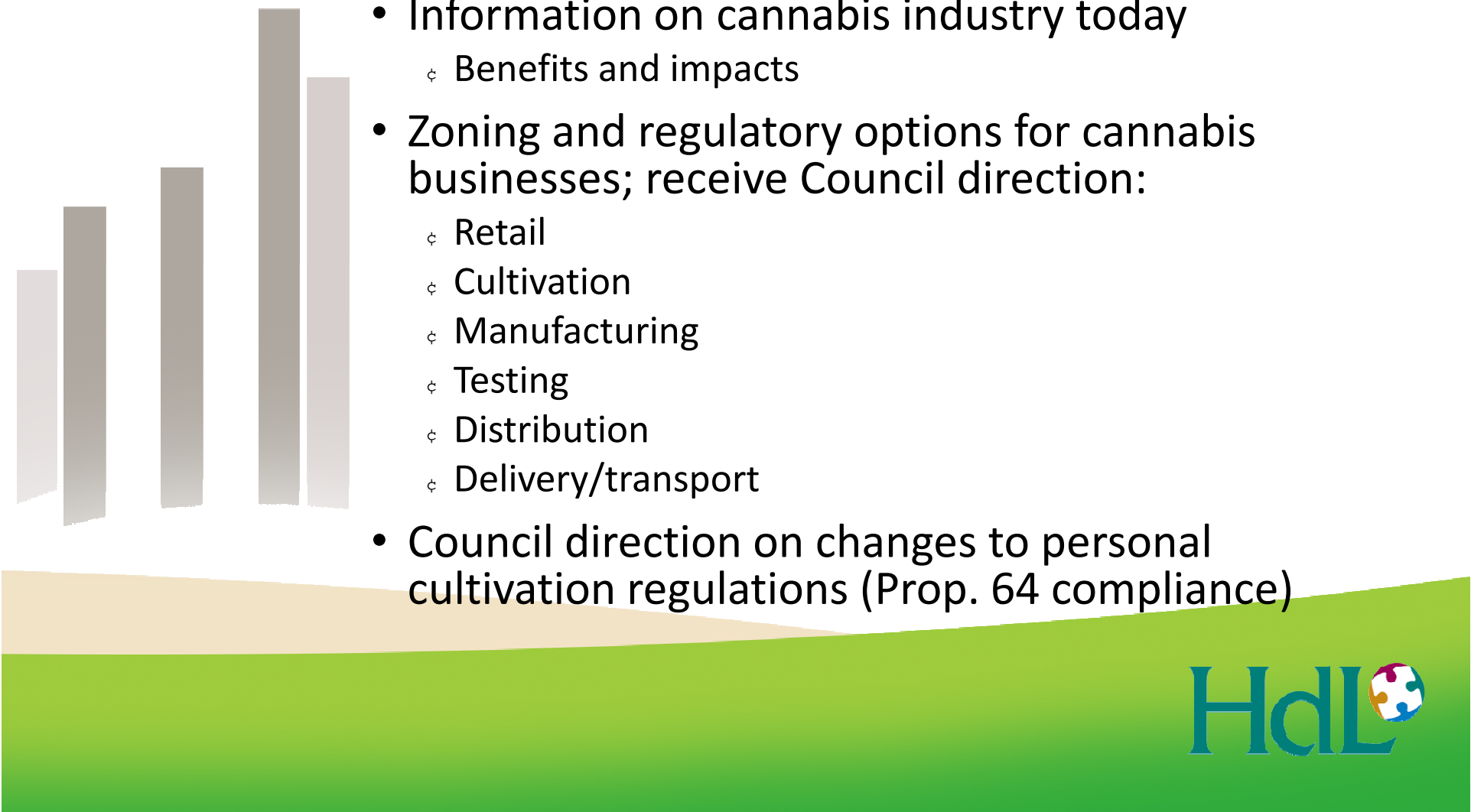
Rancho Cordova

City Council Workshop on Commercial Cannabis Uses

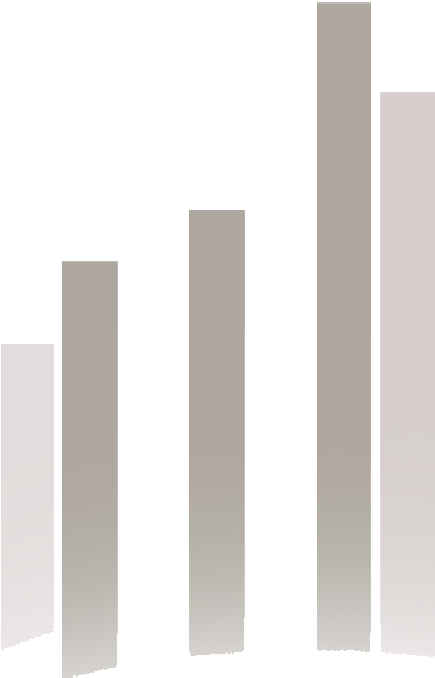
June 27, 2017



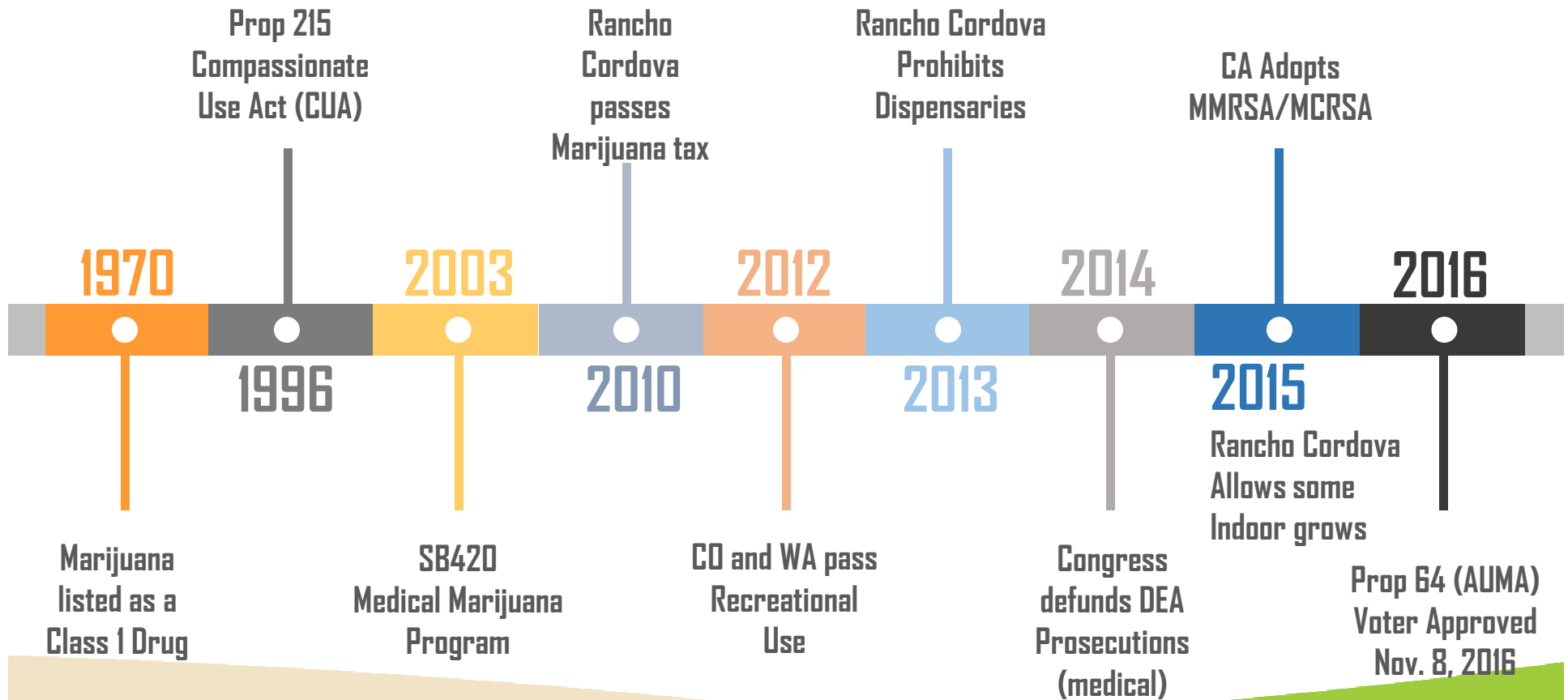
MEETING ROADMAP

- 
- Review prior City Council direction
 - Information on cannabis industry today
 - Benefits and impacts
 - Zoning and regulatory options for cannabis businesses; receive Council direction:
 - Retail
 - Cultivation
 - Manufacturing
 - Testing
 - Distribution
 - Delivery/transport
 - Council direction on changes to personal cultivation regulations (Prop. 64 compliance)

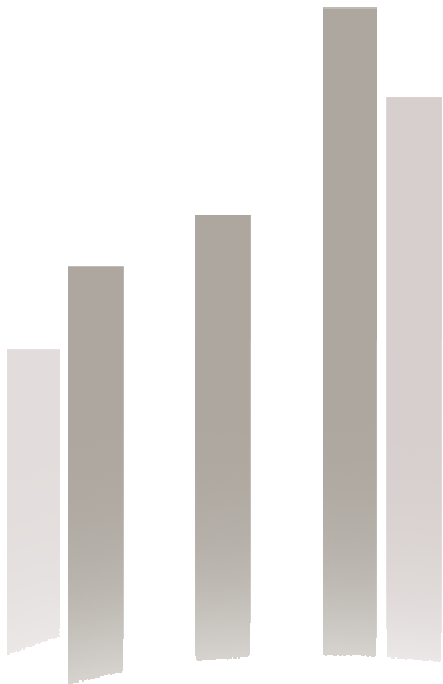
Prior Council Decisions/Direction

- 
- 2004-2007; 2011: Moratoria on dispensaries
 - 2010: Marijuana tax placed on ballot and approved
 - 2010: All cultivation prohibited
 - 2013: Dispensaries banned
 - 2015: Limited personal indoor cultivation (medical) allowed
 - **2016: Council workshop: Direction to return with more information on commercial uses, with location and regulatory options, and revenue data**

MARIJUANA TIMELINE



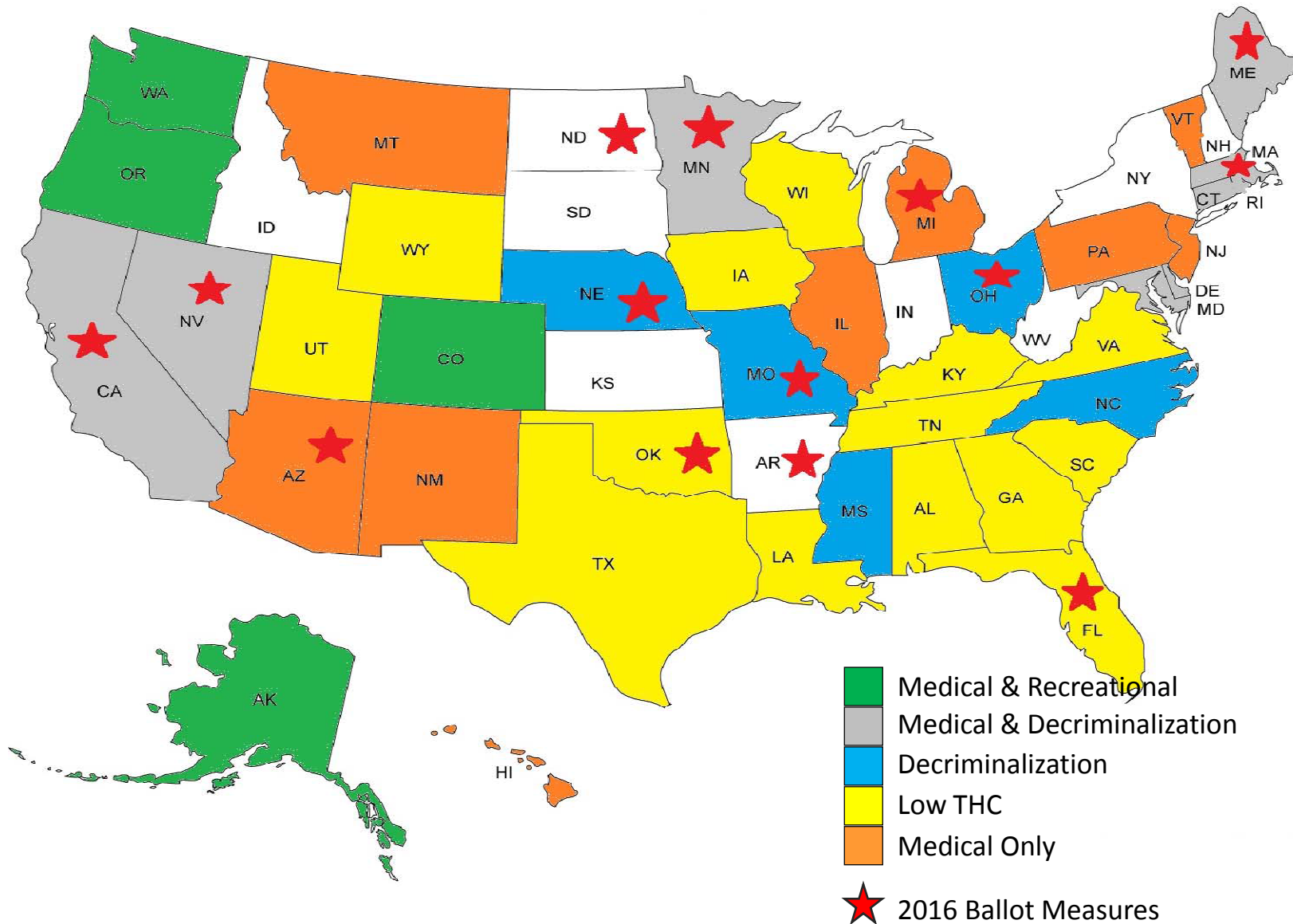
PARADIGM SHIFTS AND CULTURAL CHANGES



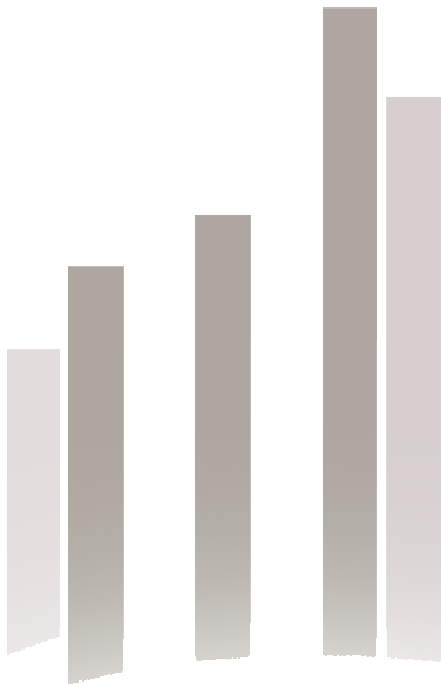
Types of cultural behavior changes:

- Prohibition of Alcohol (1920-30s) - Silent Generation
- Cigarettes (1950-60s) - Baby Boomers
- Gambling Indian Casinos (1970-80s) - Generation X
- Marijuana Decriminalization (1996-2016) - Centennials

MARIJUANA BREAKDOWN BY STATE



PROP 64 ELECTION RESULTS



- **Statewide:** 57.1% of the voters supported Proposition 64 and 42.9% opposed
- **Sacramento County:** 54.2% of the voters supported the initiative and 45.8% opposed (Rancho Cordova results similar to County)

PROP 64 PERSONAL USE

You MUST be
21
I.D. REQUIRED

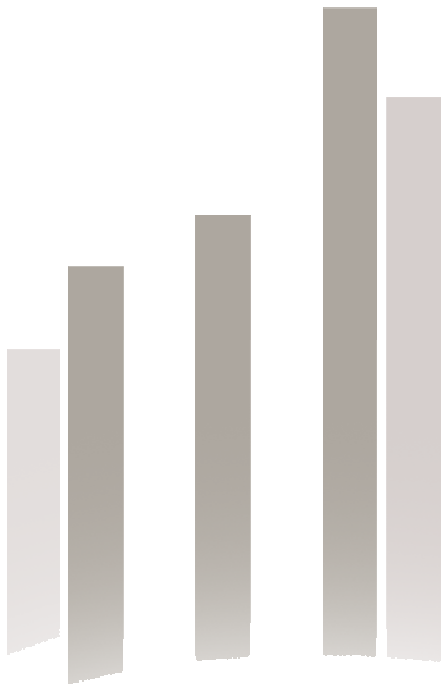


No conduct deemed lawful by this law shall constitute the basis for detention, search, or arrest.

CATEGORIES OF USES

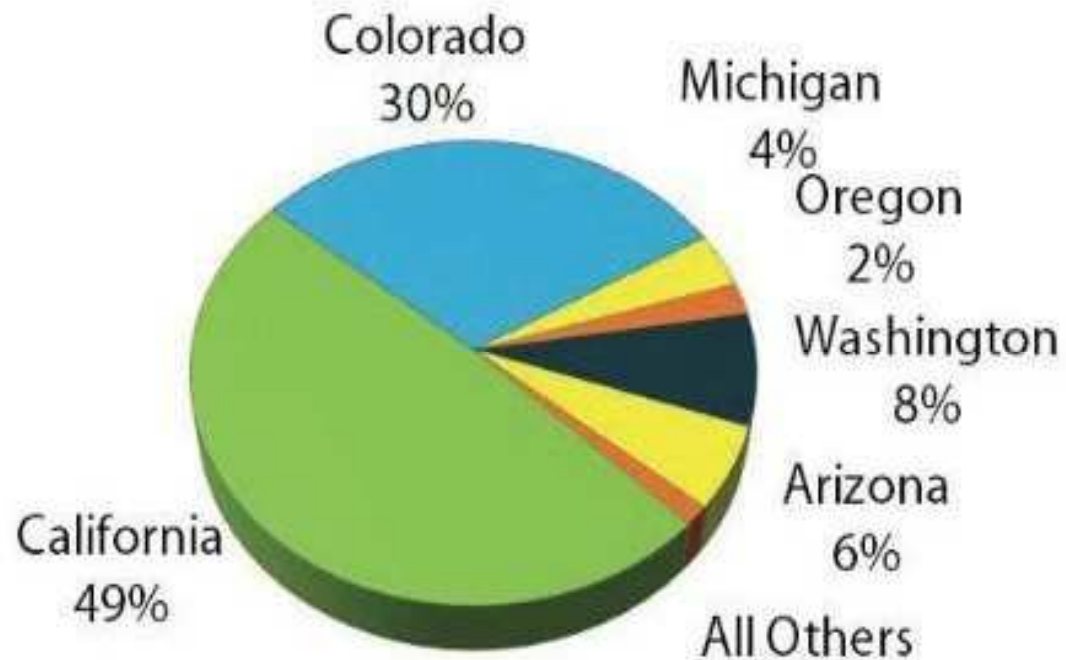
	MEDICAL	NON-MEDICAL
Cultivation	YES / NO	YES / NO
Manufacturing	YES / NO	YES / NO
Testing (Quality Control)	YES / NO	YES / NO
Dispensary/Retailer	YES / NO	YES / NO
Distribution	YES / NO	YES / NO
Microbusiness	YES / NO	YES / NO

CANNABIS ECONOMIC TRENDS



- It is predicted that the Cannabis Industry will generate \$7.6 Billion in California by 2020.
- Local economy is growing in some communities as a result of the Cannabis Industry.
- Commercial companies have been here for decades but not necessary in the light and the local agency is not benefitting financially.
- Residential growers have been able to compete in the market and will until MCRSA and AUMA are implemented.

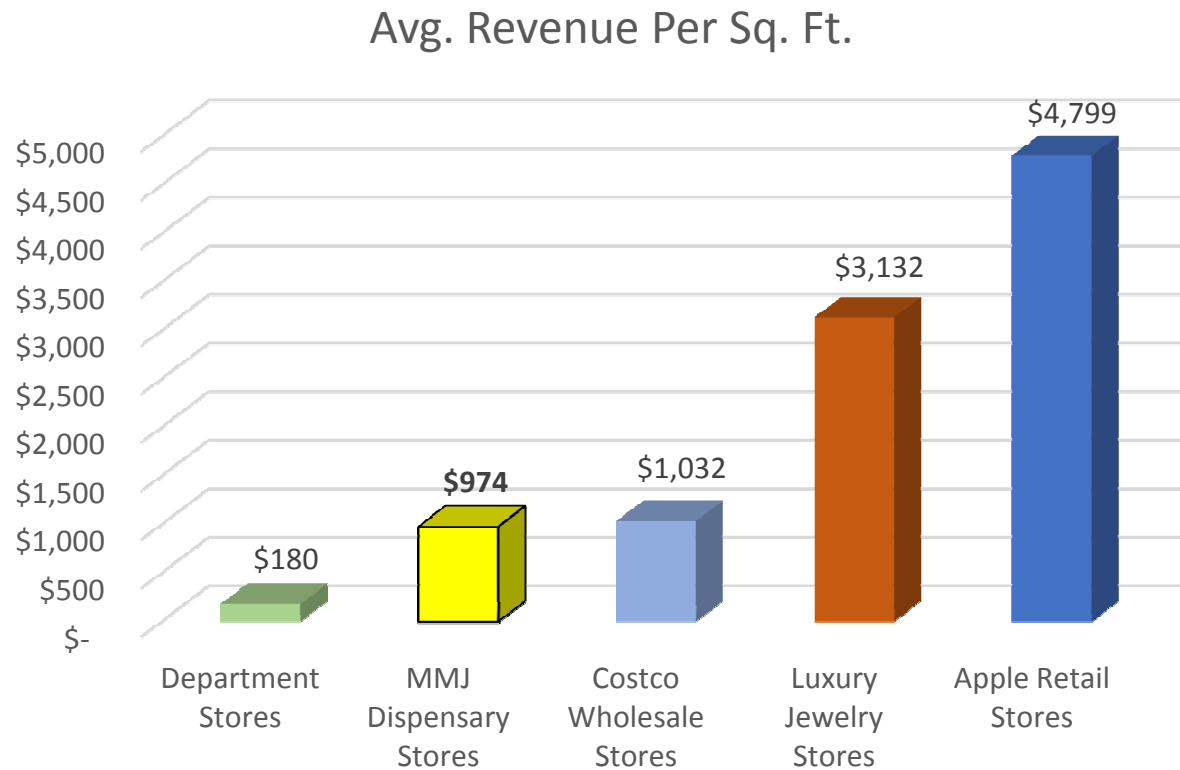
CALIFORNIA'S MARKET SHARE



PREDICTED PROFITABILITY IN 2017

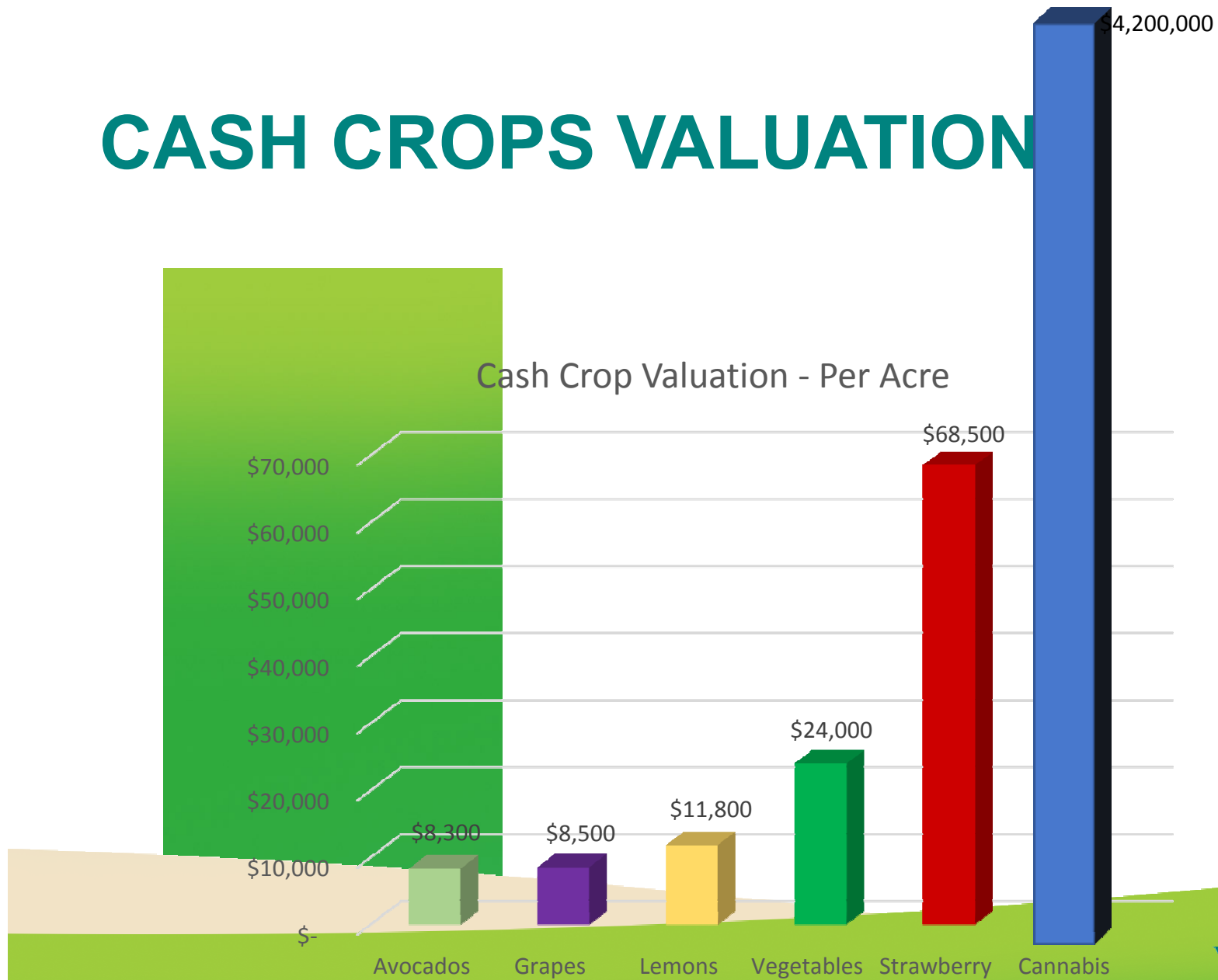


AVERAGE ANNUAL REVENUE PER SQ. FT.



CASH CROPS VALUATION

Cash Crop Valuation - Per Acre



LOCAL TAX REVENUE PROJECTIONS

- Emerging market makes it difficult to assess with total accuracy
- Annual Revenue Estimates:
 - ¢ Conservative (4%): \$840,000
 - ¢ Moderate (5%): \$1,050,000
 - ¢ Aggressive (6%): \$1,260,000
 - § Assumes 3 cultivation facilities with 10,000 sq. feet each of canopy space generating \$4 million annually.
 - § Assumes 2 manufacturers and 1 dispensary with average of \$3 million in gross receipts.

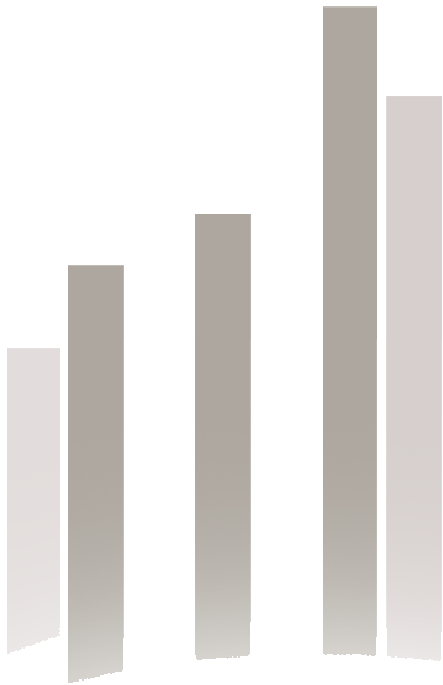
PUBLIC SAFETY CONCERNS

- Involve Police, Code, Fire in development of any local regulations
 - Require background checks, security plans, inspections
- Colorado report (2014 stats): Crime from *licensed and regulated* cannabis businesses in Denver accounted for .03% of total crimes
- Colorado: Burglary and attempted burglary accounted for 78% of cannabis related crimes; vast majority employee related
 - *Source: Denver Collaborative Approach for Retail Marijuana, 2016*

PUBLIC SAFETY CONCERNS

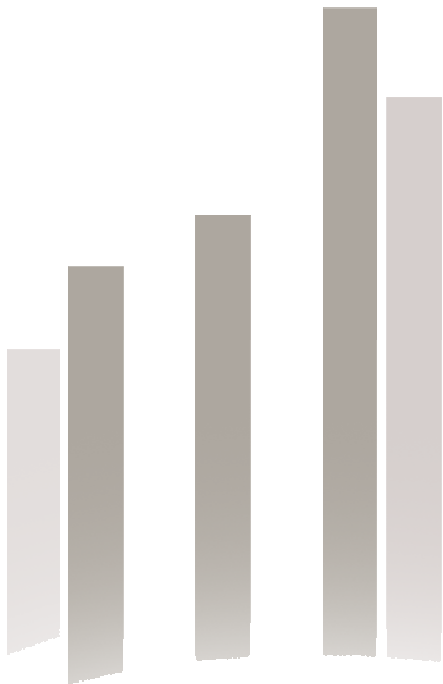
- Black market exists (illegal home grows, warehouse operations)
 - ◊ Unknown what impact allowing limited commercial uses will have on the black market
 - ◊ California still an “unregulated” market; big changes coming soon
 - ◊ If taxes and fees too high, could encourage black market
 - ◊ Revenue from taxes could assist in regulating illegal operations
 - ◊ City may collect taxes from illegal operations

BANKING ISSUES



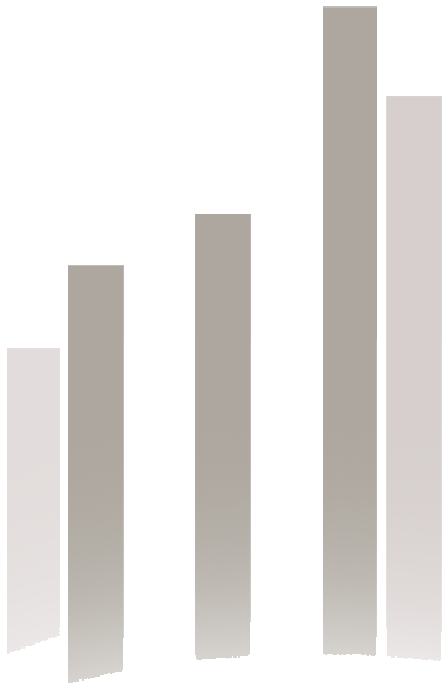
- Cash transactions due to nature of business.
- Limited banking options due to Federal law.
- Underpayment of taxes are hard to detect using traditional audit methods.
- Safety issues related to transportation of cash for operators and city staff.

CANNABIS BANKING GROUP



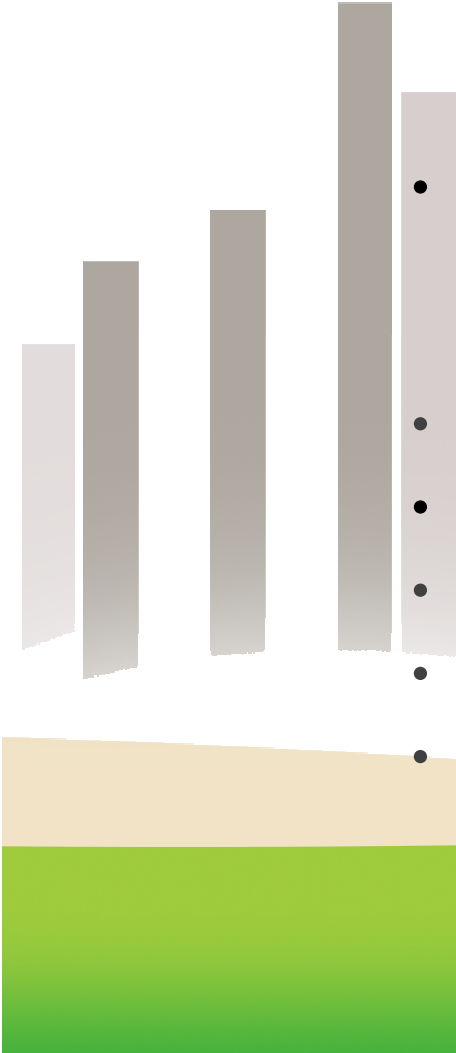
- Representatives from law enforcement, regulators, banks, taxing authorities, local government and the cannabis industry
- Established to address the issue since Prop 64 and MCRSA implementation could be hampered if a practical solution is not developed to address the state-federal conflict

Banks, Credit Unions Serving Cannabis Companies

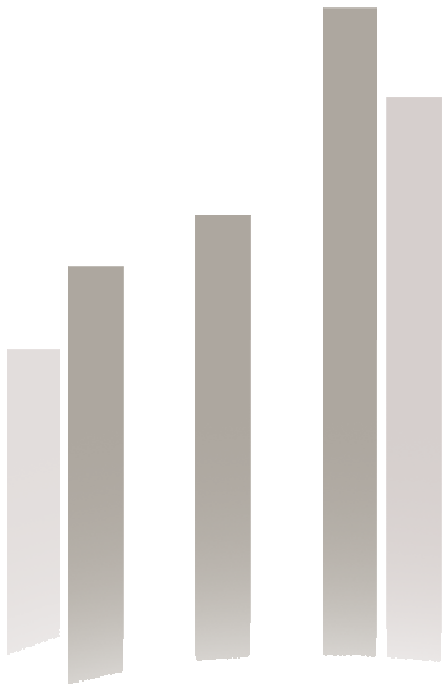


- Banks have the ability to certify businesses to determine if they want to do business with them.
- Determining which banks are doing business with Cannabis operators is difficult due to confidentiality agreements.
- The number of banks/credit unions serving the Cannabis Industry has grown in the last 24 months.
 - March 2014 51
 - March 2016 301
 - December 2016 500

WHAT IS HAPPENING IN THE REGION

- 
- **Sacramento:** 4% excise tax; about 30 dispensaries; allows indoor commercial cultivation, nonvolatile manuf., testing, and delivery (medical for now); est. \$4 million in tax revenues
 - **West Sacramento:** Issued CUP for distribution business; considering allowing cultivation and manufacturing in heavy industrial zones; reviewing CUP app for manufacturing business (with possible development agreement)
 - **Sacramento County:** Prohibits all commercial uses.
 - **Elk Grove:** Prohibits all commercial uses.
 - **Folsom:** Prohibits all commercial uses.
 - **Citrus Heights:** Prohibits all commercial uses.
 - **Roseville:** Prohibits all commercial uses.

WHY NOW?



- State licenses to be issued early 2018
- Regulations in development
- Businesses and investors making decisions now on where to locate

BALANCING POLICY ISSUES

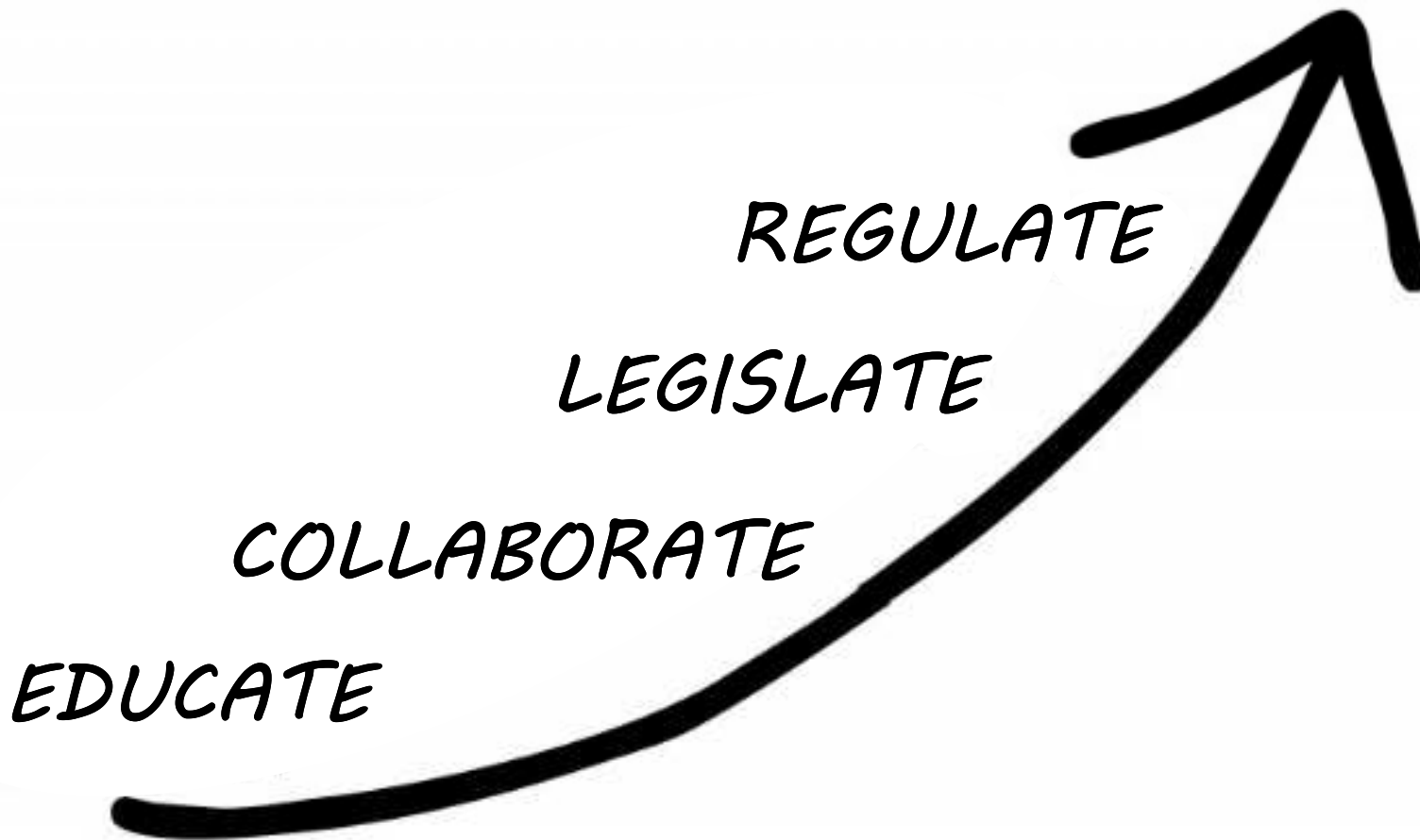
MARIJUANA POLICY DEVELOPMENT

*“Policies designed today will help
shape how the industry will look in
your community tomorrow.”*

-HdL Companies

PATH TO SUCCESS

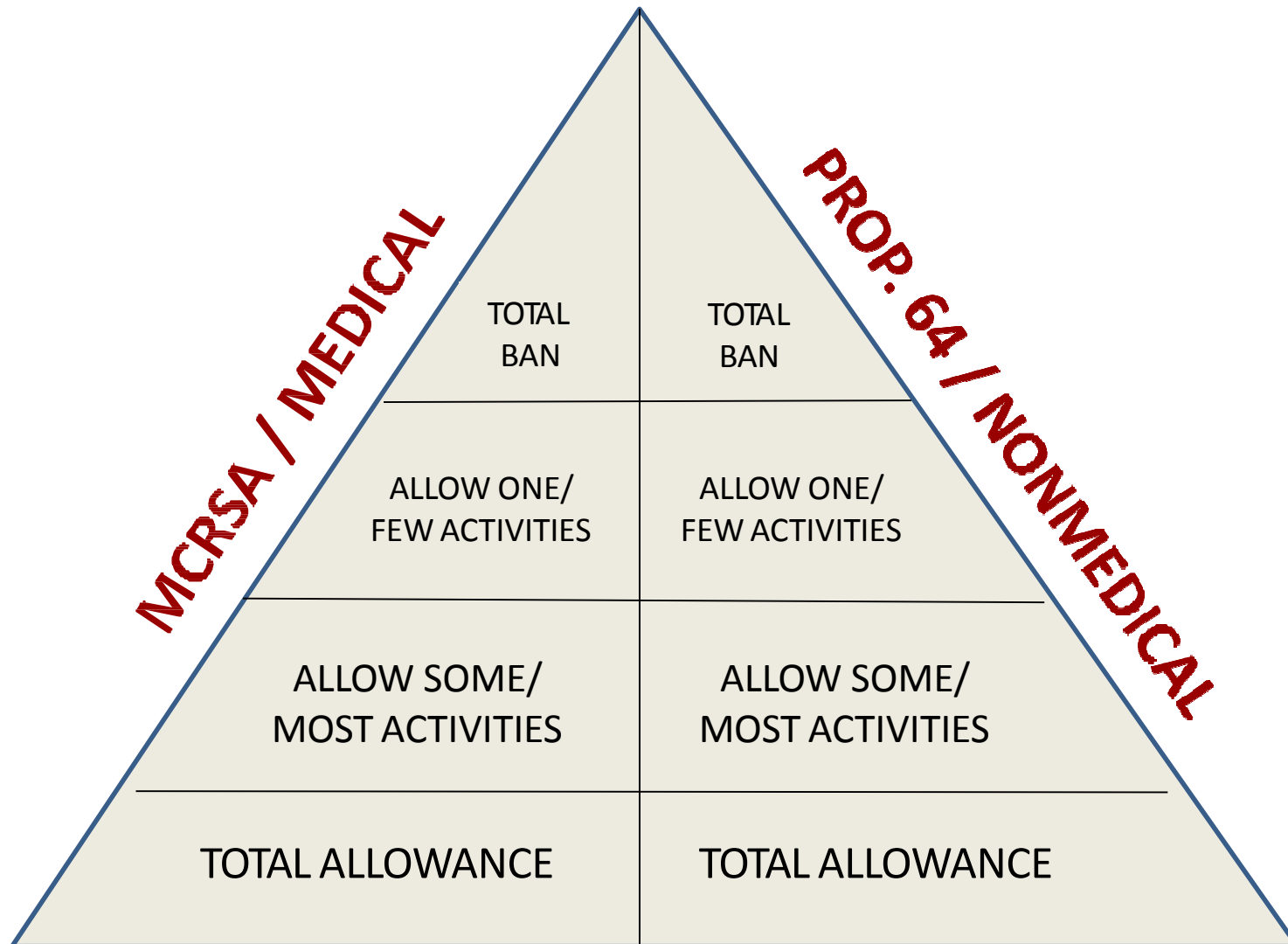
SUCCESS



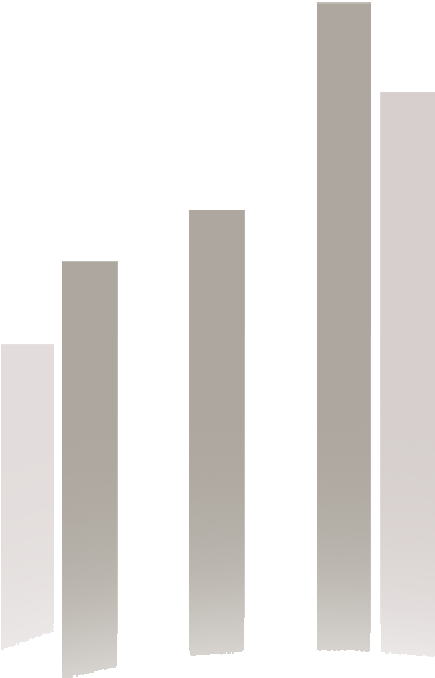
GUIDING PRINCIPLES

- **Staff working group from many departments**
- **Focus on information gathering**
- **Guiding principles**
 - Public Safety
 - Blight Reduction
 - Economic Development
 - Possible Revenue

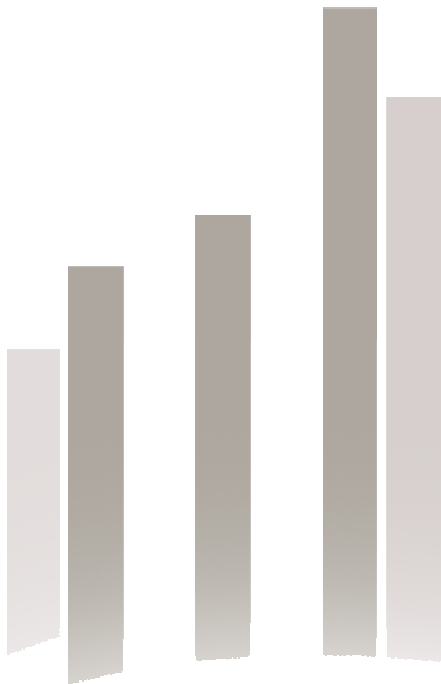
REGULATORY OPTIONS



KEY POINTS TO CONSIDER

- 
- Collaborate with the Internal and External stakeholders.
 - Keep in mind how land use policies will effect other businesses/residents of your community.
 - Address City staffing demands and capacity to meet the needs of the emerging industry and its impact on City services.
 - Create permit fee structure to cover staff time.
 - Make sure that you have professional staff/consultants that really have the expertise to deal with the issues.

LICENSE TYPES



- **20 types:**

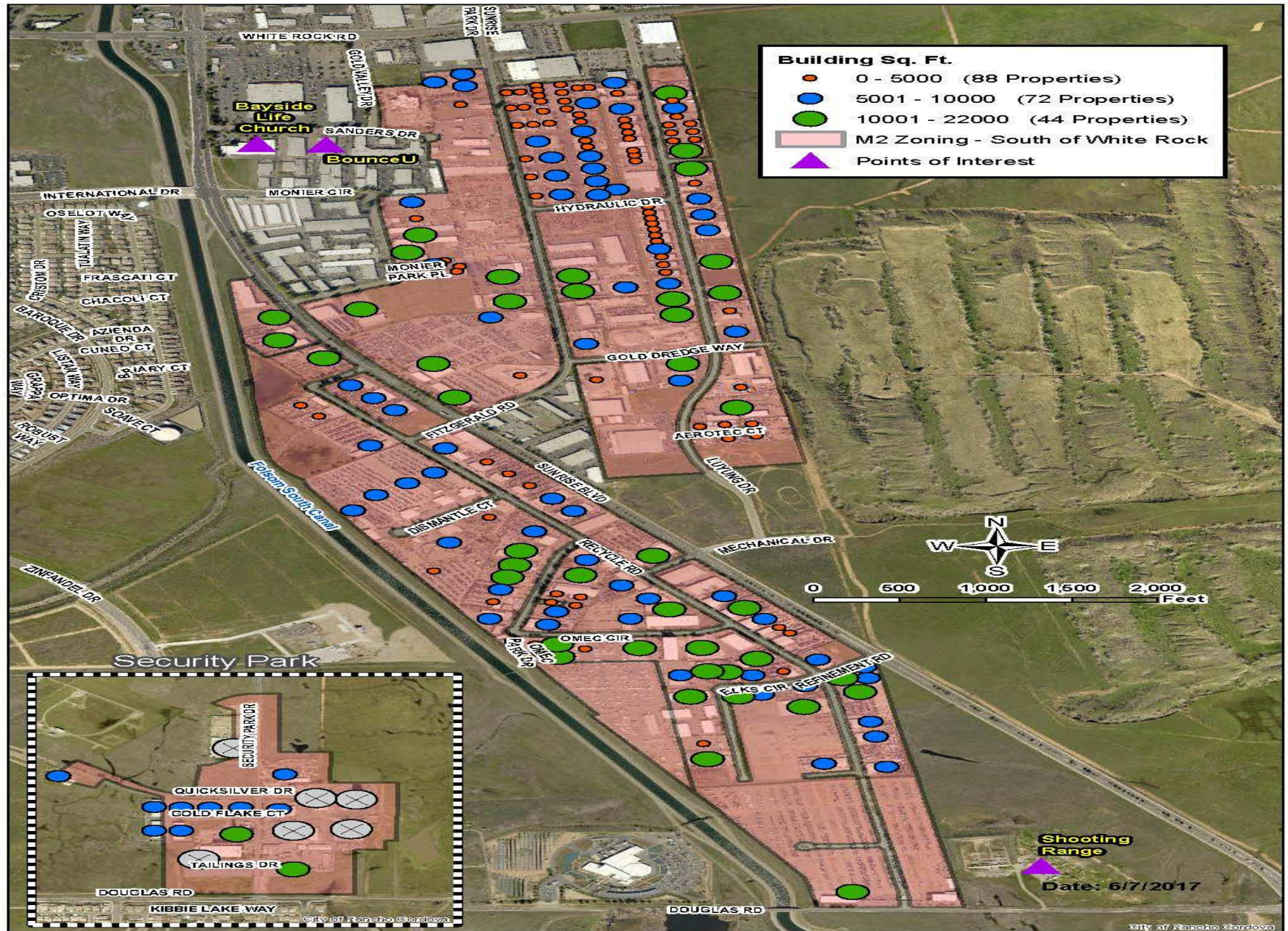
- Cultivation (14 different licenses)
- Retailer (storefront)
- Delivery service (no storefront)
- Special events (temporary licenses)
- Manufacturers (2 license types)
- Testing labs
- Distributors/transporter
- Microbusiness (multiple uses in one location)

LAND USE CONSIDERATIONS

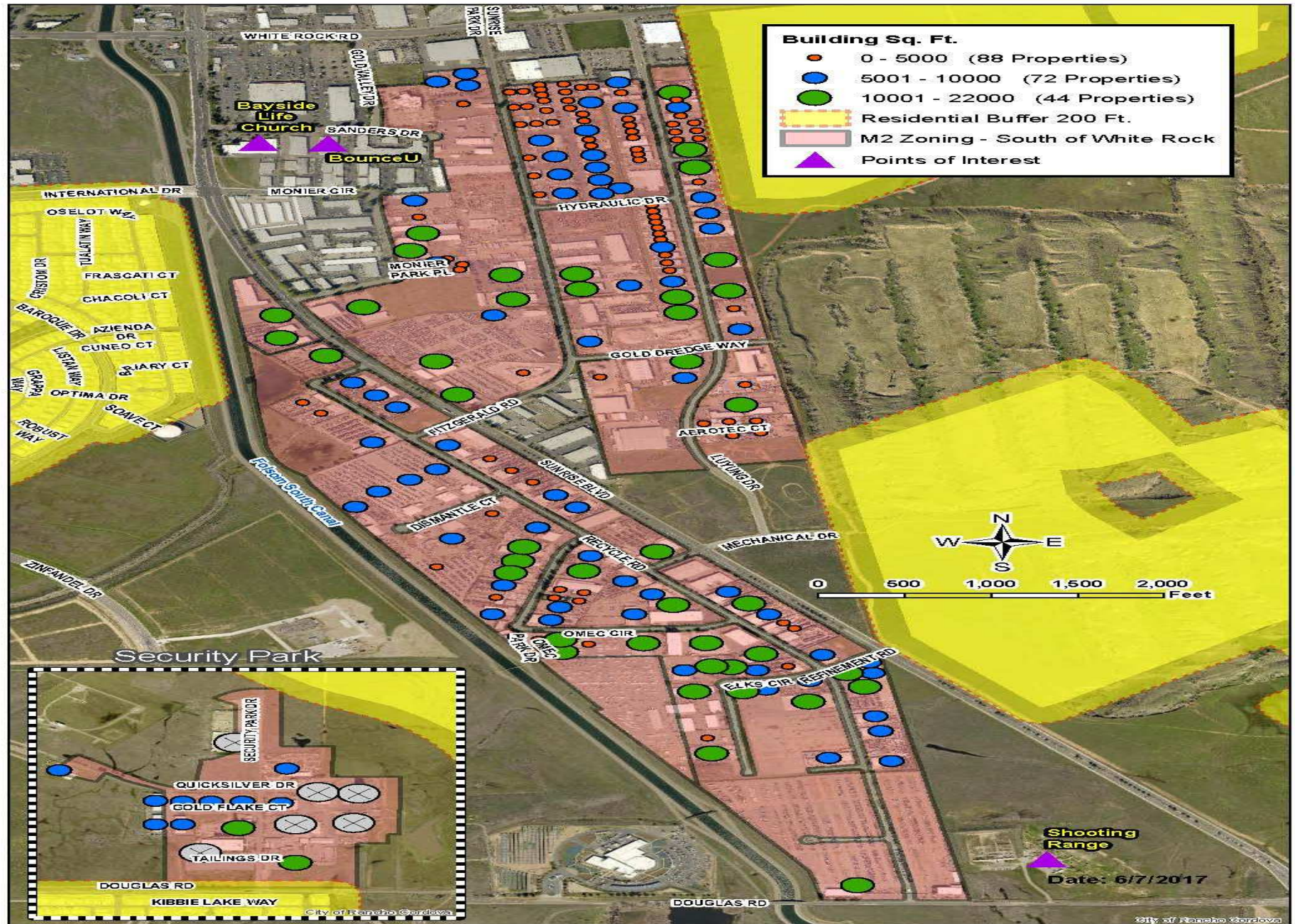
If allow certain businesses:

- ¢ Which type?
- ¢ Where?
 - § Overlay zone within M-2 (heavy industrial) an option
- ¢ How many?
 - § City may limit number
- ¢ Distance requirements from sensitive uses?
 - § Schools, day cares, youth centers (600 feet required)
 - § Residential (200 feet common)

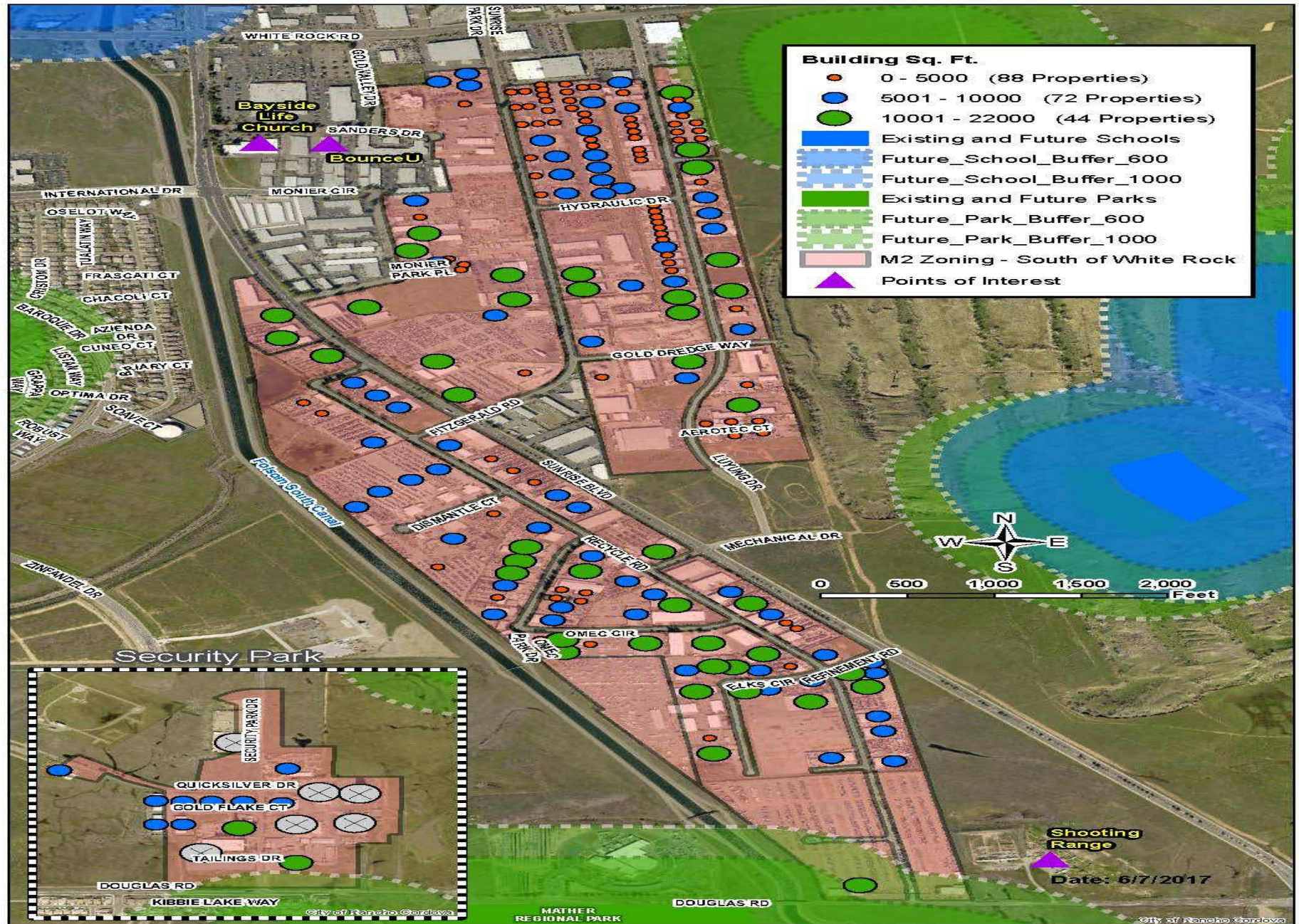
POSSIBLE OVERLAY ZONE IN HEAVY INDUSTRIAL (M-2)



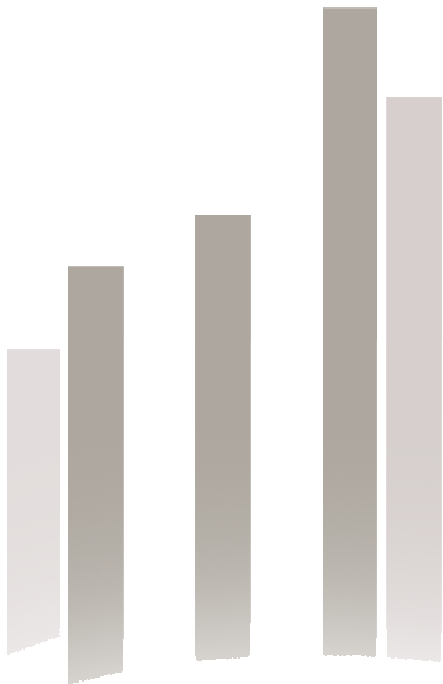
RESIDENTIAL BUFFER- 200 FEET



BUFFERS FROM SCHOOLS AND PARKS



DEVELOPMENT OF REGULATORY ORDINANCE



A regulatory ordinance being developed should address the following:

- Time
- Place
- Manner

REGULATORY ORDINANCE

Regulated Business Environment

- Business location
- Hours of operation
- Signage/advertisement
- Security measures – physical and operational
- Smell, sight, noise
- Reporting requirements
- Employee badge requirements

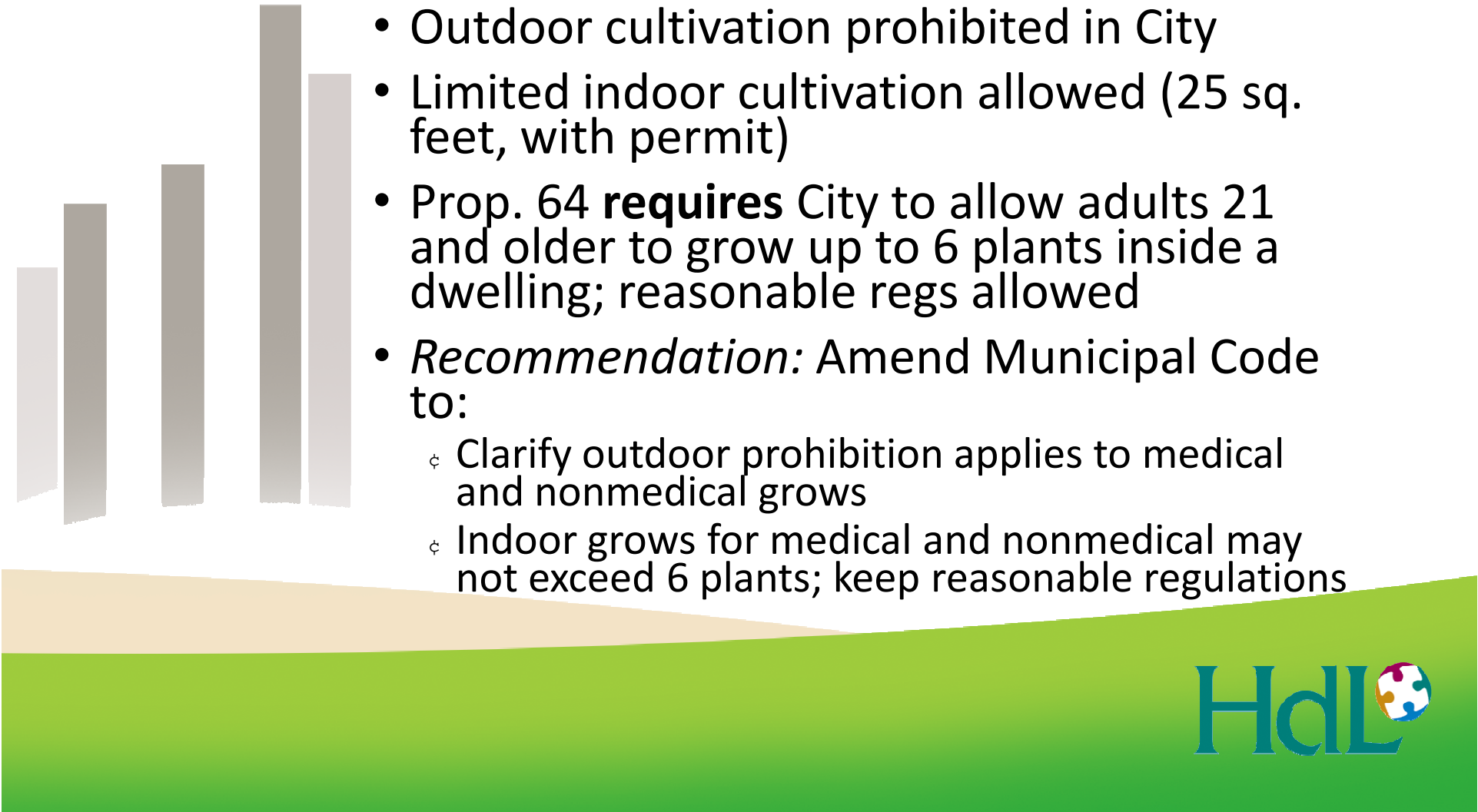
REGULATORY ORDINANCE

- 
- Unpermitted construction activity
 - Vendors and consultants
 - Access control requirements
 - Law enforcement access
 - Record reporting/retention requirements (Track and Trace)
 - Investigation and inspection protocols
 - Good neighbor policy mitigation
 - Suspension, fines, and revocation of the permit

CATEGORIES OF USES

	MEDICAL	NON-MEDICAL
Cultivation	YES / NO	YES / NO
Manufacturing	YES / NO	YES / NO
Testing (Quality Control)	YES / NO	YES / NO
Dispensary/Retailer	YES / NO	YES / NO
Distribution	YES / NO	YES / NO
Microbusiness	YES / NO	YES / NO

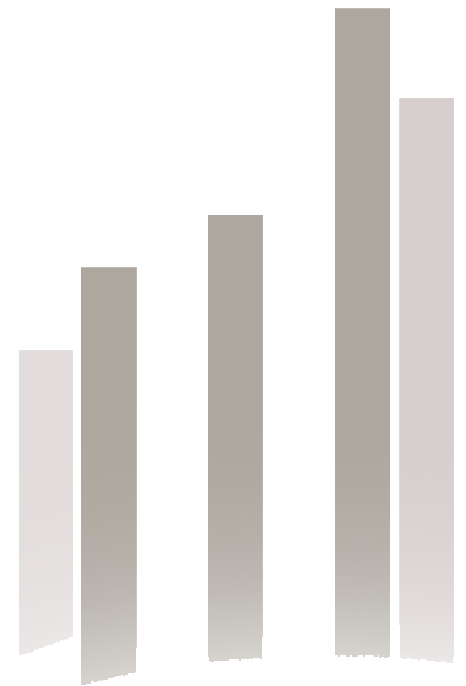
CLEAN-UP ITEM: PERSONAL CULTIVATION

- 
- Outdoor cultivation prohibited in City
 - Limited indoor cultivation allowed (25 sq. feet, with permit)
 - Prop. 64 **requires** City to allow adults 21 and older to grow up to 6 plants inside a dwelling; reasonable regs allowed
 - *Recommendation:* Amend Municipal Code to:
 - Clarify outdoor prohibition applies to medical and nonmedical grows
 - Indoor grows for medical and nonmedical may not exceed 6 plants; keep reasonable regulations

CONTACT INFORMATION

Matt Eaton - Cannabis Compliance Manager

meaton@hdlcompanies.com



Thank you!





A.M. Winn Public Waldorf

RANCHO CORDOVA GARDEN GRANT

THANK YOU

Lots and Lots of over grown privets



Leveling and tilling



Planting of Fruit Trees

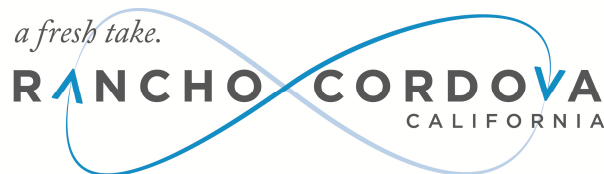


The Pathway



Gathering of Families





**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, September 18, 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 5:33 PM.

Council Members Present: McGarvey, Terry, Budge, Gatewood

Council Members Absent: Sander

Staff Members Present: Pittman, Kniestedt, Juran-Karageorgiou, Lindgren, Abhar, Haven, Simpson, Stricker, Sparkman, Leitner, Lima, Delaney, Cowles, Carr, Siren, Goulart, Junker

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recording and playback schedule.

3. PLEDGE OF ALLEGIANCE

Angel Ball led the pledge.

4. INVOCATION

Reverend Father Chuck Kelly from St. John Vianney Catholic Church gave the invocation.

5. OPEN SESSION - REPORT FROM CLOSED SESSION

Closed Session did not take place.

6. PRESENTATIONS

- 6.1 Stacy Delaney, Community Enhancement Analyst, presented Community Enhancement Fund Grant Checks.
- 6.2 Mayor Terry welcomed New School District Superintendents:
Dr. Sarah Koligian, Folsom Cordova Unified School District
Jorge Aguilar, Sacramento City Unified School District
Whitney Yamamura, Folsom Lake College

Mayor Terry recessed the meeting at 6:00 p.m. for a brief welcome reception. Mayor Terry reconvened the City Council meeting at 6:22 p.m.

7. PUBLIC COMMENT

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

- Carol Limbaga
- Linda Dockter

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: Mayor Terry clarified the amount specified in item 10.3 should be \$500,000, not \$480,000.

Motion to approve Consent Calendar items 10.1 through 10.3 by Budge second by McGarvey; Carried by a 4:0 roll call vote. (Sander absent)

- 10.1 **Subject:** Meeting Minutes of September 5, 2017 Special and Regular Meeting.

Recommendation: Adopt Minutes.

- 10.2 **Subject:** Resolution 119-2017 to Approve the Final Map of Veranda at Stone Creek, and a Subdivision Improvement Agreement Related to the Development of 163 New Homes on the Westerly Side of Spoto Drive Between Zinfandel Drive and North Mather Boulevard.

Recommendation: Adopt Resolution No. 119-2017.

Result of Recommended Action: Approval will result in the City entering into a Subdivision Improvement Agreement (Exhibit A) guaranteeing the construction of public roads and utilities with Elliott Homes, Inc. and recording the final subdivision map creating 163 new residentially zoned lots located on the westerly side of Spoto Drive between Zinfandel Drive and North Mather Boulevard.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1 and 2.

- 10.3 **Subject:** Resolution Authorizing the City Manager to Execute the Second Restated Grant Agreement Between the City of Rancho Cordova and the Cordova Community Council Foundation for \$480,000 in Funding Annually Through Fiscal Year 2020.

Recommendation: Adopt resolution 117-2017, authorizing the City Manager to Execute the Second Restated Grant Agreement Between the City of Rancho Cordova and the Cordova Community Council Foundation

Result of Recommended Action: The City will make funds available to the Cordova Community Council for a three-year renewal of an annual grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide community event support, volunteer management and civic engagement.

Staff Report: **Staff Report:** Cyrus Abhar, City Manager and Kim Juran-Karageorgiou, Administrative Services Director.

Advances Goals: 1,2,5.

- 10.4 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions and Committees.

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

Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency board, commission, or committee of the appointments or of any changes and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed.

Staff Report: Stacy Leitner, City Clerk.

Advances Goals: 1, 4, 5.

ACTION: Motion to approve item 10.4 by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander absent)

11. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 11.1 **Subject:** A Resolution Approving the 2016-17 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for submittal to US. Department of Housing and Urban Development (HUD).

Recommendation: Approve Resolution No. 122-2017.

Result of Recommended Action: Approves 2016-17 CDBG CAPER for submittal to HUD, and allows the City Manager to sign necessary HUD documentation for CAPER submittal.

Staff Report: Jessica Hayes, Grant Management Consultant.

Advances Goals: 1, 2, 5, and 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 roll call vote. (Sander absent)

12. PUBLIC HEARING ITEMS

- 12.1 **Subject:** Introduction first reading of Ordinance amending Titles 6 and 23 of the Rancho Cordova Municipal Code relating to personal cannabis cultivation.

Recommendation: Staff recommends that Council introduce and waive the first reading of Ordinance 10-2017 amending Title 6 and Title 23 of the City's Municipal Code related to personal cannabis cultivation.

Result of Recommended Action: Ordinance 10-2017 amending Titles 6 and 23 will be introduced and the first reading of ordinance will be waived. The second reading and adoption of the ordinance would take place at the next regularly scheduled Council meeting. If adopted, the Ordinance would continue the City's prohibition on outdoor personal cannabis cultivation and align the limited indoor cultivation allowances with new state law passed by the voters under Proposition 64.

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

Advances Goals: 1, 2, 3, 5 and 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 roll call vote. (Sander absent)

12.2 **Subject:** European Parts Depot Major Design Review; Project No. DD9694 – Located at 11560 Elks Circle.

Recommendation: Approve Resolution 123-2017.

Result of Recommended Action: Approval of Resolution 123-2017 would allow construction of 17,500 square-foot warehouse industrial building, parking area, lighting, and landscaping for an undeveloped site.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1 and 5.

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 roll call vote. (Sander absent)

13. REGULAR CALENDAR ITEMS

13.1 **Subject:** Direction on Sundance Subdivision pedestrian connection to Sunridge Plaza and Sunrise Boulevard.

Recommendation: Receive report and direct staff on the proposed Sundance subdivision map pedestrian connectivity.

Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff may assist with the review of this project.

Staff Report: June Cowles, Senior Planner.

Advances Goal: 2.

ACTION: Discussion item only; no action taken. Council provided direction to staff.

13.2 **Subject:** Direction on 11650 Douglas Road Zoning and future development.

Recommendation: Receive report and direct staff on future zoning and development for 11650 Douglas Road.

Result of Recommended Action: No formal action is requested of Council at this

time. Council insight and/or direction to City staff may assist with the review of this project.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 2 and 6.

ACTION: Discussion item only; no action taken. Council provided direction to staff.

13.3 **Subject:** Resolution 121-2017 Approving the Fiscal Year 2017-18 and 2018-19 Senate Bill 1 (SB 1) Project List and Amend the Fiscal Year 2017-19 Budget to include the SB 1 Project List Related to Road Maintenance Funding.

Recommendation: Adopt Resolution No. 121-2017 amending the Fiscal Years 2017-19 Adopted Budget and Capital Improvement Plan to include the Senate Bill 1 Project List to include project useful life and project schedule.

Result of Recommended Action: Adoption of this resolution will allow the City to receive SB1 Road Maintenance and Rehabilitation Account Funding.

Staff Report: Albert Stricker, Public Works Director and Megan Siren, Public Works Analyst.

Advances Goals: 1,2,3.

ACTION: Motion to approve by McGarvey second by Budge;
Carried by a 4:0 roll call 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 8:27 p.m.

Stacy Leitner, City Clerk

MEMORANDUM



DATE: October 2, 2017

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney
Kerry Simpson, Neighborhood Services

SUBJECT: Ordinance amending Titles 6 and 23 of the Rancho Cordova Municipal Code relating to personal cannabis cultivation.

RECOMMENDATION

Staff recommends that Council waive the second reading and adopt Ordinance 10-2017 amending Titles 6 and 23 of the City's Municipal Code.

RESULT OF RECOMMENDED ACTION

Adoption of Ordinance 10-2017 amending Titles 6 and 23. Adoption of this Ordinance would bring the City into compliance with State law allowing adults, 21 years or older, to cultivate cannabis indoors for personal use.

BACKGROUND

On November 8, 2016, California voters passed Proposition 64 (Adult Use of Marijuana Act or AUMA) which allowed any person 21 years or older to legally grow, possess and utilize cannabis for recreational purposes. The AUMA provides, among other things, that an adult 21 years or older can cultivate not more than 6 cannabis plants within or upon the grounds of a private residence.

On June 27, 2017, the Governor signed Senate Bill 94 (Governor's Budget Trailer Bill). SB 94 created the Medicinal and Adult Use Cannabis Regulation Safety Act (MAUCRSA) which was intended to create a new comprehensive regulatory system to regulate all commercial cannabis uses and combined the medical and recreational regulations relating to personal cannabis use. Although MAUCRSA repeals the Medical Cannabis Regulation and Safety Act ("MCRSA"), many of the key provisions of the AUMA relating to personal cultivation of cannabis remain in place, including the 6 plant maximum. Additionally, MAUCRSA confirms a local jurisdiction's ability to "reasonably regulate" the personal cultivation of the 6 plants. Under MAUCRSA, cities may prohibit outdoor cultivation of cannabis but cannot prohibit indoor cultivation.

Council previously adopted Ordinance 17-2010 on August 16, 2010, which added Chapter 6.90 to allow for the personal cultivation of cannabis. On February 2, 2015, Council adopted Ordinance 1-2015, which amended Chapter 6.90 to prohibit outdoor cultivation and allow indoor cultivation of medical cannabis in an area not exceeding 25 square feet. Ordinance 1-2015 also established a permit requirement for cultivation.

In order to be consistent with current State law, Chapter 6.90 must be amended again. City staff have been working on bringing the City's regulations relating to personal cultivation into compliance with MAUCRSA. The proposed Ordinance would continue to prohibit outdoor cultivation but updates the definitions and references to cannabis to be consistent with MAUCRSA. The proposed Ordinance also replaces the 25 square footage limitation to limit cultivation to a maximum of 6 plants. As mentioned above, the City may impose reasonable regulations on the personal cultivation of cannabis. To that end, staff believes that the requirement to obtain a permit from the City before cultivating should be removed as that requirement would be burdensome to the public and very time consuming for staff. The proposed Ordinance does, however, provide regulations relating to the cultivation of cannabis to protect the health and safety of the private residence in which the cultivation occurs and the community in general. Those regulations include, but are not limited to, lighting and ventilation requirements.

On September 8, 2017, Council conducted a public hearing relating to this Ordinance. At the conclusion of the hearing, Council introduced and waived the first reading of the Ordinance.

IMPLEMENTATION OF ORDINANCE

Neighborhood Services and the Police Department will be responsible for ensuring compliance with this Ordinance. The proposed Ordinance adds provisions relating to enforcement and penalties for violations of the proposed Ordinance, which would include a penalty for every plant in excess of 6 plants. The proposed Ordinance also would set a maximum penalty of \$1,000 for each and every separate violation of the Ordinance and would allow the City to recover costs relating to enforcement of the Ordinance. Due to the increase in illegal residential cultivation of cannabis, the City needs stronger tools to enforce its regulations to encourage residents who wish to cultivate cannabis for personal use to comply with the law.

FISCAL IMPACT

There will be some fiscal impact as a result of the adoption of this proposed Ordinance as a result of the increase in fines collected for violations.

ATTACHMENT

1) Proposed Ordinance

2860442.3

CITY OF RANCHO CORDOVA

ORDINANCE NO. 10-2017

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING CHAPTER 6.90 WITHIN TITLE 6 AND TABLE 23.310-1 WITHIN TITLE 23
RELATING TO PERSONAL CULTIVATION OF CANNABIS**

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

SECTION 1. Purpose and Declarations.

WHEREAS, on November 8, 2016, California voters approved Proposition 64, also known as the Adult Use of Marijuana Act ("AUMA"), legalizing recreational use of cannabis for adults 21 years of age and older; and

WHEREAS, the California Legislature passed Senate Bill 94 in June 2017, which was signed by the Governor and went into effect immediately, and which repealed the Medical Cannabis Regulation and Safety Act ("MCRSA"), and merged certain portions of that law with AUMA to create a more comprehensive regulatory structure for both medical and recreational cannabis; and

WHEREAS, the new comprehensive regulatory system created by Senate Bill 94, intended to regulate all commercial cannabis uses, is called the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA"); and

WHEREAS, MAUCRSA also authorizes the personal cultivation of up to six (6) cannabis plants in a private residence for nonmedical purposes by individuals 21 years of age and older; and

WHEREAS, pursuant to MAUCRSA, the City can enact reasonable regulations for the personal cultivation of nonmedical cannabis that occurs inside a residence or accessory structure, and may completely prohibit outdoor nonmedical cannabis cultivation until such time as the California Attorney General determines that the nonmedical use of cannabis is lawful in California under federal law; and

WHEREAS, State law does not prevent a city from using its constitutional authority to enact nuisance, health and safety, and land use regulations regarding cannabis cultivation, dispensaries or other commercial cannabis uses; and

WHEREAS, the City Council desires to amend Chapter 6.90 of the Rancho Cordova Municipal Code to comply with the language of MAUCRSA while mitigating potential negative impacts of cannabis cultivation; and

WHEREAS, the City desires to bring its regulations related to indoor cannabis cultivation into compliance with the minimum requirements of the MAUCRSA, but to continue to prohibit all outdoor personal cultivation; and

WHEREAS, these Municipal Code amendments are consistent with the General Plan as required by Government Code section 65454 and California Government Code section 65860. On the basis of the foregoing recitals, which are hereby incorporated herein and the City of

Rancho Cordova's General Plan and General Plan EIR, the City Council finds and determines that Municipal Code Amendments are consistent with the General Plan, as follows:

i. The General Plan identifies specific land uses within the City, and describes their intent and role within each planning area. The proposed Amendments will not alter any land uses or affect their ability to fulfill the desired impact to the community as outlined in the General Plan.

ii. The proposed Ordinance is consistent with the Rancho Cordova General Plan in that the General Plan, its objectives, policies and goals do not permit or contemplate outdoor cannabis cultivation or unregulated indoor cannabis cultivation.

iii. The proposed Municipal Code Amendments are intended to address changes in State law and will improve the health and safety for all residents by reducing the impacts of unwanted smells due to outdoor cultivation by continuing the prohibition of outdoor cultivation, reduced conflicts for children who congregate near areas of outdoor cultivation, visibility from the public right-of-way, and the potential for increased neighborhood crime associated with outdoor grows; and

WHEREAS, this project is exempt from the requirements of the California Environmental Quality Act ("CEQA") per Section 15061(b)(3) of the CEQA Guidelines in that it is not a project which has the potential to cause a significant effect on the environment; and

WHEREAS, a properly noticed public hearing was held by the City Council of the City of Rancho Cordova on September 18, 2017, at the Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova, at which hearing evidence both oral and documentary was received and considered.

SECTION 2. Amendment of the Municipal Code. Chapter 6.90 of the Rancho Cordova Municipal Code is hereby repealed and replaced in its entirety to read as follows:

"Chapter 6.90

CANNABIS CULTIVATION

Sections:

- 6.90.010 Purpose.
- 6.90.020 Definitions.
- 6.90.030 Outdoor cultivation of cannabis.
- 6.90.040 Indoor cultivation of cannabis.
- 6.90.050 Public nuisance.
- 6.90.060 Sale of cannabis prohibited.
- 6.90.070 Enforcement.
- 6.90.080 Appeal from administrative citation.
- 6.90.090 Penalty for violation.
- 6.90.100 Abatement.

6.90.010 Purpose.

The purpose and intent of this chapter is to require that cannabis only be cultivated in appropriately secured, enclosed, and ventilated structures, so as not to be visible to the general public, to provide for the health, safety and welfare of the public, to prevent negative impacts to property values, to prevent odor created by cannabis plants from impacting adjacent properties, to prevent crime associated with cannabis cultivation, and to ensure that cannabis cultivation remain secure and does not find its way to minors or illicit markets. Nothing in this chapter is intended to authorize the cultivation for personal use that is in violation of State law. It is not the intent of this chapter to create conflict or inconsistency between this chapter and the Constitutions of the United States or the State of California; or California law.

6.90.020 Definitions.

For purposes of this chapter, the following definitions shall apply, unless the context clearly indicates otherwise:

“Abatement” means the removal of cannabis plants and improvements that support cannabis cultivation which are in excess of the number of plants allowed to be cultivated under this chapter.

“Bedroom” means a room inside a residential building being utilized by any person primarily for sleeping purposes.

“Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not, or any other strain or varietal of the genus *Cannabis* that may exist or be discovered, or developed, that has psychoactive or medical properties, whether growing or not, including but not limited to the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” also means cannabis as defined by California Health and Safety Code section 11018 and Business and Professions Code section 26001(f), as both may be amended from time to time. Any reference to cannabis or cannabis products shall include medical and nonmedical cannabis and medical and nonmedical cannabis products, unless otherwise specified. Cannabis or cannabis product does not mean industrial hemp as defined by Health and Safety Code section 11018.5. Cannabis does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized seed of the plant which is incapable of germination.

“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

“Child care center” means any licensed child care center, daycare center, or child care home, or any preschool.

“Cultivation site” means a location where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or a location where any combination of those activities occurs.

“Fully enclosed and secure structure” means a space within a building, greenhouse or other legal structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, provides

complete visual screening, and which is accessible only through one or more lockable doors and inaccessible to minors.

“Indoors” means within a fully enclosed and secure structure.

“Marijuana” shall have the same meaning as cannabis, as defined in this chapter.

“Outdoors” means any location within the City of Rancho Cordova that is not within a fully enclosed and secure structure.

“Parcel” means property assigned a separate parcel number by the Sacramento County assessor.

“Premises” means a single, legal parcel of property. Where contiguous legal parcels are under common ownership or control, such contiguous legal parcels shall constitute a single “premises” for purposes of this chapter.

“Primary caregiver” means a “primary caregiver” as defined in Section 11362.7(d) of the Health and Safety Code, as may be amended from time to time.

“Private residence” means any house, apartment unit, mobile home, or other similar dwelling.

“Qualified patient” means a “qualified patient” as defined in Section 11362.7(f) of the Health and Safety Code, as may be amended from time to time.

“Rear yard” means the rear open space portion of any premises, whether fenced or unfenced.

“Residential structure” means any building or portion thereof legally existing which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation on a premises or legal parcel located within a zoning district that allows residential uses.

“Sale” or “sell” means any transaction whereby, for any consideration including trades, barter, or exchanges, title to cannabis or cannabis products is transferred from one person to another.

“School” means an institution of learning for persons under twenty-one (21) years of age, whether public or private, offering regular course of instruction including, without limitation, a kindergarten, elementary school, middle or junior high school, or senior high school.

“Solid fence” means a fence constructed of substantial material (such as wood or vinyl) that prevents viewing the contents from one side to the other.

6.90.030 Outdoor cultivation of cannabis.

All outdoor cultivation of cannabis within the City is prohibited. It is hereby declared to be unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any parcel within any zoning district in the City of Rancho Cordova to cause or allow such parcel to be used for the outdoor cultivation of cannabis, regardless of whether such cultivation is for medical, recreational, personal, or commercial uses.

6.90.040 Indoor cultivation of cannabis.

A. It is hereby declared to be unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any parcel in the City of Rancho Cordova to cause or allow such parcel to be used for the cultivation of cannabis plants within a fully enclosed and secure structure on the parcel, except as provided in subsections (B) and (C) of this section.

B. Who is permitted to cultivate cannabis indoors.

1. Only a person who is at least eighteen (18) years of age and either a qualified patient or a primary caregiver, or an adult who is at least twenty-one (21) years of age, may engage in indoor cultivation of cannabis.

2. Residency requirement. The person cultivating the cannabis shall reside full-time on the premises where the indoor cultivation of cannabis occurs.

3. Permission of owner. Tenants or anyone cultivating shall obtain the written permission and signature of the property owner(s) prior to cultivating cannabis. A notarized signature from the owner of the property consenting to the cultivation of cannabis at the premises on a form acceptable to the City shall be made available to the City upon request by any City official.

C. Indoor Cultivation Standards. Cannabis cultivated indoors, within the City of Rancho Cordova, shall be in conformance with the following standards:

1. Indoor cultivation of cannabis is permitted only within a private residence or within a legal accessory structure to a private residence that meets the requirements of this chapter;

2. Cannabis cultivation is permitted only within fully enclosed and secure structures and the cultivation area must be inaccessible to minors. A fully enclosed and secure structure used for the cultivation of cannabis that is separate from the main residential structure on a premises must maintain a minimum ten (10') foot setback from any property line. Any parcel where cannabis is cultivated must be enclosed by a solid fence at least six feet (6') in height;

3. Cannabis cultivation may not occur in both a detached structure and inside a residence on the same parcel. Only one indoor cultivation area is allowed per parcel;

4. Cannabis cultivation areas shall not be accessible to persons under 18 years of age. Cultivation areas shall be secured by lock and key or other security device which prevents unauthorized entry;

5. Indoor cultivation of cannabis shall not exceed six (6) cannabis plants per private residence, regardless of how many qualified adults, qualified patients, or primary caregivers are residing at the private residence;

6. Cannabis cultivation shall not occur on any carpeted area;

7. Cannabis cultivation lighting shall not exceed twelve hundred (1,200) watts and shall comply with the California Building, Electrical and Fire Codes as adopted by the City;

8. The use of gas products (CO2, butane, etc.) or generators for cannabis cultivation or processing is prohibited;

9. Cannabis cultivation for sale is prohibited;

10. From a public right-of-way, there shall be no exterior evidence of cannabis cultivation;

11. The residence shall be occupied and is required to maintain a functioning kitchen and bathroom(s), and the use of the primary bedrooms are for their intended purpose;

12. Any cannabis cultivation area located within a residence shall not create a humidity or mold problem in violation of Rancho Cordova Building and State Health and Safety Codes;

13. Any structure used for the cultivation of cannabis must have proper ventilation to prevent mold damage and to prevent cannabis plant odors or particles from becoming a public nuisance to surrounding properties or the public. A public nuisance may be deemed to exist if the cultivation produces odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property or areas open to the public;

14. The cannabis cultivation area shall not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, traffic, vibration, or other impacts, and shall not be hazardous due to use or storage of materials, processes, products or wastes;

15. Any modification to existing structures or plumbing, electrical or mechanical systems shall require a permit from the Building Official, or his or her designee.

6.90.050 Public nuisance.

It is hereby declared to be unlawful for any person owning, leasing, occupying, or having charge or possession of any parcel within the City of Rancho Cordova to create a public nuisance in the course of cultivating cannabis. A public nuisance may be deemed to exist if such activity produces:

A. Odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property and/or areas open to the public;

B. Repeated responses (more than three (3) times in a one (1) year time period) to the parcel from law enforcement or code enforcement officers;

C. Repeated disruption (more than three (3) times in a one (1) year time period) to the free passage of persons or vehicles in the neighborhood;

D. Excessive noise in violation of applicable city noise standards in the general plan or municipal code;

E. Any other impacts on the neighborhood which are disruptive of normal activity in the area.

6.90.060 Sale of cannabis prohibited.

It shall be unlawful for any person cultivating cannabis pursuant to this chapter to sell or offer for sale the cannabis permitted to be grown under this chapter.

6.90.070 Enforcement.

A. The violation of this chapter is hereby declared to be a public nuisance. The city may pursue any and all legal and equitable remedies related to the enforcement of the provisions of this code, including criminal, civil, and administrative remedies and penalties and any related cost recovery authorized pursuant to this code and state law in accordance with Rancho Cordova Municipal Code section 1.01.190.

B. Criminal. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed the amount provided in Penal Code Section 19, as may be amended from time to time, by imprisonment in the county jail not to exceed six (6) months, or by both a fine and imprisonment.

C. Civil. A violation of this chapter may be abated by the City Attorney by the prosecution of a civil action for injunctive relief and by the abatement procedure set forth in Chapter 16.18 of the Rancho Cordova Municipal Code.

D. Administrative. 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.

6.90.080 Appeal from administrative citation.

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 (5) days before the date of the hearing.

D. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than fifteen (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 ten (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 (5) 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.

E. 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.

F. 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.

G. 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.

H. Hearing Officer's 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.

I. 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.

J. 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.

K. Recovery of administrative citation fines and costs. 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.

L. 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.

M. 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.

N. 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.

6.90.090 Penalty for violation.

A. In addition to any other remedy allowed by law, any person who violates a provision of this chapter is subject to criminal sanctions, civil actions, and administrative penalties pursuant to Rancho Cordova Municipal Code section 1.01.190. Each and every separate violation of this chapter may be punishable by a fine not to exceed One Thousand Dollars (\$1,000) per violation.

B. Notwithstanding the foregoing and the provisions of Rancho Cordova Municipal Code section 1.01.190, the amount of administrative penalty to be imposed for a violation of section 6.90.040(C)(5) is an aggregate amount calculated at One Thousand Dollars (\$1,000) per plant in excess of six (6) plants.

C. The remedies and penalties provided herein are cumulative, alternative and nonexclusive. The use of one does not prevent the use of any others, including those in Rancho Cordova Municipal Code section 1.01.190, and Chapter 16.18 of the Rancho Cordova Municipal Code, and none of these penalties and remedies prevent the City from using any other remedy at law or in equity which may be available to enforce this chapter or to abate a public nuisance.

6.90.100 Abatement.

A. Any cannabis cultivation in violation of this chapter is a public nuisance and is subject to nuisance abatement pursuant to chapter 16.18 including the summary abatement provisions of Rancho Cordova Municipal Code section 16.18.901.

B. Any cannabis cultivation in violation of this chapter is also subject to the California Uniform Controlled Substances Act (Division 10 of the California Health and Safety Code), including the provisions of chapter 8 (commencing with section 11469) relating to seizure, forfeiture, and destruction of property.”

SECTION 3. Amendment to Title 23.

Table 23.310-1 of the Rancho Cordova Municipal Code entitled “Allowed Uses and Permit Requirements for Residential Zoning Districts” and footnote 14 corresponding with that Table, shall be modified to add a line item in the proper order to indicate that outdoor cannabis cultivation is prohibited in all Residential zones pursuant to the Rancho Cordova Municipal Code section 6.90.030, and that indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of the Rancho Cordova Municipal Code section 6.90.040 and such cannabis cultivation is subject to the regulations contained in chapter 6.90 of the Rancho Cordova Municipal Code.

“Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD- 1	RD- 2	RD- 3	RD- 4	RD- 5	RD- 6	RD- 7	RD- 10	RD- 15	RD- 20	RD- 25	RD- 30	MDR	HDR	RMH	Specific Use Regulations
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Cannabis Cultivation, Indoor	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	Chapter 6.90 RCMC
Cannabis Cultivation, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

fn. 14. Outdoor cannabis cultivation is prohibited in all Residential zones pursuant to Rancho Cordova Municipal Code section 6.90.030, and personal indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of Rancho Cordova Municipal Code section 6.90.040 and such personal cannabis cultivation is subject to the regulations contained in chapter 6.90 of the Rancho Cordova Municipal Code.”

SECTION 4. 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 5. 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 6. 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:

Stacy Leitner, City Clerk

2837408.7

MEMORANDUM

DATE: October 2, 2017

TO: Honorable Mayor and Council Members

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

SUBJECT: Resolution Authorizing The City Manager To Execute Contract Amendment No. 56-2016-1 In The Amount Of \$300,000 With West Coast Arborists, Inc. To Increase The Contract Amount From \$175,000 To \$475,000 For On-Call Tree Maintenance Services



RECOMMENDATION

Adopt Resolution No. 125-2017.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute Contract Amendment No. 56-2016-1 in the amount of \$300,000 with West Coast Arborists, Inc. (WCA) to increase the contract amount from a not-to-exceed amount of \$175,000 to \$475,000 for On-Call Tree Maintenance Services.

BACKGROUND

In 2016, the City solicited proposals for on-call tree maintenance services. The City received proposals from five companies, and West Coast Arborists was the successful proposer. A contract was executed with a term through June 30, 2019, and the work scope includes tree pruning and removals, stump grinding, 24/7 emergency services, crane services, traffic control, and arborist consulting services.

Community Enhancement Funds have been allocated to a variety of programs and projects to enhance the City's tree canopy, including implementation of community tree planting and maintenance projects in residential neighborhoods, churches, parks, commercial properties, and city-owned parcels. Several hundred trees have been planted in the past two years as a result of these efforts, and the City has been recognized with a Tree Hero Award from the Sacramento Tree Foundation and Tree City USA designation. These additional programs and projects were not contemplated in the work scope and budget in the original contract, and the additional funding will allow the Contractor to continue to provide these services through the end of the contract term.

FISCAL IMPACT

This contract is currently funded through Measure A, Stormwater funds, and the Community Enhancement Fund.

ATTACHMENT

Resolution No. 125-2017, Exhibit 1 – Contract No. 56-2016-1
2868887.1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 125-2017

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO.
56 2016-1 IN THE AMOUNT OF \$300,000 WITH WEST COAST ARBORISTS, INC. TO
INCREASE THE CONTRACT AMOUNT FROM \$175,000 TO \$475,000 FOR
ON-CALL TREE MAINTENANCE SERVICES**

WHEREAS, the Parties entered into a General Services Agreement ("GSA") dated July 1, 2016, for the purpose of providing On-Call Tree Maintenance services; and

WHEREAS, adoption of this resolution will authorize the City Manager to execute contract amendment 56-2016-1 for professional services to increase the contract amount from \$175,000 to \$475,000; and

WHEREAS, this amendment will allow the City to continue increasing the City's tree canopy through implementation of community tree planting and maintenance projects in residential neighborhoods, churches, parks, commercial properties, and City-owned parcels; and

WHEREAS, the contract will be paid through Measure A, Stormwater funds and Community Enhancement Fund revenues.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment 56-2016-1, with West Coast Arborists, Inc. to increase the contract amount from a not-to-exceed amount of \$175,000 to \$475,000, attached as **Exhibit 1**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of October, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk
2868891.1

**FIRST AMENDMENT TO THE GENERAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND WEST COAST ARBORISTS, INC.**

This First Amendment to the General Services Agreement ("Amendment") is made by and between the City of Rancho Cordova ("City") and West Coast Arborists, Inc. ("Contractor") as of October 1, 2017. City and Contractor are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a General Services Agreement ("GSA") dated July 1, 2016 for the purpose of On-Call Tree Maintenance Services; and

WHEREAS, this Amendment will increase the contract not-to-exceed amount from \$175,000 to \$475,000; and

WHEREAS, the Parties agree that changes to the compensation amount provided for in the GSA is necessary in order for the City to continue receiving services by Contractor.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 4 of the GSA, "Compensation of Contractor," provides for the City to pay Contractor \$175,000. The Parties agree to amend Section 4 of the GSA in order to increase the maximum compensation amount to pay Contractor for additional services. The first sentence of Section 4 of the GSA is amended to read as follows:

"The City agrees to pay Contractor an amount not to exceed \$475,000, for performance pursuant to this Agreement."

2. All other terms and conditions in the GSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

CONTRACTOR

Cyrus Abhar, City Manager

Patrick Mahoney, President

Date: _____

Date: _____

Attest:

Stacy Leitner, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

Updated August 9, 2012

2868944.1

MEMORANDUM

DATE: October 2, 2017
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Reinvestment Analyst
SUBJECT: FISCAL YEAR 2017/2018 HOMELESS ACTION PLAN



RECOMMENDATION

Receive presentation summarizing homeless action items to be undertaken during Fiscal Year 2017/2018.

RESULT OF RECOMMENDED ACTION

Council will receive the Homeless Action Plan which contains action items that staff will undertake during Fiscal Year 2017/2018.

BACKGROUND

Over the last year, the City Council has approved various action items regarding homelessness through several funding sources and departments. In order to improve clarity and transparency the Homeless Action Plan collects and summarizes all of these items into one document.

The Fiscal Year 2017 – 2018 homeless action items are:

1. Work towards the completion of Mather Veterans Village Phases 2 and 3.
2. Continue the Sacramento Steps Forward Navigator contract for one Homeless Outreach Navigator.
3. Continue the Sacramento Self-Help Housing (SSHH) contracts for the Renter's Helpline and Housing Counseling.
4. Implement the Homeless Outreach Team.
5. Continue participating in Sacramento County and regional efforts to increase the effectiveness of existing homeless services in the County and Rancho Cordova in particular and attract grant funding to the region.
6. Cooperate with the Rancho Cordova Homeless Assistance Resource Team (RC HART) for the Rancho Cordova Winter Shelter.
7. Collaborate with Homeless Service Providers in the City to discuss homeless efforts within Rancho Cordova.
8. Participate in the regional Emergency Services Grant Rapid Rehousing Program through the Sacramento Housing and Redevelopment Agency and Volunteers of America.
9. Stay current and involved in legislative activities related to homelessness.

Implementing these action items will assist approximately 57 homeless households (singles or families) into permanent supportive housing, rapid rehousing, transitional housing, and mental health and detox facilities. An additional 50 homeless households (singles or families) will be assisted into temporary shelters. And approximately 15-20 households will be assisted into self-resolving their homelessness.

Though not operational during this Fiscal Year, Mather Veterans Village Phases 2 and 3 are anticipated to become fully funded or begin construction during Fiscal Year 2017/2018.

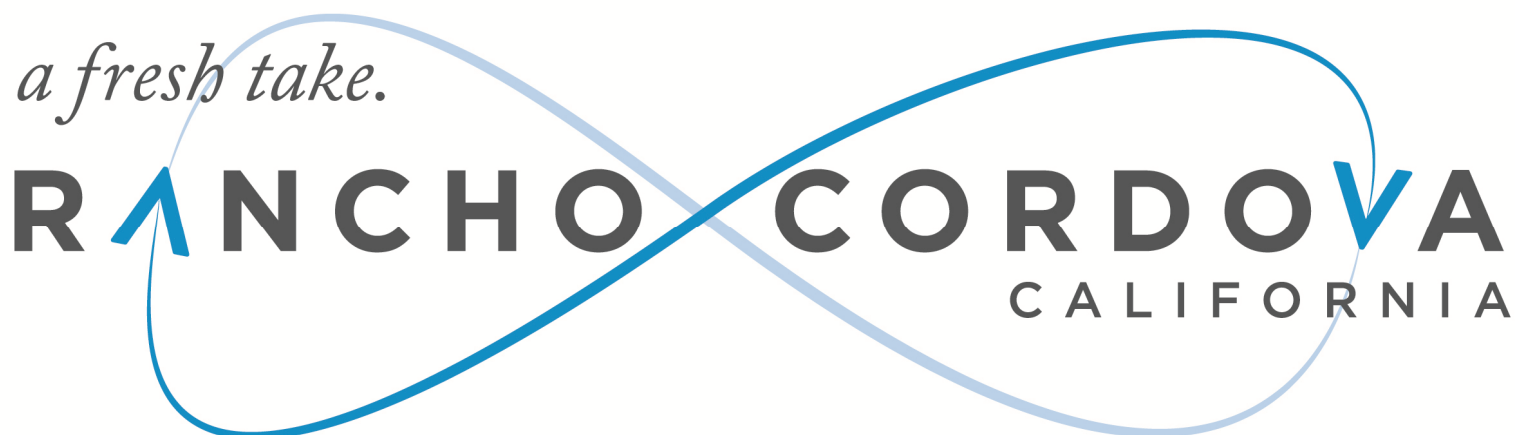
FISCAL IMPACT

No additional fiscal impact is proposed through this presentation. The total cost of all action items from all of the various sources during Fiscal Year 2017/2018 is \$743,000. It is estimated that these action items will leverage approximately \$700,000 in funds from other non-City sources.

ATTACHMENT(S)

City of Rancho Cordova Homeless Action Plan FY 2017 - 2018

2853035.1



City of Rancho Cordova
Homeless Action Plan
FY 2017-2018

Submitted By:

Stefan Heisler

Reinvestment Analyst

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Appendix A Navigator Outreach Data – May, 2016 – April, 201711

Current Situation

According to City Staff's best estimates, the number of literally¹ homeless in Rancho Cordova is approximately 200. Additionally the Folsom Cordova Unified School District has documented approximately 500 homeless² students. Similarly, the latest Sacramento Steps Forward Point in Time Count from February 2017 estimated a Rancho Cordova homeless population of 212.³ Inherent in these estimates is the likelihood of undercounting the homeless due to the difficulties in accurately numbering this population.

This homeless situation is not unique to Rancho Cordova. Across California, many Cities and Counties are experiencing a dramatic increase in their homeless populations over the last few years.

Estimate of the cost of homelessness in Rancho Cordova

Regardless of what is intentionally done to address homelessness, there are inherent costs to public and private services from homelessness. For example, when a homeless person suffering from mental illness uses an emergency room at a hospital, or when a homeless person commits a crime, is arrested, stands before a judge, and spends time in jail. Research has been conducted to estimate these costs versus the same costs to these systems when homeless individuals become housed. In an effort to estimate these costs in Rancho Cordova this section uses the cost estimates from the 2009 report *Where We Sleep, Costs when Homeless and Housed in Los Angeles*⁴, which is broken down into three categories of homeless expenditures- law enforcement services, homeless assistance programs and services, and healthcare providers. Based on a homeless population of 200, the cost of Rancho Cordova's homeless population is \$6,952,800, and is further detailed below:

- Average cost \$2,897/month/person or \$34,764/yr/person
 - § Annual cost of 200 literally homeless is \$6,952,800
 - § Cost is heavily skewed by the highest 10% of services users who are typically characterized as having a Mental Illness, Substance Abuse, Disability, no current Work History and are older than age 50
- Law Enforcement Services
 - § 28% of total
 - § Annual cost of 200 literally homeless is \$1,946,784

¹ The term "Literally Homeless" refers specifically to homeless who lack a nighttime residence.

² This data comes from the 2016/2017 school year. The FCUSD homeless definition includes children who are sharing housing; this category made up 465 of the 500 homeless students.

³ The Sacramento Steps Forward 2017 Point in Time Count can be found here:

<http://sacramentostepsforward.org/wp-content/uploads/2017/07/Sacramento-PIT-2017-FINAL-170717.pdf>

⁴ The 2009 Study "Where We Sleep: Costs when Homeless and Housed in Los Angeles. 2009" can be found here (see page 26 for cost data): https://economicrt.org/wp-content/uploads/2009/11/Where_We_Sleep_2009.pdf

- Homeless Assistance Programs and Services
 - § 32% of total
 - § Annual cost of 200 literally homeless is \$2,224,896
- Healthcare Providers
 - § 40% of total
 - § Annual cost of 200 literally homeless is \$2,781,120

Action Items for FY 2017 – 2018

1. Work towards the completion of Mather Veterans Village Phases 2 and 3
2. Continue the Sacramento Steps Forward Navigator contract for one Homeless Outreach Navigator
3. Continue the Sacramento Self-Help Housing (SSHH) contracts for the Renter's Helpline and Housing Counseling
4. Implement the Homeless Outreach Team
5. Continue participating in Sacramento County and regional efforts to increase the effectiveness of existing homeless services in the County and Rancho Cordova in particular and attract grant funding to the region
6. Cooperate with the Rancho Cordova Homeless Assistance Resource Team (RC HART) for the Rancho Cordova Winter Shelter
7. Collaborate with Homeless Service Providers in the City to discuss homeless efforts within Rancho Cordova
8. Participate in the regional Emergency Services Grant Rapid Rehousing Program through the Sacramento Housing and Redevelopment Agency and Volunteers of America
9. Stay current and involved in legislative activities related to homelessness

Cost of Action Items and Expectations of Impact

While not all of the homeless served will come from Rancho Cordova, it is difficult, and not necessarily preferable, to target only the homeless “coming from” Rancho Cordova. Homelessness is a regional issue with porous borders, shared services, and shared benefits. Indeed, it could be said that the largest benefits of these proposed action items will accrue to private healthcare providers. However, where it is possible, Staff is ensuring that Rancho Cordova's homeless are identified to receive services paid for by the City.

Cost of Action Items is \$743,000 from all sources

Funding for activities covered by the City General Fund will cost \$695,000:

- § Navigator - \$60,000
- § Law Enforcement - \$500,000
- § City Staff time - \$135,000

Funding for activities covered by FY 17/18 Community Enhancement will total \$12,000:

§ RC HART Winter Shelter - \$12,000

Funding for activities through FY 17/18 CDBG will total \$36,000:

§ Sacramento Self-Help Housing Tenant/landlord mediation and Renter's Helpline - \$36,000

Leverage of other funds

An additional \$700,000 from non-City sources will be leveraged this year alone from the proposed actions. Another \$25,800,000 from Mather Veterans Village Phases 2 and 3 will be leveraged when all of the required funding is secured.

Mather Veterans Village Phase 2 and Mather Veterans Village Phase 3 will leverage \$25,800,000 in State, Federal, private sector and other sources. The Navigator will leverage over \$550,000 in funding from other sources to provide services for homeless, the bulk of this coming from connecting homeless to sources of income, health insurance, and primary healthcare. Sacramento Self-Help Housing will leverage private legal aid funding for homeless and households at-risk of homelessness through Project Sentinel and the Renter's Helpline. RC HART will leverage private funding of at least \$50,000 to operate the winter shelter. And participating in the SHRA Emergency Solutions Grant Program will leverage an estimated \$75,000 - \$100,000 in State funding.

Expected Homeless Served by Action Items in FY 2017 - 2018

- Permanent and Permanent Supportive Housing (including self-resolves)
 - § Mather Veterans Village Phase Three – 0 during this period, approximately 55 homeless veterans will be permanently housed from countywide once completed, and an additional 7-10 will be housed annually thereafter as vacancies are filled
 - § Navigator – 5-10 individuals from Rancho Cordova will be permanently housed in supportive housing locations across Sacramento County and an additional 15-20 individuals from Rancho Cordova will be assisted towards self-resolves, helping these individuals find housing in the private market
- Rapid Rehousing
 - § Emergency Solutions Grant Program – 12 households from Rancho Cordova will be housed through rapid rehousing in locations across Sacramento County
- Transitional Housing
 - § Mather Veterans Village Phase Two – 0 during this period, approximately 50 homeless veterans will be transitionally housed from countywide once completed for up to two years, an additional 10-15 will be housed annually thereafter as vacancies are filled
 - § Navigator – 5 individuals from Rancho Cordova will be housed in transitional housing facilities across Sacramento County

- Temporary Shelter
 - § Navigator – 50 homeless households from Rancho Cordova will be housed in temporary shelter facilities across Sacramento County, with stays ranging from several days to several months
- Mental Health and Detox Placements
 - § Navigator – 30 homeless individuals from Rancho Cordova will be placed in mental health and detox facilities

Estimate of Cost Reductions (Impact)

This section will again use the cost estimates of homelessness when homeless and housed to estimate the anticipated benefits from above housing outcomes for this fiscal year. Please note, these reductions in costs are not included in the projected amount of funds leveraged. Again using the study *Where We Sleep, Costs when Homeless and Housed in Los Angeles* costs estimates from 2009⁵, cost reductions are projected to be the following:

- § The monthly cost per homeless person once in supportive housing was \$605 (vs. \$2,897 when unhoused) and is assumed to be \$0 for self-resolve cases.
- § The number of persons expected to be placed in supportive housing during FY 17/18 from the above figures including permanent supportive housing, rapid rehousing, transitional housing, and mental health and detox facility placements (but not including short-term shelters), is 57.
- § 20 more people are anticipated to be self-resolved cases.
- § **Total housed cost is \$414,000, vs. unhoused cost of \$2,677,000, creating an estimated annual savings of \$2,263,000**
 - Cost savings for Law Enforcement
 - 28% of total
 - Total housed cost of \$116,000 vs. unhoused cost of \$750,000, creating an estimated savings of \$634,000
 - Cost savings for Homeless Assistance
 - 32% of total
 - Total housed cost of \$132,000 vs. unhoused cost of \$857,000, creating an estimated savings of \$725,000
 - Cost savings for Healthcare
 - 40% of total
 - Total housed cost of \$166,000 vs. unhoused cost of \$1,070,000, creating an estimated savings of \$904,000

⁵ The 2009 Study “Where We Sleep: Costs when Homeless and Housed in Los Angeles. 2009” can be found here (see page 26 for cost data): https://economicrt.org/wp-content/uploads/2009/11/Where_We_Sleep_2009.pdf

Action Items in Detail

1. Work towards the completion of Mather Veterans Village Phases 2 and 3

§ Description

- 46 Transitional Housing beds in Phase 2, rehabilitation of old Mather Air Force Base infirmary building
- 50 Permanent Supportive Housing units in Phase 3, new construction
- Obtain final funding for Phases 2 and 3
- Begin rehabilitation of the Phase 2 building
- Begin construction of Phase 3

§ Cost

- \$55,000 FY 16/17 Community Enhancement grant to Phase 2
- \$75,000 FY 15/16 Community Enhancement grant to Phase 3
- Staff Time being covered by Activity Delivery fee included in project costs

§ Timeline

- The current schedule is to obtain final funding for Phases 2 and 3 before December 2017; however that may require more time. If funding is acquired, construction may begin before June 2018 with completion as early as December 2019.

2. Continue the Sacramento Steps Forward Navigator contract for one Homeless Outreach Navigator

§ Description

- The Navigator provides outreach services to homeless individuals in the City, helping them reach all of the existing services provided by Sacramento County and the region's nonprofits. These services include securing immediate shelter and permanent housing, document preparation, obtaining income sources, psychological counseling, mental health and substance abuse services, and others.
- Over the next year, efforts will be taken to better prepare the Navigator to interface with the County's chosen homelessness strategies (such as a Triage Center), make connections for the County's ESG rapid rehousing program and Community Support Team mental health referral system, and interface with the Rancho Cordova HART winter shelter.
- The typical caseload is 30-60 households at any given time, with approximately 15-20 new cases each month for a total of approximately 200 homeless households (primarily individuals) served per year. A summary of cases served between May 2016 and April 2017 is found in Appendix A.

§ Cost

- The annual cost is \$60,000 to the General Fund.

§ Timeline

- The Rancho Cordova Navigator contract began in May, 2016 and will continue through FY 2017-2018.

3. Continue the Sacramento Self-Help Housing contracts for the Renter's Helpline and Housing Counseling

§ Description

- Tenant/landlord mediation to help low-income renters who have a conflict with their landlord or property manager
- Renters Helpline to help with tenant/landlord disputes, housing discrimination cases and housing crises to prevent homelessness
- Approximately 350 households will be served by these programs annually

§ Cost

- The annual cost of these programs was \$36,000 in FY 16/17, which was funded through Rancho Cordova's Community Development Block Grant (CDBG) funds, funding for the programs is expected at similar levels for FY 17/18.

§ Timeline

- Services are currently in operation and ongoing through Sacramento Self-Help Housing

4. Implement the Homeless Outreach Team

§ Description

- The team will consist of 2 police officers, 1 code enforcement officer, the homeless Navigator, and a part-time mental health worker
- Will address panhandlers and trespassers
- Will continue homeless camp cleanups at a rate of approximately 3-5 camps per week
- Outreach to property owners about trimming landscaping and other concepts to reduce the desirability for camp creation and crime prevention
- Will release POP officers for other activities
- NOTE this does NOT include all of the calls for service regarding homeless or transients. Calls for service and related activities are assumed to be included in the estimated existing cost of homelessness on law enforcement stated earlier in this report.

§ Cost

- Cost is within the Law Enforcement Services contract and the Neighborhood Services Staff budget but is estimated to be approximately \$270,000 in personnel time and materials annually from the General Fund. An additional \$320,000 will come from the police contract budget bringing the total cost for this item to approximately \$500,000.

§ Timeline

- Camp cleanup efforts and education of property owners started several years ago and is an ongoing activity. Additional focus from this team on the FOZ area will begin fall 2017.

5. Continue participating in Sacramento County and regional efforts to increase the effectiveness of existing homeless services in the County and Rancho Cordova in particular and attract grant funding to the region

§ Description

- Staff will participate in the Sacramento County and Cities Meetings on Homelessness between City and County staff leading homeless efforts, offering input into the regional discussion and strategies.
- Over the next year a focus will be placed on improving services for unmet needs and demographics (such as Permanent Supportive Housing for seniors, battered women, transition age youth, etc.), and supporting and improving Education and Job training programs for homeless.
- Staff will be plugged into regional discussions around new funding sources such as No Place Like Home, and strategies for securing and spending those funds in Sacramento County. This source could bring to Sacramento County somewhere in the range of \$100 million for homeless housing and services over the next five years for homeless households suffering from mental illnesses.
- Staff will continue to participate in regional trainings held by SACOG, the National League of Cities and others

§ Cost

- The cost for these activities is solely Staff time, consisting of 10% of the Reinvestment Analyst's time and 15% of the Neighborhood Services Manager's time estimated to be a total cost of \$45,000. These costs are funded by the General Fund.

§ Timeline

- These activities are ongoing from year to year, however with current emphasis in the next fiscal year (2017-2018) as Sacramento County continues to pursue big changes in its homeless services as well as the No Place Like Home funding opportunity.

6. Cooperate with the Rancho Cordova Homeless Assistance Resource Team (RC HART) for the Rancho Cordova Winter Shelter

§ Description

- As needed, City staff will participate in the planning and execution of the RC HART winter shelter later in 2017 into early 2018.
- Approximately 20-30 homeless individuals per night are provided with overnight shelter and hot meals while the winter shelter is in operation.

§ Cost

- The cost for this activity is included in the general staff time costs to participate in local and regional discussions as described in Action Item 5 above.
- RC HART has submitted a Community Enhancement request for FY 17/18 of \$12,000, which Staff is recommending for approval as of this writing. In addition,

RC HART has secured in-kind or matching funds of \$50,000 for the winter shelter.

§ Timeline

- As needed, City staff will participate in the planning and execution of the RC HART winter shelter between October 2017 and March 2018.

7. Collaborate with Homeless Service Providers in the City to discuss homeless efforts within Rancho Cordova

§ Description

- A Homeless Advisory Committee will be created including public and private sector individuals and organizations that have in-depth knowledge of Rancho Cordova's homeless population to meet on a monthly or bi-monthly basis to improve homeless services and coordination within Rancho Cordova.

§ Cost

- The cost of this item is included in the City Staff time costs stated in Action Item 5 above.

§ Timeline

- This committee will be formed summer 2017 and begin to meet soon after.

8. Participate in the regional Emergency Services Grant Rapid Rehousing Program through the Sacramento Housing and Redevelopment Agency and Volunteers of America

§ Description

- Approximately \$400,000 of State Emergency Solutions Grant funds have been awarded to the Sacramento Housing and Redevelopment Agency (SHRA) to administer a rapid rehousing program within Sacramento County. The goal of this program is to assist up to 70 households within the cities of Elk Grove, Rancho Cordova and Citrus Heights. The program, which is being administered by Volunteers of America (VOA) for SHRA, will offer homeless clients application and move-in costs and between 7-9 months of rental subsidy.
- City Staff will coordinate with VOA to administer this program to attract and enroll eligible Rancho Cordova homeless households over the next two years or until all of the funds are spent between the three cities.
- While the funding is to be shared by multiple jurisdictions, this grant program is estimated to help approximately 10-15 Rancho Cordova households become rapid rehoused. Rapid Rehousing has a greater than 90% success rate in helping homeless households remain permanently housed.

§ Cost

- The cost of this item is included in the City Staff time costs stated in Action Item 5 above. An in-kind match is required by this program but can easily be met by using Rancho Cordova's existing Navigator and City Staff costs as match and other in-kind contributions from Sacramento County if necessary.

§ Timeline

- The program has already begun in Elk Grove and Citrus Heights. City Staff will coordinate activities with VOA until the funds are completely spent.

9. Stay current and involved in legislative activities related to homelessness

§ Description

- The Legislative Affairs Team, which includes the Neighborhood Services Manager, will continue to stay informed of and engaged in legislative activities related to homelessness with the goal of increasing funding for housing and services as appropriate.

§ Cost

- The cost of this item is included in the City Staff time costs stated in Action Item 5 above

§ Timeline

- This item is ongoing.

Enclosed:

Appendix A Navigator Outreach Data – May, 2016 – April, 2017

2853280.1

Appendix A

District Outreach Navigator Report - May 2016 - April 2017

Name of Contract: Rancho Cordova		May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total
Number Of Contacts		31	118	168	97	92	39	0	72	155	182	107	70	1131
Number of VISPDAT administered		3	15	15	14	12	10	0	20	24	4	13	19	149
Gender	Male	3	10	14	9	8	5	0	15	12	0	6	11	93
	Female	0	5	1	5	4	5	0	5	12	4	7	8	56
	Transgender	0	0	0	0	0	0	0	0	0	0	0	0	0
Age	18-24	0	0	1	2	0	1	0	2	1	2	3	2	14
	25-34	1	3	4	1	1	1	0	5	8	0	2	3	29
	35-44	0	4	3	2	3	4	0	2	2	2	3	9	34
	45-54	0	4	3	2	3	2	0	5	6	0	1	3	29
	55-61	2	3	2	5	3	1	0	5	5	0	3	0	29
	62+	0	1	2	2	2	1	0	1	2	0	1	2	14
Race	White	1	8	6	9	8	6	0	12	17	3	12	8	90
	Black or African-American	2	5	9	5	3	4	0	6	1	0	1	9	45
	Asian	0	0	0	0	0	0	0	0	0	0	0	0	0
	American Indian or Alaska Native	0	1	0	0	0	0	0	1	4	1	0	1	8
	Native Hawaiian or Other Pacific Islander	0	1	0	0	0	0	0	1	1	0	0	0	3
	Multi Race	0	0	0	0	1	0	0	0	1	0	0	1	3
Ethnicity	Non-Hispanic Non -Latino	3	14	14	14	11	10	0	19	22	3	11	14	135
	Hispanic/Latino	0	1	1	0	1	0	0	1	2	1	2	5	14
Sub-Population	Veteran	2	6	11	10	8	4	0	3	0	0	1	3	48
	Chronically Homeless	1	11	11	5	5	7	0	19	15	3	10	8	95
Income Source	Employment	0	1	1	0	0	0	0	2	0	0	2	5	11
	GA/TANF	1	0	2	3	3	1	0	1	6	4	1	4	26
	SS/SSI	0	7	4	4	4	4	0	5	9	0	7	3	47
	Unemployment	0	0	0	0	0	0	0	0	0	0	0	1	1
	Disability (Private, Vet, SSDI)	1	3	5	3	7	3	0	2	0	0	3	3	30
	Retirement/Pension (SSA / Vet)	0	0	0	1	2	0	0	1	2	0	0	0	6
	Other	0	1	0	0	0	0	0	0	0	0	0	0	1
	No income	2	4	4	3	2	4	0	10	7	0	3	4	43
Identified Cause of Homelessness	Credit Problems	0	0	0	0	0	1	0	0	0	0	0	0	1
	Developmental Disability	0	0	0	0	0	0	0	0	0	0	0	0	0
	Domestic Violence	0	1	0	2	1	0	0	0	1	1	0	2	8
	Drug Problems and/or Alcohol	0	4	2	1	0	1	0	4	4	1	0	2	19
	Eviction	0	2	2	2	4	2	0	1	2	0	2	4	21
	Financial / No Income	1	1	0	2	1	5	0	6	3	0	4	1	24
	Incarceration/Legal/Outstanding warrants	0	3	2	0	0	0	0	0	1	0	0	0	6
	Kicked Out By Family/Friends	0	0	0	1	3	0	0	4	3	2	1	3	17
	Left Foster care	0	0	0	0	0	0	0	0	0	0	0	0	0
	Lost Job / Unemployment	1	0	1	1	1	1	0	0	3	0	1	3	12
	Medical Health/Chronic Disease	0	1	2	1	1	0	0	1	1	0	1	2	10
	Mental Health	1	3	6	4	1	0	0	4	3	0	2	2	26
	New to the Area (Sac. County)	0	0	0	0	0	0	0	0	1	0	0	0	1
	Release from Hospital/Jail/Prison within 30 days	0	0	0	0	0	0	0	0	0	0	0	0	0
	Other	0	0	0	0	0	0	0	0	2	0	2	0	4
Prior to Becoming Homeless	This City	3	13	15	11	7	7	0	7	11	2	6	14	96
	This Region	0	0	0	0	3	1	0	10	6	2	7	5	34
	Other part of the state	0	1	0	2	2	2	0	2	3	0	0	0	12
	Somewhere else	0	1	0	1	0	0	0	1	4	0	0	0	7
Length of time Homeless	0-3 months	1	0	1	3	1	0	0	0	1	1	0	2	10
	4-11 months	1	1	1	5	3	2	0	0	8	0	3	6	30
	1 to 2 years	0	7	10	5	4	5	0	7	3	2	3	5	51
	2+ years	1	7	3	1	4	3	0	13	12	1	7	6	58
Housing Placements/ Outcomes	Permanent Supported Housing	0	0	2	0	0	0	0	0	1	0	1	1	5
	Rapid Rehousing	0	0	0	0	0	0	0	0	0	0	0	0	0
	Self Resolved	0	0	0	6	3	1	0	2	2	1	0	0	15*
	Transitional Housing Program	0	0	0	0	0	0	0	1	1	0	0	1	3
	Deceased	0	0	0	0	0	0	0	0	0	0	0	1	1
	No Contact In 90 Days (Removed From Queue)	0	0	0	0	2	0	0	0	3	0	1	2	8
Successful Navigator Linkages	Shelter	0	8	11	10	5	2	0	1	0	2	0	0	39
	MH Treatment/placement	1	0	1	2	1	3	0	3	3	1	1	4	20
	AOD Treatment/ DTOX	0	0	3	0	0	1	0	0	0	0	1	3	8
	Return to Residence	0	0	0	0	0	0	0	0	0	0	0	0	0
	TB Test	2	4	4	4	1	1	0	1	1	1	0	0	19
	SS Card	3	1	2	1	2	3	0	1	4	3	4	1	25
	Health Insurance	2	1	6	6	2	5	0	3	0	6	3	3	37
	Primary Care	4	1	4	4	1	5	0	4	0	6	3	2	34
	Income	1	4	6	5	1	3	0	5	6	1	2	2	36
	ID	4	12	4	11	2	8	0	9	7	4	3	5	69
	Birth Certificate	0	2	1	2	1	0	0	0	4	0	1	4	15
	Free Cell Phone	0	0	0	0	0	0	0	0	0	0	0	0	0
	Bus Pass	0	0	0	3	0	3	0	6	3	5	8	20	48
	DD214	0	2	2	4	1	6	0	1	0	0	1	3	20

* Navigators provide document, contact, income source connection, and other services that aid clients to self-resolve.

Self-resolutions do not simply happen without Navigator assistance.

FY 2017-2018 Homeless Action Plan

Why this Presentation

The City Council has already directed staff to begin several activities.

These are now all consolidated into the Fiscal Year 2017/2018 Homeless Action Plan, which is the purpose of this presentation .



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Current Homeless Situation

- Staff's best estimates of homeless who lack a nighttime residence in Rancho Cordova is approximately 200.
- The February 2017 county-wide Point in Time Count found 212 homeless individuals in Rancho Cordova.
- Using cost of homelessness estimates from research conducted in Los Angeles, the approximate annual cost to law enforcement services, healthcare providers, and homeless assistance programs for 200 homeless in Rancho Cordova is \$6,952,800.

FY 17/18 Action Items

1. Work towards the completion of Mather Veterans Village Phases 2 and 3
2. Continue the Sacramento Steps Forward Navigator contract for one Navigator
3. Continue the Sacramento Self-Help Housing (SSHH) contracts for the Renter's Helpline and Housing Counseling
4. Implement the Homeless Outreach Team – 2 FT pd officers, 1 FT code enforcement officer, the Navigator
 - a) Will address panhandlers and trespassers
 - b) Continue cleanup activities and encourage camp prevention through environmental design
5. Continue participating in Sacramento County and regional efforts to increase the effectiveness of existing homeless services in the County and Rancho Cordova in particular and attract grant funding to the region.
6. Cooperate with the Rancho Cordova Homeless Assistance Resource Team (RC HART) for the Winter Shelter
7. Collaborate with Homeless Service Providers in the City to discuss homeless efforts within Rancho Cordova.
8. Participate in the regional Emergency Services Grant Rapid Rehousing Program through the Sacramento Housing and Redevelopment Agency and Volunteers of America
- c. Stay current and involved in legislative activities related to homelessness

Cost, Leverage, and Outcomes

The total cost of these Action Items from all sources for FY 17/18 is \$743,000. An additional \$700,000 will be leveraged from other sources this year. Mather Veterans Village Phases 2 and 3 will leverage approximately \$25,800,000 from all funding sources once complete.

Housing outcomes for this Fiscal Year will be:

- Permanent and Permanent Supportive Housing (PSH)
 - 5-10 households will be assisted into PSH by the Navigator
 - 15-20 households will be assisted into self-resolving their homelessness by the Navigator
- Rapid Rehousing
 - 12 households will be housed through rapid rehousing by the Emergency Solutions Grant Program
- Transitional Housing
 - 5 individuals will be housed in transitional housing by the Navigator
- Temporary Shelter
 - 50 homeless individuals/households will be given temporary shelter assistance by the Navigator
- Mental Health and Detox Placements
 - 30 individuals will be placed in mental health and detox facilities by the Navigator

THANK YOU

Any Questions?

MEMORANDUM



DATE: October 2, 2017

TO: Honorable Mayor and Council Members

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

SUBJECT: **AN UPDATE TO CITY COUNCIL FOR THE MATHER RAILS TO TRAILS PROJECT AND NAMING OF THE TRAIL.**

RECOMMENDATION

Direct City Staff to incorporate Council comments, finalize the design, and select the name of the new trail.

RESULT OF RECOMMENDED ACTION

Council comments and direction will allow staff to finalize the design and name of the trail, and return to Council at a later date with a request to award a construction contract.

BACKGROUND

The Mather Rails to Trails Project will utilize an existing abandoned railroad spur line to add a 10-foot wide separated bicycle and pedestrian trail from Mills Station Road to Mather Boulevard. The alignment crosses Highway 50 at an unused railroad bridge just west of Mather Field Road.

Enhanced features will be included near trail crossings of Old Placerville Road, Rockingham Drive, and north of 50 near Mather Field Road. These trailhead locations will include enhanced landscaping, lighting and shade structures. Between the trailhead locations the trail will have a more natural setting including trees and native grasses, similar to other trails in the region. In addition, the project will install six surveillance cameras along the trail. The cameras will be designed to monitor the trail without viewing private backyards.

The project will beautify and improve a railroad spur that has not been used for decades. The new bicycle/pedestrian trail will create a major north-south bicycle/pedestrian connection to and from the Mather Light Rail Station, Veterans Affairs Hospital, parks, businesses and the American River.

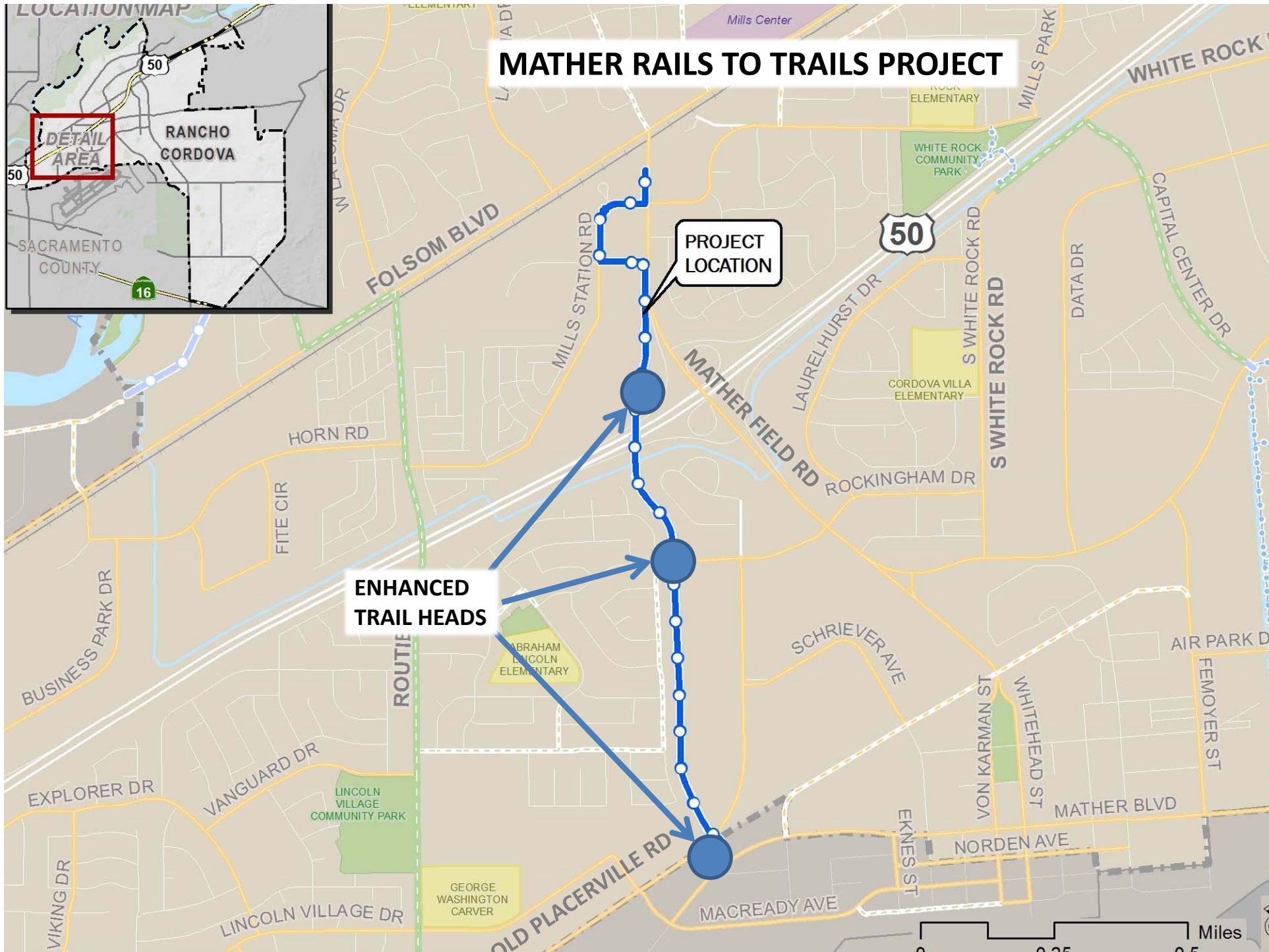
The trail has been informally known as "Mather Trail". Council may select a new name for the trail if desired.

FISCAL IMPACT

The total cost for the Mather Rails to Trails Project is estimated to be \$3,600,000. Funding is provided through Active Transportation Program Grant Funds in the amount of \$2,083,000 and the remaining \$1,517,000 is funded through Demo Funds, Gas Taxes, Measure A Construction, Capital Infrastructure, Traffic Mitigation Impact Fees and Supplemental Transportation Fee Funds. There is no impact to the City's General Fund. The project is included in the FY 17/18 Budget.

ATTACHMENTS

1. Mather Rails to Trails Map
2. PowerPoint Presentation



Mather Rails to Trails Project

October 2, 2017

Project Location



RT Light Rail
Station

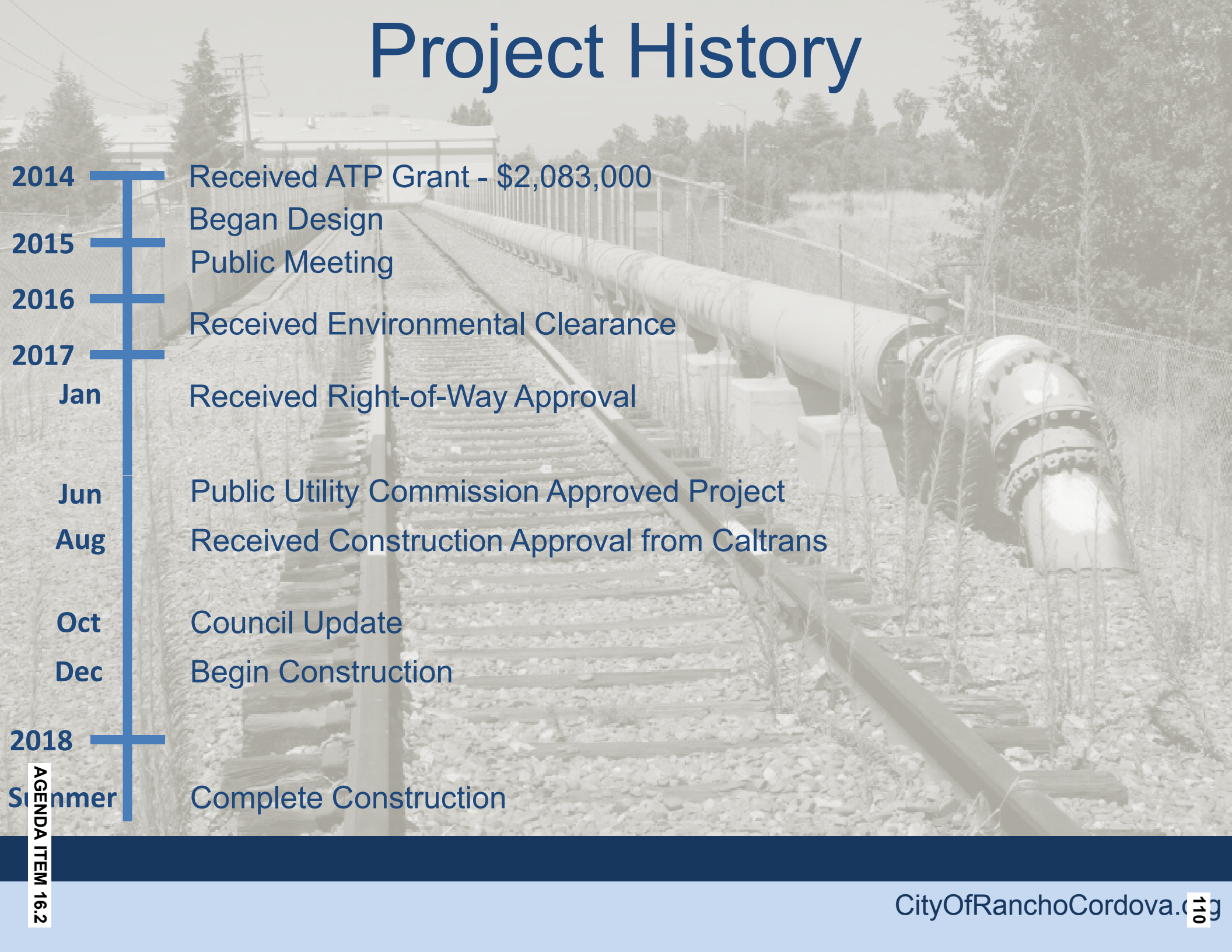
White
Rock/Cordova
Towne
Neighborhood

Commercial
Businesses

Countryside
Neighborhood

VA Hospital

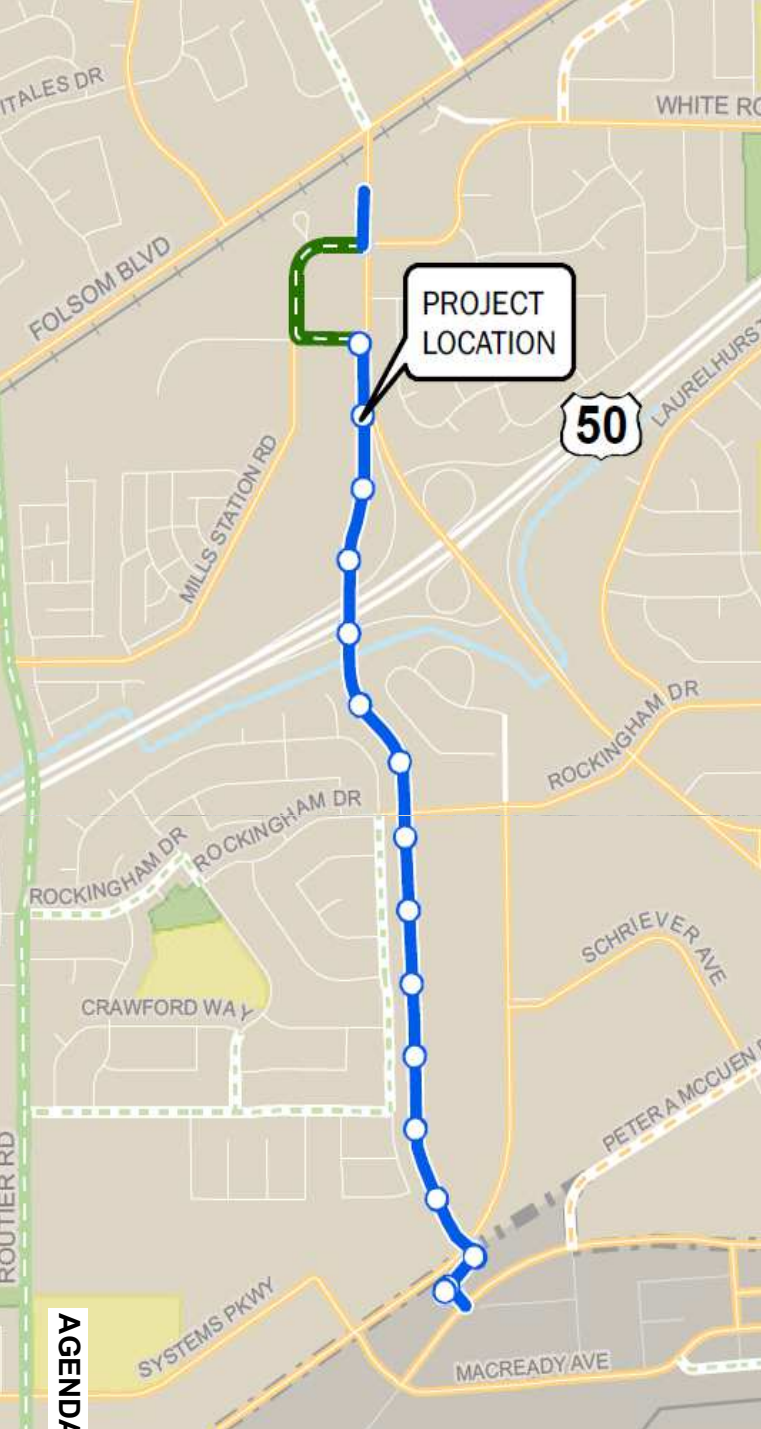
Project History



A background image showing a large, dark-colored pipe being installed next to a set of railroad tracks. The pipe is supported by concrete blocks and has a large, flanged end. The tracks run parallel to the pipe, and there are trees and a fence in the background.

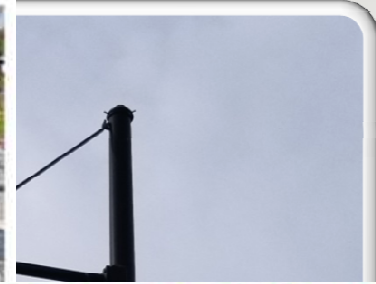
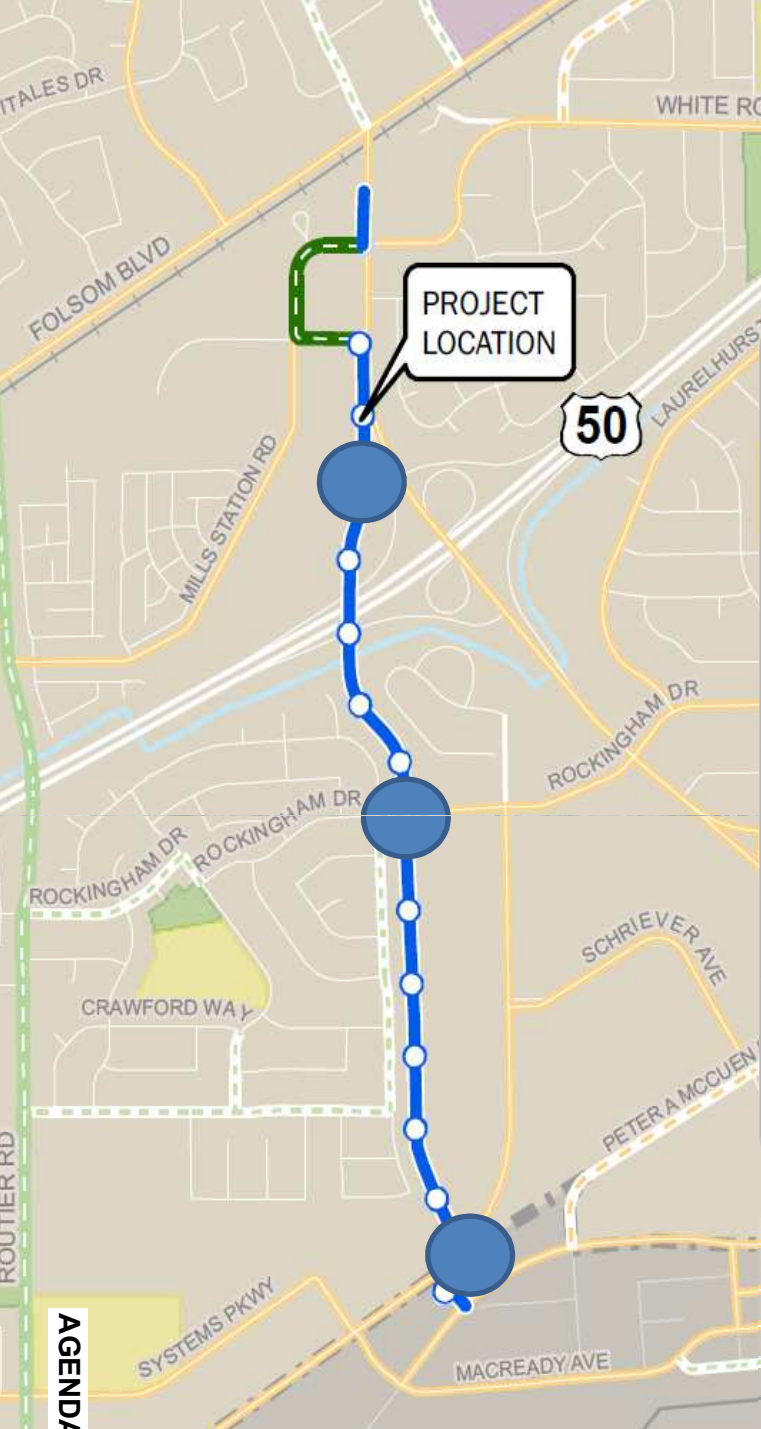
2014	Received ATP Grant - \$2,083,000
2015	Began Design Public Meeting
2016	Received Environmental Clearance
2017	Received Right-of-Way Approval
Jan	
Jun	Public Utility Commission Approved Project
Aug	Received Construction Approval from Caltrans
Oct	Council Update
Dec	Begin Construction
2018	
Summer	Complete Construction

Bicycle/Ped Trail



- **10-Foot Wide Bicycle/Pedestrian Trail**
- **Natural – Trees and Native Grasses**
- **No Trail Lighting**
- **Cameras**

Trail Head

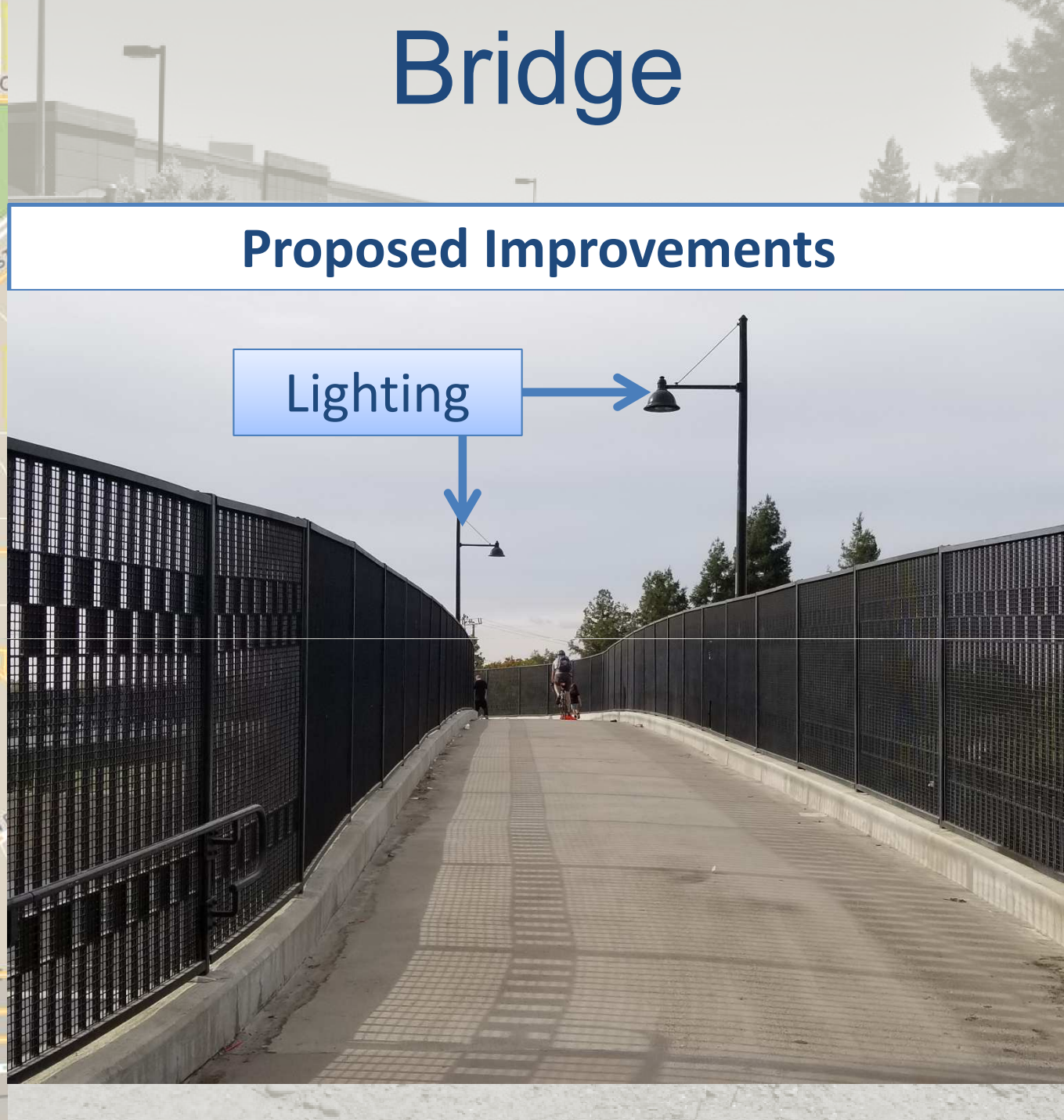
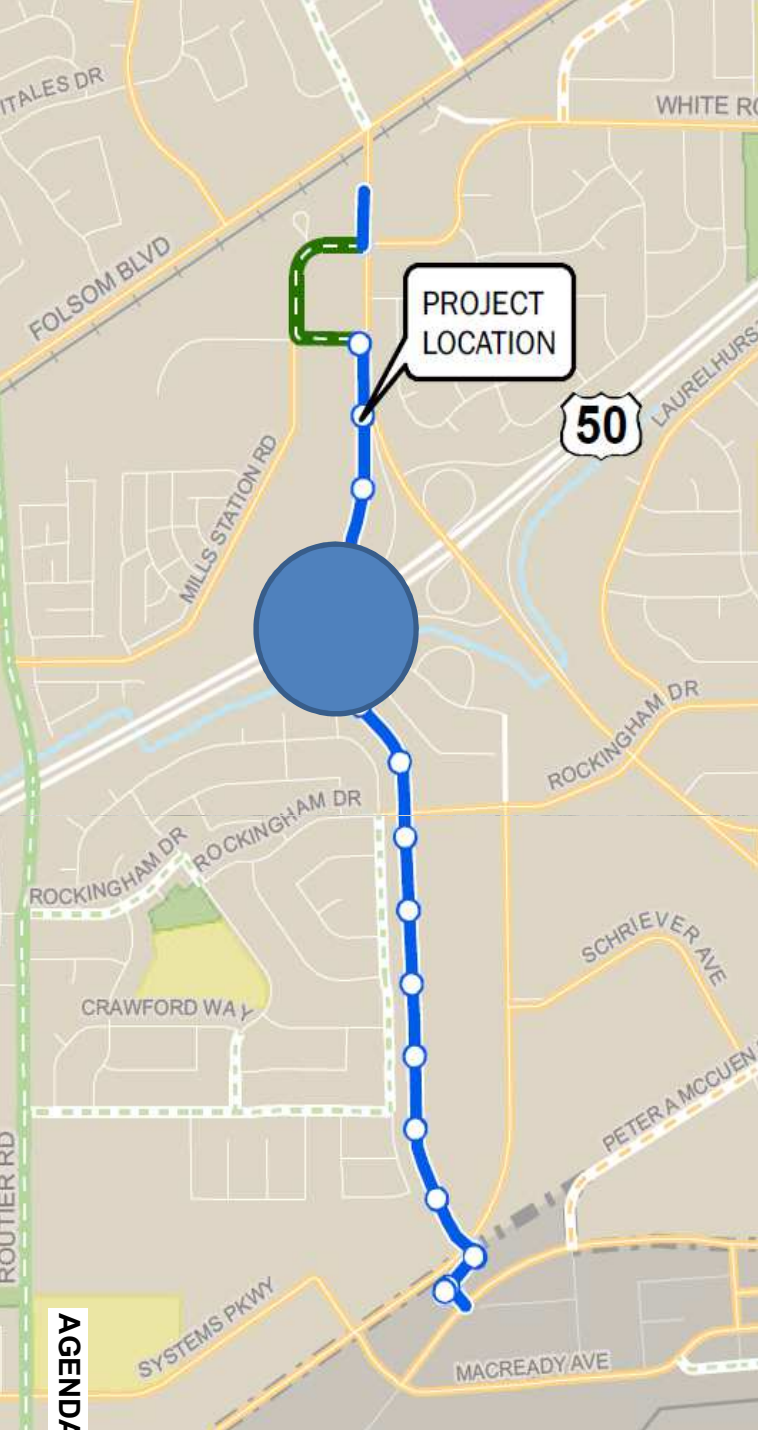


- Additional Landscaping
- Lighting
- Shade Structure

Bridge

Proposed Improvements

Lighting



Mather Field Rd



Mills Station

Mather Field

Croydon



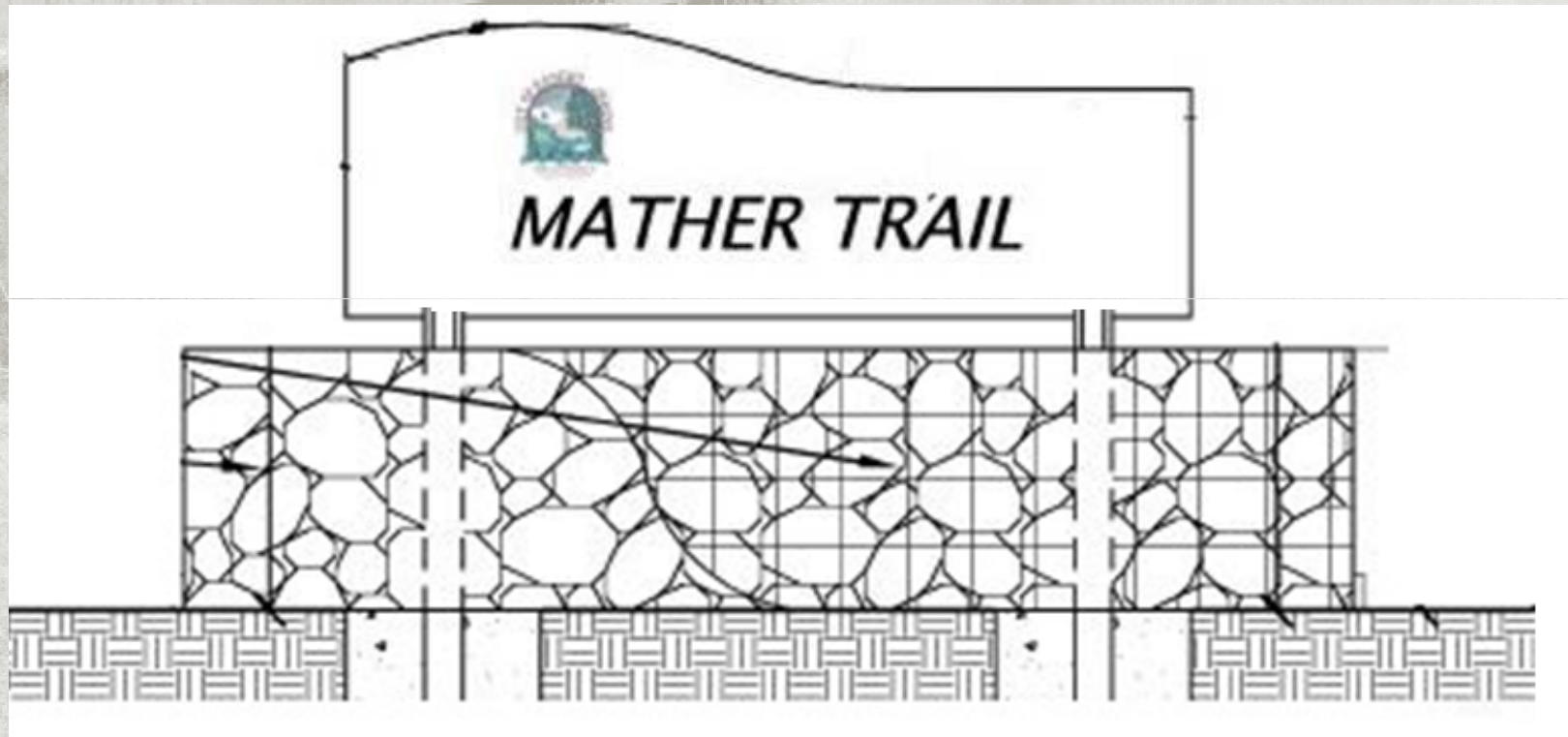
Trail Alignment

Mather Field Rd



Trail Name

“Mather Trail”



Next Steps

- **Award project to contractor**
- **Begin construction end of 2017**

Recommendation

- **Direct City Staff to:**
 - **Incorporate Council comments**
 - **Finalize the design of the Mather Rails to Trails Project**
 - **Finalize formal trail name**

