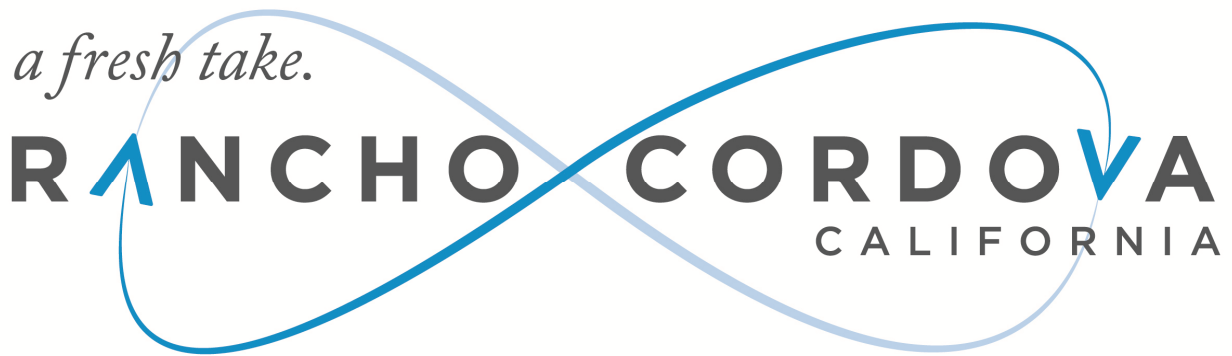


CITY OF RANCHO CORDOVA



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

Monday, October 16, 2017

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 16, 2017

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Eric Waterbury from Epic Life will give the invocation.

5. PRESENTATIONS

- 5.1 Community Enhancement Fund Grant Check Presentations, Stacy Delaney, Community Enhancement Analyst.
- 5.2 California Capital Airshow Presentation, Darcy Brewer, Executive Director, California Capital Airshow.

- 5.3 Recognition of Council Member Gatewood's Birthday on October 23.

6. PUBLIC COMMENT

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

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

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Meeting Minutes of September 26, 2017 Special Meeting, October 2, 2017 Special and Regular Meeting, and October 4, 2017 Special Meeting.
Recommendation: Adopt Minutes.
- 9.2 **Subject:** Establishment of a Community Enhancement Fund Citizen Oversight Board.
Recommendation: Adopt Resolution No. 129-2017 Establishing a Community Enhancement Fund Citizen Oversight Board.
Result of Recommended Action: Adoption of this resolution will allow staff to move forward with the application process for the Community Enhancement Fund Citizen Oversight Board.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director and Stacy Delaney, Community Enhancement Analyst.
Advances Goals: 3 and 5.
- 9.3 **Subject:** Resolution No. 127-2017 Authorizing the City Manager to Execute a Professional Services Agreement with Michael Baker International, Inc., to Provide On-Call Planning and Environmental Review Services.
Recommendation: Adopt Resolution No. 127-2017.
Result of Recommended Action: Adoption of Resolution No. 127-2017 will authorize the City Manager to execute professional services agreement 139-2017 for an on-call contract with Michael Baker International, Inc., in the amount of not to exceed \$1.8 million for the two-year period of the contract.
Staff Report: Cyrus Abhar, City Manager.
Advances Goals: 2 and 5.
- 9.4 **Subject:** Resolution 124-2017 to Adopt the 2016 Multi-Jurisdictional Local Hazard Mitigation Plan Update.
Recommendation: Adopt Resolution 124-2017.
Result of Recommended Action: Approval of Resolution 124-2017 authorizes the

City Council to adopt the 2016 Multi-Jurisdictional Local Hazard Mitigation Plan Update (Plan), including Annex E (Attachment 2) which is specific to Rancho Cordova.

Staff Report: Albert Stricker, Public Works Director and Allen Quynn, Associate Civil Engineer.

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

9.5 **Subject:** Resolution in Support of Amethod Public School Charter School.

Recommendation: Adopt Resolution 131-2017.

Result of Recommended Action: City Council in support of Amethod Public School (AMPS) Charter School expanding into the Rancho Cordova area.

Staff Report: Cyrus Abhar, City Manager.

Advances Goals: 6

9.6 **Subject:** Memorandum of Agreement for Fiscal Year 17/18 Funding for Implementation of the South Sacramento Habitat Conservation Plan.

Recommendation: Adopt Resolution No. 126-2017.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a Memorandum of Agreement (MOA) for FY 17/18 funding for implementation of the South Sacramento Habitat Conservation Plan (SSHCP).

Staff Report: Albert Stricker, Public Works Director and Elizabeth Sparkman, Engineering Manager.

Advances Goals: 1, 2, and 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Sundance Tentative Subdivision Map, Special Development Permit, and Development Agreement Amendment; Project No. DD9708 - Located South of Douglas Road and West of Sunrise Boulevard within the Sunridge Specific Plan.

Recommendation: Introduce and waive first reading of Ordinance 11-2017 and adopt Resolution 128-2017.

Result of Recommended Action: Approval of Ordinance 11-2017 for a Development Agreement Amendment and Resolution 128-2017 would allow the subdivision of 114 single-family lots, two landscape corridor lots, eight common lots, one private roadway lot, and construction of the proposed residential project and associated infrastructure, and a Special Development Permit to reduce the minimum lot size and building setbacks.

Staff Report: June Cowles, Senior Planner, Planning Department.

Advances Goals: 1, 2, and 6.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** Fiscal Year 2016-17 Preliminary Year-End Financial Report and Budget Amendment.

Recommendation: This report is for both informational purposes and requesting action. It is recommended that the City Council receive the Fiscal Year 2016/17 Preliminary Year-End Financial Report and Adopt Resolution No. 130-2017 (Attachment 2) amending the Fiscal Year 2016/17 Budget.

Result of Recommended Action: The Fiscal Year 2016/17 Preliminary Year-End

Financial Report provides the City Council with the City's unaudited financial performance for the most recent fiscal year prior to receiving the audited Comprehensive Annual Financial Report (CAFR) later in the year. It also provides the City Council with the opportunity to authorize the proposed budget amendments for the June 30, 2017 Fiscal Year. The proposed budget amendment would use General Fund surplus dollars to reduce the interfund loan between the General Fund and the Housing Trust Fund by \$500,000.

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

Advances Goals: 5.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

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

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

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

The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

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

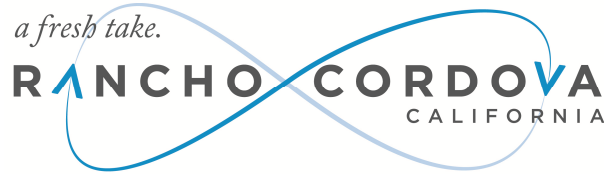
CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, October 16, 2017 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, October 12, 2017 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

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



Stacy Leitner, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, September 26, 2017

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

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the Special Meeting to order in the American River Community Room North room at 5:39 PM.

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

Council Members Absent: None

Staff Members Present: Delaney, Stricker, Kniestedt, Juran, Abhar, Haven, Simpson, Leitner, Carr, Cook, Sparkman, Juran, Brown, Bosch, Behrends, Siren, Harriman, Chan, Ulm, Heisler, Pittman

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** Community Enhancement Fund Visioning Including Financial Recap, Project Updates and Policy Direction.

Recommendation: Receive financial updates, discuss and validate prior direction on Council priorities, review funding allocations, selection criteria and prioritization methods for the Community Enhancement Fund programs and projects.

Result of Recommended Action: Staff will provide Council with information about the Community Enhancement Fund revenues and broad expenditures plan, current year allocations, future sales tax projections, and inform Council on the current status

of funded projects, request Council direction on projects that need further guidance and potential changes to funding allocation, and provide policy direction for the preparation of the next grant application cycle.

Staff Report: Stacy Delaney, Community Enhancement Analyst.

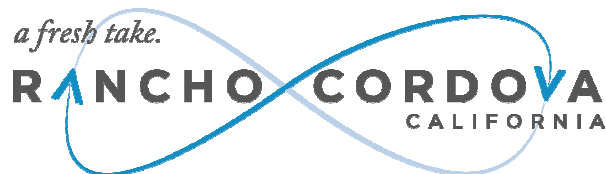
Advances Goals: 1, 3, and 5.

ACTION: Discussion item only; Council provided direction.

4. ADJOURNMENT

Mayor Terry adjourned the meeting at 7:47 PM.

Stacy Leitner, City Clerk



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

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

Monday, October 02, 2017

**3:30 PM – Special Meeting
David B. Roberts Council Chambers**

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

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the special meeting to order in the David B. Roberts Council Chambers at 3:36 PM.

Council Members Present: McGarvey, Terry, Budge, Gatewood, Sander (arrived at 4:17 PM)

Council Members Absent: None

Staff Members Present: Leitner, Pittman, Harriman, Kniestedt, Juran-Karageorgiou, Lindgren, Abhar, Haven, Carr, Berhends, Stricker, Cook, Junker

2. PUBLIC COMMENT

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

- Rob Fong
- Diann Rogers
- Nasser Azimi
- Mary Nesel

- Bernard Brown

Mayor Terry closed the public comment period.

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.

ACTION: Discussion item only; Council provided direction.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Terry adjourned the special meeting to the regular meeting at 5:30 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:53 PM.

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

Council Members Absent: None

Staff Members Present: Leitner, Pittman, Harriman, Kniestedt, Juran, Lindgren, Abhar, Haven, Carr, Berhends, Stricker, Cook, Junker, Heisler, Delaney, Taylor, Twist, Schellolorf, Boyer

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

A member of the audience led the pledge.

8. INVOCATION

Reverend Steven Krogh from Grace Lutheran Church gave 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

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

- Angel Ball

Mayor Terry closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Budge second by McGarvey;
Carried by a 5:0 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

NONE.

15. PUBLIC HEARING ITEMS

NONE.

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.

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

- Keri Hess.

Mayor Terry closed the public comment period.

ACTION: Council received and accepted the 2017/2018 Homeless Action Plan.

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.

ACTION: Council consensus was to name the trail, "Mather Heritage Trail".

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Budge requested an update on the Housing bills legislative package be provided to the Council.

18. ADJOURNMENT

Council Member Terry adjourned the meeting at 7:53 PM in memory of the 59 people who lost their lives, and 500 people still in the hospital, as a result of the Las Vegas attack.

Stacy Leitner, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Wednesday, October 04, 2017

4:00 PM – Special Meeting
Titan Room

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the Special Meeting to order in the Titan Room at 4:25 PM.

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

Council Members Absent: None.

Staff Members Present: Lindgren, Abhar

2. PUBLIC COMMENT

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

3. CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

Pursuant to Government Code Section 54957

CONFERENCE WITH LABOR NEGOTIATORS

City representatives: Mayor Donald Terry and City Attorney Adam Lindgren

Unrepresented employee: City Manager

Pursuant to Government Code Section 54957.6

ACTION: See Report from Closed Session.

4. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Council conducted the City Manager's annual performance evaluation. The Council found that the City Manager produced exceptional results for the City, which go above the expectations of his job obligations, as demonstrated by his accomplishment of specific matters which the Council discussed.

The City Council awarded the City Manager a 4% Performance Incentive Payment per the contract dated January 19, 2016.

5. ADJOURNMENT

Mayor Terry adjourned the meeting at 7:56 PM.

Stacy Leitner, City Clerk

MEMORANDUM

DATE: October 16, 2017

TO: Honorable Mayor and Council Members

FROM: Kim Juran-Karageorgiou,
Administrative Services Director
Stacy Delaney,
Community Enhancement Analyst



SUBJECT: Establishment of a Community Enhancement Fund Citizen Oversight Board

RECOMMENDATION

Adopt Resolution No. 129-2017 Establishing a Community Enhancement Fund Citizen Oversight Board.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will allow staff to move forward with the application process for the Community Enhancement Fund Citizen Oversight Board.

BACKGROUND

With the passage of Measure H, a ½-cent sales tax measure in 2014, the City Council expressed interest in establishing an oversight board that would review the manner in which Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board would provide an additional layer of transparency to the community.

At the City Council meeting on August 21, 2017, Council provided direction to staff on the parameters for establishing a Citizen Oversight Board, which are summarized as follows:

- **Size of the board** – The Citizen Oversight Board will consist of five members appointed by a majority vote of the full City Council. In addition, two at large appointees shall be made by a majority of the City Council. It is intended that the at-large appointments be student representatives, including high school and college students from the City.
- **Oversight Board Eligibility** – With the exception of the at-large appointees, Citizen Oversight Board members shall be at least 18 years old and a full-time resident of Rancho Cordova. Citizen Oversight Board members shall not be a direct recipient of Community Enhancement Fund monies. At-large student appointees will be coordinated with school district officials and may be the recipient of Community Enhancement Funds.
- **Criteria for selection** – The City will open an application process to allow for all interested community members to apply. Final appointment to the board would be determined by the City Council.

- **Term limits** – Citizen Oversight Board members shall serve a two-year term to align with the City’s budget cycle. Citizen Oversight Board members may apply for additional terms.
- **Roles and Responsibilities** – It is recommended that the oversight board perform the following functions:
 - Review the accomplishments achieved with Community Enhancement Fund dollars for each fiscal year to be highlighted in the annual Community Enhancement Fund Citizen Report and provide feedback to staff.
 - Confirm the amount of revenues received in the prior fiscal year in comparison to the budget.
 - Review actual expenditures to ensure that they were in alignment with the Community Enhancement Fund grant awards and budget allocation approved by the City Council.
 - Review each Community Enhancement Fund grantee’s compliance with the City’s reporting requirements and make recommendations to exclude non-complying organizations from future award cycles to the City Council for consideration.

It should be noted that all data to be reviewed will be summarized by staff for ease of review. Citizen Oversight Board members will be tasked with reviewing these summary reports to ensure board members time is used effectively. Decisions regarding the award of Community Enhancement Fund dollars will not be the responsibility of the oversight board and will remain a City Council function.

It is anticipated that a Citizen Oversight Board will be established by early 2018.

FISCAL IMPACT

The only fiscal impact would be the cost of staff time to prepare for and participate in Citizen Oversight Board meetings. The amount of time can not be determined at this time but will be funded by the Community Enhancement Fund administrative allocation.

ATTACHMENT

Resolution 129-2017

2873544.1

CITY OF RANCHO CORDOVA**RESOLUTION NO. 129-2017****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A MEASURE H/COMMUNITY ENHANCEMENT FUND CITIZEN
OVERSIGHT BOARD**

WHEREAS, in November 2014, Rancho Cordova voters approved Measure H, a ½-cent sales tax measure, which generates approximately \$7 million of annual revenue for the City's general fund; and

WHEREAS, the revenues from Measure H, now referred to as the "Community Enhancement Fund," are locally controlled by the City; and

WHEREAS, the ballot measure approved by the voters allows for, but does not require, a citizen oversight board for Measure H revenues; and

WHEREAS, the City Council desires that a Community Enhancement Fund Citizen Oversight Board be established to provide a review and audit of how tax revenues from Measure H are spent by the City and provide feedback.

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby resolves that:

1. A five-person Measure H/Community Enhancement Fund Citizen Oversight Board (Oversight Board) is hereby established.
2. The five Oversight Board members shall be appointed by a majority vote of the full City Council. Oversight Board members may be removed by a majority vote of the full City Council.
3. Two at-large appointees shall be made by a majority of the City Council. It is intended that the at-large appointments be youth representatives, including high school and college students from the City.
4. With the exception of the at-large appointees, Oversight Board members shall be at least 18 years old and a full-time resident of Rancho Cordova. With the exception of the at-large appointees Oversight Board members shall not be a direct recipient of Community Enhancement Fund monies.
5. City staff shall develop a simple application process and provide the City Council will all complete applications received.

6. Oversight Board members shall serve a two-year term to align with the City's budget cycle. Oversight Board members may apply for additional terms.
7. The Oversight Board's roles and responsibilities shall be as follows:
 - a. Review the accomplishments achieved with Community Enhancement Fund dollars for each fiscal year to be highlighted in the annual Community Enhancement Fund Citizen Report and provide feedback to staff.
 - b. Confirm the amount of revenues received in the prior fiscal year in comparison to the budget.
 - c. Review actual expenditures to ensure that they were in alignment with the Community Enhancement Fund grant awards and budget allocation approved by the City Council.
 - d. Review each Community Enhancement Fund grantee's compliance with the City's reporting requirements and make recommendations to exclude noncomplying organizations from future award cycles to the City Council for consideration.
 - e. Any amended or additional responsibilities as determined by a majority vote of the full City Council.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 16th day of October 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk
2871499.1

MEMORANDUM

DATE: October 16, 2017

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, City Manager



SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL, INC., TO PROVIDE ON-CALL PLANNING AND ENVIRONMENTAL REVIEW SERVICES.

RECOMMENDATION

Adopt Resolution 127-2017.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution will authorize the City Manager to execute professional services agreement 139-2017 for an on-call contract with Michael Baker International, Inc. in the amount of not to exceed \$1.8 million for the two-year period of the contract.

BACKGROUND

The City of Rancho Cordova has secured contract staff services to provide planning, core environmental review and related services since its incorporation on July 1, 2003. Pacific Municipal Consultants (PMC) provided critical daily support to the City's planning department until it was acquired by Michael Baker International in 2015. Many of Michael Baker staff (former PMC employees), have continued and currently support the City's Planning Department.

There are several reasons for entering into an updated professional services agreement with Michael Baker International, including the following:

- The master services contract under which Michael Baker provides services is the original contract approved by the City Council in 2003. There have been a variety of changes in the services provided by PMC/Michael Baker over the years and most original PMC staff members no longer assist the City.
- The contract presented for City Council consideration is consistent with the City's professional services agreement form, and its scope of services is more consistent with the planning and environmental review services that the City requires within the Community Development Department.
- Unlike the previous contract, which did not have a specified term, the current agreement allows for services for a two-year period with the ability for the City to extend the agreement at its discretion.

- As established under the original PMC contract, the professional classifications were consolidated under seven groups. While this simplified the rate structure, it did not accurately reflect the range of professional expertise required to meet the City's varied service requirements. The proposed agreement provides more specificity of positions.
- The proposed agreement allows the City to continue its relationship with Michael Baker International while retaining flexibility regarding the types of services and the levels of staffing required to meet the requirements of the City.

2008 (Current) PMC/Michael Baker International Positions and Billing Rates

As noted above the original/current structure of positions and bill rates for PMC/Michael Baker International consolidated numerous positions into seven groupings as identified below for purposes of bill rates. The noted rates have been in effect since October 2008.

2008 PMC Positions/Billing Rates

<u>Positions</u>	<u>Hourly Rates</u>
Project Director/Planning Director/Management Services/ Public Finance Coordinator/Senior Project Manager/ Municipal Finance Manager	\$118
Principal Planner/Project Manager/ Senior Biologist/Landscape Architect	\$112
Senior Planner/Cultural Resources Specialist/ Senior Env. Planner/ Associate Biologist/ IT Specialist/GIS Specialist	\$107
Associate Planner/Environmental Planner/ Associate Biologist/ Urban Designer	\$ 95
Assistant Planner/Graphics Production Manager	\$ 85
Planning Tech/GIS Analyst/ Architectural Tech/ Administrative Supervisor/Web Designer/Tech Editor	\$ 68
Administrative Assistant/Graphics Support	\$ 59

2017 Proposed Baker International Positions and Billing Rates

Provided below are the position classifications and rates proposed under the 2017 Michael Baker International agreement. This rate change is the first adjustment to PMC/Michael Baker rates since 2008. The rates proposed by Michael Baker International represent an approximate 1.5% annual increase over the past nine years of service. PMC/Michael Baker International has and will continue to provide a preferred rate structure to the City of Rancho Cordova in recognition of the firm's relationship with the City and the efficiencies of service that Michael Baker International enjoys with the City. The more refined billing rates would allow Michael Baker International to better match the experience and expertise required to serve the City in the most cost-effective manner.

2017 Proposed Michael Baker International Positions/Billing Rates

<u>Positions</u>	<u>Hourly Rates</u>
Principal-in-Charge/Project Manager	\$150
Principal Planner	\$129
Senior Planner II	\$123
Senior Planner I	\$117
Associate Planner II	\$112
Associate Planner I	\$109
Assistant Planner	\$ 98
Planning Technician	\$ 68
Environmental Coordinator	\$123
Environmental Planner	\$102
Technical Specialist I	\$120
Technical Specialist II	\$140
Technical Editor	\$ 85
GIS	\$108
Media Arts/Creative Services	\$ 90
Administrative	\$ 65

FISCAL IMPACT

The services provided by Michael Baker International staff are a combination of General Fund efforts that assist the City in achieving its goals and meeting its legal obligations and development funded efforts associated with processing project applications. Funding for services contemplated under this agreement would be provided through the City's adopted two-year budget. No additional funding is requested at this time.

ATTACHMENT(S)

1. Resolution No. 127-2017
2. Agreement and Scope of Services (**Exhibit 1**).

2873563.1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 127-2017

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL, INC., TO PROVIDE ON-CALL PLANNING AND ENVIRONMENTAL REVIEW SERVICES

WHEREAS, the City of Rancho Cordova wishes to contract with Michael Baker International, Inc. for on-call planning and environmental review services; and

WHEREAS, adoption of this resolution will authorize the City Manager to execute a professional services agreement with Michael Baker International, Inc. to provide on-call services for an amount not to exceed \$900,000.00 per year for a two-year period; and

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

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute a Professional Services Agreement with Michael Baker International, Inc. (**Exhibit 1**).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of October, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
 THE CITY OF RANCHO CORDOVA AND
 MICHAEL BAKER INTERNATIONAL, INC.**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and Michael Baker International, Inc., a Pennsylvania corporation ("Professional") as of October 1, 2017.

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

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on September 30, 2019, the date of completion specified in Exhibit A. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a manner conforming to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 **Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole and reasonable discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons. Professional shall designate a project manager, who at all times shall represent the Professional before the City on all matters relating to this Agreement. The above provision related to reassignment shall apply to the project manager. Professional shall notify City of any changes in staff assigned to perform services under this Agreement.

Professional may, with written approval from City's Community Development Director, use additional staff not specifically named in exhibits to this Agreement, except such use shall not cause any budget named herein to be exceeded without the express written permission of the City.

City acknowledges and agrees that Professional has invested considerable time and money that would be difficult to quantify in the training and development of its employees.

Last Revised July 31, 2012

Therefore without receiving the Professional's written permission, City agrees not to hire, retain or contract with any employee of Professional who performs services for the City under this Agreement ("covered employee") for a period of one year from the date this Agreement is terminated or one year following the separation of a covered employee from the Professional's employment, whichever is earlier.

- 1.4 Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed \$1,800,000 for the two-year term of the contract, notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.

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

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

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

Last Revised July 31, 2012

EXHIBIT 1
CONTRACT NO.: 139-2017

when the total number of hours of work by Professional and any individual employee, agent, or subcontractor of Professional reaches or exceeds 950 hours;

- The Professional's signature.

- 2.2 Monthly Payment.** City shall make monthly payments, based on invoices received, for services performed in accordance with this Agreement, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Professional.
- 2.3. Corrective Services.** Professional shall provide corrective services without charge to the City for services which fail to meet the professional and legal standards described in this Agreement, in the sole and reasonable discretion of the City and which are reported to Professional in writing within sixty (60) calendar days of discovery.
- 2.4 Total Payment.** City shall pay for the services to be rendered by Professional pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Professional in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.
- In no event shall Professional submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.
- 2.5 Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit A.
- 2.6 Reimbursable Expenses.** Reimbursable expenses, if any, are set forth in Exhibit A, and shall not exceed thirty-five thousand dollars (\$35,000). Expenses not listed in Exhibit A are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.
- 2.7 Payment of Taxes.** Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
- 2.8 Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 8, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work completed in accordance with this Agreement as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.
- 2.9 Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Last Revised July 31, 2012

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

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

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Professional, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Professional shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Professional's bid. Professional shall not allow any subcontractor to commence work on any subcontract until Professional has obtained proof from subcontractor(s) of all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Professional shall maintain all required insurance listed herein for the duration of this Agreement.

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

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

Last Revised July 31, 2012

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

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General requirements. Professional, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

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

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

- a. City and its officers, employees, agents, and designated volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Professional, including the insured's general supervision of Professional; products and completed operations of Professional; premises owned, occupied, or used by Professional; and automobiles owned, leased, or used by the Professional. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or designated volunteers.

- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and designated volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of Professional to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and designated volunteers. e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by first class mail has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

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

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

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

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

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the

work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.

- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

- 4.4.1 Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.
- 4.4.2 Verification of coverage.** Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.
- 4.4.3 Subcontractors.** Professional shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.
- 4.4.4 Deductibles and Self-Insured Retentions.** Professional shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Professional may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and designated volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Professional procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.
- 4.4.5 Waiver of Subrogation.** Professional hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Professional agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Professional and its employees.

Last Revised July 31, 2012

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

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

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Professional to stop work under this Agreement or withhold any payment that becomes due to Professional hereunder, or both stop work and withhold any payment, until Professional demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

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

Last Revised July 31, 2012

determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

As regards to all other claims normally covered by commercial general liability, automobile liability, or workers' compensation insurance: Professional shall indemnify, defend with counsel reasonably approved by City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, by the willful misconduct or negligent acts or omissions of Professional or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Professional shall not apply to the extent the injury, loss of life, damage to property, or violation of law arises from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers.

Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

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

5.3 Design Professionals. Notwithstanding Sections 5.1 and 5.2, to the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time, Professional's duty to indemnify shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

Section 6. STATUS OF PROFESSIONAL.

Last Revised July 31, 2012

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

The parties agree that Professional is engaged in a distinct occupation while performing the services under this Agreement and the skills required to perform these services are specialized as related to planning, environmental, housing, and finance services related to public agencies. The work performed under this Agreement is part of the regular business of the Professional.

City is not required to make any deductions or withholdings from the compensation payable to Professional under the provisions of this agreement, and is not required to issue W-2 Forms for income and employment tax purposes for any of Professional's assigned personnel.

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

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

Last Revised July 31, 2012

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Professional's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract, except should a conflict between such laws and regulations arise, thereby causing Professional or subcontractor to not comply with the terms of this section in this Agreement, Professional will immediately advise City of the situation in writing at which time the parties shall work together to seek resolution and City will not interpret such conflict as a breach of this Agreement by Professional.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Professional and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Professional represents to City that Professional and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Professional represents to City that Professional and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Professional and any subcontractors shall obtain and maintain valid Business Licenses from City during the term of this Agreement.
- 7.5 Nondiscrimination and Equal Opportunity.** Professional shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Professional under this Agreement. Professional shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Professional thereby.

Last Revised July 31, 2012

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

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** City may cancel this Agreement at any time and without cause upon thirty (30) days written notification to Professional.

Professional may cancel this Agreement upon 60 days' written notice to City and shall include in such notice the reasons for cancellation.

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

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Professional understands and agrees that, if City grants such an extension, City shall have no obligation to provide Professional with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Professional for any otherwise reimbursable expenses incurred during the extension period.

- 8.3 Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

- 8.4 Assignment and Subcontracting.** City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in proposals or cost estimates submitted to City and subsequently approved for performance, without prior written approval of the Contract Administrator.

- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.

Last Revised July 31, 2012

8.6 Options upon Breach by Professional. If Professional materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

- 8.6.1** Immediately terminate the Agreement;
- 8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Professional pursuant to this Agreement;
- 8.6.3** Retain a different Professional to complete the work described in Exhibit A not finished by Professional; or
- 8.6.4** Charge Professional the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 Records Created as Part of Professional's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Professional prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Professional hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use, therefore Professional shall not be held liable for any modification or re-use of the City-owned property for purposes outside this Agreement. Except to the extent such information is lawfully required to be disclosed to any governmental agency or is otherwise required to be disclosed by court order or laws (including the California Public Records Act), City and Professional agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.
- 9.2 Professional's Books and Records.** Professional shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Professional pursuant to this Agreement.

Last Revised July 31, 2012

- 9.3 Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Professional to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.
- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 Conflict of Interest.** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Last Revised July 31, 2012

EXHIBIT 1
CONTRACT NO.: 139-2017

Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Professional will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

- 10.8 Solicitation.** Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 Contract Administration.** This Agreement shall be administered by the City's Community Development Director ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.10 Notices.** Any written notice to Professional shall be sent to:
Michael Baker International, Inc.
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670
Attn: Paul Junker
Email Address (for Insurance Update Requests)
pjunker@mbakerintl.com
- Any written notice to City shall be sent to:
City of Rancho Cordova
Attn: Community Development Director
2729 Prospect Place Drive
Rancho Cordova, CA 95670
- 10.11** The parties acknowledge that City may transition to City-hired planning staff. Where current Professional staff are replaced by City-hired staff, the parties shall work cooperatively to ensure a smooth transition.
- 10.12 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between

Last Revised July 31, 2012

EXHIBIT 1
CONTRACT NO.: 139-2017

City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral.

- 10.13 IRS Form W-9.** Professional shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.
- 10.14 Construction Means and Methods.** The Professional shall not be responsible for the construction means, methods, techniques, sequences or procedures of construction contractors, or the safety precautions and programs incident thereto, and shall not be reasonable for such construction contractors' failure to perform work in accordance with the contract documents.
- 10.15 Waiver of Consequential Damages.** In no event shall either party have any claim or right against the other, whether in contract, warranty, tort (including negligence), strict liability or otherwise, for any special, indirect, incidental, or consequential damages or any kind or nature whatsoever, such as but not limited to loss of revenue, loss of profits on revenue, loss of customers or contracts, loss of use of equipment or loss of data, work interruption, increased cost of work or cost of any financing, howsoever caused, even if same were reasonably foreseeable.

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Name:
Title: Vice President

Date: _____

Date: _____

Attest:

Stacy Leitner, City Clerk

Date: _____

Last Revised July 31, 2012

EXHIBIT 1
CONTRACT NO.: 139-2017

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

Last Revised July 31, 2012

EXHIBIT A
SCOPE OF SERVICES

EXHIBIT "A"

SCOPE OF SERVICES 2017

SUMMARY OF SERVICES

Michael Baker International (Michael Baker or Professional) shall provide a variety of services that may be needed by the City over the contract period. The City may request, and Professional shall perform, tasks in any one or a combination of areas of expertise, as described below:: comprehensive Current and Advanced Planning, Environmental, Housing, Public Outreach, Public Finance and other related services.

The focus of this scope of services is the provision of core functions within the Planning Division of the Community Development Department. The City may, from time to time, engage the services Michael Baker International on specific projects that are beyond typical day-to-day operations. Such services may be provided under this scope of services or through a separate contract and scope of services as mutually agreed to by the City and Michael Baker International.

The City may request task-specific scope of activities, schedules, budgets and performance measurements. The City has no obligation to request any services under this Contract. Actual work performed will be determined and approved by the City Manager or his/her designee. The City will only be charged for work approved and performed.

The City Manager or his or her designee may hire another professional or assign a City employee at any time to perform any or all of the activities within this scope of services.

Paul Junker shall serve as the overall Principal-in-Charge and project manager for Michael Baker and shall be responsible for ensuring Michael Baker staff meet the needs and expectation of the City of Rancho Cordova.

Community Development Department Staffing

Regular Department Functions:

Michael Baker shall provide dedicated staff to City that will report to the Community Development Director. Michael Baker staff shall perform tasks and services assigned by the City. Such services shall include, but not be limited to:

- Provide qualified and experienced staff to provide planning services;;
- Provide application processing services, including meetings with applicant; processing plans for completeness and for compliance with local and state guidelines development standards; preparing staff reports and making presentations; coordinating with other City departments and outside agencies;
- Provide a full range of project application processing and management to the public, including direct counter and phone assistance, project tracking, as needed field meetings, Zoning Code interpretation assistance, and on-line information;

- Prepare and maintain a comprehensive package of application forms, informational handouts, and other materials in order to make information accessible and useful to the public and facilitate the processing of planning projects;
- Attend City Council and other meetings as necessary to represent the Community Development Department and provide information and analysis to the City's decision makers;
- Provide development processing, plan and map checking, and on-site inspection for all new development activity;
- Represent the City at meetings with other agencies, special districts, community groups and members of the development community as needed;
- Provide advance planning on special projects;
- Prepare annual development agreement reviews as required under applicable law and notices of compliance;
- Assist with Regional Planning activities;
- Manage third-party agreements with the City for planning and related projects.

Environmental Services:

Michael Baker staff shall serve as the internal City lead for environmental clearances related to CEQA and NEPA for City actions. This role shall include:

- Prepare minor environmental determinations as required to comply with state and federal law for public and private projects being processed by the City;
- Provide environmental on-site inspections and field surveys;
- Provide oversight, management and preparation of all environmental compliance efforts, environmental contracts and the implementation of mitigation monitoring programs;
- As needed, provide biological consulting services to support the preparation of environmental documents;
- As needed, provide contract management, oversight, and review for environmental documents to be prepared by outside consultants; and
- Provide long-term monitoring and reporting to ensure compliance with mitigation monitoring programs.

Supplemental Services

In addition to the core functions of CDD Staffing and Environmental Review, Michael Baker is available to provide supplement services to the City as needed and under the direction of the City Manager or his/her designee. Whether such services are provided under this scope of services and contract or under a separate scope of services and contract shall be determined mutually by the City and Michael Baker International. Such services may include, but not be limited to:

Environmental Clearances/Permitting for City Projects

- Initial Studies/Negative Declarations
- Environmental Assessments/Findings of No Significant Impact
- Project permitting, including: Section 7 Consultation; Section 106 Coordination; 1602 Streambed Alteration Agreements; Section 401 Permits; and, Section 404 Permits;
- Habitat Conservation Plans and Section 2081 Incidental Take permits; and
- Mitigations Plans (including Restoration Plans); Resource Management and Monitoring Plans; and, Resource Avoidance and Minimization Plans

Housing Services

- Under the direction of the Community Development Director, assist with development of housing policies and programs, implementation of housing programs and development of affordable housing projects.

Public Finance/Grant Funding

- Develop specific finance plans and strategies necessary to implement public and private development projects in the City;
- Provide additional expertise and services in the areas of capital facilities and infrastructure financing, environmental planning, long range and current planning, or other areas, which may be required by the City; and
- Research, prepare, and coordinate grant funding requests as directed by the City.

Public Outreach

- Provide assistance with public outreach related to Planning and other City functions, including developing written materials, presentations, outreach strategies, website content, video/audio presentations, outreach strategies, etc.

Miscellaneous Support Services/Other Services

- Provide services to support other City departments as requested such as the City Manager, City Attorney, Technology, Public Works, and Building and Safety; and
- Provide any other services requested by the City.

Work Authorizations and Billing Rates

Community Development Department Staffing

Through this contract, Michael Baker's Community Development Department staff are authorized to provide services to the Community Development Department and to other City Departments. Such efforts shall be overseen by the Director of the involved Department or his/her designee. No additional contractual authorization is required so long as such services fall within the scope or the involved Department's budget as approved by the City Council. Michael Baker staff will, at the request of a City Department Director or his/her designee, provide a scope of services for specific work

EXHIBIT 1

efforts. The following schedule of professional classifications and rates will be used for Michael Baker staff serving in dedicated positions within the Community Development Department. Work efforts by these staff members shall generally be funded through the City budget process. While primarily dedicated to the Community Development Department, these staff may also assist other City Department as directed and approved by the City.

Planning and Environmental	Hourly Billing Rates
Principal-in-Charge/Project Manager	\$150.00
Principal Planner	\$129.00
Senior Planner II	\$123.00
Senior Planner I	\$117.00
Associate Planner II	\$112.00
Associate Planner I	\$109.00
Assistant Planner	\$ 98.00
Planning Technician	\$ 68.00
Environmental Coordinator	\$123.00
Environmental Planner	\$102.00
Technical Specialist I	\$120.00
Technical Specialist II	\$140.00
Technical Editor	\$ 85.00
GIS	\$108.00
Media Arts/Creative Svcs	\$ 90.00
Administrative	\$ 65.00

Rates shall be reviewed on April 1st, 2018 and annually thereafter on April 1st and may be subject to revision. Any adjustment to rates shall be effective on July 1st, following a sixty (60) day written notice to the City Manager.

Reimbursable Expenses

The following items constitute possible reimbursable expenses which may arise under this Agreement. Such items will be charged at cost to City:

- Reproduction/Printing
- Equipment Rental
- Overnight Delivery/Postage
- Food/Catering/Meals for City events
- Transportation Costs
- Filing or Permit Fees

Supplemental Services

Supplemental Services as described herein shall be provided upon request and direction by the City Manager or his/her designee. For such services, the City shall request and Michael Baker shall prepare a scope of services that identifies specific tasks and deliverable, the bill rates for individuals assigned to the project, and the schedule for completion of the project.

EXHIBIT 1

Unless so required by City regulations or standard practices, or otherwise desired by the City, Supplemental Services shall be considered to be work under this Scope of Services and Contract and no additional formal contract approval shall be required. For such Supplemental Services, no work shall commence until the City and Michael Baker have both signed and approved the Scope of Service for the specific effort.

2868149.1

EXHIBIT B
COMPENSATION SCHEDULE
(See Exhibit A)

Form W-9 (Rev. September 2007) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give form to the requester. Do not send to the IRS.
Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership ☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ ----- ☐ Exempt payee ☐ Other (see instructions) ▶	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
OR
Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

Also see *Special rules for partnerships* on page 1.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

Limited liability company (LLC). Check the "Limited liability company" box only and enter the appropriate code for the tax classification ("D" for disregarded entity, "C" for corporation, "P" for partnership) in the space provided.

For a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business name" line.

For an LLC classified as a partnership or a corporation, enter the LLC's name on the "Name" line and any business, trade, or DBA name on the "Business name" line.

Other entities. Enter your business name as shown on required federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

Note. You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

Exempt From Backup Withholding

If you are exempt, enter your name as described above and check the appropriate box for your status, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

Exempt payees. Backup withholding is not required on any payments made to the following payees:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),
2. The United States or any of its agencies or instrumentalities,
3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,
4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or
5. An international organization or any of its agencies or instrumentalities.

Other payees that may be exempt from backup withholding include:

6. A corporation,
7. A foreign central bank of issue,
8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,
9. A futures commission merchant registered with the Commodity Futures Trading Commission,
10. A real estate investment trust,
11. An entity registered at all times during the tax year under the Investment Company Act of 1940,
12. A common trust fund operated by a bank under section 584(a),
13. A financial institution,
14. A middleman known in the investment community as a nominee or custodian, or
15. A trust exempt from tax under section 664 or described in section 4947.

The chart below shows types of payments that may be exempt from backup withholding. The chart applies to the exempt recipients listed above, 1 through 15.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt recipients except for 9
Broker transactions	Exempt recipients 1 through 13. Also, a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker
Barter exchange transactions and patronage dividends	Exempt recipients 1 through 5
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt recipients 1 through 7

¹See Form 1099-MISC, Miscellaneous Income, and its instructions.

²However, the following payments made to a corporation (including gross proceeds paid to an attorney under section 6045(f), even if the attorney is a corporation) and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, and payments for services paid by a federal executive agency.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited liability company (LLC)* on page 2), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting www.irs.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt recipients, see *Exempt From Backup Withholding* on page 2.

Signature requirements. Complete the certification as indicated in 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ¹
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
5. Sole proprietorship or disregarded entity owned by an individual	The owner ²
For this type of account:	Give name and EIN of:
6. Disregarded entity not owned by an individual	The owner
7. A valid trust, estate, or pension trust	Legal entity ⁴
8. Corporate or LLC electing corporate status on Form 8832	The corporation
9. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
10. Partnership or multi-member LLC	The partnership
11. A broker or registered nominee	The broker or nominee
12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or "DBA" name on the second name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 1.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, social security number (SSN), or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

Call the IRS at 1-800-829-1040 if you think your identity has been used inappropriately for tax purposes.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS personal property to the Treasury Inspector General for Tax Administration at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.consumer.gov/idtheft or 1-877-IDTHEFT(438-4338).

Visit the IRS website at www.irs.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA, or Archer MSA or HSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, the District of Columbia, and U.S. possessions to carry out their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 28% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

YEAR

Withholding Exemption Certificate

CALIFORNIA FORM

2010

(This form can only be used to certify exemption from nonresident withholding under California R&TC Section 18662. Do not use this form for exemption from wage withholding.)

590

File this form with your withholding agent. (Please type or print)

Withholding agent's name _____

Vendor/Payee's name _____

Vendor/Payee's ☐ SSN or ITIN
☐ SOS file no. ☐ CA corp. no. ☐ FEIN

Address (number and street, PO Box, or PMB no.) _____

Apt. no./ Ste. no. _____

City _____

State _____

ZIP Code _____

Read the following carefully and check the box that applies to the vendor/payee.

I certify that for the reasons checked below, the entity or individual named on this form is exempt from the California income tax withholding requirement on payment(s) made to the entity or individual.

☐ **Individuals — Certification of Residency:**

I am a resident of California and I reside at the address shown above. If I become a nonresident at any time, I will promptly notify the withholding agent. See instructions for General Information D, Who is a Resident, for the definition of a resident.

☐ **Corporations:**

The above-named corporation has a permanent place of business in California at the address shown above or is qualified through the California Secretary of State (SOS) to do business in California. The corporation will file a California tax return and withhold on payments of California source income to nonresidents when required. If this corporation ceases to have a permanent place of business in California or ceases to do any of the above, I will promptly notify the withholding agent. See instructions for General Information F, What is a Permanent Place of Business, for the definition of permanent place of business.

☐ **Partnerships or Limited Liability Companies (LLC):**

The above-named partnership or LLC has a permanent place of business in California at the address shown above or is registered with the California SOS, and is subject to the laws of California. The partnership or LLC will file a California tax return and will withhold on foreign and domestic nonresident partners or members when required. If the partnership or LLC ceases to do any of the above, I will promptly inform the withholding agent. For withholding purposes, a Limited Liability Partnership (LLP) is treated like any other partnership.

☐ **Tax-Exempt Entities:**

The above-named entity is exempt from tax under California R&TC Section 23701 _____ (insert letter) or Internal Revenue Code Section 501(c) _____ (insert number). The tax-exempt entity will withhold on payments of California source income to nonresidents when required. If this entity ceases to be exempt from tax, I will promptly notify the withholding agent. Individuals cannot be tax-exempt entities.

☐ **Insurance Companies, IRAs, or Qualified Pension/Profit Sharing Plans:**

The above-named entity is an insurance company, IRA, or a federally qualified pension or profit-sharing plan.

☐ **California Trusts:**

At least one trustee and one noncontingent beneficiary of the above-named trust is a California resident. The trust will file a California fiduciary tax return and will withhold on foreign and domestic nonresident beneficiaries when required. If the trustee becomes a nonresident at any time, I will promptly notify the withholding agent.

☐ **Estates — Certification of Residency of Deceased Person:**

I am the executor of the above-named person's estate. The decedent was a California resident at the time of death. The estate will file a California fiduciary tax return and will withhold on foreign and domestic nonresident beneficiaries when required.

☐ **Nonmilitary Spouse of a Military Servicemember:**

I am a nonmilitary spouse of a military servicemember and I meet the Military Spouse Residency Relief Act (MSRRA) requirements. See instructions for General Information E, MSRRA.

CERTIFICATE: Please complete and sign below.

Under penalties of perjury, I hereby certify that the information provided in this document is, to the best of my knowledge, true and correct. If conditions change, I will promptly notify the withholding agent.

Vendor/Payee's name and title (type or print) _____ Daytime telephone no. _____

Vendor/Payee's signature ► _____ Date _____

- A spouse shall not be deemed to have acquired a residence or domicile in any other state solely by reason of being there to be with the servicemember serving in compliance with military orders

Domicile is defined as the one place:

- Where you maintain a true, fixed and permanent home
- To which you intend to return whenever you are absent

A military servicemember's nonmilitary spouse is considered a nonresident for tax purposes if the servicemember and spouse have the same domicile outside of California and the spouse is in California solely to be with the servicemember who is serving in compliance with Permanent Change of Station orders (Note: California may require nonmilitary spouses of military servicemembers to provide proof that they meet the criteria for California personal income tax exemption as set forth in the MSRRRA).

For assistance in determining whether the applicant meets the MSRRRA requirements, get FTB Pub. 1032, Tax Information for Military Personnel.

F What Is a Permanent Place of Business

A corporation has a permanent place of business in California if it is organized and existing under the laws of California or if it is a foreign corporation qualified to transact intrastate business by the California SOS. A corporation that has not qualified to transact intrastate business (e.g., a corporation engaged exclusively in interstate commerce) will be considered as having a permanent place of business in California only if it maintains a permanent office in California that is permanently staffed by its employees.

G Withholding Agent

Keep Form 590 for your records. Do not send this form to the FTB unless it has been specifically requested.

For more information, contact Withholding Services and Compliance, see General Information H.

The vendor/payee must notify the withholding agent if any of the following situations occur:

- The individual vendor/payee becomes a nonresident.
- The corporation ceases to have a permanent place of business in California or ceases to be qualified to do business in California.
- The partnership ceases to have a permanent place of business in California.
- The LLC ceases to have a permanent place of business in California.
- The tax-exempt entity loses its tax-exempt status.

The withholding agent must then withhold and report the withholding using Form 592, Resident and Nonresident Withholding Statement, and remit the withholding using Form 592-A, Payment Voucher for Foreign Partner or Member Withholding. Form 592-B, Resident and Nonresident Withholding Tax Statement, is retained by the withholding agent and a copy is given to the payee.

H Publications, Forms, and Additional Information

You can download, view, and print California tax forms and publications at ftb.ca.gov.

To have publications or forms mailed to you or to get additional nonresident withholding information, contact the Withholding Services and Compliance.

WITHHOLDING SERVICES AND
COMPLIANCE MS F182
FRANCHISE TAX BOARD
PO BOX 942867
SACRAMENTO CA 94267-0651

Telephone: 888.792.4900

916.845.4900

Fax: 916.845.9512

For all other questions unrelated to withholding or to access the TTY/TDD numbers, see the information below.

Internet and Telephone Assistance

Website: ftb.ca.gov

Telephone: 800.852.5711 from within the United States
916.845.6500 from outside the United States

TTY/TDD: 800.822.6268 for persons with hearing or speech impairments

Asistencia Por Internet y Teléfono

Sitio web: ftb.ca.gov

Teléfono: 800.852.5711 dentro de los Estados Unidos
916.845.6500 fuera de los Estados Unidos

TTY/TDD: 800.822.6268 personas con discapacidades auditivas y del habla

841.1001 2868153.1

MEMORANDUM



DATE: October 16, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Allen Quynn, Associate Civil Engineer

SUBJECT: **RESOLUTION 124-2017 TO ADOPT THE 2016 MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN UPDATE.**

RECOMMENDATION

Adopt Resolution 124-2017.

RESULT OF RECOMMENDED ACTION

Approval of Resolution 124-2017 authorizes the City Council to adopt the 2016 Multi-Jurisdictional Local Hazard Mitigation Plan Update (Plan), including Annex E (Attachment 2) which is specific to Rancho Cordova.

BACKGROUND

The Disaster Mitigation Act of 2000 requires communities to prepare and to keep updated a local hazard mitigation plan to recognize potential natural hazards and to identify and consider mitigation measures to reduce the risks associated with such hazards. The Plan allows participating jurisdictions to apply for grant funds from FEMA, and must be updated approximately every five years. City Council approved the current Plan update on September 3, 2013.

On February 9, 2016, the Sacramento County Board of Supervisors authorized the County's Department of Water Resources (DWR) to accept a FEMA grant to update the Plan and to lead an effort on behalf of the County, the Sacramento County Water Agency, and other participating jurisdictions including the City of Rancho Cordova. DWR followed a FEMA-prescribed planning process with the formation of a hazard mitigation planning committee (HMPC) comprised of key County representatives and other regional stakeholders, including representatives of city public works departments, special districts, law enforcement, fire, non-profit organizations, and the public.

The HMPC agreed on the following four major goals:

- Minimize the loss of life, injury, and property damage from natural hazards.
- Enhance public awareness of the effects of natural hazards and provide training and understanding of disaster preparedness.
- Improve the capabilities of the community to mitigate or reduce losses from natural hazards.
- Position jurisdictions for federal and state grant funding.

The County identified, profiled, and analyzed several hazards in this Plan to which the County and neighboring jurisdictions may be vulnerable. Some of the more significant hazards include:

- Drought and Water Shortage
- Dam failure
- Flooding
- Severe Weather
- Wildfire

The HMPC conducted a risk assessment that identified and profiled these hazards, assessed the County's vulnerability to these hazards, and examined the capabilities in place to mitigate them.

Foster Morrison Consulting, LLC was retained by the County to develop the Plan update. They prepared the report and facilitated workshops and coordinated with each of the participating jurisdictions. The draft plan was prepared after much community outreach and discussion, including several community workshops, in accordance with federal guidelines. The 2016 Plan is too large to attach hereto, but can be accessed online at www.stormready.org (Local Hazard Mitigation Plan, under the raindrop symbol), or

<http://www.waterresources.sacounty.net/stormready/Pages/Local-Hazard-Mitigation-Report.aspx>. The Executive Summary from the Plan is included as Attachment 3.

The Plan is presented in seven parts, with sections specific to each participating city and district. The City of Rancho Cordova's specific section can be found in Annex E that identified 23 mitigation measures for the City to implement which will help to reduce hazard risk. The Plan was submitted to FEMA for approval in January 2016. In June 2017, FEMA submitted a letter stating that it will approve the Plan after all participating jurisdictions have approved the Plan.

FISCAL IMPACT

There is no direct fiscal impact from approval of this plan, although several of the mitigation measures may require funding in future years. Maintaining an approved Plan allows participating jurisdictions to apply for state and federal grant funding, which would partially offset any city costs.

ATTACHMENTS

1. Resolution No. 124-2017
2. Annex E to the Local Hazard Mitigation Plan Update
3. Executive Summary

CITY OF RANCHO CORDOVA

RESOLUTION NO. 124-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TO ADOPT THE 2016 MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN UPDATE

WHEREAS, the City of Rancho Cordova recognizes the threat natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property within our community; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 emphasizes the need for pre-disaster mitigation of potential natural hazards; and

WHEREAS, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency (FEMA) pre and post disaster mitigation grant programs; and

WHEREAS, the City of Rancho Cordova has fully participated in the FEMA prescribed mitigation planning process to prepare the 2016 Local Hazard Mitigation Plan Update (Plan); and

WHEREAS, the California Office of Emergency Services and FEMA Region IX officials have reviewed the 2016 Sacramento County Local Hazard Mitigation Plan Update and approved it contingent upon adoption by the participating governing bodies; and

WHEREAS, a copy of this adopted resolution will be presented to the California Office of Emergency Services and to FEMA Region IX officials.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does adopt the 2016 Local Hazard Mitigation Plan Update, including Annex E regarding the City of Rancho Cordova.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of October 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk



Annex E City of Rancho Cordova

E.1 Introduction

This Annex details the hazard mitigation planning elements specific to the City of Rancho Cordova, a previously participating jurisdiction to the Sacramento County Local Hazard Mitigation Plan (LHMP) Update. This Annex is not intended to be a standalone document, but appends to and supplements the information contained in the Base Plan document. As such, all sections of the Base Plan, including the planning process and other procedural requirements apply to and were met by the City. This Annex provides additional information specific to the City of Rancho Cordova, with a focus on providing additional details on the planning process, risk assessment, and mitigation strategy for this community.

E.2 Planning Process

As described above, the City of Rancho Cordova followed the planning process detailed in Section 3 of the Base Plan. In addition to providing representation on the Sacramento County Hazard Mitigation Planning Committee (HMPC) and Steering Committee, the City formulated their own internal planning team to support the broader planning process requirements. Internal planning participants, their positions, and how they participated in the planning process are shown in Table E-1. Additional details on plan participation and City representatives are included in Appendix A.

Table E-1 City of Rancho Cordova Planning Team

Name	Position/Title	How Participated
Albert Stricker	PW Director	Reviewed draft LHMP
June Cowles	Senior Planner	Reviewed draft LHMP. Attended HMPC meetings.
Todd Humphrey	Facilities Manager	Reviewed draft LHMP and provided input
Joe Cuffe	Interim Chief Building Official	Reviewed draft LHMP and provided input
Allen Quynn	Associate Civil Engineer	Reviewed draft LHMP and provided input as well as coordinated review within the City. Attended HMPC meetings.
Amanda Norton	Economic Development Analyst	Reviewed draft
Mark Dumford	IT Manager	Provided updated GIS information
Steve Harriman	Operations and Maintenance Manager	Reviewed LHMP and provided input
Ashley Downton	Communications Specialist	Reviewed LHMP and provided input
Stacey Rappleye	Building Permit Technician II	Reviewed LHMP and provided input

E.2.1. Coordination with Other Community Planning Efforts

Coordination with other community planning efforts is paramount to the successful implementation of this plan. This Section provides information on how the City integrated the previously-approved 2011 Plan into existing planning mechanisms and programs. Specifically, the City incorporated into or implemented the 2011 LHMP through other plans and programs shown in Table E-2.

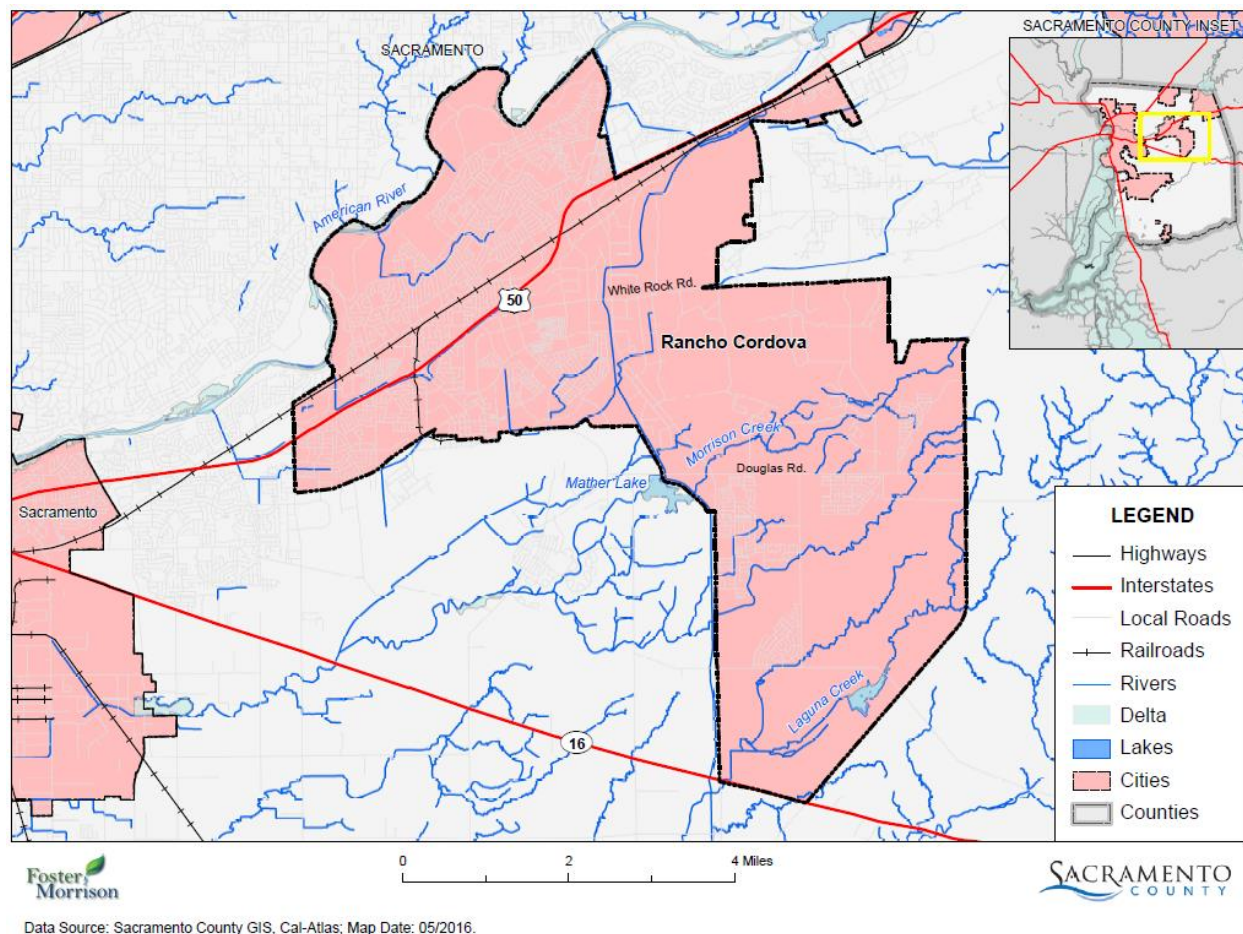
Table E-2 2011 LHMP Incorporation

Planning Mechanism 2011 LHMP Was Incorporated/Implemented In.	Details?
LHMP still has not been incorporated into GP	LHMP will be incorporated in next GP update.
Other	The 2011 LHMP Update was not incorporated into other plans or programs.

E.3 Community Profile

The community profile for the City of Rancho Cordova is detailed in the following sections. Figure E-1 displays a map and the location of the City of Rancho Cordova within Sacramento County.

Figure E-1 City of Rancho Cordova



E.3.1. Geography and Climate

The City of Rancho Cordova is located in northern Sacramento County, California within the Highway 50 corridor between the cities of Sacramento to the west, Folsom to the northeast, Elk Grove to the southwest and the unincorporated community of Fair Oaks to the north. Rancho Cordova covers approximately 34.8 square miles of land, the majority of which historically consisted of flat grassland and oak woodlands. The City is generally bordered by the American River to the north, Hazel Ave and the boundary of the 100-year floodplain for the Consumnes River on the east, Jackson Highway on the south, and Bradshaw Road on the west.

The City of Rancho Cordova contains a wide range of existing land uses, including approximately 3,582 acres of residential developments, 441 acres of commercial/retail uses, 894 acres of office uses, and

approximately 837 acres of industrial uses within the City limits. In addition, there are approximately 9,746 acres of agricultural (vacant) uses, and over 2,198 acres of public/private recreation and natural preserve uses. Mather Airport is located along the southwest boundary of the City, and the Aerojet Rocket Testing Facility is located to the east.

Located within the City are various creeks, tributaries, drainage basins and surface waterways including: the American River, Cordova Creek, Morrison Creek and its tributaries, Laguna Creek, Buffalo Creek and the Folsom South Canal. The American River parkway on the City's northern boundary is a portion of a 29 mile open space greenbelt that provides flood protection and recreational opportunities within the City limits. The floodplain of the Cosumnes River is located to the southeast of the City's boundary.

Rancho Cordova, like much of the California Central Valley has a Mediterranean climate characterized by damp to wet, mild winters and hot, dry summers. The wet season runs from October through April, though there is occasional light rainfall in the summer months. The annual temperature mean is 61.1 °F, with monthly means ranging from 45.8°F in December to 75.4 °F in July. Summer high temperatures are often moderated by an ocean breeze known as the "delta breeze": which comes through the Sacramento-San Joaquin River Delta from the San Francisco Bay.

E.3.2. History

The earliest evidence of human occupation in the Rancho Cordova area is archaeological explorations of the Windmill Pattern which dates from 4,500-2,500 Before Present (B.P.). Evidence suggests populations during this early horizon probably emphasized hunting and fishing, with seed collecting as a supplement to the diet. Later occupations during the Middle (2,500 B.P.-A.D. 500) and Late Horizons (A.D. 500-to Euroamerican contact) show similarities to the Early horizon culture, though local innovation or cultural blending seems to have resulted in intensive fishing, acorn use, and elaborate social and ceremonial customs.

Rancho Cordova and the surrounding area are in Valley Nisenan territory, one of a large population of Native Americans groups that inhabited a variety of ecological settings California prior to the arrival of Euroamericans. The Nisenan historically lived in permanent villages that were usually located on raised areas to avoid flooding. Organized around household family or household units that combined to form tribelets, the Valley Nisenan fostered trading relationships with surrounding groups for commodities such as salt, marine shells, and basketry.

Spanish exploration of the Central Valley dates to the late 1700s, but exploration of the Northern section of the Central Valley and contact with its Native American population did not begin until the early 1800s when Spanish missionaries moved in from the coastal areas. In 1833, the missions were secularized and their lands divided among the Californians as land grants called ranchos. These ranchos, such as the 35,000-acre Rancho Rio de los Americanos, part of which is located within the City, facilitated the growth of a semi-aristocratic group that controlled the large ranchos.

During the middle of the 19th century trails were being blazed across the plains and mountains facilitating the westward migration of Euroamericans. Rancho Rio de los Americanos however remained largely undeveloped until the discovery of gold in 1848 which resulted in a flood of Euroamericans in the region

and caused a dramatic alteration of both Native American and Euroamerican cultural patterns. The second half of the nineteenth century witnessed an ongoing and growing immigration of Euroamericans into the area, an influx also accompanied by regional cultural and economic changes. These changes are highlighted by the development of the Rancho Cordova area associated with expanding business opportunities related to gold mining, agriculture, and/or ranching.

On July 1, 2003, after more than 20 years of advocacy, the City of Rancho Cordova officially incorporated, becoming the 478th city in the State of California. Located in the eastern part of Sacramento County, Rancho Cordova is a community with a rich history including the first 12 miles of railroad in California, a thriving military base in its time, and the home of a successful aerospace company.

E.3.3. Economy and Tax Base

US Census estimates show economic characteristics for the City of Rancho Cordova. These are shown in Table E-3 and Table E-9. Mean household income in the City was \$70,118. Median household income in the City was \$58,979.

Table E-3 City of Rancho Cordova Civilian Employed Population 16 years and Over

Industry	Estimated Employment	Percent
Agriculture, forestry, fishing and hunting, and mining	43	0.1%
Construction	2,098	7.1%
Manufacturing	2,085	7.0%
Wholesale trade	655	2.2%
Retail trade	3,026	10.2%
Transportation and warehousing, and utilities	1,401	4.7%
Information	732	2.5%
Finance and insurance, and real estate and rental and leasing	2,619	8.8%
Professional, scientific, and management, and administrative and waste management services	3,482	11.7%
Educational services, and health care and social assistance	6,406	21.6%
Arts, entertainment, and recreation, and accommodation and food services	2,446	8.2%
Other services, except public administration	1,580	5.3%
Public administration	3,151	10.6%

Source: US Census Bureau American Community Survey 2010-2014 Estimates

Table E-4 City of Rancho Cordova Income and Benefits

Income Bracket	Population	Percent
>\$10,000	701	4.3%
\$10,000 – \$14,999	672	4.1%

Income Bracket	Population	Percent
\$15,000 - \$24,999	1,701	10.5%
\$25,000 – \$34,999	1,567	9.6%
\$35,000 – \$49,999	2,294	14.1%
\$50,000 – \$74,999	3,294	20.3%
\$75,000 – \$99,999	2,284	14.1%
\$100,000 – \$149,999	2,502	15.4%
\$150,000 – \$199,999	830	5.1%
\$200,000 or more	409	2.5%

Source: US Census Bureau, 2010

The largest employers with the City of Rancho Cordova are shown in Table E-5.

Table E-5 Largest Employers in the City of Rancho Cordova

Employer	Employer
75 to 99 Employees	
US Post Office	Heritage Community Cu
California Highway Patrol	Jl Haley Enterprises
St Jude Medical	Brookfields Restaurant
Rayco Electric Inc.	Moss Adams LLP
Cameron & Co The Pharmacist	Outback Steakhouse
Parole & Community Svc Div.	Custom Electrical Contractors
3D DATACOM	Design Rite XI
Sacramento County Sheriff Dept.	Sacramento City Sheriff Air Op
Toliver Plastering Inc	Sacramento County Investigations
Keenan & Assoc.	Rancho Cordova Elem School
SAFE Credit Union	Carey Limousine
White Rock Elementary	
100–299 Employees	
Walmart Supercenter	Home Depot
Data Process Pro Assn	Koreana Plaza Market
Sunworld LLC	Wells Fargo Education Financial
Home Instead Senior Care	Costco
Omobia	Republic Services
Fireman's Fund Insurance	Bel Air Markets
Guardsmark	Cordova High School
Naturwood Home Furnishings Inc.	Claims Management Inc.
California Compensation Ins. Co.	Sun World Landscape

Employer	Employer
EDS Corp.	Barco Inc.
Wells Fargo Insurance Svc.	Cordova Casino
Wmp Sales Marriott Intl.	Infor Global Solutions
Marriott-Rancho Cordova	Target
Water Quality Control Board	Pacific Coast Building Prods
Azteca Construction Inc.	Kind Care Home LLC
Lowe's Home Improvement	Broadspire Services
Publix Super Market	Old Spaghetti Factory
CA Technologies	Stantec Consulting
Casa Coloma Health Care Ctr.	Sacramento County Revenue Dept.
Tri Tool Inc	International Business
Dye Ann's Tender Loving Cr Hm	Pacific Jet Charter Inc.
Timberlake Cabinet Co.	Wittman Enterprises LLC
Reserve America	C C Myers Inc.
H T Rodil Care Homes Inc.	Tru Green
PMC	Lifemasters Supported Selfcare
Re/Max Gold	Progressive Insurance
ACCO Engineered Systems	Altair Eyewear
Valley	Pick-N-Pull
Reliance Insurance Co.	Nec Solutions America
Mc Kesson Corp.	Safeway
Encompass Insurance Co.	Sacramento County Environmental
CTB Mc Graw-Hill	
300+ Employees	
Aerojet Rocketdyne Hldngs Inc	Dignity Health System Office
AMPAC Fine Chemicals LLC	Health Net
Delta Dental Of Missouri	Hewlett-Packard
Aerojet Rocketdyne Inc.	CVC
Aerojet International Inc.	Cabledata Inc.
Franklin Resources Inc.	USCS International Inc
VSP Global	Motion Control Engineering Inc.
Foundation Health Special Svc.	Renaissance Food Group LLC
Health Net Federal Svc LLC	Department-Technology Svc
J P Aerospace	Cisco Systems
Mather Aerospace Modelers Inc.	Teledyne MEC
Maximus Inc.	Genworth Financial
FFP Global Inc.	Liberty Reverse Mortgage

Employer	Employer
Superior Pacific Ins. Group	Care Mark Inc.

Source: City of Rancho Cordova Economic Development Department, May 2016

The City has a wide and varied tax base. Tax base information is tracked and maintained by the Sacramento County Assessor's Office. The following tables show the tax base for the City. Table E-6 shows the secured real property value for Rancho Cordova. Table E-7 breaks out the City by land use.

Table E-6 City of Rancho Cordova – Tax Roll Totals by Jurisdiction

Jurisdiction	2015-16 Value (\$)	2016-17 Value (\$)	Current Year Change	Percent of Current Roll*
Rancho Cordova	7,313,825,493	7,793,218,613	6%	5

Source: Sacramento County Assessor's Office

*Percentages rounded to the nearest whole number

Table E-7 City of Rancho Cordova – Summary of Property Types

Jurisdiction	Single Family with HEX*	Single Family Without HEX*	Multi-Family Residential	Vacant Land	Commercial	Agricultural	Mobile Homes	Other	Total
Rancho Cordova	9,113	8,036	921	1,539	1,324	25	1,350	329	22,637

Source: Sacramento County Assessor's Office

*Homeowners' Exemption

E.3.4. Population

The California Department of Finance estimated the January 1, 2015 total population for the City of Rancho Cordova was 72,203.

Select demographic information from the 2014 US Census American Community Survey (the most recent data available) is shown in Table E-8.

Table E-8 City of Rancho Cordova Demographic Information

Demographic Characteristic	Number	Percent
Race		
White	42,366	63.1%
Black or African American	6,675	9.9%
American Indian or Alaska Native	415	0.6%
Asian	7,741	11.5%
Hawaiian or Pacific Islander	767	1.1%
Two or more races	5,025	7.5%
Households*		

Demographic Characteristic	Number	Percent
Total Households	23,448	—
Average Household Size	2.75	—

Source: US Census Bureau American Community Survey 2010-2014 Estimates; *US Census Bureau, 2010

E.4 Hazard Identification

Rancho Cordova's planning team identified the hazards that affect the City and summarized their geographic extent, probability of future occurrences, potential magnitude/severity, and significance specific to Rancho Cordova (see Table E-9).

Table E-9 City of Rancho Cordova—Hazard Identification Assessment

Hazard	Geographic Extent	Probability of Future Occurrences	Magnitude/Severity	Significance
Agricultural Hazards	Limited	Unlikely	Negligible	Low
Bird Strike	Limited	Likely	Negligible	Low
Climate Change	Extensive	Likely	Limited	Low
Dam Failure	Limited	Unlikely	Limited	Medium
Drought and Water Shortage	Limited	Likely	Critical	Medium
Earthquake	Critical	Occasional	Significant	Low
Earthquake: Liquefaction	Significant	Unlikely	Critical	Low
Flood: 100/200/500-year	Significant	Occasional/Unlikely	Critical	Medium
Flood: Localized Stormwater Flooding	Significant	Highly Likely	Limited	Medium
Landslides	Limited	Unlikely	Negligible	Low
Levee Failure	Limited	Unlikely	Negligible	Low
River/Stream/Creek Bank Erosion	Limited	Likely	Negligible	Low
Severe Weather: Extreme Temperatures – Cold/Freeze	Significant	Highly Likely	Negligible	Low
Severe Weather: Extreme Temperatures – Heat	Significant	Occasionally	Negligible	Low
Severe Weather: Fog	Significant	Likely	Negligible	Low
Severe Weather: Heavy Rains and Storms (Thunderstorms, Hail, and Lightning)	Significant	Likely	Limited	Medium
Severe Weather: Wind and Tornadoes	Limited	Unlikely	Negligible	Low
Subsidence	Limited	Unlikely	Negligible	Low
Volcano	Limited	Unlikely	Negligible	Low
Wildfire:(Burn Area/Smoke)	Limited	Occasional	Negligible	Medium
Geographic Extent Limited: Less than 10% of planning area Significant: 10-50% of planning area Extensive: 50-100% of planning area Probability of Future Occurrences Highly Likely: Near 100% chance of occurrence in next year, or happens every year. Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less. Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years. Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years. Magnitude/Severity Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid Significance Low: minimal potential impact Medium: moderate potential impact High: widespread potential impact				

E.5 Hazard Profile and Vulnerability Assessment

The intent of this section is to profile Rancho Cordova's hazards and assess the City's vulnerability separate from that of the Planning Area as a whole, which has already been assessed in Sections 4.2 Hazard Profiles and 4.3 Vulnerability Assessment in the main plan. The hazard profiles in the main plan discuss overall impacts to the Planning Area and describes the hazard problem description, hazard extent, magnitude/severity, previous occurrences of hazard events and the likelihood of future occurrences. Hazard profile information specific to the City of Rancho Cordova is included in this Annex. This vulnerability assessment analyzes the property, population, critical facilities, and other assets at risk to hazards ranked of medium or high significance specific to the City of Rancho Cordova and also includes a vulnerability assessment to the three primary hazards to the State of California: earthquake, flood, and wildfire. For more information about how hazards affect the County as a whole, see Chapter 4 Risk Assessment in the main plan.

E.5.1. Hazard Profile

Each hazard vulnerability assessment in Section E.5.3, includes a description as to how the hazard affects the City and information on past occurrences. The intent of these section is to provide jurisdictional specific information on hazards and further describe how the hazards and risks differ across the Planning Area.

E.5.2. Vulnerability Assessment and Total Assets at Risk

This section presents the vulnerability assessment for the City and identifies Rancho Cordova's total assets at risk, including values at risk, critical facilities and infrastructure, natural resources, and historic and cultural resources. Growth and development trends are also presented for the community. This data is not hazard specific, but is representative of total assets at risk within the community.

Values at Risk

The following data from the Sacramento County Assessor's Office is based on the 2015 Assessor's data. The methodology used to derive property values is the same as in Section 4.3.1 of the Base Plan. This data should only be used as a guideline to overall values in the County, as the information has some limitations. The most significant limitation is created by Proposition 13. Instead of adjusting property values annually, the values are not adjusted or assessed at fair market value until a property transfer occurs. As a result, overall value information is most likely low and does not reflect current market value of properties within the County. It is also important to note, in the event of a disaster, it is generally the value of the infrastructure or improvements to the land that is of concern or at risk. Generally, the land itself is not a loss. Table E-10 shows the 2015 Assessor's values (e.g., the values at risk) broken down by property type for the City of Rancho Cordova.

Table E-10 City of Rancho Cordova – Total Values at Risk by Property Use

Property Use	Parcels	Improved Parcel Count	Total Land Value	Improved Structure Value	Total Value
Agricultural	26	4	\$23,835,393	\$279,917	\$24,115,310
Care / Health	16	16	\$3,018,898	\$12,920,250	\$15,939,148
Church / Welfare	33	32	\$17,218,354	\$49,673,451	\$66,891,805
Industrial	591	558	\$228,179,282	\$529,055,369	\$757,234,651
Miscellaneous	261	1	\$803,547	\$989	\$804,536
Office	252	232	\$203,151,527	\$906,493,093	\$1,109,644,620
Public / Utilities	288	2	\$1,441,646	\$1,439,116	\$2,880,762
Recreational	9	7	\$4,340,406	\$12,225,826	\$16,566,232
Residential	17,480	16,983	\$1,102,307,873	\$2,867,551,107	\$3,969,858,980
Retail / Commercial	249	236	\$158,648,849	\$294,710,434	\$453,359,283
Vacant	1,282	21	\$177,638,537	\$4,390,979	\$182,029,516
No Data	0	0	\$0	\$0	\$0
Total	20,487	18,092	\$1,920,584,312	\$4,678,740,531	\$6,599,324,843

Source: Sacramento County 2016 Parcel/2015 Assessor's Data

Critical Facilities and Infrastructure

For purposes of this plan, a critical facility is defined as:

Any facility, including without limitation, a structure, infrastructure, property, equipment or service, that if adversely affected during a hazard event may result in severe consequences to public health and safety or interrupt essential services and operations for the community at any time before, during and after the hazard event.

This definition was refined by separating out three classes of critical facilities, that include Essential Services Facilities, At Risk Population Facilities, and Hazardous Materials Facilities, as further described in Section 4.3.1 of the Base Plan.

An inventory of critical facilities in the City of Rancho Cordova from Sacramento County GIS is shown on Figure E-2 and detailed in Table E-11. Details of critical facility definition, type, name, address, and jurisdiction by hazard zone are listed in Appendix E.

Figure E-2 City of Rancho Cordova – Critical Facilities

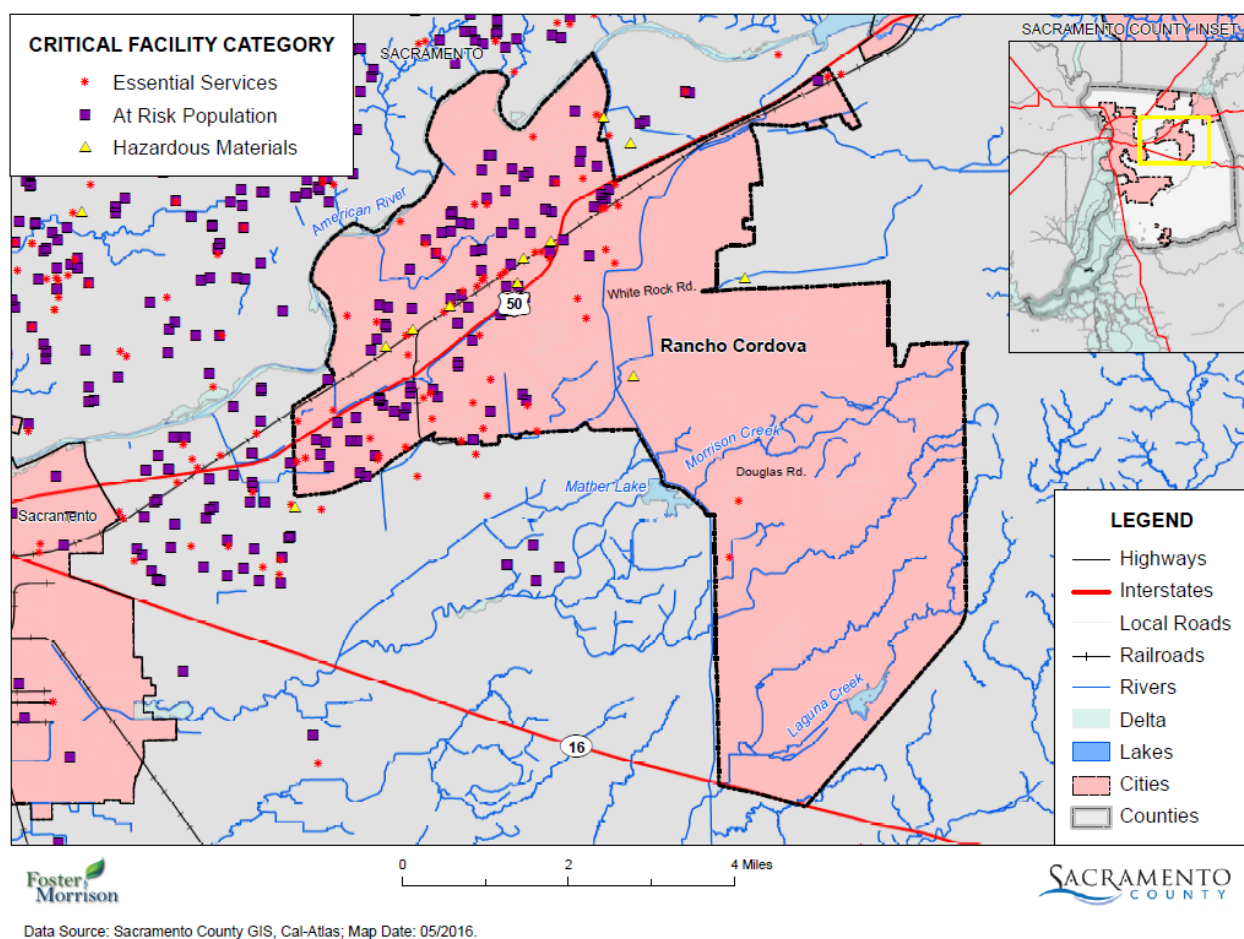


Table E-11 City of Rancho Cordova – Critical Facilities Inventory

Critical Facility Category	Facility Type	Facility Count
Essential Services Facilities	Dispatch Center	1
	Drainage	6
	Emergency Evacuation Shelter	13
	Emergency Rooms	1
	EOC	1
	Fire Station	4
	Gas Storage	1
	Government Facilities	4
	Hospitals	1
	Light Rail Stop	7
	Medical Health Facility	15
	Police	2

Critical Facility Category	Facility Type	Facility Count
	State Facility	1
	Total	57
At Risk Population Facilities	Adult Education School	1
	Adult Residential	10
	College/University	1
	Day Care Center	23
	Group Home	6
	Hotel	19
	Independent Study School	1
	Private Elementary School	2
	Private High School	2
	Private K-12 School	1
	Public Continuation High School	1
	Public Elementary School	11
	Public High School	1
	Public Middle School	2
	Residential Care/Elderly	11
	School	1
	School-Age Day Care Center	2
	Special Education School	3
	Total	98
Hazardous Materials Facilities	Oil Collection Center	0
	Total	8
Grand Total		163

Source: Sacramento County GIS

Natural Resources

On the basis of origin, natural resources (economically referred to as raw materials) can be grouped into abiotic (non-living) and biotic (living) resources. Soils, mineral and surface waters comprise the main abiotic natural resources considered here while plant and animal communities comprise the biotic natural resources.

The majority of the soils in the City are the result of alluvial deposits, or river and lake deposits on various geomorphic surfaces. In terms of soil characteristics, surface runoff, soil erosion, and expansive soils can create potential problems for engineering designs and land use activities. The majority of the area soils are characterized by slight to moderate erosion potential, and very low to medium runoff rates.

Historic mineral production in the region has included construction aggregate, kaolin clay, common clay, pumice, and gold. Construction aggregate consists of sand, gravel, and crushed stone. Existing mineral extraction activities that occur in and around the Rancho Cordova Planning Area consist primarily of fine sand and coarse gravel construction aggregates, as well as clay. Construction aggregates come from two different sources: hardbed rock sources and river channel (alluvial) sources. Generally, sand, gravel, and clay are used as fill and for the construction of highways and roads, streets, urban and suburban development, canals, aqueducts, and pond linings, among other uses.

The City of Rancho Cordova has a variety of natural resources of value to the community. A variety of unique and valuable habitats are found within the City, including, but not limited to, oak and cottonwood woodlands, various grasslands, vernal pool areas, and open water and rivers. Major surface waters in the vicinity of the Rancho Cordova include the American River to the north and other surface waters within the City limits include the Folsom South Canal as well as Laguna and Morrison Creeks. There are approximately 609 acres of vernal pools and approximately 73 acres of fresh water marshes, 37 seasonal marshes and 30,873 acres of valley grassland within the larger Rancho Cordova Planning Area that surrounds and includes the City.

Vernal pools are primary biological natural resource within the City. They are described as seasonal pools that exhibit a four-stage life cycle providing critical habitat to several species of plants and animals, including some species of concern. Many animal species found in the grassland cover type are also found in the vernal pool grassland cover type. Some species found in vernal pool and vernal pool grassland cover types have adapted to specific conditions and are, thus, only found in those cover types. Of those types, some of these species may utilize the vernal pool and vernal pool grassland habitats only during specific stages of vernal pools, and others can be found year-round. Animal that utilize the vernal pool grassland habitat include aquatic crustaceans (branchiopods), amphibians, nesting birds, raptors, and small mammals. The habitats of the City contain numerous special status plant and animal species. A comprehensive list of the habitats and species in the Planning Area is provided in Table E-12. Areas these species reside in are shown in both Figure E-3 and Figure E-4 (who provides this map?).

Table E-12 Special Status Species Occurring in the Rancho Cordova Planning Area

Scientific Name	Common Name	State Listing Status	Federal Listing Status	Other Status
Plant Species				
<i>Downingia pusilla</i>	Dwarf downingia	None	None	CNPS:2 R-E-D: 1-2-1
<i>Gratiola heterosepala</i>	Boggs Lake hedge-hyssop	Endangered	None	CNPS: 1B R-E-D: 1-2-2 USFWS: SC
<i>Juncus Leiospermus</i>	Ahart's dwarf rush	None	None	CNPS: 1B R-E-D: 3-2-3 USFWS: SC
<i>Legenere limosa</i>	Legenere	None	None	CNPS: 1B R-E-D: 2-3-3 USFWS: SC
<i>Narvarretia myersii ssp. myersi</i>	Pincushion navarretia	None	None	CNPS: 1B R-E-D: 3-3-3 USFWS: SC
<i>Orcuttia tenuis</i>	Slender orcutt grass	Endangered	Threatened	CNPS: 1B R-E-D: 2-3-3
<i>Orcuttia viscida</i>	Sacramento orcutt grass	Endangered	Endangered	CNPS: 1B R-E-D: 3-3-3

Scientific Name	Common Name	State Listing Status	Federal Listing Status	Other Status
<i>Sagittaria sanfordii</i>	Sanford's arrowhead	None	None	CNPS: 1B R-E-D: 2-2-3 USFWS: SC
Amphibian Species				
<i>Spea (Scaphiopus) hammondi</i>	Western spadefoot	None	None	CDFG: CSC USFWS: SC
Bird Species				
<i>Accipiter cooperii</i>	Cooper's hawk	None	None	CDFG: CSC
<i>Agelaius tricolor</i>	Tricolored blackbird	None	None	CDFG: CSC USFWS: SC
<i>Ardea alba</i>	Great egret	None	None	
<i>Ardea herodias</i>	Great blue heron	None	None	
<i>Asio flammeus</i> (nesting)	Short-eared Owl	None	None	CDFG: CSC
<i>Athene Cunicularia</i> (burrow sites)	Burrowing owl	None	None	CDFG: CSC USFWS: SC
<i>Buteo swainsoni</i>	Swainson's hawk	Threatened	None	
<i>Circus cyaneus</i> (nesting)	Northern harrier	None	None	CDFG: CSC
<i>Elanus leucurus</i>	White-tailed kite	None	None	CDFG: fully protected
<i>Eremophila alpestris actia</i>	California horned lark	None	None	CDFG: CSC
<i>Icteria virens</i> (nesting)	Yellow-breasted chat	None	None	CDFG: CSC
<i>Lanius ludovicianus</i> (nesting)	Loggerhead shrike	None	None	CDFG: CSC USFWS: SC
<i>Plegadis chihi</i> (rookery site)	White-faced ibis	None	None	CDFG: CSC USFWS: SC
<i>Riparia riparia</i>	Bank swallow	Threatened	None	
Invertebrate Species				
<i>Branchinecta lynchi</i>	Vernal pool fairy shrimp	None	Threatened	
<i>Branchinecta mesoallensis</i>	Midvalley fairy shrimp	None	None	USFWS: SC
<i>Desmocerus californicus dimorphus</i>	Valley elderberry longhorn beetle	None	Threatened	
<i>Lepidurus packardii</i>	Vernal pool tadpole shrimp	None	Endangered	
<i>Lindieriella occidentalis</i>	California linderiella (fairy shrimp)	None	Endangered	USFWS: SC
Mammal Species				
<i>Antrozous pallidus</i>	Pallid bat	None	None	CDFG: CSC
<i>Bassariscus astutus</i>	Ringtail	None	None	CDFG: CFP
<i>Myotis ciliolabrum</i>	Western smallfooted myotis	None	None	USFWS: SC
<i>Myotis evotis</i>	Long-eared myotis	None	None	USFWS: SC
<i>Myotis thysanodes</i>	Fringed myotis	None	None	USFWS: SC

Scientific Name	Common Name	State Listing Status	Federal Listing Status	Other Status
<i>Myotis volans</i>	Long-legged myotis	None	None	USFWS: SC
<i>Myotis yumaensis</i>	Yuma myotis	None	None	USFWS: SC
<i>Taxidea taxus</i>	American badger	None	None	CDFG: CSC
Reptile Species				
<i>Emys</i> (= <i>Clemmys</i>) <i>marmorata marmorata</i>	North-western pond turtle	None	None	CDFG: CSC USFWS: SC

Source: City of Rancho Cordova General Plan Natural Resources Element

Key to Ranks and Lists

CDFG: CSC California Species of Special Concern

CDFG: CFP California Fully Protected

USFWS: SC USFWS Species of Concern

CNPS Lists:

List 1A: Plants Presumed Extinct in California

List 1B: Plants Rare, Threatened or Endangered in California or Elsewhere

List 2: Plants Rare, Threatened or Endangered in California, But More Common Elsewhere

List 3: Plants About Which We Need More Information – A Review List

List 4: Plants of Limited Distribution – A Watch List

Figure E-3 Location of Special Status Animal Species in Rancho Cordova

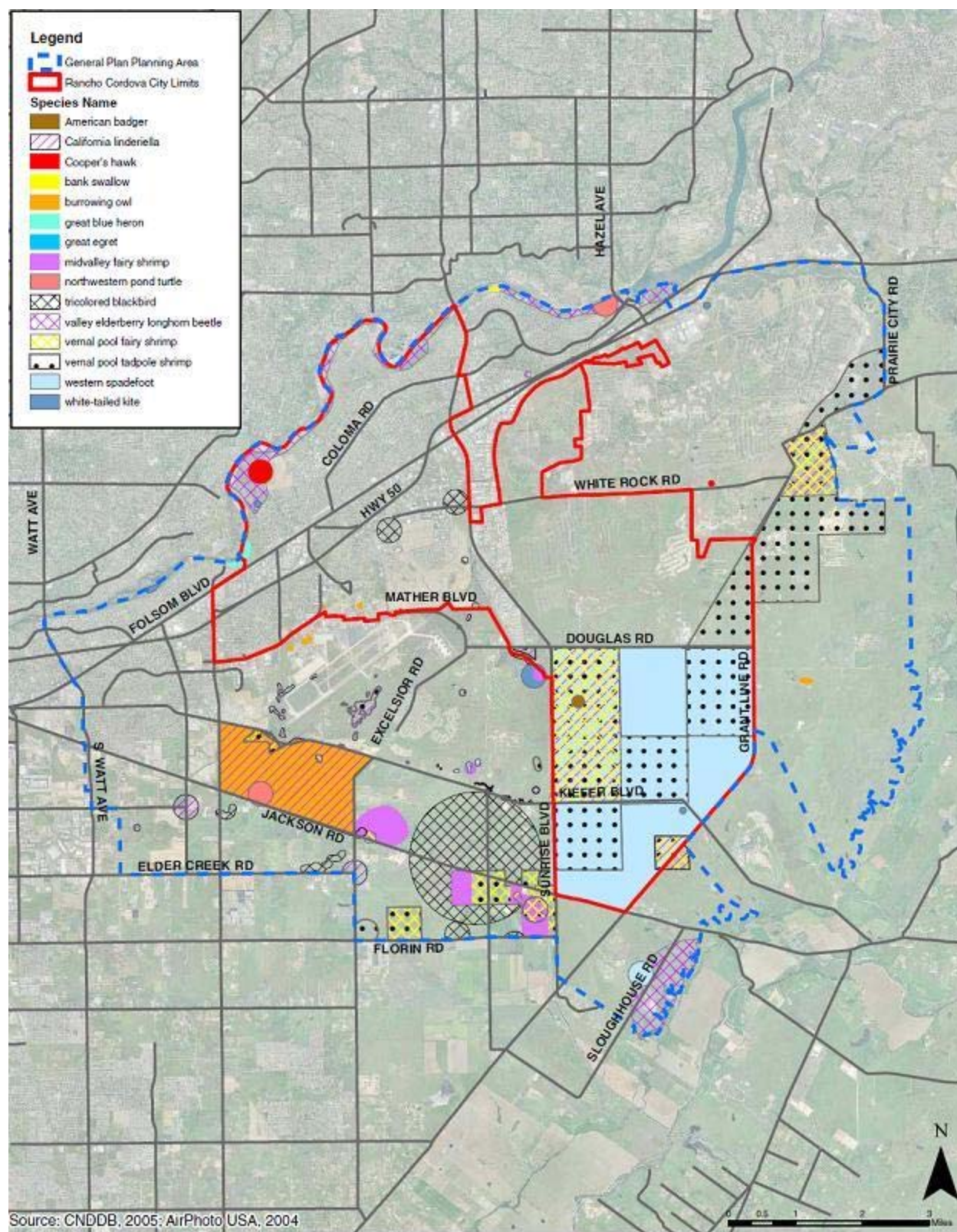
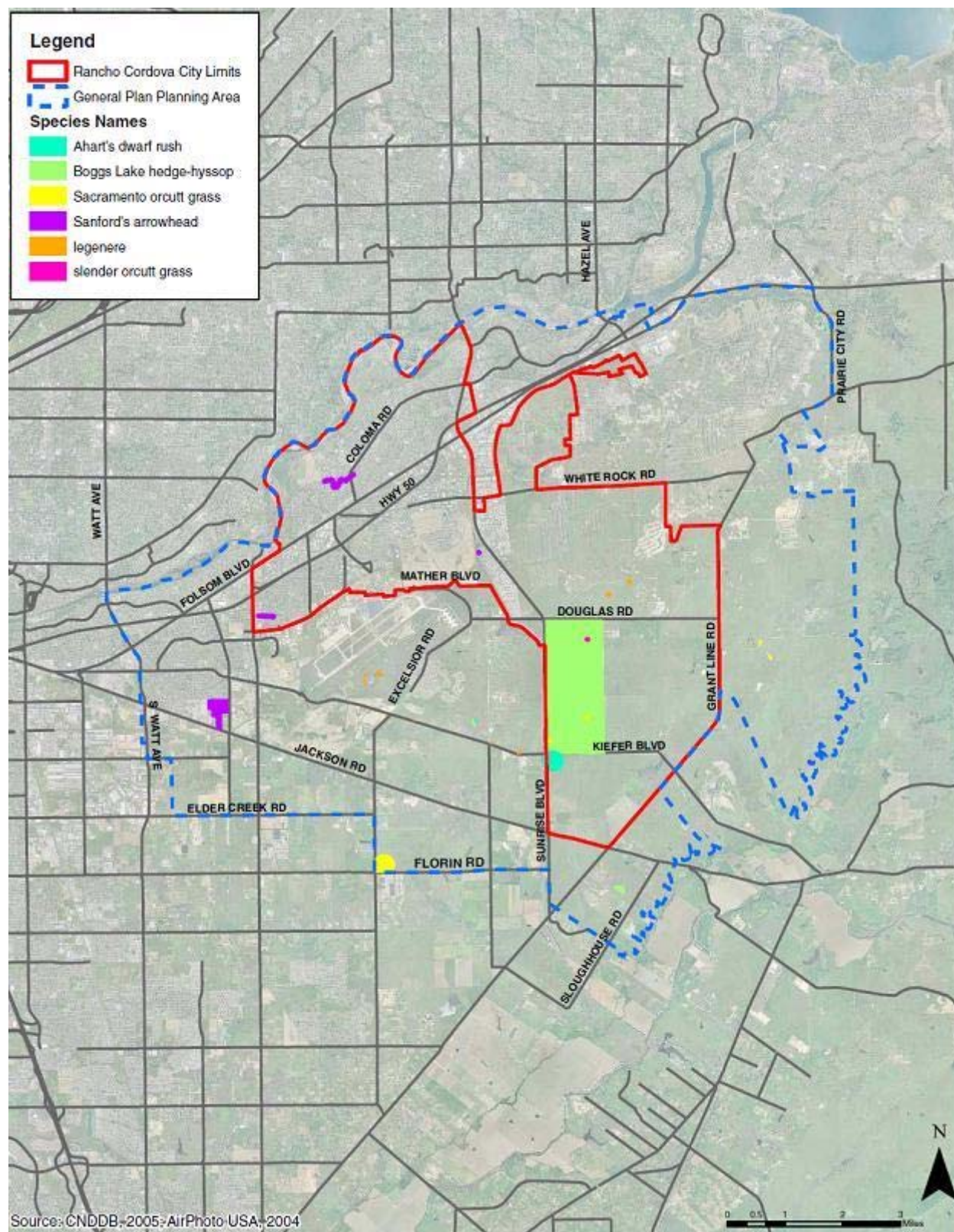


Figure E-4 Location of Special Status Plant Species in Rancho Cordova



Historic and Cultural Resources

Table E-13 shows registered historic sites the in the City of Rancho Cordova.

Table E-13 Registered Historic Sites in the City of Rancho Cordova

Name (Landmark Plaque Number)	National Register	State Landmark	California Register	Point of Interest	Date Listed
American River Grange Hall #172 (P823)	X			X	5/15/1996
Fifteen Mile House-Overland Pony Express Route In California (698)		X			9/11/1959

Source: California Office of Historical Preservation

The National Park Service administers two programs that recognize the importance of historic resources, specifically those pertaining to architecture and engineering. While inclusion in these programs does not give these structures any sort of protection, they are valuable historic assets.

The Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) document America's architectural and engineering heritage. There are no HABS and HAER structures in the City of Rancho Cordova.

It should be noted that these lists may not be complete, as they may not include those currently in the nomination process and not yet listed. Additionally, as defined by the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), any property over 50 years of age is considered a historic resource and is potentially eligible for the National Register. Thus, in the event that the property is to be altered, or has been altered, as the result of a major federal action, the property must be evaluated under the guidelines set forth by CEQA and NEPA. Structural mitigation projects are considered alterations for the purpose of this regulation.

In addition to the registered sites, there are several assets within Rancho Cordova that define the community and represent the City's history. A records search at the North Central Information Center at California State University, Sacramento identified eight prehistoric sites and one prehistoric/historic site within the larger Rancho Cordova Planning Area. Most of the prehistoric sites are located along the American River and creeks and some of the sites are known to contain human remains. The prehistoric and historic Native American occupation of the Rancho Cordova area is generally related to the Middle and Late Horizon.

A records search, shown in Table E-14 at the North Central Information Center at California State University, Sacramento identified twenty-three historic resources (e.g., historical archaeological sites, historic buildings, and artifacts) and one prehistoric/historic site within the larger Rancho Cordova

Planning Area. These sites are distributed across the area and are generally related to the development of transportation networks and agriculture. Historic archaeological site CA-SAC-428-H, prehistoric/historic archaeological site CA-SAC-320/H, the Pfingst Realty building, and the American River Grange Hall are eligible for inclusion in the NRHP and the CRHR.

Table E-14 Known Cultural Resources in the City of Rancho Cordova

Trinomial/Address	Description	Eligibility for the National Register of Historic Places
CA-Sac-155/156	Prehistoric site with fire-affected rock and debitage; historic refuse (Shields and Williamson Mounds)	Evaluated 1988; eligible
CA-Sac-157	Prehistoric midden site with fire-affected rock and debitage; historic refuse (Wamser Mound #1)	Not Evaluated
CA-Sac-158	Prehistoric habitation site with artifacts (Wamser Mound #2)	Not Evaluated
CA-Sac-159	Prehistoric habitation site with fire-affected rocks and debitage (Wamser Mound #3)	Not Evaluated
CA-Sac-205	Prehistoric village with groundstone tools and debitage	Not Evaluated
CA-Sac-308-H	Dredge mine tailings (P-34-335)	Not Evaluated
CA-Sac-319	Prehistoric village with groundstone tools and debitage	Evaluated 1995; eligible
CA-Sac-320/H	Prehistoric village with groundstone tools and debitage; historic Chinese occupation site	Evaluated 2001; eligible
CA-Sac-428-H	Sacramento Valley Railroad (P-34-455)	Evaluated 1993; eligible; Reaffirmed 1997
CA-Sac-435-H	Historic refuse scatter	Evaluated 1994; ineligible
CA-Sac-469	Prehistoric midden with fire-affected rock and debitage	Not evaluated
CA-Sac-480-H	Southern Pacific Railroad, Fair Oaks spur	Evaluated 1995; ineligible
PA-99-63	Historic well	Evaluated 1999; ineligible
PA-99-64	Possible historic cellar	Evaluated 1999; ineligible
—	Folsom Boulevard	Recognized as historically significant to local government
9878 Folsom Blvd	Pfingst Realty Company building	Evaluated 1993; eligible
Dawes Street and Folsom Blvd	Mills Station Building	Evaluated 1993; ineligible
9857 Horn Road	Silva Brothers Winery (Currently Rascals Restaurant)	Evaluated 1993; ineligible
2720 Kilgore Road	American River Grange Hall	Evaluated 1996; eligible
—	Aerojet Site 5: Military Personnel Dump	Not evaluated
—	Air Force Plant 70	Ineligible
Rio del Oro Planning Area	Sigma Test Area (Nike Hercules Rocket Test Area)	Evaluated in 2005; potentially eligible
10595 Folsom Blvd	Fire Station 61	Ineligible
12395 Folsom Blvd	Fire Station 63	Ineligible
12401 Folsom Blvd	Retail/Restaurants	Ineligible

Trinomial/Address	Description	Eligibility for the National Register of Historic Places
12415 Folsom Blvd	Demolished	Ineligible
—	Hazel Ave/Nimbus Dam	Not evaluated
2909 Mather Field Rd	Dominos Pizza/Vacant	Ineligible
2919 Mather Field Rd	Residence	Ineligible
10298 McCracken Dr	Residence	Ineligible
State Route 16	Highway	Ineligible
White Rock Road	Road	Not evaluated
Whiterock Road; 0.2 miles east of Whiterock Road/Sunrise Blvd	15 Mile House (Demolished)	State Historic Landmark #698
Kilgore Road between Trade Center and Sun Center Drive	Kilgore Cemetery	Not evaluated

Source: City of Rancho Cordova General Plan Background Report

Growth and Development Trends

Growth within the City of Rancho Cordova has been slow and steady. Rancho Cordova became an incorporated city on July 1, 2003. It is the seventh community in Sacramento County to incorporate and is also California's 478th city. The Rancho Cordova unincorporated area grew at a slower pace than the Sacramento region and the state, with growth of 4.4 percent during the 1990 to 2000 decade, as compared to 17.5 and 13.8 percent for Sacramento County and the state, respectively. Rancho Cordova has experienced increasing population growth rates (Table E-15). Between 2000 and 2010, Sacramento County and the State of California saw growth rates of about 16 percent and 1.0 percent, respectively, while Rancho Cordova's population increased by 20.8 percent.

Table E-15 Population Trends in the City of Rancho Cordova

Year	Rancho Cordova	Sacramento County	California
1990	51,322	1,041,219	29,758,213
2000	53,605	1,223,499	33,871,648
2010	64,776	1,418,788	37,253,956

Source: California Department of Finance

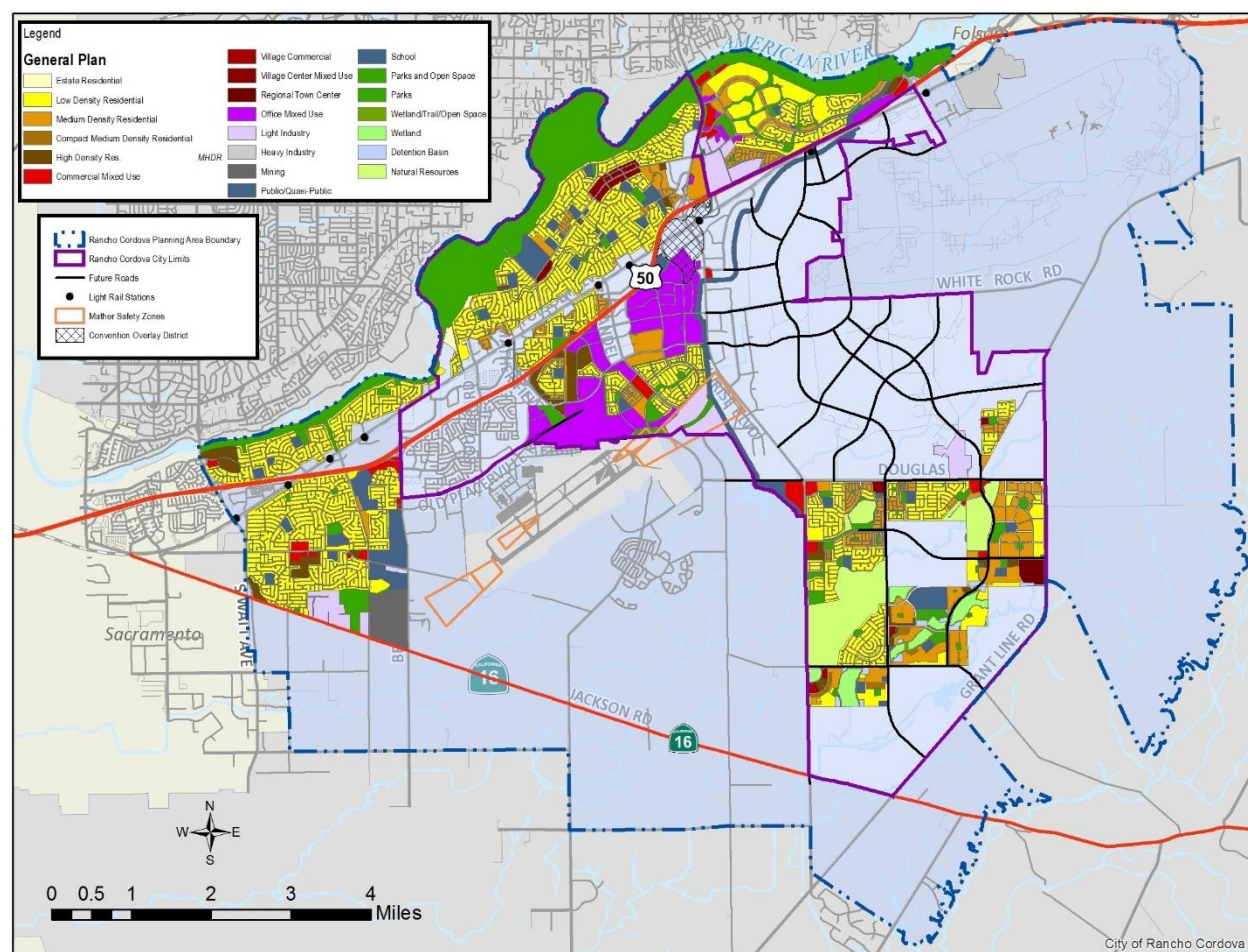
Land Use

Existing land use patterns in Rancho Cordova began during the Gold Rush and expanded with the development of Mather Air Force Base and Aerojet. Regional growth patterns, geography, and circulation have impacted the land uses that comprise the City's current development pattern.

The first figure (Figure E-5) illustrates the General Plan land use designations for most of the General Plan Planning Area developed prior to the City's Incorporation in 2003. This map is parcel based with a specific land use category applied to each parcel. Subsequent zoning and new development/redevelopment must comply with the General Plan land use designation.

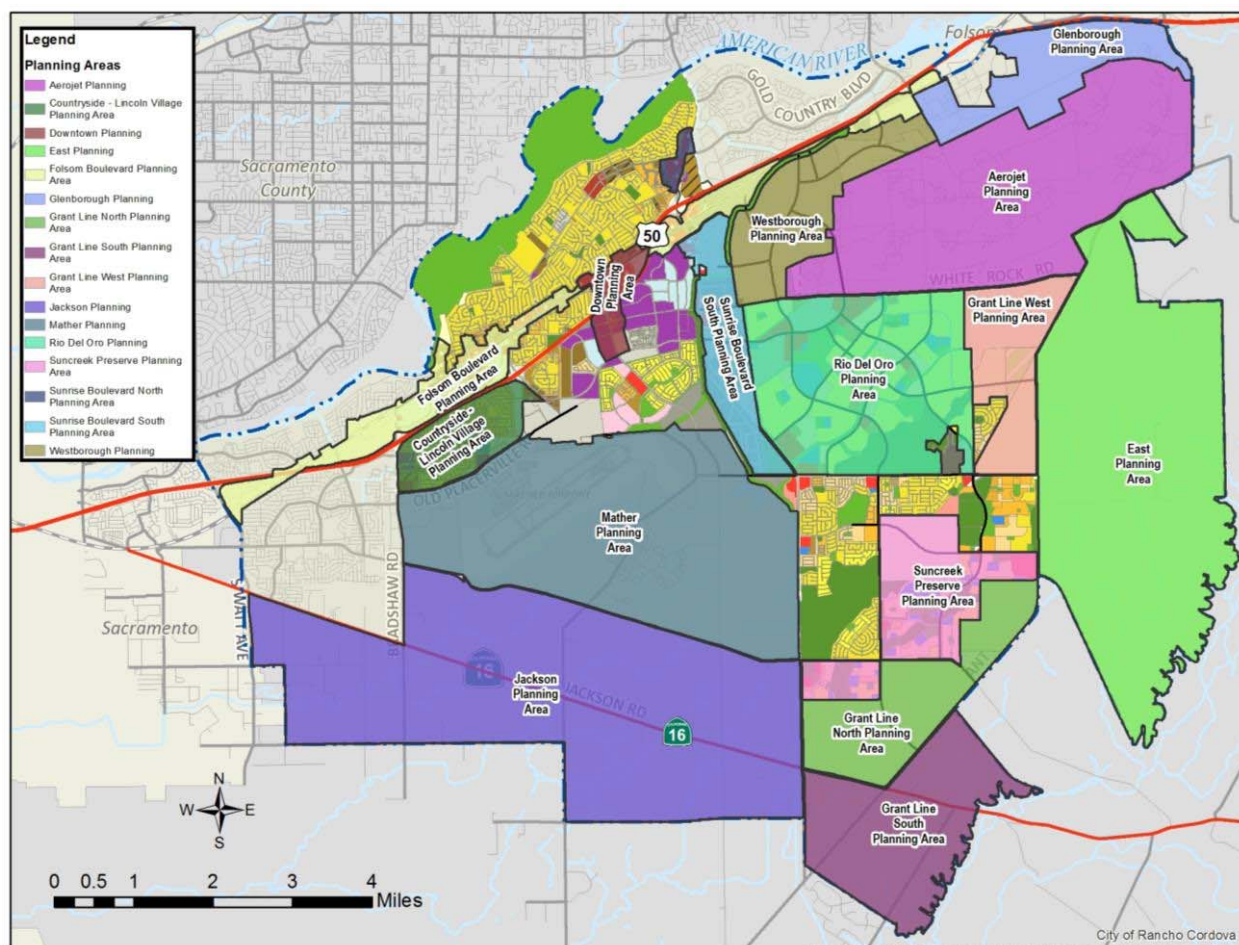
Figure E-6 identifies 16 individual planning areas within the General Plan Planning Area with unique characteristics/features that warrant more detailed planning efforts. Each of the 16 Planning Areas is listed in the Land Use Element with a description of land uses, environmental conditions, and target residential and employment populations. A few of the Planning Areas include parcel specific land use designations (Land Plans), but the majority of Planning Areas include Conceptual Land Plans and require subsequent master planning prior to development (e.g., Specific Plan, Special Planning Area). Conceptual Land Plans are not discrete land uses like the land use categories plotted in Figure E-5; rather, they reflect the City's Building Block concepts and relevant goals, policies, and actions applied to known constraints/opportunities and act as place holders for more detailed land planning.

Figure E-5 City of Rancho Cordova Land Use Map



Source: City of Rancho Cordova General Plan

Figure E-6 City of Rancho Cordova Land Use Map Planning Areas



Source: City of Rancho Cordova General Plan

Development since 2011 Plan

As shown in Table E-16, Rancho Cordova has seen a growth of 6.7% of population between 2010 and January 1, 2015.

Table E-16 City of Rancho Cordova Population Changes Since 2011

Year	Population	Change	% Change
2010 ¹	64,776	—	—
2016 ²	72,203	7,427	11.5%

Source: ¹US Census Bureau, ²California Department of Finance

The Rancho Cordova Building Department and Planning Department tracked building permits issued since 2011 for the City in hazard zones. These are shown in Table E-17 and Table E-18. All development in the identified hazard areas, including the 1% annual chance floodplains, areas protected by levees, and high wildfire risk areas, were completed in accordance with all current and applicable development codes and standards and should be adequately protected. Thus, with the exception of more

people living in the area potentially exposed to natural hazards, this growth should not cause a significant change in vulnerability of the City to identified priority hazards.

Table E-17 City of Rancho Cordova – Development in 100-Year or Levee Flood Zones since 2011

Flood Code	Permit Description	2011 (100 year)	2011 (levee)	2012 (100 year)	2012 (levee)	2013 (100 year)	2013 (levee)	2014 (100 year)	2014 (levee)	2015 (100 year)	2015 (levee)	Totals
C-BLDG	Commercial / Industrial New or T/I's	0	0	0	2	0	2	0	0	0	10	14
C-OTHER	Commercial / Industrial Misc.	0	0	0	0	0	0	0	1	0	1	2
C-SIGN	Signage	0	0	0	0	0	0	0	0	0	0	0
DEMO	Demolition	0	1	0	1	0	3	0	1	0	1	7
P-BLDG	New Homes	0	0	0	0	0	0	0	0	0	0	0
PME	Heating Air Electrical	2	46	0	52	0	93	2	47	1	127	370
POOL	Pool	0	0	1	1	1	0	0	0	1		4
R-BLDG	Residential Remodel	0	4	0	4		8	1	6	0	1	24
R-OTHER	Residential Misc.	0	7	0	7	1	8	1	10	1	33	68
REROOF	Reroofing	1	22	0	16	1	19	0	10	0	25	94

Source: City of Rancho Cordova

Table E-18 City of Rancho Cordova – Development in Wildfire Hazard* Areas since 2011

Permit Code	Permit Description	2011	2012	2013	2014	2015	Totals
C-BLDG	Commercial / Industrial New or T/I's	4	2	4	2	6	18
C-OTHER	Commercial / Industrial Misc.	2	4	5	6	7	24
C-SIGN	Signage	1	2	0	2	1	6
DEMO	Demolition	0	1	7	2	1	11
P-BLDG	New Homes	148	183	244	120	257	952
PME	Heating Air Electrical	65	50	85	58	66	324
POOL	Pool	9	13	15	19	17	73
R-BLDG	Residential Remodel	3	8	5	5	6	27
R-OTHER	Residential Misc.	62	125	212	87	120	606
REROOF	Reroofing	7	4	6	4	7	28

Source: City of Rancho Cordova

*Moderate or higher wildfire risk area

Future Development

The Sacramento Council on (of) Governments (SACOG) modeled population projections for the City of Rancho Cordova and other areas of the region in 2012 for a Metropolitan Transportation Plan/Sustainable Communities Strategy report. This forecast uses a 2008 base year estimate with projections to 2020 and 2035 for population, housing units, households and employment. SACOG estimated the City population in 2020 and 2035 to be 79,305 and 126,112 respectively.

E.5.3. Vulnerability to Specific Hazards

This section provides the vulnerability assessment, including any quantifiable loss estimates, for those hazards identified above in Table E-9 as high or medium significance hazards and primary hazards to the State of California. Impacts of past events and vulnerability of the City to specific hazards are further discussed below (see Section 4.1 Hazard Identification in the Base Plan for more detailed information about these hazards and their impacts on the Sacramento County Planning Area). Methodologies for calculating loss estimates are the same as those described in Section 4.3 of the Base Plan. In general, the most vulnerable structures are those located within the flood risk areas, wildfire risk areas, unreinforced masonry buildings, and buildings built prior to the introduction of modern building codes.

An estimate of the vulnerability of the City to each identified priority hazard, in addition to the estimate of risk of future occurrence, is provided in each of the hazard-specific sections that follow. Vulnerability is measured in general, qualitative terms and is a summary of the potential impact based on past occurrences, spatial extent, and damage and casualty potential. It is categorized into the following classifications:

- **Extremely Low**—The occurrence and potential cost of damage to life and property is very minimal to nonexistent.
- **Low**—Minimal potential impact. The occurrence and potential cost of damage to life and property is minimal.
- **Medium**—Moderate potential impact. This ranking carries a moderate threat level to the general population and/or built environment. Here the potential damage is more isolated and less costly than a more widespread disaster.
- **High**—Widespread potential impact. This ranking carries a high threat to the general population and/or built environment. The potential for damage is widespread. Hazards in this category may have occurred in the past.
- **Extremely High**—Very widespread with catastrophic impact.

Dam Failure

Likelihood of Future Occurrence—Unlikely

Vulnerability—Medium

Hazard Profile and Problem Description

Dam failures can result from a number of natural or man-made causes such as earthquakes, erosion of the face or foundation, improper siding, rapidly rising flood waters, structural/design flaws, and deliberate human actions. Folsom Dam is the major dam which affects the City of Rancho Cordova and the

populations in the inundation areas. Of prime concern are the failures of the Folsom Dam, which is owned by the US Bureau of Reclamation. The flood waters from the dam would affect the City of Rancho Cordova and the surrounding unincorporated areas.

Past Occurrences

The HMPC noted that the dam failure instances to have affected the County in Section 4.2.10 would have affect the City as well.

Vulnerability to Dam Failure

Warning ability is generally determined by the frequency of inspections for structural integrity, the flood wave arrival time (the time it takes for the flood wave to reach its maximum distance of inundation), or the ability to notify persons downstream and their ability to evacuate. The existence and frequency of updating and exercising an evacuation plan that is site-specific assists in warning and evacuation functions. A failure of the Folsom Dam would leave little time for evacuation of the City of Rancho Cordova.

A dam failure will cause loss of life, damage to property, and other ensuing hazards, as well as the displacement of persons residing in the inundation path. Damage to electric generating facilities and transmission lines could also impact life support systems in communities outside the immediate hazard areas. A catastrophic dam failure, depending on size of dam and population downstream, could exceed the response capability of local communities. Damage control and disaster relief support would be required from other local governmental and private organizations, and from the state and federal governments. Figure 4.75 in Section 4.3.6 in the Base Plan shows the areas of Sacramento County at risk to a dam failure of the Folsom Dam.

Values at Risk

Sacramento County provided inundation as a GIS layer for the Folsom Dam system, as part of the following breaks:

- Folsom Right Wing
- Folsom Mormon
- Folsom Dike 4
- Folsom Dike 5
- Folsom Dike 6
- Folsom Dike 7
- Folsom Dike 8
- Folsom Dam

GIS was used to determine the possible impacts of dam failure flooding within the City of Rancho Cordova. The methodology described in Section 4.3.6 of the Base Plan was followed in determining structures and values at risk in potential dam inundation areas. Table E-19 shows the property use, improved parcel count, improved values, estimated contents, total values that fall in a floodplain in the City.

Table E-19 City of Rancho Cordova – Count of Parcels and Values in Dam Inundation Zones

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Total Value
Agricultural	0	0	\$0	\$0	\$0
Care / Health	15	15	\$2,928,523	\$12,707,293	\$15,635,816
Church / Welfare	33	32	\$17,218,354	\$49,673,451	\$66,891,805
Industrial	433	410	\$169,945,203	\$449,965,892	\$619,911,095
Miscellaneous	181	1	\$320,947	\$989	\$321,936
Office	248	228	\$200,996,416	\$895,811,355	\$1,096,807,771
Public / Utilities	261	2	\$1,190,667	\$1,439,116	\$2,629,783
Recreational	7	6	\$4,186,300	\$11,695,592	\$15,881,892
Residential	13,752	13,548	\$786,007,301	\$2,078,662,198	\$2,864,669,499
Retail / Commercial	247	234	\$156,646,711	\$288,453,854	\$445,100,565
Vacant	424	4	\$77,851,437	\$330,210	\$78,181,647
No Data	0	0	\$0	\$0	\$0
Total	15,601	14,480	\$1,417,291,859	\$3,788,739,950	\$5,206,031,809

Sacramento County 2016 Parcel/2015 Assessor's Data

Table E-20 shows potential losses from a Folsom Dam failure with loss estimate and loss ratios for the City. The loss ratio is the loss estimate (i.e., total of improved and contents value for all parcels located in the dam inundation zone in the City) divided by the total potential exposure and displayed as a percentage of loss. Due to the varying flood depths that may occur during flooding, the loss estimate uses 3 scenarios: 3-foot flood depth (30% damage), 6-foot flood depth (60% damage to structure and contents), and total loss (all structure and contents are lost). Land values are not included in the loss estimates, as the land itself is usually not a loss. FEMA considers loss ratios greater than 10% to be significant and an indicator that a community may have more difficulties recovering from a dam failure.

Table E-20 City of Rancho Cordova – Dam Inundation Loss Estimates

Flood Zone	Improved Parcel Count	Improved Structure Value	Estimated Contents Value	Total Value	Loss Estimate*	Loss Ratio
Folsom Dam Inundation	14,480	\$3,788,739,950	\$2,974,061,587	\$6,762,801,537	\$2,028,840,461.10 \$4,057,680,922.20 \$6,762,801,537.00	30.7% 61.4% 100%

Source: Sacramento County GIS, Sacramento County 2016 Parcel/2015 Assessor's Data

*Three values are shown here due to varying flood depths expected – 3 foot, 6 foot, and total loss.

According to the information in Table E-19 and Table E-20, the City of Rancho Cordova has 15,626 improved parcels and roughly \$6.7 billion of structure and contents value in the Folsom Dam inundation area. The 3-foot loss ratio of 13.1%, the 6-foot loss ratio of 26.1%, and the total loss ratio of 43.6% indicates that the City has large amounts of assets at risk to a possible Folsom Dam failure.

Population at Risk

The dam inundation zones were overlayed on the parcel layer using GIS. Those residential parcel centroids that intersect the severity zones were counted and multiplied by the 2010 Census Bureau average household factors for the City. According to this analysis, there is a total population of 593 residents of the City at risk to dam inundation. This is shown in Table E-26.

Table E-21 City of Rancho Cordova – Count of Improved Residential Parcels and Population in Dam Inundation Zones

Improved Residential Parcels	Population*
13,548	37,257

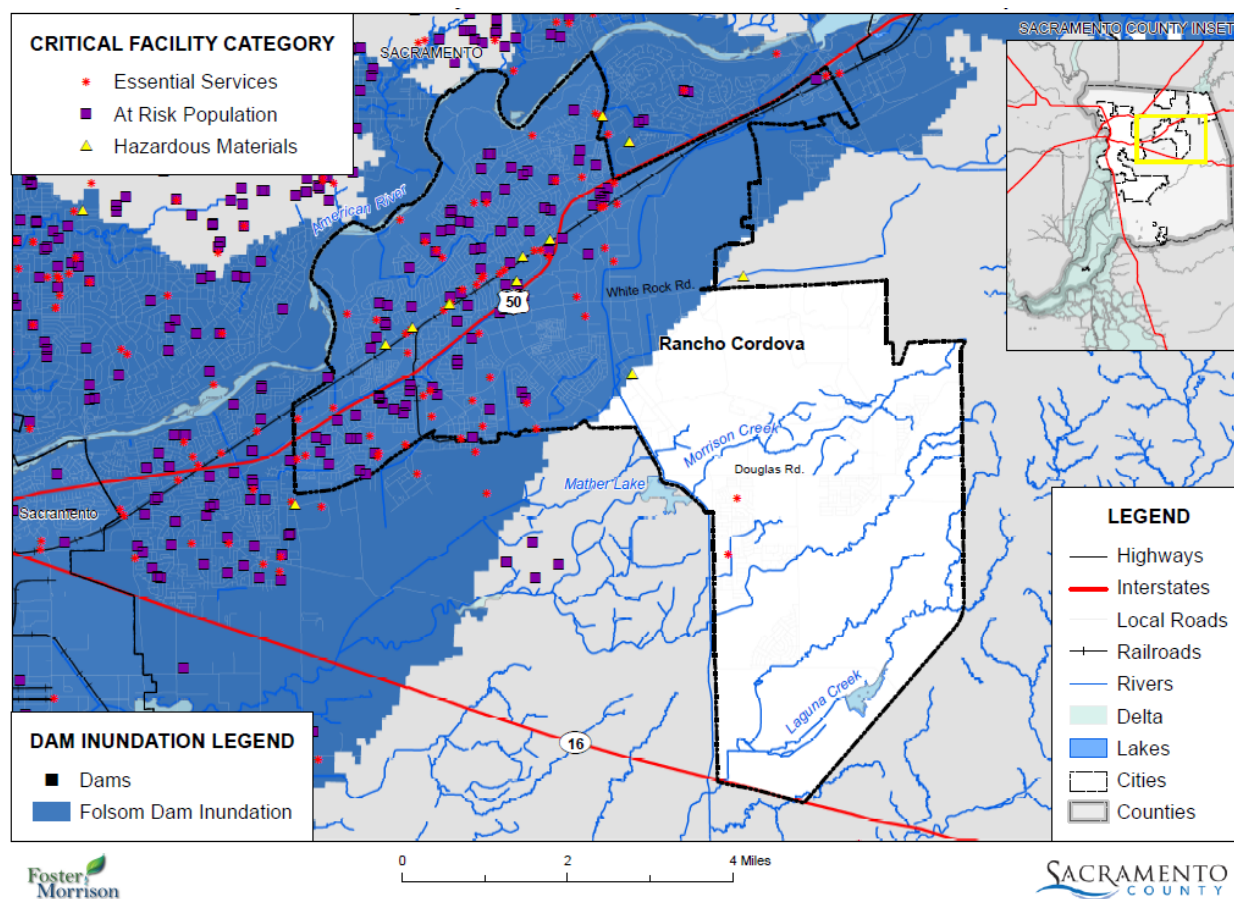
Source: FEMA 6/16/2015 DFIRM, Sacramento County 2016 Parcel/2015 Assessor's Data, 2010 US Census Bureau

* Average household populations from the 2010 US Census were used: Rancho Cordova– 2.75.

Critical Facilities at Risk

An analysis was performed on the critical facility inventory in the City of Rancho Cordova in identified Folsom Dam inundation zones. GIS was used to determine whether the facility locations intersects the inundation area. Details of critical facilities in the inundation area in Rancho Cordova are shown in Figure E-7 and Table E-22. As shown on the table and figure, Rancho Cordova has 161 critical facilities located in the Folsom Dam inundation areas. Details of critical facility definition, type, name and address and jurisdiction by flood zone are listed in Appendix E.

Figure E-7 City of Rancho Cordova – Critical Facilities in Dam Inundation Zones



Data Source: Sacramento County GIS, Cal-Atlas, National Inventory of Dams; Map Date: 05/2016.

Table E-22 City of Rancho Cordova – Critical Facilities in Dam Inundation Zones

Critical Facility Category	Facility Type	Facility Count
Essential Services Facilities	Dispatch Center	1
	Drainage	6
	Emergency Evacuation Shelter	12
	Emergency Rooms	1
	EOC	1
	Fire Station	3
	Gas Storage	1
	Government Facilities	4
	Hospitals	1
	Light Rail Stop	7
	Medical Health Facility	15
	Police	2

Critical Facility Category	Facility Type	Facility Count
	State Facility	1
	Total	55
At Risk Population Facilities	Adult Education School	1
	Adult Residential	10
	College/University	1
	Day Care Center	23
	Group Home	6
	Hotel	19
	Independent Study School	1
	Private Elementary School	2
	Private High School	2
	Private K-12 School	1
	Public Continuation High School	1
	Public Elementary School	11
	Public High School	1
	Public Middle School	2
	Residential Care/Elderly	11
	School	1
	School-Age Day Care Center	2
	Special Education School	3
	Total	98
Hazardous Materials Facilities	Oil Collection Center	8
	Total	8
Total		161

Source: Sacramento County GIS

Future Development

The City does not currently restrict development based on dam inundation maps.

Drought

Likelihood of Future Occurrence–Likely

Vulnerability–Medium

Hazard Profile and Problem Description

Drought is different than many of the other natural hazards in that it is not a distinct event and usually has a slow onset. Drought can severely impact a region both physically and economically. Drought affects

different sectors in different ways and with varying intensities. Adequate water is the most critical issue and is critical for manufacturing, tourism, recreation, and commercial and domestic use.

Past Occurrences

Based on historical information, the occurrence of drought in California, including the City of Rancho Cordova, is cyclical, driven by weather patterns. Drought has occurred in the past and will occur in the future. Periods of actual drought with adverse impacts can vary in duration, and the period between droughts is often extended. Although an area may be under an extended dry period, determining when it becomes a drought is based on impacts to individual water users.

Since drought is a regional phenomenon, past occurrences for the City are the same as those for the unincorporated County. Past occurrences of drought can be found in Section 4.2.11 of the Base Plan.

Vulnerability to Drought

The vulnerability of the City of Rancho Cordova to drought is City-wide, but impacts may vary and include reduction in water supply and an increase in dry fuels.

Future Development

As the population in the area continues to grow, so will the demand for water. Water shortages in the future may be worsened by drought, as the City relies on surface water and groundwater for its water source. Increased planning including conjunctive use will be needed to account for population growth and increased water demands.

Flood: 100/200/500-year

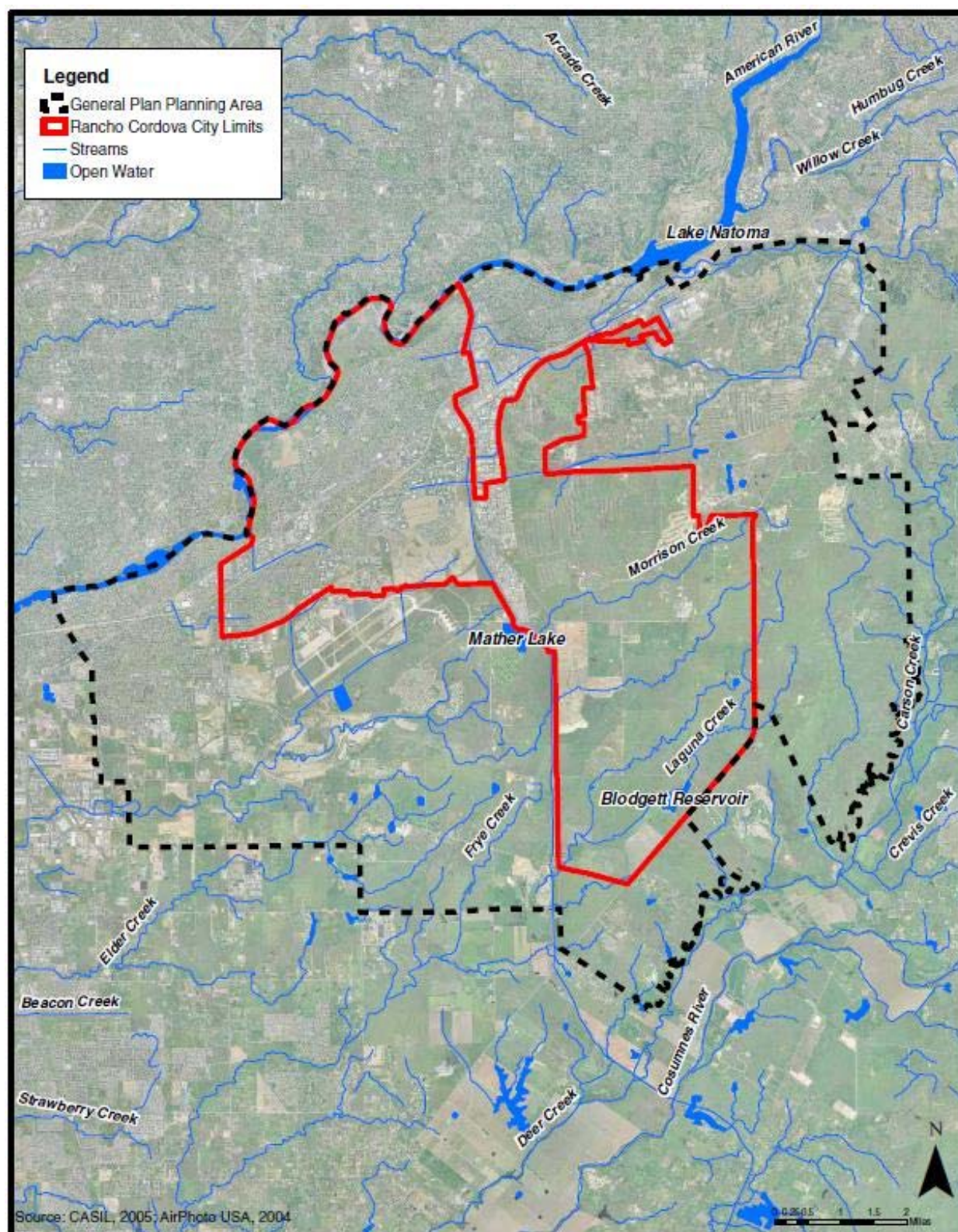
Likelihood of Future Occurrence—Occasional/Unlikely

Vulnerability—Medium

Hazard Profile and Problem Description

Major surface waters in the vicinity of the Rancho Cordova Planning Area include the American River, Folsom Reservoir, and Lake Natoma to the north; the Sacramento River to the west; and the Consumnes River to the southeast. Other surface waters within the Rancho Cordova Planning Area include the Folsom South Canal, Cordova Creek, Deer Creek, and the Morrison Creek Stream Group (Morrison, Laguna, Elder, Gerber, Unionhouse, Florin, Buffalo, and Frye Creek, as well as Rebel Hill Ditch) which generally flow in a southwesterly direction southeast of the City, as illustrated in Figure E-8. The topography within the Planning Area includes gently rolling terrain, such as that found in the eastern Great Central Valley interrupted by numerous seasonal creeks and streams. These creeks and streams are largely ephemeral and intermittent, which is typical of areas that experience dry summers and cool, wet winters, as in this part of the Central Valley.

Figure E-8 City of Rancho Cordova Waterways and Drainage



Source: City of Rancho Cordova General Plan Environmental Impact Report

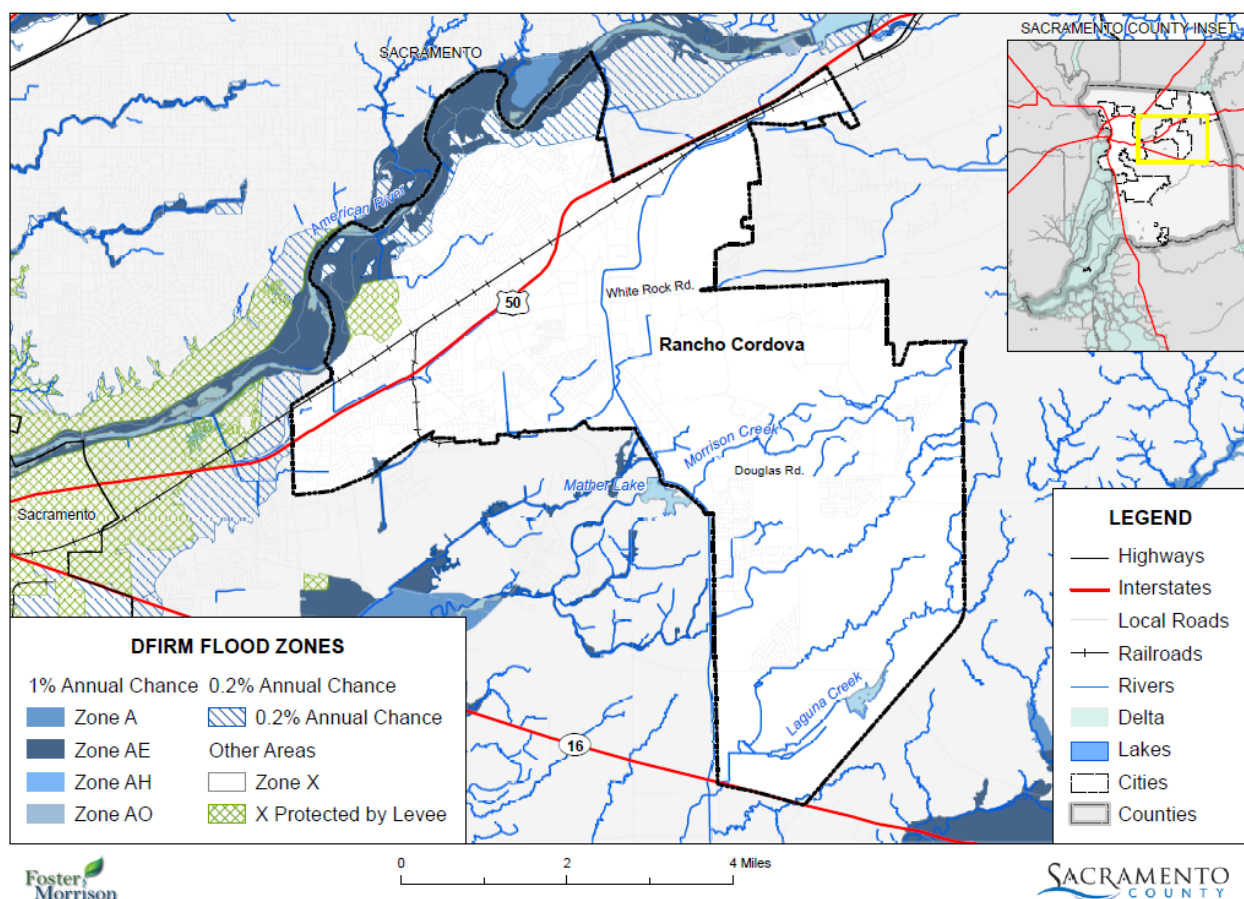
Past Occurrences

Other than localized flooding of streets, there have been no significant flooding events within the City.

Flood Zones

A small portion of the City is located inside of the 100- and 500-year flood zone as defined by the Federal Emergency Management Agency (FEMA). The City also has levee protected areas. This is seen in Figure E-9.

Figure E-9 City of Rancho Cordova – FEMA DFIRM Flood Zones



Data Source: Sacramento County GIS, Cal-Atlas, FEMA NFHL 04/16/2016; Map Date: 05/2016.

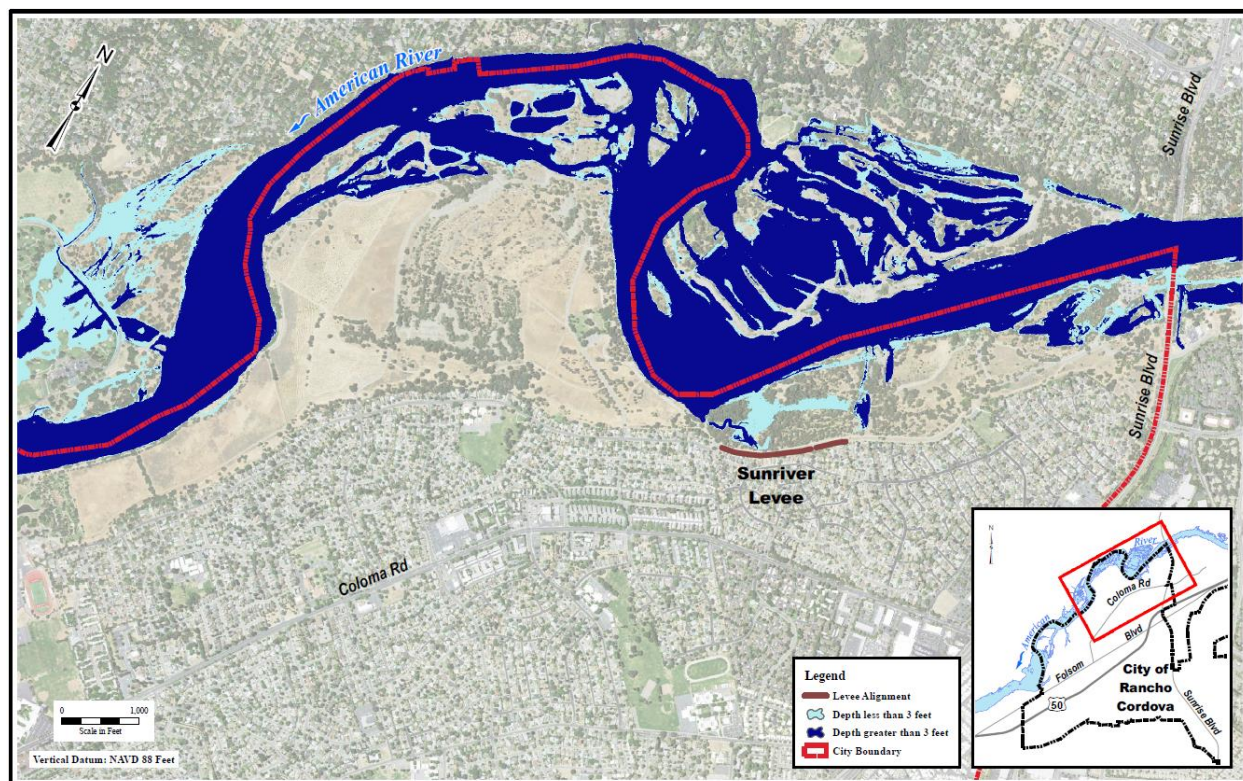
Vulnerability to Flood

The US Army Corps of Engineers is currently making improvements to the Folsom Dam spillway which will be completed in 2017. This improvement will allow the dam to lower the release rate which should result in a reduction in the floodplain.

To satisfy the requirements of ULOP, the City has developed a 200-yr floodplain map based on the proposed Folsom Dam improvements by the US Army Corps of Engineers. These are shown in Figure

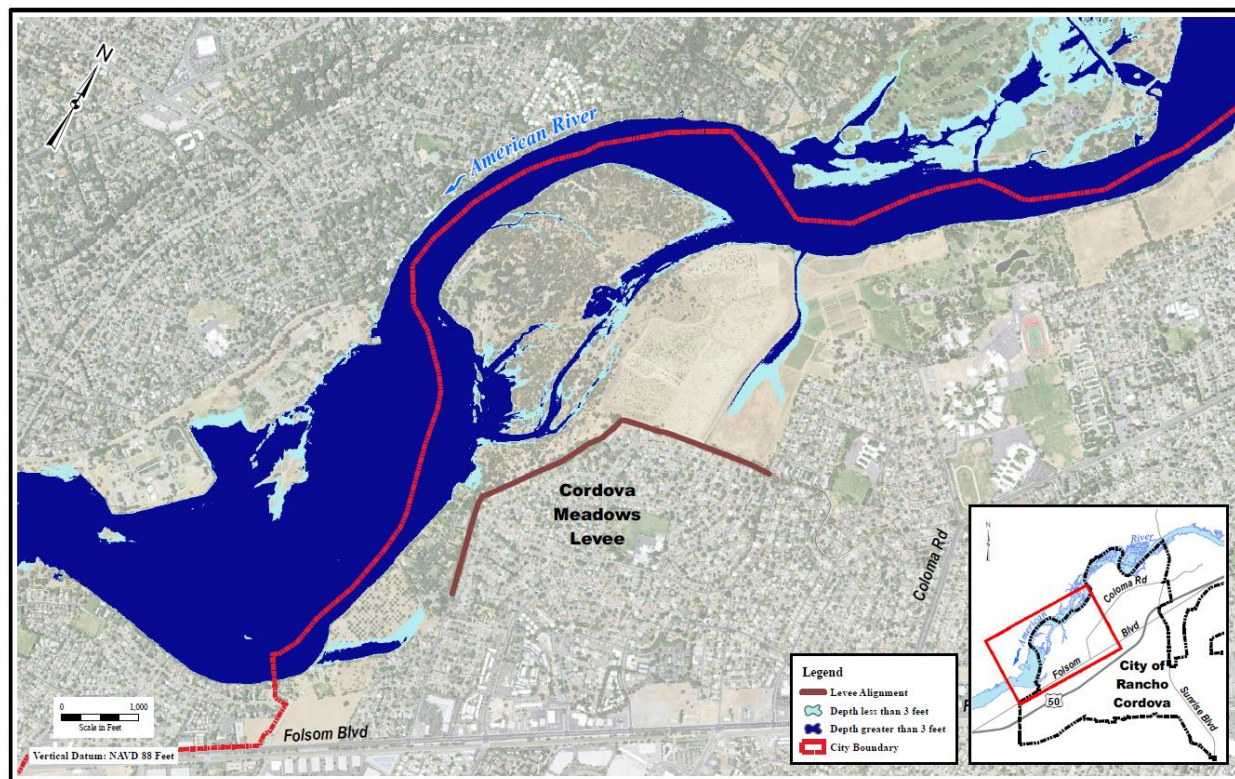
E-10 and Figure E-11. These improvements include the Joint Federal Project to improve the dam spillway and the future dam raise to increase flood storage. In conjunction with the new 200-yr map, the City has made changes to its General Plan and zoning code that will guide development within the 200-yr Urban Level of Flood Protection. The map and associated code changes were adopted by the City Council in the Summer of 2016.

Figure E-10 City of Rancho Cordova – 200-year Flood Depth with Folsom Dam Raise (Upstream)



Source: City of Rancho Cordova

Figure E-11 City of Rancho Cordova – 200-year Flood Depth with Folsom Dam Raise (Downstream)



Source: City of Rancho Cordova

Values at Risk

GIS was used to determine the possible impacts of flooding within the City of Rancho Cordova. The methodology described in Section 4.3.10 of the Base Plan was followed in determining structures and values at risk to the 1% (100-year) and 0.2% (500-year) annual chance flood event. However, this analysis was performed based on the most current 2015 DFIRMs which still reflect some levees as providing 100-year level of protection. According to the County, all levees have since been decertified as not providing a 100-year level of protection, so this analysis is based solely on the information presented in the DFIRMs. Further it is important to note that many levee improvement projects are ongoing throughout the Planning Area, some of which will be providing certification of area levees to both a 100-year and 200-year levels depending on applicable requirements. Thus, this analysis reflects a moment in time and while it does provide information on areas developed behind levees, the X Protected by Levee flood zone will continue to change as these projects are completed and new certifications obtained. Table E-23 shows the property use, improved parcel count, improved values, estimated contents, total values and estimated loss of parcels that fall in a floodplain in the City.

Table E-23 City of Rancho Cordova – Count and Improved Value by Property Use and Detailed Flood Zone

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
Zone A						
Agricultural	0	0	\$0	\$0	\$0	\$0
Care / Health	0	0	\$0	\$0	\$0	\$0
Church / Welfare	0	0	\$0	\$0	\$0	\$0
Industrial	0	0	\$0	\$0	\$0	\$0
Miscellaneous	0	0	\$0	\$0	\$0	\$0
NO DATA	0	0	\$0	\$0	\$0	\$0
Office	0	0	\$0	\$0	\$0	\$0
Public / Utilities	0	0	\$0	\$0	\$0	\$0
Recreational	0	0	\$0	\$0	\$0	\$0
Residential	0	0	\$0	\$0	\$0	\$0
Retail / Commercial	0	0	\$0	\$0	\$0	\$0
Vacant	0	0	\$0	\$0	\$0	\$0
Total	0	0	\$0	\$0	\$0	\$0
Zone AE						
Agricultural	0	0	\$0	\$0	\$0	\$0
Care / Health	0	0	\$0	\$0	\$0	\$0
Church / Welfare	0	0	\$0	\$0	\$0	\$0
Industrial	0	0	\$0	\$0	\$0	\$0
Miscellaneous	1	0	\$20	\$0	\$20	\$40
NO DATA	0	0	\$0	\$0	\$0	\$0
Office	0	0	\$0	\$0	\$0	\$0
Public / Utilities	35	0	\$0	\$0	\$0	\$0
Recreational	1	0	\$0	\$0	\$0	\$0
Residential	21	21	\$3,727,473	\$10,205,817	\$1,863,737	\$15,797,027
Retail / Commercial	0	0	\$0	\$0	\$0	\$0
Vacant	2	0	\$1,449,987	\$0	\$0	\$1,449,987
Total	60	21	\$5,177,480	\$10,205,817	\$1,863,757	\$17,247,054
Zone AH						

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
Agricultural	0	0	\$0	\$0	\$0	\$0
Care / Health	0	0	\$0	\$0	\$0	\$0
Church / Welfare	0	0	\$0	\$0	\$0	\$0
Industrial	0	0	\$0	\$0	\$0	\$0
Miscellaneous	0	0	\$0	\$0	\$0	\$0
NO DATA	0	0	\$0	\$0	\$0	\$0
Office	0	0	\$0	\$0	\$0	\$0
Public / Utilities	0	0	\$0	\$0	\$0	\$0
Recreational	0	0	\$0	\$0	\$0	\$0
Residential	0	0	\$0	\$0	\$0	\$0
Retail / Commercial	0	0	\$0	\$0	\$0	\$0
Vacant	0	0	\$0	\$0	\$0	\$0
Total	0	0	\$0	\$0	\$0	\$0
Zone AO						
Agricultural	0	0	\$0	\$0	\$0	\$0
Care / Health	0	0	\$0	\$0	\$0	\$0
Church / Welfare	0	0	\$0	\$0	\$0	\$0
Industrial	0	0	\$0	\$0	\$0	\$0
Miscellaneous	0	0	\$0	\$0	\$0	\$0
NO DATA	0	0	\$0	\$0	\$0	\$0
Office	0	0	\$0	\$0	\$0	\$0
Public / Utilities	0	0	\$0	\$0	\$0	\$0
Recreational	0	0	\$0	\$0	\$0	\$0
Residential	0	0	\$0	\$0	\$0	\$0
Retail / Commercial	0	0	\$0	\$0	\$0	\$0
Vacant	0	0	\$0	\$0	\$0	\$0
Total	0	0	\$0	\$0	\$0	\$0
Zone A99						
Agricultural	0	0	\$0	\$0	\$0	\$0
Care / Health	0	0	\$0	\$0	\$0	\$0
Church / Welfare	0	0	\$0	\$0	\$0	\$0

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
Industrial	0	0	\$0	\$0	\$0	\$0
Miscellaneous	0	0	\$0	\$0	\$0	\$0
NO DATA	0	0	\$0	\$0	\$0	\$0
Office	0	0	\$0	\$0	\$0	\$0
Public / Utilities	0	0	\$0	\$0	\$0	\$0
Recreational	0	0	\$0	\$0	\$0	\$0
Residential	0	0	\$0	\$0	\$0	\$0
Retail / Commercial	0	0	\$0	\$0	\$0	\$0
Vacant	0	0	\$0	\$0	\$0	\$0
Total	0	0	\$0	\$0	\$0	\$0
Total 1%	60	21	\$5,177,480	\$10,205,817	\$5,102,909	\$20,486,206
0.2% Annual Chance Flood Zone*						
Agricultural	0	0	\$0	\$0	\$0	\$0
Care / Health	0	0	\$0	\$0	\$0	\$0
Church / Welfare	2	2	\$235,541	\$5,583,564	\$235,541	\$6,054,646
Industrial	0	0	\$0	\$0	\$0	\$0
Miscellaneous	1	0	\$0	\$0	\$0	\$0
NO DATA	0	0	\$0	\$0	\$0	\$0
Office	2	2	\$1,206,659	\$2,095,866	\$1,206,659	\$4,509,184
Public / Utilities	12	0	\$0	\$0	\$0	\$0
Recreational	0	0	\$0	\$0	\$0	\$0
Residential	963	963	\$49,753,655	\$146,650,749	\$24,876,828	\$221,281,232
Retail / Commercial	3	3	\$3,869,123	\$3,922,398	\$3,869,123	\$11,660,644
Vacant	6	1	\$508,993	\$142,436	\$0	\$651,429
Total	989	971	\$55,573,971	\$158,395,013	\$30,188,151	\$244,157,135
X Protected by Levee Zone						
Agricultural	0	0	\$0	\$0	\$0	\$0
Care / Health	2	2	\$114,654	\$591,104	\$114,654	\$820,412
Church / Welfare	1	1	\$66,298	\$127,497	\$66,298	\$260,093
Industrial	0	0	\$0	\$0	\$0	\$0
Miscellaneous	5	0	\$1,409	\$0	\$1,409	\$2,818

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
NO DATA	0	0	\$0	\$0	\$0	\$0
Office	0	0	\$0	\$0	\$0	\$0
Public / Utilities	11	0	\$13,139	\$0	\$13,139	\$26,278
Recreational	0	0	\$0	\$0	\$0	\$0
Residential	806	792	\$41,293,762	\$112,914,161	\$20,646,881	\$174,854,804
Retail / Commercial	1	1	\$238,539	\$302,366	\$238,539	\$779,444
Vacant	0	0	\$0	\$0	\$0	\$0
Total	826	796	\$41,727,801	\$113,935,128	\$21,080,920	\$176,743,849
Zone X						
Agricultural	26	4	\$23,835,393	\$279,917	\$23,835,393	\$47,950,703
Care / Health	14	14	\$2,904,244	\$12,329,146	\$2,904,244	\$18,137,634
Church / Welfare	30	29	\$16,916,515	\$43,962,390	\$16,916,515	\$77,795,420
Industrial	591	558	\$228,179,282	\$529,055,369	\$342,268,923	\$1,099,503,574
Miscellaneous	254	1	\$802,118	\$989	\$802,118	\$1,605,225
NO DATA	0	0	\$0	\$0	\$0	\$0
Office	250	230	\$201,944,868	\$904,397,227	\$201,944,868	\$1,308,286,963
Public / Utilities	230	2	\$1,428,507	\$1,439,116	\$1,428,507	\$4,296,130
Recreational	8	7	\$4,340,406	\$12,225,826	\$4,340,406	\$20,906,638
Residential	15,690	15,207	\$1,007,532,983	\$2,597,780,380	\$503,766,492	\$4,109,079,855
Retail / Commercial	245	232	\$154,541,187	\$290,485,670	\$154,541,187	\$599,568,044
Vacant	1,274	20	\$175,679,557	\$4,248,543	\$0	\$179,928,100
Total	18,612	16,304	\$1,818,105,060	\$4,396,204,573	\$1,252,748,653	\$7,467,058,286

Source: FEMA 6/16/2015 DFIRM, Sacramento County 2016 Parcel/2015 Assessor's Data

*This parcel count only includes those parcels in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood will also include all parcels in the 1% annual chance floodplain.

Table E-24 summarizes Table E-23 above and shows City of Rancho Cordova loss estimates and shows improved values at risk by FEMA 1% and 0.2% annual chance flood zones.

Table E-24 City of Rancho Cordova – Flood Loss Summary

Flood Zone	Improved Parcel Count	Total Improved Value	Estimated Contents Value	Total Improved/Contents Value	Loss Estimate	Loss Ratio
------------	-----------------------	----------------------	--------------------------	-------------------------------	---------------	------------

Flood Zone	Improved Parcel Count	Total Improved Value	Estimated Contents Value	Total Improved/Contents Value	Loss Estimate	Loss Ratio
1% Annual Chance	21	\$10,205,817	\$5,102,909	\$15,308,726	\$3,061,745.20	0.03%
0.2% Annual Chance*	971	\$158,395,013	\$84,927,203	\$243,322,216	\$48,664,443.20	0.48%

Source: FEMA 6/16/2015 DFIRM, Sacramento County 2016 Parcel/2015 Assessor's Data

*This parcel count only includes those parcels in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood will also include all parcels in the 1% annual chance floodplain.

According to Table E-23 and Table E-24, the City of Rancho Cordova has 21 improved parcels and \$15,308,726 of structure and contents value in the 1% annual chance floodplain. These values can be refined a step further. Applying the 20 percent damage factor as previously described in Section 4.3.10 of the Base Plan, there is a 1% chance in any given year of a flood event causing roughly \$3.1 million in damage in the City of Rancho Cordova. The City of Rancho Cordova has 971 improved parcels and \$243,322,216 of structure and contents value in the 0.2% annual chance floodplain. These values can be refined a step further. Applying the 20 percent damage factor, there is a 0.2% chance in any given year of a flood event causing roughly \$48.6 million in damage in the City of Rancho Cordova. A loss ratio of 0.03% and 0.48% indicates that losses in Rancho Cordova to flood would be relatively minor in both 1% and 0.2% annual chance floodplains, as less than a percent of the total values in the City would be damaged.

Flooded Acres

Also of interest is the land area affected by the various flood zones. The following is an analysis of flooded acres in the City in comparison to total area within the City limits. The same methodology, as discussed in Section 4.3.10 of the Base Plan, was used for the City of Rancho Cordova as well as for the County as a whole. Table E-25 represents a summary analysis of total acres in the 1% and 0.2% annual chance flood zones in the City.

Table E-25 City of Rancho Cordova – Flooded Acres

Flood Zone	Total Flooded Acres	Improved Flooded Acres	% of Improved Flooded Acres
1% Annual Chance	794.88	44.68	0.05%
0.2% Annual Chance*	307.17	190.19	1.57%

Source: FEMA 6/16/2015 DFIRM, Sacramento County 2016 Parcel/2015 Assessor's Data

*This parcel count only includes those parcels in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood will also include all parcels in the 1% annual chance floodplain.

Population at Risk

The DFIRM flood zones were overlayed on the parcel layer. Those residential parcel centroids that intersect the severity zones were counted and multiplied by the 2010 Census Bureau average household

factors for Rancho Cordova. According to this analysis, there is a total population of 2,706 residents of the City at risk to flooding, with 58 in the 1% annual chance floodplain and 2,648 in the 0.2% annual chance floodplain. This is shown in Table E-26.

Table E-26 City of Rancho Cordova – Count of Improved Residential Parcels and Population by Flood Zone

Flood Zone	Improved Residential Parcels	Population*
1% Annual Chance	21	58
Shaded X (0.2% Annual Chance)**	963	2,648
Total	984	2,706

Source: FEMA 6/16/2015 DFIRM, Sacramento County 2016 Parcel/2015 Assessor's Data, US Census Bureau

* Average household populations from the 2010 US Census were used: Rancho Cordova– 2.75.

**This parcel count only includes those parcels in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood will also include all parcels in the 1% annual chance floodplain.

Critical Facilities at Risk

An analysis was performed on the critical facility inventory in Rancho Cordova in identified FEMA DFIRMs. GIS was used to determine whether the facility locations intersects a DFIRM flood hazard areas, and if so, which zone it intersects. Details of critical facilities in the floodplain in the City of Rancho Cordova are shown in Figure E-12 and Table E-27. As shown on the table and figure, Rancho Cordova has 1 critical facility located in 1% annual chance (Zone AE) and 128 critical facilities in the 0.2% annual chance DFIRM flood zones. Details of critical facility definition, type, name and address and jurisdiction by flood zone are listed in Appendix E.

Figure E-12 City of Rancho Cordova – Critical Facilities and Flood Zones

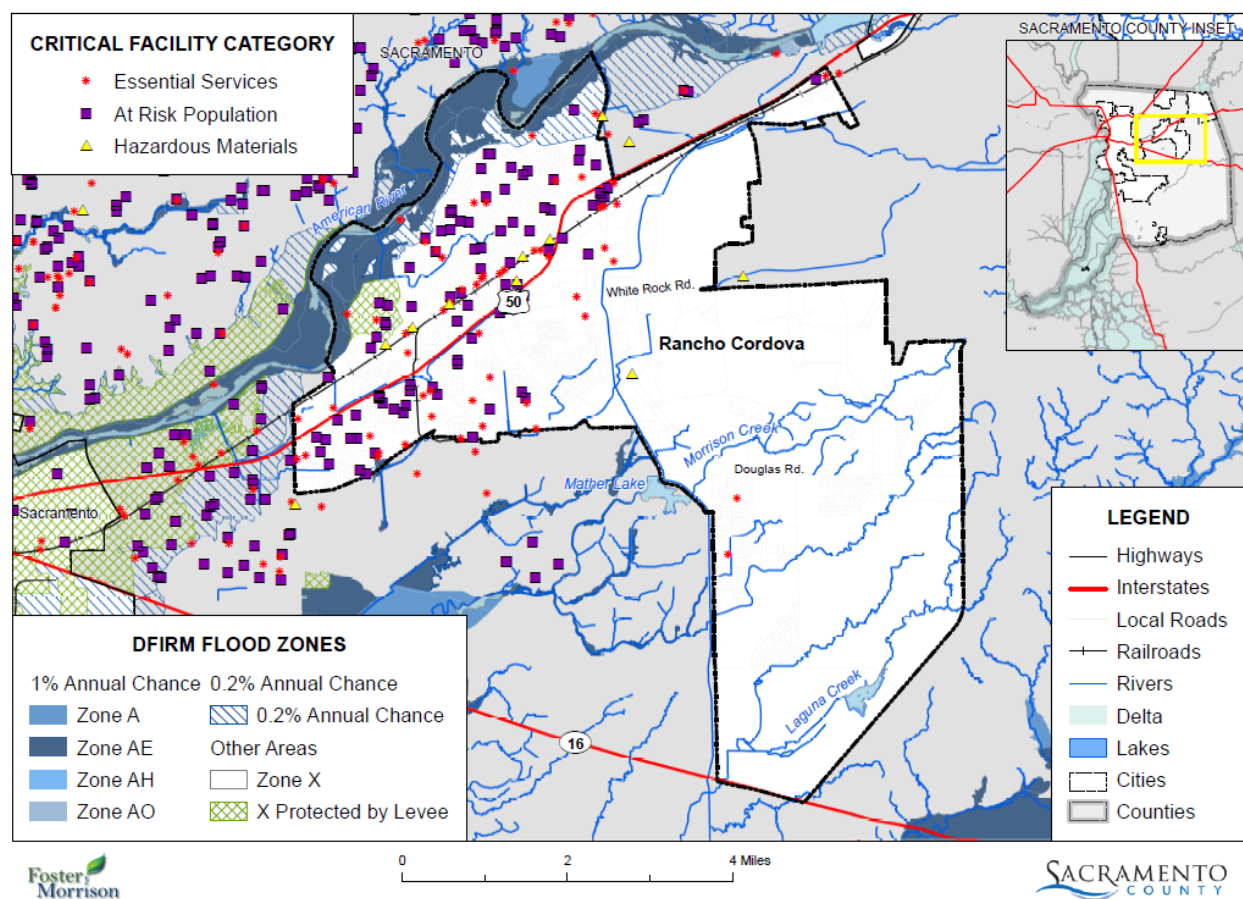


Table E-27 City of Rancho Cordova – Critical Facilities and Flood Zones

Critical Facility Category	Facility Type	Facility Count
Zone AE		
Essential Services Facilities	Emergency Evacuation Shelter	1
	Total	1
Zone AE Total		1
0.2% Annual Chance		
Essential Services Facilities	Drainage	1
	Emergency Evacuation Shelter	1
	Medical Health Facility	1
	Total	3
At Risk Population Facilities	Private K-12 School	1
	Public High School	1
	Total	2

Critical Facility Category	Facility Type	Facility Count
0.2% Annual Chance Total*		5
Zone X		
Essential Services Facilities Total	Dispatch Center	1
	Drainage	4
	Emergency Evacuation Shelter	11
	Emergency Rooms	1
	EOC	1
	Fire Station	4
	Gas Storage	1
	Government Facilities	4
	Hospitals	1
	Light Rail Stop	7
	Medical Health Facility	13
	Police	2
	State Facility	1
	Total	51
At Risk Population Facilities Total	Adult Education School	1
	Adult Residential	10
	College/University	1
	Day Care Center	20
	Group Home	5
	Hotel	19
	Independent Study School	1
	Private Elementary School	2
	Private High School	2
	Public Continuation High School	1
	Public Elementary School	10
	Public Middle School	2
	Residential Care/Elderly	11
	School	1
	School-Age Day Care Center	2
	Special Education School	3
	Total	91
Hazardous Materials Facilities	Oil Collection Center	8
	Total	8
Zone X Total		150
X Protected by Levee		

Critical Facility Category	Facility Type	Facility Count
Essential Services Facilities	Drainage	1
	Medical Health Facility	1
	Total	2
At Risk Population Facilities Total	Day Care Center	3
	Group Home	1
	Public Elementary School	1
	Total	5
X Protected by Levee Total		7
Grand Total		163

Source: FEMA 6/16/2015 DFIRM, Sacramento County GIS

*This count only includes those critical facilities in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood will also include all critical facilities in the 1% annual chance floodplain.

Insurance Coverage, Claims Paid, and Repetitive Losses

The City of Rancho Cordova joined the National Flood Insurance Program (NFIP) on September 15, 2004, as a part of the County prior to the City's incorporation. The City does not participate in the CRS program.

NFIP data indicates that as of February 19, 2016, there were 319 flood insurance policies in force in the City with \$96,082,000 of coverage. Of the 319 policies, 311 were residential and 8 were non-residential; 6 policies were in A zones and 313 policies were in B, C, and X zones. The GIS parcel analysis detailed above identified 21 parcels in the 100-year flood zone. 6 policies for 21 parcels in the 100-year floodplain equates to insurance coverage of 28.6 percent. There have been no historical claims for flood losses.

California Department of Water Resources Best Available Maps (BAM)

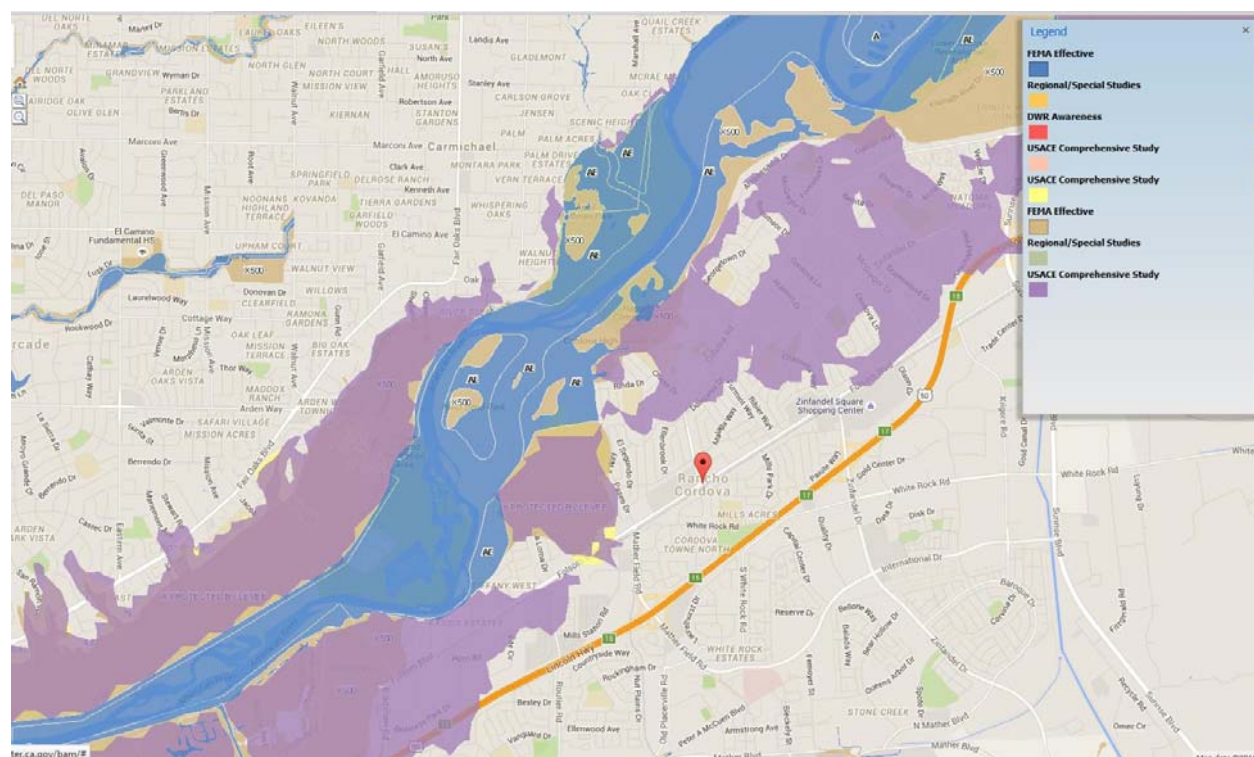
The FEMA regulatory maps provide just one perspective on flood risks in Sacramento County. Senate Bill 5 (SB 5), enacted in 2007, authorized the California DWR to develop the Best Available Maps (BAM) displaying 100- and 200-year floodplains for areas located within the Sacramento-San Joaquin (SAC-SJ) Valley watershed. SB 5 requires that these maps contain the best available information on flood hazards and be provided to cities and counties in the SAC-SJ Valley watershed. This effort was completed by DWR in 2008. DWR has expanded the BAM to cover all counties in the State and to include 500-year floodplains.

Different than the FEMA DFIRMs which have been prepared to support the NFIP and reflect only the 100-year event risk, the BAMs are provided for informational purposes and are intended to reflect current 100-, 200-, and 500-year event risks using the best available data. The 100-year floodplain limits on the BAM are a composite of multiple 100-year floodplain mapping sources. It is intended to show all currently identified areas at risk for a 100-year flood event, including FEMA's 100-year floodplains. The BAM are comprised of different engineering studies performed by FEMA, Corps, and DWR for

assessment of potential 100-, 200-, and 500-year floodplain areas. These studies are used for different planning and/or regulatory applications. They are for the same flood frequency, however, they may use varied analytical and quality control criteria depending on the study type requirements.

The value in the BAMs is that they provide a bigger picture view of potential flood risk to the City than that provided in the FEMA DFIRMs. This provides the community and residents with an additional tool for understanding potential flood hazards not currently mapped as a regulated floodplain. Improved awareness of flood risk can reduce exposure to flooding for new structures and promote increased protection for existing development. Informed land use planning will also assist in identifying levee maintenance needs and levels of protection. By including the FEMA 100-year floodplain, it also supports identification of the need and requirement for flood insurance. The BAM map for Rancho Cordova is shown in Figure E-13.

Figure E-13 City of Rancho Cordova Best Available Map



Source: California DWR

Legend explanation: Blue - FEMA 100-Year, Orange – Local 100-Year (developed from local agencies), Red – DWR 100-year (Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures.), Pink – USACE 100-Year (2002 Sac and San Joaquin River Basins Comp Study), Yellow – USACE 200-Year (2002 Sac and San Joaquin River Basins Comp Study), Tan – FEMA 500-Year, Grey – Local 500-Year (developed from local agencies), Purple – USACE 500-Year (2002 Sac and San Joaquin River Basins Comp Study).

Future Development

The City enforces the floodplain ordinance. If any development is to occur in the floodplain, it would have to conform to the elevation standards of the floodplain ordinance. No development is expected in the floodplain in the future.

Flood: Localized Stormwater Flooding

Likelihood of Future Occurrence–Highly Likely

Vulnerability–Medium

Hazard Profile and Problem Description

Flooding and other issues caused by severe weather events, primarily heavy rains and thunderstorms, can often pose a risk to the community. Primary concerns include impacts to infrastructure that provides a means of ingress and egress throughout the community. The City has identified areas of chronic localized flooding and is developing a drainage master plan to identify and prioritize Capital Improvement projects to address flooding within the City.

Past Occurrences

The HMPC could not provide specific past instances of localized flooding that have affected the City.

Vulnerability to Localized Flooding

Currently the City experiences localized flooding issues associated with undersized drainage facilities in existing developed and developing areas. This includes existing drainage issues along Sunrise Boulevard south of White Rock Road where surface water flows exceed the capacity of drainage facilities (siphons and overchutes) of the Folsom South Canal. Existing 100-year peak flows are exceeded in several of these facilities and result in localized flooding along Sunrise Boulevard as well as discharge of drainage into the Folsom South Canal. See Table E-28 for a more comprehensive list of local flood areas.

Table E-28 City of Rancho Cordova's Road List of Localized Flooding Problem Areas

Road Name	Flooding	Pavement Deterioration	Washout	High Water	Landslide/ Mudslide	Debris	Downed Trees
11051 Fiore Dr.	x						
Berrywood at Gingerwood	x						
2897 Kilgore	x						
Zinfandel @ Sonata (2409 Sonata)	x						
Fiore Dr.	x						
Kilgore Road	x						
Benita at Woodlawn	x						
Trade Center w/o Sunrise	x						
South west end of Pawcatuck Way	x						
Coloma at McGregor	x						
Woodlawn Dr. @ Pine Tree Court (2133 Woodlawn Dr.)	x						

Road Name	Flooding	Pavement Deterioration	Washout	High Water	Landslide/ Mudslide	Debris	Downed Trees
2701 Lee Ann & Don Juan	x						
Kilgore Rd. & Sun Center Dr.	x						

Source: City of Rancho Cordova

Future Development

Future development in the City will add more impervious surfaces and need to drain those waters. The City will need to be proactive to ensure that increased development provides adequate stormwater detention to mitigate for increased flows that either cause or exacerbate existing flooding problems. The risk of localized flooding to future development can also be minimized by accurate recordkeeping of repetitive localized storm activity. Mitigating the root causes of the localized stormwater flooding will reduce future risks of losses.

Severe Weather: Heavy Rain and Storms

Likelihood of Future Occurrence–Likely

Vulnerability–Medium

Hazard Profile and Problem Description

According to historical hazard data, severe weather is an annual occurrence in the City of Rancho Cordova. Damage and disaster declarations related to severe weather have occurred and will continue to occur in the future. Heavy rain and thunderstorms are the most frequent type of severe weather occurrence in the area. Wind and lightning often accompany these storms and have caused damage in the past.

Past Occurrences

The HMPC could not provide specific past instances of heavy rains and storms that have affected the City.

Vulnerability to Heavy Rains and Storms

Problems associated with the primary effects of severe weather include flooding, pavement deterioration, washouts, high water crossings, landslide/mudslides, debris flows, and downed trees. Table E-28, discussed above in the discussion of the flood hazard and found at the end of this document, details those areas within the City that are most often affected during these heavy storm events. Most of the localized flooding identified in Table E-28s generally limited to flooding within the street ROW and only has limited impact to private property.

Future Development

The City enforces the state building code and other ordinances, which regulate construction techniques that minimize damage from heavy storms and rain. Future development in the City is subject to these building codes. New critical facilities such as communications towers should be built to withstand hail damage, lightning, and heavy rains.

Wildfire

Likelihood of Future Occurrence—Occasional

Vulnerability—Medium

Hazard Profile and Problem Description

The Rancho Cordova Planning Area contains portions of the American River Parkway, wetland, and natural areas that support a variety of trees, shrubs, and native grasses. These vegetation types provide a substantial source of fuel and a potential to ignite and pose safety risks to adjacent and surrounding developments. Construction of residential units in these areas has the potential to expose people or structures to significant risk of loss, injury, or death involving wildland fires.

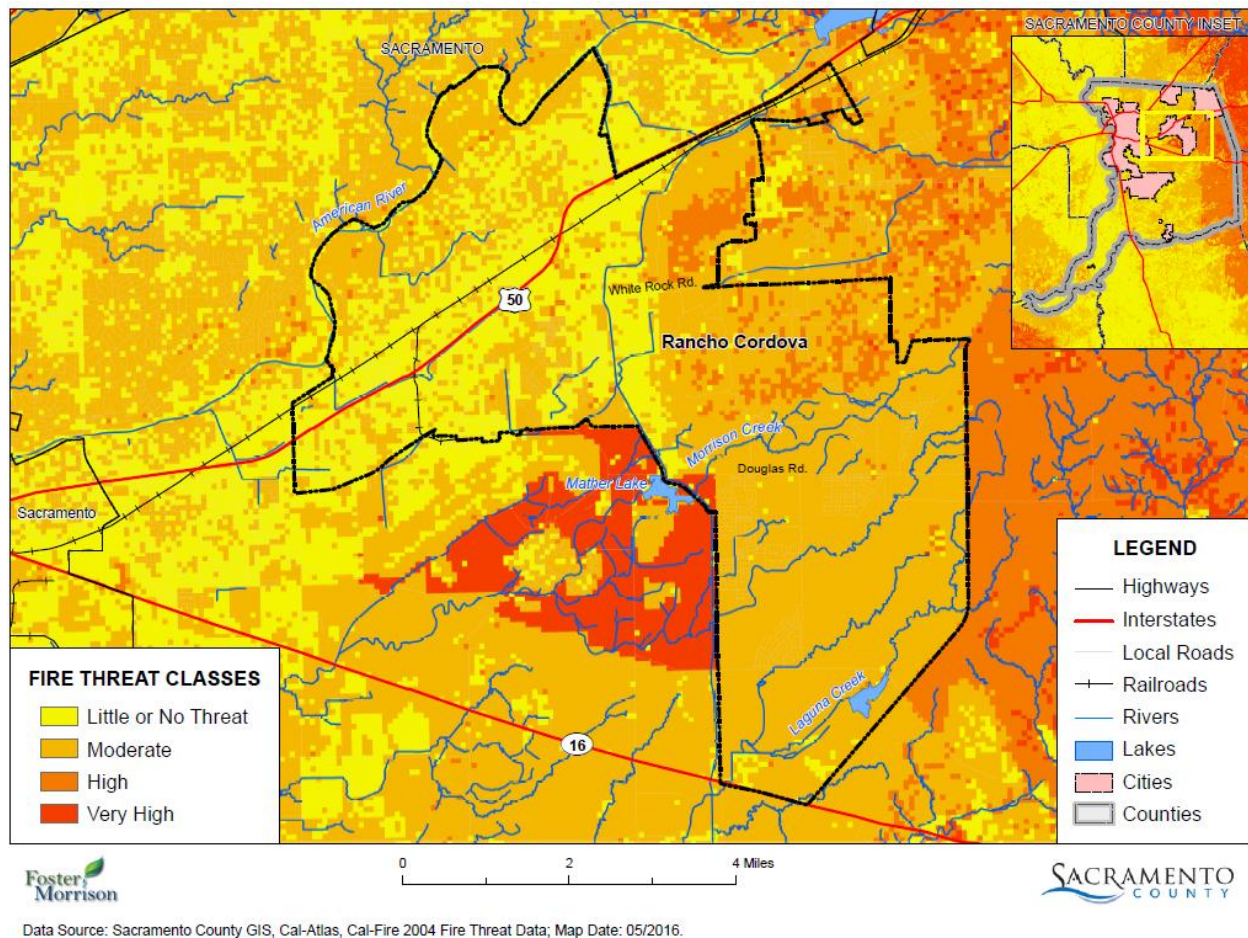
Past Occurrences

The HMPC could not provide specific past instances of wildfire that have affected the City.

Vulnerability to Wildfire

Following the methodology described in Section 4.3.17, a wildfire map for the City of Rancho Cordova was created (see Figure E-14). Wildfire threat within the City ranges from little or no threat to very high.

Figure E-14 City of Rancho Cordova's Fire Threat Zones



Values at Risk

Analysis results for Rancho Cordova are shown in Table E-29, which summarizes total parcel counts, improved parcel counts and their structure values by occupancy type affected by fire.

Table E-29 City of Rancho Cordova – Count and Value of Parcels by Property Use and Fire Threat Zone

Property Use	Total Parcel Count	Total Land Value	Improved Parcel Count	Improved Structure Value	Total Value
Little or No Threat					
Agricultural	2	\$107,251	0	\$0	\$107,251
Care / Health	8	\$1,696,886	8	\$6,408,909	\$8,105,795
Church / Welfare	25	\$10,602,061	24	\$30,180,750	\$40,782,811
Industrial	451	\$167,077,152	432	\$410,473,711	\$577,550,863
Miscellaneous	108	\$239,295	0	\$0	\$239,295

Property Use	Total Parcel Count	Total Land Value	Improved Parcel Count	Improved Structure Value	Total Value
Office	204	\$150,349,959	187	\$627,871,496	\$778,221,455
Public / Utilities	147	\$1,142,912	2	\$1,439,116	\$2,582,028
Recreational	6	\$3,014,432	6	\$4,398,103	\$7,412,535
Residential	8,810	\$506,723,224	8,718	\$1,384,739,724	\$1,891,462,948
Retail/Commercial	225	\$142,000,687	213	\$249,319,719	\$391,320,406
Vacant	171	\$39,735,106	3	\$222,809	\$39,957,915
Total	10,157	\$1,022,688,965	9,593	\$2,715,054,337	\$3,737,743,302
Moderate					
Agricultural	23	\$23,726,588	4	\$279,917	\$24,006,505
Care / Health	8	\$1,322,012	8	\$6,511,341	\$7,833,353
Church / Welfare	8	\$6,616,293	8	\$19,492,701	\$26,108,994
Industrial	137	\$59,276,048	124	\$117,178,349	\$176,454,397
Miscellaneous	153	\$564,252	1	\$989	\$565,241
Office	45	\$50,884,425	42	\$269,656,057	\$320,540,482
Public / Utilities	139	\$298,734	0	\$0	\$298,734
Recreational	3	\$1,325,974	1	\$7,827,723	\$9,153,697
Residential	8,658	\$594,965,332	8,257	\$1,480,623,031	\$2,075,588,363
Retail/Commercial	23	\$15,321,736	22	\$40,093,592	\$55,415,328
Vacant	1,098	\$106,005,908	18	\$4,168,170	\$110,174,078
Total	10,295	\$860,307,302	8,485	\$1,945,831,870	\$2,806,139,172
High					
Industrial	3	\$1,826,082	2	\$1,403,309	\$3,229,391
Office	3	\$1,917,143	3	\$8,965,540	\$10,882,683
Public / Utilities	1	\$0	0	\$0	\$0
Residential	12	\$619,317	8	\$2,188,352	\$2,807,669
Vacant	10	\$26,821,186	0	\$0	\$26,821,186
Total	29	\$31,183,728	13	\$12,557,201	\$43,740,929
Very High					
Agricultural	1	\$1,554	0	\$0	\$1,554
Public / Utilities	1	\$0	0	\$0	\$0
Retail/Commercial	1	\$1,326,426	1	\$5,297,123	\$6,623,549
Vacant	3	\$5,076,337	0	\$0	\$5,076,337
Total	6	\$6,404,317	1	\$5,297,123	\$11,701,440
Grand Total	20,487	\$1,920,584,312	18,092	\$4,678,740,531	\$6,599,324,843

Source: Sacramento County 2016 Parcel/2015 Assessor's Data, CAL FIRE

Population at Risk

The Fire Threat dataset was overlayed on the parcel layer. Those residential parcel centroids that intersect the threat zones were counted and multiplied by the 2010 Census Bureau average household factors for each jurisdiction and unincorporated area. Results were tabulated by jurisdiction. According to this analysis, there is a total population of 22,729 residents of Rancho Cordova at risk to moderate or higher wildfire risk. This is shown in Table E-30.

Table E-30 City of Rancho Cordova – Count of Improved Residential Parcels and Population by Fire Threat Zone

Fire Threat Zone	Improved Residential Parcels	Population*
Little or No Threat	8,718	23,975
Moderate	8,257	22,707
High	8	22
Very High	0	0
Total	16,983	46,704

Source: Sacramento County 2016 Parcel/2015 Assessor's Data, CAL FIRE

* Average household populations for Rancho Cordova (2.75) from the 2010 US Census were used

Critical Facilities at Risk

Wildfire analysis was performed on the critical facility inventory in Sacramento County and all jurisdictions. GIS was used to determine whether the facility locations intersect a fire threat zone provided by CAL FIRE, and if so, which zone it intersects. There are 54 facilities in the moderate or higher fire severity zone in the City. These are shown in Figure E-15 and detailed in Table E-31. Details of critical facility definition, type, name and address and jurisdiction by fire severity zone are listed in Appendix E.

Figure E-15 City of Rancho Cordova – Critical Facilities in Fire Threat Zones

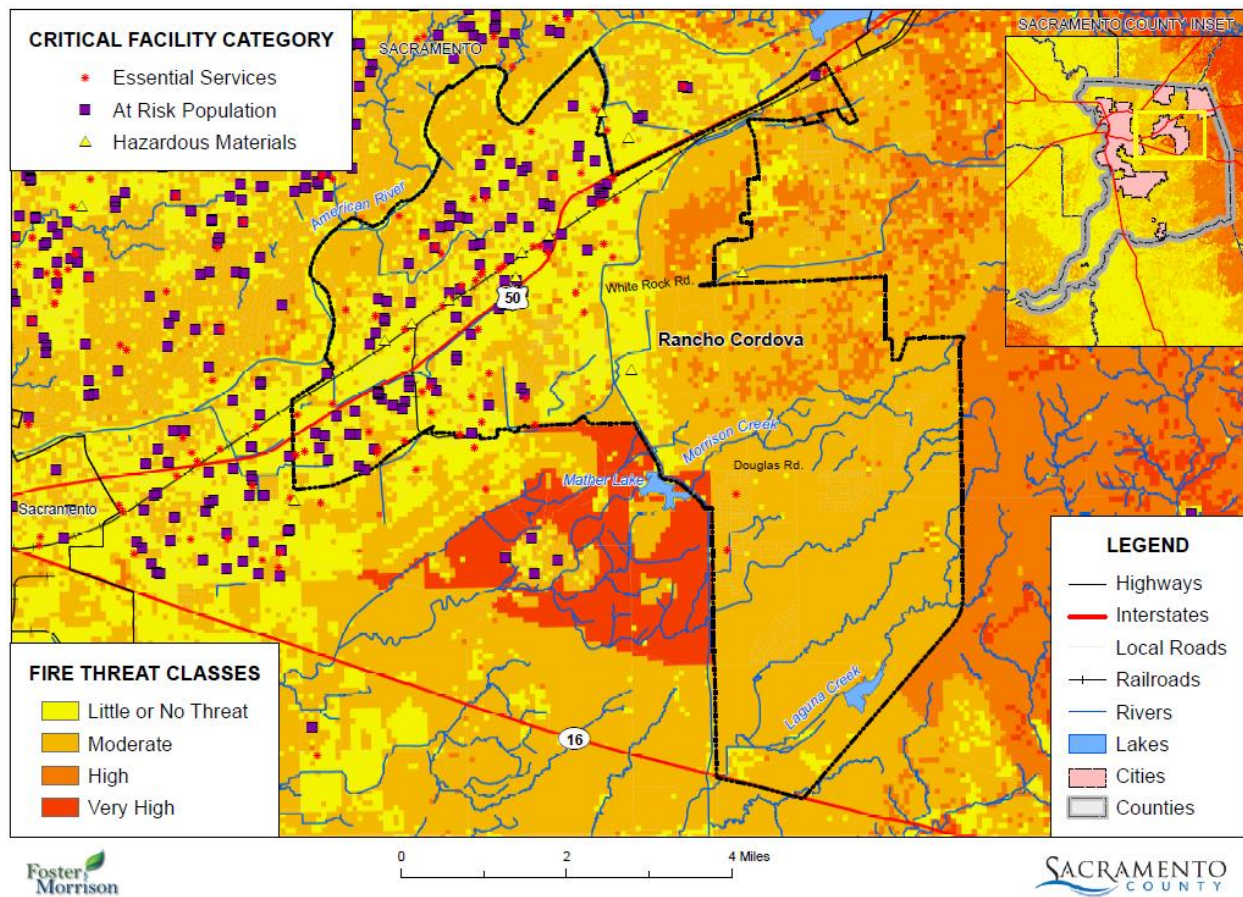


Table E-31 City of Rancho Cordova – Critical Facilities by Fire Threat Zone

Critical Facility Category	Facility Type	Facility Count
Little or No Threat		
Essential Services Facilities	Dispatch Center	1
	Drainage	3
	Emergency Evacuation Shelter	7
	Emergency Rooms	1
	EOC	1
	Fire Station	2
	Gas Storage	1
	Government Facilities	3
	Hospitals	1
	Light Rail Stop	6
	Medical Health Facility	13

Critical Facility Category	Facility Type	Facility Count
	Police	2
	Total	41
At Risk Population Facilities	Adult Residential	9
	Day Care Center	12
	Group Home	4
	Hotel	16
	Private Elementary School	1
	Private High School	1
	Public Elementary School	4
	Public High School	1
	Public Middle School	1
	Residential Care/Elderly	8
	School	1
	Special Education School	2
	Total	60
Hazardous Materials Facilities	Oil Collection Center	8
	Total	8
Little or No Threat Total		109
Moderate		
Essential Services Facilities	Drainage	3
	Emergency Evacuation Shelter	6
	Fire Station	2
	Government Facilities	1
	Light Rail Stop	1
	Medical Health Facility	2
	State Facility	1
	Total	16
At Risk Population Facilities	Adult Education School	1
	Adult Residential	1
	College/University	1
	Day Care Center	11
	Group Home	2
	Hotel	3
	Independent Study School	1
	Private Elementary School	1
	Private High School	1
	Private K-12 School	1

Critical Facility Category	Facility Type	Facility Count
	Public Continuation High School	1
	Public Elementary School	7
	Public Middle School	1
	Residential Care/Elderly	3
	School-Age Day Care Center	2
	Special Education School	1
	Total	38
Moderate Total		54
Grand Total		163

Source: CAL FIRE, Sacramento County GIS

Future Development

Development may occur in the moderate or higher wildfire severity areas; however, City ordinances for building in these areas are enforced.

Municipal Code, Chapter 17.12 requires that all dry grass, brush, vines or other dry vegetation shall be cleared for an area of not less than 30 feet from all structures, combustible fences, vehicles and combustible storage.

E.6 Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, mitigation education, outreach, and partnerships, and other mitigation efforts.

E.6.1. Regulatory Mitigation Capabilities

Table E-32 lists regulatory mitigation capabilities, including planning and land management tools, typically used by local jurisdictions to implement hazard mitigation activities and indicates those that are in place in the City of Rancho Cordova.

Table E-32 City of Rancho Cordova's Regulatory Mitigation Capabilities

Plans	Y/N Year	Does the plan/program address hazards? Does the plan identify projects to include in the mitigation strategy? Can the plan be used to implement mitigation actions?
General Plan/Master Plan	Y 2006	The General Plan does identify and address hazards in the Safety element with Goals and Policies. The General Plan does not identify projects to include in the mitigation strategy. The General Plan sets Goals and Policies in a broad sense. A more appropriate place for implementation of mitigation strategy/action items is the Zoning Ordinance
Capital Improvements Plan	Y 2016	The CIP does identify hazards and projects to include in the mitigation actions (stormwater, dam, back-up generators) to include in the mitigation strategy. The Plan can be used to implement mitigation actions
Economic Development Plan	N	Currently the City does not have a Plan adopted. The City is currently working on a Plan.
Local Emergency Operations Plan	Y 2013	
Continuity of Operations Plan		
Transportation Plan	Y	
Stormwater Management Plan/Program	Y	
Engineering Studies for Streams	Y	
Community Wildfire Protection Plan	N	
Other special plans (e.g., brownfields redevelopment, disaster recovery, coastal zone management, climate change adaptation)		
Building Code, Permitting, and Inspections	Y/N	Are codes adequately enforced?
Building Code	Y	2013 California Building Code as amended by municipal code
Building Code Effectiveness Grading Schedule (BCEGS) Score	N	Score:
Fire department ISO rating:	Y	Rating: 3/8 (urban/rural)
Site plan review requirements	Y	Codes are enforced.
Land Use Planning and Ordinances	Y/N	Is the ordinance an effective measure for reducing hazard impacts? Is the ordinance adequately administered and enforced?
Zoning ordinance	Y 2013	Ordinance is an effective measure and is enforced.
Subdivision ordinance	Y 2013	Ordinance is an effective measure and is enforced.
Floodplain ordinance	Y 2013	Ordinance is an effective measure and is enforced.

Natural hazard specific ordinance (stormwater, steep slope, wildfire)	Y	Ordinance is an effective measure and is enforced.
Flood insurance rate maps	Y 2012	Ordinance is an effective measure and is enforced.
Elevation Certificates	Y	Ordinance is an effective measure and is enforced.
Acquisition of land for open space and public recreation uses	Y	Ordinance is an effective measure and is enforced.
Erosion or sediment control program	Y	Ordinance is an effective measure and is enforced.
Other		
How can these capabilities be expanded and improved to reduce risk?		

Source: City of Rancho Cordova

City of Rancho Cordova General Plan (2006)

The City of Rancho Cordova General Plan serves as a blueprint for future growth and development and provides comprehensive planning for the future. It encompasses what the City currently is and what it intends to be. It provides the general framework to achieve the desired future condition.

The General Plan includes a Safety Element that focuses on safety issues to be considered in planning for the present and future development for the City. Mitigation related goals of the City of Rancho Cordova General Plan Safety Element are:

- Goal S.1: Establish Rancho Cordova as a safe community and environment for all persons.
- Goal S.2: Reduce the possibility of a flooding or drainage issue causing damage to urban land uses within the City.
- Goal S.3: Reduce the risk of adverse effects to residents or businesses as a result of geologic or seismic instability.
- Goal S.4: Safe railroad crossings for pedestrians, bicyclists, or motorists.
- Goal S.5: Reduce the possibility of serious harm to residents, employees, or the environment as the result of an accidental release of toxic or hazardous substances.
- Goal S.6: Protect the community from potential harm associated with Mather Airport operations.
- Goal S.7: Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property.
- Goal S.8: Maintain effective and community-oriented law enforcement.
- Goal S.9: Reduce the probability of fire damage to all of the City's structures.

The City of Rancho Cordova Disaster Debris Management Plan (July 2016)

The Disaster Debris Management Plan is designed to guide the City of Rancho Cordova's General Services Department during the debris removal planning and post-event operations. The Plan identifies tools to assist the City in addressing debris removal following a debris generating event. The City intends to utilize this Plan to reduce the cost associated with a debris generating event. The Plan incorporates a methodology that has been tested in many regions throughout the U.S. and meets the needs of the City and its residents.

This Plan is intended to guide the City in response to a natural or manmade debris generating event. This Plan is designed to identify agencies and activities that are involved in debris operations to ensure a coordinated response that achieves removal, storage, reduction and final disposition of debris deposited along or immediately adjacent to public rights-of-way.

The City is a contract city, and some of the Public Works staff works under contract. The City participates as an active member of the Solid Waste Working Group and the Operational Area Council, and will work closely in these settings to execute the procurement of a private hauling company for debris collection and removal services and debris monitoring services, and provide disaster services in event of a disaster.

The Plan's purpose is the following:

- Establish and provide a centralized repository of information critical to developing and operating a disaster debris management program (including location of community drop-off stations, Temporary Debris Storage and Reduction Site (TDSRS), site criteria for locating new TDSRS, boundary map, flood plain maps, etc.);
- Identify the rules, regulations and guidelines enacted by Cal OES, CDAA, FEMA and other agencies governing the disaster debris removal process;
- Establish and provide reference and contact information for key personnel;
- Identify the roles and responsibilities of all involved parties; and
- Establish language and a protocol for pertinent public information such as press releases and other debris management information.

City of Rancho Cordova Ordinances

Zoning Code (Title 23)

The purpose of the zoning code is to set forth and coordinate city regulations governing the development and use of land in accordance with the City of Rancho Cordova general plan. The zoning code is specifically intended to do the following:

- Serve as the principal tool for implementing the city's general plan in a manner that protects the health, safety, and welfare of the citizens of Rancho Cordova.
- Facilitate prompt review of development proposals and provide for public information, review, and comment on development proposals that may have a significant impact on the community.
- Create a comprehensive and stable pattern of land uses to help ensure the provision of adequate water, sewerage, transportation, drainage, parks, open space, and other public facilities.
- Conserve and protect the city's natural resources and features such as creeks, significant trees such as heritage oaks, historic and environmental resources.
- Create a complete multi-modal transportation network that promotes pedestrian-oriented development, safe and effective traffic circulation, and adequate facilities for all transportation modes (e.g., walking, bicycling, driving, and using transit).
- Require that permitted uses and development designs provide reasonable protection from fire, flood, landslide, erosion, or other manmade or natural hazards.
- Ensure compatibility between residential and nonresidential development and facilitate the development of compatible mixed-use developments.

This code applies to all land uses, structures, subdivisions, and development within the City of Rancho Cordova, as follows:

- New Land Uses or Structures and Changes to Land Uses or Structures. Compliance with the requirements of this zoning code is required for any person or public agency to lawfully establish, construct, reconstruct, alter, or replace any use of land or structure.
- Issuance of Building Permits. The city may issue building or other construction permits only when:
 - ✓ The proposed land use and/or structures satisfy the requirements of subsection (A) of this section and all other applicable regulations; and
 - ✓ The director determines that the site was subdivided in compliance with the Rancho Cordova land division requirements.
- Subdivisions. Any subdivision of land after the effective date of the ordinance codified in this code shall be consistent with minimum lot size requirements and all other requirements of this code.
- Existing Uses and Structures. An existing land use or structure is lawful only when it was legally established and is operated and maintained in compliance with all applicable provisions of this code.
- Minimum Requirements. The provisions of this code shall be the minimum to ensure the public health, safety, and welfare. For discretionary actions, city officials or bodies have the discretion to impose more stringent requirements than set forth in this code as may be necessary to promote orderly land use development and the purposes of this code.
- Other Requirements. Nothing in this code eliminates the need for obtaining permits, approvals, or entitlements required by the county or any regional, state, or federal agency.
- Severability. Invalidity or enforceability of one or more provisions of this code shall not affect any other provision of this code.

Land Development (Title 22)

This title shall be inapplicable to:

- The financing or leasing of apartments, offices, stores, or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks.
- Mineral, oil or gas leases.
- Land dedicated for cemetery purposes under the Health and Safety Code of the state of California.
- A lot line adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, providing the lot line adjustment is approved by the planning director acting as an approval body or by the subdivision review committee acting either as an approval body or as an appeals board pursuant to RCMC 22.20.037.
- Boundary line or exchange agreements to which the State Lands Commission or a local agency holding a trust grant of tide and submerged lands is a party.
- Any separate assessment under Section 2188.7 of the Revenue and Taxation Code.
- The financing or leasing of any parcel of land, or any portion thereof, in conjunction with the construction of commercial or industrial buildings on a single parcel unless the project is not subject to review under other local agency ordinances regulating design and improvement.
- The financing or leasing of existing separate commercial or industrial buildings on a single parcel.
- Subdivisions of four parcels or less for construction of removable commercial buildings having a floor area of less than 100 square feet.

Fire Prevention Ordinance (Title 17)

The International Fire Code, 2010 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the “IFC”), and Appendices B and C (hereinafter referred to as the “appendix”) are hereby adopted and incorporated.

The city council also finds and declares that the uncontrolled growth and/or accumulation of grass, weeds or other materials or obstructions on sidewalks, streets, and on lands or lots is dangerous or injurious to neighboring property and the health or welfare of residents of the vicinity and is a public nuisance in that it creates a condition that reduces the value of private property, promotes blight and deterioration, invites plundering, creates fire hazards, constitutes an attractive nuisance creating a hazard to the health and safety of minors, creates a harbor for rodents and insects and is injurious to the health, safety and general welfare.

Building Code Ordinance (Chapter 16.04)

The purpose of the Rancho Cordova building code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein.

The 2016 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code, and any rules and regulations promulgated pursuant thereto, including the International Building Code, 2015 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code, Appendix C (Agricultural Buildings) and Appendix I (Patio Covers) of the CBC (hereinafter referred to as the “appendix”), are hereby adopted and incorporated by reference herein, excluding Sections 102 through 116 of Chapter 1 of the CBC, which are adopted pursuant to Chapter 16.02 RCMC.

Residential Code (Chapter 16.06)

The purpose of the Rancho Cordova Residential Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein.

The 2013 California Residential Code, Part 2.5, (hereinafter referred to as the "CRC") Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the International Residential Code, 2012 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IRC"), Appendix H (Patio Covers) of the CRC (hereinafter referred to as the

"appendix"), are hereby adopted and incorporated by reference herein, excluding Sections R102 through R114 of the CRC, which are adopted pursuant to Chapter 16.02 RCMC. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IRC and the appendix.

Land Grading and Erosion Control Ordinance (Chapter 16.44)

It is the intent of the city council in enacting this chapter to minimize damage to surrounding properties and public rights-of-way, the degradation of the water quality of watercourses, and the disruption of natural or city-authorized drainage flows caused by the activities of clearing and grubbing, grading, filling and excavating of land, and sediment and pollutant runoff from other construction-related activities, and to comply with the provisions of the City's National Pollutant Discharge Elimination System (NPDES) permit No. CA0082597, issued by the California Regional Water Quality Control Board.

Stormwater Management Ordinance (Chapter 15.12)

This chapter is adopted pursuant to Article XI, Section 7 of the California Constitution, which authorizes the City to exercise its police power to protect and promote the public health, safety and general welfare. While storm water runoff is one step in the natural cycle of water, human activities, including, but not limited to, agriculture, construction, manufacturing and the operation of an urban infrastructure, may result in undesirable discharges of pollutants and certain sediments. Such discharges may accumulate in local drainage channels and waterways and eventually may be deposited in the waters of the United States. The purpose of this chapter is to protect and enhance the water quality of watercourses, water bodies and wetlands within the unincorporated area of the county in a manner consistent with the Federal Clean Water Act, the Porter-Cologne Water Quality Control Act and Municipal Discharge Permit No. CA0082597 by controlling the contribution of urban pollutants to storm water runoff which enters the county storm water conveyance system.

- It is the intent of the city council in adopting this chapter to provide the city with the legal authority to accomplish the following goals:
- To reduce the discharge of pollutants in storm water to the maximum extent practicable;
- To effectively prohibit non-storm water discharges into the county storm water conveyance system;
- To comply with the requirements of the Federal Clean Water Act, the Porter-Cologne Water Quality Control Act and NPDES Municipal Storm Water Discharge Permit No. CA0082597 as they apply to the discharge of pollutants into and from the county storm water conveyance system;
- To fully implement the county's comprehensive storm water management program as approved by the Regional Board;
- To protect the physical integrity and function of the county storm water conveyance system from the effects of pollutants and materials other than storm water;
- To prevent the contamination of groundwater as a result of pollution migration from the county storm water conveyance system;
- To promote cost-effective management and beneficial use of sediments in the county storm water conveyance system;
- To protect the health and safety of maintenance personnel and the public who may be exposed to pollutants in the county storm water conveyance system;

- To provide for the recovery of regulatory costs incurred by the city or, where applicable, the county, in the implementation of its comprehensive storm water management program, including, but not limited to, enforcement activities, inspections, investigations, sampling and monitoring; and
- To establish appropriate enforcement procedures and penalties for violations of the provisions of this chapter.

E.6.2. Administrative/Technical Mitigation Capabilities

Table E-33 identifies the City department(s) responsible for activities related to mitigation and loss prevention in Rancho Cordova.

Table E-33 City of Rancho Cordova's Administrative and Technical Mitigation Capabilities

Administration	Y/N	Describe capability Is coordination effective?
Planning Commission	N	
Mitigation Planning Committee	Y	Was formed for this LHMP Update. Coordination is expected to be effective in the future when yearly plan review is performed.
Maintenance programs to reduce risk (e.g., tree trimming, clearing drainage systems)	Y	The City has an ongoing maintenance program to storm drain pipes, structures, channels and basins.
Mutual aid agreements	Y	The City contracts to remove debris around the City in the event of flooding.
Other		
Staff	Y/N FT/PT	Is staffing adequate to enforce regulations? Is staff trained on hazards and mitigation? Is coordination between agencies and staff effective?
Chief Building Official	Y	Staffing is adequate and staff are trained. Coordination occurs between agencies.
Floodplain Administrator	Y	Staffing is adequate and staff are trained. Coordination occurs between agencies.
Emergency Manager	Y	Staffing is adequate and staff are trained. Coordination occurs between agencies.
Community Planner	Y	Staffing is adequate and staff are trained. Coordination occurs between agencies.
Civil Engineer	Y	Staffing is adequate and staff are trained. Coordination occurs between agencies.
GIS Coordinator	Y	Staffing is adequate and staff are trained. Coordination occurs between agencies.
Other		
Technical		
Warning systems/services (Reverse 911, outdoor warning signals)	Y	
Hazard data and information	Y	
Grant writing	Y	

Hazus analysis
Other
How can these capabilities be expanded and improved to reduce risk?
Floodplain Manager to obtain Floodplain Management certification

Source: City of Rancho Cordova

E.6.3. Fiscal Mitigation Capabilities

Table E-34 identifies financial tools or resources that the City could potentially use to help fund mitigation activities.

Table E-34 City of Rancho Cordova's Fiscal Mitigation Capabilities

Funding Resource	Access/ Eligibility (Y/N)	Has the funding resource been used in past and for what type of activities? Could the resource be used to fund future mitigation actions?
Capital improvements project funding	Y	Yes. It funds drainage improvements to reduce flooding
Authority to levy taxes for specific purposes	Y	
Fees for water, sewer, gas, or electric services	N	
Impact fees for new development	Y	Yes, to fund storm water infrastructure projects
Storm water utility fee	Y	Yes, to fund drainage improvements to reduce flooding
Incur debt through general obligation bonds and/or special tax bonds	Y	Requires special election.
Incur debt through private activities	Y	
Community Development Block Grant	Y	
Other federal funding programs	Y	
State funding programs	Y	
Other		
How can these capabilities be expanded and improved to reduce risk?		

Source: City of Rancho Cordova

E.6.4. Mitigation Education, Outreach, and Partnerships

Table E-35 identifies education and outreach programs and methods already in place that could be/or are used to implement mitigation activities and communicate hazard-related information. More information can be found below the table.

Table E-35 City of Rancho Cordova's Mitigation Education, Outreach, and Partnerships

Program/Organization	Yes/No	Describe program/organization and how relates to disaster resilience and mitigation. Could the program/organization help implement future mitigation activities?
Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc.	Y	The City works with Sacramento SPLASH to help children understand and value their natural world
Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	Y	The City participates in Creek Week which is a week-long celebration focusing on the ecology of local rivers and lakes
Natural disaster or safety related school programs	N	
StormReady certification	N	
Firewise Communities certification	N	
Public-private partnership initiatives addressing disaster-related issues	N	
Other		
How can these capabilities be expanded and improved to reduce risk?		

E.6.5. Other Mitigation Efforts

The City of Rancho Cordova has many other ongoing mitigation efforts that include the following:

- The City has entered into an agreement with the County of Sacramento regarding regional disaster debris and hazardous waste removal after a disaster is declared.

E.7 Mitigation Strategy

E.7.1. Mitigation Goals and Objectives

The City of Rancho Cordova adopts the hazard mitigation goals and objectives developed by the HMPC and described in Chapter 5 Mitigation Strategy.

E.7.2. NFIP Mitigation Strategy

As a participant of the National Flood Insurance Program (NFIP), the City of Rancho Cordova has administered floodplain management regulations that meet the minimum requirements of the NFIP. The management program objective is to protect people and property within the City. The City of Rancho Cordova will continue to comply with the requirements of the NFIP in the future.

The City's regulatory activities apply to existing and new development areas of the City; implementing flood protection measures for existing structures and maintaining drainage systems. The goal of our program is to enhance public safety, and reduce impacts and losses while protecting the environment.

The City of Rancho Cordova Public Works Department provides public outreach activities which include map information services, public awareness, public hazard disclosure, and flood protection information. This information is readily available to the public and consists of current and accurate flood mapping. In addition, the General Services Department provides information about our stormwater management program and up-to-date information related to the maintenance of our drainage system.

The National Flood Insurance Program's (NFIP) Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS which are to reduce flood losses, facilitate accurate insurance rating, and promote the awareness of flood insurance. The City of Rancho Cordova is currently evaluating joining the CRS.

More information about the floodplain administration in the City of Rancho Cordova can be found in Table E-36.

Table E-36 City of Rancho Cordova Compliance with NFIP

NFIP Topic	Comments
Insurance Summary	
How many NFIP policies are in the community? What is the total premium and coverage?	319 \$126,710 \$96,082,000
How many claims have been paid in the community? What is the total amount of paid claims? How many of the claims were for substantial damage?	0 0 0
How many structures are exposed to flood risk within the community?	FM to complete
Describe any areas of flood risk with limited NFIP policy coverage	21 in the 1% annual chance, 971 in the 0.2% annual chance
Staff Resources	
Is the Community Floodplain Administrator or NFIP Coordinator certified?	No
Provide an explanation of NFIP administration services (e.g., permit review, GIS, education or outreach, inspections, engineering capability)	Regulate development in the floodplain to reduce impacts to life and property
What are the barriers to running an effective NFIP program in the community, if any?	None
Compliance History	
Is the community in good standing with the NFIP?	Y
Are there any outstanding compliance issues (i.e., current violations)?	N
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	9/29/2010

NFIP Topic	Comments
Is a CAV or CAC scheduled or needed?	
Regulation	
When did the community enter the NFIP?	9/15/2004
Are the FIRMs digital or paper?	Digital
Do floodplain development regulations meet or exceed FEMA or State minimum requirements? If so, in what ways?	Meet
Provide an explanation of the permitting process.	The Planning Department issues permits to build based on zoning codes and floodplain ordinances.
Community Rating System	
Does the community participate in CRS?	No
What is the community's CRS Class Ranking?	N/A
What categories and activities provide CRS points and how can the class be improved?	N/A
Does the plan include CRS planning requirements?	N/A

E.7.3. Mitigation Actions

The planning team for the City of Rancho Cordova identified and prioritized the following mitigation actions based on the risk assessment. Background information and information on how each action will be implemented and administered, such as ideas for implementation, responsible office, potential funding, estimated cost, and timeline are also included. Goals addressed (from Chapter 5 of the Base Plan) are also included in each action.

Action 1. Integrate Local Hazard Mitigation Plan into Safety Element of General Plan

Hazards Addressed: All hazards

Goals Addressed: 1, 2, 3, 4

Issue/Background: Local jurisdictional reimbursement for mitigation projects and cost recovery after a disaster is guided by Government Code Section 8685.9 (AB 2140). Specifically, this section requires that each jurisdiction adopt a local hazard mitigation plan (LHMP) in accordance with the federal Disaster Mitigation Act of 2000 as part of the Safety Element of its General Plan. Adoption of the LHMP into the Safety Element of the General Plan may be by reference or incorporation.

Other Alternatives: No action

Existing Planning Mechanisms through which Action will be Implemented: Safety Element of General Plan

Responsible Office: City of Rancho Cordova Planning Department

Priority (H, M, L): High

Cost Estimate: Jurisdictional board/staff time; \$1,600

Potential Funding: Local budgets

Benefits (avoided Losses): Incorporation of an adopted LHMP into the Safety Element of the General Plan will help jurisdictions maximize the cost recovery potential following a disaster.

Schedule: As soon as possible

Action 2. *Sunrise Boulevard Widening Kiefer to Jackson*

Hazards Addressed: Localized flooding

Goals Addressed: 1, 2, 3

Issue/Background: A section of Sunrise Boulevard south of Kiefer and north of Jackson is subject to localized flooding. This project will raise the road in this area to be above the local flood plain.

Other Alternatives: The project is located in a rural area. Vehicles must travel several miles to avoid this location of localized flooding.

Existing Planning Mechanism(s) through which Action Will Be Implemented: The project is currently listed in the City Capital Improvement Plan. City staffs are currently preparing a funding plan and exploring funding options to construct this project.

Responsible Office: City of Rancho Cordova Department of Public Works

Project Priority: Medium

Cost Estimate: \$14 Million

Benefits (Losses Avoided): Raising the road above the local flood plain will allow emergency access through the area.

Potential Funding: Federal and/or state grants. Local transportation funds.

Timeline: Within 5 years.

Action 3. *City of Rancho Cordova Disaster Debris Management Plan*

Hazards Addressed: Multi-hazard – Debris management for floods, fire, earthquake, etc.

Goals Addressed: 1, 2, 3, 4

Issue/Background: The plan addresses responsibilities and roles for removal, disposal and recycling of debris generated from a disaster event.

Project Description: The plan was submitted to the Office of Emergency Services for review and approval.

Other Alternatives: None.

Existing Planning Mechanism(s) through which Action Will Be Implemented: None

Responsible Office/Partners: Department of Public Works

Project Priority: Medium

Cost Estimate: Varies depending on magnitude of disaster.

Benefits (Losses Avoided): N/A

Potential Funding: FEMA, General Fund

Timeline: Plan completed.

Action 4. Transportation Interconnectivity

Hazards Addressed: Multi-hazard; evacuation routes

Goals Addressed: 1, 2, 3, 4

Issue/Background: Long range transportation

Project Description: Ensure interconnectivity and road standards are maintained for disaster preparedness/evacuation routes

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: Development Process

Responsible Office/Partners: Planning and Public Works

Project Priority: High

Cost Estimate: Staff time; Undetermined as a case by case basis

Benefits (Losses Avoided):

Potential Funding: Local Funds

Timeline: On-going

Action 5. *Intergovernmental Agreement between the County of Sacramento and the City of Rancho Cordova*

Hazards Addressed: Multi-hazard – debris management for floods, fire, earthquake, etc.

Goals Addressed: 1, 2, 3

Issue/Background: Debris management is a significant issue in the aftermath of a disaster. The MOU with Sacramento County allows the City to expedite the execution of contracts with waste haulers for debris removal services by allowing the City to use the County’s procurement program.

Project Description: The MOU allows the City to use the County’s procurement program to hire contractors for debris removal, disposal and recycling.

Other Alternatives: The City could procure the services independently if necessary.

Existing Planning Mechanism(s) through which Action Will Be Implemented: None

Responsible Office/Partners: Department of Public Works

Project Priority: Medium

Cost Estimate: Varies depending on magnitude of disaster.

Benefits (Losses Avoided): N/A

Potential Funding: FEMA, General Fund

Timeline: MOU completed

Action 6. *Land Use (Long range)*

Hazards Addressed: Multi-hazard (environmental sensitive areas)

Goals Addressed: 1, 2, 3, 4

Issue/Background: Long range sustainability

Project Description: Land Use (Long range): As the City grows towards the south and east cluster development and open space will be encouraged (environmentally sensitive areas to include vernal pools, creeks, and streams). Review projects for environmental sensitive areas when submitted to the City

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: Development Process

Responsible Office/Partners: Planning

Project Priority: High

Cost Estimate: Staff time Undetermined as a case by case basis

Benefits (Losses Avoided):

Potential Funding: Local Funds

Timeline: On-going

Action 7. Post disaster training for staff

Hazards Addressed: Multi-hazard

Goals Addressed: 1, 2, 3, 4

Issue/Background: Training

Project Description: OES training and post disaster planning classes/webinars for planning staff

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: Classes and webinars

Responsible Office/Partners: Planning

Project Priority: High

Cost Estimate: Staff time; Cost of classes

Benefits (Losses Avoided):

Potential Funding: Local Funds

Timeline: On-going

Action 8. Update/Maintain Emergency Operation Plans (EOPs)

Hazards Addressed: Multi Hazards

Goals Addressed: 1, 2, 3, 4

Issue/Background: Current Emergency Operations Plan was last updated in 2013 and is required to be updated every 5 years.

Project Description: Assemble key City staff to form a team to update and maintain EOPs

Other Alternatives: Maintain existing and out dated EOPs

Existing Planning Mechanism(s) through which Action Will Be Implemented: City staff will review existing EOPs and develop recommended changes/updates to the EOPs.

Responsible Office/Partners: PW Department/Facilities Division/Finance Department/Human Resources/Economic Development/Planning

Project Priority: Medium

Cost Estimate: \$25,000 - \$50,000

Benefits (Losses Avoided): Lower irrigation water costs

Potential Funding: City funds

Timeline: Next 5 years

Action 9. *Increase Everbridge Enrollment*

Hazards Addressed: Multi-hazard

Goals Addressed: 1, 2, 3, 4

Issue/Background: With more people using cell phones as their primary method of communication, there is an increase need to enroll citizens/groups in Everbridge. Everybridge is essentially a reverse 911 system where agencies and local jurisdiction can provide message alerts to individual citizens or groups. These messages can help the City provide citizens important information regarding natural disasters.

Project Description: Outreach to citizens/groups via news outlets/City website/kiosk to encourage enrollment. City staff will conduct periodic tests of the Everbridge system to measure its effectiveness in reaching out to enrollees.

Other Alternatives: Do nothing

Existing Planning Mechanism(s) through which Action Will Be Implemented: Work with Public Information Officer to Outreach to groups to encourage enrollment.

Responsible Office/Partners: PIO/EOC Coordinator

Project Priority: Medium

Cost Estimate: \$5,000

Benefits (Losses Avoided):

Potential Funding: City funds

Timeline: FY 16/17

Action 10. *Developing and maintaining a database to track community vulnerability.*

Hazards Addressed: Gas infrastructure and facility disaster preparedness.

Goals Addressed: 1, 2, 3, 4

Issue/Background: The City of Rancho Cordova has at least one major gas transmission line (PG&E) and a large gasoline transfer/storage facility. Public safety and property would certainly be negatively impacted if an explosion were to occur on the large transmission line or gasoline storage facility. This mitigation effort would seek to collect and maintain GIS information that could be utilized to better prepare for and respond to such a disaster.

Project Description: The City of Rancho Cordova has built an enterprise GIS that houses approximately 75 GIS layers, including parcels, streets, addresses, public works infrastructure, zoning, etc.... As part of this project, work would be performed to research, gather, and store GIS data relative to major gas transmission lines and facilities. This information would then be used to perform research and prepare pre-operation maps and GIS viewers that would be used for drills and an actual disaster scenario.

Other Alternatives: Rely on general hardcopy maps and GoogleMaps to assist during emergency operation exercises and actual events.

Existing Planning Mechanism(s) through which Action Will Be Implemented: The City of Rancho Cordova GIS staff would take on the bulk of the project work and implementation. Some support would be required from the Police and Fire Departments. Existing GIS software would be used for the collection, storage, and map creation steps. No new software is required for this project.

Responsible Office/Partners: IT Department with GIS staff, Public Works Department, Police Department, Sacramento Metro Fire Department

Project Priority: Medium

Cost Estimate: \$5,000 (staff time)

Benefits (Losses Avoided): Reduces the potential impacts from a gas explosion, which would help to reduce negative impacts to property and people living and working near the gas transmission line and facility.

Potential Funding:

Timeline: Project would take approximately 1 month to complete.

Action 11. *City Website HMP and City Website, Press Notification, and Social Media Emergency Information*

Hazards Addressed: Multi-hazard – Information to the Public

Goals Addressed: 1, 2, 3

Issue/Background: Communications Department

Project Description: Ensure information regarding emergencies is available through the City website with a link to the Multi-Jurisdiction Hazard Mitigation Plan, press notifications, and City social media channels.

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: City Website/Press Notifications/Social Media Channels

Responsible Office/Partners: Communications Department

Project Priority: High

Cost Estimate: Staff time

Benefits (Losses Avoided):

Potential Funding: Local Funds

Timeline: Information and link to HMP within 6 months of adoption of HMP. Links on the website pertaining to HMP information will be evaluated once a year. Emergency information will be provided on an as-needed basis through the City website, City social media channels, and press notifications.

Action 12. Building & Safety Division Disaster Inspector Training

Hazards Addressed: Post Catastrophic Events, including but not limited to: earthquakes, floods, fires, explosions

Issue/Background: When a catastrophic event occurs, assistance may be needed at the local level to help identify hazards, assess the potential risk to the community, and enforce building codes.

In these situations, City personnel adequately trained in disaster response is necessary.

Project Description: To obtain and maintain disaster training and certifications for key personnel within the City of Rancho Cordova Building & Safety Division. Disaster Response Inspectors are typically responsible for responding to post catastrophic events. They will identify utility problems, which could cause an immediate life safety hazard, perform safety evaluations and assessments of structures, and identify instances in which further engineering evaluations are necessary. In addition, the disaster inspector may be responsible for tasks, including but not limited to, posting placards at the site, completing appropriate documentation, and disseminating information to the public.

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: CalOES initiates local level response to disaster.

Responsible Office/Partners: Building & Safety Division

Cost Estimate: \$0.00 (Training funded by outside agencies)

Benefits (Losses Avoided):

Potential Funding: \$0.00

Timeline: As needed

Project Priority: Public Safety

Action 13. *Landscape and Irrigation Requirements/Retro*

Hazards Addressed: Drought

Goals Addressed: 1, 2, 3, 4

Issue/Background: Landscaped areas around City owned facilities do not meet new drought standards. Developing a new drought policy will help the City conserve water and demonstrate to the community the City's commitment to promote water conservation.

Project Description: Develop a 5 year plan to upgrade City owned and operated facilities to include drought tolerant plants in landscaped areas and more efficient irrigation systems.

Other Alternatives: Do nothing/remove City landscaping

Existing Planning Mechanism(s) through which Action Will Be Implemented: Include budget for projects that reduce the use of water for landscaped areas around City owned buildings.

Responsible Office/Partners: PW Department/Facilities Division/Finance Department

Project Priority: Medium

Cost Estimate: \$25,000 - \$50,000

Benefits (Losses Avoided): Lower irrigation water costs

Potential Funding: City funds

Timeline: Next 5 years

Action 14. *Landscape Ordinance*

Hazards Addressed: Drought

Goals Addressed: 1, 2, 3

Issue/Background: Proper landscape selection

Project Description: Update and maintain to incorporate proper selection, planting, and maintenance practices into landscape ordinance.

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: Development Process

Responsible Office/Partners: Planning

Project Priority: High

Cost Estimate: Staff time; Undetermined as a case by case basis

Benefits (Losses Avoided):

Potential Funding: Local Funds

Timeline: On-going

Action 15. Impervious surface

Hazards Addressed: Drought and flooding

Goals Addressed: 1, 3, 4

Issue/Background: Restrict impervious surface

Project Description: Continue to limit impervious surfaces within front yard of residential lots.

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: Building permit review and Code enforcement issues

Responsible Office/Partners: Planning

Project Priority: Medium

Cost Estimate: Staff time;

Benefits (Losses Avoided):

Potential Funding: Local Funds

Timeline: On-going

Action 16. *Porous pavement and vegetative buffers*

Hazards Addressed: Drought and flooding

Goals Addressed: 1, 3, 4

Issue/Background: Ground water retainment

Project Description: Encourage the use of porous pavement, vegetative buffers and islands in large parking areas.

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: Development Process

Responsible Office/Partners: Planning

Project Priority: Medium

Cost Estimate: Staff time; Undetermined as a case by case basis

Benefits (Losses Avoided):

Potential Funding: Local Funds

Timeline: On-going

Action 17. *Storm Water Pump Station Infrastructure Upgrades*

Hazards Addressed: Flooding

Goals Addressed: 1, 2, 3, 4

Issue/Background: The City owns and operates six pump stations which serve to convey storm water during rain events. The City owns and maintains one stationary generator and one portable generator that are each dedicated to powering the pump stations during power outages. The stationary generator is located at the Bear Hollow Pump Station, and the portable generator is housed at the Mills Tower Pump Station. When compared with the other pump stations that lack a generator, the Mills Tower Pump Station has the highest risk of causing significant localized flooding in the event of a power outage. This pump station sits next to residential homes in an older neighborhood that contains undersized drainage pipes. Thus, the City has chosen to house the portable generator at this station. In the event that a power outage were to occur at one of the other pump stations that lack a generator, the portable generator at Mills Tower Pump Station would need to be transported to the station in need. Transporting the portable generator is time consuming, and the City currently relies on contractor vehicles for the transport.

Project Description: City staff will purchase four portable generators, each to be housed at a pump station that does not currently have one onsite.

Cost Estimate includes the purchase and installation of transfer switches and plugs for each of the four pump stations, which would allow for a portable generator hook-up to power the pumps.

Other Alternatives: Continue to rely on the portable generator stationed at Mills Tower Pump Station to power the other pump stations in the event of a power failure.

Existing Planning Mechanism(s) through which Action Will Be Implemented: None

Responsible Office/Partners: Public Works

Project Priority: High

Cost Estimate: \$500,000

Benefits (Losses Avoided): Flood hazard mitigation

Potential Funding: Local Funds (Storm Water Utility Fee)

Timeline: To be implemented over 5 years

Action 18. SB-5 Urban Level of Flood Protection

Hazards Addressed: 200-year Flood

Goals Addressed: 1, 2, 3, 4

Issue/Background: As part of Senate Bill 5, the City is required to provide a 200-yr urban level of flood protection criteria when regulating development within the 200-yr floodplain and includes amending the General Plan and Zoning Codes.

Project Description: The US Army Corps of Engineers is in the process of making improvements to the Folsom Dam spillway that would reduce the allowable release rate from the dam from into the American River to 117,000 cfs for the 200-yr storm event. In order to accurately reflect the reduced floodplain that would result from the reduction in flow, the City has remapped the 200-yr floodplain. To satisfy the requirements of SB5, the City has updated its General Plan and incorporating the revised floodplain map into its zoning ordinance.

Other Alternatives: Do nothing

Existing Planning Mechanism(s) through which Action Will Be Implemented: Part of Capital Improvement Program

Responsible Office/Partners: Public Works

Project Priority: High

Cost Estimate: \$70,000

Benefits (Losses Avoided): Not providing a higher level of flood protection would result in an increase in property damage due to flooding.

Potential Funding: Local Funds (Stormwater Utility Fee)

Timeline: To be completed in 2017

Action 19. Channel Vegetation Management and Erosion Control

Hazards Addressed: Flooding

Goals Addressed: 1, 2, 3, 4

Issue/Background: The City has a Streambed Alteration Agreement with the California Department Fish and Wildlife for routine maintenance of vegetation in and near waterways, including creeks, channels, and basins. Various locations have been identified for erosion control improvements and excavation work to improve flow capacity and minimize the potential for blockages and localized flooding.

Project Description: Undertake projects that improve the structural integrity of channel slopes in various locations. Implement solutions that control and reduce the chances for erosion, which is usually caused by runoff from adjacent properties and burrowing animals.

Perform excavation projects that remove vegetation (e.g. cattails, bulrush, plants/trees) that impede water flow and reduce flood capacity in channels.

Other Alternatives: Continue to perform routine weed abatement activities, and complete erosion control and excavation projects as funding allows.

Existing Planning Mechanism(s) through which Action Will Be Implemented: Erosion control and excavation projects will be completed by the City's contractor as funding allows.

Responsible Office/Partners: Public Works

Cost Estimate: \$50,000

Benefits (Losses Avoided): Ensures flood capacity and flow capacity of streams and creeks is not diminished.

Potential Funding: Local Funding - Stormwater Utility Fee

Timeline: To be implemented over 5 years

Project Priority: High

Action 20. *Adoption of Hydromodification and Low Impact Development (LID) Standards*

Hazards Addressed: Localized Flooding and Drought

Goals Addressed: 1, 2, 3, 4

Issue/Background: As part of the City's region wide NPDES permit, new development and redevelopment projects will be required under certain conditions to incorporate stormwater hydromodification and Low Impact Development into their projects. Development projects that incorporate hydromodification and LID will more closely mimic the natural hydrology of their site which will result in less potential for flooding and erosion of stream banks due to a reduction of stormwater runoff volume into rivers, streams, pipes and culverts. Use of LIDs will also help increase water supply by increasing groundwater recharge.

Project Description: Over the next several years, the City's new region wide NPDES stormwater permit will require permittees to adopt development standards that include the use of hydromodification and LID for new and redevelopment projects.

Other Alternatives: Do Nothing

Existing Planning Mechanism(s) through which Action Will Be Implemented: Identified in the City's 5-yr Capital Improvement Plan

Responsible Office/Partners: Public Works

Project Priority: Medium

Cost Estimate: \$10,000

Benefits (Losses Avoided): Requiring new development and redevelopment projects to implement hydromodification and LID will reduce flooding and increase groundwater recharge.

Potential Funding: Local funds (Stormwater Utility Fee)

Timeline: To be implemented over 5 years

Action 21. *Stormwater Capital Improvement Program Master Plan*

Hazards Addressed: Localized Flooding

Goals Addressed: 1, 2, 3, 4

Issue/Background: The City experiences localized flooding in older areas of the City where storm drain pipes and culverts are undersized and cannot convey the design storm. Areas along Sunset Blvd. south of White Rock Road are particularly prone to significant flooding due to undersized siphons and over chute that cross the Folsom South Canal.

Project Description: Develop a Stormwater Capital Improvement Program Master Plan that will identify existing flooding problems within the City and provide recommended solutions. The plan will include hydrologic and hydraulic analysis of the City's drainage system, including pipes and culverts and develop a priority list of recommended capital improvement projects including estimated costs and implementation schedule.

Other Alternatives: Do Nothing

Existing Planning Mechanism(s) through which Action Will Be Implemented: None

Responsible Office/Partners: Public Works

Project Priority: High

Cost Estimate: \$700,000 - \$1,000,000

Benefits (Losses Avoided): Provide a prioritized list of drainage capital improvement projects that will protect property and improve public safety by reduce flooding within the City.

Potential Funding: Local funds (Stormwater Utility Fee)

Timeline: To be implemented over 5 years

Action 22. Sunrise Blvd. & Monier Circle Drainage Improvements

Hazards Addressed: Localized Flooding

Goals Addressed: 1, 2, 3, 4

Issue/Background: Sunrise Blvd. floods between Monier Circle and Fitzgerald during severe rain events due to limited capacity of culverts the Folsom South Canal siphon.

Project Description: Project includes retrofitting existing detention basin located between Sunrise Blvd. and the Folsom South Canal to increase storage capacity and replacing two undersized culverts across Sunrise Blvd between Recycle Road and Monier Circle.

Other Alternatives: Do Nothing

Existing Planning Mechanism(s) through which Action Will Be Implemented: Identified in the City's 5-yr Capital Improvement Plan

Responsible Office/Partners: Public Works

Project Priority: High

Cost Estimate: \$2,000,000 - \$3,000,000

Benefits (Losses Avoided): Project will allow unimpeded public access including access for emergency vehicles along Sunrise Blvd. during significant flooding events

Potential Funding: Local Funds (Stormwater Utility Fee)

Timeline: To be implemented over 5 years

Action 23. Roundabouts

Hazards Addressed: High wind and storms (evacuations)

Goals Addressed: 1, 2, 3

Issue/Background: Traffic control

Project Description: Encourage roundabouts in place of traffic signals where appropriate

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: Development Process

Responsible Office/Partners: Planning/Public Works

Project Priority: Medium

Cost Estimate: Staff time; Undetermined as a case by case basis

Benefits (Losses Avoided):

Potential Funding: Local Funds

Timeline: On-going

Executive Summary

Sacramento County prepared this Local Hazard Mitigation Plan (LHMP) to guide hazard mitigation planning to better protect the people and property of the County and participating jurisdictions from the effects of natural disasters and hazard events. This plan demonstrates the community's commitment to reducing risks from hazards and serves as a tool to help decision makers direct mitigation activities and resources. This plan was also developed in order for the County and participating jurisdictions to be eligible for certain federal disaster assistance, specifically, the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM) Program, and the Flood Mitigation Assistance (FMA) Program.

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Nationwide, taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. These monies only partially reflect the true cost of disasters, because additional expenses to insurance companies and nongovernmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be alleviated or even eliminated. The purpose of hazard mitigation is to reduce or eliminate long-term risk to people and property from hazards.

The Sacramento County LHMP is a multi-jurisdictional plan that geographically covers the entire area within Sacramento County's jurisdictional boundaries (hereinafter referred to as the planning area). While many more local jurisdictions participated in the development of this LHMP, the following jurisdictions participated in the planning process and are seeking approval of this LHMP plan:

- Sacramento County*
- Brannan Andrus Levee Maintenance District (RDs 317, 407, 2067)
- City of Citrus Heights*
- City of Elk Grove*
- City of Folsom*
- City of Galt*
- City of Isleton
- City of Rancho Cordova*
- City of Sacramento*
- Cosumnes Community Services District Fire Department*
- Los Rios Community College*
- Reclamation District 3
- Reclamation District 341*
- Reclamation District 369
- Reclamation District 551
- Reclamation District 554
- Reclamation District 556
- Reclamation District 563
- Reclamation District 800*
- Reclamation District 1000*
- Reclamation District 1002
- Reclamation District 1601

- Reclamation District 2111
- Sacramento Area Sewer District
- Sacramento Metro Fire District
- Sacramento Regional County Sanitation District*
- Southgate Recreation and Park District*
- Twin Rivers School District*

* Participated in 2010 Plan

LHMP Plan Development Process

Hazard mitigation planning is the process through which hazards that threaten communities are identified, likely impacts determined, mitigation goals set, and appropriate mitigation strategies determined, prioritized, and implemented. This plan documents the hazard mitigation planning process and identifies relevant hazards and vulnerabilities and strategies the County and participating jurisdictions will use to decrease vulnerability and increase resiliency and sustainability in the community.

This LHMP was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. The County and participating jurisdictions followed a planning process prescribed by FEMA as detailed in Table ES-1.

Table ES-1 Local Hazard Mitigation Planning Process

DMA Process	Modified CRS Process
1) Organize Resources	
201.6(c)(1)	1) Organize the Planning Effort
201.6(b)(1)	2) Involve the Public
201.6(b)(2) and (3)	3) Coordinate with Other Departments and Agencies
2) Assess Risks	
201.6(c)(2)(i)	4) Identify the Hazards
201.6(c)(2)(ii)	5) Assess the Risks
3) Develop the Mitigation Plan	
201.6(c)(3)(i)	6) Set Goals
201.6(c)(3)(ii)	7) Review Possible Activities
201.6(c)(3)(iii)	8) Draft an Action Plan
4) Implement the Plan and Monitor Progress	
201.6(c)(5)	9) Adopt the Plan
201.6(c)(4)	10) Implement, Evaluate, and Revise the Plan

The planning process began with the organizational phase to establish the hazard mitigation planning committee (HMPC) comprised of key County and City representatives, and other local and regional stakeholders; to involve the public; and to coordinate with other departments and agencies. A detailed risk assessment was then conducted followed by the development of a focused mitigation strategy for the

Sacramento County planning area. Once approved by Cal OES and FEMA, this plan will be adopted and implemented by Sacramento County and the participating jurisdictions over the next five years.

Risk Assessment

The HMPC conducted a risk assessment that identified and profiled hazards that pose a risk to the Sacramento County planning area, assessed the vulnerability of the planning area to these hazards, and examined the existing capabilities to mitigate them.

The County is vulnerable to numerous hazards that are identified, profiled, and analyzed in this plan. Floods, levee failures, drought, wildfires, and other severe weather events are among the hazards that can have a significant impact on the Sacramento County planning area. Table ES-2 details the hazards identified for the Sacramento County LHMP.

Table ES-2 Sacramento County Hazard Identification Assessment

Hazard	Geographic Extent	Probability of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Agricultural Hazards	Significant	Highly Likely	Critical	Medium	Medium
Bird Strike	Limited	Highly Likely	Critical	Medium	Low
Climate Change	Extensive	Highly Likely	Critical	High	–
Dam Failure	Significant	Unlikely	Catastrophic	Medium	High
Drought and Water Shortage	Extensive	Likely	Limited	High	High
Earthquake	Limited	Occasional	Critical	Medium	None
Earthquake: Liquefaction	Significant	Occasional	Limited	Medium	None
Flood: 100/200/500-year	Significant	Occasional/Unlikely	Catastrophic	High	High
Flood: Localized Stormwater Flooding	Limited	Highly Likely	Limited	Medium	High
Landslides	Limited	Unlikely	Negligible	Low	Medium
Levee Failure	Significant	Occasional	Catastrophic	High	High
River/Stream/Creek Bank Erosion	Limited	Highly Likely	Limited	Medium	High
Severe Weather: Extreme Temperatures – Cold/Freeze	Extensive	Likely	Limited	Low	High
Severe Weather: Extreme Temperatures – Heat	Extensive	Highly Likely	Critical	High	High
Severe Weather: Fog	Extensive	Highly Likely	Limited	Low	Medium
Severe Weather: Heavy Rains and Storms (Thunderstorms, Hail, and Lightning)	Extensive	Highly Likely	Critical	Medium	High
Severe Weather: Wind and Tornadoes	Limited	Highly Likely	Limited	Low	Medium
Subsidence	Significant	Highly Likely	Limited	Low	Medium
Volcano	Limited	Unlikely	Limited	Low	None
Wildfire: (Burn Area/Smoke)	Significant	Highly Likely	Limited	Medium	High
Geographic Extent Limited: Less than 10% of planning area Significant: 10-50% of planning area Extensive: 50-100% of planning area Probability of Future Occurrences Highly Likely: Near 100% chance of occurrence in next year, or happens every year. Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less. Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years. Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years. Magnitude/Severity Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid Significance Low: minimal potential impact Medium: moderate potential impact High: widespread potential impact					

Mitigation Strategy

Based on the results of the risk assessment, the HMPC developed a mitigation strategy for reducing the Sacramento County planning area's risk and vulnerability to hazards. The resulting Mitigation Strategy for the Sacramento County planning area is comprised of LHMP goals and objectives and a mitigation action plan which includes a series of mitigation action projects and implementation measures.

The goals and objectives of this Sacramento County LHMP are:

Mission Statement: This Local Hazard Mitigation Plan assesses natural hazards of concern to the Sacramento community; evaluates risk to life safety, public health, property, and the environment; and evaluates mitigation measures to reduce these risks and vulnerabilities, minimize losses, and increase community resilience.

GOAL 1: Minimize risk and vulnerability of the Sacramento County community to the impacts of natural hazards and protect lives and reduce damages and losses to property, public health, economy, and the environment.

Objectives:

- Protect, preserve, and promote public health and safety, livability, and the environment
- Assure long term protection and resiliency of existing and future development (including infill areas) from natural hazards
- Protect critical facilities from natural hazards and minimize interruption of essential infrastructure, utilities, and services
- Protect natural resources; Protect and enhance water quality and supply, critical aquatic resources and habitat for beneficial uses.
- Maintain/enhance the flood mitigation program to provide 100/200/500 year flood protection
- Minimize risk of levee breach, overtopping or other failures
- Mitigate Repetitive Loss Properties
- Continued enhancement of CRS programs
- Address localized drainage issues
- Reduce the potential of wildfire in Sacramento County and protect the community
- from adverse effects of wildfire, including secondary impacts such as air quality
- Protect vulnerable populations from the threat of natural hazards
- Address climate change influence in project design and development
- Promote hazard mitigation as an integrated public policy and as a standard business practice

GOAL 2: Improve public outreach, awareness, education, and preparedness for all hazards to minimize hazard related losses

Objectives:

- Increase outreach, communication and awareness of natural hazards and reduce exposure to all hazard related losses, including climate change
- Improve the communities' understanding of natural hazards and how to effectively be prepared and take action to mitigate the impacts of hazard events
- Develop and target outreach and education for each hazard type and risk area

- Increase access to natural hazard information via enhanced web and mobile applications before, during, and after a disaster
- Enhance public outreach programs to target all vulnerable populations, including multi-language communications and multi-mode delivery
- Continued promotion of flood insurance

GOAL 3: Improve the capabilities of the community to mitigate losses and to be prepared for, respond to, and recover from a disaster event

Objectives:

- Promote interagency coordination of mitigation planning and implementation efforts
- Minimize hazard-related damage in order to maintain current service levels
- Continued enhancements to emergency services capabilities, integrating new technologies to reduce losses and save lives
- Promote intergovernmental and interagency coordination, planning, training, exercising and communication to ensure effective community preparedness, response, and recover
- Increase the use of coordinated, shared resources between agencies
- Promote public/private partnerships in hazard mitigation and preparedness programs
- Identify, coordinate, and implement countywide evacuation and shelter in place planning for all populations and increase community awareness of these activities

GOAL 4: Assure conformance to Federal and State Hazard Mitigation Initiatives and Maximize Potential for Mitigation Implementation

Objectives:

- Maintain FEMA Eligibility/Position Jurisdictions for Grant Funding
- Maintain good standing with FEMA and State hazard mitigation programs, regulations and requirements
- Develop an overall mitigation funding strategy to prioritize and pursue mitigation projects in an equitable manner to benefit all populations
- Maximize funding opportunities through identification and tracking of all types of Federal and state grant programs to implement identified mitigation projects

Actions to support these goals are shown on Table ES-1.

Table ES-3 Sacramento County Planning Area Mitigation Actions

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Sacramento County						
Multi-Hazard Actions						
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Enhance Public Education and Awareness of Natural Hazards and Public Understanding of Disaster Preparedness	1, 2, 3, 4	2011 Action	X	X	X	Public Information Emergency Services
Increase pedestrian and bicycle evacuation routes by constructing regional bike/pedestrian trail infrastructure, and expanding connection to neighborhoods (particularly in vulnerable areas)	1, 2, 3, 4	New Action	X	X		Emergency Services
Community Rating System (CRS) Program for Public Information (PPI)	1, 2, 3, 4	2011 Action	X	X	X	Prevention Public Information
Flood Insurance Assessment, Awareness, and Promotion	1, 2, 3, 4	New Action	X	X	X	Prevention Public Information
Public Outreach Mailers	1, 2, 3, 4	2011 Action	X	X	X	Public Information
Toxic Substance Release	1, 2, 3, 4	New Action	X	X	X	Natural Resource Protection Property Protection
Climate Change Actions						
Increase average fuel efficiency and reduce GHG emissions from the County Fleet and Fuels	1, 2, 3, 4	New action	X	X		Prevention Natural Resource Protection
Reduce Sacramento County's vulnerability to Climate Change by reducing GHG emissions in the commercial and residential sectors by making energy efficiency a priority through building code improvements	1, 2, 3, 4	New action	X	X		Prevention Natural Resource Protection

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Mitigate Climate Change impacts by integrating climate change research and adaptation planning into County operations and services	1, 2, 3, 4	New action	X	X		Prevention
Reduce Sacramento County's vulnerability to extreme heat events and associated hazards by Increase tree planting/canopy preservation/enhancement	1, 2, 3, 4	New action	X	X		Prevention Natural Resource Protection
Drought Actions						
Implement Water Supply CIP	1, 2, 3, 4	New Action	X	X		Prevention Property Protection Natural Resource Protection Structural
Flood, Levee Failure, and Localized Flood Actions						
Keep the PPI current	1, 2, 3, 4	New action	X	X	X	Public Outreach
Alder Creek flood control	1, 2, 3, 4	New action	X	X	X	Property Protection Structural
Alder Creek flood mitigation (dam)	1, 2, 3, 4	New action	X	X	X	Structural
Alder Creek miners reservoir, property owned by the City of Folsom	1, 2, 3, 4	New action	X	X	X	Structural
Delta Small Communities flood protection - structural and nonstructural mitigation	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Gum Ranch flood control - joint use basin	1, 2, 3, 4	New action	X	X	X	Structural
Implement Storm Drain CIP	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Laguna Creek at Triangle Aggregate flood control -joint use basins	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Laguna Creek mitigate flood hazard south of Jackson Highway	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Model Sacramento River levee breach (LAMP) south of Freeport	1, 2, 3, 4	New action	X	X	X	Emergency Services Property Protection Natural Resource Protection Structural
Morrison Creek Miners Reach Flood Insurance Study	1, 2, 3, 4	New action	X	X	X	Prevention
Morrison Creek Miners Reach levee improvements	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Outreach stormwatch guide (ALERT, Stormready, weather radio)	1, 2, 3, 4	New action	X	X	X	Emergency Services Public Information
Peak flow floodplain mitigation Arcade Creek near Auburn Blvd	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Risk Map (flood frequency, depth, velocity)	1, 2, 3, 4	New action	X	X	X	Prevention Emergency Services
Elevation & Acquisition Projects (to Mitigate Flood Risk)	1, 2, 3, 4	2011 Action	X	X	X	Property Protection
Repetitive Loss Properties (to Mitigate Flood Risk)	1, 2, 3, 4	2011 action	X	X	X	Property Protection
Five-Year Capital Improvement Plan – Drainage Projects	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Arcade Creek Corridor Plan	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Elevate Homes on Long Island (Grand Island Road, Sacramento River)	1, 2, 3, 4	New action	X	X	X	Property Protection
Repetitive Loss Church Building on Dry Creek	1, 2, 3, 4	New action	X	X	X	Property Protection
South Branch Arcade Creek – Gum Ranch Basin (with Fair Oaks Park District) and Kenneth Avenue Bridge Improvements (with Sacramento County Department of Transportation)	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Dry Creek Flood Hazard Mitigation Acquisitions with County Regional Park Department	1, 2, 3, 4	New action	X	X	X	Property Protection
Arcade Creek at Evergreen Estates Floodwall Improvements	1, 2, 3, 4	New action	X	X	X	Structural
Linda Creek Peak Flow Mitigation	1, 2, 3, 4	New action	X	X	X	Property Protection Structural
Flood Preparation in the American River Parkway	1, 2, 3, 4	New action	X	X	X	Emergency Services Prevention
Improve County ALERT (Automated Local Evaluation in Real Time) System of Stream and Rain Gauges	1, 2, 3, 4	2011 Action	X	X	X	Emergency Services
Update County Hydrology Standards	1, 2, 3, 4	New action	X	X	X	Prevention
Woodside Condominiums Repetitive Flood Loss Property	1, 2, 3, 4	New action	X	X	X	Property Protection Structural
Bridge Replacement on Elk Grove Florin Road at Elder Creek	1, 2, 3, 4	New action	X	X	X	Structural
Michigan Bar Bridge Replacement at the Cosumnes River	1, 2, 3, 4	New action	X	X	X	Structural
El Camino Avenue Phase 2 Road Improvements	1, 2, 3, 4	New action	X	X	X	Structural

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Improve Flood Protection and/or Evacuation Planning for Mobile Home/RV Park at Manzanita/Auburn. Alternatively, the Park Should Establish Flood Warning and evacuation procedures.	1, 2, 3, 4	2011 action	X	X	X	Emergency Services Property Protection Structural
Hydromodification and Stormwater Quality Countywide	1, 2, 3, 4	2011 action	X	X	X	Property Protection Structural
Evacuation Mapping	1, 2, 3, 4	New Action	X	X	X	Emergency Services
Regional Flood Management Plan Projects	1, 2, 3, 4	New Action	X	X	X	Prevention Natural Resource Protection Property Protection Structural
River/Stream/Creek Bank Erosion						
Erosion Site Repairs	1, 2, 3	New action	X	X	X	Structural
Wildfire Actions						
Wildfire Suppression	1, 2, 3, 4	New Action	X	X		Property Protection
Wildfire Fighting - Support	1, 2, 3, 4	New Action	X	X		Emergency Services
Wildfire Suppression – Regional Parks and Open Space (urban interface)	1, 2, 3, 4	New Action	X	X		Property Protection Natural Resource Protection
City of Citrus Heights						
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan, as well as other Local Planning Efforts	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Rinconada Flood Wall	1, 2, 3, 4	2011 Action	X	X	X	Structural
Drainage Project Implementation	1, 2, 3, 4	New Action	X	X	X	Property Protection Structural
City of Elk Grove						
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan, as well as other Local Planning Efforts	1, 2, 3, 4	2011 Action	X	X	X	Prevention

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Mutual Aid Agreements	1, 2, 3, 4	New action	X	X		Prevention Emergency Services
Elk Grove Green Street Project: Repurposing Urban Runoff with Green Infrastructure Technologies	1, 2, 3	New action	X	X		Property Protection Structural
Hazard Education and Risk Awareness	1, 2, 3, 4	New action	X	X	X	Public Information
City of Elk Grove's Storm Drainage Master Plan (SDMP)	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
City of Folsom						
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan, as well as other Local Planning Efforts	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Stormwater Basin Maintenance and Operation Project	1, 2, 3, 4	2011 Action	X	X	X	Property Protection Natural Resource Protection Structural
Alder Creek Watershed Council	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Drainage System Maintenance Tax Assessment	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Floodplain Mapping	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Redevelopment Area Drainage Improvements	1, 2, 3, 4	2011 Action	X	X	X	Property Protection Natural Resource Protection Structural
Stormwater Basin Maintenance and Operation Project	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Heating and Cooling Centers	1, 2, 3, 4	2011 Action	X	X		Emergency Services
Public Education/Outreach Extreme Weather	1, 2, 3, 4	2011 Action	X	X	X	Public Information
Weed Abatement Program	1, 2, 3, 4	New Action	X	X		Prevention

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Arson Prevention and Control Outreach	1, 2, 3, 4	2011 Action	X	X		Prevention
Wildfire Hazard Identification	1, 2, 3, 4	2011 Action	X	X		Prevention
Ignition Resistant Building Construction Upgrades	1, 2, 3, 4	2011 Action	X	X		Property Protection
Wildfire Prevention Outreach	1, 2, 3, 4	2011 Action	X	X		Public Information
City of Galt						
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan, as well as other Local Planning Efforts	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Increase Redundancy/Functionality of Water Wells and Sewer Lift Stations	1, 2, 3, 4	2011 Action	X	X	X	Property Protection Natural Resource Protection Structural
Drain Inlet Retrofit Capital Improvement Plan (CIP)	1, 2, 3, 4	2011 Action	X	X	X	Property Protection Natural Resource Protection Structural
Creek/Streams Vegetation Management Plan	1, 2, 3, 4	2011 Action	X	X		Natural Resource Protection
Increase Data Capacity of Emergency Frequencies	1, 2, 3, 4	2011 Action	X	X		Emergency Services
City of Isleton*						
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan	1, 2, 3, 4	New Action	X	X		Prevention
Storm Water Runoff Rehabilitation Project	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Wastewater Treatment Plant Pond Levee Elevation Raise to 200-year Flood Standard	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
City of Rancho Cordova						

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Sunrise Boulevard Widening Kiefer to Jackson	1, 2, 3	2011 Action	X	X		Property Protection Natural Resource Protection Structural
City of Rancho Cordova Disaster Debris Management Plan	1, 2, 3, 4	New Action	X	X		Emergency Services
Transportation Interconnectivity	1, 2, 3, 4	New Action	X	X		Emergency Services
Intergovernmental Agreement between the County of Sacramento and the City of Rancho Cordova	1, 2, 3	New Action	X	X		Emergency Services
Land Use (Long range)	1, 2, 3, 4	New Action	X	X		Prevention
Post disaster training for staff	1, 2, 3, 4	New Action	X	X		Emergency Services
Update/Maintain Emergency Operation Plans (EOPs)	1, 2, 3, 4	New Action	X	X	X	Emergency Services
Increase Everbridge Enrollment	1, 2, 3, 4	New Action	X	X	X	Emergency Services Public Information
Developing and maintaining a database to track community vulnerability.	1, 2, 3, 4	New Action	X	X		Prevention Public Information
City Website HMP and City Website, Press Notification, and Social Media Emergency Information	1, 2, 3	New Action	X	X	X	Emergency Services Public Information
Building & Safety Division Disaster Inspector Training	1, 2, 3, 4	New Action	X	X		Prevention
Landscape and Irrigation Requirements/Retro	1, 2, 3, 4	New Action	X	X		Prevention
Landscape Ordinance	1, 2, 3	New Action	X	X		Prevention
Impervious surface	1, 3, 4	New Action	X	X	X	Property Protection
Porous pavement and vegetative buffers	1, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Storm Water Pump Station Infrastructure Upgrades	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
SB-5 Urban Level of Flood Protection	1, 2, 3, 4	New Action	X	X	X	Prevention Property Protection Structural
Channel Vegetation Management and Erosion Control	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection
Adoption of Hydromodification and Low Impact Development (LID) Standards	1, 2, 3, 4	New Action	X	X	X	Prevention Property Protection
Stormwater Capital Improvement Program Master Plan	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Sunrise Blvd. & Monier Circle Drainage Improvements	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Roundabouts	1, 2, 3, 4	New Action	X	X	X	Property Protection
City of Sacramento						
Multi-Hazard Actions						
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan	1, 2, 3, 4	2011 action	X	X	X	Prevention
Coordination with Relevant Organizations and Agencies to Consider the Impacts of Urbanization and Climate Change on Long-Term Natural Hazard Safety	1, 2, 3, 4	New action	X	X		Prevention
Maintain and Identify Changes in Critical Facilities GIS Layer to Support Emergency Management Efforts	1, 2, 3, 4	New action	X	X	X	Emergency Services

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Community Outreach on Multi-Hazard Preparation & Pre-mitigation	1, 2, 3, 4	New action	X	X	X	Public Information
Evaluation and Mitigation of Critical Facilities in Identified Hazard Areas	1, 2, 3, 4	2011 Action	X	X	X	Emergency Services
Retrofit of Repetitive Loss Properties	1, 2, 3, 4	2011 Action	X	X	X	Property Protection
Safeguard Essential Communication Services	1, 2, 3, 4	New action	X	X		Emergency Services
Multi-lingual Disaster Education	1, 2, 3, 4	New action	X	X		Emergency Services Public Information
Cal OES Safety Assessment Program Evaluators	1, 2, 3, 4	New action	X	X		Emergency Services
National Flood Insurance Program & Community Rating System Continuation	1, 2, 3, 4	New action	X	X	X	Prevention Property Protection Natural Resource Protection Structural Public Information
Coordinate with Sacramento Area Flood Control Agency on Completion of South Sacramento Streams Group Projects	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Develop a Master Generation Plan for Pump Stations	1, 2, 3, 4	New action	X	X	X	Prevention Property Protection
Develop a Disaster Housing Plan	1, 2, 3, 4	New action	X	X	X	Emergency Services
Disaster Resistant Business Program	1, 2, 3, 4	New action	X	X	X	Prevention
Develop Enhanced Emergency Planning for Special Needs Populations in the City of Sacramento Emergency Operations Plan and Other Planning Documents	1, 2, 3, 4	New action	X	X	X	Emergency Services Public Information
Establish a Post-Disaster Action Plan	1, 2, 3, 4	New action	X	X	X	Emergency Services
Flood Recovery Plan	1, 2, 3, 4	New action	X	X	X	Emergency Services
Public Information Flood Response Plan	1, 2, 3, 4	New action	X	X	X	Public Information

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Construction of a new Emergency Operation Center (EOC)	1, 2, 3, 4	New action	X	X	X	Emergency Services
Emergency Operation Center (EOC) Expansion and Information Technology Upgrade	1, 2, 3, 4	New Action	X	X		Emergency Services
Protection of Transportation Infrastructure	1, 2, 3, 4	New action	X	X	X	Emergency Services Property Protection Structural
Public Education Campaign for Everbridge System	1, 2, 3, 4	New action	X	X	X	Emergency Services Public Information
Regional Emergency and Disaster Preparedness Exercises to Test Operational & Emergency Plans	1, 2, 3, 4	New action	X	X	X	Emergency Services
Special Needs and Critical Facilities Database and Advanced Warning System	1, 2, 3, 4	New action	X	X	X	Emergency Services Public Information
Assets Inventory	1, 2, 3, 4	New Action	X	X		Prevention Property Protection
Protection of City Assets from Cyber Terrorism	1, 2, 3	New Action	X	X		Property Protection
Protection of City Information Technology Infrastructure	1, 2, 3, 4	New Action	X	X		Property Protection
Climate Change Actions						
Map and Assess Vulnerability to Sea Level Rise	1, 2, 3, 4	New action	X	X	X	Prevention
Emission Study of City Sump and Pump Stations	1, 2, 3	New Action	X	X		Prevention
Drought and Water Shortage Actions						
Aquifer Storage	1, 2, 3, 4	New action	X	X	X	Structural
Perform a Groundwater Recharge Feasibility Study	1, 2, 3, 4	New action	X	X	X	Prevention
Earthquake Actions						
Map and Assess Community Vulnerability to Earthquakes	1, 2, 3, 4	New action	X	X	X	Prevention
Seismic Vulnerability Assessment on Sacramento Levees, Infrastructure & Buildings	1, 2, 3, 4	New action	X	X	X	Property Protection Structural
Retrofit Historical Buildings	1, 2, 3, 4	New action	X	X		Property Protection

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Extreme Cold and Heat Actions						
Heating Centers in High Priority Locations	1, 2, 3, 4	New action	X	X		Prevention Emergency Services
Cooling Centers in High Priority Locations	1, 2, 3, 4	New action	X	X		Prevention Emergency Services
Extreme Weather Outreach Strategy	1, 2, 3, 4	New action	X	X	X	Prevention
Severe Weather Action Plan	1, 2, 3, 4	New Action	X	X		Prevention Emergency Services
Flood, Localized Flood, and Levee Failure Actions						
Coordinate with Stakeholder on Proposed Flood Control Project on Magpie Creek	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural Public Information
Adopt Additional Floodplain Development Standards	1, 2, 3, 4	2011 action	X	X	X	Prevention
Drainage Projects for Repetitive Loss Properties	1, 2, 3, 4	2011 Action	X	X	X	Property Protection Natural Resource Protection Structural
Emergency Notification and Evacuation Planning	1, 2, 3, 4	2011 Action	X	X	X	Emergency Services
Historic Magpie Creek	1, 2, 3, 4	2011 Action	X	X	X	Property Protection Natural Resource Protection Structural
Natomas Internal Drainage Canals/Levees	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Drainage Projects from the City's Priority Drainage Project List	1, 2, 3, 4	2011 Action	X	X	X	Property Protection Natural Resource Protection Structural
Projects Identified in the Combined Sewer System Improvement Plan Update	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Easements for Open Land Along Levees	1, 2, 3, 4	New action	X	X	X	Prevention Property Protection Natural Resource Protection
Emergency Management Planning and Levee Security	1, 2, 3, 4	New action	X	X	X	Emergency Services
Flood Fighting Equipment	1, 2, 3, 4	New Action	X	X	X	Emergency Services
Flood Management Land Use Planning and Development	1, 2, 3, 4	New Action	X	X	X	Prevention Property Protection Natural Resource Protection
Florin Creek Pump at Pomegranate Avenue	1, 2, 3, 4	New Action	X	X	X	Property Protection
Internal Drainage System Improvements	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Levee and Structural Flood Management Improvements	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Master planning to identify facilities needed to prevent 10-year event street flooding and 100-year event structure flooding	1, 2, 3, 4	New Action	X	X	X	Prevention Property Protection Natural Resource Protection Structural

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Retrofit Pumping Plants with Discharge Monitoring Devices	1, 2, 3, 4	New Action	X	X	X	Property Protection
Risk Communication and NFIP/CRS Projects	1, 2, 3, 4	New Action	X	X	X	Public Information
Steamers and Rio City Café Floodwalls	1, 2, 3, 4	New Action	X	X	X	Structural
Trash Racks and Debris Cages	1, 2, 3, 4	New Action	X	X	X	Property Protection
Multi-Jurisdictional Modeling for Drainage Watersheds Greater Than 10 Square Miles	1, 2, 3, 4	New action	X	X	X	Prevention Property Protection
Wind and Tornado Actions						
Tree Trimming & Debris Removal	1, 2, 3, 4	New action	X	X		Property Protection
Upgrading Overhead Utility Lines & Burying Critical Power Lines	1, 2, 3, 4	New action	X	X		Property Protection
Install Redundancies and Loop Feeds for Power Lines & Infrastructure	1, 2, 3, 4	New Action	X	X		Property Protection
Erosion Actions						
Stabilization of Erosion Hazard Areas	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Wildfire Actions						
Implement a Fire Education and Information Program	1, 2, 3, 4	New action	X	X		Public Information
Fuels Reduction on the American River Parkway	1, 2, 3, 4	2011 Action	X	X		Property Protection Natural Resource Protection
Outreach on the Effects of Smoke on Air Quality	1, 2, 3, 4	New Action	X	X		Public Information
Cosumnes Community Services District						
Flood Response Equipment	1, 2, 3, 4	2011 Action	X	X	X	Emergency Services
Flood Response Training	1, 2, 3, 4	2011 Action	X	X	X	Emergency Services
Los Rios Community College						

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
District Wide Roofing Renovations	1, 2, 3	2011 Action	X	X		Property Protection
ARC Drainage at Arcade Creek	1, 2, 3	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Protect District Property	1, 2, 3	New Action	X	X		Property Protection
Metro Fire District						
Relocate the essential facilities in the 200-year flood plain	1, 2, 3, 4	New Action	X	X	X	Emergency Services Property Protection Structural
Perform seismic study of all district facilities and identify those facilities at greatest risk for earthquake damage.	1, 3, 4	New Action	X	X		Prevention
Implement a Wildland Urban Interface (WUI) Building/Fire Code	1, 3, 4	New Action	X	X		Prevention
Develop and Implement a comprehensive WUI fuels management program.	1, 2, 3, 4	New Action	X	X		Prevention Property Protection Natural Resource Protection
Deploy 2 remote automated weather stations (RAWS) in Metro Fire jurisdiction	1, 2, 3, 4	New Action	X	X		Emergency Services
Defensible space ordinance	1, 2, 3, 4	New Action	X	X		Prevention
Brannan Andrus Levee Maintenance District						
Implement Bioengineered Bank Stabilization techniques	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Development of Dredge Stockpile Site	1, 2, 3, 4	New Action	X	X		Property Protection Natural Resource Protection

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Georgiana Slough Waterside Erosion Repair	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Hydrographic surveys and data collection	1, 2, 3, 4	New Action	X	X	X	Prevention
Mokelumne River Crown Raising	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
San Joaquin River Waterside Erosion Repair	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Sevenmile Slough French Drain and Seepage Berm	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Reclamation District #3*						
Levee Improvements	1, 3	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Reclamation District #341*						
San Joaquin River Setback Levee/Habitat Bench Multi-Benefit Project, Phase 1	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Complete Projects from Regional Flood Management Plan	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
RD 551*						
Levee Improvements	1, 3	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Reclamation District #554*						
Apply for a Letter of Map Revision (LOMR) to bring the District back into Zone X. (outside of the 100-year flood zone)	1, 2, 3, 4	New Action	X	X	X	Prevention
Fill Abandoned Slough	1, 2, 3, 4	New Action	X	X		Property Protection Natural Resource Protection
Geotechnical Investigation	1, 2, 3, 4	New Action	X	X	X	Prevention
Snodgrass Slough Levee Improvements	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Reclamation District #556*						
Flood Response Activities, Georgiana Slough Weir	1, 2, 3, 4	New Action	X	X	X	Emergency Services
Georgiana Slough Vegetation Management	1, 2, 3	New Action	X	X	X	Natural Resource Protection
Georgiana Slough Waterside Erosion Repair	1, 2, 3, 4	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Topographic and Hydrographic Surveys and Data Collection	1, 2, 3, 4	New Action	X	X	X	Prevention
Reclamation District #563*						

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Rock Slope Protection Project	1, 3	New action	X	X		Property Protection Structural projects Natural resource protection
HMP and PL-8499 Levee Improvement Projects	1, 3	New action	X	X	X	Property Protection Structural projects Natural resource protection
Reclamation District #800						
Erosion Repair	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Emergency Supplies	1, 2, 3, 4	New action	X	X		Emergency Services
Reclamation District #1000						
River Berm and Levee Erosion	1, 2, 3, 4	2011 action	X	X	X	Property Protection Natural Resource Protection Structural
Erosion Protection Canal Banks	1, 2, 3, 4	2011 action	X	X	X	Property Protection Natural Resource Protection Structural
Implement Security Measures at Key Facilities	1, 2, 3, 4	2011 action	X	X	X	Emergency Services
2014 Capital Improvement Plan	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Implement Supervisory Control and Acquisition Data system (SCADA) on District canals and pump stations	1, 2, 3	New Action	X	X	X	Prevention
Public Outreach and Education	1, 2, 3, 4	New action	X	X	X	Public Information

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Stockpile and pre-stage flood emergency response materials	1, 2, 3, 4	New action	X	X	X	Emergency Services
Emergency response improvements including radios for communications	1, 2, 3, 4	New action	X	X	X	Emergency Services
Emergency Back-up Generator for pump stations	1, 2, 3, 4	New action	X	X	X	Emergency Services
Reclamation District #1002*						
Geotechnical Investigation	1, 2, 3	New Action	X	X		Prevention
Snodgrass Slough Levee Improvements	1, 2, 3	New Action	X	X	X	Property Protection Natural Resource Protection Structural
Snodgrass Slough Vegetation Management	1, 2, 3	New Action	X	X	X	Property Protection Natural Resource Protection
Reclamation District #1601*						
Levee Improvement Project	1, 3	New action	X	X	X	Property Protection Structural projects Natural resource protection
Reclamation District #2111*						
Rock Slope Protection Project	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
HMP and PL-8499 Levee Improvement Projects	1, 2, 3, 4	New action	X	X	X	Property Protection Natural Resource Protection Structural
Sacramento Regional County Sanitation District						

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
South River Pump Station Flood Protection Project	1, 2, 3, 4	2011 action	X	X	X	Property Protection Protection Structural
Reduction of Fire Hazard SRCSD Bufferlands	1, 2, 3, 4	2011 action	X	X		Property Protection
Sacramento Area Sewer District						
MOU for Dedicated Cell Phone Tower and Cell Phone Pack	1, 2, 3	New Action	X	X		Emergency Services
Southgate Recreation and Park District						
Drought Mitigation Actions/Drought Contingency Plan	1, 2, 3, 4	2011 Action	X	X		Prevention
Flood Mitigation Actions/Land Acquisition	1, 2, 3, 4	2011 Action	X	X	X	Prevention Property Protection Natural Resource Protection Structural
Conservation Easements	1, 2, 3, 4	2011 Action	X	X		Prevention
Multi-jurisdictional Cooperation within Watersheds	1, 2, 3, 4	2011 Action	X	X	X	Prevention
Storm Water Management Practices – Implement Storm Water Management Practices as identified in Stormwater Quality Design Manual	1, 2, 3, 4	2011 Action	X	X	X	Property Protection Natural Resource Protection
Severe Weather: Heavy Rains and Storms Mitigation Actions/Tree Management	1, 2, 3, 4	2011 Action	X	X		Property Protection Natural Resource Protection
Twin Rivers School District						
New drainage plans to sites within the flood areas including, site drainage, storm drain upgrades and re-grading fields to shed water (on-site) away from buildings	1, 2, 3, 4	2011 action	X	X	X	Property Protection Natural Resource Protection Structural

Action Title	Goals Addressed	New Action/ 2011 Action	Address Current Development	Address Future Development	Continued Compliance with NFIP	CRS Category
Work with City/County/Water departments to create defensible spaces at sites where nearby creeks are prone to flooding. Build-up earthen berms (off-site) to shed water away from critically located schools.	1, 2, 3, 4	2011 action	X	X	X	Prevention Property Protection
Working with the Department of the State Architect (DSA) on Earthquake Retrofit Plan on all sites.	1, 2, 3, 4	2011 action	X	X		Property Protection
Revise and update district-wide Storm Water Prevention Plan	1, 2, 3, 4	2011 action	X	X	X	Prevention Property Protection Natural Resource Protection Structural
Create defensible perimeter space – for fire areas. Trees trimmed and vegetation removed to minimize impact during fire season.	1, 2, 3, 4	2011 action	X	X		Property Protection Natural Resource Protection

MEMORANDUM

DATE: October 16, 2017

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, City Manager

SUBJECT: RESOLUTION IN SUPPORT OF AMETHOD PUBLIC SCHOOL CHARTER SCHOOL



RECOMMENDATION

Adopt Resolution 131-2017.

RESULT OF RECOMMENDED ACTION

City Council in support of Amethod Public School (AMPS) Charter School expanding into the Rancho Cordova area.

BACKGROUND

Amethod Public Schools has submitted a petition to Sacramento City Unified School District for the charter school to be located within Rancho Cordova. Amethod Public School Charter School would like to expand into Sacramento County and has selected a site within Rancho Cordova.

ATTACHMENT(S)

Resolution 131-2017.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 131-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA IN SUPPORT OF THE NEW AMETHOD PUBLIC SCHOOL (AMPS) CHARTER SCHOOL IN RANCHO CORDOVA

WHEREAS, The mission of AMPS is to provide a rigorous college preparatory education and character development program that will prepare students from underserved communities to succeed in college and beyond; and

WHEREAS, The Vision of AMPS is that “All children, no matter their background or income level, will achieve at high levels and positively impact their communities for future generations;” and

WHEREAS, The Core Values of AMPS are:

- Student First
- Adaptability
- Perseverance
- Responsibility
- Commitment to Distinction; and

WHEREAS, The Five Foundations define the consistent practices that are a large part for the academic success of AMPS schools; 1) High Expectations; 2) Accountability; 3) Excellent Talent; 4) Community Engagement; and 5) Focus on Fundamentals for Excellent Teaching; and

WHEREAS, there is a need for AMPS to expand into Sacramento County. The Lincoln Village area within Rancho Cordova has been selected as the site location for AMPS; and

WHEREAS, The AMPS network has a commitment through its Strategic Plan process to remain a local vicinity; and

WHEREAS, AMPS is one of 15 schools in the nation to receive a federal expansion grant. Over \$1.5 million of the federal grant dollars will be allocated for the Sacramento area school that will assist in the operations and instruction planning and progress through the growth of the school.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA supports the new Amethod Public School Charter School to expand into Rancho Cordova.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of October, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

MEMORANDUM

DATE: October 16, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Elizabeth Sparkman, Engineering Manager

SUBJECT: **MEMORANDUM OF AGREEMENT FOR FISCAL YEAR 17/18 FUNDING FOR IMPLEMENTATION OF THE SOUTH SACRAMENTO HABITAT CONSERVATION PLAN.**



RECOMMENDATION

Adopt Resolution No. 126-2017.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute a Memorandum of Agreement (MOA) for FY 17/18 funding for implementation of the South Sacramento Habitat Conservation Plan (SSHCP).

BACKGROUND

Plan participants have previously entered into MOAs regarding the SSHCP that defined their respective responsibilities for funding preparation costs for fiscal years 2009/10 through 2016/17. A new MOA is needed for funding responsibilities for FY 17/18. The proposed funding commitment for the City is \$271,011 of which \$31,398 has already been pre-paid in FY 16/17.

ANALYSIS

SSHCP Overview:

The SSHCP is a regional effort that will provide development and infrastructure projects with streamlined, predictable federal and state permitting processes while creating a preserve system to protect habitat, open space, and agricultural lands. An approved SSHCP allows project proponents within the Plan area to simplify and expedite the state and federal permitting processes.

Review of Cost Estimates:

The SSHCP is funded through a combination of grant funds and local agency contributions. Local agency contributions have been provided by the Plan Participants pursuant to three previously adopted SSHCP MOA's. A complete reconciliation of the master budget has been provided to the Plan Participants. The initial SSHCP MOA was adopted by the City Council on November 5, 2013 and addressed funding for Fiscal Years 2012/13 and 2013/14. A First Amended SSHCP MOA was adopted by the Council on September 21, 2015 and addressed

funding for FY 2014/15. A Second Amended SSHCP MOA was adopted by Council on February 16, 2016 and addressed funding for FY 2015/17 and FY 2016/17. This new SSHCP MOA establishes specific funding obligation of the Plan Participants for FY 2017/18.

The projected total FY 2017/18 SSHCP cost of preparing the SSHCP, including appropriate environmental documentation, is \$1,413,719 with funding provided as follows:

- Sacramento County \$624,360
- Sacramento County Water Agency \$374,616
- City of Rancho Cordova \$249,744 [1]
- JPA Connector \$ 90,000
- USFWS Section 6 Grant \$ 75,000

[1] The amount contributed by Rancho Cordova will be reduced by \$31,983 towards their commitment of \$249,744 in recognition of a pre-payment made in FY 2016/17.

The cost of funding the South Sacramento Conservation Agency (SSCA) during FY 2017/18 will be \$151,335 with funding provided as follows:

- Sacramento County \$53,168
- Sacramento County Water Agency \$31,901
- City of Rancho Cordova \$21,267
- JPA Connector \$10,000
- City of Galt \$35,000

Key MOA Provisions:

This SSHCP MOA reaffirms the City's commitment to completing the SSHCP and defines the roles and responsibilities of each of the Plan Participants. The MOA establishes the amounts and timing of the City's contributions to the SSHCP for FY 2017/18.

FISCAL IMPACT

Direct fiscal implications to the City include an expenditure of \$271,011, of which \$31,983 has already been prepaid in FY 2016/17. Funding for the contributions is already included in the FY 2017/18 budget in an amount sufficient to cover the funding commitment.

ATTACHMENT

Resolution No. 126-2017, including Exhibit A (Memorandum of Agreement)

CITY OF RANCHO CORDOVA

RESOLUTION NO. 126-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF AGREEMENT
REGARDING ONGOING FUNDING OF THE SOUTH SACRAMENTO HABITAT
CONSERVATION PLAN FOR FISCAL YEAR 2017/18**

WHEREAS, the City of Rancho Cordova ("City") has determined preparation and adoption of the South Sacramento Habitat Conservation Plan ("SSHCP") will provide numerous community benefits, including coordinated preservation of natural resources and facilitation of publicly and privately sponsored urban development projects; and

WHEREAS, the SSHCP is being prepared by Sacramento County, the Cities of Rancho Cordova and Galt, the Sacramento Regional County Sanitation District, the Sacramento County Water Agency, and the Capital Southeast Connector JPA (collectively the Plan Participants); and

WHEREAS, the Plan Participants have previously entered into Memoranda of Agreement regarding funding of the SSHCP that defined their respective responsibilities for funding the SSHCP preparation costs for fiscal years 2009-10 through 2016-17; and

WHEREAS, the Plan Participants are working collaboratively to finalize the preparation of the SSHCP and intend to adopt and cause the implementation of the SSHCP; and

WHEREAS, the City will continue to be an active participant in the preparation and implementation of the SSHCP in FY 17/18 and included funding in the City's FY 2017/18 budget.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute the Memorandum of Agreement Regarding Ongoing Funding of the South Sacramento Habitat Conservation Plan for Fiscal Year 2017/18, which is attached as **Exhibit A**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of October, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

**MEMORANDUM OF AGREEMENT REGARDING ONGOING FUNDING OF THE
SOUTH SACRAMENTO HABITAT CONSERVATION PLAN FOR
FISCAL YEAR 2017-18**

This Memorandum of Agreement ("MOA") is entered into as of the date it has been executed by all parties, by and between the City of Rancho Cordova ("Rancho Cordova"), the County of Sacramento ("County"), the Sacramento County Water Agency ("SCWA"), the Elk Grove – Rancho Cordova – El Dorado Connector Authority, also doing business as the Capital Southeast Connector Joint Powers Authority ("Connector JPA") and the City of Galt ("Galt") (all parties collectively referred to as "Plan Participants").

WHEREAS, the Plan Participants are currently in the process of preparing the South Sacramento Habitat Conservation Plan ("SSHCP"); and

WHEREAS, the Plan Participants have previously entered into Memoranda of Agreement regarding continued funding of the SSHCP that defined their respective responsibilities for funding the SSHCP preparation costs for fiscal years 2009-10 through 2016-17; and

WHEREAS, the Plan Participants desire to enter into a new Memorandum of Agreement that establishes their respective funding obligations for fiscal year 2017-18;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. Role of the Plan Participants in the SSHCP.

The Plan Participants shall have coequal roles in the preparation, negotiation, and adoption of the SSHCP, including but not limited to the following:

(a) The Plan Participants shall be allowed to attend and participate equally in meetings of the Leadership Committee. The Leadership Committee will be composed of the executive leadership from each Jurisdiction or Agency that is a Plan Participant.

(b) The Plan Participants shall be allowed to attend and participate equally in meetings and negotiations with state and federal regulatory agencies such as the Regulatory Agency Working Group (RAWG), which will eventually transition to the Technical Advisory Committee (TAC) during the implementation phase of the SSHCP. To the extent feasible and practicable negotiation parameters will be established through the Project Manager and discussed with relevant Plan Participants prior to conducting meetings with the regulatory agencies.

(c) The Plan Participants shall be allowed to attend and participate

equally in meetings regarding budgeting and the overall administration of the SSHCP preparation process.

(d) The Plan Participants recognize and acknowledge the need to keep executive leadership of their respective organizations regularly apprised as to the budget and schedule of the SSHCP as work on its preparation continues during fiscal year 2017-18. The County will therefore be responsible for scheduling Leadership Committee meetings as needed throughout fiscal year 2017-18 to provide appropriate updates on the SSHCP budget and schedule. It is anticipated that the Leadership Committee will transition to the Implementation Committee during the implementation phase of the SSHCP.

(e) If any Plan Participant believes that the County has not fulfilled its obligation to keep executive leadership of the Plan Participants appropriately involved in the issues related to preparation of the Plan, or is otherwise dissatisfied with the manner in which the Plan is being prepared or decisions that are being made regarding the Plan preparation, such Plan Participant may contact the County Planning Director, who shall be responsible for timely convening a meeting of the Leadership Committee to discuss and attempt to resolve the issue of concern.

(f) The Plan Participants recognize and acknowledge that the preparation, negotiation, and adoption of the SSHCP is intended to be a collaborative process between the Plan Participants and that no individual party has the right to dictate how the SSHCP is being prepared or its ultimate content. The Plan Participants share the goal of adoption of the SSHCP to benefit each of the Plan Participants and the region as a whole. Therefore, each Plan Participant acknowledges an obligation to advise the Leadership Committee about factors they become aware of, such as actions on individual projects and the like, that might adversely impact adoption and implementation of the SSHCP. Any Plan Participant is free to terminate its participation in the SSHCP process at any time prior to its adoption as provided for in Section 6 hereof and participation in the SSHCP process does not create any obligation to approve or participate in the final SSHCP.

(g) The County will be responsible for hiring and managing consultants.

2. Anticipated Cost of and Revenue Available For SSHCP Preparation And Implementation During Fiscal Year 2017-18.

(a) The Cost of preparing the SSHCP, including appropriate environmental documentation, during fiscal year 2017-18 will be \$1,413,719 (See Exhibit A). Amounts within any of the line items identified in Exhibit A may be shifted to another budget line item subject to the written approval of the County Planning Director, Agency Engineer for the Sacramento County Water Agency, and the Rancho Cordova City Manager.

(b) The Plan Participants consider the proposed costs set forth in Exhibit A to be shared costs that will be jointly funded pursuant to the provisions of subsections (c) and (d) of this Section. Except as provided in Section 5 hereof, the Plan Participants have no authority to expend any funds contributed by the Plan Participants for any costs not included in Exhibit A, or for any costs in excess of those identified in Exhibit A, without first amending this MOA to reflect any different or increased costs.

(c) The following Plan Participants shall make the specified contributions to the cost of preparing the SSHCP in fiscal year 2017-18: the County of Sacramento shall contribute \$624,360; SCWA shall contribute \$374,616; Rancho Cordova shall contribute \$249,744; and the JPA Connector shall contribute \$90,000. An additional \$75,000 shall be contributed via a Section 6 Grant that has been awarded to the SSHCP by the U.S. Fish and Wildlife Service.

(1) 25% of the total sum owed by each Plan Participant shall be due and payable upon completion of the 90 day public review and workshop process.

(2) 25% of the total sum owed by each Plan Participant shall be due and payable upon completion of the Administrative Final SSHCP, Administrative Final EIS/EIR and Administrative Final Aquatic Resources Plan.

(3) 25% of the total sum owed by each Plan Participant shall be due and payable upon completion of the Final SSHCP, Final EIS/EIR and Final Aquatic Resources Plan.

(4) 25% of the total sum owed by each Plan Participant shall be due and payable upon certification of the Final EIR/EIS and adoption of the Final SSHCP and implementing ordinances by the local jurisdictions.

(5) The amount contributed by SCWA will be reduced to reflect that the SCWA directly funds a Senior Planner (1 FTE) to provide support for Technical Plan Preparation, as is shown in the attached funding table.

(6) The amount contributed by Rancho Cordova will be reduced by \$31,983 towards their commitment of \$249,744 in recognition of a pre-payment made in Fiscal Year 2016-17.

(d) In the event that there is insufficient revenue at any point during fiscal year 2017-18 to continue to fund the costs identified in Exhibit A, the Plan Participants who administer the contracts for the tasks identified in Exhibit A are free to suspend work under such contracts until such time as supplemental funding is identified and agreed upon by the Plan Participants.

(e) The cost of funding the South Sacramento Conservation Agency (SSCA) during fiscal year 2017-18 will be \$151,335 (see Exhibit B). Amounts within any of the line items identified in Exhibit B may be shifted to another budget line item subject to the written approval of the County Planning Director, Agency Engineer for the Sacramento County Water Agency, the Rancho Cordova City Manager and the Galt City Manager.

(f) The Plan Participants consider the proposed costs set forth in Exhibit

B to be shared costs that will be jointly funded pursuant to the provisions of subsections (g) and (h) of this Section. Except as provided in Section 5 hereof, the Plan Participants have no authority to expend any funds contributed by the Plan Participants for any costs not included in Exhibit B, or for any costs in excess of those identified in Exhibit B, without first amending this MOA to reflect any different or increased costs.

(g) The following Plan Participants shall make the specified contributions to the cost of funding the SSCA in fiscal year 2017-18: the County of Sacramento shall contribute \$53,168; SCWA shall contribute \$31,901; Rancho Cordova shall contribute \$21,267, the JPA Connector shall contribute \$10,000 and Galt shall contribute \$35,000.

(1) 100% of the total sum owed by each Plan Participant shall be due and payable upon formation of the South Sacramento Conservation Agency JPA as defined by written acknowledgment by the Secretary of the State that that JPA has been formed.

(h) In the event that there is insufficient revenue at any point during fiscal year 2017-18 to continue to fund the costs identified in Exhibit B, the Plan Participants who administer the contracts for the tasks identified in Exhibit B are free to suspend work under such contracts until such time as supplemental funding is identified and agreed upon by the Plan Participants.

3. Plan Participant Contributions After Fiscal Year 2017-18 and Funding Shortfalls.

(a) In the event that the SSHCP and related documents are not completed by the end of Fiscal Year 2017-18, the Plan Participants shall meet and confer in good faith in an effort to reach agreement as to the estimated cost of completing the SSHCP process and how such additional costs should be allocated. Any such agreement shall be memorialized in the form of a new MOA or an amendment to this MOA. To the extent that there is no such agreement, this MOA shall not serve to obligate any Plan Participant to make any financial contribution for the completion of the SSHCP after the end of Fiscal Year 2017-18.

(b) If any or all of the anticipated revenue is not received, then the County, SCWA, Rancho Cordova, the JPA Connector and Galt shall meet and confer in good faith in an effort to reach agreement as to the cost share of such shortfall. Any such agreement shall be memorialized in the form of a new MOA or an amendment to this MOA. To the extent that there is no such agreement, this MOA shall not serve to obligate any Plan Participant to make any financial contribution for revenue not received.

4. Payment of Contributions and Refund of Unused Contributions.

(a) Contributions shall be made payable and delivered to the County of

Sacramento Office of Planning and Environmental Review. For fiscal years 2017-18, the County will continue to establish a separate fund in the County Treasury to account for contributions by the Plan Participants and the disbursement of those funds towards completion of the SSHCP. The County shall complete a reconciliation of the SSHCP costs and contributions within ninety days after the end of each fiscal year to determine the credits or debits owed by or to the Plan Participants based on actual SSHCP costs and revenue in such fiscal years. Reconciliations shall be provided in writing to each Plan Participant who shall have sixty (60) days from receipt to challenge any provision of the reconciliation. If a Plan Participant fails to submit a challenge within such period, the right to do so is waived and the reconciliation will be deemed approved as to all undisputed items. Any credits shall be allocated toward contributions for the next fiscal year until the SSHCP is approved and adopted. Any amounts owing by Plan Participants for the preceding fiscal year shall be paid within sixty days of the later of the end of the reconciliation challenge period or the resolution of any challenges that are submitted.

(b) The Plan Participants each recognize and acknowledge that their funding capacity is constrained and limited. Each Plan Participant will use all reasonable efforts to obtain the funds necessary to make the full contributions set forth in subsections (c) and (g) of Section 2 above. If a Plan Participant fails to make any such payments when due, the defaulting Plan Participant shall be deemed to be in breach of this MOA and shall have sixty (60) days from the date of such breach to cure the breach by making the required contribution or by entering a contribution payment plan agreement that is mutually agreeable to all other Plan Participants. The failure to cure any such breach within this sixty (60) day period shall result in the defaulting Plan Participant:

- (1) being excluded from further participation in the SSHCP and
- (2) being excluded as a plan permittee should the SSHCP be approved and adopted.

(c) Any unexpended funds from Fiscal Year 2017-18 remaining after reconciliation shall be refunded amongst the County, SCWA, Rancho Cordova, the JPA Connector and Galt to offset the contributions provided for in Section 2(c) and/or (g) above based on the same percentage allocations.

5. Payment of Plan Participant Specific Costs.

In addition to the payments provided for in Section 2 above, it is anticipated that there may be additional costs attributable exclusively to one or more of the Plan Participants. Notwithstanding the provisions of Section 2(b) hereof, such additional costs may be shown within the budgeted SSHCP costs for Fiscal Year 2017-18 at the request of that Plan Participant provided that:

- (a) The requesting Plan Participant agrees, through an action of its governing board, that the identified costs are the exclusive financial obligation of

the requesting Plan Participant.

(b) Any such costs for Fiscal Year 2017-18 shall be paid by the requesting Plan Participant to the County Office of Planning and Environmental Review upon its request and will be reconciled as specified in 4 (a).

6. Contributions Non-Refundable and Termination of Participation.

Any Plan Participant may terminate its participation in the SSHCP process by providing thirty days prior written notice of such termination to the other Plan Participants. Upon termination of participation by a Plan Participant, such terminating Plan Participant shall be entitled to a pro rata refund of any contributions made for the remaining portion of the fiscal year after the effective date of its termination. Contributions made by a Plan Participant are otherwise non-refundable and represent the consideration paid by the contributing Plan Participant for its participation in the SSHCP process as set forth in Section 1 above.

(Signature pages follow.)

EXHIBIT A
RANCHO CORDOVA CONTRACT NO. 136-2017

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

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

SACRAMENTO COUNTY WATER AGENCY, a statutorily created district operating under the authority of and pursuant to the provisions of the Sacramento County Water Agency Act (California Water Code-Appendix, Chapter 66, commencing at Section 66-1 et seq.)

By: _____

Leighann Moffitt, Planning Director
Office of Planning and Environmental Review
County of Sacramento

By: _____

Michael L. Peterson, Director
Department of Water Resources
Municipal Services Agency
County of Sacramento

“AGENCY”

Date: _____

Date: _____

Agenda Date: _____

Agenda Date: _____

Item Number: _____

Item Number: _____

Resolution Number: _____

Resolution Number: _____

Approved as to form:

Approved as to form:

By: _____

Krista Whitman
Assistant County Counsel

By: _____

Sarah Britton
Deputy County Counsel

EXHIBIT A

RANCHO CORDOVA CONTRACT NO. 136-2017

CITY OF RANCHO CORDOVA, a municipal corporation

CITY OF GALT, a municipal corporation

By: _____
Cyrus Abhar
City Manager

By: _____
Eugene Palazzo
City Manager

Date: _____

Date: _____

Agenda Date: _____

Agenda Date: _____

Item Number: _____

Item Number: _____

Resolution Number: _____

Resolution Number: _____

Approved as to form:

Approved as to form:

By: _____
Adam Lindgren
City Attorney

By: _____
Steven P. Rudolph
City Attorney

**RANCHO CORDOVA – EL DORADO
CONNECTOR AUTHORITY**, currently
known as the Capital Southeast Connector
Joint Powers Authority

By: _____
Derek Minnema
Executive Director

DRAFT South Sac HCP Program - FY2017-18 Budget "Exhibit A"

Updated 3/20/2017

SSHCP PLAN COMPLETION**SOURCES****FY17/18****Estimated Revenue****Split****Budget**

City of Galt		\$0
Connector JPA		\$90,000
Regional Sanitation (SRCSD)		
Grant Funding		\$75,000

Subtotal		\$165,000
-----------------	--	------------------

County (PER)	50%	\$624,360
SCWA	30%	\$374,616
City of Rancho Cordova	20%	\$249,744

TOTAL		\$1,413,719
--------------	--	--------------------

USES**FY17/18 - Estimated Expenses****Payor****Other**

SSHCP Staff (Radmacher)	SCWA (DWR)	\$210,000
County Counsel (Whitman)	PER	\$30,000
Outside Legal Counsel (BBK contract)	Co. Counsel via PER	\$105,000
Project Manager (Ziebron contract)	PER	\$222,000
SSHCP (Dudek contract)	PER	\$225,000
Economics and Fees (EPS contract)	PER	\$62,000
Public Relations (Endicott contract, with Smira)	PER	\$102,359
EIS/EIR (County Staff)	PER	\$150,000
EIR/EIS (Ascent contract)	PER	\$105,000
EIR/EIS (Dudek contract)	PER	\$192,360
County - Contract Services (Miller)	Gen Svcs via PER	\$10,000

TOTAL		\$1,413,719
--------------	--	--------------------

DRAFT South Sac HCP Program - FY2017-18 Budget "Exhibit B"

Updated 3/20/2017

SSHCP IMPLEMENTATION**SOURCES**

	FY17/18 -Estimated Revenue	
	Split	Budget
City of Galt		\$35,000
Connector JPA		\$10,000
Regional San (SRCSD)		\$0
Subtotal		\$45,000
County (PER)	50%	\$53,168
SCWA	30%	\$31,901
City of Rancho Cordova	20%	\$21,267
TOTAL		\$151,335

USES

	FY17/18 -Estimated Expenses	
	Payor	Grant Eligible Expenses
County Counsel (Whitman)	PER	\$30,000
Admin. Staff	PER	\$30,000
Land Transaction Legal Svcs (Shute Mihaly)	Co. Co. via PER	\$35,000
GIS/Database Management	PER	\$50,000
Overhead (Rent & Supplies)		\$6,335
TOTAL		\$151,335

MEMORANDUM

DATE: October 16, 2017

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: SUNDANCE TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND DEVELOPMENT AGREEMENT AMENDMENT; PROJECT NO. DD9708 – LOCATED SOUTH OF DOUGLAS ROAD AND WEST OF SUNRISE BOULEVARD WITHIN THE SUNRIDGE SPECIFIC PLAN.

PROPERTY OWNER: RHNC Sundance – Sacramento GP 1990 3 rd Street, Suite 400 Sacramento, CA 95811	APPLICANT: Regis Homes of Sacramento LLC 1990 3 rd Street, Suite 400 Sacramento, CA 95811
---	--

PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant requests approval of a Tentative Subdivision Map that includes 114 single-family lots, two landscape corridor lots, eight common area lots, and one private road lot on 12-acres within the Sunridge Specific Plan, a Special Development Permit, and Development Agreement Amendment. DD9708 South of Douglas Road and west of Sunrise Boulevard within the Sunridge Specific Plan Area. 067-0030-040-0000 June Cowles, Senior Planner
---	---

RECOMMENDATION

Introduce and waive first reading of Ordinance 11-2017 and adopt Resolution 128-2017.

RESULT OF RECOMMENDED ACTION

Approval of Ordinance 11-2017 for a Development Agreement Amendment and Resolution 128-2017 would allow the subdivision of 114 single-family lots, two landscape corridor lots, eight common lots, one private roadway lot, and construction of the proposed residential project and associated infrastructure, and a Special Development Permit to reduce the minimum lot size and building setbacks.

BACKGROUND/PROJECT HISTORY

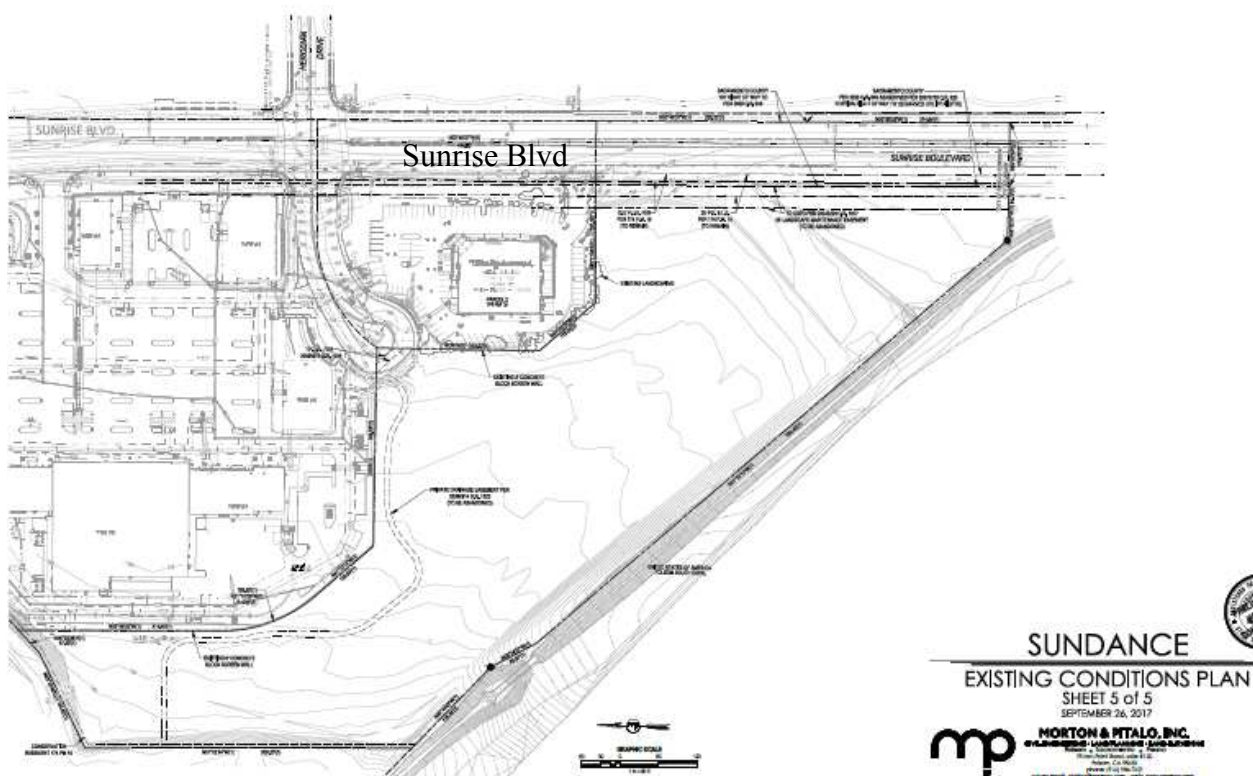
The Sundance 12-acre site is within the Sunridge Specific Plan, located to the west and south of the Sunridge shopping plaza near the Douglas Road and Sunrise Boulevard intersection. **(Figure 1: Project Site Location.)** A Sundance subdivision map was approved in 2005 with a Development Agreement, Special Development Permit, and Design Review.

Figure 1: Sundance Subdivision Site Location



EXISTING CONDITIONS:

The project site includes non-native grass and slopes towards the existing Morrison creek along the northwest portion of the site and an existing drainage ditch along the western property line. The Folsom South Canal is located along a portion of the south western property line. To the east is the Sunridge shopping plaza, Walgreens, and Sunrise Boulevard. **(Figure 2: Sundance Existing Conditions.)** An existing sound wall is located between the Sunridge shopping plaza and the project site. An open view six-foot high fence with existing landscaping is located between the project site and the Walgreens site.

Figure 2: Sundance Existing Conditions**Surrounding Land Use:**

The following Table provides the current use, General Plan/Community Plan, and zoning (**Table 1: Surrounding Designations and Existing Uses** and **Figure 3: Zoning Map**)

Table 1: Surrounding Designations and Existing Uses:

Location	Existing Use	General Plan Designation	Zoning Designation
Sundance	Undeveloped land	Commercial Mixed Use	Limited Commercial Sunridge Specific Plan, LC (SDSP allows for some medium density residential)
North	Morrison Creek and Sunridge Plaza	Commercial Mixed Use	Parks and Open Space POS (POS SDSP)
South	Undeveloped land	Public Quasi-Public and Sacramento County Mather Planning Area	Parks and Open Space Sacramento County Zoning
East	Existing Sunridge Shopping Plaza, Walgreens Pharmacy	Commercial Mixed Use and Low Density Residential	General Commercial and Residential Density 7 RD7(SDSP)
West	Creek, Undeveloped Land, and Folsom South Canal	Public Quasi-Public	Parks and Open Space POS

Figure 3: Zoning Map

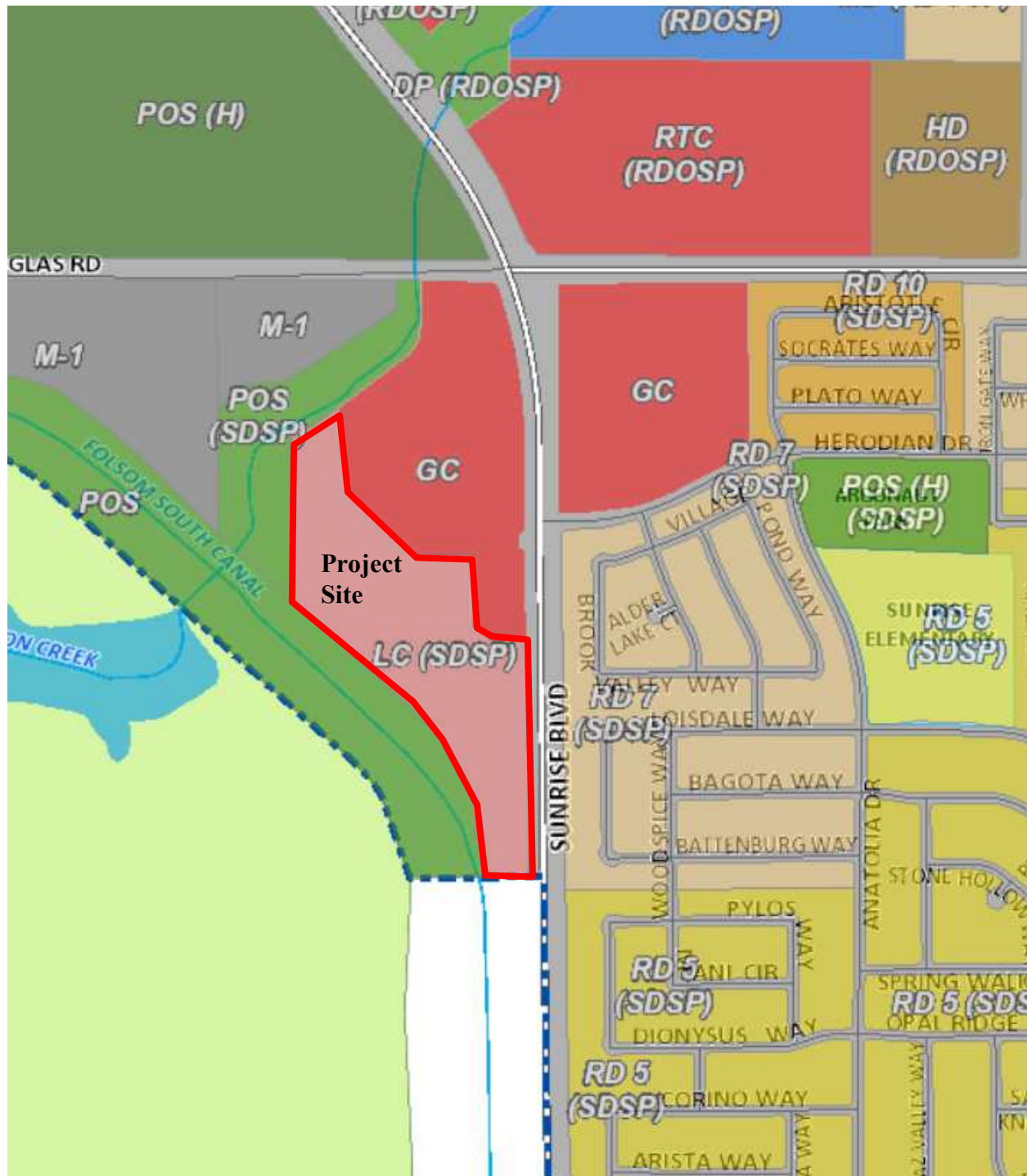


Figure 5: Sundance Connectivity Plan



Green: Sidewalk
Red: On-street Parking
Blue: Vertical Curb

Special Development Permit

The applicant is requesting a Special Development Permit to vary from the Sunridge Specific Plan minimum lot size, the distance between buildings, and building setbacks from property lines to accommodate the project. The following matrix provides the existing requirements of the Specific Plan and the proposed for the Sundance project. **Table 2: Proposed Special Development Permit.**

Table 2: Proposed Special Development Permit

Setbacks		
	Required Per Sunridge SP	Proposed
Front Setback	16' front building & 19' for garage door plain	10' front building & 18' for garage door plain
Side Setback	5' on one side & 4' on the other	0' on one side & 5' on the other
Side Street Setback	N/A	5'
Rear Setback	10' for single story & 15' for two-story	10' for single story & two-story
Distance Between Buildings	9'	5' minimum
Lot Area	4,000 sq ft (net)	2,600 sq ft (net)

Development Agreement Amendment

The applicant is requesting a Development Agreement amendment in order to include the revisions to the exhibits; Tentative Subdivision Map, Condition of Approvals, update the required fees, and extend the Development Agreement by ten years. **Attachment 1 Exhibit 1A**

ANALYSIS

The proposal contains the following items that will be analyzed individually as follows: Tentative Subdivision Map, Special Development Permit, and Development Agreement Amendment.

TENTATIVE SUBDIVISION MAP

The tentative subdivision map establishes the form or configuration for the proposed subdivision. The subdivision map layout includes the following:

- 114 single-family homes, two landscape lots, eight common space lots, and one private road lot.
- The proposed subdivision includes two access locations; one connected to the Sunridge shopping plaza round-about and the second; a right-in and right-out on Sunrise Boulevard south of the Walgreens site.
- The subdivision is located adjacent to the existing Sunridge shopping plaza, which allows a walkable destination for the entire subdivision.
- Enhanced pavement is located at each entrance and crosswalks for high visibility pedestrian crossing areas.
- Several small open space common areas are located throughout the subdivision.
- The project is a density of 10 units per an acre development adjacent to a commercial shopping center.

Access and Infrastructure Improvements:

The proposed subdivision includes two access locations; one full movement from the Sunridge shopping plaza round about and a right-in right-out on Sunrise Boulevard. The subdivision includes private streets with on-street parking and guest parking in selected areas. **See Figure 5; Sundance Connectivity Plan.** The Sunrise Boulevard improvements will be constructed with this project to the project property line.

Pedestrian Connection

The proposed subdivision includes sidewalks on one side of the street in the center portion of the subdivision, parking on one side of the street and guest parking in selected areas, and vertical curb along the entrance and selected common open space. Enhanced pavement is provided at the two entrances and the crosswalks to indicate both a delineation of the private streets and crosswalks for pedestrians. The vertical curb provides both a connection to the existing shopping plaza and a parking barrier along the common open space and some of the on-street parking areas.

Several Conditions of Approval were added to the project to improve the pedestrian connectivity as follows:

- A pedestrian connection off of "B" Drive shall be reviewed to be connected to the Sunrise Boulevard sidewalk.
- Crosswalks shall include a stamped and or colored pavement for high-visibility crosswalk within the subdivision to the satisfaction of the Community Development Department and Public Works Department.
- Intersection pavement area shall be revised to be minimal pavement in order to be pedestrian friendly but also to meet the Sacramento Metro Fire requirements.

Home Owners Association:

The proposed development will include a Home Owners Association (HOA) to maintain the private streets, storm drainage, and the common area lots. In addition, the Home Owners Association will include maintenance requirements such as but not limited to trash can storage locations and yard maintenance.

Common Area Lots

The proposed subdivision includes eight common area lots that will be maintained and owned by the HOA. A condition of approval has been included as follows;

- The common area lots shall include amenities such as but not limited to the following; landscaping, mail kiosks, benches, sidewalk, pet disposal stations, gazebos, fountains, art sculptures, education kiosk on the creek preserve and/or the Folsom South Canal and the Folsom South Canal bike trail.

Utilities:

The area will be served by Sacramento County Water Agency, Sacramento Area Sewer District, and Sacramento Metro Utility District (SMUD). All public utility agencies have reviewed and provided conditions to the project. Utility easements are located on the tentative subdivision map as appropriately located.

SUNRIDGE SPECIFIC PLAN DEVELOPMENT STANDARDS CONSISTENCY

The proposed Sundance Tentative Subdivision Map is consistent with the Sunridge Specific Plan Development Standards based on the criteria as follows;

Development Standards:

- The proposed subdivision is consistent with the Sunridge Specific Plan Land Use Map.
- The overall proposed subdivision density of 10 units per acre is consistent with Development Standards Limited Commercial and General Plan designation Commercial Mixed Use (Minimum 10 du/ac).
- The applicant is requesting a Special Development Permit in order to reduce the minimum lot size and setbacks.

- The proposed subdivision location is within walking distance of public transportation.
- The proposed subdivision allows for diverse homes (small lot homes)

The Tentative Subdivision Map Review as conditioned, adheres to Section 66474 of the California Subdivision Map Act requires a City to the deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

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

Evidence: The proposed project is consistent with the General Plan/Sunridge Specific Plan land use designation. All lots are consistent with the proposed Special Development Permit development standards.

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

Evidence: The proposed Tentative Subdivision Map is consistent with the General Plan designation of Commercial Mixed Use and Specific Plan density of 10 units per acre and the following items;

- The proposed subdivision is consistent with the Sunridge Land Use Plan.
- § The overall proposed subdivision density of 10 units per acre is consistent with General Plan Commercial Mixed Use designation for residential.
- § The proposed subdivision lots are consistent with the proposed Special Development Permit development standards.

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

Evidence: The site is physically suitable to subdivide. The existing parcel will be split into 114 single-family homes, two landscape corridors, eight common area lots, and one private road lot. There are no buildings currently onsite.

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

Evidence: The site is physically suitable for the proposed density of development. The proposed Tentative Subdivision Map will divide the existing parcel into 114 single-family homes, two landscape corridors, and eight common area lots. The overall residential density is 10 units per acre which is consistent with the Limited Commercial and General Plan designation of Commercial Mixed Use. Improvements are provided as shown on the Tentative Subdivision Map (**Exhibit 2A**), and subject to the attached Conditions of Approval (**Exhibit 2B**).

5. *Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: A Mitigated Negative Declaration was prepared for the Sundance project RC04-122 where the construction of 129 single-family lots were addressed in accordance with the requirements of the California Environmental

Quality Act (CEQA). The Notice of Determination was filed on January 31, 2005. The proposed project is consistent with the project analyzed in the Mitigated Negative Declaration, no further Environmental analysis is required.

6. *Finding: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Evidence: The subdivision of a portion of one parcel into 125 new parcels would allow the future 114 single-family homes to be placed on individual lots to allow for the sale. The proposed Tentative Subdivision Map includes necessary improvements to serve the residential subdivision. The proposed improvements are consistent with the Sunridge Specific Plan. No public health problems will result from approval of the tentative subdivision map.

7. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

Evidence: The proposed improvements included with the subdivision are consistent and meet the Sunridge Specific Plan and City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the subdivision. The streets are proposed as private streets.

SPECIAL DEVELOPMENT PERMIT

The applicant is requesting a Special Development Permit to reduce the minimum lot size and building setbacks in order to provide lots that can meet the minimum density of 10 units per acre. Under the existing Sunridge Specific Plan's minimum lot size and building setbacks the site is unable to meet the minimum density requirements and therefore this permit is required (because the project comes under the County Code). (**Table 2; Proposed Special Development Permit.**) The applicant is attempting to meet the unit allocation stipulated in the Specific Plan, however due to the minimum size lots per the County Zoning Code this project would not be able to build to its allocation, without the City granting reductions to the front, side and rear setbacks and minimum lot area development standards. The following evidence supports the Special Development Permit request:

1. *Finding: That the proposed development will carry out the intent of the General Plan and the appropriate community plan.*

Evidence: The proposed project is consistent with the General Plan/Sunridge Specific Plan land use designation.

2. *Finding: That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.*

Evidence: The proposed Tentative Subdivision Map is of sufficient size that includes a 10 unit per an acre development of small lot single- family lots that meets the minimum density requirement within its own boundaries. The medium density

development is within walkable distance to the adjacent existing Sunridge shopping plaza.

3. *Finding: That the proposed development is compatible with existing and proposed land uses in the surrounding area.*

Evidence: The site is physically suitable to subdivide and is compatible with existing and proposed land uses in the surrounding area as it is consistent with the General Plan and Sunridge Specific Plan in that they both allow for this type of development.

4. *Finding: That any exceptions to, or deviation from, the use, density, requirements or design standards of the Land Use Zone in which the property is located, or of Title II of the Sacramento Code are justified by the design of the development or by the substantial energy savings proposed pursuant to Section 110-65(b). In case of the a residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces. .*

Evidence: The site is physically suitable for the proposed density of development. The proposed Tentative Subdivision Map will divide the existing parcel into 114 single-family homes, two landscape corridors, eight common area lots, and one private road lot. The overall residential density is 10 units per acre which is consistent with the Limited Commercial and General Plan designation of Commercial Mixed Use. Improvements are provided as shown on the Tentative Subdivision Map (**Exhibit A**), and subject to the attached Conditions of Approval (**Exhibit B**).

5. *Finding: That there is adequate assurance that all public improvements will be installed at the scheduled times, as required by Public Works.*

Evidence: The project conditions of approval provide a time schedule for all public improvements as required by Public Works.

6. *Finding: That there is adequate assurance that the development schedule will be met.*

Evidence: The project includes a Development Agreement Amendment that has an expiration time of ten years from the date of approval.

7. *Finding: That the existing or proposed utility services are adequate for the uses and population densities proposed.*

Evidence: The existing and proposed utilities are adequate for the uses and population density proposed.

DEVELOPMENT AGREEMENT AMENDMENT

Development agreements are authorized by state law (Government Code Section 65864 et seq.) to strengthen the public planning process, encourage comprehensive planning and reduce economic risks of development. A development agreement allows an owner or developer of land to lock in, or as it is known in land use law to "vest," certain rights to proceed with its development in accordance with policies, rules, regulations and project approvals in effect when the development agreement is approved. A developer gets the certainty that, subject to some limitations, the city will not apply new laws that it adopts to the developer's project. In exchange for entering into a development agreement, a city generally gets valuable commitments from a

developer such as additional fees to provide public services or dedications of land to build public improvements.

The original Development Agreement for this project was approved in 2006. The amendments include incorporation of the new tentative subdivision map and conditions of approvals, revised language regarding the number of lots, requirements to pay certain fees associated with on-going police protection, future park development within the Specific Plan area and restoration of existing parks in the community, and an extension of the Development Agreement for 10 years from the time of approval.

Consistent with state law, the City of Rancho Cordova has adopted certain requirements that must be satisfied in order for the City Council to approve a development agreement amendment. A development agreement amendment must be processed in the same manner as the original development agreement. The requirements from Section 23.158.060 of the Municipal Code establishes the required findings and are listed below in italics, followed in plain text by evidence that staff believes establishes that each requirement is satisfied:

1. *The development agreement is consistent with the General Plan objectives, policies, land uses, and implementation programs and any other applicable Specific Plans.*

Evidence: The Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan, and in the Sunridge Specific Plan in that (a) the land use designation for the Sundance site as "limited commercial" allows for Medium Density Residential development and the proposed project is to create 114 single family lots consistent with that land use, (b) the project is consistent with the fiscal policies of the General Plan and the Sunridge Specific Plan with respect to provision of infrastructure and public services, and (c) the Development Agreement includes provisions relating to financing, construction and maintenance of public facilities, park development fees and similar provisions set forth in the Sunridge Specific Plan.

2. *The development agreement is in conformance with the public convenience and general welfare of persons residing in the immediate area and will not be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the city as a whole.*

Evidence: The Development Agreement is in conformity with public convenience and general welfare of people residing in the immediate area and won't be detrimental or injurious to the property or people in the area or the city as a whole in that the Sundance Project will implement land use guidelines set forth in the Sunridge Specific Plan and the General Plan, which have planned for residential uses at this location; and in that the amendments to the Development Agreement being made reduce the number of homes being built by 15 and therefore the amendment results in less of an impact than the previously approved project.

3. *The development agreement will promote the orderly development of property or the preservation of property values.;*

Evidence: As described above, the development agreement and the project it allows for, including the amendments being made, are entirely consistent with the General Plan and Specific Plan for this site and therefore the development agreement promotes the orderly development of property as well as the preservation of property values, as area properties

and their values would be, in part, based on this exact use occurring on this site in the future.

4. *The development agreement does not pertain to any property in the protected 200-year floodplain, unless the development agreement contains conditions that will provide an urban level of protection to the property consistent with California Government Code Section 65865.5.*

Evidence: The Development Agreement does not pertain to any property in the protected 200-year floodplain.

GENERAL PLAN/SPECIFIC PLAN CONSISTENCY

General Plan/Sunridge Specific Plan:

The project site is located within the Sunridge Specific Plan. The Sunridge Specific Plan contains a mix of low, medium, and high-density residential units and commercial development. The proposed subdivision includes single-family lots and common space that is consistent with the General Plan and Sunridge Specific Plan Land Use Plan. The proposed project includes expansion of existing infrastructure.

REQUIRED PERMITS

Permits Required after Approval:

- Improvement Plans/Grading Permit
- Major Design Review Permit
- Building Permits

FISCAL ANALYSIS OF PROJECT

The City anticipates that this project will provide additional revenues from temporary construction jobs. The project will provide 114 new single-family homes and associated infrastructure for future residents.

ENVIRONMENTAL

A Mitigated Negative Declaration was prepared for the Sundance project RC04-122 where the construction of 129 single-family lots were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The Notice of Determination was filed on January 31, 2005. The proposed project is consistent with the project analyzed in the Mitigated Negative Declaration, no further Environmental analysis is required.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the Mitigated Negative Declaration and adopt Resolution No. 128-2017 approving the Tentative Subdivision Map and Special Development Permit subject to the findings, Project Plans (**Exhibit A to the Resolution**) and Conditions of Approval (**Exhibit B to the Resolution**); and introduce and waive the first reading of Ordinance No. 11-2017, an Ordinance of the City Council of the City of Rancho Cordova approving the First Amendment to the Development Agreement relative to Sundance by and between the City and RHNC Sundance – Sacramento GP (**Exhibit 1A to the Ordinance**).

ATTACHMENT(S)

1. Ordinance 11-2017, Development Agreement Amendment (**Exhibit 1A**)
2. Resolution 128-2017, including Project Plans (**Exhibit 2A**) and subject to the Conditions of Approval (**Exhibit 2B**).
3. Sundance Pedestrian Connectivity Plan
4. 500' Radius Map with Mailing Labels

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 11-2017

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RELATIVE TO
SUNDANCE BY AND BETWEEN THE CITY AND RHNC SUNDANCE – SACRAMENTO GP**

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

Section 1. Purpose and Declarations.

WHEREAS, RHNC Sundance – Sacramento GP (hereinafter referred to as “Landowner”) filed an application with the City of Rancho Cordova to modify the Sundance development project (“Project”) located generally west of Sunrise Boulevard, south of Douglas Road and north of the Folsom South Canal (Assessor’s Parcel Number 067-0030-040); and

WHEREAS, in order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, *et seq.*, of the Government Code (the “Development Agreement Statute”), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties; and

WHEREAS, in July 2006, the City and Landowner entered into a Development Agreement for the Sundance Project, consisting of residential and commercial development (Ordinance Number 22-2006). The Sundance Project remains undeveloped; and

WHEREAS, the Sundance Project is within the SunRidge Specific Plan (“SDCP/SRSP”) area. The SDCP/SRSP was approved by the County of Sacramento (“County”) in July 2002. The County also prepared and certified an Environmental Impact Report (“EIR”) (State Clearinghouse Number 97022055) for the SDCP/SRSP. In July 2003, the City of Rancho Cordova incorporated an area that included the SDCP and SRSP. In response to litigation involving the SDCP/SRSP EIR, the City subsequently rescinded approval of the SDCP/SRSP, yet the court held yet the SDCP/SRSP is still in effect for projects that were already vested through a development agreement, such as this one. The Court and City allowed projects with development agreements to develop consistent with the Specific Plan which utilized County standards. On November 7, 2012, the City certified a partially Revised EIR for the SDCP/SRSP, however, at that time the City determined to carry out the projects within the SDCP/SRSP area without re-approving the SDCP/SRSP; and

WHEREAS, in May 2006, the City adopted a Mitigated Negative Declaration as the California Environmental Quality Act environmental review for the Sundance Project among others (“Sundance MND”). The Sundance MND relied upon, and incorporated by reference, the SDCP/SRSP EIR; and

WHEREAS, in the Sundance MND, the City concluded that the Project would not have a significant impact on the environment due to the mitigation measures adopted by the City in the SDCP/SRSP EIR and the MND. All environmental impacts were reviewed and addressed at the

ATTACHMENT 1

time the Project was approved. All recitals and findings of determination in Ordinance 22-2006, which adopted the Development Agreement, are still accurate and relevant to the Amendment; and these amendments, which will result in there being fewer residential units being constructed, will not result in any new or significant impacts that were not previously identified and on this basis there is not substantial evidence that the project amendments will have a significant adverse impact on the environment; and

WHEREAS, pursuant to Government Code section 65868, City and Landowner now desire to modify the Development Agreement to reflect certain Project changes and modifications to the obligations of the Landowner to pay certain fees for park renovations to existing City parks and improvements at new City parks, to update obligations relating to funding of police services and to make other revision, all as more fully set forth in the attached Development Agreement Amendment; and

WHEREAS, the requested approvals by Landowner to the Sundance Project include the Development Agreement Amendment, new tentative subdivision map, and a special development permit; and

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

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

Section 2. Findings

The City Council hereby finds that:

A. **CEQA Compliance.** A Mitigated Negative Declaration was prepared for the Sundance project RC04-122 where the construction of 129 single-family lots were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The Notice of Determination was filed on January 31, 2005. The proposed project amendment calls for 114 single-family lots and is consistent with the project analyzed in the Mitigated Negative Declaration, and therefore no further Environmental analysis is required. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under State CEQA Guidelines section 15162.

B. **Required Findings.** The attached Development Agreement Amendment is consistent with the following additional findings, as required by State law and Chapter 23.158 of the Rancho Cordova Municipal Code:

(1) The development agreement is consistent with the General Plan objectives, policies, land uses, and implementation programs and any other applicable Specific Plans.

The Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan, and in the Sunridge Specific Plan in that (a) the land use designation for the Sundance site as "limited commercial" allows for Medium Density Residential development and the proposed project is to create 114 single family lots consistent with that land use, (b) the project is consistent with the fiscal policies of the General Plan and the Sunridge Specific Plan with respect to provision of infrastructure and

ATTACHMENT 1

public services, and (c) the Development Agreement includes provisions relating to financing, construction and maintenance of public facilities, park development fees and similar provisions set forth in the Sunridge Specific Plan.

(2) The development agreement is in conformance with the public convenience and general welfare of persons residing in the immediate area and will not be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the city as a whole.

The Development Agreement is in conformity with public convenience and general welfare of people residing in the immediate area and won't be detrimental or injurious to the property or people in the area or the city as a whole in that the Sundance Project will implement land use guidelines set forth in the Sunridge Specific Plan and the General Plan, which have planned for residential uses at this location; and in that the amendments to the Development Agreement being made reduce the number of homes being built by 15 and therefore the amendment results in less of an impact than the previously approved project.

(3) The development agreement will promote the orderly development of property or the preservation of property values.;

As described above, the development agreement and the project it allows for, including the amendments being made, are entirely consistent with the General Plan and Specific Plan for this site and therefore the development agreement promotes the orderly development of property as well as the preservation of property values, as area properties and their values would be, in part, based on this exact use occurring on this site in the future.

(4) The development agreement does not pertain to any property in the protected 200-year floodplain, unless the development agreement contains conditions that will provide an urban level of protection to the property consistent with California Government Code Section 65865.5.

The Development Agreement does not pertain to any property in the protected 200-year floodplain.

Section 3. Approval of the Development Agreement Amendment

The City Council hereby approves the Development Agreement Amendment, attached to this Ordinance and incorporated herein by reference as **Exhibit 1A**, and authorizes the City Manager to sign the Development Agreement Amendment after the effective date of this Ordinance.

Section 4. Severability

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

ATTACHMENT 1**Section 5. Effective Date**

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk
2873003.1

EXHIBIT 1A

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
RELATIVE TO SUNDANCE
BY AND BETWEEN THE CITY OF RANCHO CORDOVA AND
RHNC SUNDANCE – SACRAMENTO GP**

This First Amendment to Development Agreement ("**First Amendment**") is entered into this ____ day of _____, 2017, by and between the **CITY OF RANCHO CORDOVA**, a municipal corporation ("**City**"), and **RHNC SUNDANCE – SACRAMENTO GP**, a California general partnership ("**Landowner**"). City and Landowner are hereinafter collectively referred to as the "**Parties**."

RECITALS

A. City and Landowner entered into that certain Development Agreement dated May 15, 2006 ("**Agreement**") recorded on July 18, 2006, in the Office of the Sacramento County Recorder in Book 20060718, Page 0964, Official Records, which established certain development rights in certain real property located in the City of Rancho Cordova, California, as more particularly described in **Exhibit A-1** and **Exhibit A-2** of the Agreement (the "**Property**").

B. Pursuant to Government Code section 65868, City and Landowner now desire to modify and amend the Agreement to reflect a reduced unit count, amend certain Landowner obligations to pay certain fees for park renovations at existing City parks and improvements at new City parks, to revise Landowner's park obligations, to update obligations relating to the funding of police services, road improvements, maintenance services, and to make other revisions, all as more fully set forth below in this First Amendment.

C. This First Amendment amends certain provisions of the Agreement applicable to the entire Property and affects the rights and obligations of the Parties as of the effective date of this First Amendment and has no effect on the rights or obligations of the Parties as to any development of the Property occurring prior to the effective date of this First Amendment. This First Amendment was adopted by City Ordinance No. _____ on _____ 2017, which Ordinance became effective on _____, 20__.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the Parties hereby agree to amend the Agreement as follows:

EXHIBIT 1A**AGREEMENT**

1. **Incorporation of Recitals.** Recitals A through C are hereby incorporated herein, including the documents referenced in the Recitals.

2. **Amendment of Section 6.6 of the Recitals Concerning "Project Approvals."** City and Landowner agree that Section 6.6 of the Recitals of the Agreement is hereby amended to read as follows:

"6.6 The Tentative Subdivision Map for the Project (attached hereto as Exhibit B) approved by the City on _____, 2017, by City Resolution No. ____-2017 (this Exhibit B replaces the original Exhibit B approved by Planning Commission Resolution No. 20-2004 approved on January 27, 2005); "

3. **Amendment of Section 6.7 of the Recitals Concerning "Project Approvals."** City and Landowner agree that Section 6.7 of the Recitals of the Agreement is hereby amended to read as follows:

"6.7 This Development Agreement, as adopted on May 15, 2006 by City Ordinance No. 22-2006 (the "Adopting Ordinance") as amended on _____, 2017 by City Ordinance No. _____ 2017 adopting the First Amendment to the Development Agreement."

4. **Amendment of Section 5.2 concerning the "Term."** City and Landowner agree that Section 5.2 of the Agreement is hereby amended to read as follows:

"5.2 **Term.** Upon execution, the term of this First Amendment shall commence on the Effective Date and extend until _____, 2027, which date is a period of ten (10) years from the date that City Ordinance No. ____-2017 approving this First Amendment takes effect, unless said term is terminated, modified or extended by circumstances set forth in this Agreement. Following expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. Said termination of the Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement."

5. **Amendment of Section 6.2 concerning "Permitted Uses."** City and Landowner agree that Section 6.2 of the Agreement is hereby amended to read as follows:

"6.2. **Permitted Uses.** The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, location and maintenance of on-site and off-site improvements, location of public utilities and other terms and conditions of development applicable to the Property, shall be those set forth in this Agreement, the Project Approvals and any amendments to this Agreement or the Project Approvals. City acknowledges that the Project Approvals provide for the following land uses and approximate acreages for the Property: 114 single-family, residential units in an area designated for Commercial Mixed Use with a Limited Commercial (LC) Zoning designation of 11.9 acres. The project density is 10.0 dwelling units per acre.

EXHIBIT 1A

Exhibit C “Land Use Map for the Property” is omitted from the Development Agreement.

6. Restatement of Section 6.4.1 Concerning the “New Park Development Obligation.” City and Landowner agree that Section 6.4.1 of the Agreement is hereby deleted and replaced with the following:

“6.4.1. New Park Development Obligation.”

(i) Dedication of Park Land and In Lieu Fee:

Landowner’s obligation to dedicate park land to the Cordova Recreation and Park District (the “Park District”) pursuant to California Government Code Section 66477 (the “Quimby Act”) shall be satisfied by payment of in lieu fees for the **1.68 acres** of park land dedication requirement, calculated by $114 \text{ DUE} \times 0.01475$ (factor). The amount of the in lieu fee shall be determined in accordance with Rancho Cordova Municipal Code Sections 22.40.040 and 22.40.045 in effect on the date of this Agreement.

(ii) Dedication of Open Space Land and In Lieu Fee:

Landowner’s obligation to dedicate open space land to the City shall be satisfied by the payment of in lieu fees for the **0.34 acres** calculated by $114 \text{ DUE} \times .00295$ (factor) (amount of land dedication required as determined by Rancho Cordova General Plan and Open Space Guidelines). The amount of the in lieu fee shall be determined in accordance with Rancho Cordova Municipal Code Sections 22.40.040 and 22.40.045 in effect on the date of this Agreement.

(iii) Park Development Impact Fee:

Landowner shall pay a park development fee for each single family residential parcel on the Property to mitigate the costs for the Park District and the City to design, construct and install park and open space improvements (the “Park Development Impact Fee”). The Park Development Impact Fee will be paid prior to issuance of each single family residential unit building permit within the Project. The Park Development Impact Fee will be **Ten Thousand Seven Hundred Thirty Dollars and Seventy-Five Cents (\$10,730.75)** for each single family residential unit. Of the \$10,730.75 Park Development Impact Fee, \$9,387.40 is for parks and \$1,343.35 to the City is for neighborhood greens, trails, landscaping, community gathering places, and other type of open space improvements as determined appropriate by the City.

The Park Development Impact Fee shall be adjusted on January 1, 2018 and annually thereafter, no later than January 15th by the method provided in City Ordinance No. 05-2014 as follows:

- (a) A “mean” index will be computed by averaging the index for 20 U.S. cities with the index for San Francisco by resort to the most recent October issue of the Engineering News Record magazine Construction Cost Index.

EXHIBIT 1A

- (b) An adjustment factor shall be computed by dividing the “mean” index as calculated in subsection (a) of this Section by the “mean” index for the previous October.
- (c) The adjusted Park Development Impact Fee shall be calculated by multiplying the adjustment factor, as calculated in subsection (b) of this Section, by the Park Development Impact Fee in place prior to the annual adjustment.

If and when the City adopts a Citywide Park Improvement Fee, or an Area-Wide Park Improvement Fee applicable to the Project, the Landowner and City agree to explore adjustments to the Park Development Impact Fee. Under no circumstances shall the Landowner be required to pay any new Citywide/Area-Wide Park Improvement Fee in addition to the Park Development Impact Fee as set forth in this First Amendment.”

7. Restatement of Section 6.4.3 Concerning the “In-fill Park and Open Space Renovation and Acquisition Fee.” City and Landowner agree that Section 6.4.3 of the Agreement is hereby deleted and replaced with the following:

“6.4.3. In-fill Park and Open Space Renovation and Acquisition Fee. The Landowner agrees that it shall pay the City the total sum of **one thousand one hundred ten dollars and sixty-four cents (\$1,110.64)** for each residential parcel shown on the final maps for the Property. Beginning on January 1, 2018, the fee shall be adjusted annually on each January 1 based upon the percentage change in the United States Department of Labor Consumer Price Index for all Urban Consumers for the San Francisco-Oakland-San Jose area between August and August of each year. This fee shall be paid to the City no later than prior to issuance of the building permit for each residential parcel for the Property. It shall be used by the City, at its sole discretion, to acquire, renovate, repair, improve or maintain parks or open space in that portion of the City as described in Exhibit D. This payment is made voluntarily by the Landowner. It is in addition to all other existing park fees, and construction and dedication obligations, including without limitation any fees paid pursuant to California Government Code Section 66477 (the “Quimby Act”). Landowner agrees that it shall not claim any credit or right to reimbursement of any other existing park fees, and construction and dedication obligations, including Quimby Act fees, as a result of paying the existing park renovation fees required under this Section.”

8. Restatement of Section 6.4.4 Concerning the “Police Tax.” City and Landowner agree that Section 6.4.4 of the Agreement is hereby deleted and replaced with the following:

“6.4.4 Police Tax. Landowner and City agree that, until the Property is annexed into the Police Services CFD as described below, the Property shall be subject to the Police Tax enacted by City Ordinance No 37-2006 pertaining to Police Tax Zone 2A. Following City Council’s approval of this First Amendment, the Landowner shall support the annexation of the Project into Community Facilities District 2013-2 (Police Services) (the “Police Services CFD”), and cover Landowner’s fair share costs of the CFD annexation not to exceed \$7,000.

Within 60 days of the annexation of the Project into the Police Services CFD, the City Council will rescind City Ordinance No. 37-2006 pertaining to Police Tax

EXHIBIT 1A

Zone 2A as applied to the Property. The Landowner acknowledges that no final small lot subdivision maps shall be approved by the City prior to the annexation of the Project into the Police Services CFD.

Landowner agrees that it will not vote to repeal or amend the Police Special Tax being imposed in the amounts set forth above, and that any such vote by Landowner would constitute an event of default under this Agreement. In the event of such a default by Landowner, then in addition to all other remedies available to City, Landowner shall be obligated to pay under this Agreement the difference between the amount of the Police Special Tax before the Landowner's vote to repeal or amend the tax, and the amount of the proposed Police Special Tax set forth above."

9. Restatement of Section 6.4.5 Concerning the "Supplemental Development Fee." City and Landowner agree that Section 6.4.5 of the Agreement is hereby deleted and replaced with the following:

"6.4.5. Supplemental Development Fee. Landowner shall pay a development fee in the amount of **Five Thousand Seven Hundred Twenty-Five dollars and Seventy-Nine cents (\$5,725.79)** for each of the 114 lots shown on the final maps for the Property (the "Fee"). Landowner shall pay the Development Fee in the following increments: (i) Eight Hundred Sixty-Five dollars (\$865) for each residential lot at the time of the final map approval, and (ii) Four Thousand Eight Hundred and Sixty-Eight dollars and Thirty-Seven cents (\$4,868.37) at the time of the issuance of a building permit for each lot.

i. **Use of New Development Fee.** The New Development Fee shall be used by the City to fund certain roadway improvements and by the Cordova Recreation and Park District to fund the shortfall for park improvements for the Anatolia I, II, III, and IV, Sunridge Park and North Douglas projects located within the City. The City shall enter into a separate agreement with the Cordova Recreation and Park District to provide for the allocation of the New Development Fee for the above described uses. A minimum of Forty-Four Thousand Five Hundred Five dollars (\$44,505) of the New Development Fee for the entire Property shall be utilized by the Cordova Recreation and Park District to fund the shortfall for park improvements. The portion of the New Development Fee to be utilized by the Cordova Recreation and Park District shall be treated as being in addition to and separate from the Park Development Impact Fee required under Section 6.4.1 of the Agreement."

10. Addition of New Section 6.4.6 Concerning the "Road Maintenance Conditions." City and Landowner agree to add a new Section 6.4.6 to the Agreement to read as follows:

"6.4.6 Streets, Street Lighting and Landscaping Maintenance. Landowner and City agree that the Landowner will participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, intelligent transportation systems (ITS)

EXHIBIT 1A

operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance), or other financial mechanism as may be proposed and provided by the Landowner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. If the Landowner does not provide another financial mechanism, the Landowner will support the annexation of the Project into Community Facilities District 2014-2, and cover Landowner's fair share costs of the CFD annexation not to exceed Five Thousand dollars (\$5,000)."

11. Addition of New Section 6.4.7 "Stormwater Utility Fee." City and Landowner agree to add a new Section 6.4.7 to the Agreement to read as follows:

"6.4.7 Stormwater Utility Fee. Landowner and City agree that the Landowner will participate in or provide a funding mechanism for maintenance services for the Project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. If the Landowner does not provide another financial mechanism, the Landowner will support the annexation of the Project into the City's Stormwater Utility Fee District, and cover Landowner's fair share costs of the annexation not to exceed Seven Thousand dollars (\$7,000)."

12. Addition of New Section 6.4.8 Concerning the "Park Maintenance Conditions." City and Landowner agree to add a new Section 6.4.8 to the Agreement to read as follows:

"6.4.8 Park Maintenance. Landowner and City agree that the Landowner will participate in providing a funding mechanism for the ongoing maintenance of park facilities and improvements through annexation to existing Cordova Recreation and Park District Community Facilities District No. 04-01 (Sunridge). The Landowner shall work with the Park District to complete the annexation and cover all associated costs."

13. Addition of New Section 6.4.9 "Phasing Plan." City and Landowner agree to add a new Section 6.4.9 to the Agreement to read as follows:

"6.4.9 Phasing Plan. Prior to approval of any final map, Developer shall provide a large lot phasing plan addressing sequencing and full build-out of major public infrastructure throughout the Project limits. The large lot phasing plan shall show all public facilities including, but not limited to, major roadways, bike trails, sewer, water, drainage, facilities, parks and other utilities, and shall be prepared to the satisfaction of the City's Public Works Department. The large lot phasing plan may be revised as needed during the development of the Project.

EXHIBIT 1A

Prior to approval of any small lot final map for an individual phase, the Landowners shall prepare and submit to City a “small lot phasing plan” that addresses full build-out of all secondary streets and utility infrastructure. The small lot phasing plan will show the blocks of the small lot tentative map to be constructed and all roads, bike trails and other infrastructure required to serve the use of the proposed units within each block to the satisfaction of the City’s Public Works Department. The small lot phasing plan will also be defined by the City’s Guiding Principles for Phasing as adopted in the Sunridge Specific Plan.

Prior to issuance of building permits (except permits for model homes) within an individual map phase, all streets and improvements shown on the small lot phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, landscaping and other infrastructure as necessary for adequate public access and use shall be fully constructed and accepted to the satisfaction of the City’s Public Works Department.

Developer shall have no further responsibility for improvements after meeting the improvement requirements of the applicable phase (or sub-phase). The Phasing Plan may be amended from time-to-time upon written approval by the Public Works Director.”

14. Deletion. City and Landowner agree that Section 10 of the Agreement “Service District for Maintenance” is hereby deleted.

15. Consistency with General Plan. The City finds and declares that the Agreement, as amended by this First Amendment, is consistent with the City’s General Plan.

16. Form of Agreement; Exhibits. The last sentence of Section 29 of the Agreement which described the Agreement and its exhibits as constituting the entire understanding and agreement of the Parties is hereby deleted.

17. Definition of Terms. All capitalized terms used in this First Amendment shall have the same definition as provided in the Agreement, except where a different definition has been supplied in this First Amendment.

18. All Other Terms in Force. Except as amended by this First Amendment, all terms and conditions of the Agreement remain in full force and effect.

19. Recording. Within ten (10) days after the Effective Date, City shall record this First Amendment with the Sacramento County Recorder’s Office.

20. Counterparts. The Parties may execute this First Amendment in counterparts, each of which will be considered an original, but all of which will constitute the same instrument.

21. Entire Agreement. The Agreement and this First Amendment set forth the Parties’ entire understanding regarding the matters set forth above. It supersedes all prior or contemporaneous agreements, representations, and negotiations regarding those matters (whether written, oral, express, or implied) and may be modified only by another written agreement signed by all Parties. This First Amendment will control if any conflict arises between it and the Agreement.

EXHIBIT 1A

IN WITNESS WHEREOF, the City of Rancho Cordova, a municipal corporation, has authorized the execution of this Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No.____-2017, adopted by the Council of the City on ____day of _____, 2017, and Landowner has caused this Amendment to be executed.

“CITY”

CITY OF RANCHO CORDOVA,
a municipal corporation

Cyrus Abhar, City Manager

“LANDOWNER”

RHNC Sundance – Sacramento GP,
a California general partnership
By: Regis Homes of No. Cal. Inc.,
Its Managing General Partner

By: _____
Name: _____
Title: _____

ATTEST:

City Clerk, Stacy Leitner

APPROVED AS TO FORM:

Adam U. Lindgren
City Attorney

2874314.1

RESOLUTION NO. 125-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A TENTATIVE SUBDIVISION MAP AND SPECIAL DEVELOPMENT PERMIT
ASSESSOR PARCEL NUMBER 067-0030-040-0000, FOR THE SUNDANCE PROJECT
DD9708**

WHEREAS, the Sundance project, represented by Regis Homes of Northern California (hereinafter referred to as Applicants) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map known as Sundance, consisting of 114 single family lots, two landscape corridor lots, eight common lots, served by one private street lot; and

WHEREAS, this project was reviewed at the City's Development Service Team (DST), and by all applicable City departments and agencies for comments; and

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

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council approves the Sundance Tentative Subdivision Map (**Exhibit 2A**), subject to the following findings and attached Conditions of Approval (**Exhibit 2B**):

1. Mitigated Negative Declaration was prepared for the Sundance project RC04-122 where the construction of 129 single-family lots were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The Notice of Determination was filed on January 31, 2005. The proposed project is consistent with the project analyzed in the Mitigated Negative Declaration, no further Environmental analysis is required
2. The Tentative Subdivision Map Review as conditioned, adheres to Section 66474 of the California Subdivision Map Act requires a City to the deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

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

Evidence: The proposed project is consistent with the General Plan/Sunridge Specific Plan land use designation. All lots are consistent with the proposed Special Development Permit development standards

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

ATTACHMENT 2

Evidence: The proposed Tentative Subdivision Map is consistent with the General Plan designation of Commercial Mixed Use and Specific Plan density of 10 units per acre and the following items;

- The proposed subdivision is consistent with the Sunridge Land Use Plan.
- § The overall proposed subdivision density of 10 units per acre is consistent with General Plan Commercial Mixed Use designation for residential.
- § The proposed subdivision lots are consistent with the proposed Special Development Permit development standards.

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

Evidence: . The site is physically suitable to subdivide. The existing parcel will be split into 114 single-family homes, two landscape corridors, eight common area lots, and one private road lot. There are no buildings currently onsite

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

Evidence: The site is physically suitable for the proposed density of development. The proposed Tentative Subdivision Map will divide the existing parcel into 114 single-family homes, two landscape corridors, and eight common area lots. The overall residential density is 10 units per acre which is consistent with the Limited Commercial and General Plan designation of Commercial Mixed Use. Improvements are provided as shown on the Tentative Subdivision Map (**Exhibit 2A**), and subject to the attached Conditions of Approval (**Exhibit 2B**).

E. Finding: *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: A Mitigated Negative Declaration was prepared for the Sundance project RC04-122 where the construction of 129 single-family lots were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The Notice of Determination was filed on January 31, 2005. The proposed project is consistent with the project analyzed in the Mitigated Negative Declaration, no further Environmental analysis is required.

F. Finding: *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Evidence: The subdivision of a portion of one parcel into 125 new parcels would allow the future 114 single family homes to be placed on individual lots to allow for the sale. The proposed Tentative Subdivision Map includes necessary improvements to serve the residential subdivision. The proposed improvements are consistent with the Sunridge Specific Plan. No public health problems will result from approval of the tentative subdivision map.

G. Finding: *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for*

use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Evidence: The proposed improvements included with the subdivision are consistent and meet the Sunridge Specific Plan and City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the subdivision. The streets are proposed as private streets.

3. Special Development Permit

The City Council approves a Special Development Permit to vary from the minimum lot size, the distance between buildings and building setbacks from property lines, as shown on the attached exhibit. Under the existing Sunridge Specific Plan's minimum lot size and building setbacks the site is unable to meet the minimum density requirements and therefore this permit is required (because the project comes under the County Code). The applicant is attempting to meet the unit allocation stipulated in the Specific Plan, however due to the minimum size lots per the County Zoning Code this project would not be able to build to its allocation, without the City granting reductions to the front, side and rear setbacks and minimum lot area development standards. The following evidence supports the Special Development Permit request:

- A. Finding: *That the proposed development will carry out the intent of the General Plan and the appropriate community plan.*

Evidence: The proposed project is consistent with the General Plan/Sunridge Specific Plan land use designation.

- B. Finding: *That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.*

Evidence: The proposed Tentative Subdivision Map is of sufficient size that includes a 10 unit per acre development of small lot single- family lots that meets the minimum density requirement within its own boundaries. The medium density development is within walkable distance to the adjacent existing Sunridge shopping plaza.

- C. Finding: *That the proposed development is compatible with existing and proposed land uses in the surrounding area.*

Evidence: The site is physically suitable to subdivide and is compatible with existing and proposed land uses in the surrounding area as it is consistent with the General Plan and Sunridge Specific Plan in that they both allow for this type of development.

- D. Finding: *That any exceptions to, or deviation from, the use, density, requirements or design standards of the Land Use Zone in which the property is located, or of Title II of the Sacramento Code are justified by the design of the development or by the substantial energy savings proposed pursuant to Section 110-65(b). In case of the a residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces. .*

ATTACHMENT 2

Evidence: The site is physically suitable for the proposed density of development. The proposed Tentative Subdivision Map will divide the existing parcel into 114 single-family homes, two landscape corridors, eight common area lots, and one private road lot. The overall residential density is 10 units per acre which is consistent with the Limited Commercial and General Plan designation of Commercial Mixed Use. Improvements are provided as shown on the Tentative Subdivision Map (**Exhibit 2A**), and subject to the attached Conditions of Approval (**Exhibit B**).

- E. *Finding: That there is adequate assurance that all public improvements will be installed at the scheduled times, as required by Public Works.*

Evidence: The project conditions of approval provide a time schedule for all public improvements as required by Public Works.

- F. *Finding: That there is adequate assurance that the development schedule will be met.*

Evidence: The project includes a Development Agreement Amendment that has an expiration time of ten years from the date of approval.

- G. *Finding: That the existing or proposed utility services are adequate for the uses and population densities proposed.*

Evidence: The existing and proposed utilities are adequate for the uses and population density proposed.

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

AYES:

NOES:

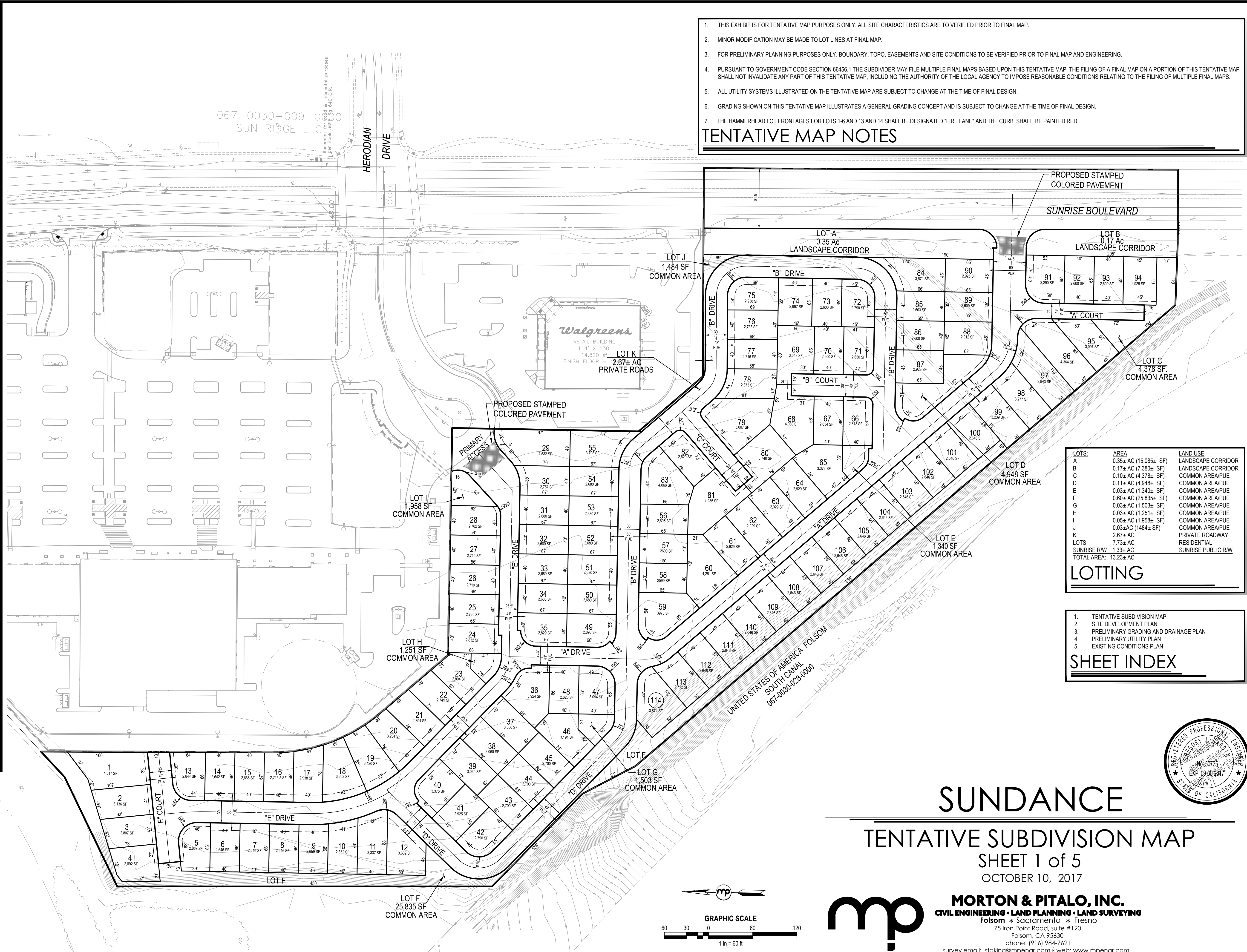
ABSENT:

ABSTAIN:

Donald Terry, Mayor

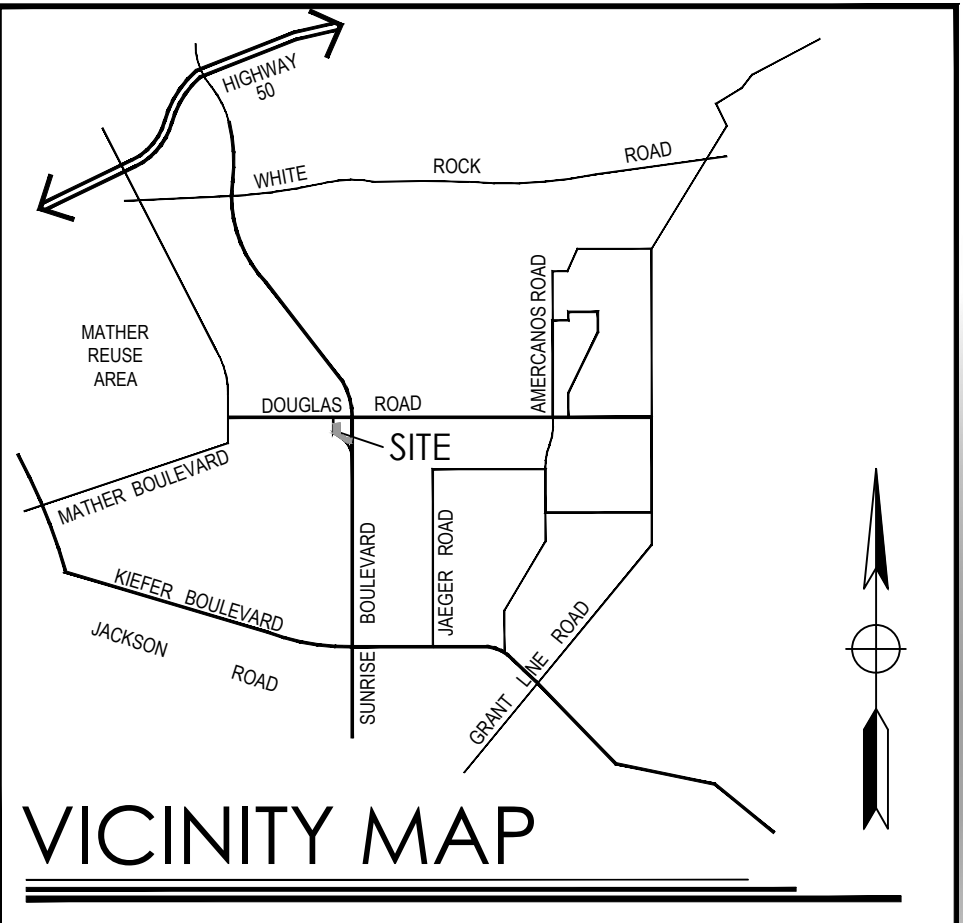
ATTEST:

Stacy Leitner, City Clerk



1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. THE HAMMERHEAD LOT FRONTAGES FOR LOTS 1-6 AND 13 AND 14 SHALL BE DESIGNATED "FIRE LANE" AND THE CURB SHALL BE PAINTED RED.

TENTATIVE MAP NOTES



OWNER / APPLICANT

REGIS HOMES OF SACRAMENTO, INC.
1990 3RD STREET, SUITE 400
SACRAMENTO, CA 95811
CONTACT: BOB HOLMES
PHONE: (916) 439-3005
EMAIL: BHOLMES@SRGNC.COM

ENGINEER/PLANNER

MORTON & PITALO, INC.
75 IRON POINT CIRCLE, SUITE #120
FOLSOM, CA 95630
CONTACT: KEN TOPPER
PHONE: (916) 984-7621
EMAIL: KTOPPER@MPENGR.COM

ASSESSOR'S PARCEL NO.

067-0030-040
PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP SUBDIVISION NO. RC-03-004 FOR MATHER EAST A PORTION OF SECTION 7 AND 18 T8N, R7E., M.D.M.", RECORDED IN BOOK 174 OF PARCELS MAPS, AT PAGE 15, RECORDS OF SAID COUNTY.

AREA

13.23± AC GROSS
11.90± AC (NET OF SUNRISE BLVD RW)
11.36± AC (NET OF SUNRISE BLVD LANDSCAPE CORRIDOR)

LOT SIZE

2,600 (40'x65') MINIMUM

GENERAL PLAN DESIGNATION

CMU - SUNRISE SPECIFIC PLAN

ZONING

LC (SDSP)

PROPOSED USE

SINGLE FAMILY RESIDENTIAL

NUMBERS OF LOTS

114 RESIDENTIAL LOTS
2 LANDSCAPE CORRIDOR LOTS
8 COMMON AREA LOTS
1 PRIVATE ROADWAY LOT

FIRM MAP

FIRM: 06067C0240H
ZONE: X
EFFECTIVE DATE: AUGUST 16, 2012

DENSITY

10.04 DU/AC

PARK AND RECREATION

CORDOVA REC. & PARK DISTRICT

ELECTRICITY

SMUD

SCHOOL DISTRICT

CORDOVA UNIFIED

GAS

PG&E

FIRE PROTECTION

SACRAMENTO COUNTY METROPOLITAN FIRE PROTECTION DISTRICT

WATER

SACRAMENTO COUNTY WATER AGENCY

SEWER

SACRAMENTO AREA SEWER DISTRICT

STORM DRAIN

SACRAMENTO COUNTY WATER RESOURCES

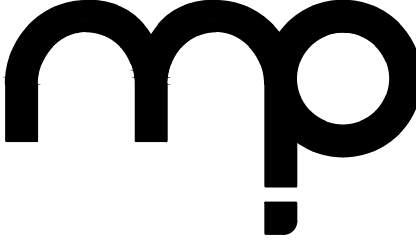
PROJECT INFORMATION



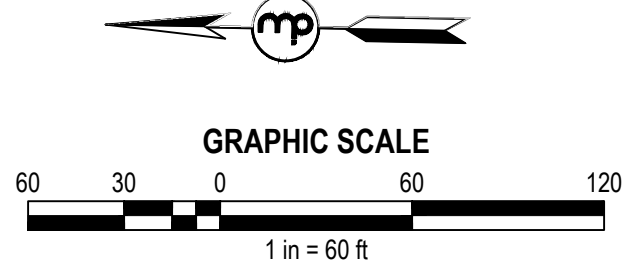
SUNDANCE

TENTATIVE SUBDIVISION MAP

SHEET 1 of 5
OCTOBER 10, 2017



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
75 Iron Point Road, suite #120
Folsom, CA 95630
phone: (916) 984-7621
survey email: staking@mpengr.com & web: www.mpengr.com



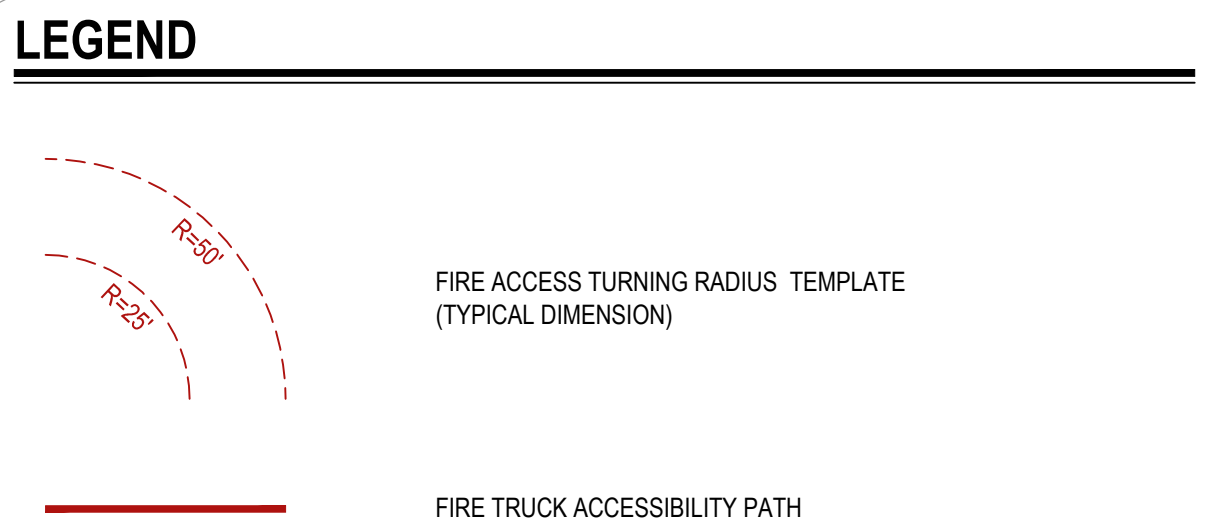
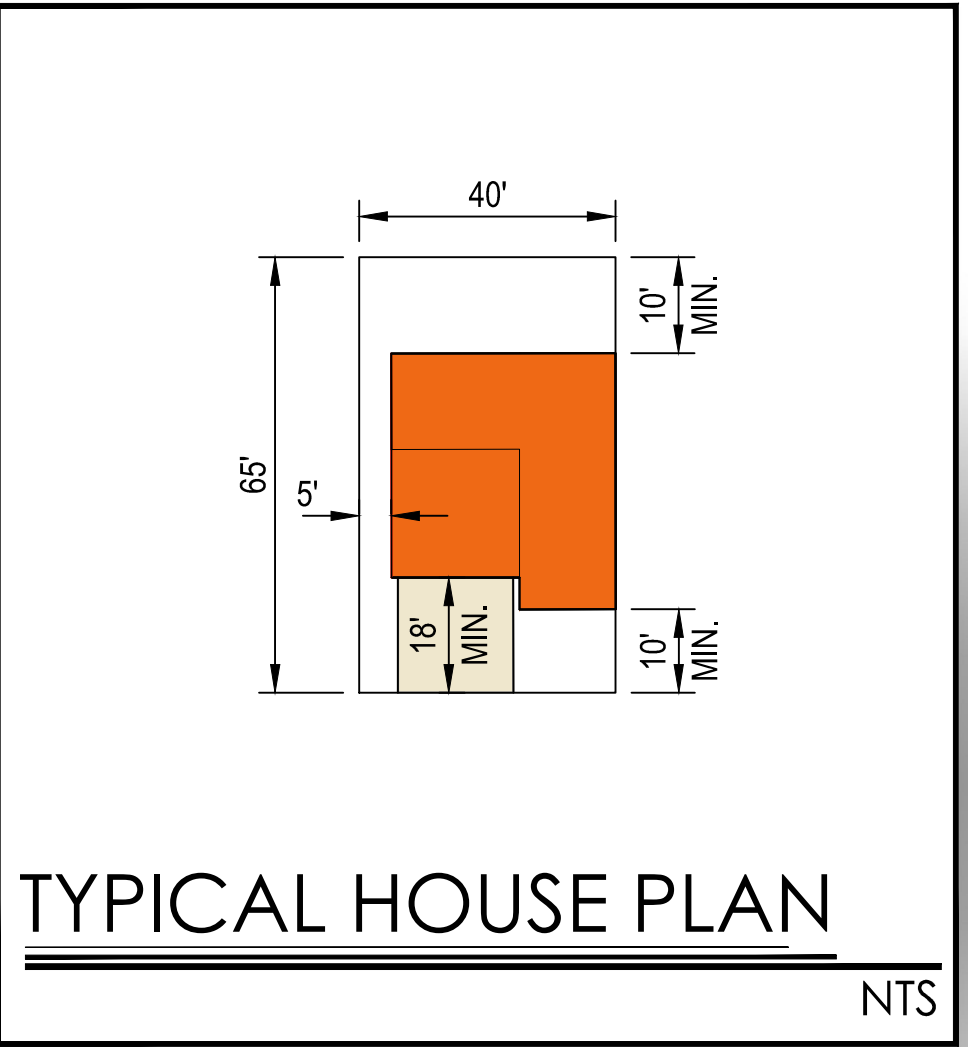
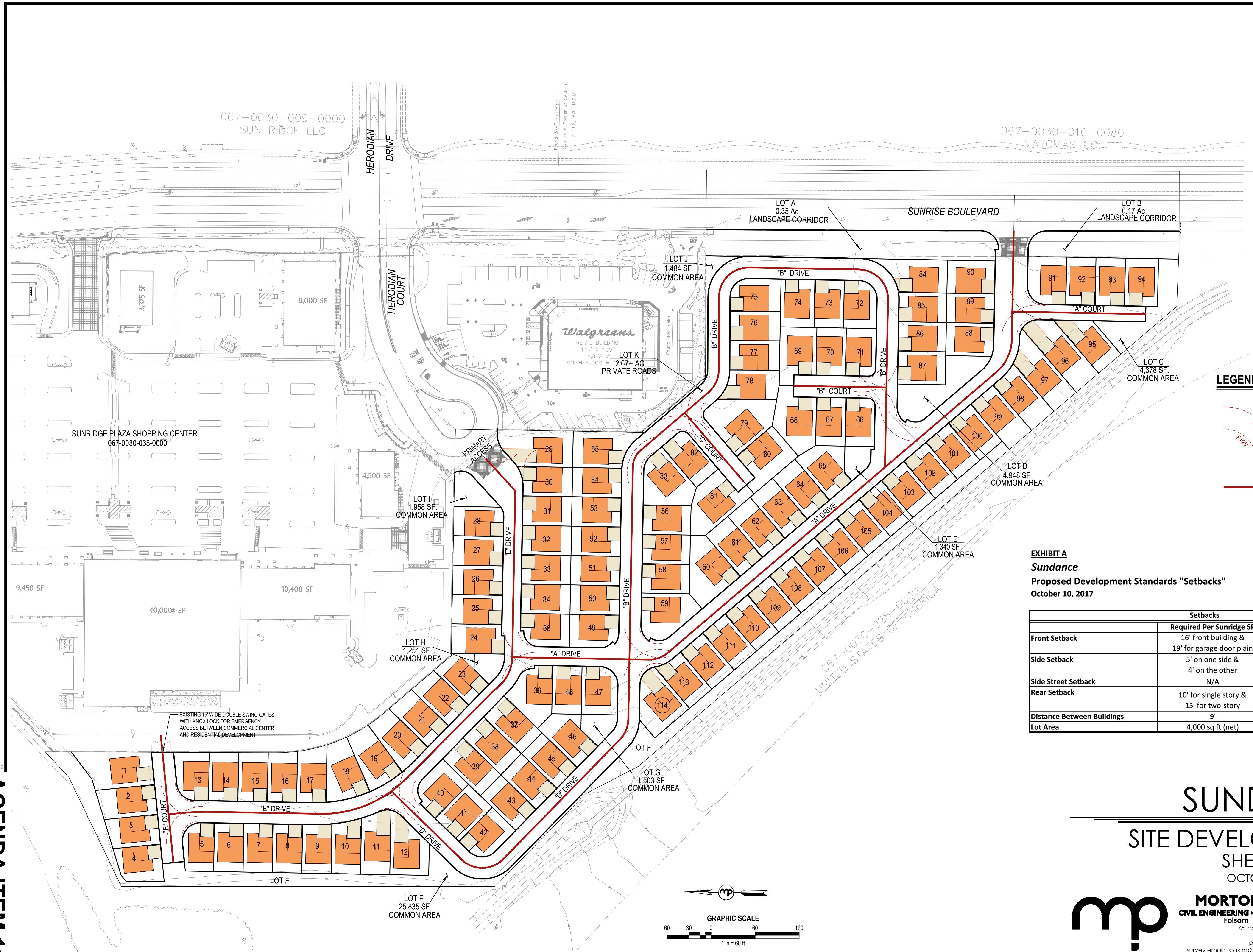
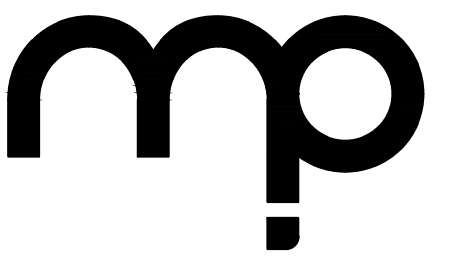


EXHIBIT A
Sundance
Proposed Development Standards "Setbacks"
October 10, 2017

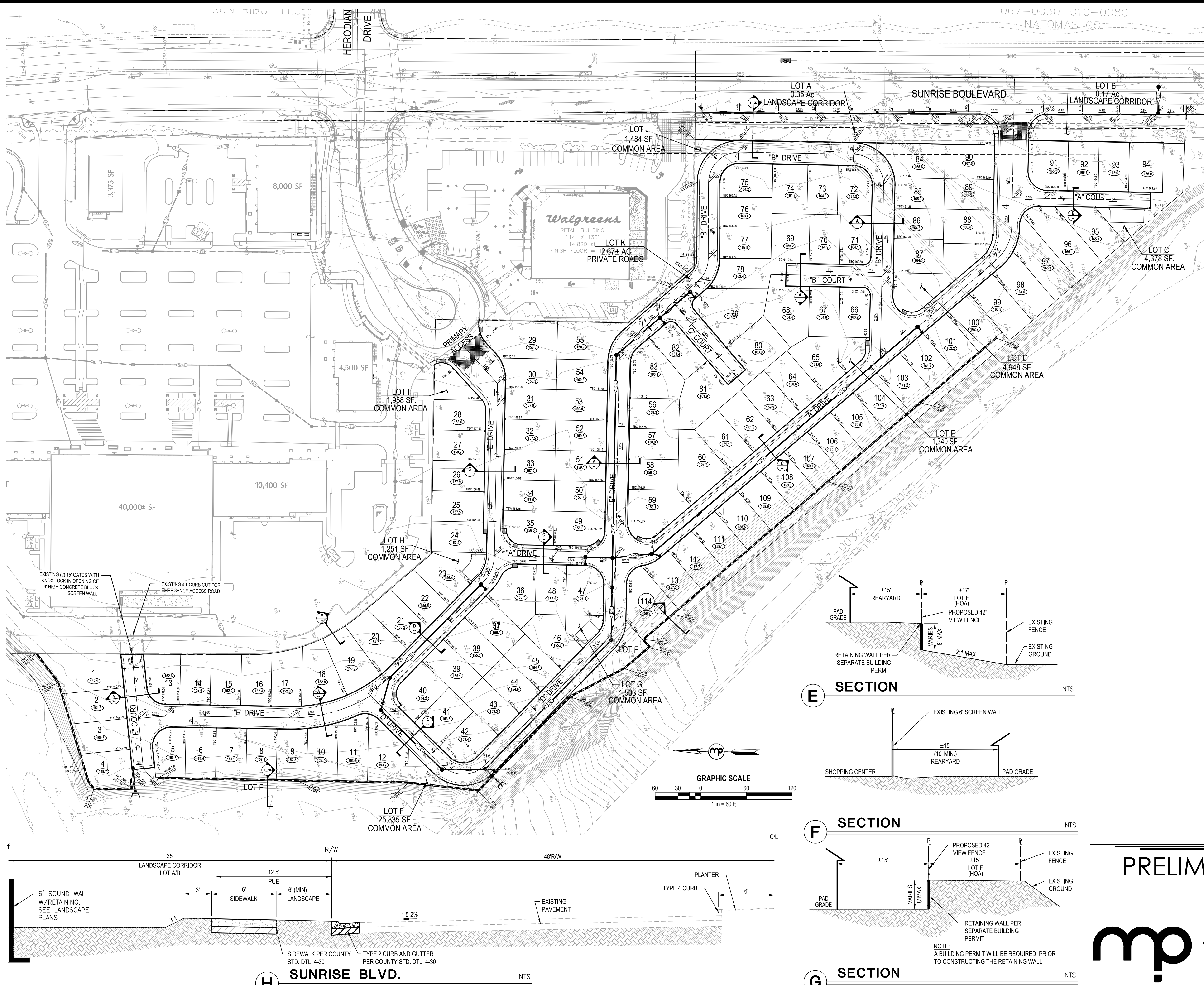
Setbacks		
	Required Per Sunridge SP	Proposed
Front Setback	16' front building & 19' for garage door plain	10' front building & 18' for garage door plain
Side Setback	5' on one side & 4' on the other	0' on one side & 5' on the other
Side Street Setback	N/A	5'
Rear Setback	10' for single story & 15' for two-story	10' for single story & two-story
Distance Between Buildings	9'	5' minimum
Lot Area	4,000 sq ft (net)	2,600 sq ft (net)



SUNDANCE
SITE DEVELOPMENT PLAN
SHEET 2 of 5
OCTOBER 10, 2017

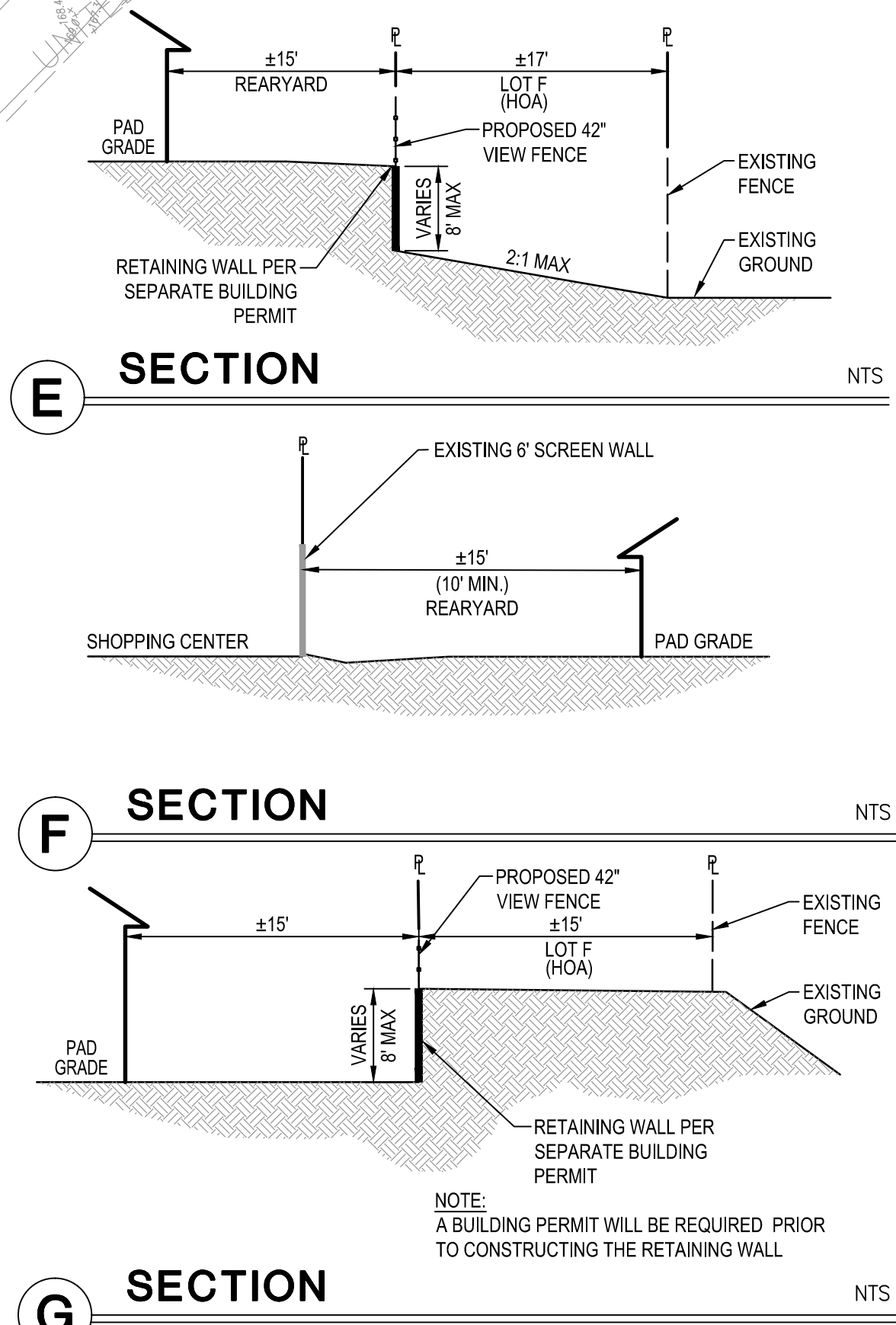
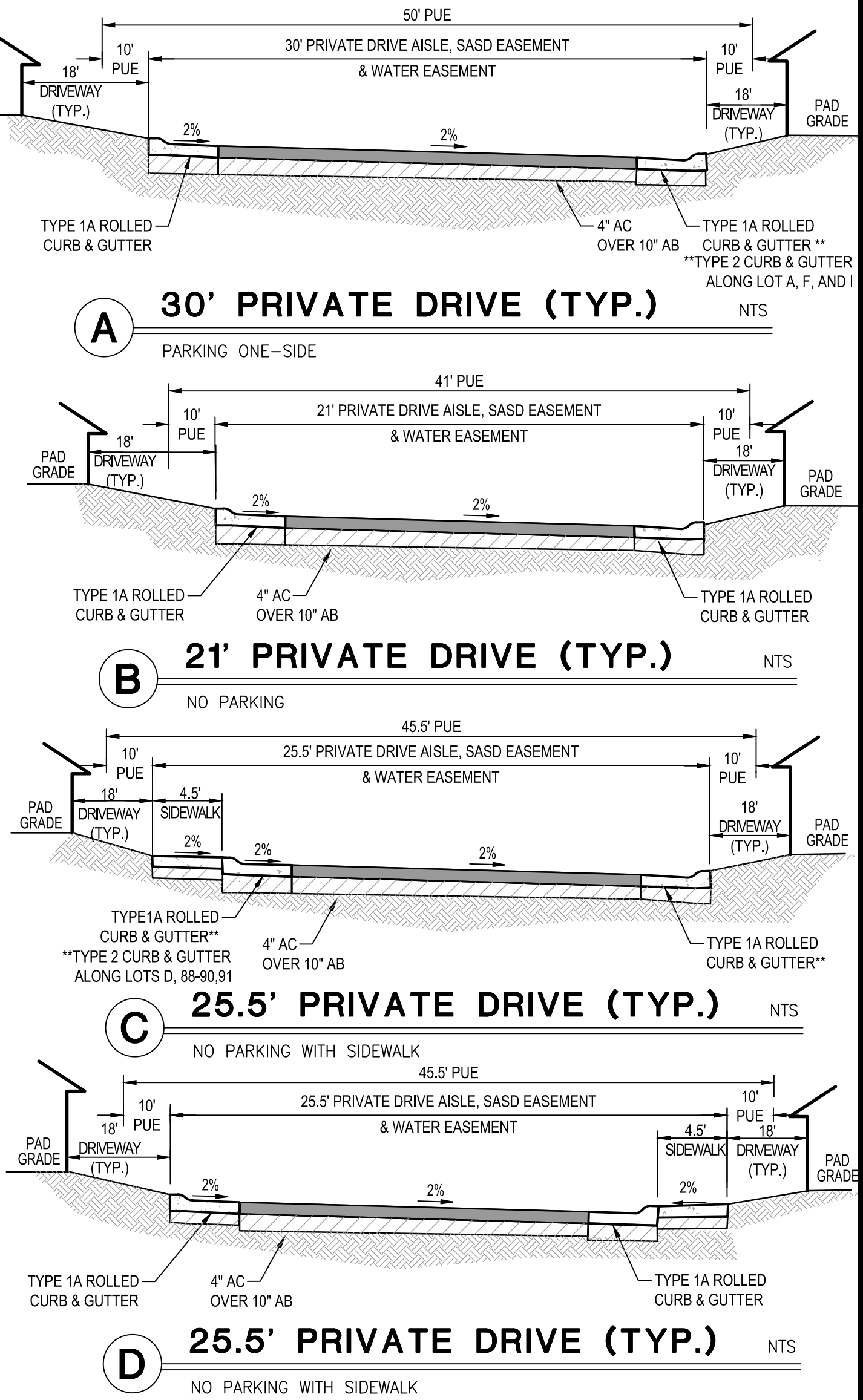


MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
75 Iron Point Road, suite #120
Folsom, CA 95630
phone: (916) 984-7621
survey email: staking@mpengr.com E web: www.mpengr.com



EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		STORM DRAIN MANHOLE
		STORM DRAIN INLET

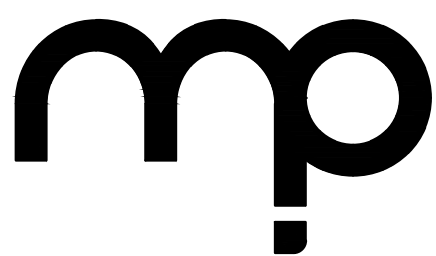
SYMBOL LEGEND



SUNDANCE

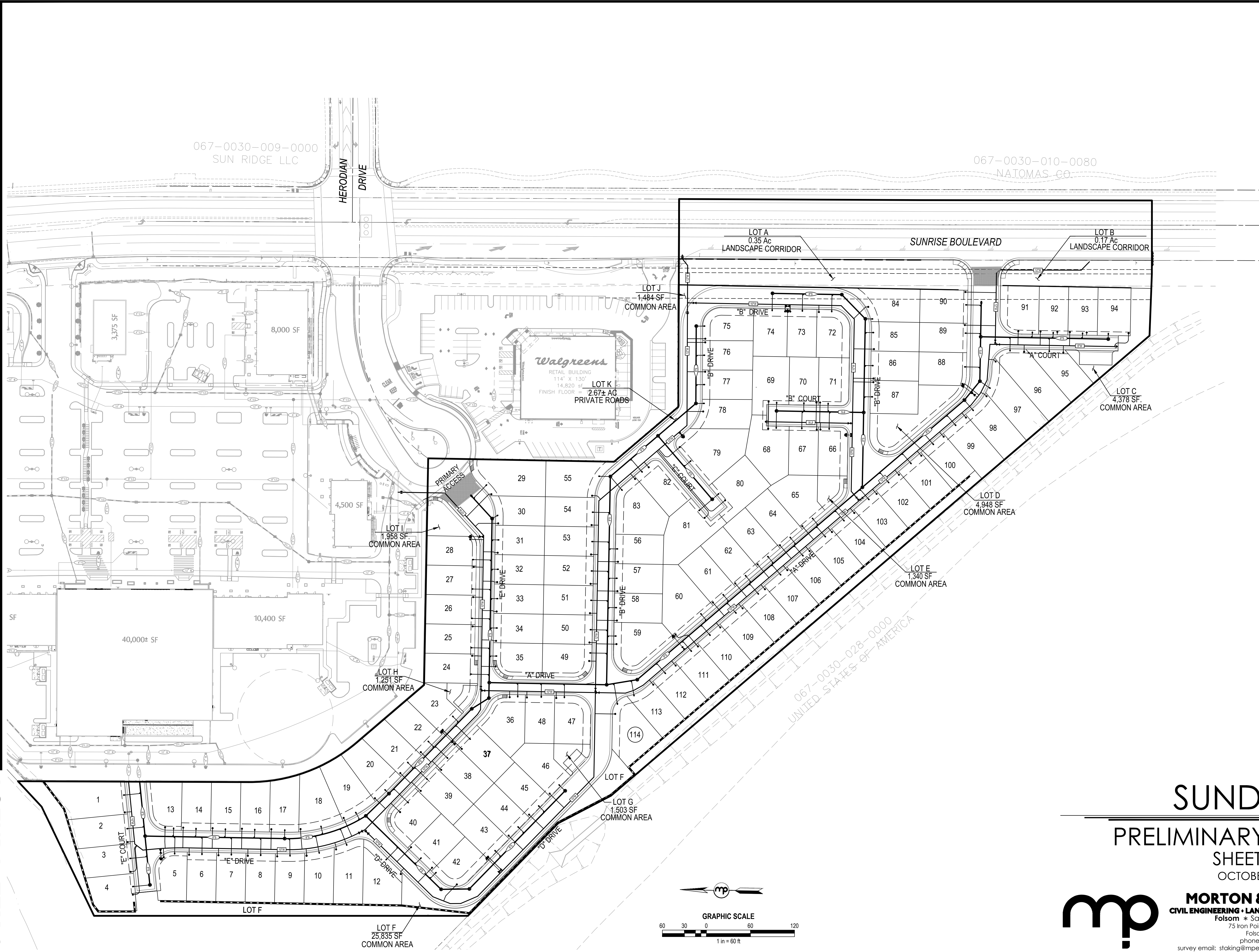
PRELIMINARY GRADING PLAN

SHEET 3 of 5
OCTOBER 10, 2017



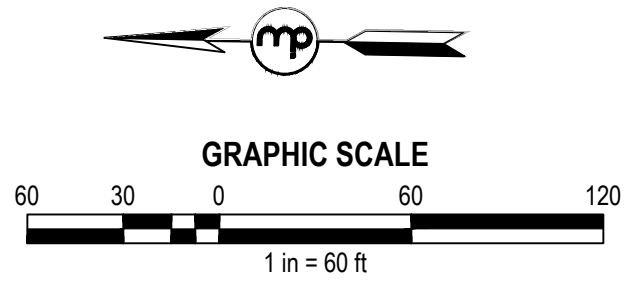
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
75 Iron Point Road, suite #120
Folsom, CA 95630
phone: (916) 984-7621
survey email: staking@mpengr.com & web: www.mpengr.com



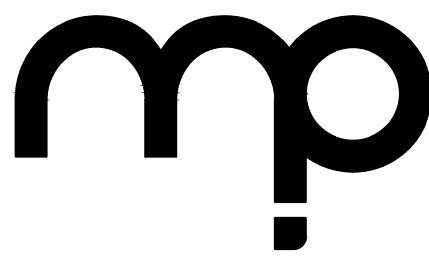


EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		SEWER SERVICE
		INDIVIDUAL WATER SERVICE WITH METER
		PRIVATE WATER BOX
		WATER METER CLUSTER

SYMBOL LEGEND

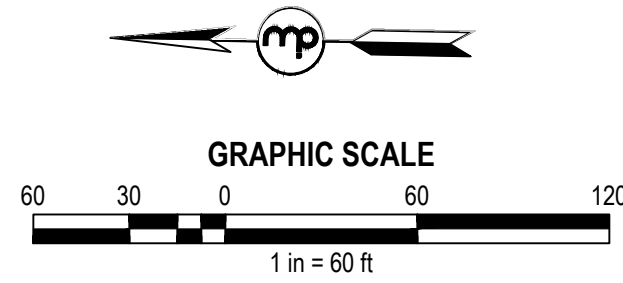
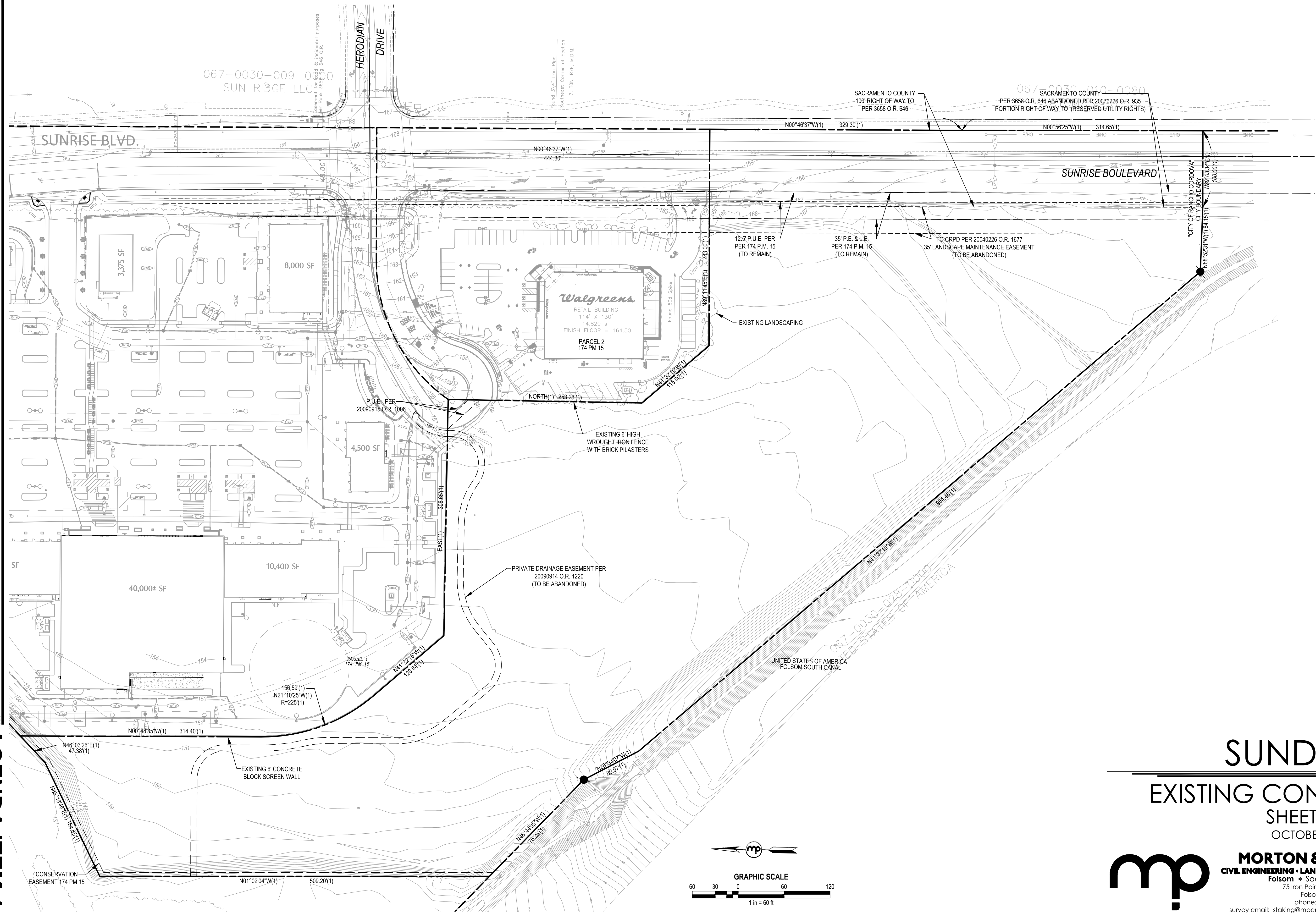


SUNDANCE
PRELIMINARY UTILITY PLAN
SHEET 4 of 5
OCTOBER 10, 2017

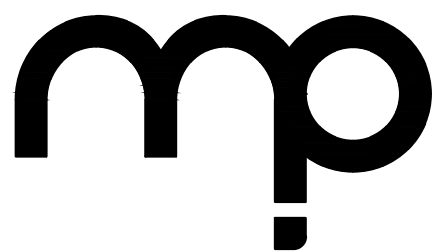


MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
75 Iron Point Road, suite #120
Folsom, CA 95630
phone: (916) 984-7621
survey email: staking@mpengr.com E web: www.mpengr.com





SUNDANCE
EXISTING CONDITIONS PLAN
SHEET 5 of 5
OCTOBER 10, 2017



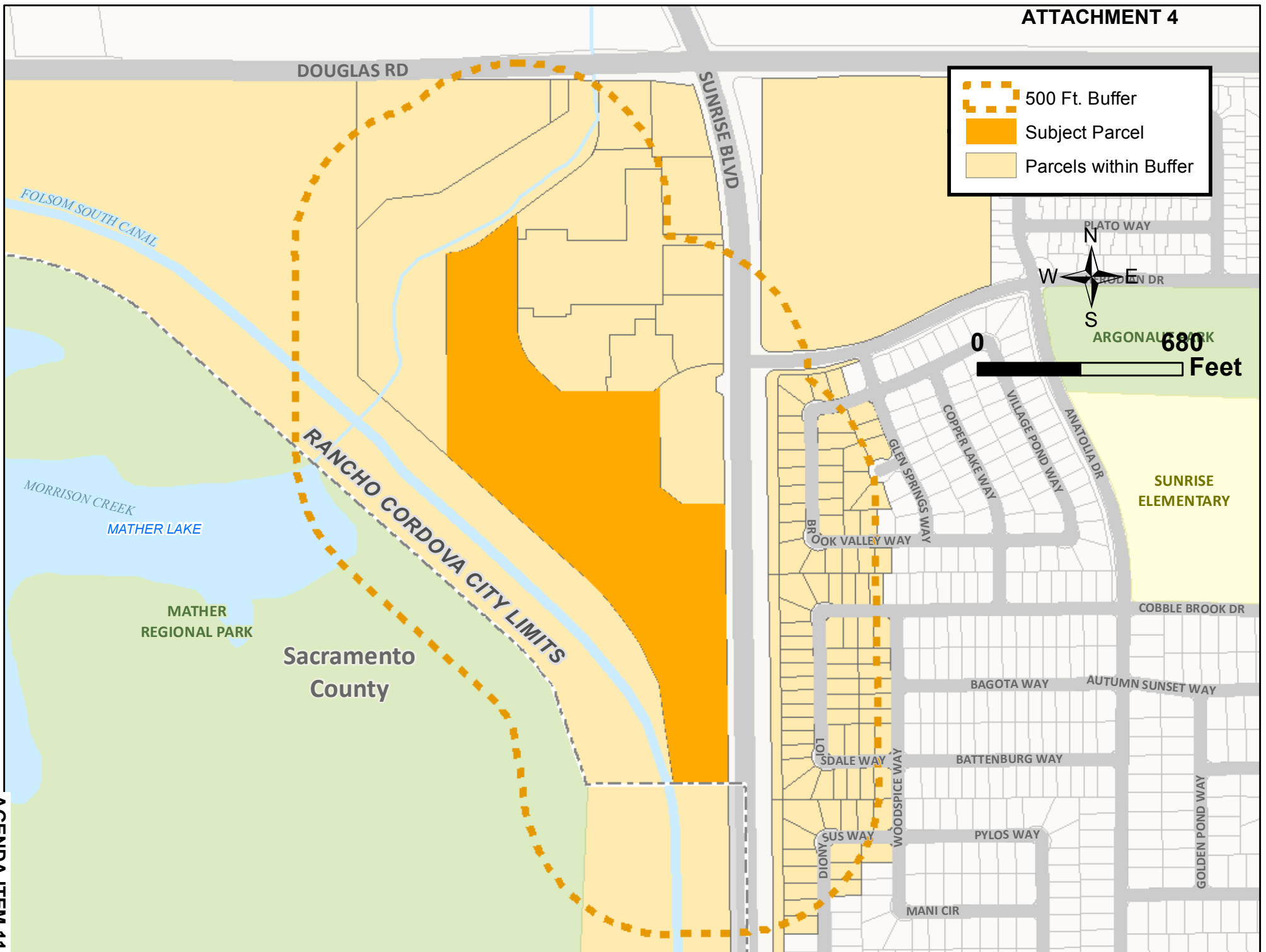
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
75 Iron Point Road, suite #120
Folsom, CA 95630
phone: (916) 984-7621
survey email: staking@mpengr.com & web: www.mpengr.com



EXHIBIT A***Sundance*****Proposed Development Standards "Setbacks"**

October 10, 2017

Setbacks		
	Required Per Sunridge SP	Proposed
Front Setback	16' front building & 19' for garage door plain	10' front building & 18' for garage door plain
Side Setback	5' on one side & 4' on the other	0' on one side & 5' on the other
Side Street Setback	N/A	5'
Rear Setback	10' for single story & 15' for two-story	10' for single story & two-story
Distance Between Buildings	9'	5' minimum
Lot Area	4,000 sq ft (net)	2,600 sq ft (net)



ATTACHMENT 4

CURRENT RESIDENT
4050 SUNRISE BLVD
RANCHO CORDOVA CA 95742

KOIDACKEL LLC (WALGREEN CO)
PO BOX 1159
DEERFIELD IL 60015

RHNC SUNDANCE SACRAMENTO
1990 3RD ST STE 400
SACRAMENTO CA 95811

CSS PROPERTIES LLC
1508 EUREKA RD STE 230
ROSEVILLE CA 95661

COUNTY OF SACRAMENTO
700 H ST
SACRAMENTO CA 95814

CURRENT RESIDENT
10566 SUPERFORTRESS AVE
MATHER CA 95655

CURRENT RESIDENT
11650 DOUGLAS RD
MATHER CA 95655

SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE RD
SACRAMENTO CA 95827

ANATOLIA LLC
7700 COLLEGE TOWN DR STE 101
SACRAMENTO CA 95826

CHUN ERNEST
5333 PRIMROSE DR
FAIR OAKS CA 95628

CURRENT RESIDENT
11768 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

JORGENSEN FAMILY TRUST
11764 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11760 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

FRED M/HELEN S YANG FAMILY TRUST
11889 PYXIS CIR
RANCHO CORDOVA CA 95742

WILSON LISA
11756 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

MCBRIDE ROBERT A
11752 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

BARKER KEVIN
11748 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

KING ANTHONY
11744 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

SHEPPARD ELIZABETH
11740 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

LIEU TINAMARIE
11736 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

GILL KANCHAN
11732 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

UNTALASCO OSCAR JR
11728 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

VARAREANU ADINA
11724 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

JOHNSON MECHELLE D
11720 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

SINGH GURSEVAK
11716 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

SORGEA FAMILY TRUST
11712 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

MARTIN RICHARD A
11708 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

RAMIREZ REBECCA A
11704 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

KUSUMO BAMBANG
11721 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

TARVERDYAN GENNADIY
11725 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

ATTACHMENT 4

GARCIA ALBERTO
11729 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

SIDECO JESUS M
11733 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

EVANGELISTA ERNESTO V
11737 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

SANDRA G APPLETON LIVING TRUST
11741 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

NETO MATHIAS PEREIRA
11745 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

BALBACH ALFREDO
11761 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

CUNNINGHAM MICHAEL J
11765 BROOK VALLEY WAY
RANCHO CORDOVA CA 95742

RAMANUJAM ARAVINDAN
11720 ALDER LAKE CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11716 ALDER LAKE CT
RANCHO CORDOVA CA 95742

VASEY FAMILY TRUST
1290 LOS RIOS DR
CARMICHAEL CA 95608

CURRENT RESIDENT
11721 ALDER LAKE CT
RANCHO CORDOVA CA 95742

JOSE JACK S
1311 CHIGNAHUAPAN WAY
ROSEVILLE CA 95747

BURTON KORY KAZ
11725 ALDER LAKE CT
RANCHO CORDOVA CA 95742

ARYA RAJIV
4058 GLEN SPRINGS WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4054 GLEN SPRINGS WAY
RANCHO CORDOVA CA 95742

STUART C NOLTING REVOCABLE LIVING
TRUST
7411 APRIL ST
ORANGEVALE CA 95662

CORDOVA PARK AND RECREATION
DISTRICT
2729 PROSPECT PARK DR STE 230
RANCHO CORDOVA CA 95670

WAKELEY JAMES M
11793 LOISDALE WAY
RANCHO CORDOVA CA 95742

TORRICO EDUARDO
11789 LOISDALE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11785 LOISDALE WAY
RANCHO CORDOVA CA 95742

ORR NEIL H
3337 CRAZY HORSE DR
SIMI VALLEY CA 93063

SLATTERLY JACQUELYN E
11781 LOISDALE WAY
RANCHO CORDOVA CA 95742

PEREZ ALBERTO
11777 LOISDALE WAY
RANCHO CORDOVA CA 95742

ERIKSEN JIM
11773 LOISDALE WAY
RANCHO CORDOVA CA 95742

LOGAN AISHA Y
11769 LOISDALE WAY
RANCHO CORDOVA CA 95742

HUDSON BRIAN K
11765 LOISDALE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11761 LOISDALE WAY
RANCHO CORDOVA CA 95742

LI QIANG
4425 INYO CT
FREMONT CA 94538

CURRENT RESIDENT
11757 LOISDALE WAY
RANCHO CORDOVA CA 95742

THU CAM KHUC REVOCABLE LIVING
TRUST
PO BOX 3136
SANTA CLARA CA 95055

ATTACHMENT 4

CASTILLO MARSHA
11753 LOISDALE WAY
RANCHO CORDOVA CA 95742

EATON JOHN D
11749 LOISDALE WAY
RANCHO CORDOVA CA 95742

DIMAGIBA V MARY A
11745 LOISDALE WAY
RANCHO CORDOVA CA 95742

TESSEMA HAILEYESUS
11741 LOISDALE WAY
RANCHO CORDOVA CA 95742

THOMSON JOHN K
11737 LOISDALE WAY
RANCHO CORDOVA CA 95742

BADWAL SUKHJIT
11733 LOISDALE WAY
RANCHO CORDOVA CA 95742

RODRIGUEZ CARLOS
11729 LOISDALE WAY
RANCHO CORDOVA CA 95742

PEACOCK CARRIE
11725 LOISDALE WAY
RANCHO CORDOVA CA 95742

ALDRICH CHERISSE
11721 LOISDALE WAY
RANCHO CORDOVA CA 95742

CHUNG WOO C
11717 LOISDALE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11713 LOISDALE WAY
RANCHO CORDOVA CA 95742

DIXON LARRY L
8712 WENTWORTH CT
ROSEVILLE CA 95747

KOENIGS RYAN
11709 LOISDALE WAY
RANCHO CORDOVA CA 95742

BARNES KELLY A
11705 LOISDALE WAY
RANCHO CORDOVA CA 95742

ROA MATTHEW V
11701 LOISDALE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11708 LOISDALE WAY
RANCHO CORDOVA CA 95742

SEYMOUR MICHAEL A
5128 HEATHER RANCH WAY
RANCHO CORDOVA CA 95742

CHOW HON W
4938 CONCORDIA DR
EL DORADO HILL CA 95762

CURRENT RESIDENT
11712 LOISDALE WAY
RANCHO CORDOVA CA 95742

MENDOZA CONSUELO D
11740 LOISDALE WAY
RANCHO CORDOVA CA 95742

BANKS RESIDENTIAL REAL ESTATE LLC
PO BOX 736
BELMONT CA 94002

CURRENT RESIDENT
11744 LOISDALE WAY
RANCHO CORDOVA CA 95742

BANSAL VIPUL
2764 ROGUE RIVER CIR
WEST SACRAMENT CA 95691

CURRENT RESIDENT
11748 LOISDALE WAY
RANCHO CORDOVA CA 95742

BALBACH ALFRED
10220 BADGER CREEK LN
WILTON CA 95693

CURRENT RESIDENT
11752 LOISDALE WAY
RANCHO CORDOVA CA 95742

COPPIN BRYAN A
11756 LOISDALE WAY
RANCHO CORDOVA CA 95742

WRIGHT JOHNATHAN
11780 LOISDALE WAY
RANCHO CORDOVA CA 95742

INDERMILL DARREN
11784 LOISDALE WAY
RANCHO CORDOVA CA 95742

LEUNG SUYUN N
11788 LOISDALE WAY
RANCHO CORDOVA CA 95742

ATTACHMENT 4

WU JIANFEI
11792 LOISDALE WAY
RANCHO CORDOVA CA 95742

KUMMER CHRIS
4116 WOOD SPICE WAY
RANCHO CORDOVA CA 95742

CROFFOOT RENEE
4120 WOOD SPICE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4124 WOOD SPICE WAY
RANCHO CORDOVA CA 95742

SILPRASERT AIM-ORN
6201 SHELTER CREEK LN
SAN BRUNO CA 94066

WILLIAMS MICHAEL L
4128 WOOD SPICE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4132 WOOD SPICE WAY
RANCHO CORDOVA CA 95742

FRANKLIN F / ZENAIDA C OLIVEROS REV
TRUST
2143 BLUERIDGE DR
MILPITAS CA 95035

SETHURAMAN GOMATHEE
11704 LOISDALE WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11700 LOISDALE WAY
RANCHO CORDOVA CA 95742

WU JIN
PO BOX 5539
PLEASANTON CA 94566

CORDOVA PARK AND RECREATION
DISTRICT
2729 PROSPECT PARK DR STE 230
RANCHO CORDOVA CA 95670

TRAN KHANG
11740 DIONYSUS WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11736 DIONYSUS WAY
RANCHO CORDOVA CA 95742

VANG XIA
10135 ELLENWOOD AVE UNIT 5
SACRAMENTO CA 95827

MORENO JOSE A
11732 DIONYSUS WAY
RANCHO CORDOVA CA 95742

O DELL RYAN CHRISTOPHER
11728 DIONYSUS WAY
RANCHO CORDOVA CA 95742

PYLANT LEON
11724 DIONYSUS WAY
RANCHO CORDOVA CA 95742

BRYANT DAVID
11720 DIONYSUS WAY
RANCHO CORDOVA CA 95742

GONZALEZ ILENE C
11716 DIONYSUS WAY
RANCHO CORDOVA CA 95742

MOSKAIRA ALLAN P
11712 DIONYSUS WAY
RANCHO CORDOVA CA 95742

TOLENTINO ARTUNO G
11708 DIONYSUS WAY
RANCHO CORDOVA CA 95742

HAMMOND KATHARINE REBEKA
11704 DIONYSUS WAY
RANCHO CORDOVA CA 95742

MEDES ARMANDO S
11700 DIONYSUS WAY
RANCHO CORDOVA CA 95742

WOO JONATHAN
11733 DIONYSUS WAY
RANCHO CORDOVA CA 95742

ARYA RAJIV
11729 DIONYSUS WAY
RANCHO CORDOVA CA 95742

PEAVY III JOHN C
11725 DIONYSUS WAY
RANCHO CORDOVA CA 95742

RODARTE BRETT
11720 MANI CIR
RANCHO CORDOVA CA 95742

PULTE HOME CORPORATION
4196 DOUGLAS BLVD 100
GRANITE BAY CA 95746

CURRENT RESIDENT
4030 SUNRISE BLVD
RANCHO CORDOVA CA 95742

ATTACHMENT 4

DONAHUE SCHRIBER RLTY GROUP L P
5694 MISSION CENTER RD 602 800
SAN DIEGO CA 92108

CURRENT RESIDENT
4010 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4026 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4040 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4044 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4036 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4022 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4004 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4000 SUNRISE BLVD
RANCHO CORDOVA CA 95742

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE CA 95624

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET ROOM 301
SACRAMENTO CA 95814

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is for a Tentative Subdivision Map, Special Development Permit, and Development Agreement Amendment for a Residential Subdivision to construct 114 single-family lots, private streets, and common area lots. The Special Development Permit request includes reduction of minimum size of single-family lots and reduction of building setbacks. The project is located west of Sunrise Boulevard, south of Douglas Road, within the Sunridge Specific Plan (APN: 067-0030-040-0000). The project is described in the City Council staff report dated October 16, 2017 and shown on the respective project exhibits. The project is subject to all the conditions of approval herein, for project number DD9708.	Project Description	On-Going	Planning	
2.	The term of the Tentative Subdivision Map approval is the later of (i) the date the Development Agreement (DA) expires or (ii) the date three years from the date of City Council approval of the Tentative Subdivision Map (unless extended by City Council approval).	Subdivision Map	Three years, commencing with the date of approval or under the terms of the DA.	Planning/ Public Works	
3.	The Applicant shall hold harmless the City, its Council Members, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action	General	On-Going	Planning	
4.	The applicant shall comply with the applicable mitigation measures in the Mitigation Monitoring and Reporting Program adopted for the Sunrise Douglas/Sunridge Final Environmental Impact Report (County Control No. 93-SFB-GPB-CZB-0243 & 97-SDB-0037), and pays the costs of any technical consultant services incurred during	Environmental	On-Going	Planning	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	implementation of the MMRP. The initial estimate of these costs is \$2,000. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional amount.				
5.	Stockpiling of earth material shall not occur on finished concrete surfaces without placement of impermeable membrane or plastic.	Site Work	On-Going	Public Works	
6.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
7.	In accordance with Government Code Sections 65864 through 65869.5 and the Zoning Code 23.158, all active Development Agreements must maintain a minimum deposit balance of \$5,000 and report to the Planning Department annually. This report should include the status of the project, payment of fees, and any change in ownership.	Development Agreement	On-Going	Planning/ Public Works/ Finance	
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element and RCMC 6.68.	Construction	On-Going	Planning/ Public Works/ Building	
9.	Any vegetation damaged or destroyed by construction activities shall be replaced with like or comparable plant materials, and if damage occurs off-site, the replacement plants shall be approved by the property owner and the Planning Department, prior to occupancy approval in accordance with RCMC 23.716.080.	Landscaping	On-Going	Planning	
10.	Developer shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Public Works	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
11.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning	
Prior to Recordation of Final Subdivision Map					
12.	In order to obtain sewer service, sewer easements may be required for the construction of public collector and trunk sewer to the satisfaction of CSD-1. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	Sewer	Prior to recordation of the subdivision map	CSD-1	
13.	Developer shall deliver to the City a certificate from the Cordova Recreation and Park District stating that all Administrative and Plan Review Fees required by the District have been paid.	Fees	Prior to recordation of the subdivision map	Public Works/ CRPD	
14.	The property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code and Government Code Title 7, Division 2, Article 4.	SCWA Agreement	Prior to recordation of the subdivision map	Sac County Water Supply	
15.	Dedicate the right of way for Sunrise Boulevard based on a 96' standard, and install public street improvements pursuant to Rancho Cordova Improvement Standards.	Dedication	Prior to recordation of the subdivision map	Public Works	
16.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Easements	Prior to recordation of subdivision map	Public Works	
17.	Dedicate or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Rancho Cordova Municipal Code.	In lieu fees	Prior to recordation of the subdivision map	Public Works/ CRPD	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
18.	Homeowner Association. Landowner hereby agrees to form a Homeowner Association to manage the residential portions of the Property as a common interest development under the Davis-Stirling Common Interest Development Act. The purpose of the Homeowner Association will be to enforce the rules and regulations adopted from time to time by its board of directors, enhance and protect the value, desirability, and attractiveness of the community, and discharge such other lawful duties and responsibilities as may be required pursuant to its bylaws and the declaration of CC&Rs to be recorded in the Office of the Recorder of Sacramento County, State of California, with respect to the residential planned development. The Homeowner Association may also, in Landowner's sole and absolute discretion, be formed to allow the Homeowner Association to own common area within the residential portions of the Property. If Landowner elects to have the Homeowner Association own common area, the Homeowner Association shall repair, maintain, and manage said common areas. Prior to recordation of the declaration of CC&Rs, Landowner agrees to provide City a reasonable opportunity to review and comment on the provisions of said CC&Rs pertaining to (i) design review. The City shall not have any approval authority with respect to said CC&Rs.	HOA	Prior to Final Map Approval	Planning/ Public Works	
19.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements, and trails. This may be accomplished through annexation to the City's Communities Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to	Infrastructure Funding	Prior to final map or issuance of building permit, whichever occurs first	Public Works	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of fair share costs of the CFD annexation not to exceed \$5,000 per annexation.				
20.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Easements	Prior to recordation of the subdivision map	Public Works	
21.	A note shall be placed on the final map stating that "The common area lots including the private roads and storm drain system shall be owned and maintained by the Homeowners Association"	Infrastructure dedication	Prior to recordation of the subdivision map	Public Works	
22.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of fair share costs of the SWU annexation not to exceed \$7,000 per annexation.	Infrastructure funding	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	
23.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Infrastructure	Prior to recordation of the subdivision map	Public Works	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
Prior to Improvement Plans/Grading Permit Issuance					
24.	A pedestrian connection off of "B" Drive shall be reviewed added by the applicant, Planning Department and Public Works to be connected to the Sunrise Boulevard sidewalk.	Pedestrian Connection	Prior to Improvement Plans Approval	Planning	
25.	If any prehistoric, archaeological, paleontological, or historic artifacts, or other indications of archaeological resources are found once the project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. An archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures. <i>Mitigation Measure</i>	Grading/ Construction	During initial site development, grading or brush clearing	Planning	
26.	Prior to any earth-moving activities on the site, initiated between February 1 and August 31, a survey shall be performed to determine if active burrowing owl nesting is taking place on the project site. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. If occupied burrows are observed, consultation with the Department of Fish and Game shall occur in order to determine the measures that must be implemented for protection of burrowing owls. The applicant shall comply with the requirements of Fish and Game to avoid taking of burrowing owls. <i>Mitigation Measure</i>	Grading	Prior to any Ground Disturbance	Planning	
27.	The Stormwater Pollution Prevention Plan in place for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to The City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be designed in the erosion and sediment control plan of the improvement plans. This system shall be implemented by qualified	Stormwater Pollution Prevention	Prior to Improvement Plans Approval	Water Resources	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.				
28.	Traffic control devices including street markings or signs identifying the streets as shared domain where no sidewalks exist , and parking restrictions shall be designed where needed to the satisfaction of the Community Development Department and City Engineer. Traffic control locations will be determined at time of improvement plan submittal	Traffic	Prior to approval of Improvement Plans	Public Works/ Planning	
29.	Locate and isolate all water wells. Properly destroy under permit to the Environmental Health Department all wells and septic tanks prior to issuing grading permits or prior to map recordation if grading permits are not issued. Ground water extraction wells for remediation of contaminated ground water shall be reviewed and approved.	Water Wells	At Improvement Plans/ Grading Permit Issuance	Environmental Health	
30.	Crosswalks shall include decorative colored asphalt for high-visibility within the subdivision to the satisfaction of the Community Development Department and Public Works Department.	Infrastructure	Prior to approval of improvement plans	Planning	
31.	Intersection pavement area shall be revised to be minimal pavement in order to be pedestrian friendly but also to meet the Sacramento Metro Fire requirements.	Infrastructure	Prior to approval of improvement plans	Planning/ Fire	
32.	Developer shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
33.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscape	Prior to approval of improvement plans	Planning/ Public Works	
34.	Provide an updated drainage study to the satisfaction of the Public Works Department Incorporate permanent storm water quality treatment measures into the site improvement plans in conformance with applicable County ordinances & standards, and state and federal law. The tentative map does not identify an area for the treatment basin. If a location for surface treatment is not identified, alternatives including but not limited to underground vaults, meeting City standards shall be utilized.	Stormwater	Prior to approval of improvement plans	Public Works	
35.	Water supply will be provided by the Sacramento County Water Agency. Public water service will be to each parcel and each building. • All water lines shall be located within a public R-O-W or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency. • Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Prior to abandoning	Water	Prior to the approval of Improvement Plans or Final Map	SCWA/ Public Works	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction. - This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. Coordinate with the Agency and adjacent projects to accomplish this. - Provide a looped water distribution system.				
36.	The subdivision plans shall include per Sacramento Metro Fire the following condition: - Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i> - Show the design for an approved fire apparatus turnaround conforming to the Sacramento Metro Fire District's Fire Prevention Standard #3 on the improvement plans. The Fire access turn-around shall be located within 50 feet of the end of the access roadway. - Provide a note on the plans that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered	Fire	Prior to approval of improvement plans	Fire	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	geotechnical engineer prior to final of the project. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.				
37.	The final map must be approved by the Sacramento Municipal Utility District (SMUD) and include the following; - All structural setbacks shall be a minimum of 14-feet from the edge of the roadway right-of-way. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained. - In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. - SMUD reserves the right to use any portion of its	Utility	Prior to approval of improvement plans	SMUD/ Public Works/ Planning	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. • The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). • The Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. • The applicant shall dedicate Landscape Lots “A” & “B” as a PUE for Overhead and Underground facilities and dedicate Common area Lots “C”, “D”, “E” & “F” as a PUE for underground facilities. • The applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10-foot adjacent thereto) as a PUE for underground facilities and appurtenances with the following exception: Dedicate Private Courts A, B, C, and E (and 5-foot adjacent thereto) as a PUE for underground facilities and appurtenances. SMUD may be agreeable to a reduced PUE only upon further review and written approval from SMUD. • The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD				

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm. - The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. - Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.				
Prior to Issuance of Building Permits					
38.	Provide access arrangements and install working fire hydrants which meet the required fire flow demands pursuant to the requirements of Metro Fire District, prior to any combustible construction or combustible materials storage on site.	Fire Hydrants	Prior to issuance of building permits	Fire Department	
39.	A final lighting plan for the project to include the immediate adjacent shopping center lights (along the rear sound wall) shall be reviewed and approved by the Police and Planning Department.	Lighting Plan	Prior to issuance of Building Permits	Police and Planning	
40.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all	Plans	Prior to issuance of Building Permits	Public Works	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	streets and other public areas depicted on the tentative map. In addition to the above, improvement plans shall detail: • Private street pavement section shall meet minimum street standards. • Any obstructions to proposed improvements shall be relocated. • All landscape strips, medians, etc. that contains trees shall be installed with continuous root barriers. Provide photometric analyses demonstrating a level of street light illumination that meets the Sacramento County Improvement Standards. All street lighting shall be LED.				
41.	The common area lots shall include one or more amenities such as but not limited to the following; landscaping, mail kiosks, benches, sidewalk, pet disposal stations, gazebos, fountains, art sculptures, education kiosk on the creek preserve and/or the Folsom South Canal and the Folsom South Canal bike trail.	Common Area Amenity	Prior to issuance of building permits	Planning/ Building	
42.	Grant the improved landscaped lots A and B to the City of Rancho Cordova as shown on the approved tentative map.		Prior to issuance of the first building permit.	Public Works	
43.	All landscape corridor walls shall be of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and according to the design standards in the Sunridge Specific Plan.	Walls	Prior to issuance of building permits	Public Works	
44.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, plant material inspection, irrigation coverage test and final installation.	Plans	Prior to final building inspection of the first unit	Public Works	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.				
45.	Install improvements per the approved Public Works plans and to the satisfaction of the Public Works Department. Prior to issuance of the first building permit all streets and improvements shown on the tentative map, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to occupancy all streets and improvements shown on the tentative map shall be fully constructed and completed to the satisfaction of the City Engineer.	Improvements	Prior to issuance of the first building permit.	Public Works	
46.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code	Fire	Prior to Issuance of Building Permits	Fire	
Prior to Final Inspection/Certificate of Occupancy					
47.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Occupancy	Fire	
48.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Building	Prior to Final Occupancy	Fire	
49.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or	Plans	Prior to final building inspection	Public Works	

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.				
50.	In addition to the conditions of approval, the mitigation monitoring and reporting program must be completed in accordance with their implementation timing prior to final inspection. This is to satisfy the requirements of the project's CEQA review.	Environmental	Prior to Final Inspection/ Certificate of Occupancy	Planning	
51.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the Director of the City Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released. (Does not apply to CRPD park property).	Landscaping	Prior to Final Inspection/ Certificate of Occupancy	Planning	

The **Bold** lettering and Strikeouts are additional or revised language from the City Council meeting.

General Information and Compliance Items:

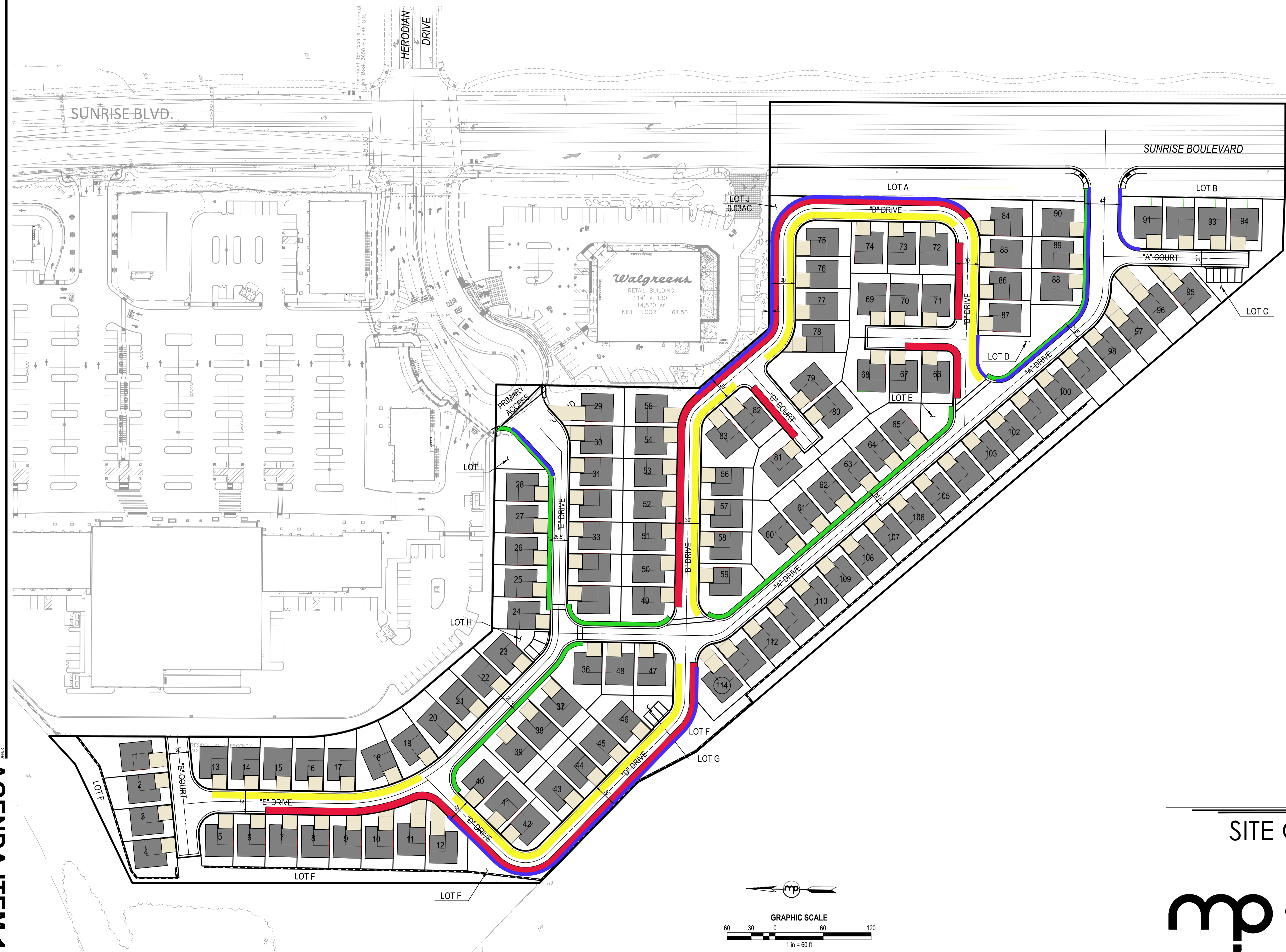
The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

1. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (Fire Department)
2. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
3. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Fire Department)

Sundance Subdivision Conditions of Approval

EXHIBIT 2B

4. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.
5. Gas service may be available to this project if desired. The developer should contact SMUD's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (SMUD)
6. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience. (Post Office)
7. Homes that have attached garages with secondary access doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
8. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
9. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
10. The Police Department highly recommends that homes be designed with the front of the garage aligned with or set back from the front of the house. This will improve visibility from inside the home of the entire block. Homes with covered front porches promote resident involvement with neighbors, which in turn helps reduce crime. (Police Department)
11. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources)
12. Project proponents and/or future successors of interests shall comply with all 'Water Supply' provisions established in Ordinance No. SZC 2002-0014, Control No. 93-0243.
13. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.



LEGEND

- SIDEWALK
- ON-STREET PARKING
- VERTICAL CURB
- SHARED PATH DELINEATION AREAS

SUNDANCE

SITE CONNECTIVITY PLAN

SHEET 1 of 1

OCTOBER 16, 2017



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
75 Iron Point Road, suite #120
Folsom, CA 95630
phone: (916) 984-7621
survey email: staking@mpengr.com E web: www.mpengr.com



Sundance DD9708 October 16, 2017 Tentative Subdivision Map, Special Development Permit, and Development Agreement Amendment

June Cowles, Senior Planner

Sundance Subdivision Location Map

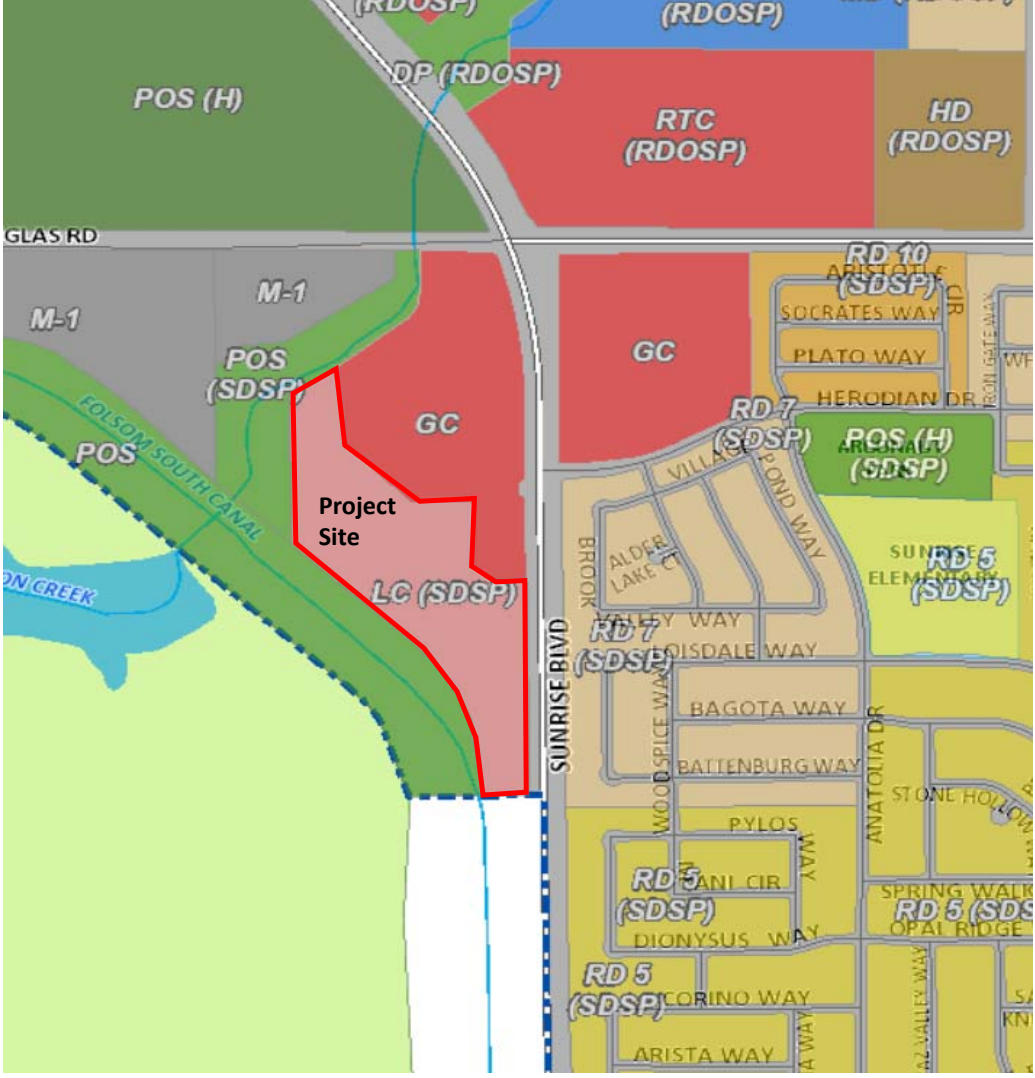


Project Request

The applicant, Regis Homes of Sacramento LLC, requests approval of a Tentative Subdivision Map, Special Development Permit, and Development Agreement Amendment that includes;

- 114 single-family lots,
- two landscape corridor lots,
- eight common area lots,
- and one private road lot

Zoning Map



Proposed Sundance Subdivision Location



Existing Conditions



Existing Conditions; Map Location “A”



View from Sunrise Blvd

Existing Conditions; Map Location “B”



View from Herodian Drive
(Shopping Center Entrance)

Existing Conditions; Map Location “C”



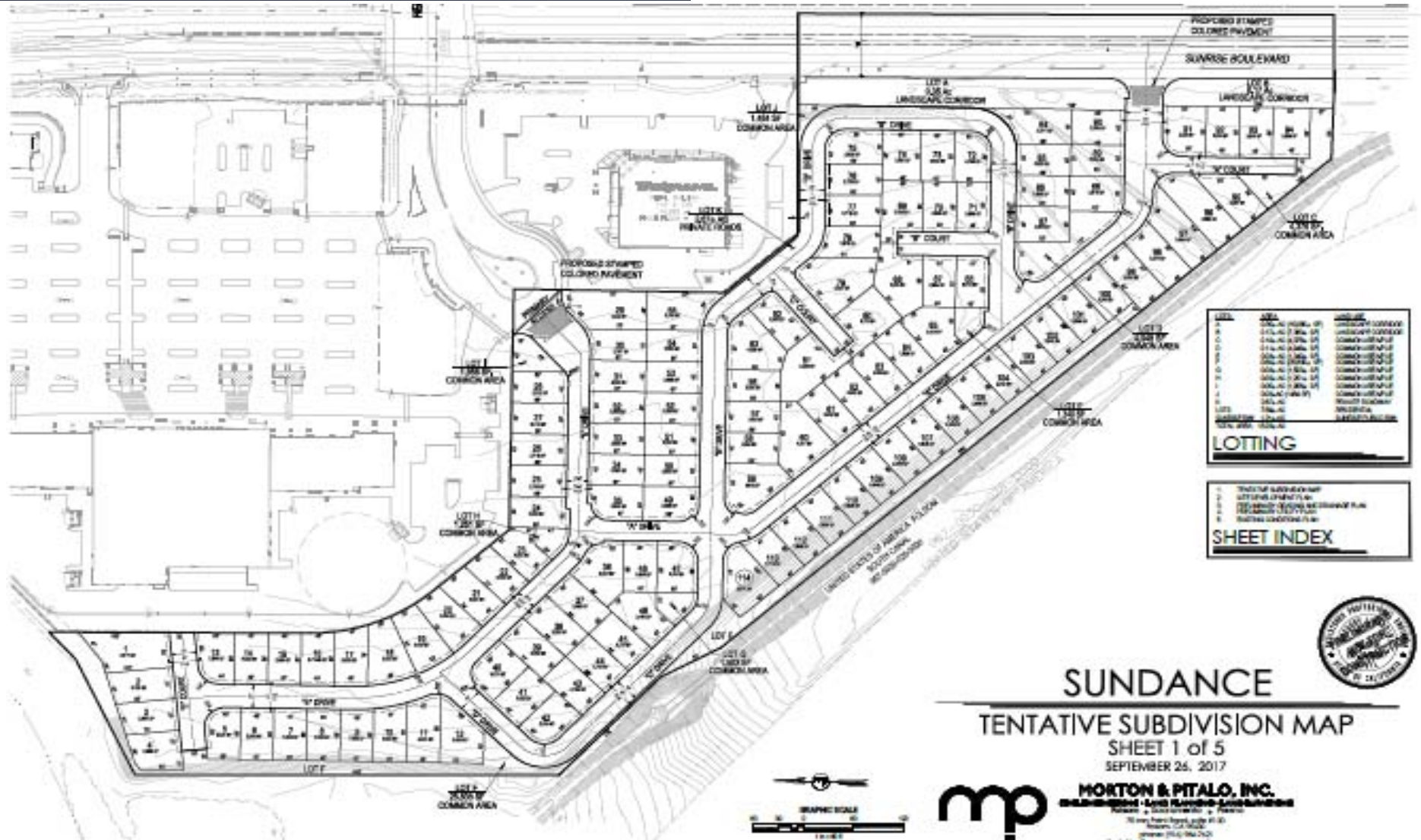
View from “E” Court
(Overlooking Morrison Creek)

Existing Conditions; Map Location “D”



View from “D” Drive, single-loaded street

Proposed Subdivision Plan



Council direction on the Subdivision Map pedestrian connectivity

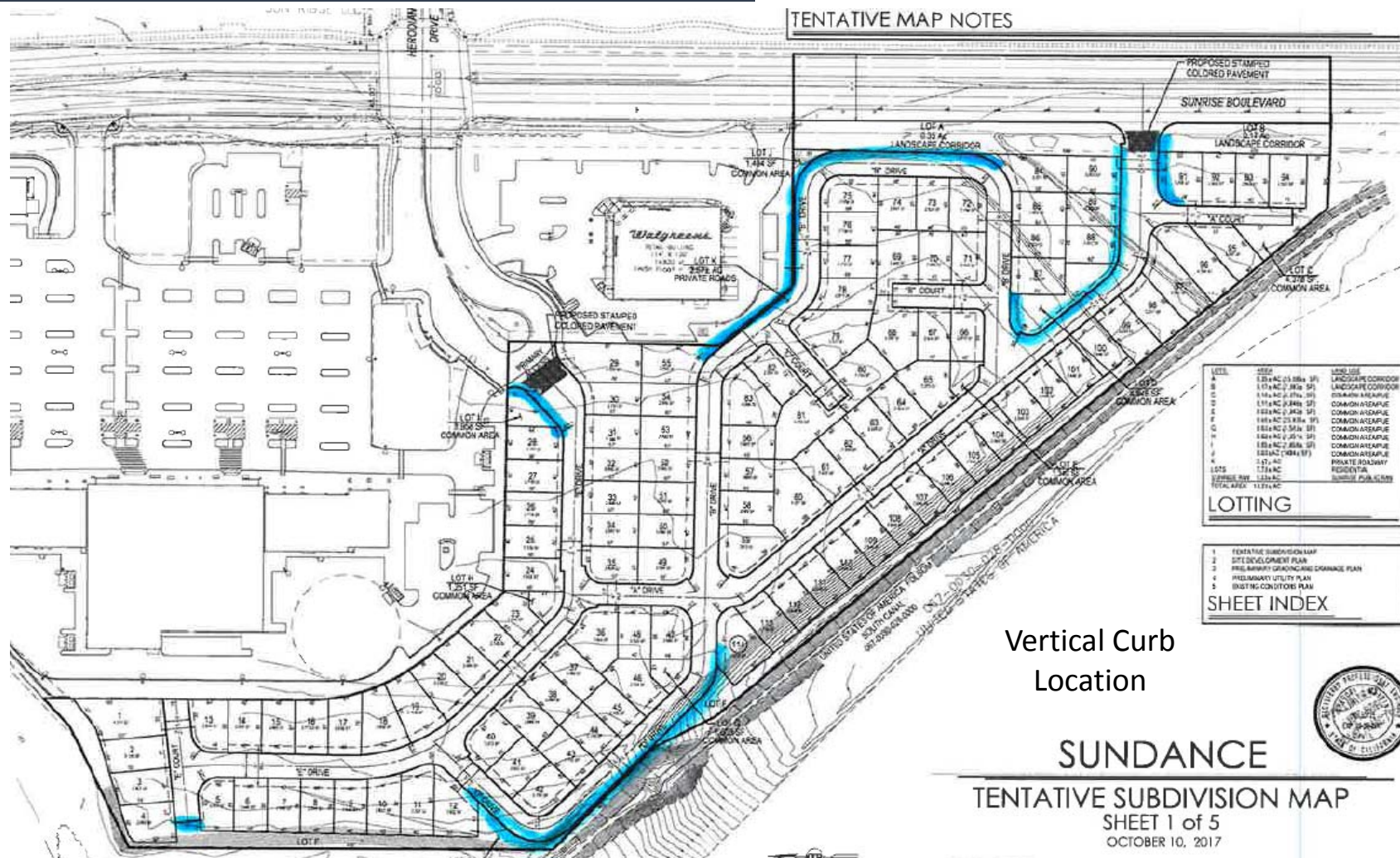
Revised the Subdivision Map with the following;

- Sidewalks on one side of the street in the center portion of the subdivision
- Parking on one side of the street and guest parking in selected areas
- Vertical curb along the entrances and selected common open space

Proposed Connectivity Plan



Vertical Curb Location



Shared Delineation and Signs



Special Development Permit

Setbacks		
	Required Per Sunridge SP	Proposed
Front Setback	16' front building & 19' for garage door plain	10' front building & 18' for garage door plain
Side Setback	5' on one side & 4' on the other	0' on one side & 5' on the other
Side Street Setback	N/A	5'
Rear Setback	10' for single story & 15' for two-story	10' for single story & two-story
Distance Between Buildings	9'	5' minimum
Lot Area	4,000 sq ft (net)	2,600 sq ft (net)

Development Agreement Amendment

- Align the current fees
- Update the exhibits (map and conditions)
- Extend the Development Agreement for 10 years

Sundance Subdivision Analysis

- Residential use consistent with the Specific Plan Land Use Map.
- Density (10 u/ac) consistent with the Zoning and General Plan.
- Subdivision Map consistent with the requested Special Development Permit development standards.
- Located within walking distance of shopping and public transportation.
- Opportunity for diverse homes (small lot homes)

Errata Sheet

Revision to Condition of Approval #28 (addition of language underlined);

“Traffic control devices including street markings or signs identifying the streets as shared domain where no sidewalks exist, and parking restrictions shall be designed where needed to the satisfaction of the Community Development Department and City Engineer. Traffic control locations will be determined at time of improvement plan submittal.”

Revise Staff Report Attachment 3 “Pedestrian Connectivity Plan” with the attached Plan dated October 16, 2017.

Environmental Review

- A Mitigated Negative Declaration was prepared for the Sundance project RC04-122 where the construction of 129 single-family lots were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA).
- The proposed project to build 114 single-family lots is consistent with the project analyzed in the Mitigated Negative Declaration, no further Environmental analysis is required.

Recommended Motions and Results

- Staff recommends approval of Resolution 128-2017 finding the project to be in compliance with the CEQA Guidelines, Sundance Subdivision Map and Special Development Permit DD 9708.
- Introduce and waive First reading of Ordinance 11-2017 Development Agreement Amendment.

Questions

Condition of Approval #30 and #31

30.	Crosswalks shall include decorative colored asphalt for high-visibility within the subdivision to the satisfaction of the Community Development Department and Public Works Department.	Infrastructure	Prior to approval of improvement plans	Planning	
	Crosswalks shall include decorative colored asphalt for high visibility within the subdivision, and shall be included at all intersections on the identified main pedestrian route throughout the project, to the satisfaction of the Community Development Department and Public Works Department."				
31	Intersection pavement area shall be revised to be minimal pavement in order to be pedestrian friendly but also to meet the Sacramento Metro Fire requirements.	Infrastructure	Prior to approval of improvement plans	Planning/ Fire	
	Intersection pavement area shall be reduced, sidewalks shall fully extend around corners, curb ramps shall be perpendicular to the centerline, curb return radii should be 15 feet or as short as practical, and curbed- or mountable-medians shall be constructed at entrances in order to minimize pedestrian crossing distances or be pedestrian friendly but also to meet the Sacramento Metro Fire requirements." And curbed- or mountable-medians shall be constructed at entrances in order to minimize pedestrian crossing distances or be pedestrian friendly but also to meet the Sacramento Metro Fire requirements."				

AGENDA ITEM 11.1 SUNDANCE TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND DEVELOPMENT AGREEMENT AMENDMENT ERRATA SHEET 10-16-17

Revision to Condition of Approval #28 (addition of language underlined);

“Traffic control devices including street markings or signs identifying the streets as shared domain where no sidewalks exist, and parking restrictions shall be designed where needed to the satisfaction of the Community Development Department and City Engineer. Traffic control locations will be determined at time of improvement plan submittal.”

Revise Staff Report Attachment 3 “Pedestrian Connectivity Plan” with the attached Plan dated October 16, 2017.

MEMORANDUM

DATE: October 16, 2017

TO: Honorable Mayor and Council Members

FROM: Kim Juran-Karageorgiou,
Administrative Services Director

SUBJECT: Fiscal Year 2016-17 Preliminary Year-End Financial Report and Budget Amendment



RECOMMENDATION

This report is for both informational purposes and requesting action. It is recommended that the City Council receive the Fiscal Year 2016/17 Preliminary Year-End Financial Report and Adopt Resolution No. 130-2017 (Attachment 2) amending the Fiscal Year 2016/17 Budget.

RESULT OF RECOMMENDED ACTION

The Fiscal Year 2016/17 Preliminary Year-End Financial Report provides the City Council with the City's unaudited financial performance for the most recent fiscal year prior to receiving the audited Comprehensive Annual Financial Report (CAFR) later in the year. It also provides the City Council with the opportunity to authorize the proposed budget amendments for the June 30, 2017 fiscal year. The proposed budget amendment would use General Fund surplus dollars to reduce the interfund loan between the General Fund and the Housing Trust Fund by \$500,000.

BACKGROUND

The City Council approved Operating Budget serves as the annual plan and resource allocation that guides and ensures implementation of City Council policies and priorities. The budget implements the vision and direction for the range of services that meet the needs of the community.

City finances ended the 2016/17 fiscal year on a positive note. Overall, City revenues continue to show growth and achieve new highs, although year-over-year increases have slowed from prior year gains. City expenditures remained well under budget as a result of salary savings from vacant positions, resulting in a year-end surplus. The attached 2016/17 Preliminary Year-End Financial Report (Attachment 1) provides the revenue and expenditure summary for the General Fund, the City's primary operating fund. It is important to note that these numbers are preliminary and may change as the City completes the process of closing out the 2016/17 fiscal year and audit process over the next month. It is also important to note that the General Fund summary does not include revenues received from the Community Enhancement Fund ½ cent sales tax, which is accounted for in a different fund.

General Fund

The 2016/17 General Fund revenues reached \$51.2 million, slightly below the \$51.9 million that was achieved in 2015/16, which were overstated as the result of approximately \$2 million in non-recurring sales tax revenues resulting from the end of the triple flip. Once adjusted for the triple flip dollars, actual 2016/17 revenues were up over \$1 million over the prior fiscal year. This increase was led by continued growth in property taxes and transient occupancy taxes. In addition, the City saw increases in franchise fee collections, fines and forfeitures, and interest earnings.

The 2016/17 General Fund operating expenditures ended the year well below budget, primarily the result of salary savings from vacant positions that the City was in the process of filling over the course of the fiscal year. The savings from salaries and benefits were offset by slightly higher contract labor costs that provided backfill for the staff vacancies. The City also saw a \$400,000 increase in its revenue neutrality payment to Sacramento County in 2016/17.

The most significant item impacting the 2016/17 year-end finances is the write-off of \$4.7 million in outstanding loans owed to the City's General Fund from the former Redevelopment Agency. This write-off was required after the California Department of Finance denied the repayment of these loans during their review of the 2016/17 Recognized Obligation Payment Schedule. This write-off is considered an extraordinary loss on the City's financial statements as it is a one-time transaction and does not impact the City's operating budget.

The General Fund budget surplus at fiscal year-end totals \$871,700. This one-time surplus provides an opportunity for evaluation of opportunities for the use of surplus funds. Staff is proposing City Council consider paying off internal fund deficits/loans to reduce the number of inter-fund obligations currently held by the City. Last year, the City used surplus funds to pay off fund deficits in the General Plan Special Revenue Fund (\$1.3 million), Kilgore Cemetery (\$882K), and the Capital Projects Fund (\$285K). The Local Housing Special Revenue Fund has over \$3 million in outstanding loans owed to the General Fund. Future cash flows are not expected to be sufficient enough to pay back this loan and it is recommended that the City begin the process of writing down this outstanding balance with the use of \$500,000 in General Fund surplus in 2016/17.

If the City Council approves the recommended budget amendments/transfers to the General Plan Fund, Kilgore Cemetery Fund, and Capital Improvement Projects Fund, the City's year-end surplus is reduced by \$500,000 to \$371,739. In accordance with the City's reserve policy, 50% of this amount/\$185,870 will be transferred to the Capital Facilities Fund and 25%/\$92,935 will be transferred to the Infrastructure Capital Fund. The remaining surplus of \$92,035 will remain in the General Fund.

Other Funds

The 2016/17 budget requires amendment in various special revenue and capital projects funds to account for carry forward appropriations from prior fiscal years and other activities not anticipated during the budget process. These amendments are highlighted and described in Exhibit A to Resolution No. 130-2017.

Three of the City's Enterprise Funds also require a budget amendment to account for minor operating adjustments as well as to budget for asset depreciation of infrastructure, which was not included in the original budget.

FISCAL IMPACT

The proposed budget amendment would utilize \$500,000 of General Fund surplus dollars to pay off interfund debt/fund deficits. This would be achieved through transfers out of the General Fund as follows:

- Local Housing Special Revenue Fund: \$500,000

The proposed budget amendments in other funds have sufficient funds available within their respective funds and therefore do not have a significant impact on the fiscal health of the funds.

The proposed budget amendment in the special revenue, capital projects, and enterprise funds utilize existing resources available in their respective funds.

ATTACHMENTS

1. Fiscal Year 2016/17 General Fund Summary
2. Resolution No. 130-2017 with Exhibit A

**General Fund
Fiscal Year Ending June 30, 2017**

CATEGORY	FY 2013/14 Actual	FY 2014/15 Actual	FY 2015/16 Actual	FY 2016/17 Budget	FY 2016/17 Preliminary Actual
REVENUES					
Taxes	33,139,288	35,626,675	38,852,540	36,674,200	38,345,891
Franchise Fees	1,845,459	1,649,628	1,907,022	1,608,000	2,013,872
Licenses, Permits and Fees	2,848,782	2,886,287	3,530,248	2,909,900	3,548,585
Fines and Forfeitures	1,422,014	1,188,495	1,548,701	1,660,900	1,656,526
Use of Money and Property	681,379	673,625	796,672	1,004,400	860,732
Intergovernmental	697,524	1,071,359	1,303,666	512,800	1,148,852
Charges for Services	3,157,165	3,325,591	3,682,203	3,270,000	3,593,252
Other Revenues	288,565	112,782	217,550	41,400	17,548
Transfers In	151,872	85,000	100,000	100,000	100,032
TOTAL GENERAL FUND REVENUE	\$ 44,232,048	\$ 46,619,440	\$ 51,938,602	\$ 47,781,600	\$ 51,285,290
EXPENDITURES					
Personnel Costs	7,398,252	7,807,016	7,220,464	\$ 9,123,300	7,379,922
Operating Costs	24,906,164	26,041,674	27,656,816	\$ 27,856,800	28,562,512
Debt Service/Revenue Neutrality	7,512,535	7,922,109	8,082,766	\$ 8,489,200	8,489,190
Capital Investment	67,748	340,245	6,302,194	\$ 380,000	309,752
Transfers Out	3,681,140	2,718,306	1,996,520	\$ 1,539,400	946,865
Extraordinary (Gain)/Loss					4,725,310
TOTAL GENERAL FUND EXPENDITURES	\$ 43,565,839	\$ 44,829,351	\$ 45,266,654	\$ 47,388,700	\$ 50,413,551
TOTAL EXCESS	\$ 666,209	\$ 1,790,089	\$ 6,671,948	\$ 392,900	\$ 871,739
Liability for sales tax payable			(1,470,000)		
ADJUSTED SURPLUS			<u>\$ 5,201,948</u>		<u>\$ 871,739</u>

CITY OF RANCHO CORDOVA

RESOLUTION NO. 130-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE OPERATING BUDGET FOR THE FISCAL YEAR 2016/17**

RECITALS

WHEREAS, the City Manager has submitted to the City Council of Rancho Cordova a Fiscal Year 2015/16 and 2016/17 Proposed Budget; and

WHEREAS, after examination, deliberation and due consideration, the City Council has approved the same with the passage of Resolution No. 99-2015; and

WHEREAS, to keep the budget current it becomes necessary to amend the budget and various schedules on a periodic basis as events necessitate; and

WHEREAS, the Fiscal Year 2016/17 will be amended as shown on the attached Exhibit A:

DECISION

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Rancho Cordova as follows:

1. The Fiscal Years 2016/17 Adopted Budget is hereby amended to incorporate the adjustments on the attached Schedule of Proposed Budget Amendments.
2. That the amounts stated in the Schedule of Proposed Budget Amendments shall become and thereafter be appropriated to funds stated therein and said monies are hereby appropriated; and
3. The City Manager is authorized to approve expenditure adjustments within individual funds so long as the total appropriated within each major fund is not exceeded.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of October, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

**City of Rancho Cordova
Proposed Expenditure Budget Adjustments
Fiscal Year 2016-2017**

Fund Number	Fund Name	Original Adopted Expenditure Budget	Proposed Adjustment	Proposed Final Expenditure Budget	Description of Adjustment
General Funds:					
1000	General Fund	\$ 47,388,700	\$ 500,000	\$ 47,888,700	Proposed use of surplus funds to reduce interfund receivable due from Housing Trust Fund
Special Revenue Funds:					
2204	Library Impact Fees	5,000	6,000	11,000	Increased admin fee transfer due to higher than anticipated revenues
2217	General Plan Impact Fees	-	5,000	5,000	Planning activity related to the General Plan
2225	Park Renovation Impact Fees	2,900	3,500	6,400	Increased admin fee transfer due to higher than anticipated revenues
2242	SD Interim Sewer Impact Fees	143,900	400,000	543,900	Carry forward from FY 15/16 Budget & Douglas Road Sewer Lift Station
2248	SD Admin Impact Fees	105,000	70,000	175,000	Carry forward from FY 15/16 Budget
2270	Street Cut Fee	-	30,000	30,000	Funding for Street Rehab not anticipated in the original budget
2280	Capital Village Park Dev Fee	538,500	350,000	888,500	Impact Fee Credits were used more than anticipated in the original budget
2340	CDBG	522,800	50,000	572,800	Funding for sidewalks was not anticipated in the original budget
2410	Gas Tax	1,447,500	110,000	1,557,500	Carry forward from FY 15/16 Budget
2421	Measure A Construction	-	40,000	40,000	Carry forward from FY 15/16 Budget
2440	Trans Dev Act Fund	50,000	75,000	125,000	Carry forward from FY 15/16 Budget
2700	Roadway Improvement Fund	580,500	225,000	805,500	Carry forward from FY 15/16 Budget
8100	Local Housing Trust Fund	38,000	600,000	638,000	Due to the write off of the Horizons Loan when the project was changed to Crossings at Woodberry
Capital Funds:					
3100	Capital Facilities	-	2,100,000	2,100,000	Carry forward from FY 15/16 Budget and funding for Corporation Yard was not anticipated in the original budget
3200	Infrastructure	-	1,100,000	1,100,000	Carry forward from FY 15/16 Budget
Enterprise Funds:					
5100	Kilgore Cemetery	68,200	10,000	78,200	Increased operating costs for tree maintenance and water
5300	Storm Drain	3,532,100	7,200,000	10,732,100	The need for the proposed adjustment is for Asset Depreciation
5350	Storm Water Utility II	15,600	50,000	65,600	The majority of the need for the proposed adjustment is for Asset Depreciation, additional annexations occurred within the budget year accounting for the additional expenses.

Fiscal Year 2016/17 Preliminary Financial Report and Budget Amendment

City Council Meeting – October 16, 2017

AGENDA ITEM 12.1



CityOfRanchoCordova.org

2016/17 General Fund

CATEGORY	FY 2013/14 Actual	FY 2014/15 Actual	FY 2015/16 Actual	FY 2016/17 Budget	FY 2016/17 Preliminary Actual
REVENUES					
Taxes	33,139,288	35,626,675	38,852,540	36,674,200	38,345,891
Franchise Fees	1,845,459	1,649,628	1,907,022	1,608,000	2,013,872
Licenses, Permits and Fees	2,848,782	2,886,287	3,530,248	2,909,900	3,548,585
Fines and Forfeitures	1,422,014	1,188,495	1,548,701	1,660,900	1,656,526
Use of Money and Property	681,379	673,625	796,672	1,004,400	860,732
Intergovernmental	697,524	1,071,359	1,303,666	512,800	1,148,852
Charges for Services	3,157,165	3,325,591	3,682,203	3,270,000	3,593,252
Other Revenues	288,565	112,782	217,550	41,400	17,548
Transfers In	151,872	85,000	100,000	100,000	100,032
TOTAL GENERAL FUND REVENUE	\$ 44,232,048	\$ 46,619,440	\$ 51,938,602	\$ 47,781,600	\$ 51,285,290
EXPENDITURES					
Personnel Costs	7,398,252	7,807,016	7,220,464	\$ 9,123,300	7,379,922
Operating Costs	24,906,164	26,041,674	27,656,816	\$ 27,856,800	28,562,512
Debt Service/Revenue Neutrality	7,512,535	7,922,109	8,082,766	\$ 8,489,200	8,489,190
Capital Investment	67,748	340,245	207,506	\$ 380,000	309,752
Transfers Out	3,681,140	2,718,306	1,996,520	\$ 1,539,400	946,865
Extraordinary (Gain)/Loss					4,725,310
TOTAL GENERAL FUND EXPENDITURE	\$ 43,565,839	\$ 44,829,351	\$ 45,266,654	\$ 47,388,700	\$ 50,413,551
TOTAL EXCESS	\$ 666,209	\$ 1,790,089	\$ 6,671,948	\$ 392,900	\$ 871,739
Liability for sales tax payable			(1,470,000)		
ADJUSTED SURPLUS			\$ 5,201,948		\$ 871,739

2016/17 General Fund

CATEGORY	FY 2013/14 Actual	FY 2014/15 Actual	FY 2015/16 Actual	FY 2016/17 Budget	FY 2016/17 Preliminary Actual
TAXES					
Property Taxes	\$ 12,421,202	\$ 13,185,809	\$ 13,759,511	\$ 14,328,900	\$ 14,484,921
Sales Tax	12,797,766	13,677,994	15,931,882	13,375,600	13,921,508
Transient Occupancy Tax	2,859,013	3,160,028	3,441,447	3,275,000	3,866,249
Utility Users Tax	3,439,608	3,718,885	3,698,001	3,723,700	3,678,209
Homeowners' Subventions	102,364	100,232	98,334	100,000	97,641
Police Tax	1,215,201	1,309,627	1,381,018	1,511,000	1,524,481
Property Transfer	242,617	330,784	371,664	220,000	556,957
Other Taxes	61,517	143,316	170,683	140,000	215,924
Total Taxes	33,139,288	35,626,675	38,852,540	36,674,200	38,345,891

2016/17 Budget Amendment

- Proposed Use of \$500,000 in surplus General Fund dollars to reduce outstanding loan due to the General Fund from the Local Housing Trust Fund
- Carry over appropriations from prior year CIP Budget
- Enhanced scope of certain CIP projects to include additional work
- Budget for asset depreciation in the City's Enterprise Funds